

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
May 9, 2023
DRAFT

Directors present, directors absent

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:06 pm

CN: Call meeting to order. This meeting is in hybrid format at Alexandria GradLabs and via zoom. Diane Ahern will record the meeting and will make it available on the UCCA website. Thank you to Alexandria for the use of this room that supports hybrid meetings.

Roll call taken by CA.

Jason Morehead notes that SP to be replaced on the board by another member of the Alexandria team and sent CN an email regarding this change.

2. Agenda: Call for additions / deletions: Adoption.

- *Adopted by acclamation.*

3. Approval of Minutes: March 14, 2023, and April 11, 2023

- CN: March meeting minutes had minor corrections. April meeting minutes were more extensive given the presentation of the UC Draft. Any edits/comments? None.
- *Adopted by acclamation.*

4. Announcements: Chair's Report, CPC Report and RC

-CN:

- There is a full agenda tonight including presentation but Pure Water team. For policy related questions on Pure Water, please direct in writing to Sarah Bowles.

- The Planning Commission will be holding a workshop for the community draft of the community plan on Thursday May 11th at 9am. Note that the agenda states that “those participating virtually may not cede time to those participating in person or virtually”. CN would like to give a 5-minute presentation providing the subcommittee and community comments and would like to have 4 volunteers to attend to cede time to CN. Please let CN know via email.
- CPC: The CPC has a subcommittee to review the City’s new Housing Action Plan 2.0 (called HAP 2.0). Primary recommendation is to recommend not to pursue SB10 regulations for development in Sustainable Development Areas (SDAs). The sudden upzone of a large portion of the city’s parcels all at once is a bad idea and prone to unintended consequences. Additionally, there are provisions in state law that once a parcel is upzoned, it cannot be returned to its original zoning since state laws prohibit downzoning of areas for housing. The Mobility Master Plan was also introduced without much detail and they expect to be giving a larger presentation either this month or next month.
- UCPG: Next month we are scheduled to hear Torrey Pines State Park Utilities and ADA item. Also expecting paperwork from the City regarding community planning groups with city updated guidelines and how to fill out the paperwork. This was scheduled to be received 30 days ago and slipped until a week from now. Kent Lee hosted budget meetings and I asked about the progress on how we can spend money in FBA for neighborhood projects – and there has been no progress. There is no plan to get us to a place where the \$43.5M money can be spent.

5. Presentations:

Councilmember Kent Lee: Kent Lee / Dustin Nguyen

- Dustin Nguyen: Councilmember came back from trip to DC, lobbying for more federal dollars to come to San Diego for infrastructure planning projects. May is budget season, we have hosted a few town halls and we have the slides from the budget town hall meetings if anyone would like them. But there is still an opportunity to submit comments and participate – there is a public hearing tomorrow at 6pm for public feedback. The Planning Commission will discuss the UC Plan Update draft Thursday. The council member will be at the Taste of UC on Friday.
 - Barry Bernstein: Is Councilmember Lee inviting participants for a grant application this month for community activities?
 - Dustin: Yes, starting last month, nonprofit applicants can apply for CPBS funding. This is one time funding for projects/events

that serve a public purpose; applications are accepted until May 31st.

- CU: Any reactions from the Councilmember to the demonstrations last Saturday?
 - Dustin: No, there is no item about SB 10 coming to the council in the new future, but we are aware of the different opinions on the issue.

Membership Report: Anu Delouri

- AD: Membership Secretary UC Planning Group. UCPG is the University Community Planning Group, which is the officially recognized organization that represents both North and South University City. It represents UC in the City of San Diego planning process in an advisory capacity. The group is an advisory group that provides recommendations to city officials and meets on the second Tuesday of the month. Members are eligible to vote in the annual election. If you have questions about membership, please email: adelouri@ucsd.edu or send CN an email.

Plan Update Subcommittee: Andy Wiese, Chair

- AW: Exciting and important moment in plan update process. The Planning Department released a community discussion draft which includes policies, goals, visions on housing, land use, parks, open space, preservation, and more. The draft was released last month and presented to the UCPG at our last meeting. The subcommittee is in the middle of 3 meetings to hear feedback and provide that feedback back for refinement of the draft and report recommendations to the UCPG. In April we focused on comments related to land use and mobility. May 16th is the next meeting and we will continue the discussion on land use/mobility and add parks and urban design policies. We will meet at UC High School and will plant to start the meeting earlier to allow for more time 5:30-8:00pm The 3rd final meeting on June 20th. And UCPG will weigh in in July. Welcome written feedback sent directly to planning department and copy AW. We are keeping a matrix of feedback received so we can report what feedback has been incorporated and what feedback has not. We will share the updated matrix and will share with the agenda that goes out later this week.
 - KM: will there be another updated draft before the subcommittee votes?
 - CN: No Nancy will speak to that.

