



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 6, 2013 **REPORT NO. PC-13-026**

ATTENTION: Planning Commission
Agenda of March 14, 2013

SUBJECT: Initiation of an Amendment to the University Community Plan to allow an increase in development intensity of Scientific Research on a 41.67 acre site.

**OWNER/
APPLICANT:** Alexandria Real Estate Equities, Inc.
Rodney Hunt, Vice President, Project Management

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan to allow an increase in development intensity of Scientific Research on a 41.67 acre site owned by Alexandria Real Estate Equities, Inc.? The project site is located at 10300 Campus Point Drive.

Staff Recommendation: INITIATE the plan amendment process.

Community Planning Group Recommendation: On November 13, 2012, the University Community Planning Group voted 10-3-1 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.



Development Services • Planning Division

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BACKGROUND

The site is located at 10300 Campus Point Drive within the University Community Planning Area (Attachment 2 & 3). The site is designated Scientific Research by the University Community Plan (UCP) (Attachment 4), is located within the Community Plan Implementation Zone (CPIOZ) Type B, and is identified as Prime Industrial Lands in the Economic Prosperity Element of the General Plan. The majority of the site is zoned IP-1-1 with a small portion of the site on the western side and eastern side zoned RS-1-14 and RS-1-7 (Attachment 5).

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).

CPIOZ B within the UCP is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The sites identified for application of CPIOZ B in the UCP are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development. Discretionary review of sites within CPIOZ B would address architectural design, grading, site design, height and bulk of buildings, land use and development intensity, lot coverage, pedestrian circulation, parking, noise and compliance with the Airport Land Use Compatibility Plan for Marine Corp Air Station at Miramar.

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.

The site is currently developed with approximately 460,000 square feet of Scientific Research use within a two-story building and surrounding surface parking. The property is located in subarea 10 (Campus Point) of the Development Intensity Element of the UCP and is referred to as the "IVAC" site in Table 3 of the Development Intensity Element (Attachment 6). Table 3 allocates a development intensity of 30,000 square feet per acre of Scientific Research use.

However, footnote 3 of Table 3, requires that development in this area mitigate its peak hour vehicle trip generation rate to a level equal to or less than that generated by a project of 18,000 square feet per acre of Scientific Research use. This mitigation is to be achieved through a Transportation System Management (TSM) Program approved by City Council.

At the time of adoption of the most recent comprehensive update to the UCP (July 7, 1987), the owners of the subject site (IVAC) were requesting development intensity of 30,000 square feet per acre. Planning staff and the University Community Planning Group recommended to City Council that 18,000 square feet per acre be granted to be consistent with development intensities for other properties in the community designated for Scientific Research use. City Council granted the owner's request to allow development up to 30,000 square feet per acre with adoption of the July 7, 1987 UCP. However, they added the requirement that mitigation of trip generation be equal to or less than 18,000 square feet per acre to be consistent with trip generation rates of other industrial properties.

Development Intensity is calculated using net acreage of the site excluding areas that are designated Open Space or Steep Hillides. Net acreage also excludes dedicated public streets except those public interior streets which are determined by the City Engineer to not be necessary for through circulation. There are approximately 11 acres of the site designated for Open Space by the UCP which cannot be used in calculating intensity. The existing development intensity of the site, excluding the areas designated for Open Space, is approximately 15,300 square feet per acre which is consistent with the intensity allocated in Table 3. The applicant would like to achieve full development of the project site at 30,000 square feet per acre. Although the applicant intends to include a TSM Program as a component of future development on the site, achieving maximum development intensity while at the same time achieving a trip generation rate equivalent to 18,000 square feet per acre has proven infeasible for them.

The proposed amendment to the UCP would remove footnote 3 from Table 3, of the Development Intensity Element which would allow development of 30,000 square feet per acre without the need to mitigate peak hour vehicle trip generation to a rate equal to or less than that generated by a project of 18,000 square feet per acre 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 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 building on the site today. Although the proposed amendment is requesting that footnote 3, from Table 3 of the Development Intensity Element of the UCP be revised to eliminate the requirement for a TSM Program for the subject site, planning staff believes that policies which support inclusion of TSM Programs for new industrial development are important and should continue to be included in the UCP. An analysis of a reduced mitigation requirement would be included as part of the processing should initiation of the community plan amendment be approved.

