UNIVERSITY COMMUNITY PLAN UPDATE

ADOPTED PLAN (1987) BUILDOUT REPORT

November 2020

The City of SAN DIEGO

UNIVERSITY
Community Plan Update

CONTENTS

FIGURES

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1 Introduction & Overview

1.1 INTRODUCTION

The City of San Diego is in the process of updating the University Community Plan. Community plans work in concert with the City's General Plan to guide growth and development in San Diego's 52 community planning areas. Community plans describe the community's vision and identify strategies for enhancing existing assets and managing change. They establish goals and policies, implement strategies, and inform local decision-making and investment.

1.2 COMMUNITY PLAN PURPOSE AND PROCESS

Community plans also provide parcel-level land use designations to be implemented through corresponding zoning and tailored policies that address issues of importance to the community. Community plans play a key role in helping the City to meet its Climate Action Plan (CAP) targets to reduce greenhouse gas emissions by planning for an urban form conducive to alternative modes of transportation.

The current University Community Plan was originally adopted in 1987 and has undergone several amendments to address changing conditions.

The Community Plan Update (CPU) will:

- Establish an updated vision and key objectives that align with community priorities;
- Analyze current land use designations and changes in demographics;
- Evaluate demand for housing and development while accounting for climate change and environmental impacts;
- Factor in the extension of the Blue Line Trolley service to University and other transit connections; and
- Ensure that Community Plan policies and recommendations remain consistent with the General Plan, citywide, and regional policies.

For more information on the CPU, please visit www.PlanUniversity.org

Figure 1: *City of San Diego Urbanized Areas, 1959*

1.3 REPORT OVERVIEW

This report provides an overview of the remaining development capacity within the University Adopted Community Plan (1987) and will serve as the existing conditions analysis for the development of land use scenarios in the University Community Plan Update. Majority of development in the University Community is restricted by the Land Use and Development Intensity Table of the University Community Plan. The purpose of this report and analysis is to identify the remaining development capacity within the Land Use and Development Intensity Table and the underlying zoning of the Adopted Community Plan.

To identify the remaining capacity within the Community Plan, this report includes the following:

- A review of the regulatory framework guiding development in the University Community including the Adopted Community Plan, Coastal Height Limit Overlay Zone, and the Airport Land Use Compatibility Overlay Zone;
- The methodology for Scenario 1 and Scenario 2 of the parcel level analysis included in this report;
- A discussion of the results of the parcel analysis for non-residential and residential uses; and
- The University Community Plan Update next steps to build on this analysis and develop land use alternatives.

1.4 SUMMARY OF RESULTS

The analysis outlined in this report yielded the following results. Please see sections (3) Methodology and (4) Discussion of Results for a full description of the analysis and results.

Scenario 1: The remaining development capacity within the Subareas of the Land Use and Development Intensity Table.

- ***Remaining Non-Residential:*** There are 3,717,377 remaining square feet of non-residential unbuilt development capacity within Scenario 1.
- ***Remaining Residential:*** There are zero unbuilt dwelling units remaining within Scenario 1.

Scenario 2: The remaining development capacity within the underlying zoning of the existing Subareas.

- ***Remaining Non-Residential:*** There are 7,029,582 remaining square feet of non-residential unbuilt development capacity Scenario 2.
- ***Remaining Residential:*** There are zero unbuilt dwelling units remaining within Scenario 2

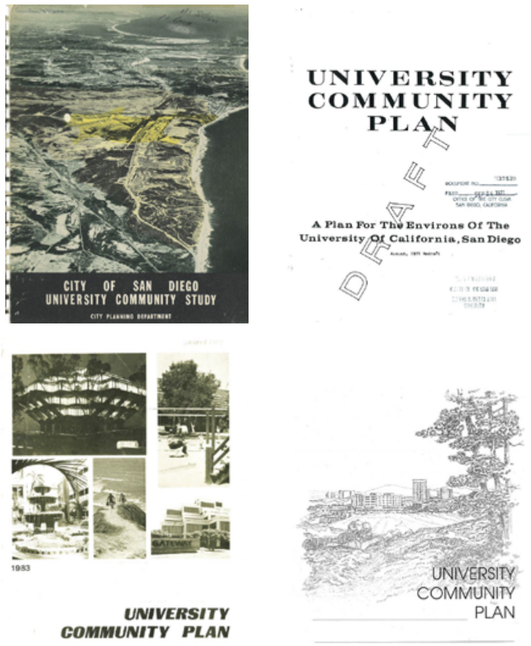


Figure 2: *University Community Plans (Top Left) 1959 Community Plan, (Top Right) 1971 Community Plan, (Bottom Left) 1983 Community Plan, (Bottom Right) 1987 Community Plan*

Figure 3: *University Community Planning Area*

2 Adopted Plan & Framework

2.1 OVERVIEW

The University Community Area has several regulatory constraints that guide development and are pertinent to this analysis. The primary development constraints include the following:

- Adopted Land Use & Zoning (University Community Plan & City of San Diego Municipal Code)
- Adopted Community Plan Land Use and Development Intensity Map & Table (Community Plan Implementation Overlay Zone A & B)
- Coastal Height Limit Overlay Zone
- Airport Land Use Compatibility Overlay Zone (MCAS Miramar)

2.2 ADOPTED COMMUNITY PLAN

2.2.1 LAND USE & ZONING

The land use map shown in Figure 4 illustrates the existing land use designations within the current University Community Plan and the zoning map shown in Figure 5 shows the zoning designations. Land use and development within the University Community Plan are also bound by a Community Plan Implementation Overlay Zone (CPIOZ). The purpose of the CPIOZ, shown in Figure 5, is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. In University, the CPIOZ is the major implementation tool for the Land Use and Development Intensity Element.

(For more information on the Adopted Land Use and Zoning, please review the Community Atlas on the project webpage at www.PlanUniversity.com.

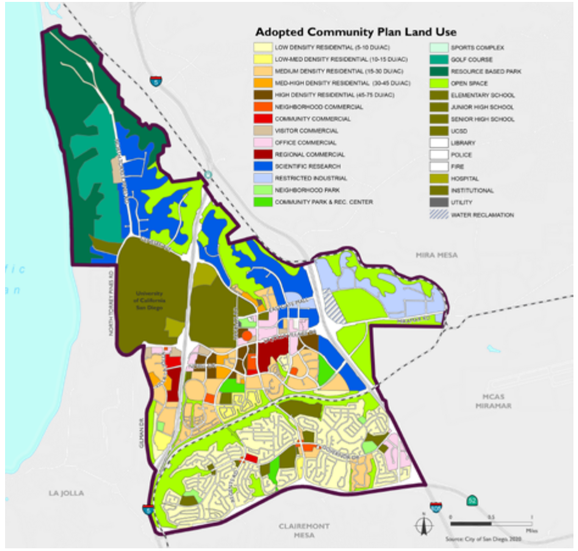


Figure 4: *University Community Plan Land Use*

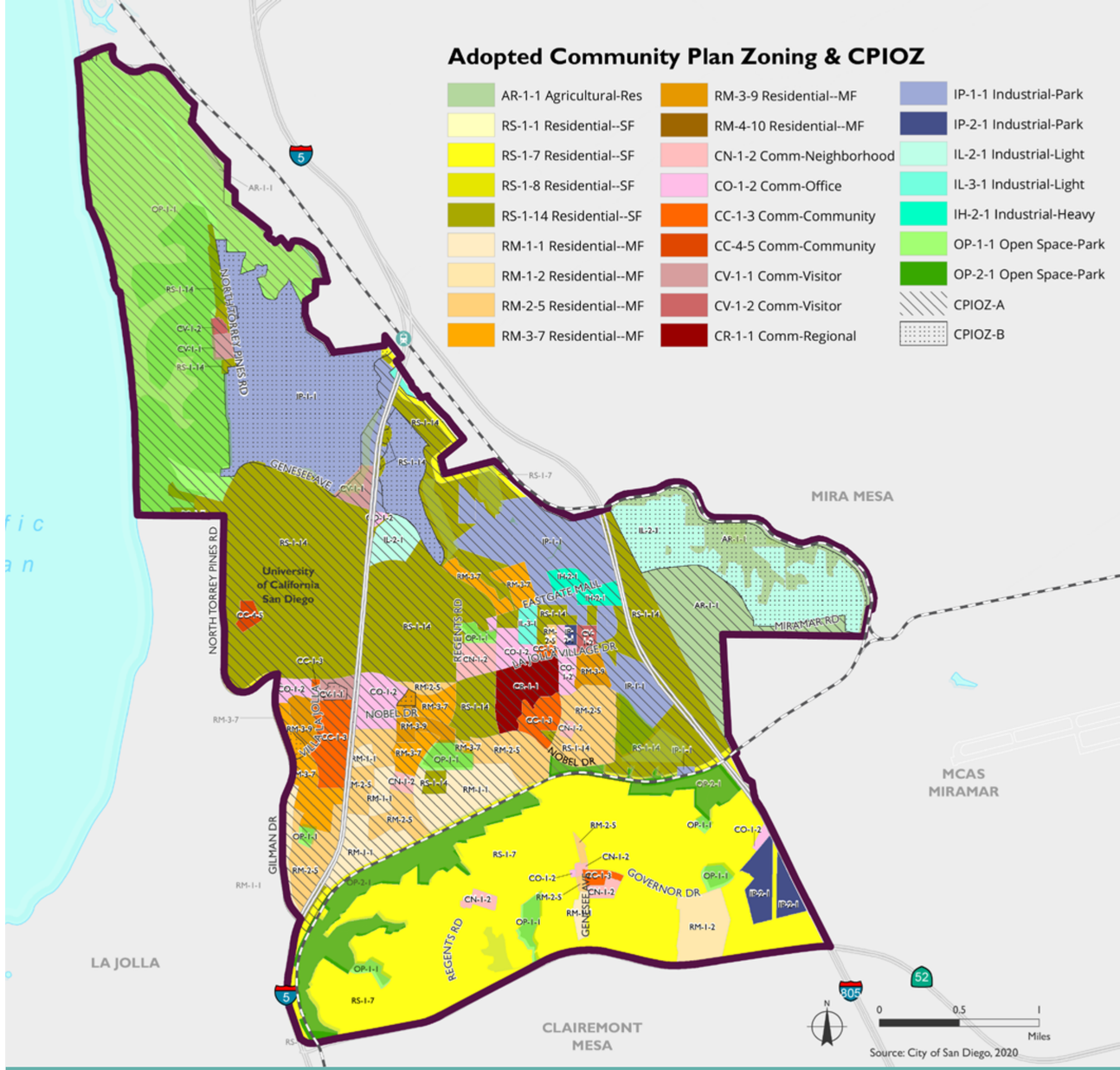


Figure 5: *University Community Plan Zoning & CPIOZ*

2.2.2 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE

The Land Use and Development Intensity Element of the Adopted Community Plan establishes development intensity related to the capacity of the roadway system. The community is divided into 101 Subareas. Each Subarea is allocated intensity of development by land use in terms of square footage, number of residential units, or both, and how many Average Daily Trips (ADTs) the land use would generate as shown in the Land Use and Development Intensity Table (Figure 6 and Table 1). The Land Use and Development Intensity Table is implemented in accordance with the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B), which provides supplemental development regulations that are tailored to specific sites within the community plan.

The University Community Plan identifies the following two types of CPIOZ within the University Community:

CPIOZ A – MINISTERIAL REVIEW (PERMIT TYPE "A")

The CPIOZ is proposed to be the major implementation tool for the Development Intensity Element. This zone should be applied over the northern portion of the community, i.e., all property north of the railroad tracks. The purpose of the overlay zone will be to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table. The southern portion of the community should develop in accordance with the existing zoning with the following exceptions: 1) the Governor Park office park shall be subject to the limitations of the Land Use (Subarea 100) and Development Intensity Table through the M-IP process; and 2) the City-owned parcel designated for institutional uses (Subarea 100) shall also be subject to the limitations in Table 3 of the UCP (University Community Plan, 174-175).

CPIOZ B – DISCRETIONARY REVIEW (PERMIT TYPE "B")

The CPIOZ Type "B" Permit should be applied to sites where zoning is consistent with the land use designation in the plan, but where special design considerations apply. The sites identified for application of CPIOZ "B" 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. Without the application of CPIOZ "B," development in these areas would be subject to ministerial review only, and therefore would not be reviewed for consistency with the goals and proposals of the Plan. The discretionary review of these sites will ensure that development is consistent with the design guidelines contained in the Urban Design Element of the Plan, MCAS Miramar restrictions, that adequate pedestrian circulation is provided and that the architecture, grading, lot coverage, height, bulk and orientation of buildings, etc., is compatible with surrounding development.

CPIOZ "B" has been applied to the following subareas:

1. Scripps Clinic (Subarea 5)
2. Torrey Pines Mesa (Subarea 9)
3. Campus Point (Subarea 10)
4. Catholic Diocese (Subarea 67)
5. La Jolla Village Inn (Subarea 75)
6. J.W. Jones (Subarea 86)
7. Restricted Industrial (Subareas 96, 97, 98 and 99).

Projects proposed in the Torrey Pines Mesa subareas shall be required to provide 50-foot landscaped setbacks along North Torrey Pines Road, preserve mature trees and provide eucalyptus or Torrey Pine trees along North Torrey Pines Road and Genesee Avenue to maintain the existing landscape theme (University Community Plan, 174-175).

