



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 4, 2025 REPORT NO. [PC-25-036](#)

HEARING DATE: September 11, 2025

SUBJECT: 8610 GENESEE AVENUE, Process Five Decision

PROJECT NUMBER: [PRJ-1121151](#)

OWNER/APPLICANT: COSTA VERDE PROPERTY SPV LLC/ ALEJANDRA QUESADA

### SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of an Easement Vacation for access rights, slopes, and drainage easements; a Tentative Map to increase the total number of lots from two (2) to thirteen (13); and an amendment to the Costa Verde Specific Plan to remove property identified for commercial/retail use from the Specific Plan for a 12.6-acre project site located at 8410, 8510, 8610, 8650, 8670, 8750 Genesee Avenue, 4260 Nobel Drive, 4282 Esplanade Court and 8505 Costa Verde Drive (APN 3245-210-13-00 and 345-210-14-00) within the Residential Mixed-Use (RMX-3) Zone within the [University Community Plan Area](#)?

### Staff Recommendations:

1. Recommend the City Council adopt a resolution approving Tentative Map No. PMT-3318636 configuration to increase the total number of lots from two (2) to thirteen (13); and
2. Recommend the City Council adopt a resolution approving the vacation of three Access, Drainage and Slope Easements along Genesee Avenue, Easement Vacation No. PMT-3362924; and
3. Recommend the City Council adopt an ordinance to remove the subject site from the Costa Verde Specific Plan.

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application will be paid by the applicant.

Housing Impact Statement: The Costa Verde Specific Plan does not allow residential uses within the 12.6-acre project site. The proposed Specific Plan amendment would remove the project site from the Costa Verde Specific Plan. The project site would be subject to the University Community Plan Urban Village High-3 (0-218 dwelling unit per acre) land use designation which would allow for

residential development up to 2,747 homes. The project site is within a high resource area as identified by the California Tax Credit Allocation Committee 2025 Opportunity Map.

Community Planning Group Recommendation: On May 13, 2025, the University Community Group voted 11-0-0, with one refusal to recommend approval of the project with no conditions (Attachment 12).

Environmental Review: A California Environmental Quality Act (CEQA) Guideline Section 15162 Consistency Evaluation was conducted against the previously adopted Program Environmental Impact Report (EIR) SCH No. 2021070359, and the evaluation concluded no additional environmental document is required. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA. A Mitigation Monitoring and Reporting Program will be implemented consistent with the previous environmental document.

Code Enforcement Impact: None.

## BACKGROUND

*Location:* The 12.6-acre project site is located at 8410, 8510, 8610, 8650, 8670, and 8750 Genesee Avenue, 4260 Nobel Drive, 4282 Esplanade Court and 8505 Costa Verde Drive. The project site is bordered by La Jolla Village Drive to the North, Genesee Avenue to the east, Nobel Drive to the south, and Costa Verde Boulevard to the west. The area is located between Interstate 5 which is 0.75 miles to the west, and Interstate 805 which is 1.25 miles to the east.

*Community Plan:* The project site is in the University Community Plan area and is designated as Urban Village High-3 (0-218 dwelling units per acre with a 7.0 Floor Area Ratio). This land use designation allows for high intensity, mixed-use development consisting of commercial residential, office and retail connected by pedestrian pathways and public spaces.

*Zoning:* The project site is in the Residential Mixed-Use (RMX-3) Zone, Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Transit Priority Area, the Community Plan Implementation Overlay Zone, in a Paleontological Sensitivity Area (High), and in a Very High Fire Hazard Severity Zone.

*Mobility:* Running parallel to the project site, along Genesee Avenue, is the Blue Line Trolley. The University Town Center (UTC) station has two platforms connecting to pedestrian paths of travel along the west side Genesee Avenue. The University Community Plan identifies Class IV – Cycle Tracks (one way) along Genesee Avenue, La Jolla Village Drive and Noble Drive.

*Existing Use:* The 12.6-acre project site was developed as the Costa Verde Shopping Center, a retail center with a gross floor area of 178,000 square feet.

*Adjacent Uses:* The project site is adjacent to residential uses to the north, south and west and regional commercial to the east.

*Costa Verde Specific Plan:* The Costa Verde Specific Plan (CVSP) was adopted pursuant to Ordinance number 0-16675 by the City Council on June 23, 1986 (Attachment 6). The CVSP consists of approximately 57.6 acres of land north of Nobel Drive, east of Regents Road, south of La Jolla Village Drive, and west of Genesee Avenue (Figure 1). The CVSP allows for a mix of uses which includes 35 acres of residential, 14 acres of retail/commercial and 5 acres for visitor commercial.

The Specific Plan area contains a mix of residential uses, including multiple dwelling unit developments, a retirement community, and commercial/retail uses. The Specific Plan area is split by Costa Verde Boulevard, which runs north/south, generally, in the center of the Specific Plan area. The west half consists predominately of residential uses, while the east half consists predominately of commercial uses within the Costa Verde Shopping Center which is the location of the proposed project.

*Costa Verde Shopping Center:* The project site was developed under Planned Commercial Development (PCD) Permit No. PCD 85-0783 (Attachment 7) in conformance with the Costa Verde Specific Plan. The PCD specified the allowable commercial/retail uses along with their maximum sizes. On February 20, 1991, certain commercial/retail uses and sizes for the retail center as designated by the CVSP, were amended via PCD-90-1109.



Figure 1: Costa Verde Specific Plan Area

Further amendments to the project site were approved on November 10, 2020, via Site Development Permit No. 2413426, Planned Development Permit No. 1677936, and Neighborhood Development Permit No. 2411303 amended the CVSP to allow for a 200-room hotel and 400,000 square feet of research & development/office uses. These entitlements, due to expire on November 25, 2023, were extended on May 13, 2024, via Planned Development Permit No. PMT-3264983, Site Development Permit No. PMT-3264984, and Neighborhood Development Permit No. PMT-3264985, and will expire on November 25, 2026.

*University Community Plan:* In July 2024, the University Community Plan was updated per City Council Resolution R-315733. The Community Plan balances climate goals with the sustainable growth of San Diego's economy by scoping a range of land use needs concentrated around transit and job centers. Planned land use within the University Community supports jobs and community and neighborhood serving retail services and introduces residential as part of the urban village designations consistent with the General Plan City of Villages Strategy.

## DISCUSSION

The project proposes an Easement Vacation, Tentative Map and amendment to the Costa Verde Specific Plan to remove 12.6-acres from the Specific Plan. The project is not proposing any development. The amendment to the CVSP would remove APN 3245-210-13-00 and 345-210-14-00, which constitutes the 12.6-acres of commercial/retail space, from the CVSP. The Tentative Map proposes a new lot line configuration to increase the total number of lots from two (2) to thirteen (13) as described in detail below. The project also proposes an Easement Vacation for access, drainage and slope easements.

### Specific Plan Amendment

The project proposes an amendment to the CVSP (Attachment 13) to remove approximately 12.6-acres from the CVSP. When the CVSP was originally approved, the land uses were separated into residential and retail/commercial. In 2020, the retail/commercial portion was amended to allow for hotel and research & development/office uses. In 2024, the University Community Plan was updated, and the project site was designated as Urban Village High-3 under the Community Plan. The Community Plan policy, 1.1(j) for Mixed-Use Villages states that, "Requests to remove all or portions of a specific plan in the University Community Planning Area since the General Plan was adopted in 2008 are exempt from the General Plan Amendment Initiation policy if the removal of the specific plan would result in future development consistent with the (University) Community Plan."

The proposed project is requesting a Specific Plan amendment ordinance to remove the commercial component of the previously approved CVSP, which constitutes the 12.6 acres. The residential component has been developed and will remain in the CVSP. By removing the project area from the CVSP, the amendment will remove all language governing and/or relating to future development for the project area including references to retail/commercial and office/research and development, and permitted hotel uses.

In removing the project area from the CVSP, the amendment will remove all language governing and/or relating to future development for the project area including references to retail/commercial and office/research and development, and permitted hotel uses, site development guidelines (site design, architectural design, landscape design, individual land use development guidelines) under the Planned Development Permit (PDP), circulation/transportation improvements, signage and other design features, implementation (development phasing), and Community Plan goals. The land use amendment will ensure that any future development will be required to be consistent with the current University Community Plan and Land Development Code (LDC).

The current zoning for the project site is RMX-3. The purpose of the RMX zone is to provide a mix of uses with a focus on residential as the primary use. The current use regulations for the project site are governed by the CVSP, which conflict with the RMX zoning. The CVSP designates the project location for commercial/retail use and does not allow for residential use. The conflict will be resolved through the amendment to the CVSP, which will remove the proposed project site from the CVSP.

If the proposed Specific Plan amendment is approved, and the extended permits approved on May 13, 2024, are not utilized, and expire, any future development on the project site would be subject to the current policies and supplemental development regulations of the University Community Plan and the regulations of the LDC. If the proposed Specific Plan amendment is approved, and the extended permits approved on May 13, 2024, are utilized, any future development on the project site will be subject to the allowable utilization regulations of the development permit and the CVSP.

### Tentative Map

The project proposes a new lot line configuration to increase the total number of lots from two (2) to thirteen (13). The new lot configurations will help align the 12.6-acre site with the University Community Plan’s vision of compact, mixed-use urban villages near transit stops, stations, and major transportation corridors. By reimagining the land use, which currently is comprised of large retail/commercial use with automobile parking as the primary transportation mode, the new configuration, with smaller lots, will promote more compact villages with public transportation as the primary mode.

### Easement Vacation

The project site contains three (3) access, drainage, and slope easements along the frontage of Genesee Avenue, as described in and by reference to the Easement Drawing (Attachment 9) and shown in Figure 2, below. A summary of the easement history is as follows:

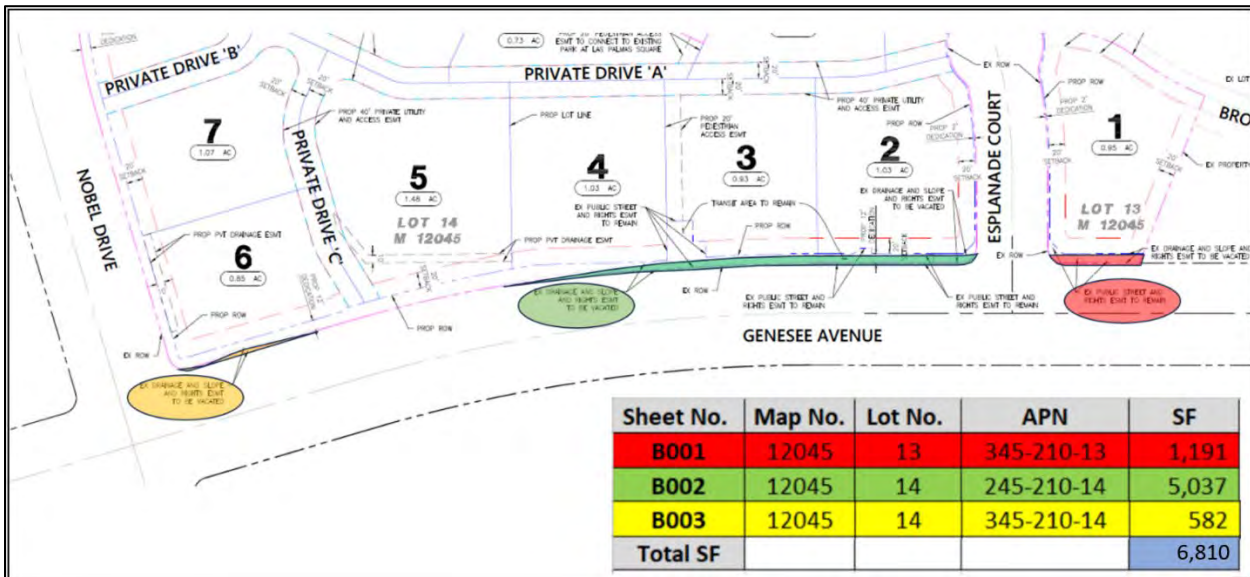


Figure 2: Easement Vacation

The easements were necessary to construct a storm drain, as noted below:

- In 1969, Penasquitos, INC. granted “easements for a right of way for public street together with an easement for Right of Way for the construction, operation and maintenance of a storm drain or drains and appurtenances, thereto” to the City of San Diego as part of the

documents recorded as File No's 76232 & 76233.