(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 expansion 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:

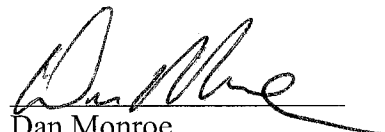
- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate traffic generation and circulation
- Evaluate the accessibility of transit and ability to partner with SANDAG for the creation of an employee shuttle for industrial users in the area or improvements to transit facilities
- Evaluate the potential to utilize unused development intensity from other locations within the community
- Ensure parking ratios are commensurate with Scientific Research use
- Implementation of a TSM Program
- Evaluate the ability of the project to incorporate of 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,



Cecilia Gallardo
Deputy Director
Development Services Department



Dan Monroe
Senior Planner
Development Services Department

Attachments:

1. University Community Planning Group Recommendation
2. Vicinity Map
3. Aerial Map
4. University Community Plan Land Use Map
5. Zoning Map
6. Development Intensity Element – Table 3
7. Ownership Disclosure Statement
8. Draft Planning Commission Resolution

UNIVERSITY COMMUNITY PLANNING GROUP
 University Town Center – Forum Hall
 Executive Committee Monthly Meeting – Tuesday, November 13, 2012
 Minutes (Final)

Directors present: Janay Kruger (JK) (Chair), Kris Kopensky (KK) (Secretary), Meagan Beale (MB), Andrew Wiese (AW), John Bassler (JB), Deryl Adderson (DA), Nan Madden (NM), Pat Wilson (PW), Sam L. Greening (SG), Doug Williamson (DW), George Lattimer (GL), Marilyn Dupree (MD), Petr Krysl (PK), Bruce Rainey (BR), Alice Tana (AT), Kyle Heiskala (KH), Anu Delouri (AD), and Kristin Camper (KC).

Directors absent: Charley Herzfeld (CH), William Geckeler (WG), and Ryan Perry (RP).

1. **Call Meeting to Order** – Janay Kruger (JK) at 6:04 PM.
2. **Pledge of Allegiance.**
3. **SDPD- Omar Sinclair**
 - a. Activity has been quiet in the last month
 - b. Reviewed considerations on safety during holiday season
 - c. Review Stop and Lock program that they are going to start distributing to two neighborhoods
 - d. Review of Neighborhood Watch program
 - e. Q: Community, have the two neighborhoods been chosen that will participate in the Stop and Lock program and will they be shared at tomorrows meeting? A: Yes
4. **Agenda Adoption –**
 - a. Two corrections, item 9 is T-Mobile and not AT&T, spelling of Vice Admiral Peter M. Hekman

Motion: Motion to approve as corrected by AT and seconded by PW.
Vote: Unanimous, motion passed.
5. **Approval of October 2012 Minutes -**
 - a. DW: Two corrections
 - a. Item 11.w. should read "The question is not using FBA funds for maintenance but possibly a \$200k contribution from Garden Communities"
 - b. Request the addition of "also questioned bringing in a subcommittee member for just the last meeting to vote when the previous meetings were not attended by that member. He feels this sets a precedent" to item 11.x.

Motion: Recommend approval of minutes as amended by MD and seconded by AT.
Vote: Unanimous, motion passed.
6. **Announcements – Janay Kruger (Chair)**
 - a. JK: Requested an alternate to attend CPC the 4th Tuesday of every month when she is not available. PK offered to be alternate, this was acceptable by all
7. **Reports-**
 - a. **UCSD – AD**
 - a. Community newsletter available
 - b. Reviewed SIO support facilities project activity
 - b. **Councilperson Sherri Lightner Office – Janay Kruger read notes from Jesse Mays**
 - a. Sherri is happy and excited to be re-elected and is looking forward to representing you in the next few years
 - b. Please contact them for more information
 - c. **Membership – JK**
 - a. Discussed sign in sheet and membership requirements
 - d. **Assemblyman 75th District Office– Absent**
 - e. **53rd District, Susan Davis Office – Katherine Fortner**