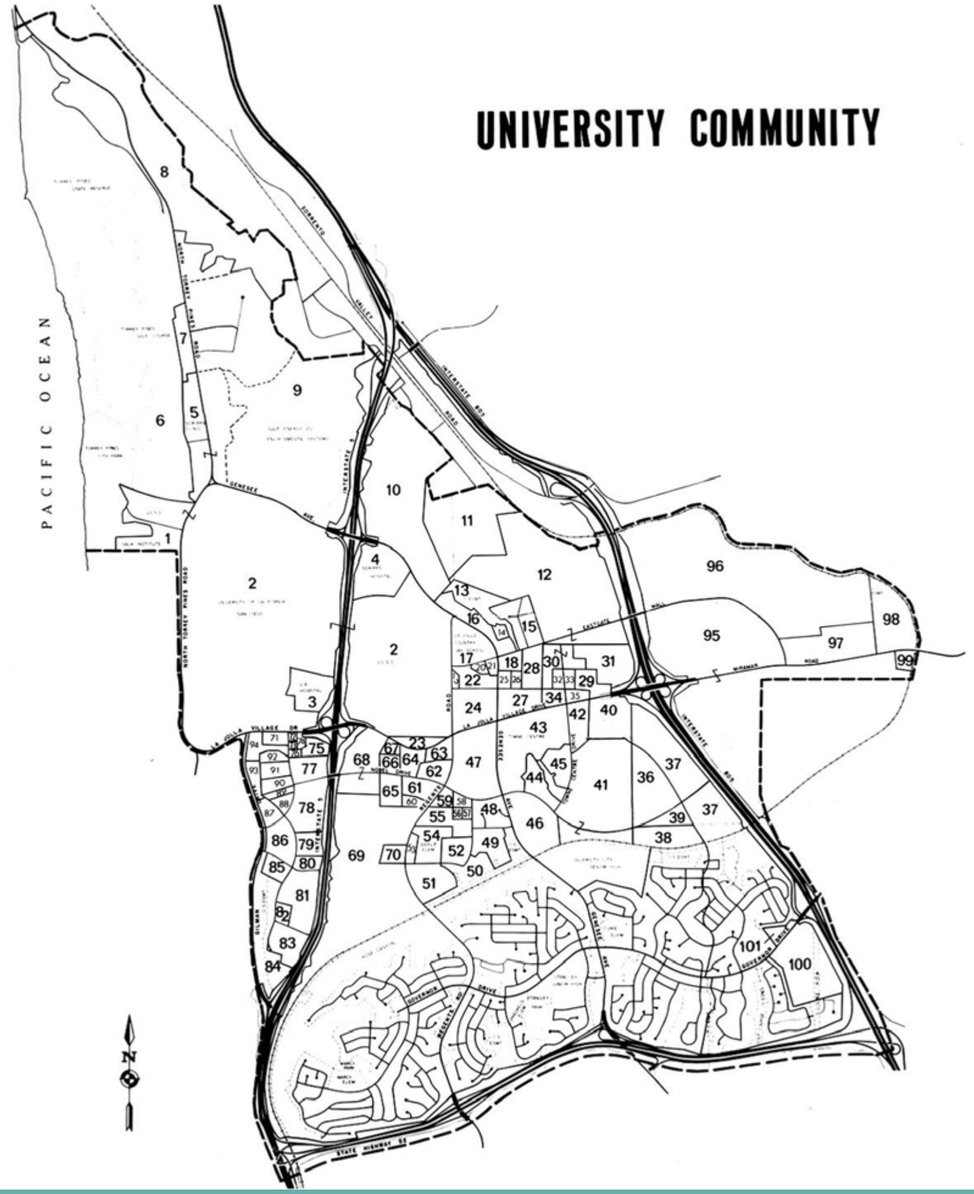


Figure 6: *University Community Plan Land Use & Development Intensity Map*

Table 1: Land Use and Development Intensity Table

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
1	7	Salk Institute	26.88	500,000 SF - Scientific Research
2	13	UCSD	918.00	UCSD Long Range Development Plan (110,000 ADT)
3	3	VA Hospital	29.95	725 Beds
4	12	Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF - Scientific Research 793,580 SF - Medical Office
5	4	Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6	22	Torrey Pines Golf Course/ City Park/State Reserve	728.05 (1)	
7	2	Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 (1)	400 Rooms - Hotel 175 Rooms - Hotel
8	2	Torrey Pines State Reserve	233.92	
9	94	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	18	Campus Point	158.78	Existing or approved development, Exceptions: Alexandria (10290-10300) Campus Point Drive and SAIC – 30,000 SF/AC (3) and Lot 7 (3.6 AC) -18,000 SF/AC -Scientific Research 25.00 Open Space
11	10	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)
12	35	Eastgate Technology Park (PID) (4a)(4b)	218.50	2,472,025 SF - Scientific Research
13	1	Open Space Easement	26.00	
14	1	Utility/SDGE	2.89	
15	6	Condominiums	25.26	365 DU
16	47	Apartments/Condominiums	17.95	481 DU (PRD required)
17	1	La Jolla Country Day School	23.98	School (5)
18	2	Churches	6.16	2 Institutions (5)
19	1	Pacific Telephone	1.66	22,480 SF
20	-	Fire/Police	3.20	23,400 SF
21	1	La Jolla Eastgate Office Park	1.97	46,000 SF
22	3	Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23	3	La Jolla Village Tennis Club Condominiums	7.64	120 DU
24	10	Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25	1	La Jolla Bank and Trust	3.63	156,000 SF - Office
26	1	Park Plaza (PCD)	3.07	69,764 SF - Office
27	12	The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28	2	Chancellor Park	16.61	542,000 SF - Office
29	6	Goodwin/Smith, etc. (6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
	-	La Jolla Centre III(7a) (PDP)	5.00	340,000 SF – Business Park
30	10	Nexus Specific Plan	22.50	Specific Plan
31	8	Private Ownership	23.79	20,000 SF/AC - Scientific Research
	-	Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32	2	Devonshire Woods (PRD)	3.98	95 DU
33	1	La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34	2	Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant
35	1	La Jolla Centre I (PCD) (7b)	3.17	143,400 SF - Office
36	5	Neighborhood Park		
37	16	City Ownership Alexandria (PDP) Open Space	56.5 42.60 2.75	18,000 SF/AC - Scientific Research 8,657 ADT- Scientific Research
38	9	Towne Centre Apartments (PRD)	23.79	256 DU
39	-	City Ownership	7 – 8	30 DU/AC
40	9	La Jolla Crossroads(8)	33.80	33.8 AC - Residential, 1,809 DU
41	51	Renaissance La Jolla (PDR & PCD) Open Space Easement	112.96 15.06	2,500 DU 50,000 SF - Neighborhood Commercial
42	3	La Jolla Gateway (PCD)7c	14.17	396,305 SF - Office
	-	Congregation Beth Israel 7c		2,165SF – Chapel 62,931 SF – Sanctuary/Temple School
43	8	University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU(9)
44	6	Vista La Jolla/University Pines	12.26	257 DU
45	57	Vista La Jolla	14.84	56 DU
46	17	Nobel Terrace (PRD)	41.05	716 DU
47	17	Costa Verde Specific Plan (8)	54.00	178,000 SF - Neighborhood/Community Commercial 2740 DU
48	6	La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49	3	Genesee Highlands Unit 2	17.87	246 DU
50	7	Genesee Highlands Unit 3 Open Space Easement	8.61 13.60	211 DU
51	7	Genesee Highlands Unit 4	26.02	340 DU
52	10	Playmor Terrace	11.89	168 DU
53	1	Genesee Highlands Unit 6	4.78	72 DU
54	2	Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55	3	Doyle Community Park	12.63 2.97 4.29	

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
56	1		2.50	50 DU
57	1		2.11	139 DU
58	1	Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59	1	Lincoln La Jolla	4.54	251 DU(11)
60	4	The Pines (PRD)	5.72	248 DU
61	1	(PRD)	10.08	368 DU
62	4	La Jolla Village Park (PRD)	12.00	333 DU
63	2	La Jolla Village Park (PRD)		(included in 62)
64	2	Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65	2	La Jolla International Gardens (PRD)	11.43	774 DU
66	5	La Jolla Garden Villas (PRD)	4.08	277 DU
67	1	La Jolla Apartments (11a)	4.70	232 DU
68	12	University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69	402	La Jolla Colony	158.50	3,594 DU
70	5	La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71	2	La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72	1	Gas Station	1.06	4,900 SF
73	2		1.00	3,400 SF - Bank 25,674 SF - Office
74	1		2.00	97,689 SF - Office
75	2	La Jolla Village Inn	7.89	400 Rooms - Hotel
76	2	Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77	8	Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78	10	La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79	13	Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80	1	The Woodlands	6.60	125 DU
81	14	Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82	1	Villa La Jolla Neighborhood Park	5.60	
83	5	La Jolla Village Townhomes	23.21	291 DU
84	3	La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85	1	La Jolla Village	6.84	204 DU
86	7	Villa La Jolla	18.29	548 DU
87	1	J.W. Jones	10.85	456 DU
88	1	Villas Mallorca	7.04	136 DU
89	1	Villas Mallorca Phase II		(included in 88)
90	3	Woodlands North	5.93	120 DU

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
91	3	Cambridge	5.24	112 DU
92	4	Boardwalk La Jolla	8.35	216 DU
93	2	Broadmoor	10.37	156 DU
94	1	The Residence Inn	8.50	288 Suites - Hotel
95	12	Miramar Marine Corps Air Station	176.31	
96	62		305.35	Restricted Industrial
97	18		43.22	Restricted Industrial
98	19		41.20	Restricted Industrial
99	1	Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100	19	Governor Park	55.00	913,728 SF - Office
101	1	City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)

(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 shall be required to mitigate its 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. Alexandria shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 20,000 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.

(4a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64 Subarea 12 (PID) 90-0892) have been shifted to La Jolla Centre III Subarea 29 APN 345-012-10.

(4b) 7,635 square feet is transferred from Eastgate Acres PID 96-7756 in Subarea 11 to Lot 6A in Subarea 12. 18,878 square feet is being transferred to Lot 6A from within PID 90-0892. In addition to transfers, the project on Lot 6A shall implement Transportation Demand Management (TDM) measures targeting a reduction in project trips during peak hours.

(5) Expansion of these uses is permitted, subject to discretionary review.

(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD). Up to 100-400 hotel rooms may be developed in place or in combination with office square footage in accordance with the La Jolla Commons PDP. Residential use may be developed in place of or in combination with hotel and/or office use subsequent to amending the La Jolla Commons PDP and additional environmental review.

(7a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892);345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 82-0707); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7b) ADT's 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) ADT's 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 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria, 1,615 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.

(10) This property is subject to an approved Planned Development Permit (PDP), which allows adjustment to square footage for uses permitted in the IP-1-1 zone so long as maximum trip generation does not exceed 8,657 ADT.

(11) The land use designation for this property has been revised from 30-45 du/acre to 45-75 du/acre although no more than 251 units are permitted on the site which occupies 3.71 net acres.

(11a) ADT's from Irvine Company owned parcel 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

2.3 COASTAL HEIGHT LIMIT OVERLAY ZONE

The University Community Area, west of Interstate-5, is restricted by the Coastal Height Limit Overlay Zone (Coastal Height Limit) (Figure 8). The following identifies the intended purpose and pertinent regulations of the Coastal Height Limit:

> The purpose of the Coastal Height Limit is to provide a supplemental height limit for specific coastal areas as enacted by the voters of the City of San Diego (San Diego Municipal Code, §132.0501). Notwithstanding any section to the contrary, no building or addition to a building shall be constructed with a height in excess of thirty feet within the Coastal Height Limit of the City of San Diego (San Diego Municipal Code, §132.0505).

As noted in Figure 8, the University Community is also included within the State of California's Coastal Zone. The Coastal Zone was implemented upon adoption of the California Coastal Act of 1976 and is regulated by the California Coastal Commission (CCC) (City of San Diego General Plan, Conservation Element, CE 18-20).

In accordance with the Coastal Act, the City of San Diego enacted a Local Coastal Program. The University Community is located within the North City Local Coastal Program. As is specified within the University Community Plan:

> Both the [Adopted] Plan and the North City Local Coastal Program Land Use Plan are components of the City's total Local Coastal Program. The plan identifies the basic land use, development intensity and circulation system within its coastal areas. The North City Local Coastal Program Land Use Plan further clarifies and adds specific coastal resource protection policies needed to satisfy the requirements of the Coastal Act. Both plans are designed to be compatible with each other. Where any apparent conflict exists, the North City Local Coastal Program Land Use Plan shall apply (University Community Plan, 4-5).

The Coastal Height Limit is pertinent to this analysis as it constrains development to no more than thirty feet in height. Furthermore, the only developed areas within the Coastal Zone of the University Community are also within the Coastal Height Limit, and are bound by that same constraint.

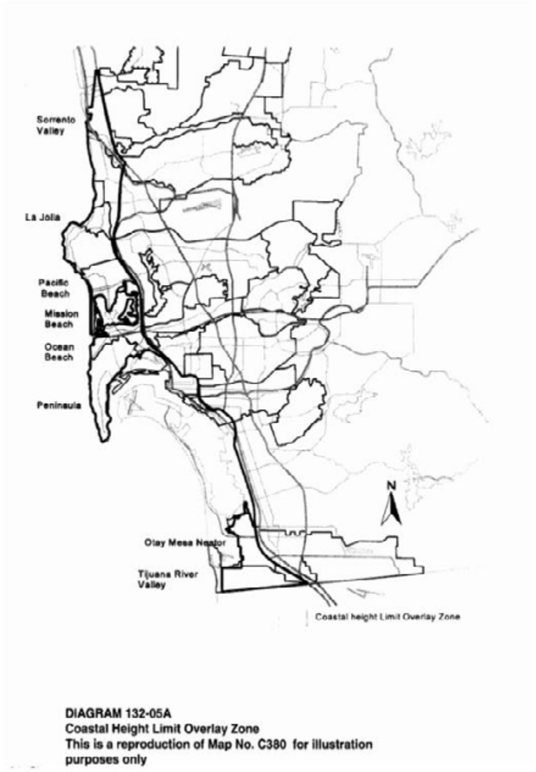


Figure 7: *City of San Diego Coastal Height Limit Overlay Zone*

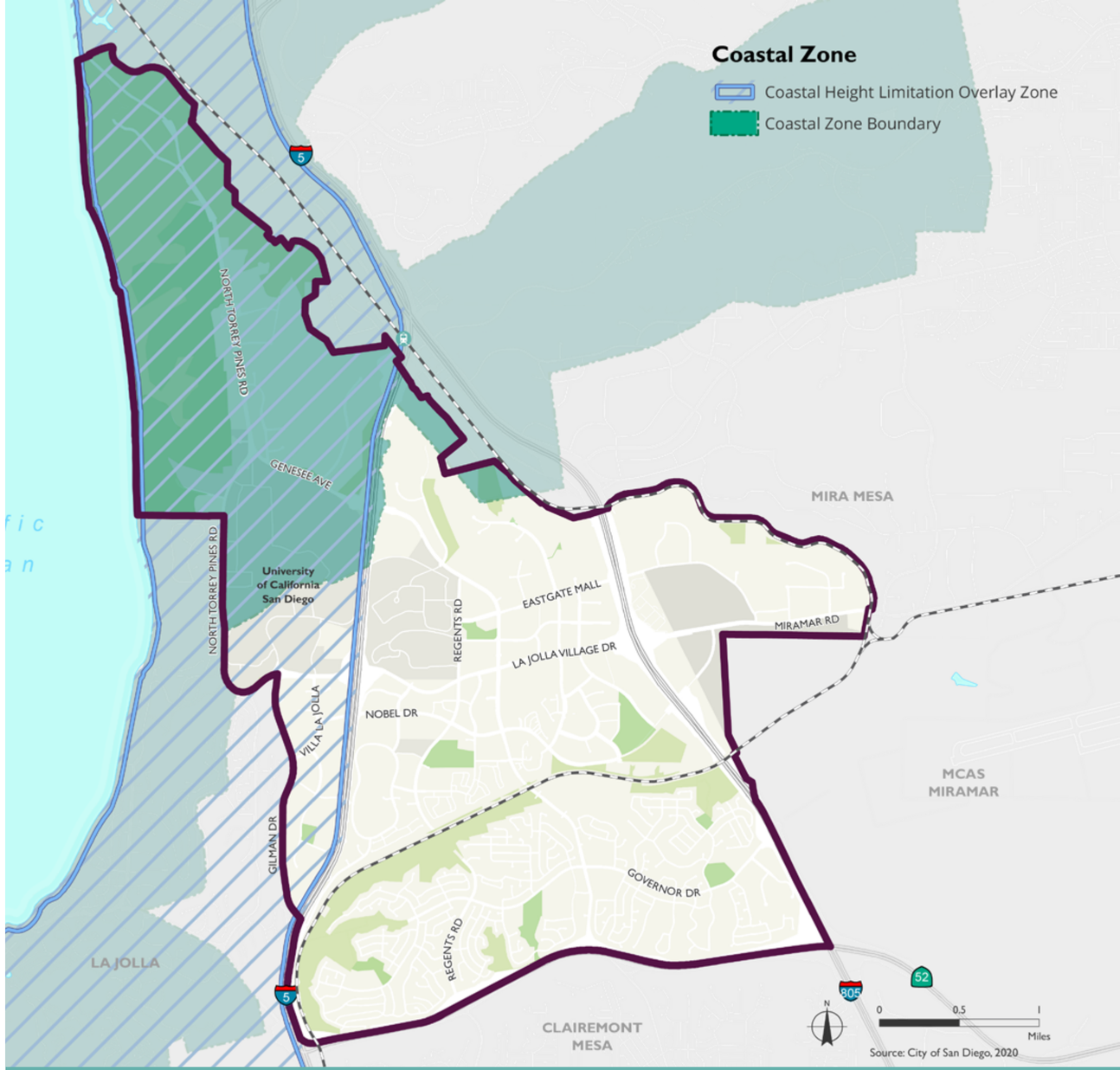


Figure 8: *University Coastal Height Limit Overlay Zone*

2.4 AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE

Areas within the University Community Area, as shown in Figure 11, are regulated by the Airport Land Use Compatibility Overlay Zone.