The easements establish areas for the "operation and maintenance of the storm drain" and the "slope easement" are appurtenant to the storm drain easements.

- In 2016, Leppart Engineering filed Map No. 16127, which adjoins the project site. On Map No. 16127, Leppart Engineering went through the equivalent process of vacating descriptions in the above-mentioned documents, referred to as "slope rights."

The descriptions labeled as "Slope Easement" in File No's 76232 & 76233 are being vacated and are being labelled in the proposed mapping documents as "slope rights" to be consistent with adjoining mapping actions.

The storm drains were not constructed and there are no future plans to develop any.

The easement areas are the following: 1,191 square feet fronting proposed Lot 1; 5,037 square feet fronting proposed Lots 2-5; and 582 square feet fronting proposed Lot 6. The total area of easement vacations is 6,810 square feet. The easements have been conditioned (Condition 22, Attachment 3) to be vacated as they are no longer needed, as noted above. In addition, the easements will become redundant due to the Tentative Map condition (Condition 25, Attachment 3) to provide a 14-foot dedication along Genesee Avenue to meet the Community Plan requirement of a 22-foot parkway. The 14-foot addition will extend the right-of-way to the 22-foot requirement and encompass all three easements. Since the easements are not needed within the parkway, and it is standard City practice to vacate any easements that are not needed, the project is conditioned to remove them.

#### Permits Required

- A Tentative Map per [SDMC section 125.0410 \(a\)\(1\)](#) for any subdivision of land creating five or more parcels; and
- An Easement Vacation per [SDMC section 125.1010 \(b\)](#) for any vacation in conjunction with a tentative map application and the procedures for the vacation of public streets and easements on final maps and parcel maps pursuant to Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2 and as set forth in Section 125.1030(a).
- A Specific Plan Amendment (Attachment 5) is required to remove 12.6 acres from the Costa Verde Specific Plan.

### General Plan/Community Plan Analysis:

The proposed amendment to remove the 12.6-acre site from the CVSP would result in the property being subject to the University Community Plan's Urban Village High-3 (0-218 dwelling units per acre) land use designation which is reflected in the planned land use map and currently applied to the site. The amendment would be consistent with the community plan's Land Use Policy 1.1(A) for Mixed Use Villages to "Establish mixed use villages throughout the University Community in order to create opportunities for more homes and jobs, especially in areas that are served by, and further the City of Villages strategy."

The General Plan City of Villages strategy encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The subject site would provide an opportunity for infill housing located near existing and planned employment, shopping, schools, recreation, transit and walking / bicycling infrastructure consistent with General Plan Housing Element Policy HE-A.2 and City of Villages strategy.

The General Plan Housing Element addresses the City's comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing and smart growth housing development. The City of Villages strategy which includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace.

The General Plan anticipates that most development will occur through infill development and redevelopment to help provide for needed homes, jobs and services in our communities while reducing our environmental impact and improving air quality due to limited availability of undeveloped land. The subject site provides an opportunity to support new housing opportunities and helping to meet the community's housing demand, aligning with the General Plan Housing Element and the University Community Plan. New homes can provide opportunities for people to live near the employment centers consistent with General Plan Economic Prosperity Element Policy EP-A.6.

The Specific Plan amendment would ensure that any future development would be consistent with the Urban Village High-3 land use designation in the recently updated University Community Plan, which allows for high intensity, mixed-use development consisting of commercial, residential, office, and retail uses. The amendment is consistent with Community Land Use Policy 1.2(A) for Residential Use, "Increase the homes available to meet the diverse needs of the University Community. Focus higher density housing opportunities near public transit, job centers, and within aimable Development Areas." The Urban Village High-3 permits higher density housing opportunities of up to 218 homes per acre and the project site is directly served by the Blue Line Trolley and within walking distance to employment opportunities.



In addition, the University Community Plan Land Use Goals encourage “transit-oriented, mixed-use development centered around the Trolley stations and other major transit stops with high frequency service” and aim to “increase the overall capacity of homes across the community to promote a better balance of jobs and housing”. The amendment would promote mixed-use development near adjacent to the UTC Trolley Station, expanding the overall housing capacity by allowing high-density residential uses that are not currently permitted on the project site within the CVSP.

The proposed amendment has the potential to help continue to further the City's goal of adding multifamily homes to meet the needs of an underserved renters and homebuyer demographic in a manner that helps to meet General Plan housing, climate and equity goals to affirmatively further fair housing and to reduce vehicle miles traveled by providing opportunity for additional homes near an employment center served by transit. The opportunity for homes near jobs can help to attract employees, support reduced commute times, increase active transportation and minimize transportation costs.

The commercial portion of the CVSP is located within the Community Plan Implementation Overlay Zone, which includes Supplemental Development Regulations (SDRs) of the University Community Plan that are designed to provide community benefits in exchange for increased development intensity. These regulations play a key role in delivering public spaces, affordable housing, community-serving retail, and other priorities as development occurs. Subsequent development would be subject to compliance review under SDR-A.1, which requires that projects on premises ranging from 25,000 to less than 100,000 square feet incorporate a minimum of one public space amenity as specified in Table 2 of the University Community Plan. Of the 13 lots proposed in the tentative parcel map that are to be removed from the specific plan, 12 are at least 25,000 square feet, while Lot 13 is slightly smaller. As a result, Lots 1 through 12 would be subject to SDR-A.1.

#### STAFF RECOMMENDATION:

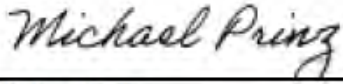
Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Planning Commission recommend approval of the project as proposed.

#### ALTERNATIVES

1. Recommend City Council APPROVE Tentative Map No. PMT-3318636; Easement Vacation No. PMT-3362924; and adopt an ordinance to remove the subject site from the Costa Verde Specific Plan with modifications if the findings required to approve the project can be affirmed.
2. Recommend City Council DENY Tentative Map No. PMT-3318636; Easement Vacation No. PMT-3362924; and adopt an ordinance to remove the subject site from the Costa Verde Specific Plan if the findings required to approve the project cannot be affirmed.



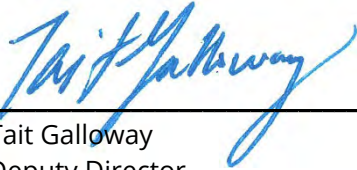
Respectfully submitted,



Michael Prinz  
Assistant Deputy Director  
Development Services Department



Robin MacCartee  
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Development Services Department



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Deputy Director  
City Planning Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Tentative Map Conditions
4. Draft Tentative Map Resolution with Findings
5. Draft Land Use Plan Amendment Ordinance
6. Costa Verde Specific Plan (Ordinance O-16675)
7. Planned Commercial Development (PCD) No. 85-0783
8. Draft Tentative Map Exhibit
9. Draft Easement Drawing
10. 15162 Environmental Evaluation
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Draft Costa Verde Specific Plan land use amendment

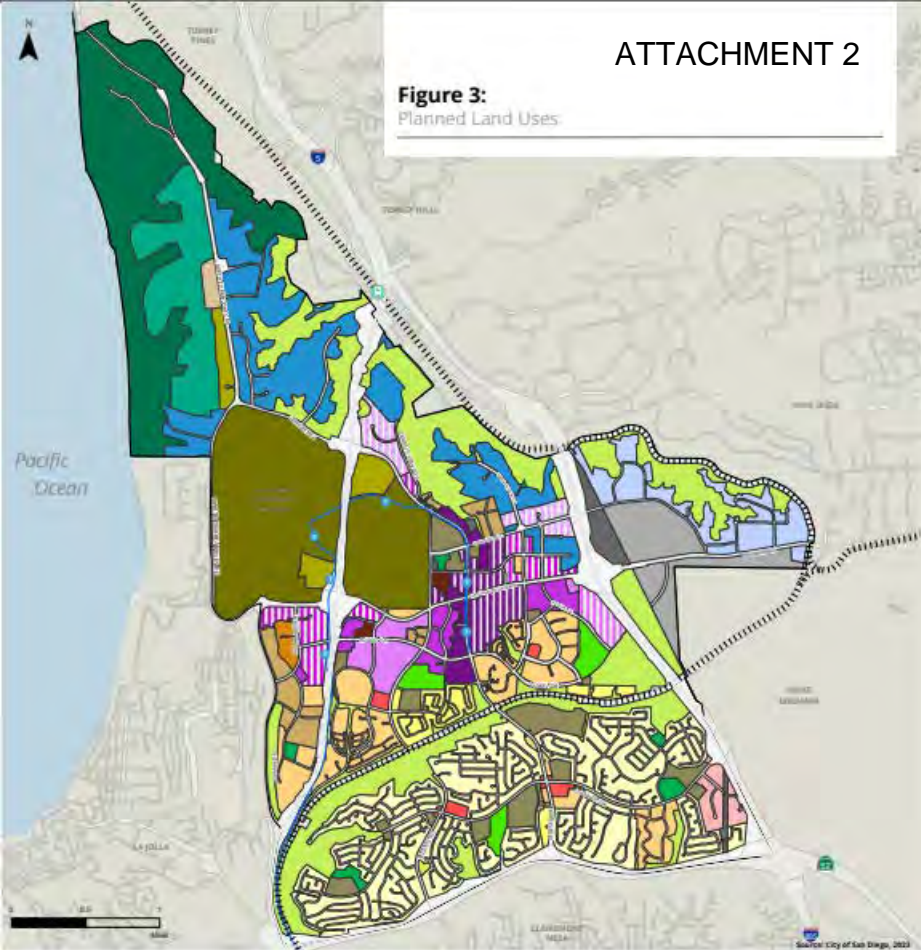






# ATTACHMENT 2

**Figure 3:**  
Planned Land Uses



San Diego City of San Diego, 2023

- |  |  |               |
|--|--|---------------|
| Residential Low-2 (0-3.0 du/acre)                            | Urban Employment Village High-1 (0-100 du/acre, FAR up to 3.0) | Institutional |
| Residential Low-3 (10-24 du/acre)                            | Urban Village High-2 (0-145 du/acre, FAR up to 5.0)            | UC San Diego  |
| Residential Low-4 (75-20 du/acre)                            | Urban Employment Village High-2 (0-145 du/acre, FAR up to 5.0) | Hospital      |
| Residential Medium-1 (30-44 du/acre)                         | Urban Village High-3 (0-218 du/acre, FAR up to 7.0)            | Utility       |
| Residential Medium-2 (35-75 du/acre)                         | Urban Employment Village High-3 (0-218 du/acre, FAR up to 7.0) | Military      |
| Residential Medium-4 (14-100 du/acre)                        | Scientific Research  |               |
| Commercial Office/Hotel (3.0-7.5 du/acre)                    | Golf Course  |               |
| Community Village High-1 (0-75 du/acre)                      | Recreation Based Park  |               |
| Visitor Commercial Low-4 (0-25 du/acre)                      | Open Space   |               |
| Urban Village Med-2 (0-54 du/acre, FAR up to 3.0)            | Neighborhood Park  |               |
| Urban Employment Village Med-2 (0-54 du/acre, FAR up to 3.0) | Community Park & Rec. Center                                   |               |
| Urban Village High-1 (0-100 du/acre, FAR up to 3.0)          | Light Industrial   |               |

Note: FAR = Floor Area Ratio, the relationship between a building's total usable floor area and the total area of the lot on which the building stands.