- a. Davis dispatch distributed
 - f. **52nd District Congressman** – absent
 - g. **MCAS Miramar** – Kristin Camper
 - a. Spoke regarding Jet that came in to Miramar in distress
 - b. When an emergency is declared by pilot the first thing that the pilot does is try to land the plane at the nearest available place
 - c. Not enough is known at this time for her to speak on details
 - d. Community comment on experience on this issue
 - e. Kristin has contact 858.545.4558
 - f. AW: Next steps? A: This isn't considered an accident, there will not be an investigation
 - g. Kristin will take the information shared to her manager; he will contact the commanding officer, what happens at that point is unclear
 - h. AW: So the process is informal? A: yes
 - h. **Planning Department** – Absent
 - i. **ELECTION TO REPLACE RESIDENTIAL (R-1-A)** - to replace Jana Fortier
 - a. Three candidates
 - i. Attorney Meagan J. Beale (spoke)
 - ii. Engineer George Odero (spoke)
 - iii. Vice Admiral Peter M. Hekman (spoke)
 - b. Open for nominations from the floor, nominees must have attended and signed in to at least one meeting
 - c. No nominations from the floor
 - d. Vote by UCPG directors via secret ballot
 - e. Appointment will finish the R-1-A term, through March 2014
 - f. Appointment to be announced later in the meeting
 - j. **Public Comment**
 - a. None
8. **ACTION ITEM: T-Mobile Cellular** - Location to be announced
- a. Presenting on a current location at Costa Verde
 - b. Requesting extension of existing permit
 - c. Changes have no visual impact
 - d. GL: Question on height of proposed. A: Similar to other installations on the project site
- Motion:** Motion to recommend approval as presented by DW and seconded by MD.
Vote: Unanimous, motion passed.
9. **Action Item: : Scripps Memorial Hospital La Jolla PTS 217934 Process 5, CPA, PDP, Rezone, CUP, Public Easement Vacation for traffic signal, 2 deviations for retaining wall heights and a shade structure on the parking structure 41.28 acres, EIR** - Robin Madaffer, Attorney and Bruce Rainey, Scripps Health
- a. Review of power point presentation, attached
 - b. Q: Community, On the Superloop, is that the current loop being expanded? A: Yes
 - c. Subcommittee report, Debbie Knight (DK), Debbie went to the last meeting and she took minutes
 - a. Q: DK, does the project go until 2025, or 2035? A: 2035
 - b. Report on finding of EIR having no traffic impacts with mitigation
 - c. Noise issues are all on site
 - d. Superloop and light rail are not factored in to traffic study
 - e. JK: Spoke to CH (also on the subcommittee) and he states that he votes to approve
 - d. PK: What kind of medical office jobs are going to be on campus? A: Specialty services, particularly cardiac
 - e. AW: Do you have offsite properties and will they be impacted? A: we have 2 offsites, the new building will be specialty rather than private practice, so little impact.

- f. AW: Are there jobs added to the region? A: An integration between current services at Green that will move over but those will be back filled as well
- g. PK: I haven't heard LEED being addressed. A: It is hard to know where LEED will be in 2025 but steps are being taken to conserve as reviewed
- h. SG: Existing parking to remain? A: yes
- i. GL: On the intensity table, 62 beds are listed, but 531 beds are planned at final build, however trips have gone up. Why don't you change the beds in your master plan to the proposed? A: Decision not to lock ourselves out of entitlement, however we are not sure where we will be in 2025 on need
- j. GL: Has trouble that you are asking for more intensity but not willing to give up allotment on beds
- k. GL: How do you arrive at your beds/office ratio? Past proposal was for 855 sf per bed, new proposal is for 70% sf more per bed. A: Change that we are seeing is in a move to outpatient treatment and therefore need is to increase outpatient size. Some of the square footage is being allocated to outpatient function.
- l. GL: So your predicting you will need almost twice as much office space per bed than you did a few years ago? A: Yes, that is what we predict.
- m. PK: There will be other outpatients besides cardiac? A: Yes, there will be others and it will still be a trauma center.
- n. JB: How do you account for the added outpatient in the trips? A: It is assumed in the EIR as outpatient requires more trips.
- o. Q: Community, Concern about pattern of medivac helicopter and residence. A: Traffic pattern will be the same as current except the grade is elevated. The new pad will land in a safer environment.
- p. GL: So you are asking for a 40% increase in trips? A: Yes, but our plan is long term rather than the standard project which is a few years. We are giving our long term plan, we also haven't figured in traffic timing, super loop, and light rail.
- q. GL: Pointing out that the additional trips is the equivalent of 1,400 residential units or a 500k sf office building.
- r. DK: Do you subsidize transit passes? A: We do subsidize public transportation.
- s. DA: A short time ago we approved the UCSD expansion without the blink of an eye A: GL: they were within their allotted trips; however we did ask questions on Fire Department and I-5 expansion.
- t. AW: Will there be other medical offices not related to the hospital? A: General plan is that the offices are there to support the hospital.
- u. AW: What proportion of the built space will be directly related to the hospital? A: The goal is 100%.
- v. AW: I see a street closure for Voight drive. A: UCSD has requested that Voight drive be closed, they own it, it is not a public street.
- w. PK: Now we hear that there is only one in and out for the project, I do not see that accounted for in the EIR. A: There are three options explored in the EIR.
- x. DK: Other projects have bought ADT's. A: That would be like purchasing the value of a 500 sf building.
- y. AW: So you are asking us to approve a project that may have one roadway in and out? A: Yes, we would like to proceed with the EIR as is, however as the street is a private street there is little they can do until they work it out with UCSD.
- z. GL: Question on FBA chart, I think the chart would be more usable if you showed your projected phasing so that we could have an understanding of what years and amounts will be a contributed to the FBA. Second thing we need to be aware of that the contributions will go to projects that serve the hospital, diminishing the contributions of others.

