



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 5, 2012 REPORT NO. PC-12-068

ATTENTION: Planning Commission
Agenda of June 14, 2012

SUBJECT: Initiation of an Amendment to the University Community Plan to increase allowable development intensity of Scientific Research on a 3.9 acre site. PTS NO. 266919

OWNER/
APPLICANT: Kilroy Realty, LP.

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan to increase allowable development intensity of Scientific Research Use on a 3.9 acre site owned by Kilroy Realty, LP.? The project site is located at 9455 Towne Centre Drive.

Staff Recommendation: INITIATE the plan amendment process.

Community Planning Group Recommendation: On May 14, 2012, the University Community Planning Group voted 10-4-1 in favor of initiating an amendment to the University Community Plan. Their recommendation has been included as Attachment 1.

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact: Processing costs would be paid by the applicant.

Code Enforcement Impact: None

Housing Impact: None

Approval of this initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. This action will allow the staff analysis to proceed.



BACKGROUND

The site is located at 9455 Towne Centre Drive within the University Community Planning Area (Attachment 2). The site is designated Scientific Research by the University Community Plan (UCP) (Attachment 3), is located within the Community Plan Implementation Zone (CPIOZ) Type A, is identified as Prime Industrial Lands and is regulated by the Eastgate Technology Park PID (PID 90-892). There is an existing 45,000 square foot R&D/Flex Office building on the subject property which has been vacant and available for lease for several years.

The uses contemplated by the UCP within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities.

The UCP's goals for industrial development are to:

- A) Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- B) Protect a reserve of manufacturing land from encroachment by non-manufacturing uses.
- C) Develop and maintain procedures to allow employment growth in the manufacturing sector.
- D) Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- E) Emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to the University of California at San Diego (UCSD).

The main purpose of CPIOZ A within the UCP is to ensure implementation of the Development Intensity Element and to limit uses and development intensity to the levels specified in the Land use and Development Intensity Table (Table 3). The subject property is located in Subarea 12 as depicted in Figure 26 of the Development Intensity Element. As amended by the recent approval of the La Jolla Centre III project (PTS 176134), Subarea 12 is allocated a total of 2,356,990 square feet of Scientific Research use by Table 3. The Land Use and Development Intensity Table is meant to ensure a balance of land uses in the community while helping to also ensure a workable circulation system. Projects that would differ significantly from the land uses or development intensities in Table 3 would be found to be inconsistent with the community plan. Such projects would require a community plan amendment.

The site is included in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The General Plan provides several policies which are intended to protect base sector industrial uses and those areas identified as Prime Industrial Lands. These include Policies EP-A.1 through A.5 and EP-A.12 through A.15.

PID 90-0892 permitted development of 2,543,655 square feet of Scientific Research use on 32 industrial lots on approximately 233 acres. Each lot was assigned a specific square footage for development of Scientific Research use. The La Jolla Centre III project recently amended the

UCP and PID 90-0892 which resulted in a reduction in total square footage allowed within Subarea 12. Although total square footage was reduced, the reduction did not affect the subject property's square footage assigned by the PID. The PID area is near build out, and a reduction of square footage on several lots within the PID area associated with the La Jolla Centre III project has limited the availability to transfer development rights to the subject site. The applicant is requesting an amendment to the UCP to increase the total square footage allowed within Subarea 12 to allow an increase in allowable development intensity on the subject property. If initiated, the Eastgate Technology Park PID would be amended to identify an increase in square footage on the subject property.

The proposed community plan amendment would increase the allowable development intensity of Scientific Research use on the subject property from 45,000 square feet of Scientific Research use to approximately 150,000 square feet of Scientific Research use. If initiated, the applicant would move forward with a community plan amendment, PID amendment and development project to demolish the existing 45,000 square foot building and construct approximately 150,000 square feet of scientific research use.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the community plan, but would not necessitate text or mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Development Services Department - Planning Division believes that all of the following initiation criteria can be met:

(1) **The amendment request appears to be consistent with the goals and policies of the General Plan and University Community Plan:**

The site is designated Scientific Research by the University Community Plan. The proposed amendment would increase the allowable development intensity of Scientific Research use on-site and would not result in inconsistencies with the existing land use designation. The Industrial Element of the UCP emphasizes the City-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to UCSD. Increased intensity would be consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The General Plan's Economic Prosperity Element also encourages the growth and retention of base sector industrial uses such as Scientific Research, in areas that are identified as Prime Industrial Lands. Policies EP-A.1 through EP-A.5 and EP-A.12 aim to protect base sector uses that provide quality job opportunities, encourage expansion of existing industrial uses to facilitate retention in the area in which they are located, mitigate any environmental impacts to adjacent land and be adequately served by existing

and planned infrastructure.