CITY COUNCIL, CONDITIONS FOR TENTATIVE MAP NO. PMT-3318636,  
EASEMENT VACATION NO. PMT-3362924,

8610 GENESEE AVENUE  
PROJECT NO. PRJ-1121151

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire 3 Years from decision date \_\_\_\_\_
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

5. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

6. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
7. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install new streetlights adjacent to the site on Nobel Drive and Genesee Avenue, satisfactory to the City Engineer.
8. The Subdivider shall record a Declaration of Covenants and Reservation of Easements for mutual access and cross lot Drainage Easement for the project sites currently held by the same owner, to the satisfaction of the City Engineer. The Declaration of Covenants and Reservation of Easements shall state: Since the Drainage Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.
9. The Subdivider shall reconstruct the existing curb ramp at the northeast corner of Costa Verde Blvd and Nobel Drive, with current City standard curb ramps, satisfactory to the City Engineer.
10. The Subdivider shall reconstruct the existing curb ramp at the northwest corner of Nobel Drive and Genesee Avenue, with current City standard curb ramps, satisfactory to the City Engineer.
11. The Subdivider shall reconstruct the existing curb returns on Nobel Drive, with a City Standard 30 ft wide driveway, satisfactory to the City Engineer.
12. The Subdivider shall reconstruct the existing curb returns on Genesee Avenue, with a City Standard 30 ft wide driveway, satisfactory to the City Engineer.
13. The Subdivider shall reconstruct the existing curb returns on Esplanade Court, with a City Standard 30 ft wide driveway, satisfactory to the City Engineer.
14. The Subdivider shall reconstruct the existing curb returns on the north side of Esplanade Court, with City Standard curb ramps, satisfactory to the City Engineer.
15. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain, landscape and irrigation in the City's right-of-way, satisfactory to the City Engineer.

**MAPPING**

16. Prior to the expiration of the Tentative Map, a Final Map to consolidate and subdivide the 13.2-acre properties into 13 lots shall be recorded in the San Diego County Recorder's Office.

17. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
18. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
19. All proposed easements and right-of-way dedications within the boundary of the Tentative Map shall be granted on the proposed Final Map.
20. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.
21. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
22. All Access, Drainage, and Slope easements granted to the City of San Diego proposed to be vacated as shown on the approved Tentative Map shall be vacated upon the recordation of the Final Map pursuant to Section 66434(g) of the Subdivision Map Act.

**WATER**

23. The subdivider shall provide a water study and sewer study which identifies all proposed public and private water and sewer utilities during ministerial review, in a manner satisfactory to the Public Utilities Department and the City Engineer.

**LANDSCAPE/BRUSH MANAGEMENT**

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the Building Permit set, including in the right-of-way, consistent with the Landscape Regulations and Landscape Standards, unless long-term maintenance of said landscaping will be the responsibility of another approved entity such as a Homeowner's Association.

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

**TRANSPORTATION**

25. Prior to recordation of the first final map, the subdivider shall dedicate 14 feet of right-of-way along the project's frontage on Genesee Avenue and assure by permit and bond the construction of a 22-foot parkway with a 6-foot non-contiguous sidewalk satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.
26. Prior to recordation of the first final map, the subdivider shall dedicate 12 feet of right-of-way along the project's frontage on Nobel Drive and assure by permit and bond the construction of a 22-foot parkway with an 8-foot non-contiguous sidewalk satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.
27. Prior to recordation of the first final map, the subdivider shall dedicate 4 feet of right-of-way along the project's frontage on Costa Verde Boulevard and assure by permit and bond the construction of a 14-foot parkway with a 7.5-foot non-contiguous sidewalk satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.
28. Prior to recordation of the first final map, the subdivider shall dedicate 2 feet of right-of-way along the project's frontages on Esplanade Court and assure by permit and bond the construction of a 12-foot parkway with a 5-foot non-contiguous sidewalk satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.
29. Prior to recordation of the first final map, the subdivider shall assure, by permit and bond, the installation of a buffered bike lane (6-foot bike lane, 2-foot buffer) along the project's frontage on Genesee Avenue, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.



30. Prior to recordation of the first final map, the subdivider shall assure, by permit and bond, the installation of a buffered bike lane (6-foot bike lane, 2-foot buffer) along the project's frontage on Costa Verde Boulevard, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.
31. Prior to issuance of any building permit, the subdivider shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) in favor of all 13 lots, to the satisfaction of the City Engineer.
32. Prior to recordation of the first final map, the subdivider shall assure by permit and bond the restriping of the eastbound approach of the intersection of Genesee Avenue and Esplanade Court to convert the existing shared through/right-turn lane to an exclusive through lane and an exclusive right-turn lane via traffic signal modification satisfactory to the City Engineer. The improvement shall also include reconstruction and/or relocation of the existing raised median on the eastbound approach, as necessary to accommodate the revised lane configuration. With the improvement, the eastbound approach will include two left-turn lanes, one through lane, and one dedicated right-turn lane. All improvements shall be complete and operational prior to any redevelopment.

**INFORMATION:**

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required

## **ATTACHMENT 3**

permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24010016

DRAFT

# ATTACHMENT 4

(R-20[Reso Code])

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING TENTATIVE MAP NO. PMT-  
3318636, AND EASEMENT VACATION NO. PMT-3362924  
FOR THE 8610 GENESEE AVENUE PROJECT NO. PRJ-  
1121151.

## RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. COSTA VERDE PROPERTY SPV LLC, a Delaware limited liability company, submitted an application to the City of San Diego for an Easement Vacation, and Tentative Map to remove APN 3245-210-13-00 and 345-210-14-00, along with language specific to commercial/retail use from the Costa Verde Specific Plan (CVSP) and propose a new lot line configuration to increase the total number of lots from two (2) to thirteen (13). The Tentative Map includes the vacation of access rights, slopes, and drainage easements along Genesee Avenue. (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval), for the 8610 Genesee Avenue project (Project).

B. The 12.6 -acre site is located at 8410, 8510, 8610, 8650, 8670, and 8750 Genesee Avenue, 4260 Nobel Drive, 4282 Esplanade Court, and 8505 Costa Verde Drive, also known as Assessor’s Parcel Numbers 3245-210-13-00 and 345-210-14-00 within the University Community Plan in the in the Residential Mixed-Use (RMX-3) Zone, Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Transit Priority Area, the Community Plan Implementation Overlay Zone, in a Paleontological Sensitivity Area (High), and in a Very High Fire Hazard Severity

# ATTACHMENT 4

(R-20[Reso Code])

Zone in the University Community Plan area, within the Costa Verde Specific Plan. The project site is legally described as LOT 13 AND 14 OF COSTA VERDE, IN THE COTY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12045, FILED IN THE OFFICE OF THE COUNTY RECORDERS OF SAN DIEGO COUNTY JULY 27, 1998.

C. On September 11, 2025, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-3318636, and Easement Vacation No. PMT-3362924 and voted to recommend Council approval of the project pursuant to Resolution No. [INSERT RESO #]-PC.

D. On [INSERT DATE], the Council considered Tentative Map No. PMT-3318636, and Easement Vacation No. PMT-3362924 pursuant to the Land Development Code of the City of San Diego.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

## ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

# ATTACHMENT 4

(R-20[Reso Code])

1. The Council adopts the following findings with respect to Tentative Map No. PMT-3318636 and Easement Vacation No. PMT-3362924:

**A. TENTATIVE MAP – San Diego Municipal Code (SDMC) Section 125.0440**

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project site was developed as the Costa Verde Shopping Center, constructed in conformance with the Costa Verde Specific Plan (CVSP) that was approved pursuant to Ordinance number 0-16675 by the City of San Diego City Council on June 23, 1986 (Attachment 6), and under Planned Commercial Development (PCD) Permit No. PCD 85-0783. In addition to the Tentative Map and Easement Vacations, the project is also requesting a land use amendment ordinance (Ordinance) to the Costa Verde Specific Plan (CVSP). The Ordinance will remove the commercial/retail portions of the project site from the CVSP along with specific language referencing the commercial/retail use of the plan.

By removing the project site from the CVSP, the Ordinance will require any future development to meet current University Community Plan and Local Coastal Program (Community Plan) policies, goals, and objectives. With the project location adjacent to transit, the proposed project will help meet several of the stated visions, framework, and priorities of the Community Plan. In addition, by dividing the project site from two lots to thirteen lots, the opportunity for compact, mixed-use urban residential and employment villages is expanded. By reimagining the land use, which currently is comprised of large retail/commercial uses with automobile parking as the primary transportation mode, the new configuration, with smaller lots, will promote more compact villages with public transportation as the primary mode, as envisioned in the Community Plan.

The project site is located at the intersection of Genesee Avenue and Nobel Drive in the University plan area. The San Diego Metropolitan transit station at UTC, serving the Blue Line of the Trolley system is located on Genesee Avenue, which runs parallel to the project site. The project site is currently developed with large commercial retail centers that orient towards expansive surface parking lots. The current commercial centers lack street frontages and pedestrian oriented designs. The Urban Design section of the Community Plan (pg. 87) provides the following description: “This area is the heart of University. The presence of two Trolley stations and a variety of destinations creates an exciting urban environment. While a multitude of tall buildings currently exist in this area, many underdeveloped sites do, as well. As underutilized areas are re-envisioned to serve new needs, there is an opportunity to establish a unique and iconic skyline and create a network of elevated walkways, plazas, and other public spaces connected to Trolley platforms.”

The Community Plan identifies the project site as Urban Village High-3, with a 0-218 du/ac, and a FAR up to 7.0. The land use designation, “Allows for high intensity, mixed-use development consisting of commercial residential, office, and retail connected by pedestrian pathways and public spaces. Active street frontages and pedestrian-oriented design are enhanced, and outdoor spaces, plazas, and paseos are a central organizing feature. Parking is minimized and fully integrated within buildings to encourage transit use. In Urban Villages, residential would be the primary use.”

The Vision and Framework of the Community Plan (pg. 19) provides goals to:

- Encourage transit-oriented, mixed-use development centered around the Trolley stations and other major transit stops with high frequency service.
- Revitalize shopping centers into mixed-use areas that provide quality neighborhood amenities alongside multi-family housing stock, while continuing to provide local goods and services.

Priority # 1 of the Vision and Framework of the Community Plan (pg. 23) is Supporting a Thriving Economy by, “Creating Community-Centered Urban Villages: The Community Plan envisions compact, mixed-use urban villages near transit stops, stations, and major transportation corridors. These developments will improve upon existing services, increase the housing supply, and bring new jobs to the area, while leveraging transit investments. This will include providing necessary services for residential areas and expanded opportunities for small businesses to flourish.”