Motion: Recommend approval of project subject to the applicant working diligently with UCSD on multiple access points and would like to see the applicant discuss their LEED goal by GL and seconded by PK.

Vote: 12 in favor, 1 against, 1 recusal, motion passed.

10. Announcement of R-1-A results

- a. Meagan Beale elected as UCPG director taking R-1-A position

11. Announcements – Janay Kruger (Chair) (continued)

- a. Regarding I-5 and Genesee Ave. Interchange, an update, Caltrans can redesign if needed

12. Ad Hoc Committees

- a. High Speed Rail – SG
 - a. No report
- b. Capital Power Plant – WG
 - a. Absent
- c. Bicycle Safety Committee - PK
 - a. No update
- d. Mid Coast Trolley – JK
 - a. Tech studies done, they are with the National Transportation Administration for review
 - b. EIR in 2012-2013
 - c. Update in January, new cost \$3.7 B
 - d. Route will go down Genesee and will have nine stations. New structure on Nobel, UCSD E and W station and a Genesee station in the median, Executive Dr. aerial station and Westfield aerial station, also plan to do VA station
 - e. They will be coming to all community groups and stakeholders meeting
 - f. SG: Where is the Nobel parking structure? A: JK, South of CPK in parking lot.
 - g. SG: Where on Genesee will they elevate the tracks? A: North of UTC

13. Action Item: Alexandria Community Plan Initiation 40 acres Campus Pointe - Jason Moorehead, Alexandria, Carrier-Johnson

- a. Project is at initiation stage requesting CUP of proposed project at 10300 Campus Pointe Dr.
- b. 30k sf of development per acre
- c. Review of Alexandria dedication to sustainability
- d. Executed 180k sf lease that leases current building at the site to 98%, expect to be fully leased in the next year and a half
- e. In the middle of an \$80M development including new fitness center, 200 plus person common conference center, and a five star restaurant by the Burlap group
- f. Will build in existing footprint, developing on 60% of property (see attachment)
- g. PW: Could you address ADT's? A: Traffic Engineer has started work.
- h. DW: What are you asking us to do? A: Initiation of a plan amendment. Q: Can you say something about the history of the limitation? A: His understanding was that while the plan was updated there were developments being proposed, but the TDM was determined at that time.
- i. BR: Looking at the parking, going to add more jobs than parking, it looks like an issue. A: Proposed parking meets city requirements.
- j. GL: Looking at it, parking will stay in the SR zone, but how do you account for the large increase in jobs? How do you increase people on site by 30% but barley increase the parking? Not expecting an answer now but something that should be part of the recommendation.
- k. GL: Discussion on how the TDM came about, what the proposal is as he understands it is that the community absorb the additional traffic generation. He thinks that the development should be done based on allocated trips. Over 40% of the site is not factored into the calculation due to its usability.

- l. JK: Issues as she hears them are parking, jobs, study of TDM, LEED platinum.
- m. AW: Looking at the most North Westerly building, will there be retaining walls? A: No.
- n. AW: How high will the parking structures be? A: 3-4 floors in height.
- o. AW: I see a road of some kind on the site that may have easement issues. A: There is an SDGE easement. AW: Where is this easement? A: I can't speak to the specific alignment at this time but will come back with a site map.
- p. NM: Where is parking now? A: All surface.
- q. BR: One thing to consider, SAIC buildings and what is going to happen with those properties
- r. DK: So you're doing a full EIR? A: We are not sure; we are doing a traffic analysis, but likely yes.
- s. DK: When will this be done? A: They have to submit a project.
- t. DK: Requesting specific considerations for traffic study
- u. PK: How did you come up with 30k sf? A: That is what is in the plan but the footnote reduces it to 18k sf.

Motion: Motion not to recommend initiation as the applicant needs to study how much can be developed with the 18k sf per acre by PK, and seconded by GL.

Vote: 3 in favor, 10 against, 1 recusal, motion did not pass (MD absent for remaining votes).

