



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 6, 2013 **REPORT NO. PC-13-035**

ATTENTION: Planning Commission
Agenda of March 14, 2013

SUBJECT: Initiation of an Amendment to the University Community Plan to transfer development intensity from Subarea 47 to Subarea 37 to increase the amount of Scientific Research square footage allowed in Subarea 37.

**OWNER/
APPLICANT:** Alexandria Real Estate Equities (ARE), San Diego Region No. 32, LLC
Jason Moorhead for ARE, AVP Asset Services San Diego

Costa Verde Developers, LLC; Costa Verde East Village, LLC;
Costa Verde Hotel, LLC; Costa Verde North Village, LLC
Stuart Posnock, Manager/Member

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan to transfer development intensity from Subarea 47 to Subarea 37 in the University Community Plan to allow an increase in Scientific Research square footage in Subarea 37?

Staff Recommendation: INITIATE the plan amendment process.

Community Planning Group Recommendation: On February 12, 2013, the University Community Planning Group voted 15-0-0 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



Development Services • Planning Division

1222 First Avenue, MS 413 • San Diego, CA 92101-4101

Tel (619) 235-5200 • Fax (619) 236-6478



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

On September 17, 2007, the City of San Diego City Council approved an amendment to the University Community Plan (UCP) which redesignated a 4.77 acre parcel from Visitor Commercial / 400 room hotel, to High Density Residential for the Monte Verde project. The amendment was located in Subarea 47 as identified in Table 3 of the Development Intensity Element of the UCP (Attachment 2). The amendment utilized the number of Average Daily Trips (ADT's) that the 400 room hotel would have generated and converted them into an equivalent number of multi-family residential units. However, the project had gone through several revisions prior to approval by City Council which ultimately reduced the total number of residential units approved. The reduction in residential units left unused ADT's available for use within Subarea 47 without being assigned to any specific land use.

On December 4, 2012, the City of San Diego City Council approved an amendment to the UCP which redesignated approximately 8 acres located at 9015 Judicial Drive from Scientific Research use to High Density Residential. The community plan amendment was processed concurrently with a Rezone, Site Development Permit, Planned Development Permit and Vesting Tentative Map to allow development of the final phase of the adjacent La Jolla Crossroads residential project. This project known as La Jolla Crossroads 2, originally proposed 472 multi-family residential units. As part of the community plan amendment, the applicant proposed the transfer of unused ADT's from Subarea 47 to the project site which would result in an ADT neutral project. However, the adjacent property owner (ARE) had concerns over the proximity of residential development to existing Scientific Research use on their property located at 5200 Illumina Way (Attachment 3 & 4).

In order to address the concerns of ARE, the La Jolla Crossroads 2 property owner, Garden Communities, revised their project design to reduce the number of proposed multi-family residential units from 472 to 309, and construct an above grade parking structure between the residential units and ARE's property to the south. The parking structure and increased distance of residential units from ARE's property would act as an additional buffer between residential and scientific research use (Attachment 5). This revision reduced the number of ADT's that were required to be transferred from Subarea 47 to the La Jolla Crossroads 2 project site. In addition to the redesign of La Jolla Crossroads 2, Garden Communities agreed to transfer the equivalent number of ADT's from the reduced residential units to ARE for Scientific Research use. This transfer equates to 987 ADT's and would come from remaining, unused ADT's in Subarea 47. The transfer would translate into approximately 123,000 square feet of additional Scientific Research use on the ARE site.

ARE's property is designated Scientific Research by the UCP (Attachment 6). 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 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.

The site is currently approved for a development intensity of 766,800 square feet of Scientific Research use through Planned Industrial Development Permit/Resource Protection Ordinance Permit 99-0034. The property owned by ARE which would receive the 987 ADT's is located in Subarea 37 of the Development Intensity Element of the UCP and is currently allowed a development intensity of 18,000 square feet per acre of Scientific Research use. The approved permits for the site are consistent with the development intensity allowance.

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 retention and expansion of important 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 is adjacent to a significant residential housing supply and mass transit opportunities which may 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.