In addition to meeting stated visions of the Community Plan, the project also has been conditioned to dedicate an additional fourteen (14) feet along Genesee Avenue, to achieve a 22-foot parkway with a non-contiguous sidewalk (Condition No. 25). The wider parkway is part of the Community Plan’s pedestrian infrastructure treatment designed to strengthen the existing pedestrian network and encourage more trips to be made by foot within the University Community. Figure 18 of the Community Plan (pg. 106) identifies Genesee Avenue as a “District” pedestrian infrastructure type that will support heavy pedestrian activity in mixed-use urban areas and major community thoroughfares and include wider walkway widths. The condition will ensure that Priority # 5 (Pg. 30) of the Community Plan is met: “Make Walking a Desirable Option: Many people live in walking distance to daily destinations within the community but choose to drive when visiting. With more comfortable paths of travel, walking can be more appealing. This is achieved by wider sidewalks and better buffering between street automobile traffic and pedestrian zones.”

The proposed project will bring future development of the site into alignment with the updated Community Plan and allow the project site to meet the stated visions, priorities, and design. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project proposes to subdivide two (2) lots into thirteen (13) lots. There is no proposed development on any of the lots. The current project site was developed as the Costa Verde Shopping Center, constructed in conformance with the Costa Verde Specific Plan (CVSP) that was approved pursuant to Ordinance number 0-16675 by the City of San Diego City Council on June 23, 1986 (Attachment 6), and under Planned Commercial Development (PCD) Permit No. PCD 85-0783. The project proposes a land use amendment ordinance to remove the 12.6-acres that constitute the commercial/retail portion of the 1986 CVSP. In addition, the language in the CVSP referencing the commercial/retail use will also be removed. By removing the project site from the CVSP any future development will be required to comply with the Community Plan and the applicable regulations of the San Diego Municipal Code (SDMC). The project does not propose any deviations to the Land Development Code.

The current zoning for the project site is RMX-3. The purpose of the RMX zone is to provide a mix of uses with a focus on residential uses. Residential development shall be the primary use. The current use regulations for the project site are governed by the CSVP, which conflict with the RMX zoning. The CVSP designates the project location for commercial/retail use and does not allow for residential use. The conflict will be resolved through the land use amendment, which will remove the proposed project site from the CVSP, requiring the project site to utilize the RMX zoning regulations of the SDMC.

In addition, the project site contains three access, drainage, and slope easements along the frontage of Genesee Avenue as described in and by reference to the project's Easement Drawing. A summary of the easement history is as follows:

The easements were originally intended to construct a storm drain, as noted below:

- In 1969, Penasquitos, INC. granted "easements for a right of way for public street together with an easement for Right of Way for the construction, operation and maintenance of a storm drain or drains and appurtenances, thereto" to the City of San Diego as part of the documents recorded as File No's 76232 & 76233.



The easements establish areas for the “operation and maintenance of the storm drain” and the “slope easement” are appurtenant to the storm drain easements.

- In 2016, Leppart Engineering filed Map No. 16127, which adjoins the project site. On Map No. 16127, Leppart Engineering went through the equivalent process of vacating descriptions in the above-mentioned documents, referred to as “slope rights.”

The descriptions labeled as “Slope Easement” in File No’s 76232 & 76233 are being vacated and are being labelled in the proposed mapping documents as “slope rights” to be consistent with adjoining mapping actions.

The storm drains were not constructed and there are no future plans to develop any.

The easement areas are the following: 1,191 square feet fronting proposed Lot 1; 5,037 square feet fronting proposed Lots 2-5; and 582 square feet fronting proposed Lot 6. The total area of easement vacations is 6,810 square feet. The easements have been conditioned (Condition 22, Attachment 3) to be vacated as they are no longer needed, as noted above. In addition, the easements will become redundant due to the Tentative Map condition (Condition 25, Attachment 3) to provide a 14-foot dedication along Genesee Avenue to meet the Community Plan requirement of a 22-foot parkway. The 14-foot addition will extend the right-of-way to the 22-foot requirement and encompass all three easements. Since the easements are not needed within the parkway, and it is standard City practice to vacate any easements that are not needed, the project is conditioned to remove them.

Through the proposed land use amendment and Tentative Map, the proposed subdivision will comply with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

### **3. The site is physically suitable for the type and density of development.**

The project site was originally developed under the Costa Verde Specific Plan (CVSP) that restricted the site to commercial/retail use. The proposed land use amendment ordinance will remove the commercial/retail portions of the project site from the CVSP along with the specific language referencing the commercial/retail use of the plan. The removal of the project site from the CVSP will result in the parcels being governed by the land uses designated for the site in the recently updated Community Plan. As such, any future development will be required to meet the applicable regulations, ensuring site conditions and density are in compliance with the zone. The development intensity that the project would

be governed by was factored in as part of the Community Plan update, making it suitable for the area. Lastly, a component of the Tentative Map is a geological review of the project site, which found no significant impacts constraining the project site. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The infill project site is located in a developed urban area. The project site is currently built out with commercial/retail structures and parking lots. No additional development is proposed. Future development at the site would be required to comply with the Land Development Code Regulations and construction permit requirements. The site is in a developed, urban neighborhood with no Environmental Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project site is currently built out with commercial/retail structures and parking lots. No additional development is proposed. Prior to issuance of any ministerial permits, such as grading and/or building permits for the proposed development, the plans are required to be reviewed for compliance with all building, electrical, mechanical, plumbing, and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

In addition, the project contains conditions required to be complied with that will provide several improvements to benefit the public health, safety, and welfare, including the following:

Condition # 7 to install new streetlights adjacent to the site on Nobel Drive and Genesee Avenue.

Conditions # 9, 10 11,12,13 & 14 to reconstruct existing curb ramps and returns on Costa Verde Blvd., Nobel Drive, Genesee Avenue, and Esplanade Court.

Condition # 25 to dedicate an additional fourteen (14) feet along Genesee Avenue, to achieve a 22-foot parkway with a non-contiguous sidewalk. The

wider, non-contiguous sidewalk will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

Condition # 26 to dedicate an additional twelve (12) feet along Nobel Street, to achieve a 22-foot parkway with a non-contiguous sidewalk. The wider, non-contiguous sidewalk will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

Condition # 27 to dedicate an additional four (4) feet along Costa Verde Boulevard, to achieve a 14-foot parkway with a non-contiguous sidewalk. The wider, non-contiguous sidewalk will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

Condition # 28 to dedicate an additional two (2) feet along Esplanade Court, to achieve a 12-foot parkway with a non-contiguous sidewalk. The wider, non-contiguous sidewalk will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

Condition # 29 to install a buffered bike lane (6-foot bike lane, 2-foot buffer) along the project's frontage on Genesee Avenue. The buffered bike lane will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

Condition # 30 to install a buffered bike lane (6-foot bike lane, 2-foot buffer) along the project's frontage on Costa Verde Boulevard. The buffered bike lane will provide a safer, more accessible path of travel to balance housing needs and the accessibility of public services.

For these reasons the proposed project will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project includes an easement vacation to remove access, drainage, and slope easements along Genesee Avenue (see response to Finding A(2), herein incorporated by reference). All other public easements will remain in place. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The project site is currently built out with commercial/retail structures and parking lots. No additional development is proposed. Future development at the site would be required to comply with the Land Development Code Regulations and construction permit requirements, including California Code of Regulations Title 24 Standards. The project is located in a developed urban neighborhood and the underlying zone provides the opportunity through building materials, site orientation, architectural treatments, placements, and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project site was originally developed under the CVSP that restricted the site to commercial/retail use. The land use amendment ordinance will remove the commercial/retail portions of the project site from the CVSP along with the specific language referencing the commercial/retail use of the plan. The removal of the project site from the CVSP will result in the area being governed by the density regulations of the recently updated Community Plan. The updated Community Plan designates the project site as Urban Village High-3, with a 0-218 du/ac, and a FAR up to 7.0. The land use designation allows for high intensity, mixed-use development consisting of commercial residential, office, and retail connected by pedestrian pathways and public spaces. By updating the use from the commercial/retail designation of the CVSP, to mixed residential use with up to 218 units per acre, the proposed project will have the ability to increase the housing needs of the region, where before it could not. In addition, future development on the property would be subject to the underlying zone regulations at the time of application. The current zoning for the project site is RMX-3. The purpose of the RMX zone is to provide a mix of uses with a focus on residential uses. The zone requires residential development to be the primary use. By removing the project site from the CVSP, as proposed, the primary use will change from the current commercial/retail use to a residential use as required by the Community Plan and RMX zone.

2. Portions of access, drainage, and slope easements, located within the project boundaries as shown in Easement Vacation No. No. PMT-3362924 are vacated,

contingent upon the recordation of the approved Final Map for the project. The Council adopts the following findings with respect to Easement Vacation No. No. PMT-3362924:

**B. EASEMENT VACATION – SDMC Section 125.1040**

- 1. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))**

The Tentative Map includes an easement vacation to access rights, slopes, and drainage easements along Genesee Avenue (see response to Finding A(2), herein incorporated by reference). All three easements along Genesee Avenue will be encompassed within a required right-of-way dedication pursuant to Condition 25, for a 22-foot parkway with a non-contiguous sidewalk. The new parkway will not need the easements. As such, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

- 2. The public will benefit from the action through improved utilization of the land made available by the vacation. (San Diego Municipal Code § 125.1040(b))**

The Tentative Map includes an easement vacation to remove access rights, slopes, and drainage easements along Genesee Avenue (see response to Finding A(2), herein incorporated by reference).

All three easements are located within the right-of-way pursuant to Condition 25 for a 22-foot parkway with a non-contiguous sidewalk. The wider, non-contiguous sidewalk will provide a safer, more accessible path of travel. The easements are not needed for the expanded parkway, and it is standard City practice to vacate any easements that are not needed. By removing the easements, the parkway will be unencumbered. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

- 3. The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))**

There are three separate easements along Genesee Avenue (see response to Finding A(2), herein incorporated by reference). The locations of the easements correspond to a required dedication pursuant to Condition 25 for a 22-foot parkway with a non-contiguous sidewalk. The wider parkway is part of the Land Use Plan's pedestrian infrastructure treatment designed to strengthen the existing

pedestrian network and encourage more trips to be made by foot within the University Community. Figure 18 of the Land Use Plan (pg. 106) identifies Genesee Avenue as a District pedestrian infrastructure type that will support heavy pedestrian activity in mixed-use urban areas and major community thoroughfares and include wider walkway widths. The condition will ensure that Priority # 5 (Pg. 30) of the Land Use Plan is met: “Make Walking a Desirable Option: Many people live in walking distance to daily destinations within the community but choose to drive when visiting. With more comfortable paths of travel, walking can be more appealing. This is achieved by wider sidewalks and better buffering between street automobile traffic and pedestrian zones.” The easements are not needed for the wider parkway. By removing the easements from the planned parkway, the vacations are consistent with the applicable land use plan.

**4. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))**

The Tentative Map includes an easement vacation to access rights, slopes, and drainage easements along Genesee Avenue (see response to Finding A(2), herein incorporated by reference). The Land Use Plan identifies the areas of the easements as a future pedestrian infrastructure type that will support heavy pedestrian activity. The easements are not needed for the future use. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

3. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

4. Based on these findings adopted by the Council, Tentative Map No. PMT-3318636 is granted to COSTA VERDE PROPERTY SPV LLC, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

5. Based upon these findings adopted by the Council, Easement Vacation No. PMT-3362924, as more particularly described in the legal description marked as Exhibit “A” and shown on Drawing No. [INSERT DRAWING ###], marked as Exhibit “B”, incorporated by

## ATTACHMENT 4

(R-20[Reso Code])

this reference, and made a part of this Resolution, is ordered vacated subject to the following condition:

6. Upon satisfaction of the condition described in this Resolution, as determined by the City Engineer, the Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

DRAFT



**ORDINANCE AMENDMENT**

(O-20[Ord Code])

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE COSTA VERDE SPECIFIC PLAN TO REMOVE 12.6 ACRES LOCATED FROM THE SPECIFIC PLAN AREA; AND AMMENDING ORDINANCE NO O-16675, ADOPTED JUNE 23, 1986, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS IT CONFLICTS HEREWITH.

WHEREAS, Costa Verde Property SPV LLC applied to remove a 12.6 acre site located, Assessor Parcel Numbers 345-210-13-00 AND 345-210-14-00 in the University Community Plan Area, and legally described as Lot 13 and 14 of Costa Verde, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 12045, filed in the Office of the Recorder for San Diego County on July 27, 1998, in the University area; and

WHEREAS, the Costa Verde Specific Plan was adopted by Ordinance No. O-16675 on June 23, 1986; and

WHEREAS, the University Community Plan was comprehensively updated and amended by Resolution No. R-315733 on June 30, 2024; and

WHEREAS, General Plan Land Use Policy LU-D.9 specifies that requests for specific plan amendments that have undergone a community plan update since the General Plan was adopted in 2008 are exempt from the initiation requirement if they demonstrate conformance with all three of the initiation criteria in Policy LU-D.11; and

WHEREAS, University Community Plan Policy 1.1(J) specifies that requests to remove all of portions of a specific plan in the University Community Planning Area since the General Plan was adopted in 2008 are exempt from the General Plan Amendment Initiation policy if the

**ORDINANCE AMENDMENT**

(O-20[Ord Code])

removal of the specific plan would result in future development consistent with the Community Plan; and

WHEREAS, on September 11, 2025, the Planning Commission of the City of San Diego considered this specific plan amendment and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council; and

WHEREAS, the Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi- judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. The 12.6 acres located in the University Community Plan Area ,Assessor Parcel Numbers 345-210-13-00 AND 345-210-14-00, and legally described as Lot 13 and 14 of Costa Verde, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 12045, filed in the Office of the Recorder for San Diego County on July 27, 1998 . This action amends the Costa Verde Specific Plan adopted by Ordinance No. O-16675 on June 23, 1986.

Section 2. Ordinance No. O-16675 (New Series), adopted June 23, 1986, of the ordinances of the City of San Diego is amended repealed insofar as it conflicts with this Ordinance.

**ORDINANCE AMENDMENT**

(O-20[Ord Code])

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage. No building permits for development inconsistent with the provisions of this Ordinance will be issued unless the application was made prior to the date of adoption of this Ordinance.

APPROVED: HEATHER FERBERT, City Attorney

By \_\_\_\_\_  
Lauren Hendrickson  
Chief Deputy City Attorney

RM:Gr  
XX/XX/2025  
Or.Dept: Development Services  
Case No. XXXXXX

(O-86-154)

ORDINANCE NUMBER O- 16675 (NEW SERIES)

ADOPTED ON JUN 23 1986

AN ORDINANCE APPROVING THE COSTA VERDE  
SPECIFIC PLAN.

WHEREAS, the Planning Commission of The City of San Diego conducted a public hearing regarding the COSTA VERDE SPECIFIC PLAN; and

WHEREAS, after due notice, the Council of The City of San Diego conducted a public hearing on this matter wherein all persons desiring to be heard were heard; and

WHEREAS, the Council of The City of San Diego has reviewed and considered all maps, exhibits, written documents and materials contained in the file regarding this project on regard in The City of San Diego and the oral presentations given; and

WHEREAS, the Council of The City of San Diego finds that the COSTA VERDE SPECIFIC PLAN is consistent with and required for the systematic implementation of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; NOW, THEREFORE,

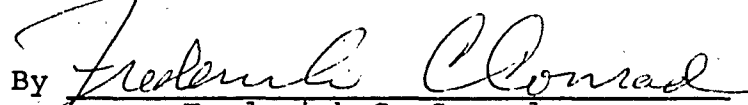
BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That this Council hereby approves and adopts the COSTA VERDE SPECIFIC PLAN, dated February 12, , 1986 , on file in the office of the City Clerk as Document No. OO- 16675.

Section 2. The provisions of Section 1 of this ordinance shall become effective upon the final adoption of the amendment of the General Plan, including the COSTA VERDE SPECIFIC PLAN, or the effective date of this ordinance, whichever shall later occur.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:cc:632  
02/28/86  
Or.Dept:Plan.  
O-86-154  
Form=o.none

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_  
by the following vote:

JUN 23 1986

Councilmen  
Abbe Wolfsheimer  
Bill Cleator  
Gloria McColl  
William Jones  
Ed Struiksma  
Mike Gotch  
Judy McCarty  
Uvaldo Martinez  
Mayor

Yeas	Nays	Not Present	Ineligible
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VACANT

AUTHENTICATED BY:

ED STRUIKSMA

Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By June G. Blackwell, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUN 10 1986

JUN 23 1986

, and on \_\_\_\_\_

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By June G. Blackwell, Deputy.

00802

Office of the City Clerk, San Diego, California

Ordinance Number 0-16675

JUN 23 1986

Adopted

RECEIVED  
CITY CLERK'S OFFICE

1995 MAR 11 AM 9:57

SAN DIEGO, CALIF.

11/11/95

00803

## CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
202 C STREET 12TH FLOOR  
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

## AN ORDINANCE APPROVING THE COSTA VERDE SPECIFIC PLAN

**ORDINANCE NUMBER O-16675 (NEW SERIES)****AN ORDINANCE APPROVING THE COSTA VERDE SPECIFIC PLAN.**

WHEREAS, the Planning Commission of The City of San Diego conducted a public hearing regarding the COSTA VERDE SPECIFIC PLAN; and

WHEREAS, after due notice, the Council of The City of San Diego conducted a public hearing on this matter wherein all persons desiring to be heard were heard; and

WHEREAS, the Council of The City of San Diego has reviewed and considered all maps, exhibits, written documents and materials contained in the file regarding this project on record in The City of San Diego and the oral presentations given; and

WHEREAS, the Council of The City of San Diego finds that the COSTA VERDE SPECIFIC PLAN is consistent with and required for the systematic implementation of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That this Council hereby approves and adopts the COSTA VERDE SPECIFIC PLAN, dated February 12, 1988, on file in the office of the City Clerk as Document No. OO-16675.

Section 2. The provisions of Section 1 of this ordinance shall become effective upon the final adoption of the amendment of the General Plan, including the COSTA VERDE SPECIFIC PLAN, or the effective date of this ordinance, whichever shall later occur.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on JUN 10 1988  
Passed and adopted by the Council of The City of San Diego on JUN 23 1988.

AUTHENTICATED BY: ED STRUIKSMAN,  
Deputy Mayor of The City of San Diego, California.  
CHARLES G. ABDELNOUR,  
City Clerk of The City of San Diego, California.

(SEAL)  
By JUNE A. BLACKNELL, Deputy.  
Pub. July 7

54401

Thomas D. Kelleher

I, \_\_\_\_\_, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NUMBER O-16675

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

JULY 7

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 7 day of July, 19 86.

*Thomas D. Kelleher*  
(Signature)

00801

$3\frac{5}{8} \times 2 \times 9.76 = 70.76$



(R-86-2523)

RESOLUTION NUMBER R- 265936ADOPTED ON JUN 10 1986

WHEREAS, the decision of the Planning Commission in approving Planned Commercial Development Permit No. PCD-85-0783 to GUARANTY SERVICE CORPORATION, a Texas corporation, to construct and operate Costa Verde, a retail center with gross floor area of 178,000 square feet and a 400-room hotel, to be developed at a later date, on property located on the east side of Genesee Avenue, between La Jolla Village Drive and Nobel Drive, in the R1-5000 Zone, in the University Community Plan area was appealed; and

WHEREAS, on March 20, 1986, the Planning Commission voted 7 to 0 to deny the appeal, approve Planned Commercial Development Permit No. PCD-85-0783 and sustain the decision of the Planning Director; and

WHEREAS, on March 28, 1986, pursuant to the provisions of San Diego Municipal Code Section 101.0910, UNIVERSITY AREA RESIDENTS FOR EQUITY (UCARE), by Harry L. Mathis and Mark Glies, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on June 10, 1986, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

*June Blacknell*  
*Here are*  
*the revised*  
*permits*  
*w/changes*

WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code Section 101.0910 to affirm, reverse or modify in whole or in part any determination of the Planning Commission subject to the limitations as are placed upon the Planning Commission by the Municipal Code; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego as follows:

All of the following facts exist with respect to Planned Commercial Development Permit No. PCD-85-0783:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the neighborhood, the General Plan or the community plan. The project, in conjunction with the Costa Verde Specific Plan, will provide needed neighborhood-serving commercial uses in this portion of the University Community Planned Area. This will be consistent with the adopted University Community Plan.

2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. Conditions attached to the PCD will assure compatibility with the adjacent residential development. The PCD requires the filing of an amendment to accommodate the proposed 400-room hotel when development plans for that phase are processed.

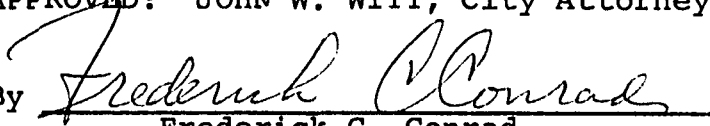
3. The proposed project will comply with relevant regulations in the Municipal Code for such use. The PCD will comply with the proposed Costa Verde Specific Plan-CA Zone equivalent and the requirements of the Planned Commercial Development Permit criteria.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of UNIVERSITY AREA RESIDENTS FOR EQUITY (UCARE), by Harry L. Mathis and Mark Glies is denied; the decision of the Planning Commission to deny the appeal is sustained; and this Council does hereby grant to GUARANTY SERVICE CORPORATION, a Texas corporation, Planned Commercial Development Permit No. PCD-85-0873, in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:cc:632  
08/20/86  
Or.Dept:Clerk  
R-86-2523  
Form=r.pcd

## PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. PCD-85-0783

## CITY COUNCIL

This Planned Commercial Development Permit is granted by the City Council of The City of San Diego to GUARANTY SERVICE CORPORATION, a Texas corporation, Owner/Permittee, under the conditions in Section 101.0910 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to develop a Planned Commercial Development, Costa Verde, located on the east side of Genesee Avenue between La Jolla Village Drive and Nobel Drive, described as portion of Pueblo Lots 1301, 1302 and 1308, in the R1-5000 (Proposed Costa Verde Specific Plan).

2. The facility shall consist of the following:

- a. 178,000 square feet (gross floor area) of commercial uses (as specified in Condition No. 3);
- b. A 400-room hotel (to be developed as a later phase);
- c. Off-street parking;
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. The commercial development shall guarantee the following uses as stated in the Costa Verde Specific Plan:

<u>Neighborhood-serving Uses</u>	<u>Minimum total 100,000 sq. ft.</u>
----------------------------------	--------------------------------------

Food Market	35,000 sq. ft.
Drug Store/Pharmacy	7,500 sq. ft.