Planning Department: Nancy Graham

- NG: We will be coming out with a new draft of the plan that will go through the environmental process before the final draft. This is the first draft; we are

taking comments and the Planning Group is scheduled to endorse a consolidated list of comments on July 11th. We will take those comments and all comments received and use those comments to refine a draft that becomes the official draft plan and the planning group will get an opportunity to vote on that before it goes through formal hearing process. The vote in July is just on official comments from planning group to the city on discussion draft.

- JS: When do you anticipate we will see results from expert who is looking at affordable housing issue?
 - NG: That will come out with the next draft – they will give recommendations and those percentages will be included in the next draft. If there are comments on that, we will accept comments before we make the one that goes to the hearing process – so there still is an opportunity to make adjustments.
- IK: I thought there was some strict deadline for individual members of the public to submit comments. End of June?
 - NG: Yes June 30th is the deadline for accepting comments on the community discussion draft. Comments made during this period are the most impactful because we have flexibility. When the draft environmental impact report comes out, it becomes more complicated, so we want people to engage with this draft. You are also allowed to give public comment throughout the process and at the hearings as well. Sometimes staff is directed to make changes during those hearings. If you comment before June 30th that's the best way to make adjustments to draft to reflect those comments.
- LB: Planning Commission agenda had very limited advertising. I've spoken to quite a few people who didn't get notice. Was there a reason for that? Why, CN, are you only given 1 minute to speak? I would think you would at least have the privilege of 5 minutes as the chair.
 - CN: We are not in charge of planning commission rules and have to go with what we have.
 - NG: We did send blast on Monday morning. Finalizing the dates for the Planning Commission are always in flux and it is not guaranteed so we don't like to announce a date if it could change. That date was not set last month when we last met, but now that it is set, we've announced it. This is just a workshop, almost identical to the presentation I gave to you with a few less slides. So, we're presenting and taking comments but it is just a workshop so no decisions will be made.
 - IK: I didn't get it either.

- NG: It is included in Planning Commission blast and we also sent a blast Monday morning who signed up through www.planuniversity.org.
- GK: There have been many public comments but no changes have been made in the plan yet. So, there will only be 1 change, when will we see that?
 - NG: We are shooting for end of summer for next draft, depending on how many edits we have to make. That's the one that comes out with the environmental impact report.
- JS: I'm confused about drafts and revised drafts. We were working with community version/community alternative. Will that continue to remain in the draft?
 - NG: That land use plan will continue in the environmental process as an alternative and would be at the discretion of the council to adopt staff's recommendation or recommend another land use plan.
 - JS: When UCPG votes, can they as a group submit suggestions for further draft changes?
 - NG: It can, and it would be up to the discretion of the director/mayor whether to make changes before it goes to council or not.
 - IK: I don't understand the community alternative. It's never a good thing when the preferred alternative is not what the community endorses. Why isn't the preferred plan the one which the community endorses?
 - NG: We started with scenarios 1 and 2 and then moved to A/B. Scenario A is meant to achieve what the city sees as consistent with the policy goals they need to achieve, coupled with input received from the community. Staff does not feel scenario B meets the primary goals (primarily GHG, requiring us to increase density near high quality transit). Staff recommendation of Scenario A is because they feel it best implements the policy direction and community input. Open to including one that

has more community input. The council may not agree with staff.