(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 such as service jobs 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:

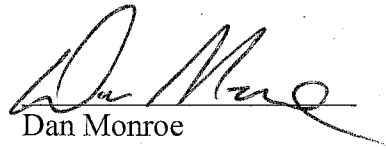
- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate traffic generation and circulation
- Evaluate the potential increase in development intensity as a result of transit and freeway improvements within or adjacent to the community which are either planned or under construction.
- Evaluate the potential to maximize utilization of unused development intensity from other locations within the community
- Ensure parking ratios are commensurate with Scientific Research use
- Analyze the feasibility of a reduced vehicle trip generation rate through a Transportation System Management (TSM) Program

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 – DRAFT Minutes
2. Development Intensity Element – Table 3
3. Vicinity Map
4. Aerial Map
5. La Jolla Crossroads 2 Site Plan
6. University Community Plan Land Use Map
7. Draft Planning Commission Resolution
8. Ownership Disclosure Statement

DRAFT UCPG Minutes of February 12, 2013

Call the Meeting to Order - Janay Kruger, Chair

Time 6:08

2. Pledge of Allegiance followed by Moment of Silence

3. Agenda: Call for additions/deletions: Adoption

M1PW

M2 RP

V Unanimous

4. Approval of Minutes: January 8, 2012

changes on paper

M NM

M KK

V uni and two abstention

5. Announcements Chair Letters/meetings

Wireless Training for P. Group members 2/28 6-8 p.m.

9192 Topaz Way, SD RSVP 619-235-5200

CPC Report

Declare Seat B2-A Vacant, Thank Doug Williamson for 5 years service

Charley Herzfeld and Alice Tana are termed out for the March elections.

Start - Wireless training

CPC- pilot program for oversized vehicles passed , another prohibit semi truck on residential and commercial streets

SANDAG and CALTRANS will have some grants coming out.

South UC starti

6:15 6. UCSD & Membership Anu Delouri

Monthly updates available and latest edition of community news available

Councilperson Sherri Lightner Jesse Mays

Potholes are being addressed but please report them

Requesting bike infrastructure improvement ideas

Supervisor Dave Roberts Wesley Moore

Introduction 619.531.5178 wesley.moore@sdcounty.ca.gov

Community Enhancement grant applications season is upon us, review of how grant will be decided

Assemblywoman Toni Atkins

52nd Congressman Scott Peters Hugo Carmona

email 858.455.5550 hugo.carmona@mail.house.gov

successful in passing no budget no pay

calling for the repeal of medical device tax

appointed to armed services committee, science space and technology committee

State Senator Marty Block Roberto Alcantar

Introduction 619.645.3133 x 104 roberto.alcantar@sen.ca.gov

Feb 22 is date for bills, please submit ideas or concerns

Please let us know if there are issues with State Agencies.

MCAS Miramar K. Camper

no report

Planning Department Dan Monroe

absent

6:30 7. Information Item: Lt. Voss and Sgt. Omar Sinclair SDPD

New plan for neighborhood policing in the UC area

Review of new community policing program

PW: Will you be patrolling streets and associations on the bicycles? A: They will be patrolling anywhere a bicycle can go. PW: Just FYI Las Palmas has letter of association on file

AW: They will be based where we are? A: Based all over University City

RP: Can you elaborate on the trends and what your looking for A: Theft is the largest issue, specifically cars.

JK: Are the bicyclists in harms way? A: They are deployed all hours of the day but they have safety equipment

GL: How do you relate to large office owners? What is the relationship? A: Yes, they reach out to the private security groups

JK: Do you interface with UCSD? A: Yes

MD: How to you target a area? A: Using gained intelligence and proactive patrol

Omar Sinclair: Flyer in the back with contact information for new community officer. Crimemaping.com is a tool for researching crime in your community

Officer Larry Hesigeiser introduction

7:00 8. Public Comment: Non-Agenda Items 3 minutes per speaker

None

7:10 9. Introduction of Candidates:

Residential 1-C Mark Powell - Spoke

Anne-Marie (Nancy) Groves - spoke

Residential 2-C Sam Greening, Jr. - spoke

2-C Voler Hoehne - spoke

Residential 3-C Lynne Guidoboni - spoke

Business 1-C Nan Madden, Mission Bay Montessori Academy - spoke

Business 2-C Kris Kopensky, The Irvine Company - spoke

JK: B2-A is declared open as DW no longer qualifies. JK will be doing the community outreach and a replacement will be appointed next month. Arash Nasser has spoke of his interest in filling the position Arash Nasser-spoke

Business 3-C Jason Moorehead, Alexandria Real Estate - spoke

Teri Ososkie, Hines Company - Not present

Additional Candidates for residential or business.