> The purpose of this Overlay Zone within the University Community is to implement the MCAS Miramar Airport Land Use Compatibility Plan. The intent of these supplemental regulations is to ensure that new development located within an airport influence area is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas (San Diego Municipal Code, §132.1501).

Areas within the Overlay Zone are constrained by compatible uses and a maximum population intensity (people per acre) and subsequent FAR per use type as outlined in Tables 2 and 3.

Table 2: MCAS Miramar ALUCP - Population Intensity Max

	APZ I	APZ II	TZ
People per Acre	25	50	300

Source: MCAS Miramar ALUCP

Table 3: MCAS Miramar ALUCP - Use Compatibility and Allowed FAR

Uses Allowed	APZ I	APZ II	TZ
Office	-	0.25	
Research & Development	-	0.34	
Manufacturing, Low Intensity or Risk	0.28	0.56	
Low Hazard Storage	0.57	1.15	

Source: MCAS Miramar ALUCP

Not Compatible

Conditional Use

Compatible

Figure 9: *MCAS Miramar, 1996*

Figure 10: *MCAS Miramar, 2020*

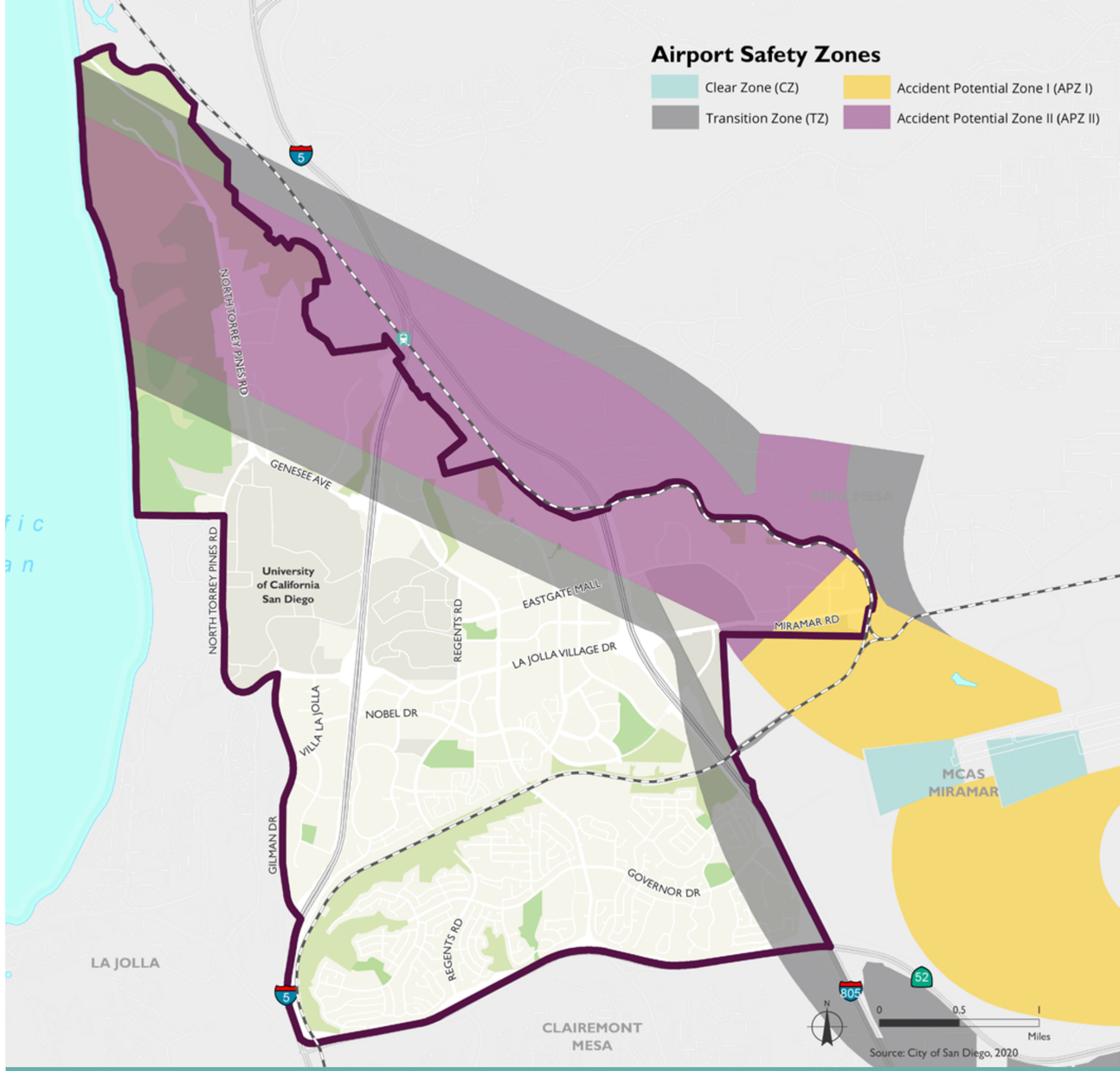


Figure 11: *MCAS Miramar Airport Land Use Compatibility Overlay Zone*

2.5 DENSITY AND HOUSING TYPES

Housing within the University Community Area is concentrated within the central and southern areas of the community. The Community contains approximately 26,520 existing housing units. Of those units, 20,930 are within the Subareas of the Land Use and Development Intensity Table and the remaining 5,590 units are located outside of the Subareas in the community to the south of Rose Canyon. As is shown in Figure 12, the southern portion of the community is predominantly single family residential while the central area of the community is predominantly multi-family residential.

The average density is approximately 14 units per acre (Table 4). Majority of this density is in the northern portion of the Community and primarily includes multi-family condominiums and multi-family apartment units (Figure 13).

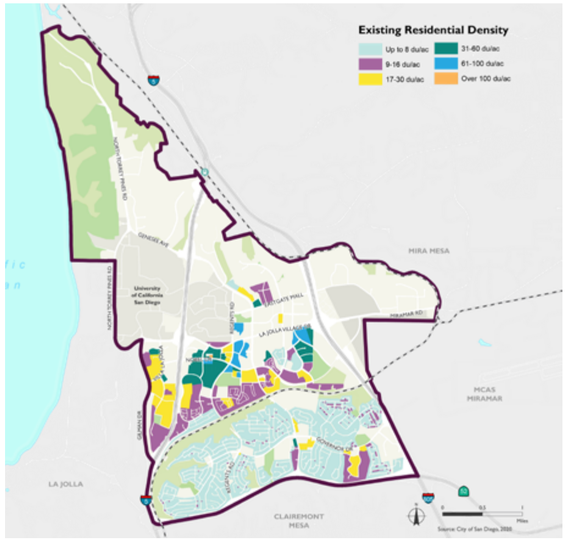


Figure 12: *University Community Existing Residential Density*

Table 4: Remaining Dwelling Units in Underlying Zoning (All)

	Existing Built Dwelling Units	Adopted Plan Al-lowed Dwelling Units	Zoning Buildout Dwelling Units
Non-Subarea Housing Units	5,590	6,243	6,243
Subarea Housing Units	20,930	20,930	20,930
Total	**26,520**	**27,173**	**27,951**

Source: City of San Diego, 2020

Table 5: Existing Dwelling Units by Housing Type (All)

	Existing Dwelling Units	Acres	Units per Acre
Multi-Family Condominiums	9,417	506	19
Multi-Family Apartments	12,372	408	30
Single Family Residential	4,731	966	5
Total	**26,520**	**1,880**	**14**

Source: City of San Diego, 2020

Figure 13: *University Community Existing Housing Types*

3 Methodology

3.1 INTRODUCTION

The purpose of this analysis is two-fold: (Scenario 1) to determine the remaining unbuilt capacity, both in non-residential square feet and dwelling units, within the Land Use and Development Intensity Table and (Scenario 2) to determine the remaining unbuilt capacity, both in non-residential square feet and dwelling units, within the underlying adopted zoning.

3.2 METHODOLOGY: SCENARIO 1

Scenario 1: The remaining development capacity within the existing Subareas of the Land Use and Development Intensity Table.

- ***Question Asked:*** What is the remaining unbuilt capacity within the Adopted Community Plan according to the Land Use and Development Intensity Table?

To determine the remaining capacity for development within the Land Use and Development Table of the Adopted Community Plan, staff utilized the following methodology:

3.2.1 PARCEL ANALYSIS

Staff identified all parcels within each corresponding Subarea (1 through 101) and constraint area. This analysis yielded the following results:

- University Community Plan Subareas: 1,248 parcels and 5,460 acres
- Coastal Height Limit: 305 parcels and 3,560 acres
- Transition Zone: 505 parcels and 1,386 acres
- APZ II: 210 parcels and 1,919 acres

Next, staff compared the existing development (floor area and dwelling units) within each Subarea to the maximum allowed development within each Subarea of the Land Use and Development Intensity Table. This analysis resulted in the initial remaining capacity of each Subarea at maximum buildout (Appendix D).

Lastly, staff conducted parcel site feasibility analysis for subareas with remaining capacity:

- Reviewed long range development plans and permits, master plans, and other regulations or guiding documents to determine existing capacity and future redevelopment plans.
- Analyzed each parcel within Subareas to determine the likelihood of redevelopment or infill. When reviewing the remaining capacity, staff evaluated the following scenarios: (1) infill development within existing development, (2) partial site redevelopment, and (3) total site redevelopment.

3.3 METHODOLOGY: SCENARIO 2

Scenario 2: The remaining development capacity within the underlying zoning (Figure 5) of the existing Subareas.

- ***Question Asked:*** What is the remaining unbuilt capacity within the Adopted Community Plan if the Land Use and Development Intensity Table were removed and the Plan reverted to the underlying zoning of the Subareas?

To determine the remaining capacity for development within the underling zoning of the Adopted Community Plan, staff utilized the following methodology:

3.3.1 CONSTRAINT IDENTIFICATION

To understand constraints and limitations of the buildout scenario within the underlying zoning, staff utilized parcel data and spatial analysis to identify parcels within the Coastal Height Limit, Transition Zone, and Airport Protection Zone II. This analysis resulted in the following:

- Coastal Height Limit: 305 parcels and 3,560 acres
- Transition Zone: 505 parcels and 1,386 acres
- APZ II: 210 parcels and 1,919 acres

3.3.2 TIERS ANALYSIS INPUTS

Utilizing parcel data, staff conducted a Site Feasibility Tiers Analysis. This analysis was used to identify the potential buildout of sites upon removal of the Land Use and Development Intensity Table. The previous Table served as a development intensity cap based on the finite traffic capacity of the circulation system. Upon removal of the Table, the Tiers Analysis serves as an initial guide for analyzing redevelopment potential.

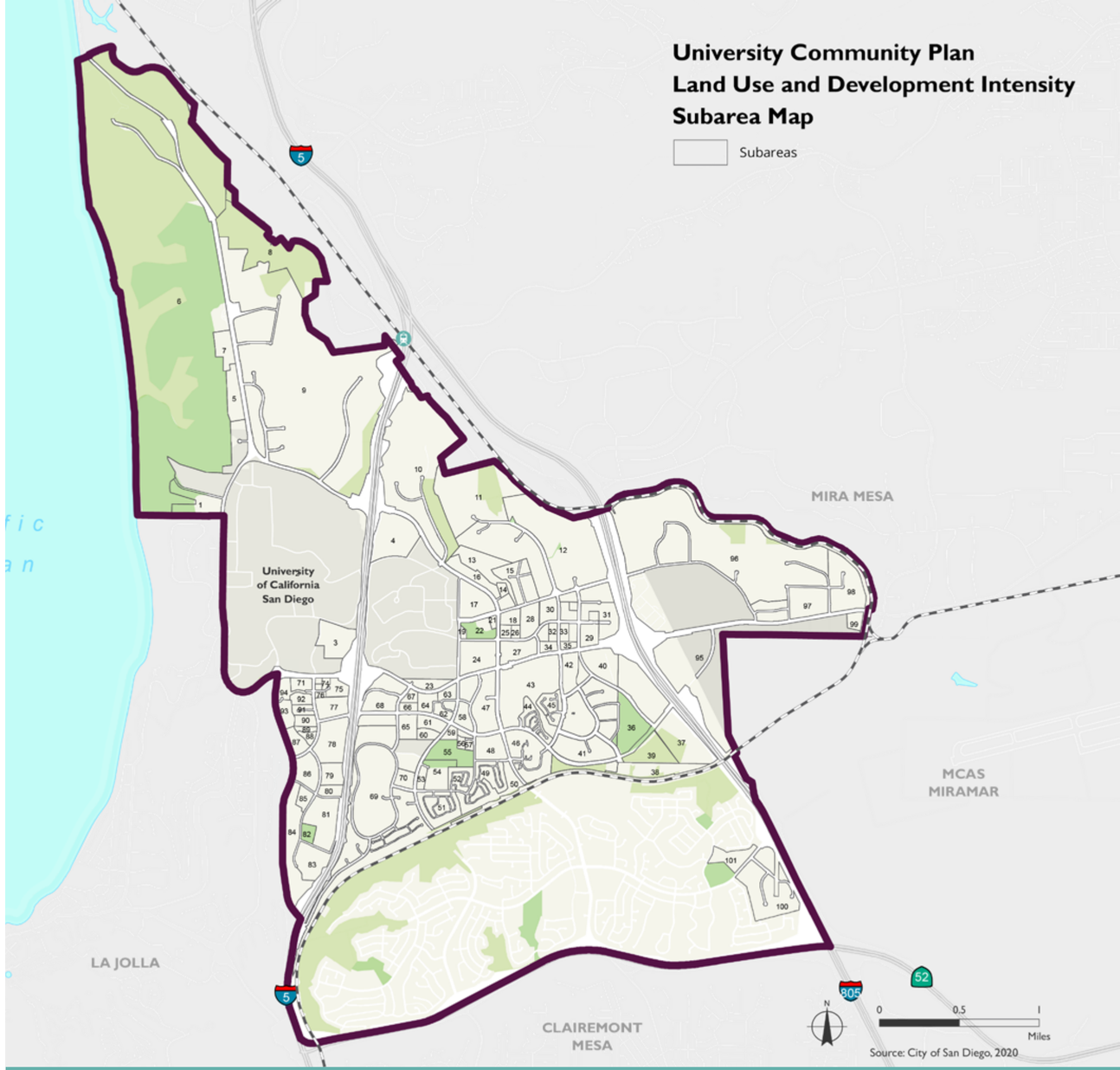


Figure 14: *University Community Plan Land Use & Development Intensity Map*

The Tiers Analysis identifies significantly underutilized sites which may have greater potential for land use or intensity change over the long term and includes the Assessed Value Ratio and the Floor Area Ratio:

- ***Assessed Value Ratio:*** The Assessed Value Ratio (AVR) (Figure 17) is the assessed building value compared to the land value of each site (building value/land value). If the building value is greater than the land value, it will have a higher AVR. If the land value is greater than the building value, it will have a lower AVR and is therefore likely to redevelop.
- ***Floor Area Ratio:*** The Floor Area Ratio (FAR) (Figure 15), or intensity, is the ratio of a buildings floor area to the total area of the site (floor area/site area). Sites with lower intensity, excluding constraints such as the Coastal Height Limit or TZ/APZ II, may indicate a likelihood to redevelop.

3.3.3 TIERS ANALYSIS

The Tiers Analysis resulted in four tiers, with parcels outside of the tiers included in a "Tier 0."

- ***Tier 1***: Sites that are vacant or have both a low FAR (0.34 and below) and a low AVR (less than 0.75). Sites in this tier are most likely to redevelop. Parcels within Tier 1 are estimated to redevelop at a rate of 75% on aggregate and are therefore calculated to redevelop at 0.75 of the maximum zone allowed FAR outside of constraints.
- ***Tier 2:*** Sites that have both a low FAR (0.34 and below) and a medium AVR (0.75 to 1.50). Sites in this tier are likely to redevelop. Parcels within Tier 2 are estimated to redevelop at a rate of 50% on aggregate and are therefore calculated to redevelop at 0.50 of the maximum zone allowed FAR outside of constraints.
- ***Tier 3:*** Sites that have both a medium FAR (0.35 to 0.70) and a medium AVR (0.75 to 1.50) or sites that have either a low FAR (0.34 and below) with a high AVR or a low AVR (less than 0.75) with a high FAR. Sites in this tier are likely to redevelop, but not at an overwhelming rate. Parcels within Tier 3 are estimated to redevelop at a rate of 25% on aggregate and are therefore calculated to redevelop at 0.25 of the maximum zone allowed FAR outside of constraints.
- ***Tier 4:*** Sites that have either a medium FAR (0.35 to 0.70) or a medium AVR (0.75 to 1.50). Sites in this tier are not likely to redevelop.

All parcels outside of the Tiers Analysis (Tier 0) are identified as built-out and/or not likely to redevelop. Parcels within Tier 0 are parcels with a high FAR and high AVR and are therefore not likely to redevelop.

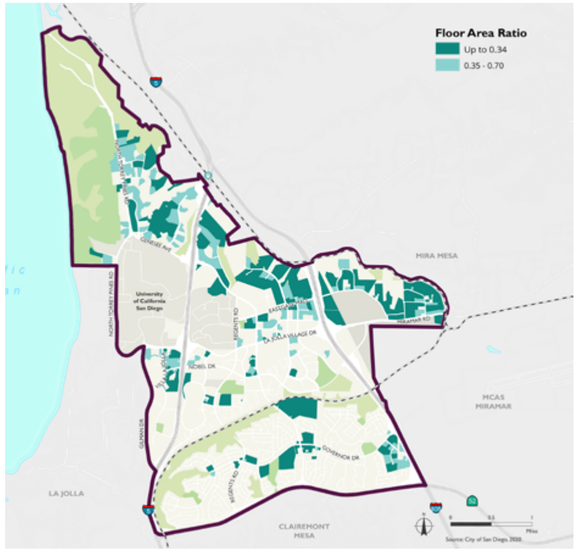
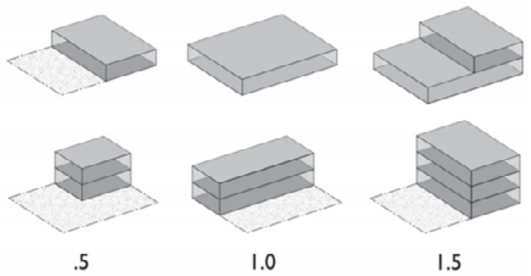


Figure 15: *Parcel Analysis - Floor Area Ratio*



FAR is the ratio of a building's total floor area to the total area of the site. As shown above, a one-story building occupying half of a parcel has an FAR of 0.5, as does a two-story building occupying one-fourth of that same parcel.

Figure 16: *Floor Area Ratio*
(Source: University Community Atlas, 2018)

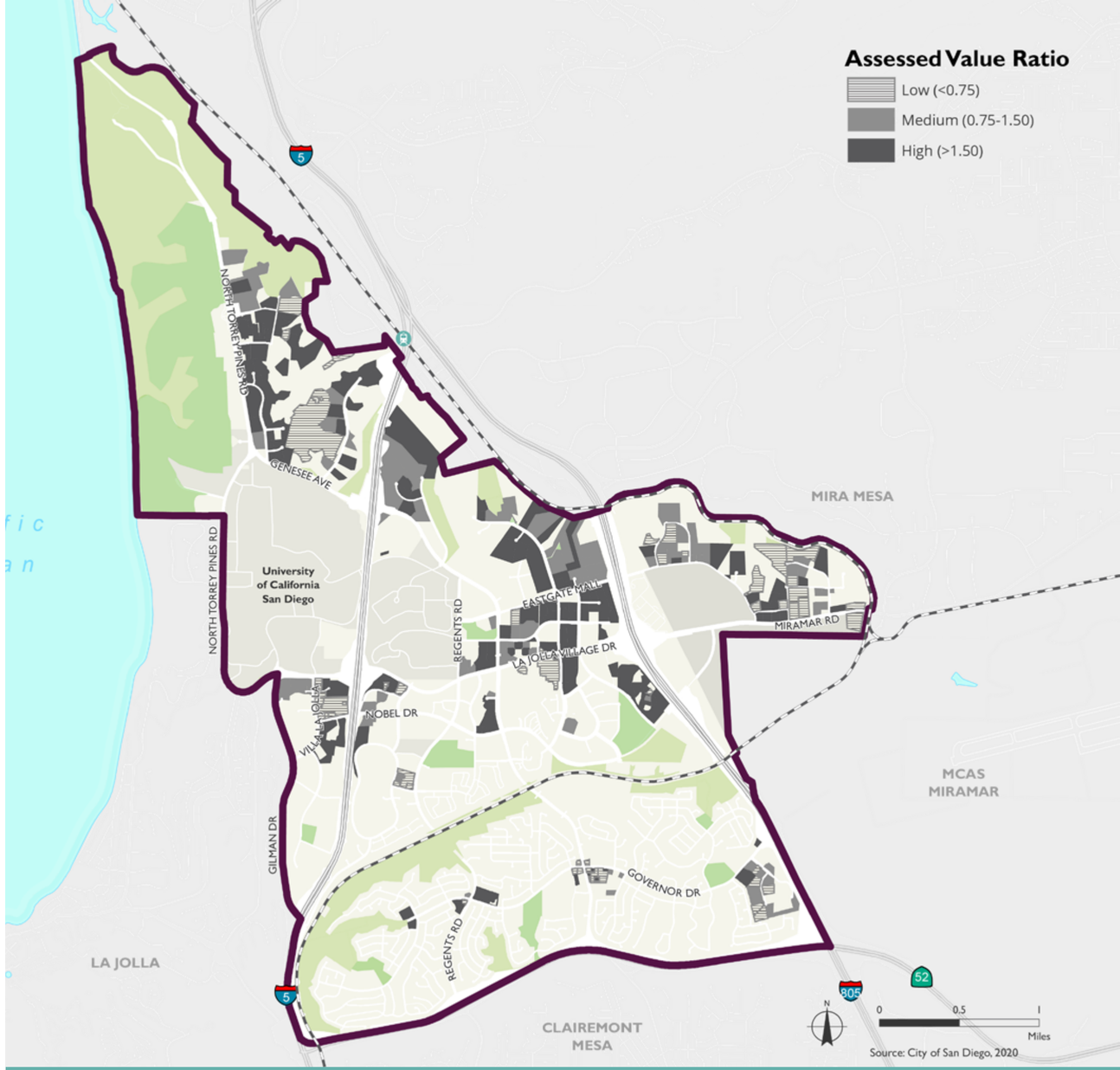


Figure 17: *Parcel Analysis - Assessed Value Ratio*

3.3.4 PARCEL LEVEL ANALYSIS

Following initial results from the Tiers Analysis, staff evaluated all parcels within each Tier to remove outliers relating to parcel size, year of development, use type, and other issues and identified the maximum FAR or dwelling unit buildout under the existing City of San Diego Municipal Code – Chapter 13 – Zones (Appendix C).

Furthermore, staff assumed the following for the parcel analysis (specific assumptions are detailed in Appendix D):

1. Areas analyzed are those within the Land Use and Development Intensity Table Subareas 1 through 101, which excludes portions of the University Community south of Rose Canyon. This area is predominantly single family residential.
2. If the Tiers Analysis identified a recently redeveloped, currently redeveloping, or planned redevelopment site, then the buildout of the site will equal the intensity of the redevelopment.
3. Within Subareas 9, 10, 11, and 12, the maximum buildout is 0.34 FAR within APZ II. Within the TZ, 2.00 FAR is the maximum, but recent redevelopment has achieved between a 0.50 and 0.60 FAR (See Figures 18 and 19: Takeda, GradLabs). For the purpose of this analysis, a 0.50 FAR is used for buildout calculation.
4. Within the APZ II, the likely FAR for redevelopment is 0.34 if the existing development is currently less than 0.34. If the existing FAR is greater than 0.34 then the buildout equals existing due to constraints.
5. Within Subareas 95, 96, 97, 98, and 99 the maximum FAR is 0.56 in APZ II/IL-1-1 or more restricted in APZ I. The Industrial Tier (non-R&D) is treated differently than the other Tiers. Anything over 0.25 FAR (+/- .03) is not likely to redevelop (Tier 3 and 4). Anything at or under 0.25 FAR with is more likely to redevelop (Tier 1 and 2).
6. If a development has no existing dwelling units, the zoning dwelling unit buildout is equal to zero.
7. No matter the potential buildout of condominiums, buildout equals existing due to constraints of redeveloping. Multi-family apartment complexes are owned in whole whereas units within multi-family condominiums are individually owned and far less likely to redevelop.
8. To calculate zoning buildout for multi-family apartments, compared the existing dwelling units to the maximum allowed under zoning and evaluated feasibility of redevelopment.
9. If the existing development exceeds the potential buildout or if the underlying zoning is more constraining than existing development, then buildout equals existing.

Figure 18: *Takeda, 0.52 FAR (Source: Takeda)*

Figure 19: *GradLabs, 0.58 FAR (Source: ARE)*

Table 6: Tiers Analysis Results

Tiers	Non-Residential Existing Built Development (SF)	Acres
1	1,074,246	145
2	1,219,923	141
3	7,246,688	440
4	6,019,225	213
Total	**15,560,082**	**938**

Source: City of San Diego, 2020

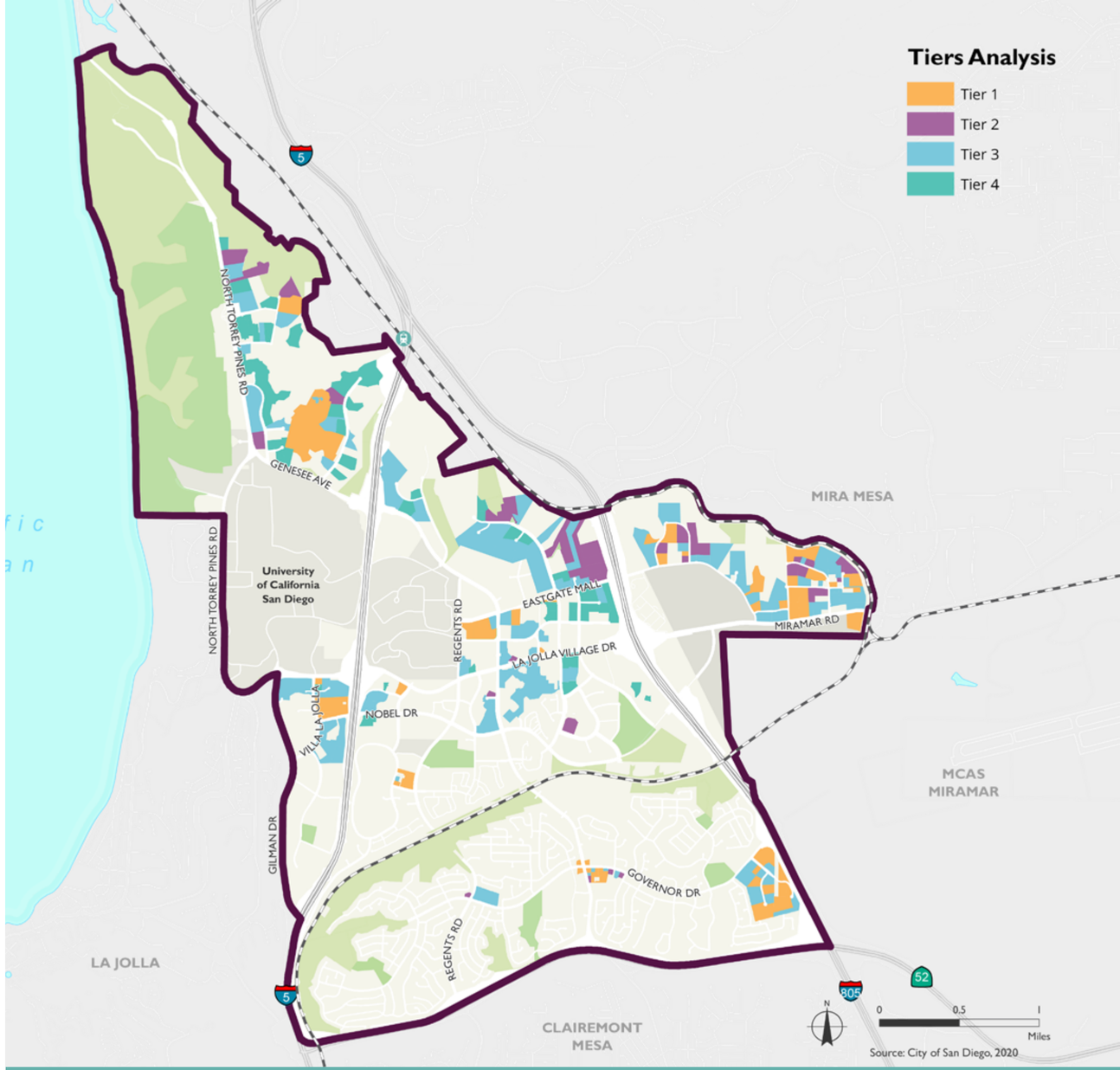


Figure 20: *University Community Tiers Analysis*

4 Discussion of Results

4.1 NON-RESIDENTIAL USES

Tables 7 and 8 depict the remaining development capacity within the Land Use and Development Intensity Table and the underlying zoning. According to this parcel analysis there are approximately 3,717,377 square feet of remaining development capacity within the Land Use and Development Intensity Table (Scenario 1). If the Land Use and Development Intensity Table is removed and the development reverts to the underlying zoning, there are approximately 7,029,582 square feet of remaining development capacity (Scenario 2).

Table 7: Scenario 1: Remaining Non-Residential Development Capacity Under Land Use and Development Intensity Table (Subareas)

Subareas	Acres	Number of Parcels	Existing Non-Residential Built Development (SF)	Land Use and Development Intensity Table Buildout (SF)	Remaining Non-Residential Unbuilt Development Capacity (SF)
1	16	7	229,000	425,000	196,000
9	565	94	5,758,170	6,670,043	911,873
11	103	10	116,870	482,365	365,495
12	213	35	2,291,279	2,378,125	86,846
78	30	10	300,050	1,002,000	701,950
96	301	62	1,389,052	2,844,265	1,455,213
Total	**1,228**	**218**	**27,980,712***	**31,698,089***	**3,717,377**

**Total of all Subareas*
Source: City of San Diego, 2020

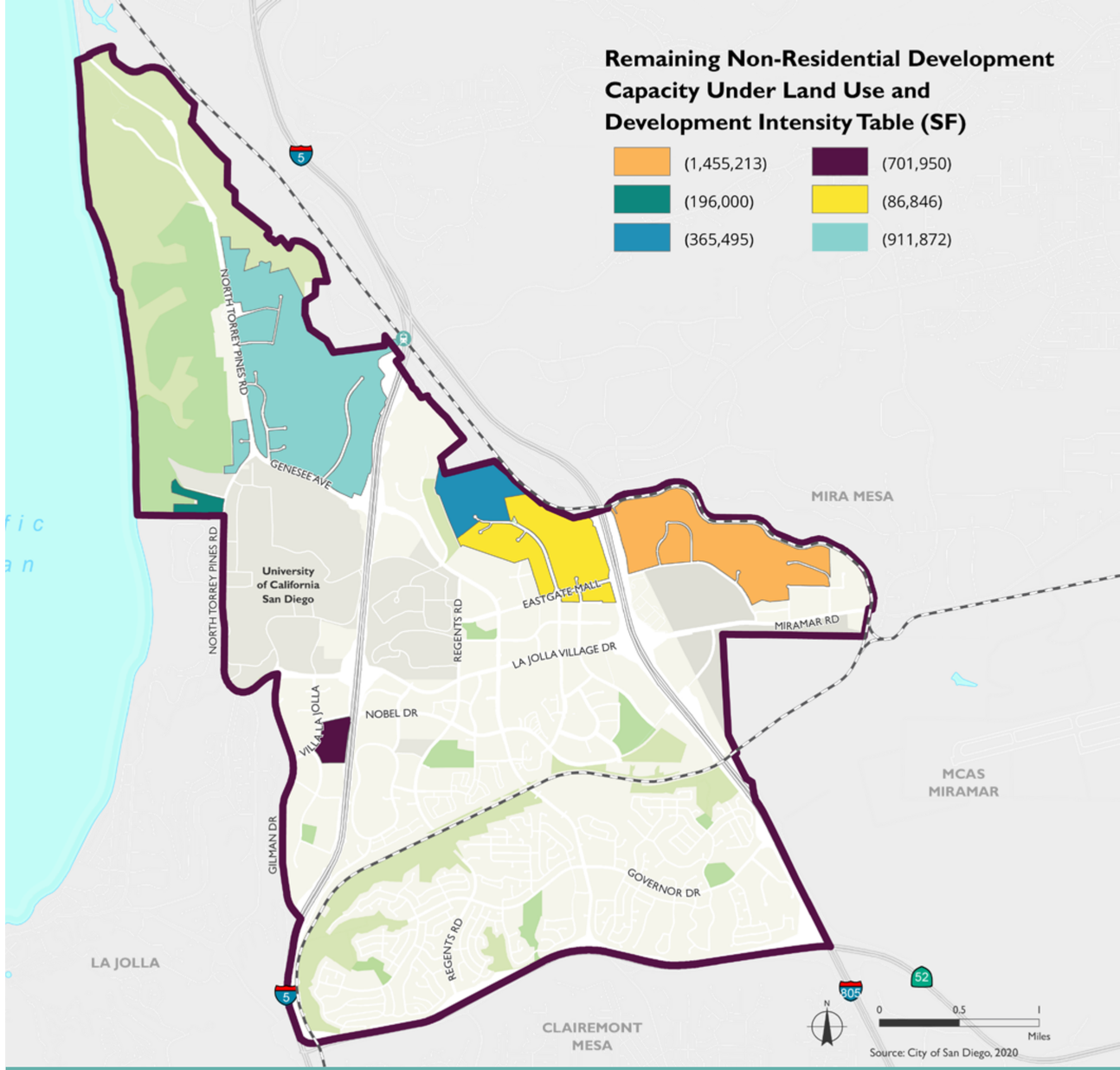


Figure 21: *Remaining Non-Residential Development Capacity Under Land Use and Development Intensity Table*

Table 8: Scenario 2: Remaining Non-Residential Development Capacity in Underlying Zoning (Subareas)

Subareas	Acres	Number of Parcels	Existing Non-Residential Built Development (SF)	Zoning Buildout (SF)	Remaining Non-Residential Unbuilt Development Capacity (SF)
1	16	7	229,000	425,000	196,000
9	565	94	5,758,170	7,124,137	1,365,967
10	182	18	1,689,456	1,983,141	293,685
11	103	10	116,870	482,365	365,495
12	213	35	2,291,279	4,031,509	1,740,230
30	20	10	517,266	581,296	64,030
34	4	2	216,461	236,976	20,515
41	98	51	52,893	169,177	116,284
68	37	12	1,060,344	1,147,533	87,189
70	8	5	93,100	355,338	262,238
72	1	1	975	51,054	50,079
75	8	2	68,159	170,103	101,944
78	30	10	300,050	373,205	73,155
96	301	62	1,389,052	2,562,402	1,173,350
100	59	19	1,026,557	2,145,976	1,119,419
Total	**1,645**	**338**	**27,980,712***	**35,010,294***	**7,029,582**

**Total of all Subareas*
Source: City of San Diego, 2020

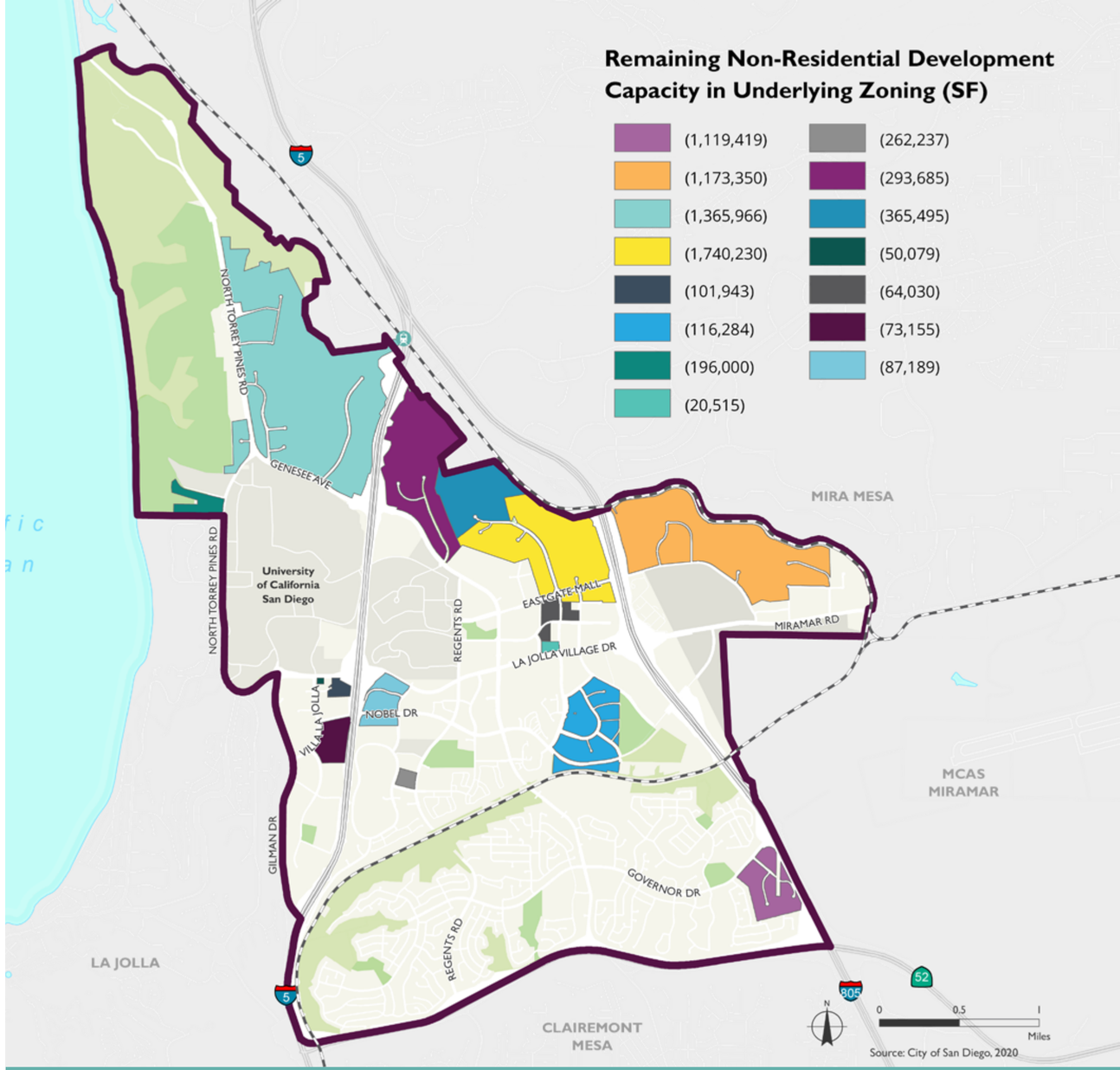


Figure 22: *Remaining Non-Residential Development Capacity in Underlying Zoning*

4.2 RESIDENTIAL USES

Tables 9 and 10 reflect the results of the analysis to identify remaining unbuilt dwelling units within the Land Use and Development Intensity Table and the underlying zoning. According to this parcel analysis, there are zero remaining developable units within the Land Use and Development Intensity Table (Scenario 1). If the Land Use and Development Intensity Table is removed and the development reverts to the underlying zoning, there are also approximately zero remaining developable units (Scenario 2).

Note: This does not take into consideration any regulations, such as Accessory and Junior Dwelling Units (ADU/JADU) or the Density Bonus, which could be considered in the future land use scenario analysis.

Table 9: Scenario 1: Remaining Dwelling Units Under Land Use and Development Intensity Table (Subareas)

	Existing Dwelling Units	Land Use and Development Intensity Table Dwelling Unit Buildout	Remaining Unbuilt Dwelling Units
Total	**20,930**	**20,930**	**0**

Source: City of San Diego, 2020

Table 10: Scenario 2: Remaining Dwelling Units in Underlying Zoning (Subareas)

Subareas	Existing Dwelling Units	Dwelling Units Allowed Under Zoning	Remaining Unbuilt Dwelling Units
Total	**20,930**	**20,930**	**0**

Source: City of San Diego, 2020

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5 Conclusion & Next Steps

5.1 UNIVERSITY COMMUNITY PLAN UPDATE AND FOCUS AREAS

The University Community Plan Update (CPU) is currently underway. This report serves as a baseline analysis for assessing land use needs and developing future land use alternatives.

5.1.1 OPPORTUNITY AREAS

The first step in the development of land use alternatives was to identify opportunity areas. In mid-2019 the project team conducted an opportunity sites analysis which was presented to the University Community Plan Update Subcommittee for community input and review. After several rounds of analysis and discussion, staff and stakeholders identified the five areas in Figure 23 as "Focus Areas" of the CPU. The vision for each Focus Area is as follows:

- **Focus Area 1:** An employment center with the opportunity for place-making, employee amenities, and increased connectivity.
- **Focus Area 2:** An employment center with opportunity for employee amenities, increased connectivity to transit (trolley stations), and increased residential density or residential mixed use along Genesee Avenue.
- **Focus Area 3:** An employment mixed use area (transit-oriented development) with the greatest increase in density. Defined by enhanced public realm and access to transit. Reduction in superblocks and surface parking through infill development.
- **Focus Area 4:** An employment mixed use area and creation of a "Main Street" feel throughout existing shopping center development. Infill development within shopping centers. Development oriented to the Nobel Transit Center. Increased connectivity between east (higher density mixed use) and west (lower density mixed use) portions of Focus Area.
- **Focus Area 5:** A lower density mixed use area with infill development in the business center (no residential) and shopping centers (possibility for residential).

Figure 23 also shows the relationship between the Focus Areas and the results from the Tiers Analysis. All parcels within Tiers 1 through 4 of the Tiers Analysis are shown as an overlay, and align closely with the boundaries of the Focus Areas.

The industrial corridor located outside of the Focus Areas is not identified as an opportunity site and is therefore not included as a Focus Area. This area is constrained due to the proximity to MCAS Miramar and is not likely to change significantly in use or intensity.

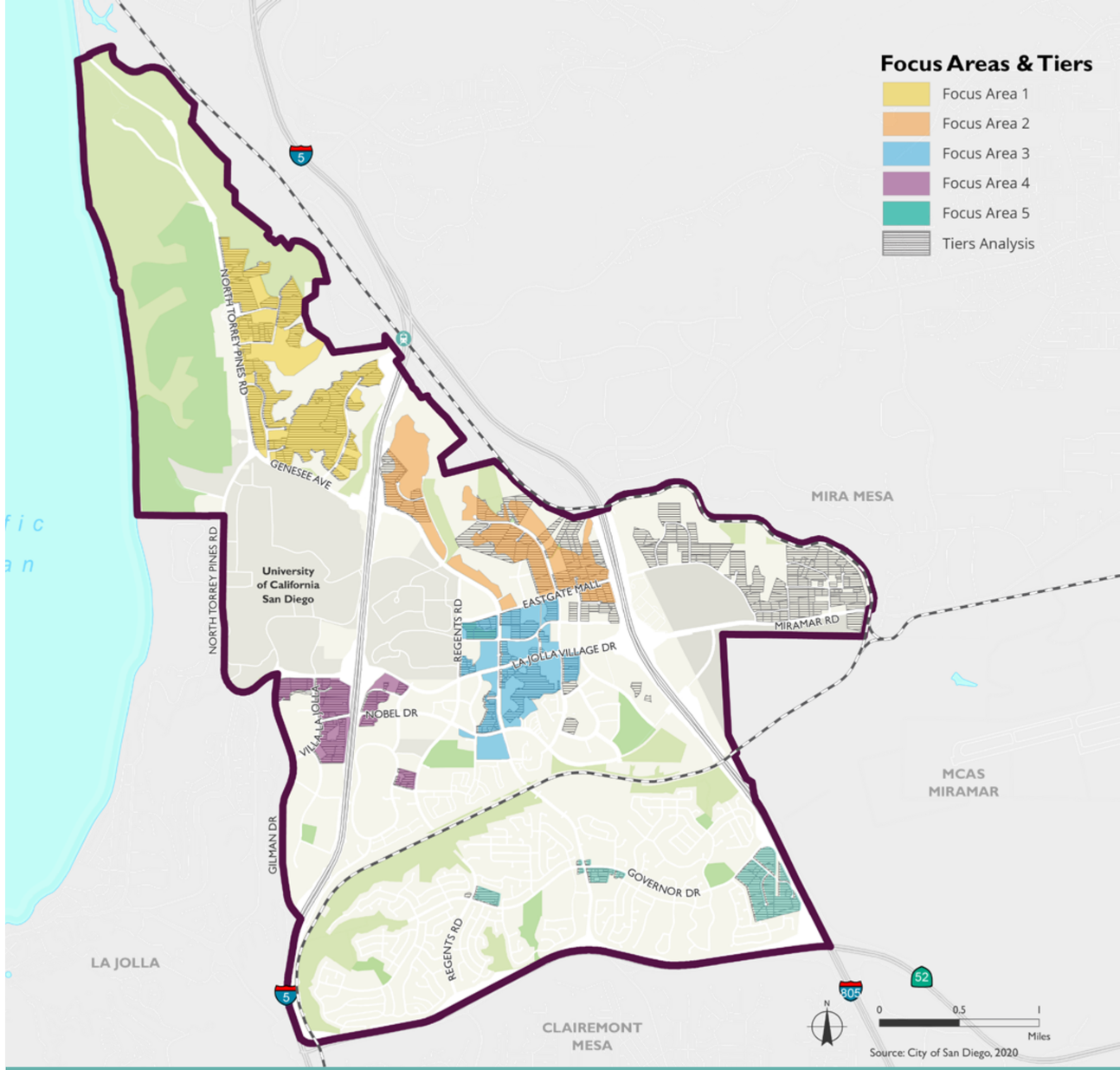

Figure 23: *Community Plan Update Focus Areas & Tiers Analysis*

5.1.2 FOCUS AREAS & ANALYSIS

As Table 11 and Figure 25 show, there are approximately 1,898,694 square feet of non-residential unbuilt development capacity under the Adopted Community Plan within the five identified Focus Areas and zero remaining unbuilt dwelling units.

Furthermore, as Table 12 and Figure 24 show, there are approximately 5,467,086 square feet of non-residential unbuilt development capacity and zero remaining unbuilt dwelling units within the underlying zoning of the five identified Focus Areas.

Table 11: Unbuilt Capacity in Focus Areas (Adopted Plan)

Focus Areas	Existing Non-Residential Built Development (SF)	Land Use and Development Intensity Table Buildout (SF)	Non-Residential Unbuilt Development Capacity (SF)
1	5,257,669	6,208,128	950,459
2	3,372,691	3,618,976	246,285
3	5,192,475	5,192,475	-
4	2,269,585	2,971,535	701,950
5	1,281,416	1,281,416	-
Total	**17,373,836**	**19,272,530**	**1,898,694**

Source: City of San Diego, 2020

Table 12: Unbuilt Capacity in Focus Areas (Zoning)

Focus Areas	Existing Non-Residential Built Development (SF)	Zoning Buildout (SF)	Non-Residential Unbuilt Development Capacity (SF)
1	5,257,669	6,623,636	1,365,967
2	3,372,691	5,321,670	1,948,979
3	5,192,475	5,277,020	84,545
4	2,269,585	2,844,190	574,605
5	1,281,416	2,774,405	1,492,989
Total	**17,373,836**	**22,840,922**	**5,467,086**

Source: City of San Diego, 2020

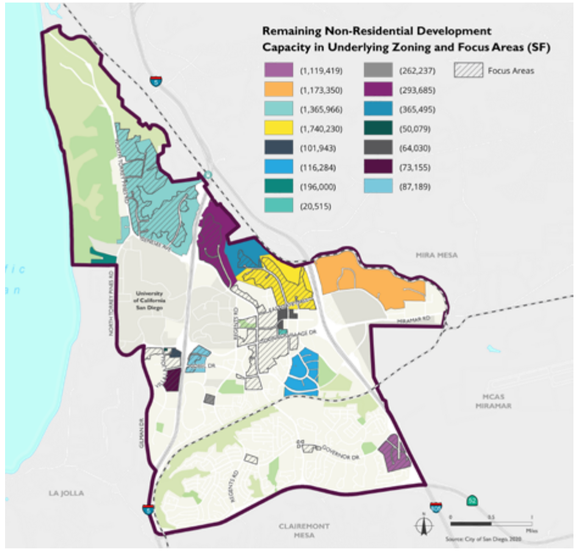

Figure 24: *Remaining Non-Residential Developing Capacity in Underlying Zones and Focus Areas*

5.2 NEXT STEPS

Although this analysis is necessary to understand the current and potential remaining capacity of the community within the Adopted Community Plan, it does not consider the need for flexibility in development. Within the past year alone, the University Community Area has seen five active Community Plan Amendments, all of which are seeking greater intensity and/or flexibility of use. As the University Community Plan Update progresses, the project team will consider both the need for flexibility and intensity within the Focus Areas and the demand for non-residential and residential capacity.

Figure 25: *Remaining Non-Residential Development Capacity Under Land Use and Development Intensity Table and Focus Areas*

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APPENDIX A

MCAS Miramar ALUCP Allowed Uses

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone**** CZ	APZ I	APZ II	TZ	***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Residential Uses						
Residential, ≤0.2 d.u./acre (5+ acre lots)	R-3					
Residential, >0.2, ≤2.0 d.u./acre	R-3					APZ II: Buildings to be clustered to provide maximum open land; maximum intensity limit as indicated at top of page *See Policies 3.4.5(c)(2) and 3.4.5(e)(2)*
Residential, >2.0, ≤8.0 d.u./ acre	R-3					TZ: Buildings to be clustered to provide maximum open land *See Policies 3.4.5(d)(2) and 3.4.5(e)(2)*
Residential, >8.0, ≤20.0 d.u./acre	R-1					TZ: Buildings to be clustered to provide maximum open land *See Policies 3.4.5(d)(2) and 3.4.5(e)(2)*
Residential, >20.0 d.u/acre	R-1					
Assembly Facilities (≥50 people)						
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls [approx. 15 s.f./person]	A-1					
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos [approx. 15 s.f./person]	A-4					
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls [approx. 15 s.f./person]	A-2					TZ: No room with fixed seating capacity ≥650 people; maximum intensity limit as indicated at top of page *See Policy 3.4.6(d)(3)*
Outdoor Large Assembly Facility (capacity 300 to 999 people)	A-4					TZ: No room with fixed seating capacity ≥300 people; maximum intensity limit as indicated at top of page; *See Policy 3.4.6(d)(4)*
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship [approx. 60 s.f./person]	A-3			0.07	0.42	APZ II, TZ: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(d)(5)*
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	A-4					APZ II: Maximum intensity limit as indicated at top of page TZ: No fixed seating with capacity ≥300 people; maximum intensity limit as indicated at top of page *See Policy 3.4.6(d)(6)*
Office, Commercial, Service, and Lodging Uses						
Large Eating/Drinking Establishments in free-standing building (capacity >300 people) [approx. 60 s.f./person]	A2, A-2.1					

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone***				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people) [approx. 60 s.f./person]	A-3					
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	B					
Retail Shopping Centers [approx. 110 s.f./person]	M			0.13		APZ II: No eating/drinking establishments; FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(2)*
Retail Stores, no Restaurants [approx. 170 s.f./person]	M			0.20		APZ II: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(2)*
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards [approx. 250 s.f./person]	B, M		0.14	0.29		APZ I, APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(3)*
Low-Hazard Storage: mini-storage, greenhouses [approx. 1,000 s.f./person]	S-2		0.57	1.15		APZ I, APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page APZ I: 40% lot coverage *See Policy 3.4.6(e)(3)*
Office Buildings: professional services, doctors, financial, civic [approx. 215 s.f./ person]	B			0.25		APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(4)*
Misc. Service Uses: car washes, barbers, animal kennels, print shops [approx. 200 s.f./person]	B			0.23		APZ II: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(4)*
Hotels, Motels (except conference/ assembly facilities) [approx. 200 s.f./person] [2]	R-1					
Residential Hotels [2]	R-1				1.38	TZ: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(e)(5)*
Bed & Breakfast Establishments	R-3					
Industrial, Manufacturing, and Warehouse Uses						
Processing, Manufacturing, or Storage of Bulk Quantities of Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	—					

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone***				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Manufacturing, High Intensity or Risk (flammable, explosive, corrosive, or toxic): apparel, fabric, leather products; rubber, plastic products; professional scientific & control instruments; photographic, optical goods; watches, clocks; chemical products [approx. 215 s.f./person]	H-1, 3, 6, 7				1.50	TZ: Permitting agencies must comply with all federal, state, and local standards and shall evaluate need for special measures to minimize hazards to nearby people and property if facility struck by aircraft; not allowed if accident could escalate to significant loss of air crew or civilian life; FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(2)*
Manufacturing, Medium Intensity or Risk (flammable, explosive, corrosive, or toxic): food products; textile mill products; stone, clay, glass products; metal products [approx. 300 s.f./person]	F-1, 2 H-2			0.34		APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(3)*
Manufacturing, Low Intensity or Risk (flammable, explosive, corrosive, or toxic): lumber, wood products; furniture, fixtures; paper products; printing, publishing [approx. 490 s.f./person]	F-1, 2		0.28	0.56		APZ I, APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(4)*
Research and Development [approx. 300 s.f./person]	F-1, 2 H-2			0.34		APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(5)*
Auto, Aircraft, Marine Repair Services [approx. 300 s.f./person]	H-4		0.17	0.34		APZ I, APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(6)*
Industrial Outdoor Storage; public works yards, auto wrecking yards	—					APZ I, APZ II: No processing or storage of hazardous materials; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(6)*
Warehouses, Distribution Facilities [approx. 1,000 s.f./person]	S-1, 2		0.57	1.15		APZ I, APZ II: No processing or storage of hazardous materials; FAR limits as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(f)(6)* APZ I: 40% lot coverage
Gas Stations, Repair Garages [approx. 300 s.f./person]	S-3		0.17	0.34		APZ I, APZ II: FAR limits as indicated; maximum intensity limit as indicated at top of page; fuel storage must be underground *See Policy 3.4.6(f)(6)*
Educational and Institutional Uses						
Colleges and Universities	B					TZ: Maximum intensity limit as indicated at top of page *See Policy 3.4.7(b)*

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone****				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Children Schools, K – 12	E-1, E-2					TZ: No new sites or land acquisition; building replacement/expansion/retrofit allowed for existing schools; expansion limited to ≤50 students *See Policy 3.4.6(g)(1)*
Day Care Centers (>14 children)	I-1.1, E-3					TZ: No new sites or land acquisition; building replacement/expansion/retrofit allowed for existing centers; expansion limited to ≤50 students *See Policy 3.4.6(g)(1)*
Family Day Care Homes (≤14 children)	I-1.1, E-3					TZ: Allowed in conjunction with compatible residential land uses; maximum intensity limit as indicated at top of page *See Policy 3.4.6(g)(2)*
Hospitals, Mental Hospitals, Other Medical Facilities with overnight patients [approx. 240 s.f./ person]	I-1.1, I-1.2				1.65	TZ: No new sites or land acquisition; FAR limit as indicated for expansion of existing facilities; maximum intensity limit as indicated at top of page *See Policy 3.4.6(g)(3)*
Health Care Centers, Other Medical Facilities (except doctors offices) without overnight patients [approx. 240 s.f./ person]	I-1.1, I-1.2				1.65	TZ: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(g)(4)*
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities [approx. 100 s.f./ person]	I-1.1, I-2				0.69	TZ: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(g)(4)*
Public Emergency Services Facilities: police stations (except jails), fire stations	B					
Public Inmate Facilities: prisons, reformatories	I-3					TZ: No new sites or land acquisition; building replacement/expansion allowed for existing facilities; must also meet applicable assembly facility criteria; maximum intensity limit as indicated at top of page *See Policy 3.4.6(g)(6)*
Transportation, Communications, and Utilities						
Airport Terminals	A-2.1					
Transportation Terminals: rail, bus, marine	A-2.1					
Truck Terminals	A-3					APZ I, APZ II: Fuel storage must be underground; maximum intensity limit as indicated at top of page
Small Transportation Hubs: bus stops	—					
Aircraft Storage	S-5					
Automobile Parking Structures	U-1					
Automobile Parking Surface Lots	—					
Street, Highway Rights-of-Way	—					

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone****				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Railroads, Public Transit Lines	—					
Primary Power Plants	—					APZ I, APZ II, TZ: No new sites or land acquisition/expansion of facilities on existing sites allowed if, after consultation with airport operator, ALUC determines that facility includes petrochemical storage or any uses that generate smoke, heat, or visibility hazards that could interfere with the safety of flight [3] APZ I: Major power lines must be underground [3] *See Policy 3.4.6(h)(3)*
Peaker Power Plants	—					APZ I, APZ II: No new sites or land acquisition/expansion of facilities on existing sites allowed if, after consultation with airport operator, ALUC determines that facility includes petrochemical storage or any uses that generate smoke, heat, or visibility hazards that could interfere with the safety of flight [3] APZ I: Major power lines must be underground [3] *See Policy 3.4.6(h)(3)*
Electrical Substations	—					APZ I: No new sites or land acquisition; replacement/expansion of facilities on existing sites allowed. Major power lines must be underground [3] APZ II: New substations must not cause electronic interference with aircraft. *See Policy 3.4.6(h)(4)*
Public Emergency Communications Facilities	—					APZ I, APZ II: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed *See Policy 3.4.6(h)(5)*
Cell Phone Towers, Wind Turbines	U-2					APZ I, APZ II: No use of frequencies that can interfere with military communications or navigation frequencies; no airspace protection surface penetrations [3] *See Policy 3.4.6(h)(6)*
Agricultural and Other Uses						
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards	—					CZ: Subject to DOD standards (as specified in OPNAV Instruction 11010.36b and NAVFAC P-80.3) *See Policy 3.4.6(i)(1)*
Agricultural Buildings: barns, feed lots, stockyards, riding stables [approx. 1,000 s.f./person]	U-1		0.57			APZ I: FAR limit as indicated; maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(2)*
Wooded Areas: forests, tree farms, orchards	—					

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone****				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	—					CZ: Subject to DOD standards (as specified in OPNAV Instruction 11010.36b and NAVFAC P-80.3) *See Policy 3.4.6(i)(1)*
Mining & Extraction	—					APZ I, APZ II: No use of explosives; maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(3)*
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	—					CZ, APZ I, APZ II: Only if naturally occurring *See Policy 3.4.6(i)(4)*
Marinas	—					APZ I, APZ II: No group activities; maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(5)*
Large Group Recreation: team athletic fields, picnic areas	—					APZ II: Maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(6)*
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	—					APZ I, APZ II: Maximum intensity limits as indicated at top of page *See Policy 3.4.6(i)(3)*
Shooting Ranges	—					APZ II: Maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(6)*
Memorial Parks, Cemeteries	—					APZ I, APZ II: No places of assembly; maximum intensity limit as indicated at top of page *See Policy 3.4.6(i)(7)*
Wastewater Treatment and Disposal Facilities	—					APZ I, APZ II: No processing or utilization of hazardous materials; fuel storage must be underground; facilities must be designed and operated to avoid attracting birds [3] *See Policy 3.4.6(i)(8)*
Solid Waste Transfer Facilities, Recycle Centers						APZ I, APZ II: Facilities must be designed and operated to avoid attracting birds [3] *See Policy 3.4.6(i)(8)*
Solid Waste Disposal Facilities: landfills, incineration	—					

Legend

	Incompatible:	Use should not be permitted under any circumstances
	Conditional:	Use is acceptable if indicated Floor Area Ratio (FAR), Lot Coverage, and other listed conditions are met
	Compatible:	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)
*	**CBC Group**:	Refers to building occupancy types established by California Building Code (see Appendix D of this document for listing)
**	**Safety Zone:**	CZ (Clear Zone) APZ I (Accident Potential Zone I) APZ II (Accident Potential Zone II) TZ (Transition Zone)

Land Use Types / Typical Uses • *Multiple land use categories and compatibility criteria may apply to a project (see Policy 3.4.7)* • *See Policy 3.4.7(c) for limits on ancillary uses* [1]	***CBC Group****	***Safety Zone****				***Criteria for Conditional (yellow) Uses*** • *Maximum intensity limits apply to all Conditional uses* • *Abbreviations below refer to zones in which condition specified is applicable* • *Numbers in yellow cells are Floor Area Ratio (FAR) limitations (see Policy 3.4.6(c) and End-note 4)*
		CZ	*APZ I*	*APZ II*	*TZ*	
Maximum Intensity Limits (People/Acre) • *Applicable to nonresidential conditional land uses*		10	25	50	300	

Notes

1 *Ancillary Uses:* Land use types for which a FAR limit is listed in Table MIR-2 as a condition for acceptability in a particular safety zone may have up to 10% of the floor space devoted to an ancillary use of another type, even a use with a higher occupancy load factor, provided that the ancillary use is neither:
(a) An assembly room having more than 750 square feet of floor area (this criterion is intended to parallel CBC standards); nor
(b) A school, day care center, or other risk-sensitive use that is "incompatible" within the safety zone where the primary use is to be located.

2 Hotels and motels are lodging types intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in residential hotels category.

3 For clarity as well as consistency with AICUZ criteria, the evaluation of land uses herein includes factors that the military considers germane to safe operation of their facilities including, but not limited to, airspace obstructions, bird attractants, and other hazards to flight (land uses that generate smoke, heat, or visibility hazards that can cause an accident) and factors that put more people at risk should an accident occur.

4 FAR limitations may be exceeded provided that the project meets the applicable maximum intensity limits (people / acre) and that, as a condition of project approval: (i) the project provides a deed restriction regarding the maximum intensity limits for the project; and (ii) the project meets the applicable parking requirements consistent with the maximum intensity limits for the project.

APPENDIX B

University Adopted Community Plan
Land Use and Development Intensity Table

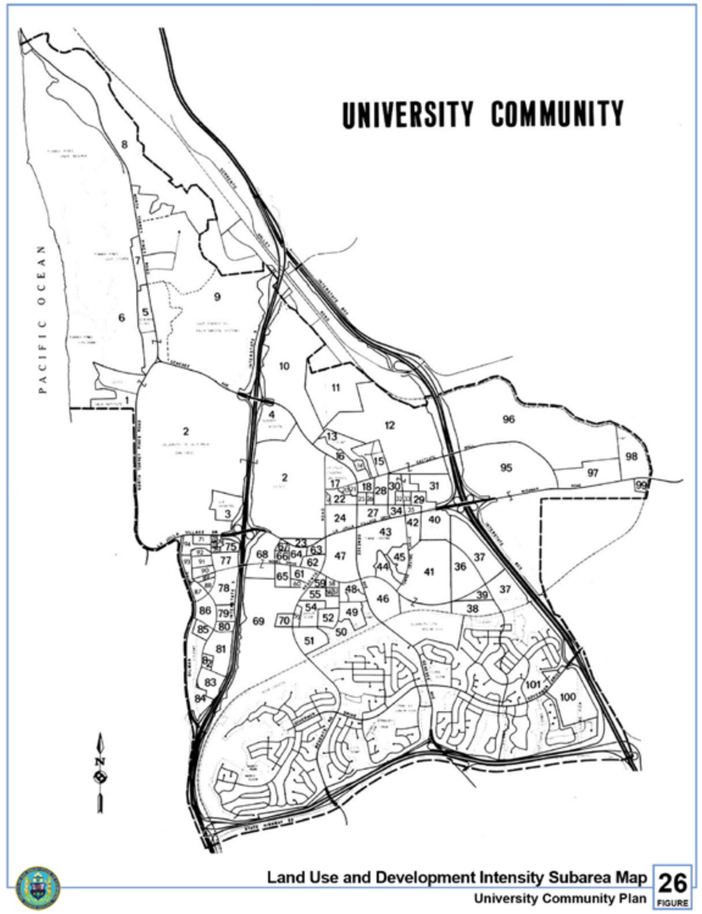

TABLE 2
LAND USE AND DEVELOPMENT INTENSITY

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	41.38	682 Beds 31,500 SF - Scientific Research 793,580 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: Alexandria (10290-10300 Campus Point Drive 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)
12.	Eastgate Technology Park (PID) (4a)(4b)	218.50	2,472,025 SF - Scientific Research

(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 shall be required to mitigate its 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. Alexandria shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 20,000 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

(4a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64 Subarea 12 (PID) 90-0892) have been shifted to La Jolla Centre III Subarea 29 APN 345-012-10.

(4b) 7,635 square feet is transferred from Eastgate Acres PID 96-7756 in Subarea 11 to Lot 6A in Subarea 12. 18,878 square feet is being transferred to Lot 6A from within PID 90-0892. In addition to transfers, the project on Lot 6A shall implement Transportation Demand Management (TDM) measures targeting a reduction in project trips during peak hours.

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
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School (5)
18. Churches	6.16	2 Institutions (5)
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. (6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
La Jolla Centre III(7a) (PDP)	5.00	340,000 SF – Business Park
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
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

(5) Expansion of these uses is permitted, subject to discretionary review.

(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD). Up to 100-400 hotel rooms may be developed in place or in combination with office square footage in accordance with the La Jolla Commons PDP. Residential use may be developed in place of or in combination with hotel and/or office use subsequent to amending the La Jolla Commons PDP and additional environmental review.

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
35. La Jolla Centre I (PCD) (7b)	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership Alexandria (PDP) Open Space	56.5 42.60 2.75	18,000 SF/AC - Scientific Research 8,657 ADT- Scientific Research (10)
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		2,165SF – Chapel 62,931 SF – Sanctuary/Temple School
43. University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU (9)
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	178,000 SF - Neighborhood/Community Commercial 2740 DU
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3 Open Space Easement	8.61 13.60	211 DU

(7a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892);345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 82-0707); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7b) ADT's 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) ADT's 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 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria, 1,615 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.

(10) This property is subject to an approved Planned Development Permit (PDP), which allows adjustment to square footage for uses permitted in the IP-1-1 zone so long as maximum trip generation does not exceed 8,657 ADT.

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
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmor Terrace	11.89	168 DU
53. Genesee Highlands Unit 6	4.78	72 DU
54. Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55. Doyle Community Park	12.63 2.97 4.29	
56.	2.50	50 DU
57.	2.11	139 DU
58. Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59. Lincoln La Jolla	4.54	251 DU(11)
60. The Pines (PRD)	5.72	248 DU
61. (PRD)	10.08	368 DU
62. La Jolla Village Park (PRD)	12.00	333 DU
63. La Jolla Village Park (PRD)		(included in 62)
64. Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65. La Jolla International Gardens (PRD)	11.43	774 DU
66. La Jolla Garden Villas (PRD)	4.08	277 DU
67. La Jolla Apartments (11a)	4.70	232 DU
68. University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69. La Jolla Colony	158.50	3,594 DU
70. La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71. La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72. Gas Station	1.06	4,900 SF
73.	1.00	3,400 SF - Bank 25,674 SF - Office
74.	2.00	97,689 SF - Office

(11) The land use designation for this property has been revised from 30-45 du/acre to 45-75 du/acre although no more than 251 units are permitted on the site which occupies 3.71 net acres.

(11a) ADT's from Irvine Company owned parcel 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

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
75. La Jolla Village Inn	7.89	400 Rooms - Hotel
76. Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77. Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78. La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79. Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80. The Woodlands	6.60	125 DU
81. Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82. Villa La Jolla Neighborhood Park	5.60	
83. La Jolla Village Townhomes	23.21	291 DU
84. La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85. La Jolla Village	6.84	204 DU
86. Villa La Jolla	18.29	548 DU
87. J.W. Jones	10.85	456 DU
88. Villas Mallorca	7.04	136 DU
89. Villas Mallorca Phase II		(included in 88)
90. Woodlands North	5.93	120 DU
91. Cambridge	5.24	112 DU
92. Boardwalk La Jolla	8.35	216 DU
93. Broadmoor	10.37	156 DU
94. The Residence Inn	8.50	288 Suites - Hotel
95. Miramar Marine Corps Air Station	176.31	
96.	305.35	Restricted Industrial (see Table 4)
97.	43.22	Restricted Industrial (see Table 4)
98.	41.20	Restricted Industrial (see Table 4)
99. Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100. Governor Park	55.00	913,728 SF - Office
101. City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)

TABLE 4
DEVELOPMENT INTENSITIES - RESTRICTED INDUSTRIAL

The development intensity of this area as indicated below is based on 130 ADT/AC. Development intensities of 131 – 150 ADT/AC may be approved subject to a 25 percent increase in FBA fees.

Subareas 96, 97, 98 – Restricted Industrial [1]	
Large Industrial/Scientific Research	16,250 SE/AC
Small Industrial	9,300 SF/AC
Warehousing/Mini-storage	26,000 SF/AC
Automotive Commercial [2 and 3]	3,250 SF/AC

(1) Square footage may not exceed the Federal Government easement where applicable or that permitted by the underlying zone.

(2) Automotive commercial users are permitted only in Subarea 97.

(3) The 13.2-acre Midway Miramar site may be developed with automotive commercial at 350 ADT/AC.