Pure Water Project: Sarah Bowles

- Clem Wassengberg, Construction manager for Pure Water Pipeline and Tunnels Project.
- Providing an overview and introducing some upcoming work.
- Project includes: Morena Northern Pipeline and Tunnels, 2 pipelines between Genesee and Appleton to NCWRP, 3 short tunnels at SR 52-Rise Canyon (Genesee) and I-805.
- 3,882 linear feet of pipeline installed so far. Next major milestone La Jolla Village Drive and Towne Center Drive Intersection.
- Work will occur primarily during daytime M-F 7:00am-5:30pm with occasional Saturday work from 8:00am – 4:00pm. Will be setting up K-Rails. Block by block traffic control approach. Impacts such as noise, dust, bright lights, and construction vehicle traffic during work hours may occur. Will maintain access for emergency vehicles.
- Lost about a month of work due to rain so dates/times subject to change.
- Status:
 - Executive drive to be open in the next couple of weeks.
 - Executive Drive/Towne Center: shoring removed, getting ready to pave the intersection will open soon as well.
 - Genesee Avenue from SR 52 to Governor: working way up Genesee, will go until Fall 2023.
 - San Clemente Tunnel at SR 52 and Marian Bear Park: parking lot is closed to the public; trails are open for use. Alternate parking on Regents Road.
 - Upcoming Work: 2 phases to install pipelines at Towne Center and La Jolla Village Drive. Tentative start Late June 2023 after UCSD graduation, 2 weeks total duration. Phased approach minimizes the delay on eastbound and westbound La Jolla Village Drive. Will provide access to businesses, residents, hotels, business where possible.
- Sarah: Will discuss how we plan to keep the community informed.
 - Construction notices will go out with phased maps, another notice closer to date of construction, have had stakeholder meetings onsite, met with local business/residents, meetings with Westfield, congregation Beth Israel, postcard mailer, community news article content, email newsletter, social media, and fact sheet pocket card.

- Website: purewatersd.org, 833-882-7973, QR code presented to sign up for construction eblasts – sbowles@sanidiego.gov
 - Bill Beck: Renaissance has been notified, they're on the opposite side of where the work will be. The most impacted community is the Vista La Jolla below Westfield. Would like to be made aware when you're blocking entrance, there are 56 homes that need to be taken into consideration.
 - SB: Will do, we plan to have a site meeting this month and next month with Vista La Jolla.
- NR: Are you able to share this slide deck with us? Want to confirm, during the 2 weeks the work will be 24/7?
 - SB: Yes, happy to share with you. Will send to CN. Yes, that's correct. We're compressing two months of work into two weeks.
- ST: Can this be updated by communicating with google maps, will there be signage on the freeway?
 - SB: Yes, we are working with Caltrans to set signs on freeway offramp. Will set signs and message boards too. We also work with Ways and GoogleMaps to update them as well.
- KMar: At the presentation given to UCCA, you mentioned you would not put construction/no parking signs in the bike lane? There is one on southbound Genesee and intersection at Governor. Question about restriping plan too.
 - Clem: We will look. A revised striping plan will be added to the project, but don't have the details.
- Barry Bernstein: had concerns about the monument sign on Genesee, looks like pipeline is going right through the median. Concerned it if is going into median with Welcome to University City neighborhood monument sign.
 - Clem: It may appear that contractor is headed straight of the sign, but there is a shift in alignment so the sign will be protected in place. They will bypass the sign.
- Susan Traganza: Trees north of Governor will remain?
 - Clem: In the presence of arborist, we trimmed trees to minimize impact during construction, will try to protect as many trees as possible, but arborist will determine once we start excavating if we have impacted root system. Some trees might have to be removed. They will be replaced in kind with a large box tree.

- CN: We will have you back for a presentation in June and July for an update.

6. Public Comment: Non-Agenda Items (2-minute limit).

- RC: It's an interesting time in the history of the country and the planet. Great time to ask fundamental questions. The structure of culture, politics, and economies will be challenged. Writing up an email that I will pass on. Will send to the board and plan update committee because some of the technology developed will make it unnecessary for climate goals to be met by high density proposed by the city. Technology is being slowly filtered into the world economy so it doesn't disrupt profitability. Not to be afraid, but a storm is coming. We have sound values with productive people. We're intelligent, we will get it done but be open to deep questions.
- Diane Ahern: Thank you to volunteers who are here tonight at this meeting who serve on UCPG and CPUS, and other organizations such as UCCA. We need to give ourselves some applause for representing the community. UCCA is hosting a meeting tomorrow night, with Pure water presenting. Very excited that Linda Bernstein from Help Save UC will give a presentation at UCCA.