AT: Concerned that she did not get notification. JK: It is in the by-laws, review of policy

7:40 10. Action Item: Alexandria CPA Amendment

Presenter: Jason Moorehead

Transferring traffic trips from Garden Comm. To Alexandria's
Illumina Campus

Requesting initiation to transfer 987 ADTs from subarea 37 from Garden Communities to Alexandria

AW: Are there plans to build with these trips? : Not at this time, e would come back to UCPG

MB: Request for clarification on parcel map. A: Clarified

GL: We are not talking about a significant impact

AW: How does this get transferred into the plan? A: The community plan intensity table will be amended once approved.

m GL

m CH

v uni

8:00 11. Action Item: Verizon Ximed 9850 Genesee Ave.

PTS 303571 Remove 15 antennas, propose 12 new antennas,

New 20' X 20' penthouse, and 1 mounted to concrete column

Presenter: Frank Orozco, Brian Cook & Associates

Review of project (attachment)

JK: Bruce, do you have opposition to this install on your campus? A: No

m PK
m AT
v Uni

8:15 12. Information Item: Regents Rd. Bikeway Concept
Presenter: Sergey Gratiy

Review of proposal (attachment)

Adding Sergey and KH to bicycle safety committee

8:35 13. Ad Hoc Sub-Committee Reports
High Speed Rail Sam Greening

none

Capital Power Plant Bill Geckeler
Dr. Geckler is resigning due to a conflict
Need a new chair

Bicycle Safety Peter Krysl
none

Mid-Coast Trolley Janay Kruger
none

8:45. 14. Old Business/New Business
Discuss Policy of appealing documents without Executive Committee
Approval - Authorization of Chair or other member to appeal
Action Item: Amend By-Laws or establish a policy

AW: procedural holes during the dark periods in August and December and January, Proposed language, during periods between regularly scheduled meetings that are greater than 45 days we allow the chair to take represent the UCPG.

PW: I dont understand how appropriate diliberation would occur, AW: The chir would be able to file an appeal allowing us the time to hear the issue and either susain the appeal or decline it.

JK: I was placed n a position where the project was released thanksgiving weekend and intended to place in on the January meeting. GL and AW thougth they were shirking coming to the meeting. JK request that they put off the aproval so that it could be herd. During this time a community member appealed it. I am uncomfortable witout the consel of the board to file an appeal. Appeals are done for specific reasons and require the chair to make a decision on why there is an appeal.

PW: Many times applicants have postponed and council has postponed so that we can hear it. Over the years we have skirted this need to have the chair act alone in efect by peruading the applicant to hold until heard.

AW: It seemed to require a great deal of effort to get them to come so that we could hear.

PK: We need an operating procedure for the chair to ensure that items that should be heard are heard,

if that involves making an appeal than I would be for it.

GL: The issue is that we need to trust the chair, the concern is that the UCPG has an opportunity to do.

JK: Called development services and they recommend we discuss with Dan Monroe

AW: If it is in approved I would contact the city planner to discuss.

GL: We should at least take a straw vote

RP: Concerned about placing too much power in the chair's hand, also pointed out that there is a procedure in place that all process 2 projects come to the planning group

CH: In favor of the proposal, it would be good to find a method to have boards voice heard

RP: It would be difficult for Janay as the chair as it could cause conflict of interest

JK: Not sure what the appeal would be

NM: Would it be because it was not heard by the planning group

CH: We are talking about mostly process 1 and 2

GL move that AW has a discussion with the city to how to implement the proposed by-law amendment,

M GL

M CH

2 opposed

elections from 5:00pm to 8:00 pm

9:00 15. Adjournment 8:25

Next Meeting March 12, 2013 time

Future items: LDS Visitor Center, Kilroy Realty, T-Mobile LJ Village Dr.

Elections of UCPG Executive Committee

TABLE 3 (continued)
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.