Adding additional square footage in the UCP for Scientific Research use would allow for companies to locate or expand their business activities at a location close to the UCSD campus and related research facilities that contribute significantly to the City's overall economy as export-oriented business activities. In addition, the increase of square footage would make better use of the site's designation as Prime Industrial Land, particularly considering the reduction in availability of such land both in the City and the University Community Planning area, and the increase in the number of quality employment opportunities in the City. The location of the site adjacent to a significant residential housing supply and mass transit opportunities could reduce travel times on freeways and may promote the quality of life concerns articulated in the General Plan. Any environmental impacts and additional infrastructure needs which may occur as a result of increased intensity would be analyzed should the proposed community plan amendment be initiated.

Approval of a community plan amendment would allow opportunities to implement many sustainable design features and practices discussed in the General Plan that are not otherwise included in the existing and permitted building shells on the site today.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed community plan amendment to increase allowable development intensity of Scientific Research use would help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area would also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with UCSD.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The University Community planning area is an urbanized community and all necessary public services appear to be available. If the plan amendment is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

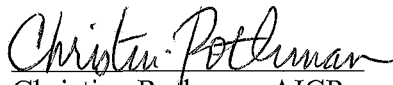
As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the University Community Plan be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

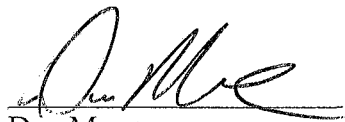
- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate the Air Quality and Noise Impacts from I-805 and MCAS Miramar
- Evaluate traffic generation and circulation
- Evaluate the accessibility of transit
- Evaluate the ability of the project to incorporate sustainable design features

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Christine Rothman, AICP
Program Manager – Community Planning
Development Services Department



Dan Monroe
Senior Planner
Development Services Department

Attachments:

1. University Community Planning Group Recommendation
2. Vicinity Map
3. University Community Plan Land Use Map
4. Draft Planning Commission Resolution
5. Ownership Disclosure Statement

Monroe, Daniel

From: Janay Kruger [janay_kruger@msn.com]
Sent: Wednesday, May 30, 2012 6:51 PM
To: Monroe, Daniel
Subject: Kilroy Initiation of a Community Plan Amendment

UNIVERSITY COMMUNITY PLANNING GROUP

May 30, 2012

Mr. Dan Monroe
Senior Planner
City of San Diego
Development Services
1222 - 1st Ave., 4th Floor
San Diego, California 92101

Re: Kilroy Project
Initiation of Community Plan Amendment
9455 Towne Center Drive

Dear Mr. Monroe:

The request for an initiation for a plan amendment for the Kilroy Property was heard at our May 8, 2012 University Community Planning Group meeting. The UCPG voted 10 in favor, 4 against and 1 abstention in regards to the Initiation. The discussion centered around the project and what would be actually proposed and what the intensity would be. We requested that the applicant return to our planning group as an information item 30 days after the project is submitted to the City Development Services Department.

We are requesting that the Kilroy project study the following issues:

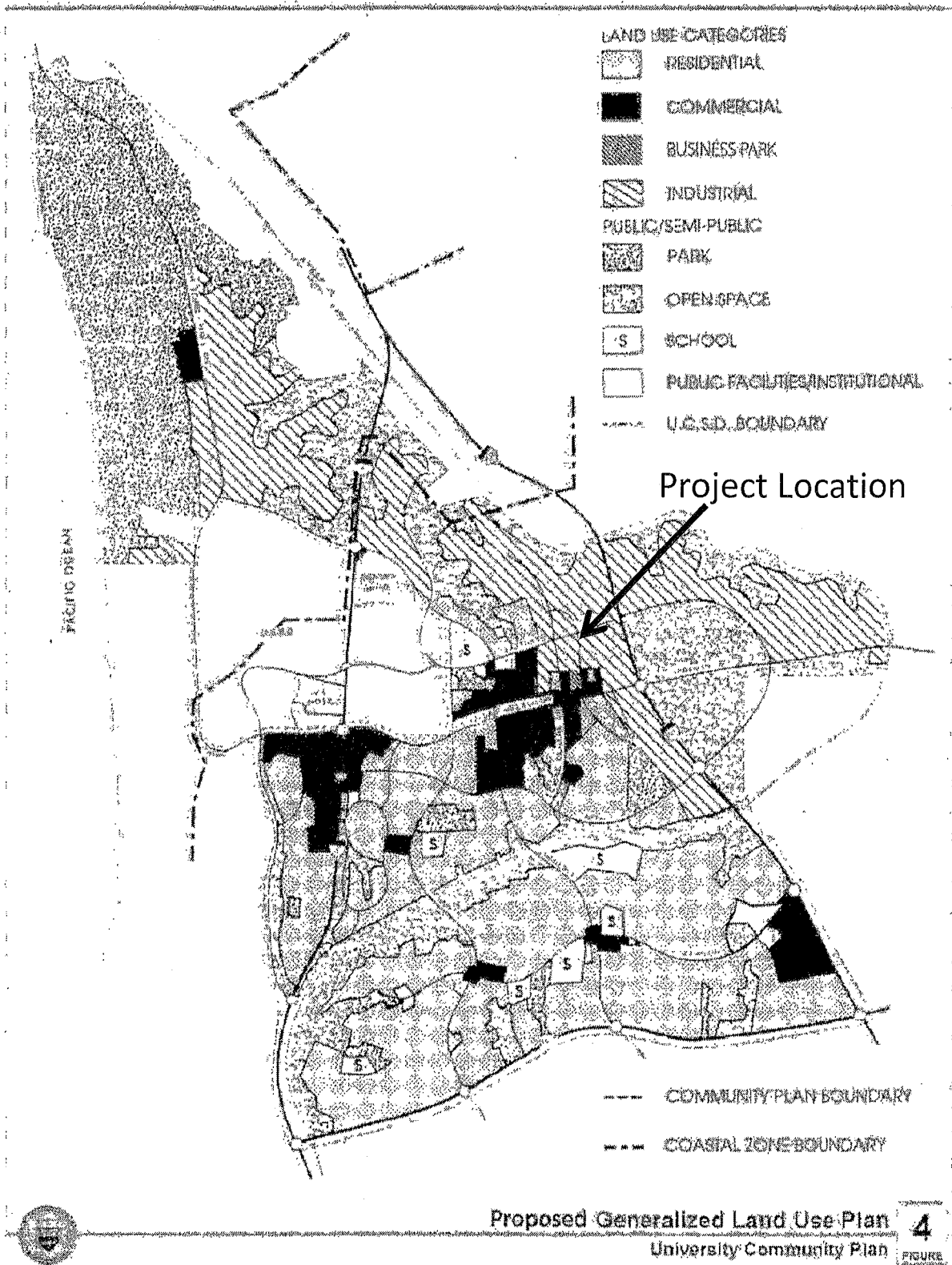
1. Parking Make sure that there is enough parking onsite.
2. Traffic This is a major concern in the area, a traffic study is recommended.
3. Size of the building FAR
4. Possibility of transferring trips Please study the possibility.
5. Phasing the project
6. Landscaping Please consider using native plants, certain palm trees are discouraged.

Please feel free to call, if you have additional questions.

Sincerely,

UNIVERSITY COMMUNITY PLANNING GROUP

Janay Kruger
Chair



PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on June 14, 2012, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the University Community Plan; and

WHEREAS, the proposed amendment would increase the allowable development intensity of Scientific Research land use on a 3.9 acre site located at 9455 Towne Centre Drive; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate the Air Quality and Noise Impacts from I-805 and MCAS Miramar
- Evaluate traffic generation and circulation

- Evaluate the accessibility of transit
- Evaluate the ability of the project to incorporate sustainable design features

Dan Monroe
Senior Planner
Planning Division - Development Services Department

Approved on June 14, 2012

Vote: x-x-x

PTS No. 266919

cc. Legislative Recorder, Development Services Department



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-8000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested; Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: 9455 Towne Centre Redevelopment
 Project No. For City Use Only: 266919

Project Address:
 9455 Towne Centre Drive, San Diego, California

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.


Additional pages attached Yes No

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Project Title:	Project No. (For City Use Only) 266919
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership	
<p><u>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): Kilroy Realty, L.P., a Delaware Limited Partnership	Corporate/Partnership Name (type or print):
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 3611 Valley Centre Drive, Suite 550	Street Address:
City/State/Zip: San Diego, CA 92130	City/State/Zip:
Phone No: (858) 523-0300 Fax No: (858) 523-0310	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Steve Scott	Name of Corporate Officer/Partner (type or print):
Title (type or print): Senior Vice President	Title (type or print):
Signature :  Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date: