

Land Use Focus Area Identification - Map Comments

September 17, 2019 CPUS Comments (Map 1)	Response to Comments
Numbered sites identified on post-its; site numbers written on map	
Site 1 and 2: West end of Governor; these are churches on either side.	These sites have been removed from the Focus Area.
Site 3: Southwest corner of Governor and Regents is Catholic Church	This site has been removed from the Focus Area.
Site 4: Southeast corner of Regents and Governor is recently built condos	This site has been removed from the Focus Area.
Site 5: Chabad Center (SE corner of Radcliff and Governor)	This site has been removed from the Focus Area.
Site 6: Condo Association - Seniors (West side of Genesee, south of Mobile Gas Station)	This site has been removed from the Focus Area.
Site 7: Carl's Jr. recently rebuilt (SW corner of Governor and Agee St)	This site is within a TPA; redevelopment of the site over the life of the updated plan (20-30 years) could occur. The site is proposed to remain in the Focus Area.
Site 8: Daycare center (KinderCare on west side of Agee St, north of Ray Way)	This site has been removed from the Focus Area.
Site 9: Irvine apartments recently renovated; If renovated, should be max two stories as it is on rim of Rose Canyon (Westwood Apartments south of Avenida Navidad)	The site has been removed from the Focus Area.
Site 10: Apartments - some of them recently built - some are old (La Jolla Park East on east side of Genesee, north of Governor Dr)	The site has been removed from the Focus Area.
Site 11: Not flat land - already built on (City-owned land east of University Gardens Park, between Gullstrand and Governor Dr)	This site has been removed from the Focus Area.
Site 12: Brand New!!! UTC Mall!!! + 23 story high-rise luxury tower just built (NE corner of Genesee and Nobel Dr)	The site is within a TPA and is an integral component of the urban core of the community. Infill development could occur over the life of the updated community plan (20-30 years).
Site 13: La Jolla Village Dr and Towne Centre Dr - Under major redevelopment now! (Old Sears site)	The site is within a TPA and is an integral component of the urban core of the community. Infill development could occur over the life of the updated community plan (20-30 years).

Site 14: Southwest corner of La Jolla Village Dr and Genesee - Approval for four high-rise residential luxury towers - one built, three more to be built	One residential tower has been constructed and three additional towers are entitled but not yet built. The site is within a TPA and is an integral component of the urban core of the community. Revisions to remaining entitlements and/or infill development could occur over the life of the updated community plan (20-30 years).
Site 15: These are on a steep slope that drop down into Roselle Canyon - The height should be no more than two stories so there is no increased impact on the open space in Roselle Canyon (North/East side of Genesee Ave - Canyon Park Apartments)	This site is within a TPA; redevelopment of the site over the life of the updated plan (20-30 years) could occur. The site is proposed to remain in the Focus Area.
Comments written directly on map	
Check methodology on UTC Mall as under-utilized	The methodology includes calculation of Floor Area Ratio (FAR). The entitled UTC Revitalization site is 75.9 acres and includes 1.8 million SF which equates to a FAR of .5 which is considered low and therefore, was included as underutilized.
Rerout train up I-5 corridor	The AT&SF rail corridor is not within the jurisdiction of the City of San Diego.
Maintain older stock of housing for affordability	Older rental housing provides a level of affordability that would likely diminish with redevelopment of higher density housing. However, rental housing developed in the early 1980s south of Nobel Drive would potentially reach its life cycle over the life of the community plan update. The site is proposed to remain in the Focus Area.
UC an every neighborhood should plan for its share of subsidized housing	The Inclusionary Affordable Housing Ordinance would apply to new multi-family residential development.
Individual comments written on post-its; placed on map	
La Jolla Crossroads built (Apartments)	This site has been removed from the Focus Area.
Preserved - Vernal pools (area along Nobel Drive, adjacent to Nobel Athletic Area)	This site has been removed from the Focus Area.
Missing roadway names - Miramir Rd and Nobel Dr as it crosses east of I-805; Illumina Way	This has been updated.

September 17, 2019 CPUS Comments (Map 2)	Response to Comments
Individual comments written on post-its; placed on map	
Mixed-Use; Night life; Pedestrian/Active; Village Square (Location at La Jolla Village Square Shopping Center)	The site is located within a TPA and has been identified as a Focus Area. It is anticipated that community plan update land use for this site could accommodate the requested uses.
Research and Industrial; Highest allowed use! (Location north of Executive Drive, at intersection with Executive Way (Chancellor Park))	The site is located within a TPA and has been identified as a Focus Area. Land use designations to accommodate the requested uses will be analyzed as part of the CPU.
The highest possible density and intensity (Location placed over Nobel Dr and Genesee Ave intersection)	The site is located within a TPA and has been identified as a Focus Area. Land use designations to accommodate the requested uses will be analyzed as part of the CPU.
High intensity R&D/Office; 200 ft, 6.0 Floor Area Ration (Location placed at I-805/Miramar Rd interchange area)	The site is located within a TPA and has been identified as a Focus Area. However, locations within this area are subject to existing Restrictive Use Easements by Department of the Navy and may be located within the Accident Potential Zone II area for MCAS Miramar, both of which restrict use and intensity of use; The height and FAR requested may not be accommodated by existing RUEs and APZ II restrictions.
1. Miramar MCAS Danger zones; 2. 4 service stations at Governor/Genesee - use for "affordable" housing	Land use withn APZs for MCAS Miramar would conform to the MCAS Miramar ALUCP. The four gas stations at Governor and Genesee are within a TPA and are included in the Focus Area.
No need for any (increase) in density in grey area; Enough already	No change in density/intensity are proposed for areas that are located within the grey "No Change" areas identified in the Opportunity Area maps.

September 17, 2019 CPUS Comments (Map 3)	Response to Comments
Individual comments written on post-its; placed on map	
Consider residential rezone and increase in intensity for commercial @ and around trolley station (Location of post-it near Nobel Drive Trolley Station)	These areas have been identified as a Focus Area.
Residential Multi-Family land use (under 35% slope) and open space land use on 35% slope area - east side of Gilman Drive - should be yellow (Location of post-it pointing to area on east side of Gilman Drive, between I-5 and Via Alicante)	The site is not located within a TPA and the current open space land use designation is not proposed for change.
Put a trolley and train and bike bridge across tracks at Gilman/La Jolla Colony	City will analyze a previous proposal to construct a bike/ped bridge over the AT&SF rail line at a location just north of SR 52 in order to provide a connection between the Rose Creek bike path and Rose Canyon.
We are built out	Comment noted
Torrey Pines (Mesa) needs retail, food & services	A large portion of this area is located within the Accident Potential Zone II for MCAS Miramar where retail and restaurant restriction may apply. No change in land use is proposed for this area; however, current zoning allows accessory commercial uses to be located on-site.
Gondola system connecting Sorrento Station and Torrey Pines (Mesa) / Easgate (Tech Park)	SANDAG has prepared a feasibility study for an aerial skyway to connect the University Community employment areas with the Sorrento Valley Coaster Station and Sorrento Mesa employment areas. https://www.sandag.org/uploads/publicationid/publicationid_2095_21562.pdf
This map is useless; not up-to-date	Comment noted
Mixed-use, retail, hotel?; at Campus Point	The areas located within a TPA and outside of the APZ II for MCAS Miramar have been identified as focus areas.
Westfield is freshley redone	Comment noted
La Jolla Park West is recently redone. Not ripe for redevelopment.	This site has been removed from the Focus Area.
Please preserve this or adjoin it to the adjacent park (Location of post-it points to city-owned property just east of University Gardens Park, between Gullstrand and Governor)	This site is controlled by Public Utilities Department and is outside of a TPA; this site has been removed from the Focus Area.

September 17, 2019 CPUS Comments (Map 4)	Response to Comments
Individual comments written on post-its; placed on map	
Verify UCSD lease properties on map	Verified; The Opportunity Area maps do not include properties owned or leased by UC San Diego.
Coastal Height Limit (overlay zone) area (Location of post-it points to La Jolla Village Square Shopping Center)	Comment noted; this site is subject to the CHLOZ but would not preclude infill or redevelopment of the site.
Part of La Jolla Colony HOA (Location of post-it points to yellow area along I-5 and Charmant Dr)	These residential areas have been removed from the Focus Areas
Why are Churches and Synagogues proposed for change? (Governor Dr)	These sites have been removed from the Focus Areas.
Leave Rose Canyon alone!	Comment noted; no development within Rose Canyon is proposed.
Affordable Housing (Location of post-it points to yellow area at SW quadrant of Nobel Dr and Genesee Ave)	The Inclusionary Affordable Housing Ordinance requires that all projects of X or more units provide 10% of all proposed units as on-site affordable units.
Open North Torrey Pines Rd to mixed-use, especially retail! To reduce mid-day trips.	A large portion of this area is located within the Accident Potential Zone II for MCAS Miramar where residential, retail and restaurant restrictions apply. No change in land use is not proposed for this area; however, current zoning allows limited accessory commercial uses to be located on-site.
Build bike path from Roselle south to Eastgate Mall	Planning Dept Park Planning staff is coordinating with Parks and Recreation Dept - Open Space Division staff for identification of formalized, non-paved trails within open space areas in the community.
Consider more flexibility here? To APZ limits? (Location of post-it points to yellow area within Eastgate Tech Park along Towne Centre Dr)	The site is located within a TPA and has been identified as a Focus Area. Land use designations to accommodate more flexibility will be analyzed as part of the CPU.
Increase development density and mixed-use at Towne Centre and Judicial	Portions of the area between Towne Centre Dr and Judicial drive are subject to Dept of Navy Restrictive Use Easements which restrict use and intensity; areas north of Executive Drive are under construction or are in the planning process to allow increased development intensity for mixed-use industrial/retail uses.
City must subsidize "affordable" housing to make it accesible to lower income or no income people.	The Inclusionary Affordable Housing Ordinance would apply to new multi-family residential development.
Nobel Hill - strip next to Nobel (Dr) is in MHPA now	This area was inadvertantly included in the Focus Area and has been removed.
Preserve as Park/Open Space (Location of post-it points to city-owned property east of University Gardens Park, between Gullstrand and Governor)	This site is contolled by Public Utilities Department and is outside of a TPA; this site has been removed from the Focus Area