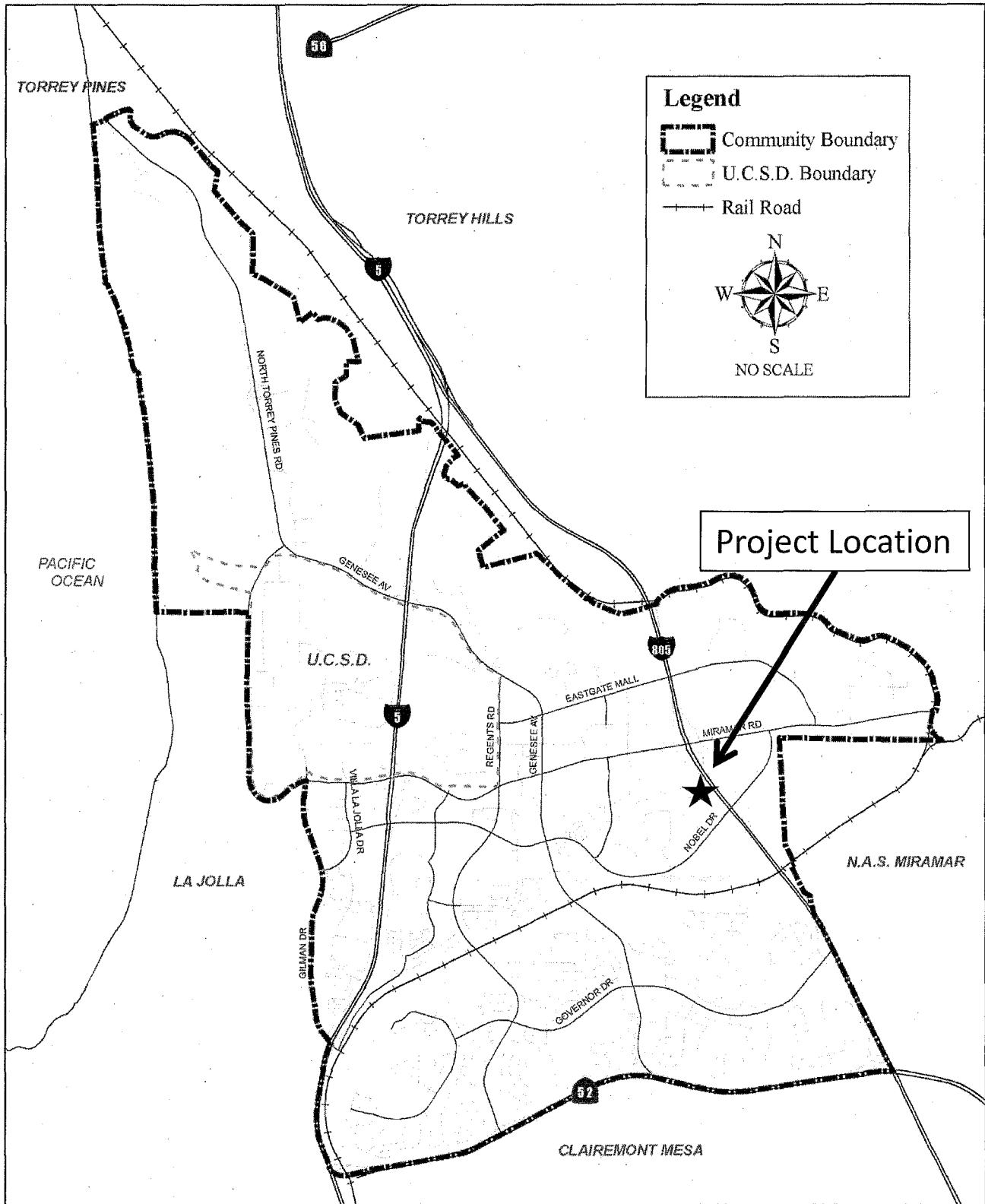
Subarea/Name	Gross Acres	Land Use and Development Intensity
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant
35. La Jolla Centre I (PCD) ^(7b)	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership	87.40 14.45	18,000 SF/AC - Scientific Research (Development approval not to be granted until 1995 for Subareas 36 and 37. Development intensity for this area is reduced by transfer to Subarea 11 of 18,000 SF/AC)
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 - 8	30 DU/AC
40. La Jolla Crossroads ⁽⁸⁾	33.80	33.8 AC Residential 1,809 DU
41. Renaissance La Jolla (PDR & PCD)	112.96	2,500 DU 50,000 SF - Neighborhood Commercial
Open Space Easement	15.06	
42. La Jolla Gateway (PCD) ^(7c)	14.17	396,305 SF - Office
Congregation Beth Israel ^(7c)		2,165 SF - Chapel 62,931 SF - Sanctuary/Temple School
43. University Towne Centre (PCD) ⁽⁹⁾	75.35	1,811,409 SF - Regional Commercial GLA 250 DU
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan ⁽⁸⁾	54.00	2,740 DU 178,000 SF - Neighborhood/Community Commercial