APPENDIX C

Zoning Floor Area Ratio and Dwelling Units Per Acre*

Zone	Maximum FAR within Zone	Dwelling Units per Acre within Zone
AR-1-1	N/A	1.0
CC-1-3	1.50	29.0
CN-1-2	1.75	29.0
CO-1-2	1.50	29.0
CR-1-1	1.00	29.0
CV-1-1	2.00	29.0
CV-1-2	2.00	29.0
IH-2-1	2.00	0
IL-2-1	2.00	0.0
IL-3-1	2.00	0.0
IP-1-1	2.00	0.0
IP-2-1	2.00	0.0
OP-1-1	0.00	0.0
OP-2-1	0.00	0.0
RM-1-1	0.75	14.5
RM-1-2	0.90	17.4
RM-2-5	1.35	29.0
RM-3-7	1.80	43.6
RM-3-9	2.70	72.6
RM-4-10	3.60	108.9
RS-1-7	Varies	8.7
RS-1-14	0.60	8.7

**This table is not to be used to determine development allowances or regulations and is not official zoning information. This table is used for illustrative purposes. Please refer to the City of San Diego Municipal Code, Chapter 13 for allowed uses, intensities, regulations, and other pertinent information.*

APPENDIX D
Parcel Analysis Tables

Remaining Non-Residential Capacity Under Adopted Plan Land Use and Development Intensity Table

Subarea	Existing Built Development (SF)	Adopted Plan Buildout & Land Use and Development Intensity Table (SF)	Unbuilt Capacity (SF)	Assumptions
1	229,000	425,000	196,000	214,000 sf of existing development is not likely to redevelop to assumed 289,000. But remaining development is potentially feasible. Results in 196,000 remaining instead of 271,000. (Salk)
2	50,000	50,000	-	UCSD
3	-	-	-	VA Hospital
4	828,000	828,000	-	828,000 sf slated for redevelopment under Scripps Master Plan. Negligible amount remaining for redevelopment needed in the future, potentially. (828,000 master plan vs. 844,191 allowed in ACP).
5	857,772	857,772	-	Listed in adopted assumed column as no FA, but does have FA already (calculation based on beds assumption as well). Calculated based on inputed FAR*shape area. Adopted assumed now equals existing. Not likely to redevelop since only plan is to make sustainable. (Scripps Green)
6	202,000	202,000	-	Built out.
7	468,863	468,863	-	Built out.
8	-	-	-	Torrey Pines State Reserve
9	5,758,170	6,670,043	911,873	Torrey Pines Biotech area. Large portion of remaining development is General Atomics (potential for some infill). Some properties have recently redeveloped and matches existing. Open space areas won't redevelop. Some parcels have no remaining buildout and are currently undergoing a CPA. Remaining sf that is minimal is equal to existing.
10	1,689,456	1,689,456	-	N/A
11	116,870	482,365	365,495	Minimal redevelopment potential on some parcels and therefore not likely to redevelop. Some assumed buildout would actually exceed .34 FAR under APZ II. Reduced assumed buildout to comply with constraints.
12	2,291,279	2,378,125	86,846	Some parcels have already redeveloped and some are in the process of redeveloping. Adjusted existing floor area to reflect changes. Remaining is shown.
13	-	-	-	Open Space
14	-	-	-	Utility
15	-	-	-	N/A
16	-	-	-	N/A
17	-	-	-	School
18	35,498	35,498	-	Religious
19	-	-	-	Utility
21	45,696	45,696	-	Remaining is negligible (304 sf).
22	105,000	105,000	-	N/A
23	-	-	-	N/A
24	1,391,352	1,391,352	-	Built out.
25	155,958	155,958	-	Built out.
26	73,061	73,061	-	Built out.
27	852,349	852,349	-	Built out.
28	507,783	507,783	-	Remaining development (~35,000) would be minimal and unlikely.
29	1,281,736	1,281,736	-	Built out.
30	517,266	517,266	-	Remaining development (~21,000) would be minimal and unlikely. Constrained by Nexus Specific Plan.
31	561,790	561,790	-	Recently redeveloped, built out.
32	-	-	-	N/A
33	141,571	141,571	-	Built out.
34	216,461	216,461	-	Negligible development potential remaining (606 sf).
35	165,756	165,756	-	Built out.
36	19,000	19,000	-	Park
37	1,194,739	1,194,739	-	Recently redeveloped, built out.
38	-	-	-	N/A
40	-	-	-	N/A
41	52,893	52,893	-	Built out.
42	403,179	403,179	-	Built out.
43	1,061,400	1,061,400	-	UTC redevelopment at max capacity upon buildout.
44	-	-	-	N/A
45	-	-	-	N/A
46	-	-	-	N/A
47	716,709	716,709	-	Costa Verde Specific Plan (recent CPA).
48	-	-	-	N/A
49	-	-	-	N/A
50	-	-	-	N/A
51	-	-	-	N/A
52	893	893	-	N/A - residential
53	-	-	-	N/A
54	65,633	65,633	-	N/A
55	-	-	-	Park
56	-	-	-	N/A
57	-	-	-	N/A
58	-	-	-	N/A
59	-	-	-	N/A
60	-	-	-	N/A
61	-	-	-	N/A
62	-	-	-	N/A
63	-	-	-	N/A
64	-	-	-	N/A
65	-	-	-	N/A
66	-	-	-	N/A

Subarea	Existing Built Development (SF)	Adopted Plan Buildout & Land Use and Development Intensity Table (SF)	Unbuilt Capacity (SF)	Assumptions
67	-	-	-	N/A
68	1,060,344	1,060,344	-	Built out.
69	23,000	23,000	-	Built out.
70	93,100	93,100	-	Built out.
71	204,315	204,315	-	Built out.
72	975	975	-	Service station - not likely to redevelop under allowed (4,900 sf).
73	19,818	19,818	-	Remaining development (~10,000) would be minimal and unlikely.
74	68,159	68,159	-	Remaining development (~30,000) would be minimal and unlikely.
75	68,159	68,159	-	Built out.
76	40,137	40,137	-	Built out.
77	235,897	235,897	-	Built out.
78	300,050	1,002,000	701,950	Potential for redevelopment or infill.
79	-	-	-	N/A
80	-	-	-	N/A
81	-	-	-	N/A
82	-	-	-	Park
83	-	-	-	N/A
84	-	-	-	N/A
85	-	-	-	N/A
86	-	-	-	N/A
87	-	-	-	N/A
88	-	-	-	N/A
89	-	-	-	N/A
90	-	-	-	N/A
91	-	-	-	N/A
92	-	-	-	N/A
93	-	-	-	N/A
94	178,631	178,631	-	Built out.
95	369,681	369,681	-	Utility
96	1,389,052	2,844,265	1,455,213	Remaining is in RUE and industrial.
97	379,589	379,589	-	RUE/APZ I
98	433,692	433,692	-	RUE/APZ I
99	32,232	32,232	-	RUE/APZ I
100	1,026,557	1,026,557	-	Built out.
101	-	-	-	Utility
Total	**27,980,712**	**31,698,089**	**3,717,377**	

Remaining Non-Residential Development Capacity in Underlying Zoning

Subarea	Existing Built Development (SF)	Zoning Buildout (SF)	Unbuilt Capacity (SF)
1	229,000	425,000	196,000
2	50,000	50,000	-
3	-	-	-
4	828,000	828,000	-
5	857,772	857,772	-
6	202,000	202,000	-
7	468,863	468,863	-
8	-	-	-
9	5,758,170	7,124,137	1,365,967
10	1,689,456	1,983,141	293,685
11	116,870	482,365	365,495
12	2,291,279	4,031,509	1,740,230
13	-	-	-
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	35,498	35,498	-
19	-	-	-
21	45,696	45,696	-
22	105,000	105,000	-
23	-	-	-
24	1,391,352	1,391,352	-
25	155,958	155,958	-
26	73,061	73,061	-
27	852,349	852,349	-
28	507,783	507,783	-
29	1,281,736	1,281,736	-
30	517,266	581,296	64,030
31	561,790	561,790	-
32	-	-	-
33	141,571	141,571	-
34	216,461	236,976	20,515
35	165,756	165,756	-
36	19,000	19,000	-
37	1,194,739	1,194,739	-
38	-	-	-
40	-	-	-
41	52,893	169,177	116,284
42	403,179	403,179	-
43	1,061,400	1,061,400	-
44	-	-	-
45	-	-	-

Subarea	Existing Built Development (SF)	Zoning Buildout (SF)	Unbuilt Capacity (SF)
46	-	-	-
47	716,709	716,709	-
48	-	-	-
49	-	-	-
50	-	-	-
51	-	-	-
52	893	893	-
53	-	-	-
54	65,633	65,633	-
55	-	-	-
56	-	-	-
57	-	-	-
58	-	-	-
59	-	-	-
60	-	-	-
61	-	-	-
62	-	-	-
63	-	-	-
64	-	-	-
65	-	-	-
66	-	-	-
67	-	-	-
68	1,060,344	1,147,533	87,189
69	23,000	23,000	-
70	93,100	355,338	262,238
71	204,315	204,315	-
72	975	51,054	50,079
73	19,818	19,818	-
74	68,159	68,159	-
75	68,159	170,103	101,944
76	40,137	40,137	-
77	235,897	235,897	-
78	300,050	373,205	73,155
79	-	-	-
80	-	-	-
81	-	-	-
82	-	-	-
83	-	-	-
84	-	-	-
85	-	-	-
86	-	-	-
87	-	-	-
88	-	-	-
89	-	-	-
90	-	-	-
91	-	-	-
92	-	-	-

Subarea	Existing Built Development (SF)	Zoning Buildout (SF)	Unbuilt Capacity (SF)
93	-	-	-
94	178,631	178,631	-
95	369,681	369,681	-
96	1,389,052	2,562,402	1,173,350
97	379,589	379,589	-
98	433,692	433,692	-
99	32,232	32,232	-
100	1,026,557	2,145,976	1,119,419
101	-	-	-
Total	**27,980,712**	**35,010,294**	**7,029,582**

Remaining Dwelling Units Under Land Use and Development Intensity Table

Subarea	Existing Built Dwelling Units	Adopted Plan Buildout & Land Use and Development Intensity Table Dwelling Units	Unbuilt Dwelling Units	Assumptions
1	-	-	-	N/A
2	700.00	700.00	-	N/A
3	-	-	-	N/A
4	-	-	-	N/A
5	-	-	-	N/A
6	-	-	-	N/A
7	-	-	-	N/A
8	-	-	-	N/A
9	-	-	-	N/A
10	-	-	-	N/A
11	-	-	-	N/A
12	-	-	-	N/A
13	-	-	-	N/A
14	-	-	-	N/A
15	356.00	356.00	-	Negligible dwelling units remaining.
16	367.00	367.00	-	Condominiums and apartments - negligible remaining for development.
17	-	-	-	N/A
18	-	-	-	N/A
19	-	-	-	N/A
21	-	-	-	N/A
22	-	-	-	N/A
23	120.00	120.00	-	Built out.
24	574.00	574.00	-	Built out.
25	-	-	-	N/A
26	-	-	-	N/A
27	-	-	-	N/A
28	-	-	-	N/A
29	-	-	-	N/A

Subarea	Existing Built Dwelling Units	Adopted Plan Buildout & Land Use and Development Intensity Table Dwelling Units	Unbuilt Dwelling Units	Assumptions
30	-	-	-	N/A
31	-	-	-	N/A
32	95.00	95.00	-	Built out.
33	-	-	-	N/A
34	-	-	-	N/A
35	-	-	-	N/A
36	-	-	-	N/A
37	-	-	-	N/A
38	214.00	214.00	-	Built out.
40	1,915.00	1,915.00	-	Built out.
41	1,991.00	1,991.00	-	Condominiums - not likely to redevelop.
42	-	-	-	N/A
43	300.00	300.00	-	Built out.
44	181.00	181.00	-	Condominiums - not likely to redevelop.
45	56.00	56.00	-	Built out.
46	645.00	645.00	-	Condominiums - not likely to redevelop.
47	1,562.00	1,562.00	-	Lux 3 & 4 Remaining (560) and entitled, but not built.
48	474.00	474.00	-	Built out.
49	247.00	247.00	-	Built out.
50	255.00	255.00	-	Built out.
51	233.00	233.00	-	Negligible dwelling units remaining.
52	168.00	168.00	-	Built out.
53	72.00	72.00	-	Built out.
54	-	-	-	N/A
55	-	-	-	N/A
56	44.00	44.00	-	Negligible dwelling units remaining.
57	136.00	136.00	-	Negligible dwelling units remaining.
58	60.00	60.00	-	Built out.
59	251.00	251.00	-	Built out.
60	247.00	247.00	-	Condominiums - negligible remaining.
61	368.00	368.00	-	Built out.
62	249.00	249.00	-	Condominiums - negligible remaining.
63	80.00	80.00	-	Built out.
64	302.00	302.00	-	Built out.
65	754.00	754.00	-	Condominiums - negligible remaining.
66	246.00	246.00	-	Condominiums - negligible remaining.
67	232.00	232.00	-	Built out.
68	685.00	685.00	-	Built out.
69	3,461.00	3,461.00	-	Condominiums and apartments - negligible remaining for development.
70	-	-	-	N/A
71	-	-	-	N/A
72	-	-	-	N/A
73	-	-	-	N/A
74	-	-	-	N/A

Subarea	Existing Built Dwelling Units	Adopted Plan Buildout & Land Use and Development Intensity Table Dwelling Units	Unbuilt Dwelling Units	Assumptions
75	-	-	-	N/A
76	-	-	-	N/A
77	30.00	30.00	-	Built out.
78	116.00	116.00	-	Built out.
79	220.00	220.00	-	Built out.
80	125.00	125.00	-	Built out.
81	672.00	672.00	-	Condominiums - negligible remaining.
82	-	-	-	N/A
83	318.00	318.00	-	Built out.
84	101.00	101.00	-	Condominiums - negligible remaining.
85	184.00	184.00	-	Condominiums - negligible remaining.
86	500.00	500.00	-	Condominiums - negligible remaining.
87	296.00	296.00	-	Not likely to redevelop - negligible remaining.
88	72.00	72.00	-	Built out.
89	64.00	64.00	-	Built out.
90	120.00	120.00	-	Built out.
91	96.00	96.00	-	Condominiums - negligible remaining.
92	216.00	216.00	-	Condominiums - negligible remaining.
93	160.00	160.00	-	Built out.
94	-	-	-	N/A
95	-	-	-	N/A
96	-	-	-	N/A
97	-	-	-	N/A
98	-	-	-	N/A
99	-	-	-	N/A
100	-	-	-	N/A
101	-	-	-	N/A
Total	**20,930**	**20,930**	**-**	

Remaining Dwelling Units in Underlying Zoning

Subarea	Existing Built Dwelling Units	Zoning Dwelling Units	Unbuilt Dwelling Units
1	-		-
2	700	700	-
3	-		-
4	-		-
5	-		-
6	-		-
7	-		-
8	-		-
9	-		-
10	-		-
11	-		-
12	-		-
13	-		-
14	-		-
15	356	356	-
16	367	367	-
17	-		-
18	-		-
19	-		-
21	-		-
22	-		-
23	120	120	-
24	574	574	-
25	-		-
26	-		-
27	-		-
28	-		-
29	-		-
30	-		-
31	-		-
32	95	95	-
33	-		-
34	-		-
35	-		-
36	-		-
37	-		-
38	214	214	-
40	1,915	1,606	-
41	1,991	1,991	-
42	-		-
43	300	300	-
44	181	181	-

Subarea	Existing Built Dwelling Units	Zoning Dwelling Units	Unbuilt Dwelling Units
46	645	645	-
47	1,562	1,562	-
48	474	474	-
49	247	247	-
50	255	255	-
51	233	233	-
52	168	168	-
53	72	72	-
54	-		-
55	-		-
56	44	44	-
57	136	136	-
58	60	60	-
59	251	251	-
60	247	247	-
61	368	368	-
62	249	249	-
63	80	80	-
64	302	302	-
65	754	754	-
66	246	246	-
67	232	232	-
68	685	685	-
69	3,461	3,461	-
70	-		-
71	-		-
72	-		-
73	-		-
74	-		-
75	-		-
76	-		-
77	30	30	-
78	116	116	-
79	220	220	-
80	125	125	-
81	672	672	-
82	-		-
83	318	318	-
84	101	101	-
85	184	184	-
86	500	500	-
87	296	296	-
88	72	72	-

Subarea	Existing Built Dwelling Units	Zoning Dwelling Units	Unbuilt Dwelling Units
89	64	64	-
90	120	120	-
91	96	96	-
92	216	216	-
93	160	160	-
94	-		-
95	-		-
96	-		-
97	-		-
98	-		-
99	-		-
100	-		-
101	-		-
Total	**20,930**	**20,930**	**-**

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