7. Information item. UC San Diego Science Research Park (SRP). Through a public-private partnership with Wexford Science + Technology, the University plans to build out the remaining 14 undeveloped acres within the 30-acre Science Research Park. This development was envisioned in the 2018 Long Range Development Plan and accompanying Environmental Impact Report and proposes new life science and technology research space. The project will add 3 new buildings (approx. 1.1 million gross square feet) and 2 new parking structures to the project bounded by Regents Road on the east, Health Sciences Drive on the north, Medical Center Drive on the northwest, and Athena Circle/Miramar Street on the southwest and south. Presenters: Representatives from UC San Diego and Wexford. 10 min presentation and 10 min Q&A. Additional feedback can be provided to Anu Delouri, adelouri@ucsd.edu.

- AD: In lieu of UCSD update tonight, UCSD has an information item on Science Research Park. I am joined today by colleagues on zoom and with some in persons to present. I'd like to introduce Jeff Graham to start the presentation.

- Jeff Graham: Thank you, I'm here to share plans for an exciting new project on east campus: Completion of science research park. The Board of Regents in 2002 approved development of a 30-acre parcel and 30 acres remain to be developed. The vision is to provide strategic research partners with state-of-the-art space in collaboration with UC scientists. The university will have the first right to lease vacant space. Land is made available under long term ground lease and UCSD has partnered with Wexford Science and Technology as partner pursuant to this long-term ground lease.
- Travis – SVP at Wexford Science and tech – 17-year-old build innovation districts/knowledge communities. We did a similar project with UC Davis and are excited to pursue this project with UCSD.
- Rosolillo: We are 90% Schematic design and will complete it later this month. We are proposing to build out of 14 undeveloped acres of a 30-acre area. This development was envisioned in Long Range Development Plan and will include new life science, retail, research accelerators, collaboration and event space.
 - o Phase 1 includes a parking structure 1 and South Building followed by North building. Phase 2: parking structure 2 followed by east building. 2024-2032
- Travis: 1M square feet total of space proposed and 15% will be 10k square feet or less for early-stage companies. Community benefits include Bioscience Fellowship Program and Community Fund to support Youth Programs, Workforce Pipeline Initiatives and Access to space.
- Timing of Project:
 - o Design Development: May through August 2023
 - o EIR Addendum: September 6, 2023
 - o UC Regents Hearing: September 19-21, 2023
 - o Construction 2024-2032
- KMar: Glad to see recreation space, speak more about scale/location. Are you adding curb cuts? What TDM measures?
 - o The team showed the location of open space areas and connectivity from health Sciences East Campus and Mesa Housing. Not anticipating curb cuts.
 - o Josh Cavanaugh UCSD: oversee transportation, TDM can be hard to manage where there are multitenant relationships but the University has a strong track record in TDM because of its scale and ability to work with partnerships. We have a self-administrator bike/ped program, open opportunities in university to tenants and cornerstone of that is an agreement with MTS that we can extend bulk purchasing power that university has to tenants. Going to extend to all tenants of university space.

- RC: folding in education/social innovation is really path of the future. Can be a real service to the community. Do you know of biophilic principles? I will send you something.
- IK: New buildings relative to Mesa housing? Might want to consider areas set aside for greenhouses or plankton, algae growth rather than solid buildings. Worst transition from bike path. Could you please work hard to make biking in the area better?
 - o Mesa is higher both due to the number of stories and it is elevated from the SRP.
- Debbie Knight: Head of Friends of Rose Canyon, thank you for presentation. Are your buildings 100% electric? I assume ample solar panels. Presuming people from all over the country world like to work here showcase how unique biodiversity in the area. Use 100% native landscaping. There's a state-wide project planting coast live oak trees – these do well as street trees. Toyon and lemonade berry grow into small trees and you can post educational signs here. There are not landscaping companies that do this in San Diego – there's a difference between drought tolerant versus native. Could you do 100% native along with educational component to show why the landscaping looks like it does?
 - o We are looking into solar panels now.
- RC: Will send a paper on native plants and ecology.
- Audience Member: The last presenter said we needed to have high rise apartments, because people can't live downtown and take the trolley to work. High rise buildings here won't have parking spaces, so they won't have cars, so how will they get to work? Can't connect those two things – why can't they live downtown, take the trolley to work at the facility.
 - o Josh Cavanaugh: They can and some will. We will have shuttle connections to the buildings and a 25% minimum discount on the trolley.
- Jeff Dosick: Community Plan Update for Regents Road is scheduled to become a class 2 for bicycle traffic. The plan wants 7-10% of people riding bikes and for that you would need a class 4 bike lane. Can we get the plan update to state that as there is more building/traffic and people that need better protection?
 - o AD: We are meeting with the city and NG team to discuss these elements and how these transitions are going to be handled.
- AW: Regents Roads Corridor has served as back door for UCSD and UC community. But that's changing. Worried that this project design will cement the backdoor connection that we are trying to transform into a front door. North/South orientation is great with setback and meandering pathway, like the east/west connects to the open space. Hope you can work on the east/west

across Regents at Eastgate Mall and at Executive Dive – we are working on a promenade on Executive Drive – walking, pedestrian, bicycle, and recreational space to Judicial Drive. Opportunity to take advantage of that connection. Parking Structure 2 is a problem – not just 7 stories high and overparked, but it sits at the corner location and acts as a 7-story wall. Support for native planting.

- Kelly Lyndon: Debbie asked question re all electric. Did hear a slight hesitation about that – is there no natural gas extension? Could you commit to not using gas for retail use?
 - o There is a gas line already installed in the existing infrastructure, we are looking at that for the retail spaces and are still looking into the design.

8. Action Item: PRJ-1076564, La Jolla Commons Sign Project. Approval of a Neighborhood Use Permit for a project consisting of 16 signs located at 4727 Executive Drive, Process 2. John Hadaya, Jones Sign Co., Jerry Gammieri, American Assets Trust, and Steve Center, American Assets Trust, presenting.

- John Hadaya – Jones Sign Company. Will present Towers Commons 3 as part of La Jolla Commons - Comprehensive Sign plan that includes all wall signs for the projects – it includes procedures, standards, and specifications and ensures the signs will be effective, visible and proportional and aesthetically compatible with architecture. The landlord will be in charge of enforcing program and the program will be an exhibit to their lease. Allowing 2 types of signs, internally lit with LED. Showed elevation by elevation with major tenants have a sign at the top eyebrow of the building, minor tenants below, and street tenants’ signage. No signs were on the North side of the building.
- Debbie Knight: no digital signs or messaging?
 - o No, none.
- KMar: seems like there are a lot more signs on the building than those around there. Is this in line with SD sign regulations? What is going on in there?
 - o Yes, the NUP is a vehicle that the City has allowed to do a comprehensive sign plan within the code. These will be tenant branding signs.
- JS: You could have 10 fast food branding signs on this wall. Can you address higher up signs, when you get further you can come back to us?
 - o This is an office campus; this isn’t a mall. More channel letters, more identification for businesses. The only retail opportunity is the restaurant pavilion. We’re trying to lease now, so want to leave flexibility of where the signs go.
- NR: Surprised by 3 large signs on top of a building. Typically, you only see 1. Would you put 3 signs on each elevation?

- Aventine is an example of this, they have multiple signs on the eyebrow, have building top, have 3 or 4 tenant signs.
- KMar: Would we be allowing up to 10 signs? Are we granting an exemption to the rules or is this in alignment with the rules.
 - City has already approved. The code dictates how much signage you can put up. If a single tenant wants a single sign that would take up the space allocation, we wouldn't put signs elsewhere.
 - Also, tenants may not want to be on the same elevation as other tenants so these are possible sign locations that can be used.
- Bill Beck: Homeowners in Renaissance and Vista La Jolla will be impacted by this office tower– is this restaurant made for the office space or will it be open to the community? Ask that signage be somewhat muted.
 - No retail stores, the restaurant will be open to the general public.
- JS: Show what green sign would look like.
 - No more than 25"
- **Motion to approve: CA / 2nd CU.**
 - *Yes – 11. No – 0, GK abstains:*
 - GK reasoning for abstention: Have had a number of different people come about signage issues and light pollution and adding 10 signs to building adds to light pollution that we're trying to resist in the community.

9. Action Item: PRJ-1058759. Approval of the redevelopment of site at 11011 Torreyana Road is requested. Demo of 76,694 sq. ft. R&D building. Construction of a 203,000 sq. ft. building for scientific research consisting of two story above grade building with one basement level over four levels of subgrade parking. 10.24-acre site. Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit. Base Zone IP-1-1. Process 3. Evan Wilson, Bridgewest Group, presenting.

- Bridgewest Group: Private investment company founded in 1990s, 2005 invested in biotech. The property was built in 1980 and recently served as an incubator for several startups.
- Returning to group with a proposal for redevelopment to 203,000 sf building with parking ratio of 2.4/1000 for parking. We are allowed to have 812 spaces but provide 426. Parcel is 10-acres but a large portion is open space – and in canyon. MHPA boundary to the east of the property down the slope with existing coastal sage scrub and southern maritime chaparral, and Nuttall scrub oak tree. Impacting small area of southern maritime chaparral, also jurisdictional water potential, not touching it and not putting more water there. Increased impervious area only by 4%.

- Looking into LEED certification, bike share, low flow fixtures, public transit stipends, and all electric building. Solar window technology versus going on the roof. The cost of windows is about 30% more. But collect 1/3 of solar panels but since they cover more surface area than roof it produces the same/more.
- Expecting entitlements approval in Q3 2024, tenants in building in 2024, construction 2025-2026 construction, and occupancy in 2027
 - CN: what is bird strike safety like with this window technology?
 - Looking into that now, it's on our radar.
 - JS: Reduce the asphalt area of the parking lot adjacent to the steep slope, doesn't look like it's changed? Will the water be stored onsite?
 - Looked at it and we weren't able to change it because we are already below market for parking so we can't lose that parking. We had several meetings about that but we need this parking and the only other option would be to build down which would not only be expensive but it would add more parking. Water will discharge to two locations.
 - Debbie Knight: Solar windows – you are in the marine layer zone, don't get very much sun so factor that in when doing calculations. 2nd the bird strike issue, that's really important here. Also, nighttime lights – consider internal shades that close? For light fixtures be sure the hood comes down below the level of the light fixture. Landscaping planting plan – 3 trees should not be on there – Mexican sycamore non-native hybridizes with native sycamore, don't think sycamore anyway they like to be in the creek bed, not an appropriate landscape tree anyway. Strawberry tree is a non-native tree, but we have toyon trees that are native and look exactly the same. No other big trees other than coast live oak trees. Unsure why they suggested Pennisetum Alopecuroides.
 - Public Member: how will people get from trolley to office?
 - Bus, bike share is available.
 - JA: Disappointed to see you come back with the same plan on parking.
 - Excavation on hillside and steep hillside would have a bigger impact than small surface adjacent to the canyon.
 - ST: Trees may shade the windows pretty heavily so second the recommendation to the oak trees.
 - IK: This design fails to follow your guiding principles. You have the building on the street – what is the curb appeal? What are the cars doing looking at the canyon? Why are cars parked on the edge of the canyon? Object to the increase in impervious surface. Landscape plantings are totally bizarre, we shouldn't use Native West if they are looked to

providing environmentally friendly, responsible vegetation. Made plant suggestions.

- RC: what percentage of power comes from windows? Lot of roof space could be green/solar?
 - Don't know loads required from tenants. We are maxed out on the height so won't be doing roof improvements.
- Jeff Dosick: mobility – currently no bike lanes, nor does the University City Plan have those two arteries at all. The city says 7-10% bike commuting to work, only see cars parked where bike lanes need to be.
 - We're providing bike share, but as you're updating the community plan suggest making those recommendations, we don't have leverage on that.
- AW: How far are the buildings from the canyon edge? What parking number is offered and at what rate? Drainage questions. Appreciate stepped back from canyon edge. Landscaping comments support those that have been made. Calls for sensitive to landscape. Bird safety and lighting are also important. Features should highlight bird safety. Not mashing trees up to the building. Turn off exterior lighting at night.
 - Due to fire mitigation at least 100' buffer. Proposing 488 spaces at a rate of 2.4/1000 sq ft. Discussed drainage.
- Kelly Lyndon: all electric with no gas infrastructure?
 - Yes.
- **Motion by CA to approve with a recommendation to consider comments from IK and Debby Knight regarding landscape revisions, to consider bird-safety in the design, include minimal exterior nighttime lighting with proper shields, and to evaluate the ability to add landscaping between parking spaces and the canyon if possible / 2nd by ST.**
 - IK: doesn't agree with the parking location.
 - KMar: Appreciate you're parked below market, but deeply disappointed that didn't make the effort to not have parking on edge of the canyon. Can't believe you couldn't have fit that in the garage.
 - Vote taken 5 in favor, 1 recuse ND, 2 abstentions GK and FA and 2 no.
 - NG: Recusal should not have been part of the discussion in any way. Abstentions need to state their reason for abstention.