Motion: Motion to recommend initiation as presented by PW and seconded by DW.

Vote: 10 in favor, 3 against, 1 recusal, motion passed.

14. Information item: Walk San Diego Complete Streets - Kathleen H. Ferrier

- a. Absent

15. Information item: UC High School Revegetation Program Video and Q&A

- a. Review of program
- b. Project started 11/5/12

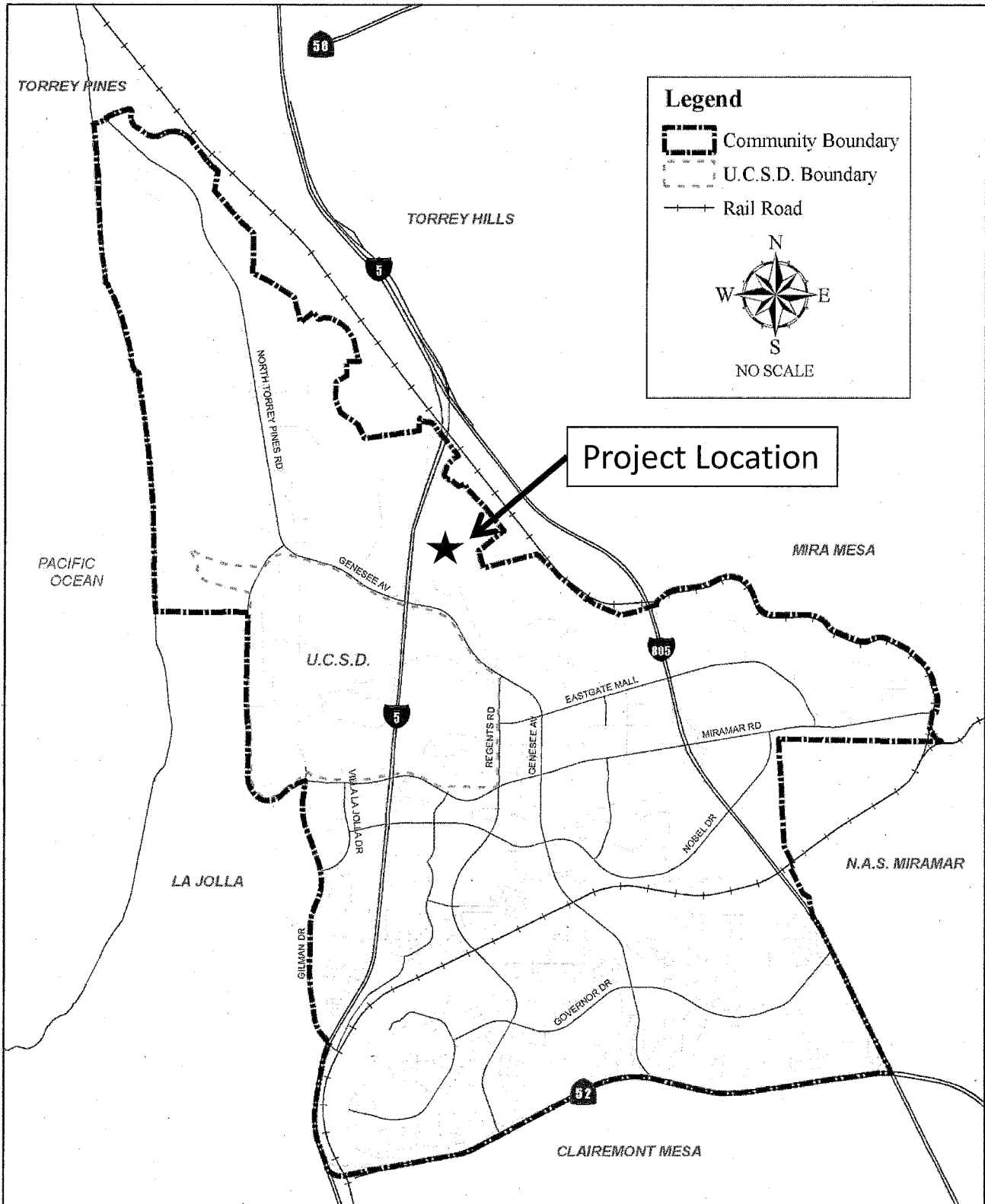
16. Old/New Business

- a. None

17. Adjourn – 9:32 PM

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group



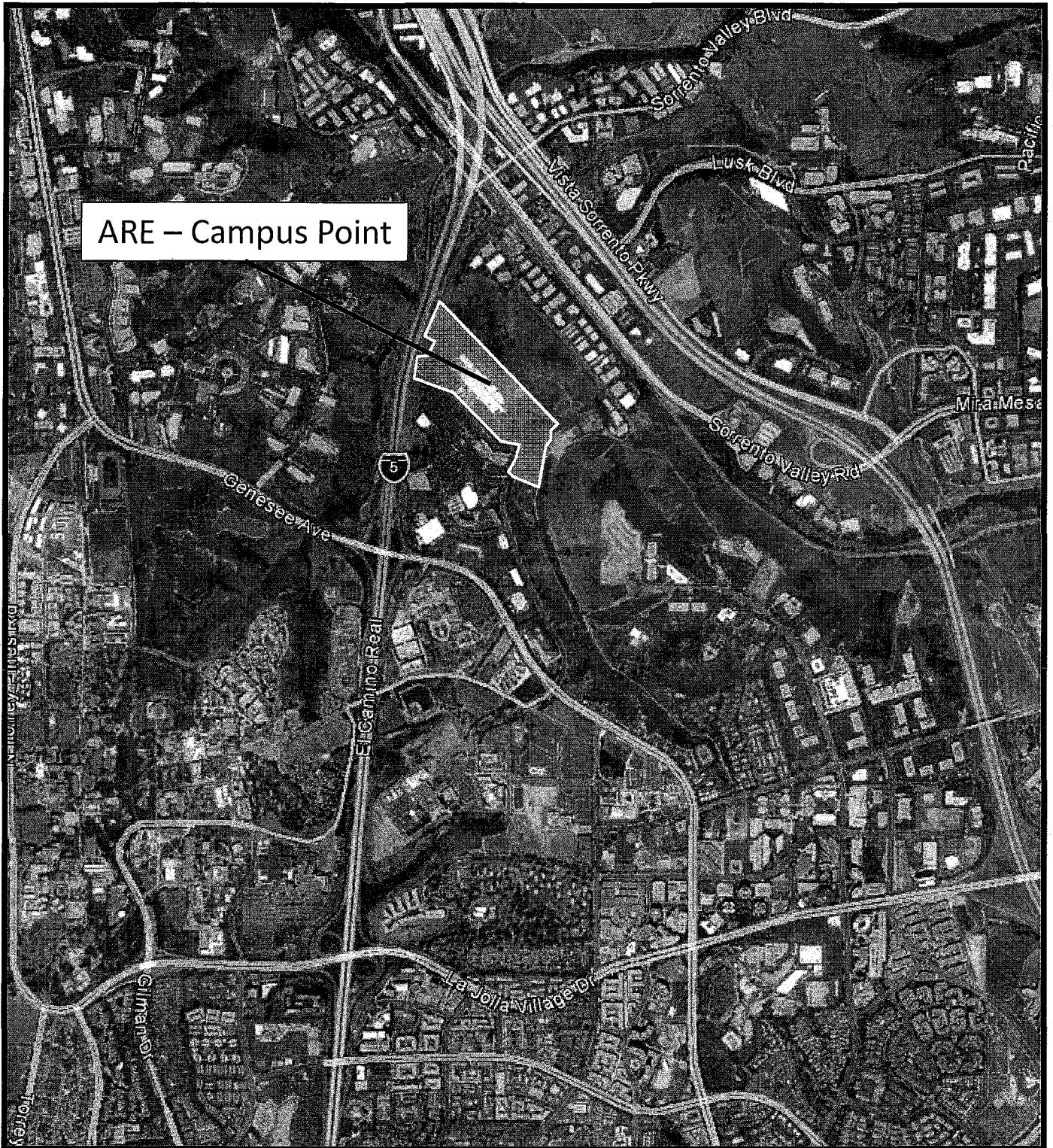
VICINITY MAP

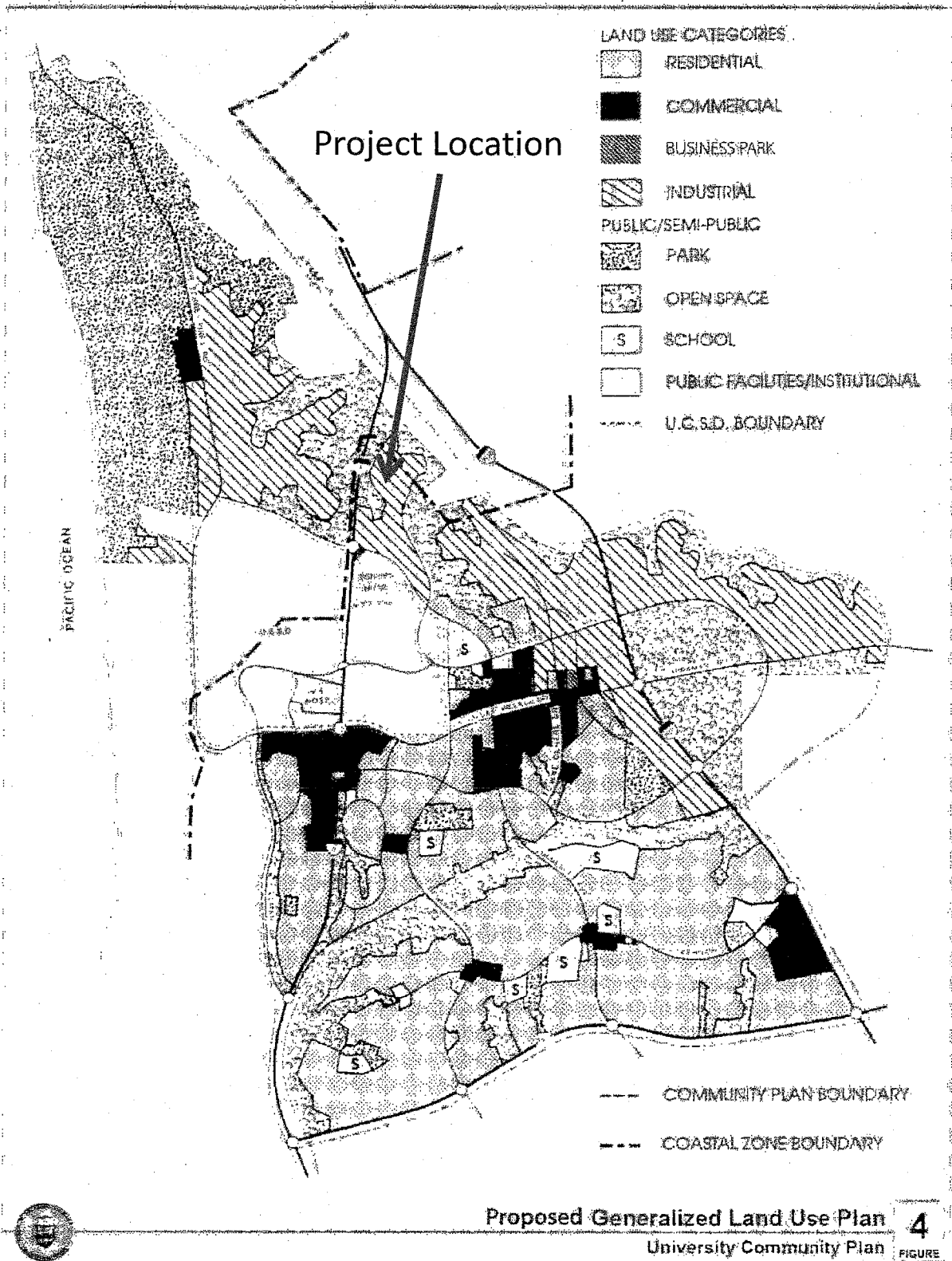
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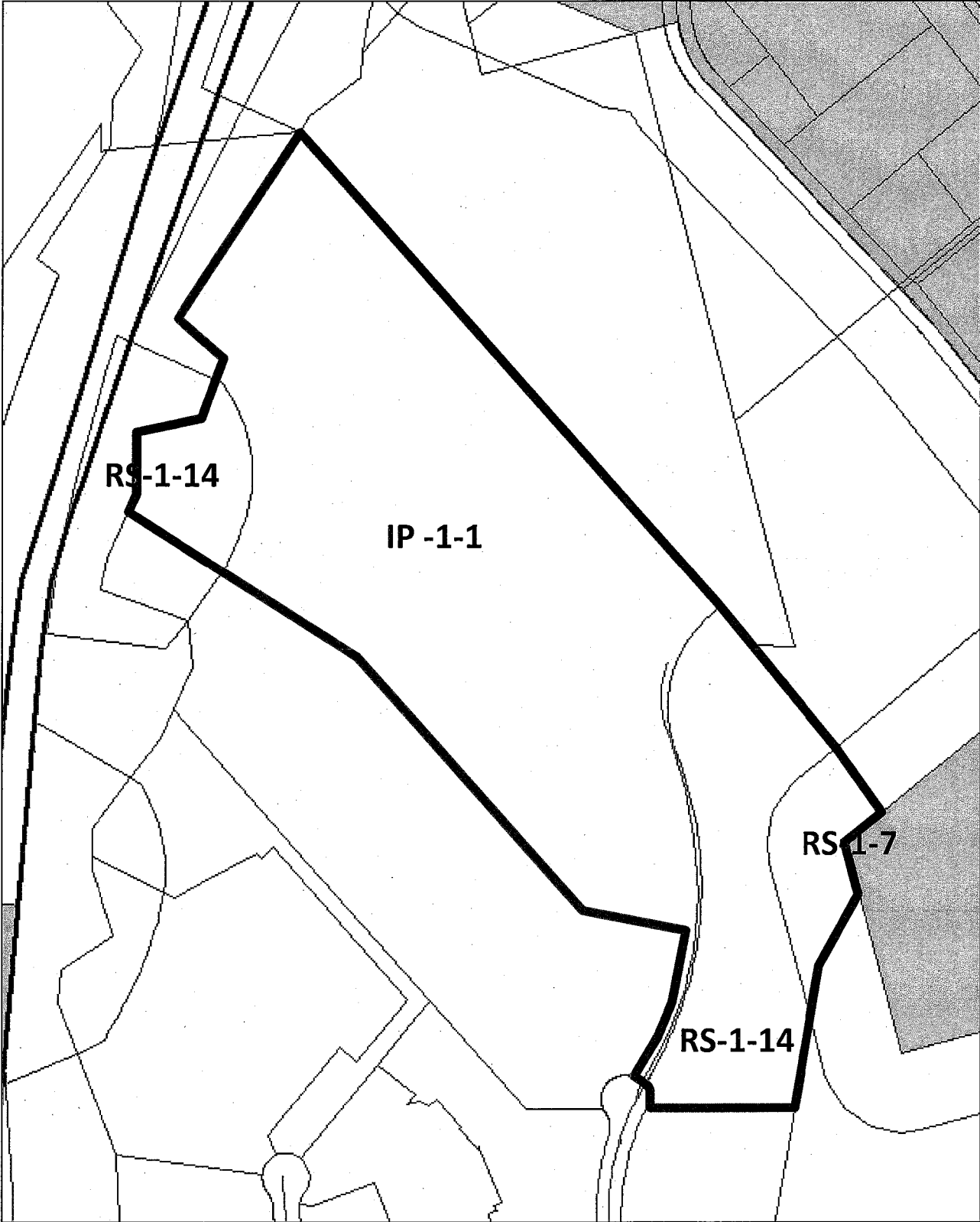
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PROJECT LOCATION