A minimum of 57,500 square feet taken from the following:

Food Court (Restaurants/Food Oriented Shops)  
Service Shops  
Retail Shops

The following are acceptable neighborhood uses:

Max. sq. ft.

Bakeries  
Barber Shops  
Beauty Shops  
Bicycle Shops  
Confectioners  
Curtain, Drapery & Household Goods  
Drug Stores/Pharmacies  
Dry Cleaning Establishments

00409

Self-serve Laundries  
 Recreational Facilities . . . . . 2,500 sq. ft.  
 Fitness Centers  
 Florists  
 Hobby Shops  
 Jewelry Stores  
 Liquor Stores  
 Health and Specialty Food Shops  
 Optometrists . . . . . 1,500 sq. ft.  
 Fast Photo/Cameras  
 Photo Studios  
 Quick Prints (Xerox)  
 Postal Services  
 ATMs  
 Video Rental & Equipment . . . . . 2,000 sq. ft.  
 Records & Tapes . . . . . 2,000 sq. ft.  
 Deli Restaurant  
 Gas Stations/Car Wash  
 Book Stores  
 Cards & Gifts  
 Pet Shops  
 Stationers  
 Repair shops (shoes, appliance, etc.)

Other uses as determined by the Planning Director to be similar and consistent with those listed above.

The drug store and related neighborhood uses will occupy approximately 16,000 square feet centrally located adjoining the upper parking level near the food court. Neighborhood-serving uses in this area will reinforce its character as the focal point of neighborhood activity.

Community-Serving Uses

Maximum Total of 78,000 sq. ft.

Typical uses include street frontage restaurants, travel agents, banks, savings and loan institutions, apparel and shoe shops, paint, wall paper and hardware stores.

Business and Professional uses such as insurance, real estate and medical/dental offices will occupy a maximum of 14,000 square feet of the 78,000 square feet of Community-Serving uses as noted above.

4. The gas station/carwash will require the processing of a Conditional Use Permit.

5. The proposed 400-room hotel shall require an amendment to the PCD, in order to assure complete review for conformance with the proposed Costa Verde Specific Plan.

6. A maximum of two access points off of Genesee Avenue to the commercial development shall be permitted. This is consistent with the Costa Verde Specific Plan. The site plan shall be revised accordingly if required.

7. All equipment, vents, fans and appurtenances shall be shielded from view when visible from adjacent buildings. Equipment and appurtenances not requiring such shielding shall be grouped and organized on building roofs when visible and when possible, shielded from view by parapets and other roof forms.

8. Setbacks for the project shall meet the requirements of the Costa Verde Specific Plan, except that a zero setback may be allowed for an underground parking structure if no more than three feet of the structure is above grade.

9. Landscaping around the border of the project shall be a minimum of 10 feet with an average of 15 feet in width. A minimum of 15 percent of the site (exclusive of parking areas) shall be landscaped. Earth berms will be rounded and natural in character, designed to obscure undesirable views (i.e. automobiles, storage and utility areas, etc.) and add character and interest to the site. All outdoor storage, loading, refuse and utility areas will be visually screened on all sides except at access points.

10. Subdivider shall provide landscaping along the raised median of La Jolla Village Drive between Genesee Avenue and Interstate 5. Said landscaping shall be installed concurrent with first-phase development and shall be maintained by the developer for the first two years. Specimen trees shall be provided in accordance with Exhibit "A," dated June 10, 1986. These trees may be clustered for maximum aesthetic effect.

11. At least 10 percent of the on-grade parking area shall be in landscaping.

12. Minimum median width within parking areas shall be 10 feet.

13. A minimum of two bus stops shall be provided on Genesee Avenue, and one bus stop shall be provided on Nobel Drive.

14. The number, location, design and construction of future bus stops and bus shelters to be built in conjunction with this Planned Commercial Development shall be subject to the review and approval of the Metropolitan Transit Development Board and the Planning Director. Any future bus stops or shelters required to be constructed to serve this project shall be designed and constructed to provide, handicapped accessibility. An encroachment permit and an encroachment removal agreement shall be obtained from the City Engineer for any bus shelters and bus stops located within the right-of-way.

15. The developer(s) shall not oppose and shall participate in the establishment of an assessment district to finance the implementation and operation of a transit loop shuttle service in University City.

16. The applicant shall contribute to the North University Loop Shuttle Engineering Design Study to assess the feasibility of the proposed transit loop. The amount of this contribution shall be determined prior to and incorporated into the development

agreement required as a condition of approval of the tentative map. In addition, the applicant shall demonstrate how the transit loop would be incorporated into the project. The results of the transit loop study may indicate that in order to accommodate required transit right-of-way, the project site design, required parking, landscaping, and/or setbacks may require modification.

17. To minimize noise, visual and traffic impacts between the residential and commercial components of this project, through traffic between these components shall be limited to emergency and pedestrian access only through the installation of landscaping and vehicular barriers. These barriers, whose location and design shall be subject to the approval of the Fire and Engineering and Development Departments, shall also be approved by the Planning Director prior to installation, and shall be consistent with the Costa Verde Specific Plan.

18. This Planned Commercial Development, and the associated Planned Residential Development, shall provide pedestrian bridges traversing La Jolla Village Drive and Genesee Avenue. The financing, phasing and construction of said pedestrian bridges shall be provided as indicated in the Costa Verde Development Agreement.

19. Prior to the issuance of building permits for structures in this project, a development agreement between the developer, or successors, and the City of San Diego shall be executed.

20. Interior noise-attenuating structural techniques shall be incorporated into the proposed hotel. The City's Noise Abatement Office shall review the building plans to ensure that interior noise levels for the hotel shall not exceed 45 decibels CNEL based on future traffic projections. Building permits for the planned commercial development shall be reviewed and approved by the City's Noise Abatement Office prior to final approval by the Planning Department. This condition shall be incorporated into the future PCD amendment for the hotel.

21. The road between the food market and the residential area shall be designed as a private drive with provisions for pedestrian sidewalks and crossings, extensive landscaping, street tree plantings, and lighting.

22. The distance between the market and the nearest residential building shall be a minimum of 75 feet.

23. Commercial service areas such as trash and delivery docks shall be clustered and screened from view.

24. The walls of commercial buildings, including rear walls, shall be enhanced with offsets and landscaping, in accordance with the Costa Verde Specific Plan.



25. Deliveries to the service areas adjacent to the residential buildings shall be during normal delivery hours approved by the Planning Director and Deputy Director of the Environmental Quality Division.

26. Hours of operation for the commercial center shall be between the hours of 6:00 a.m. and 12:00 midnight of each day.

27. No fewer than 1,684 off-street parking spaces shall be provided for the hotel and retail commercial development. The total required parking spaces to be provided initially for the retail commercial component of the project (excluding the hotel) shall be 987 spaces. The total required parking spaces to be provided initially for the hotel (as part of a future PCD amendment) shall be one space per guest room or suite; and if a free-standing restaurant is proposed for the hotel (or the restaurant has a separate entrance or identity), one space would be required per 80 square feet of restaurant floor area. The required parking shall be maintained on the property in the approximate location shown on Exhibit "A," dated June 10, 1986, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked. This parking plan shall be consistent with the Costa Verde Specific Plan. Should the Specific Plan be modified, the parking plan shall be revised accordingly.

28. A five-year monitoring program by a qualified Traffic Engineer of the existing parking and utilization conditions shall be implemented one year after completion of construction of the entire retail/commercial component of the project (excluding the hotel). This monitoring shall include annual reports to the Planning Director and Deputy Director of Transportation and Traffic Engineering.

29. Any future proposal to construct a parking structure on-site, to satisfy the previous condition, shall require subsequent environmental review and amendment to the Specific Plan.

30. Employers shall be prohibited from requiring employees to park off-site or on adjacent streets.

31. No permit for construction or operation of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Planned Commercial Development Permit is recorded in the office of the County Recorder.

32. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated June 10, 1986, on file in the office of the Planning Department. No changes, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

33. Before issuance of any building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A" dated June 10, 1986, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

34. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

35. This Planned Commercial Development Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0910 of the Municipal Code. Any such extension must meet all Municipal Code requirements and applicable guidelines in effect of the time the extension is considered.

36. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

37. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; and
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

38. This Planned Commercial Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

39. This Planned Commercial Development Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

40. This Planned Commercial Development Permit is subject to the recordation of the Subdivision map and adoption of the Costa Verde Specific Plan.

41. The access ways within the PCD area, other than Street "C" as shown on the PCD exhibit, shall be unnamed, non-dedicated, privately maintained, private driveways constructed in a manner satisfactory to the Fire Department.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO, JUNE 10, 1986.

AUTHENTICATED BY:

MAUREEN O'CONNOR, Mayor  
The City of San Diego

CHARLES G. ABDELNOUR, City Clerk  
The City of San Diego

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

On this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared MAUREEN O'CONNOR, known to me to be the Mayor, and CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

Notary Public in and for the County  
of San Diego, State of California

The undersigned Permittee, by execution hereof, agrees to each and every condition of Planned Commercial Development Permit No. PCD-85-2523, and promises to perform each and every obligation of Permittee hereunder.

GUARANTY SERVICE CORPORATION,  
a Texas corporation

By \_\_\_\_\_

By \_\_\_\_\_

NOTE: NOTARY ACKNOWLEDGMENTS MUST BE ATTACHED  
PER CIVIL CODE, SEC. 1180, et seq.

Form=p.ACK

3560

JUN 10 1986

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT

## AUTHENTICATED BY:

ED STRUIKSMA

Deputy Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By June A. Blackwell, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-265936 Adopted JUN 10 1986







# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8

**ALEXANDRIA**  
Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121

**RICK**  
5620 Friars Road  
San Diego, CA 92110  
619-291-0707  
rickengineering.com



OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD., SUITE 250,  
SAN DIEGO, CA 92121

CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

COSTA VERDE

TM SUBMITTAL  
PACKAGE

REVISIONS		
MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE PROJECT ARCHITECT