- CA: Asked reasons for abstentions and abstainers asked to change their vote to no. CN agreed they could change vote to no.
- **Motion Carries: 5-Yes, 4-No**

10. Information Item: Bus Route 41 Next Gen Plans. Information will be presented by SANDAG and MTS on a Rapid Bus Route 41 / Bus Route 41 Next Gen to run on Genesee Avenue between Fashion Valley and UC San Diego / UTC. Zaccary Brandt and Brian Lane, SANDAG, presenting.

- Zaccary from Mobility Planning Department of Regional Planning Department.
- Bus route 41 runs through university city. As part of 2021 regional plan, transit strategy to create faster transit with bus service with fewer stops and get around traffic in separate lanes with green light priority which come every 10 minutes all day.
- Team tasked with identifying communities as high priorities for first few routes – picked route 41 because it has lots of residents that depend on transit and connects to educational opportunities. Next steps are to finalize the route and station locations, identify improvements along each route, and then identify funding sources to get through environmental/engineering and construction.
- Strategy types: Bus only lanes, signal coordination, dedicated guideways, consolidate and relocate stations. Accessibility and ADA improvements around stations and ped and bike improvements along the corridor. Travel lanes can be separated center running bus lanes, shared bus/bike lane, one way bike lane, two-way cycle track, and bus only lane with access (BAT Lane)
- 3 Proposed Options:
 - Option 1: includes mostly bus lanes, services Linda Vista along Ulric St to capture future potential demand, stays on Genesee, mixed traffic in UCSD Area
 - Option 2: higher level of investment quicker bus service times, bus only lane, fashion valley road bus only lane, some possible bus lanes in center of roads on Genesee and La Jolla Village Drive, includes UCSD improvements.
 - Option 3: takes same routing as option 2 but extends further south to Hillcrest connecting to UCSD medical center: Faster service, higher capital cost, expanded southern connections.
- Timing: March draft alternatives for review, April/May public outreach on alternatives, Fall 2023 study report finalized and presented. Then will look into funding for the next phases of the project.

- Discussion:
 - KMar: Kids take the 41-bus route to school and I take it to work. Are you also considering bus loading islands? Encourage you to look at ways to reduce conflict between bus and bike.
 - Yes, looking at it but haven't gotten that far into design process.
 - IK: Funding, in development of North City West, the developers had said we will provide bus service but doesn't seem that happened. Were there funds that went along with those commitments that could contribute?
 - Can't speak to North City West, transit capital funding comes from state/federal grants so we would be looking mostly there and some local funding to match those funds – including sales tax and funds we already have.
 - Diane Ahern: I like option 3 – go big. From Hillcrest can you get to the zoo and tourist places by bus?
 - Not sure about the zoo but there are routes that would connect to Hillcrest and El Prado and route 7 and 215 which serve directly to the zoo as well as many other amenities.
 - Debbie Knight:
 - If you're using street space for protected bike and bus lanes, does that mean the street will go to 1 lane of traffic? Don't have to answer this now. How do you handle the conflict between protected bike lanes and bus lanes? How does everything fit in? Just knowing what Genesee is...how are you going to implement this? How realistic it is? Saw someone putting their bike on the bus – didn't think that was allowed? Will that be allowed on the rapid routes?
 - We have bike racks on the front of bus, but level boarding helps with wheelchairs and accessibility. Looking at bus boarding islands as one of the best ways to address that. We do want to fit within existing infrastructure and ROW. Some places have wider medians or parking that's underutilized, some have wider lanes that are recommended so we will look at that in detail.

11. Informational Item. One Alexandria Square 7. Project PRJ-1057530, CDP/NDP/TPM to demolish 2 existing buildings to allow for the development of 1 new building at 10975-10995 Torreyana Road. The 5.95-acre site is in the IP-1-1 zone, PIOZ-Coastal-Impact, PIOZ-Campus-Impact, MHPA, ESL, Prime Ind,

First Public Roadway, Coastal (N-App-1), CHLOZ, CPIOZ-B, TPA, VHFHSZ, MCAS Miramar - ALUCOZ / APZ-2 / AIA Review Area 1. Process 3, decision by hearing officer. Mike D'Ambrosia, Alexandria Real Estate, presenting.