10300 Campus Point Drive – Zoning Map



 Project Boundary

**TABLE 3
LAND USE AND DEVELOPMENT INTENSITY**

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program

Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices Medical Offices (private)	41.38	682 Beds 31,500 SF - Scientific Research 315,900 SF - Medical Office 16,628 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research ⁽²⁾ Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC ⁽²⁾ Scientific Research Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC - 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) - 18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11)

(1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.

(2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.

(3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

(4) This Plan encourages the development of this subarea through a master plan.



City of San Diego
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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: Campus Pointe Master Plan
 Project No. For City Use Only: 309944

Project Address:
 10300 Campus Point Drive, San Diego, CA 92122

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): _____
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 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)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General What State? <u>DE</u> Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p>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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): Alexandria Real Estate Equities, Inc.	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: 4660 La Jolla Village Drive, Suite 725	Street Address:
City/State/Zip: San Diego, CA, 92122	City/State/Zip:
Phone No: Fax No: (858) 530-8190 (858) 430-5831	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Rodney Hunt	Name of Corporate Officer/Partner (type or print):
Title (type or print): Vice President, Project Management	Title (type or print):
Signature: Date: <u>01/22/10</u>	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:

PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on March 14, 2013 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 41.67 acre site located at 10300 Campus Point 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 traffic generation and circulation

- Evaluate the accessibility of transit and ability to partner with SANDAG for the creation of an employee shuttle for industrial users in the area or improvements to transit facilities
- Evaluate the potential to utilize unused development intensity from other locations within the community
- Ensure parking ratios are commensurate with Scientific Research use
- Implementation of a TSM Program
- Evaluate the ability of the project to incorporate of sustainable design features

Dan Monroe
Senior Planner
Planning Division - Development Services Department

Approved on March 14, 2013
Vote: x-x-x

PTS No. 309944

cc. Legislative Recorder, Development Services Department