(7b) ADTs from Irvine Company owned parcel 345-012-09, Subarea 35 (PCD 83-0131) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7c) ADTs from Irvine Company owned parcels 345-011-15 & 16 Subarea 42 (PCD 82-0707) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10. Congregation Beth Israel not a part of ADT shift.

(8) After 588 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, 2602 unused ADT remain with Costa Verde Specific Plan Area.

(9) This property is subject to an approved Master Planned Development Permit (MPDP), which permits adjustment to the levels of retail and residential development (up to 300 units) within the intensity envelope for the property defined by the MPDP.



VICINITY MAP

CITY OF SAN DIEGO • PLANNING DEPARTMENT



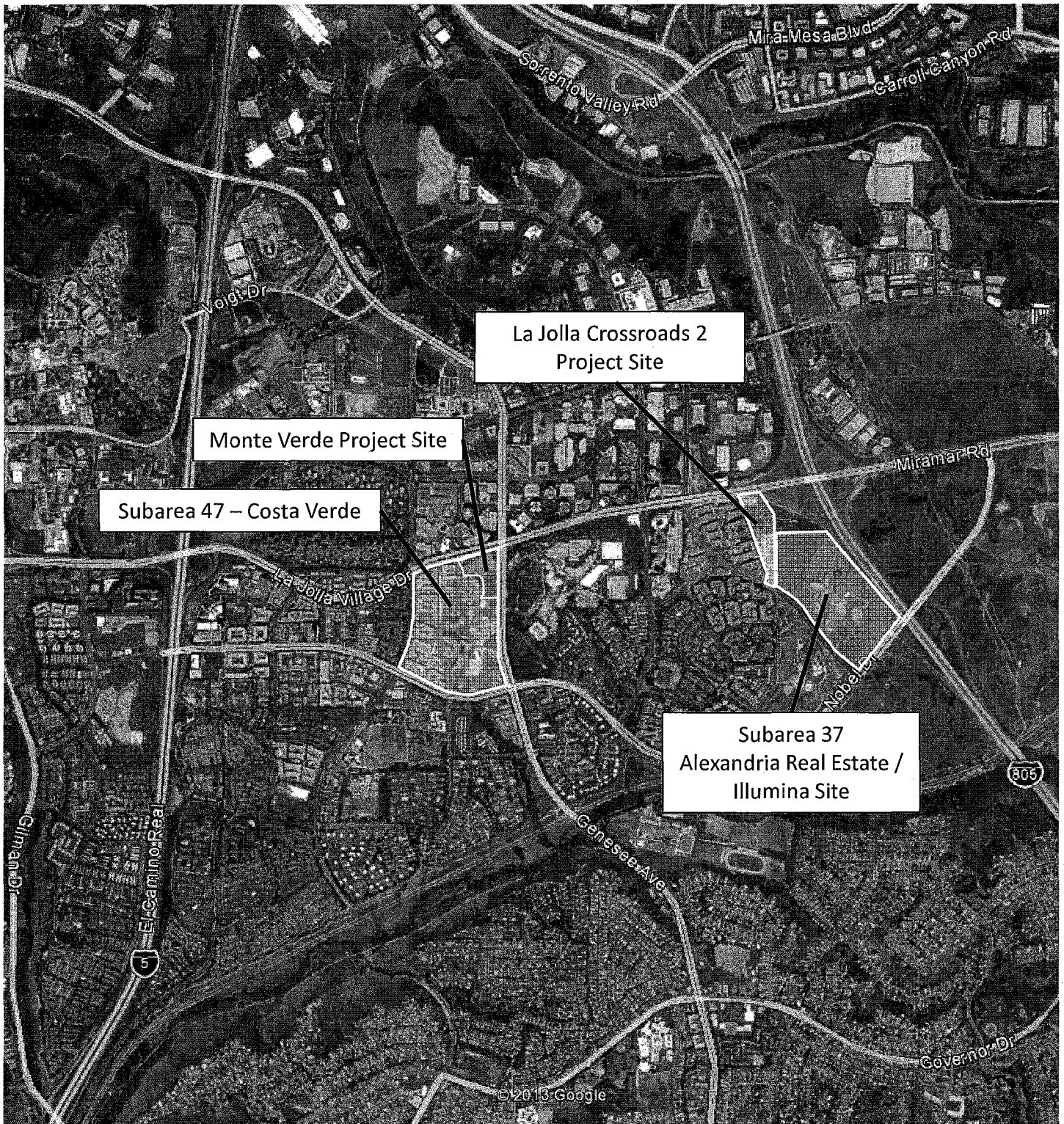
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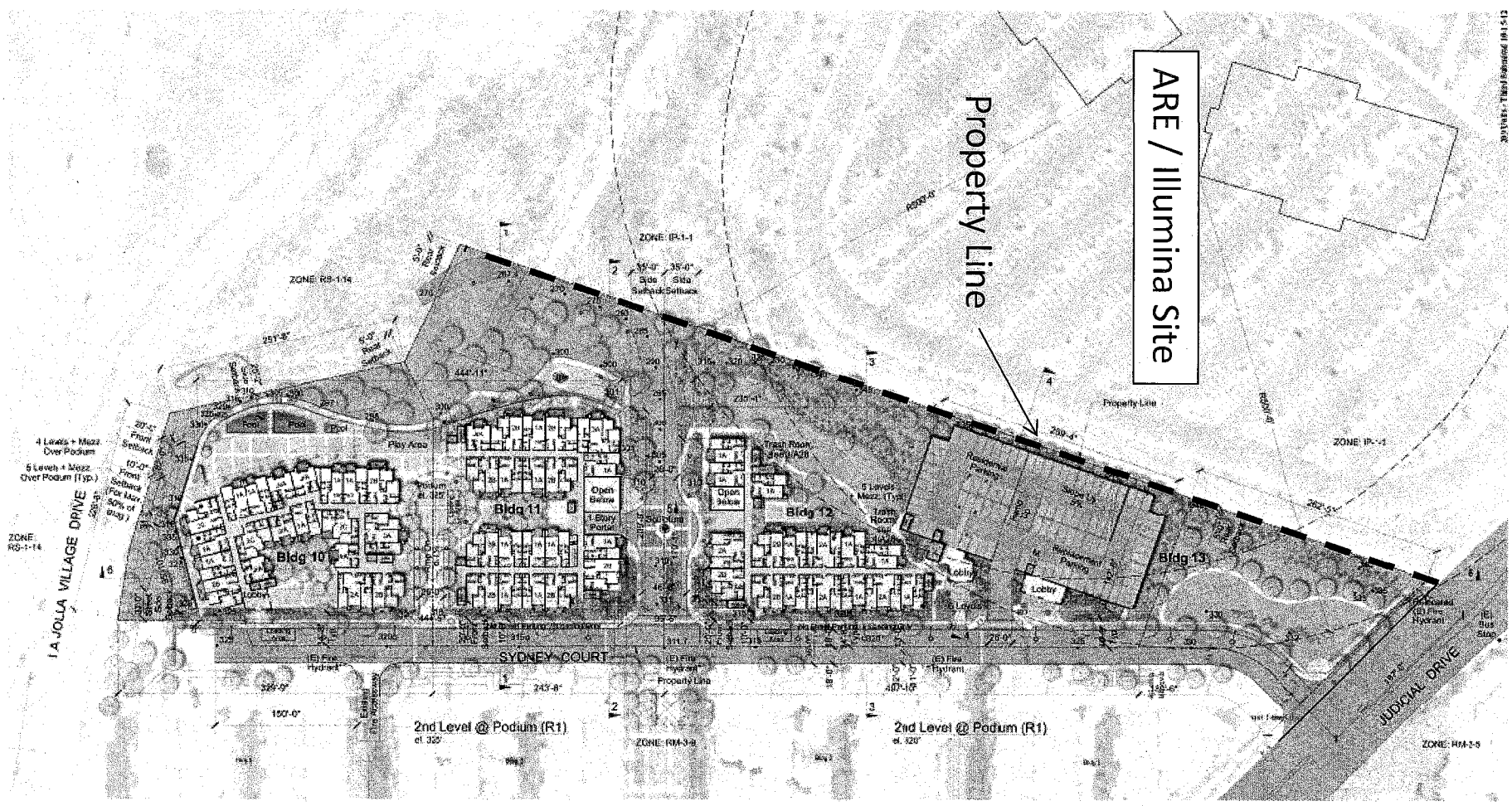
The project was completed on 11/11/14. All Rights Reserved.

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Map prepared by CITY OF SAN DIEGO, Planning Department, 11/11/14.

PROJECT LOCATION





15' 10" (15' 10" - 15' 10")

Refer to coverage page for Development Summary

Unit Summary

Units Provided: 309
 Gross Lot Area: 345,820 sq ft / 7.99 Acres
 Density: 30 DU / Acre (300 / 7.99)

Bldg 10 - 92 Units Bldg 11 - 114 Units Bldg 12 - 103 Units

Site Plan
La Jolla Crossroads
 San Diego, California

La Jolla Crossroads 1, LLC

Legend

35' x 12' 14" Min. Vertical Clearance (5 areas required / provided per Table 142-11B)

Refer to Landscape Drawings for Information on Planting

NO.	DESCRIPTION	QUANTITY	UNIT
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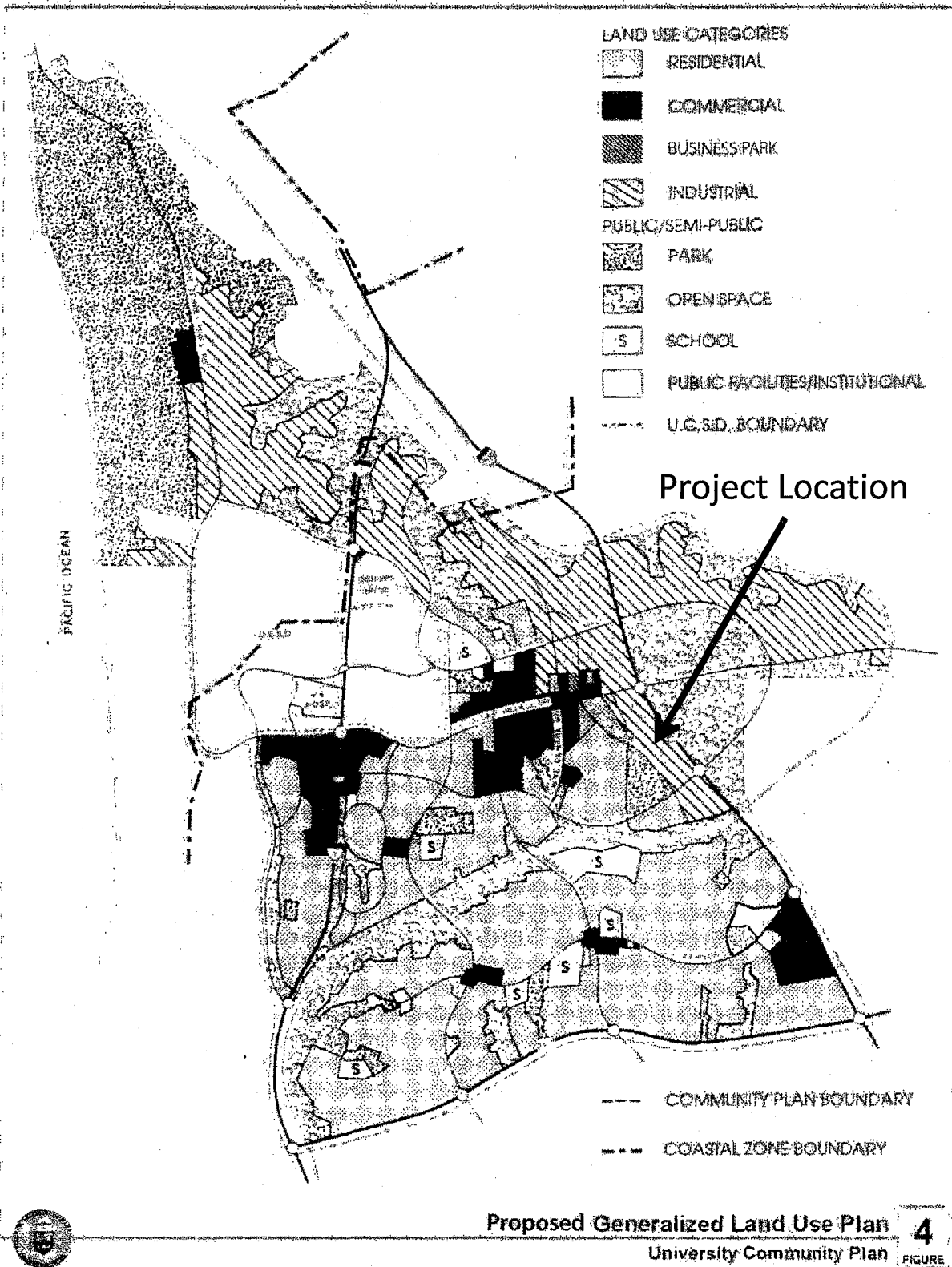
A1

ARCHITECTS

TOGAWA SMITH MARTIN

1400 PINEWOOD DRIVE, SUITE 1200
 SAN DIEGO, CALIFORNIA 92108
 619 454 8399
 213 414 8057 FAX
 www.tsmartin.com

October 5, 2012



Proposed Generalized Land Use Plan
University Community Plan

4
FIGURE

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 transfer development intensity from Subarea 47 to Subarea 37 within the Development Intensity Element – Table 3, of the University Community Plan; 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 potential increase in development intensity as a result of transit and freeway improvements within or adjacent to the community which are either planned or under construction.
- Evaluate the potential to maximize utilization of unused development intensity from other locations within the community
- Ensure parking ratios are commensurate with Scientific Research use
- Analyze the feasibility of a reduced vehicle trip generation rate through a TSM Program

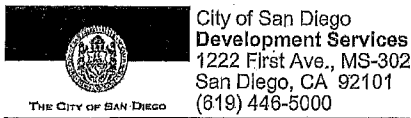
Dan Monroe
Senior Planner
Planning Division - Development Services Department

Approved on March 14, 2013

Vote: x-x-x

PTS No. 312101

cc. Legislative Recorder, Development Services Department



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 CPA

Project Title **Project No. For City Use Only**
 ARE / GC Transfer

Project Address:
 5200 Illumina Way, 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

<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>
<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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 Yes No

Corporate/Partnership Name (type or print):
ARE-SD Region No. 32, LLC

Owner Tenant/Lessee

Street Address:
4660 La Jolla Village Drive Suite 725

City/State/Zip:
San Diego, CA 92122

Phone No: (858) 638 2811 Fax No:

Name of Corporate Officer/Partner (type or print):
Jason Moorhead

Title (type or print):
AVP Asses. Services, San Diego

Signature: *Jason Moorhead* Date: 02/12/13

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
Costa Verde Developers, LLC

Owner Tenant/Lessee

Street Address:
9110 Judicial Drive-OFC

City/State/Zip:
San Diego, CA 92122

Phone No: (858) 200-2244 Fax No:

Name of Corporate Officer/Partner (type or print):
Stuart Posnock

Title (type or print):
Manager / Member

Signature: *Stuart Posnock* Date: 2/11/13

Corporate/Partnership Name (type or print):
Costa Verde East Village, LLC

Owner Tenant/Lessee

Street Address:
9110 Judicial Drive-OFC

City/State/Zip:
San Diego, CA 92122

Phone No: (858) 200-2244 Fax No:

Name of Corporate Officer/Partner (type or print):
Stuart Posnock

Title (type or print):
Manager / Member

Signature: *Stuart Posnock* Date: 2/11/13

Corporate/Partnership Name (type or print):
Costa Verde Hotel, LLC

Owner Tenant/Lessee

Street Address:
9110 Judicial Drive-OFC

City/State/Zip:
San Diego, CA 92122

Phone No: (858) 200-2244 Fax No:

Name of Corporate Officer/Partner (type or print):
Stuart Posnock

Title (type or print):
Manager / Member

Signature: *Stuart Posnock* Date: 2/11/13

Corporate/Partnership Name (type or print):
Costa Verde North Village, LLC

Owner Tenant/Lessee

Street Address:
9110 Judicial Drive-OFC

City/State/Zip:
San Diego, CA 92122

Phone No: (858) 200-2244 Fax No:

Name of Corporate Officer/Partner (type or print):
Stuart Posnock

Title (type or print):
Manager / Member

Signature: *Stuart Posnock* Date: 2/11/13