- OAS 7 project is across from Farmer and the Seahorse. Today it is 2 buildings, over 84,000 sf. Plan to take it down and get rid of surface parking. Building is business in the front with the building fronting the street – then fun amenities in the back along the canyon. Pull building off canyon edge making green belt adjacent to the canyon.
- Entitlements secured 1/1/2024, permit secured 4/1/2024, mobilization 6/1/2024 construction completion 6/1/2026. Current tenant vacates end of May.
 - o CN: what process level?
 - Process 3 with hearing officer.
 - o IK: if native west made those recommendations, I wouldn't use them.
 - o ND: How big are the new structures?
 - Roughly 110K sf, demoing existing which is 84K.
 - o RC: Solar?
 - We have a corporate mandate that new ground ups are LEED Gold and qualify for Fitwell. This project will push and move sustainability we are doing air sourced heat pump, purpose built electric building. Will be playing with the roof; we find roof to be the best place to put the solar. Glass will have bird strike protection.
 - o Debbie Knight: Lighting, used to have fully shielded lights seem they've pulled back and just have shielded to level of element doesn't protect the light from going far. Pay attention to controlling the light. Nighttime lighting: Suggest curtains/shades so it doesn't spill out.
 - Have MHPA to the east so we must address those guidelines which deal with lighting in detail.
 - o Ready to come back next month.

12. Information Item: Alexandria Real Estate Equities – Campus Point/Genesee Avenue Mobility Initiatives. Information will be presented on traffic and mobility initiatives proposed by Alexandria. Chris Clement, Alexandria Real Estate, presenting.

- Presented this to you 18 months to 2 years ago and are today presenting an update and asking for your support as we continue to advance these ideas.
- Working on a Mobility Initiative recognizing the traffic congestion in the greater UTC area and on Genesee. Hired a group including Urban Systems and

Southwest Strategies to look at programs and instituted a traffic and mobility plan.

- Smart signal system along Nobel along Scripps Health driveway – AI signals to read count cars in queue and will flush the queue as number of cars enter the queue. Decrease transportation time by up to 40%. Deploying early 2024.
 - CN: Can it be extended to Governor Drive?
 - We're concentrating on the northern portion – commitment on Nobel North.
 - Justin Schlaefli: Vendors/technology are consistent with what UCSD is deploying on Regents Road. We will have equipment tie in and are a little newer. Looking at the same contractor UCSD is using.
 - Campus Shuttle: Responsible for Campus Pointe development; in phase 1 deliver in late 2025/early 2026, component of that project is a campus shuttle program. It will run a loop and then down to the main Campus Pointe and then up to Voigt trolley station.
 - Transit connection: Starting Q4 this year will run a shuttle to coaster station in Sorrento Valley and have bike system.
 - Secondary access – as we update the community plan, we would like to pursue 2 new access points to campus pointe to break up superblock to campus pointe. We acquired Scripps Healthcare offices and there is a point where topography is even with Genesee and provides a right in right out access point private road. Propose a new parking structure to serve buildings with public mobility hub with 20/30 stalls.
 - IK: proposed new structure or is this existing?
 - No, it would be a new structure.
 - KMar: Concern with both access areas is adding more places where bike lane crosses at those access intersections. Campus Pointe intersection is a problem for bikes where bike lanes disappear.
 - Extend I-5 Storage Lane: Would like to have the storage lanes extended, bring them further up on Genesee. We control a lot of the property but not all of it. Had preliminary conversations with the neighbors about this concept.
 - NdR: Would Alexandria be installing those signals for the city?
 - We're funding installation – data, maintenance though is through the city and the city collects data.
 - RC: Is there a specific traffic engineer in the city being used by ARE?
 - Probably 5 different ones.

- CA: How will this proposal be funded? Is it contemplated in the facilities financing plan or community plan?
 - Haven't advanced to point talked about funding. We control about 2/3 of properties between here and there – and we are open to funding it. No, these improvements are not shown in the community plan.
- AW: Important item and appreciate the work doing on this. This is typical of Alexandria's community orientation do us good but community good as well. Smart signals is a great idea. 2nd/3rd access points are really important if we are proposing land to be zoned for mixed-use and flex to allow housing. Could improve things from a safety perspective. New connection to campus point court – bike connection?
 - Campus point drive adding 2 new bike lanes – private road open to the public right in right out only.

13. Adjournment: Adjournment: 10:37pm Next Meeting will be on June 13, 2023, in-person at 9880 Campus Pointe Drive, second floor. *This will be a hybrid meeting in-person and on Zoom.*