PROJECT NUMBER PRJ-1121151

DATE 2/3/2025

SHEET NAME

SHEET MAP

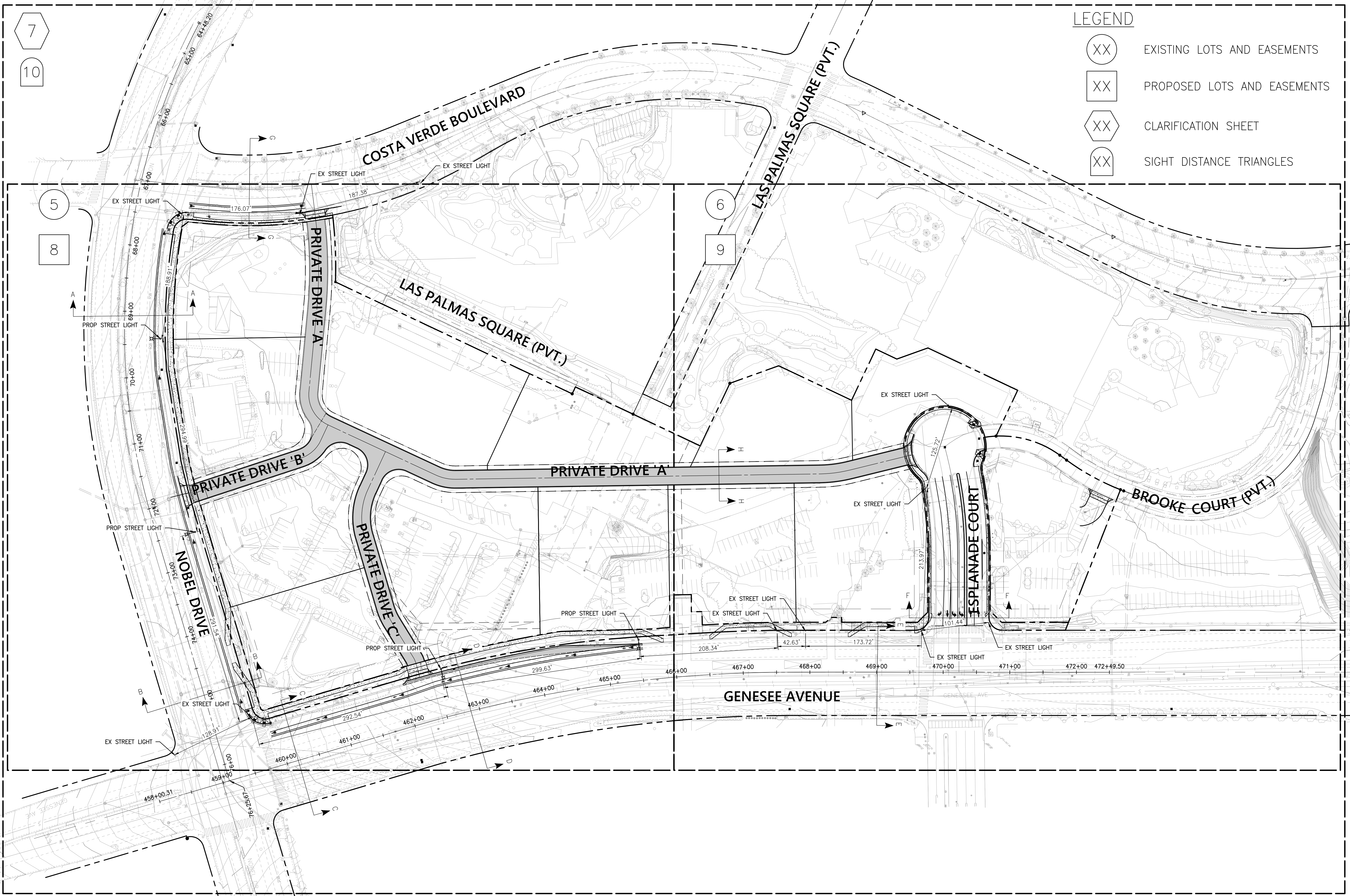
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TM-02

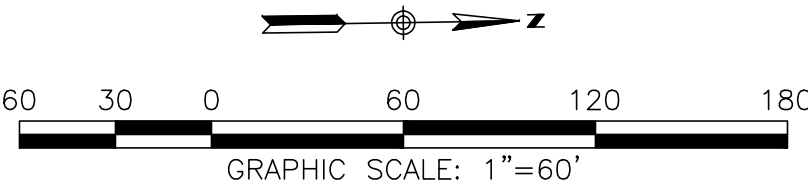
SHEET 2 OF 11

## LEGEND

- XX EXISTING LOTS AND EASEMENTS
- XX PROPOSED LOTS AND EASEMENTS
- XX CLARIFICATION SHEET
- XX SIGHT DISTANCE TRIANGLES



- NOTES:
- PROPOSED IMPROVEMENTS WILL BE PER FUTURE CONSTRUCTION PLANS, SHOWN HERE FOR REFERENCE ONLY.







# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

ATTACHMENT 8

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703



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SAN DIEGO, CA 92121

CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

COSTA VERDE

TM SUBMITTAL PACKAGE

REVISIONS		
MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

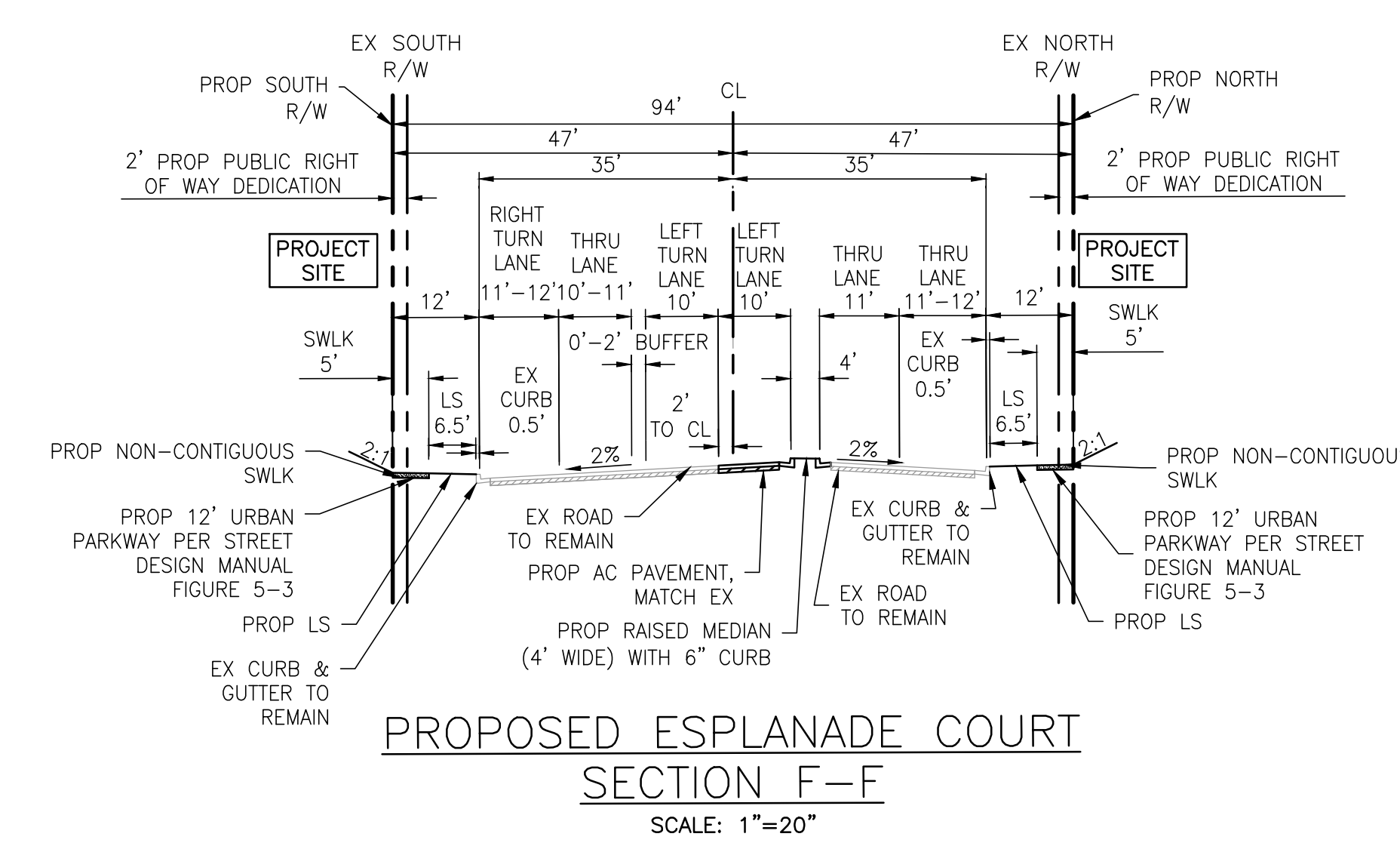
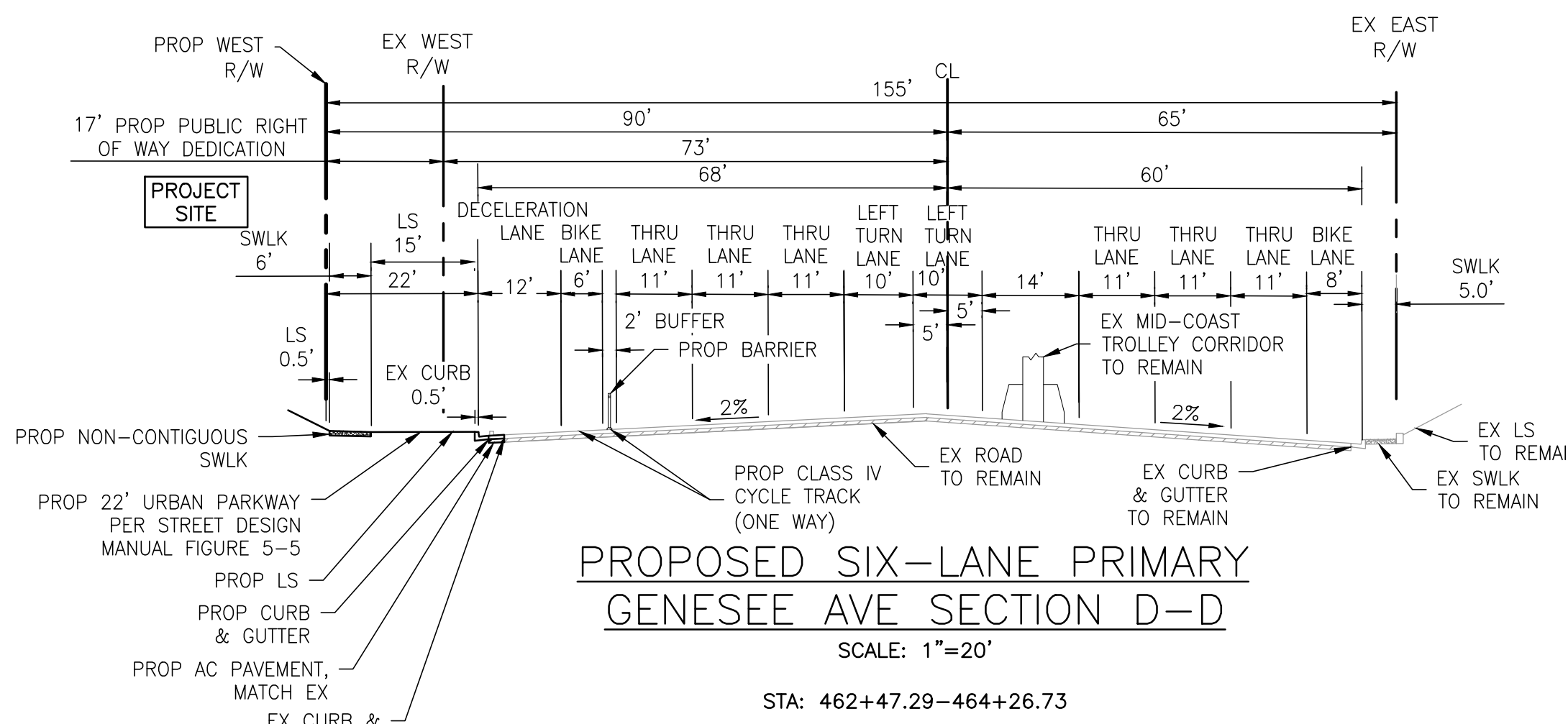
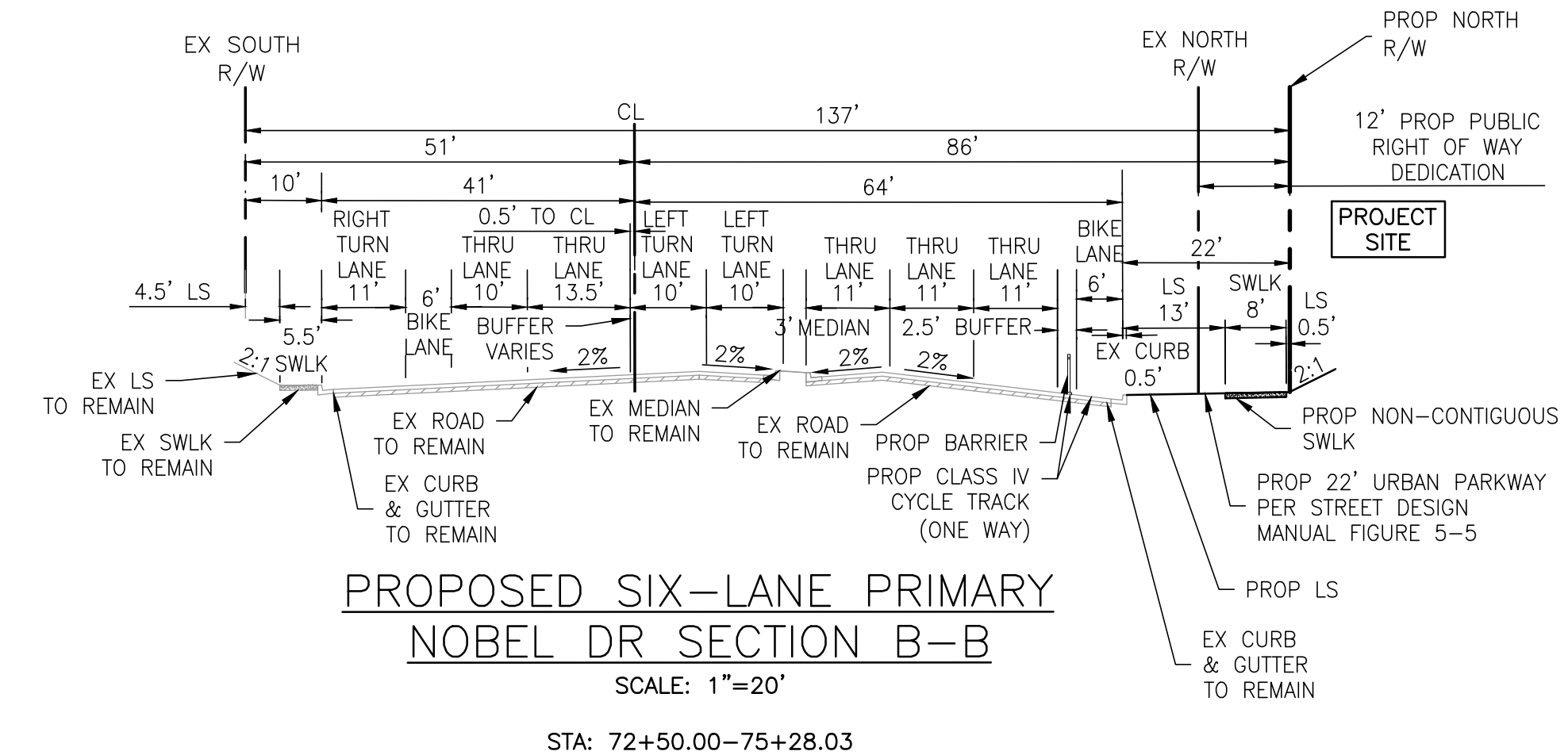
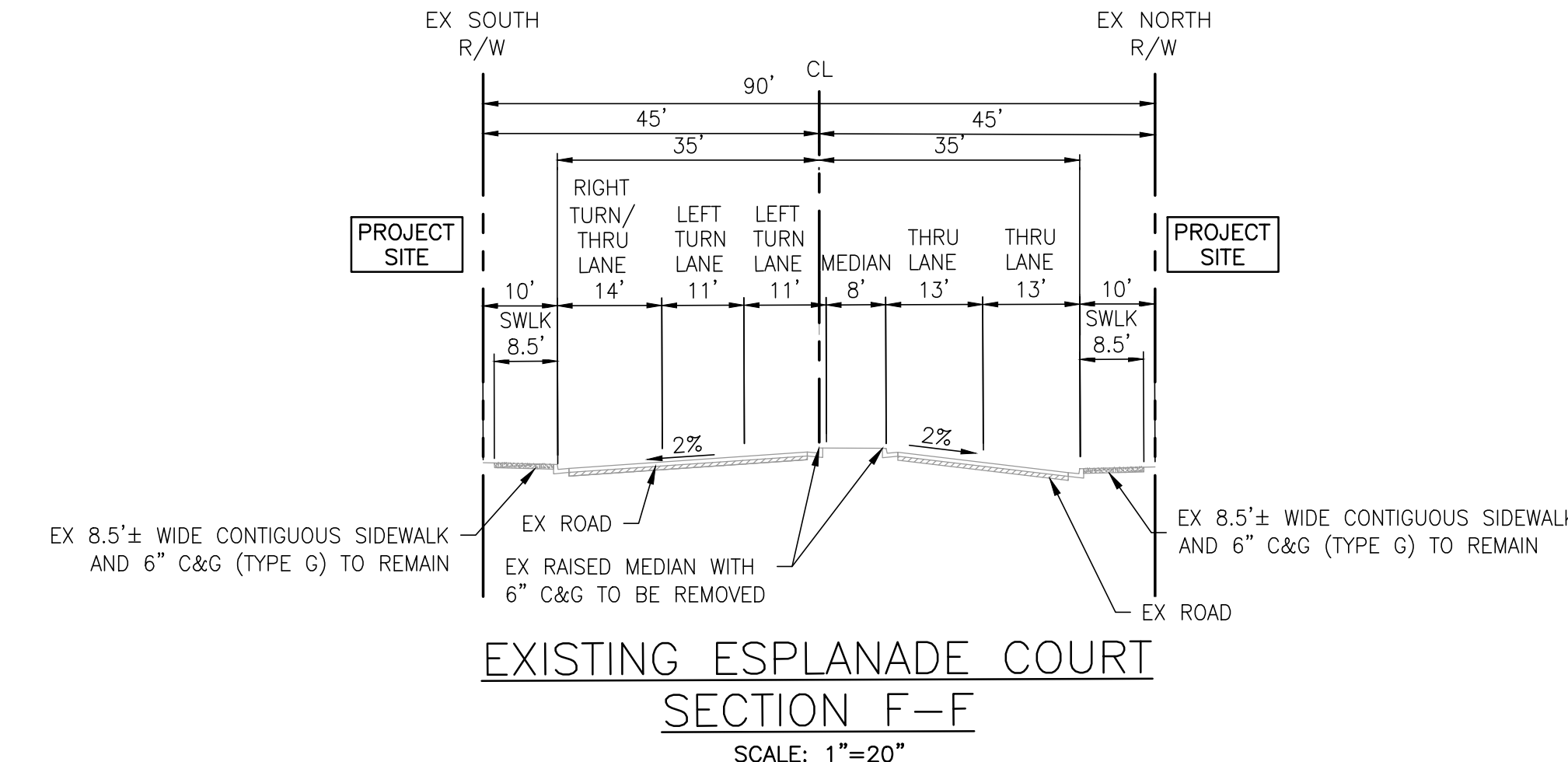
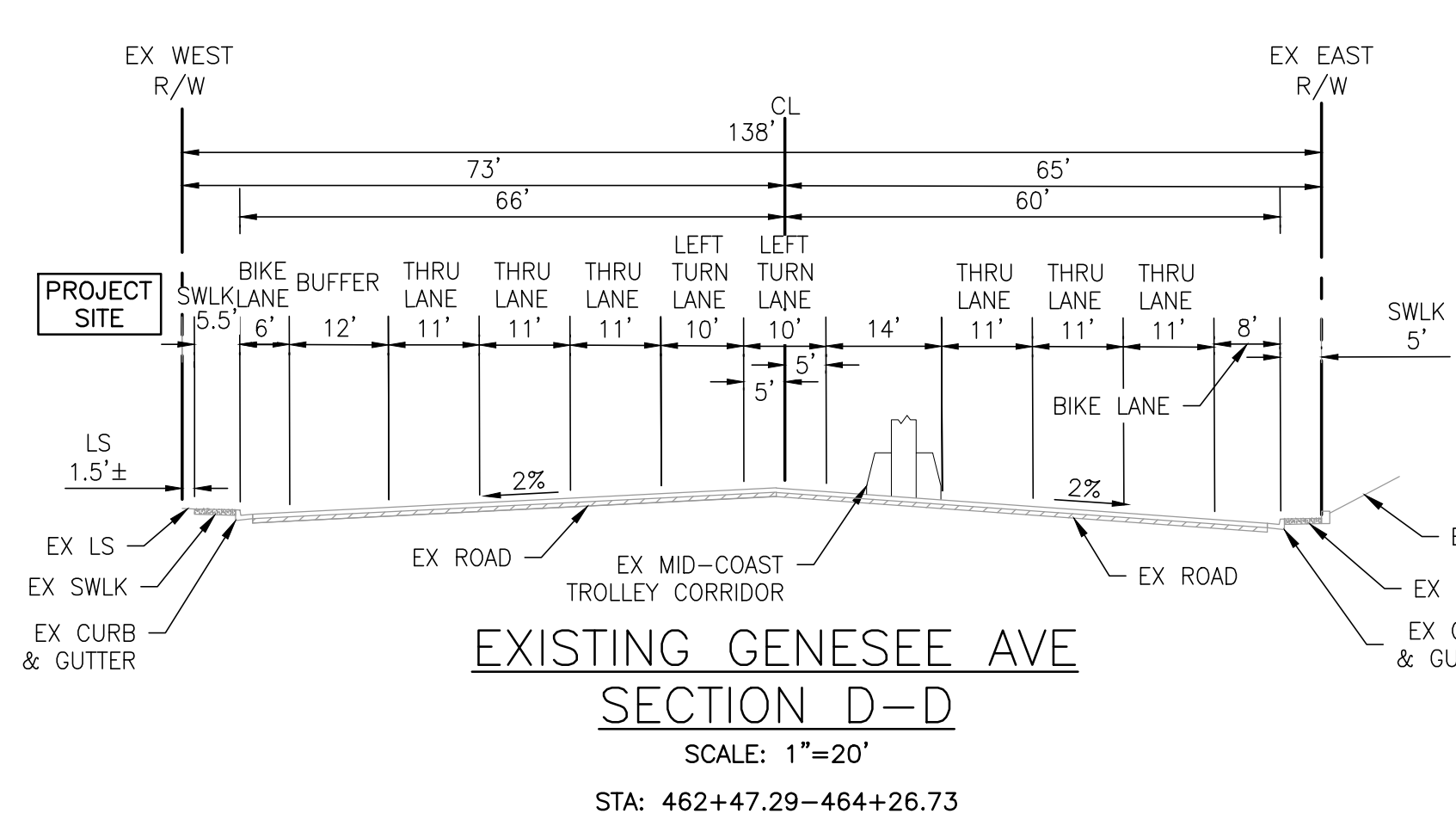
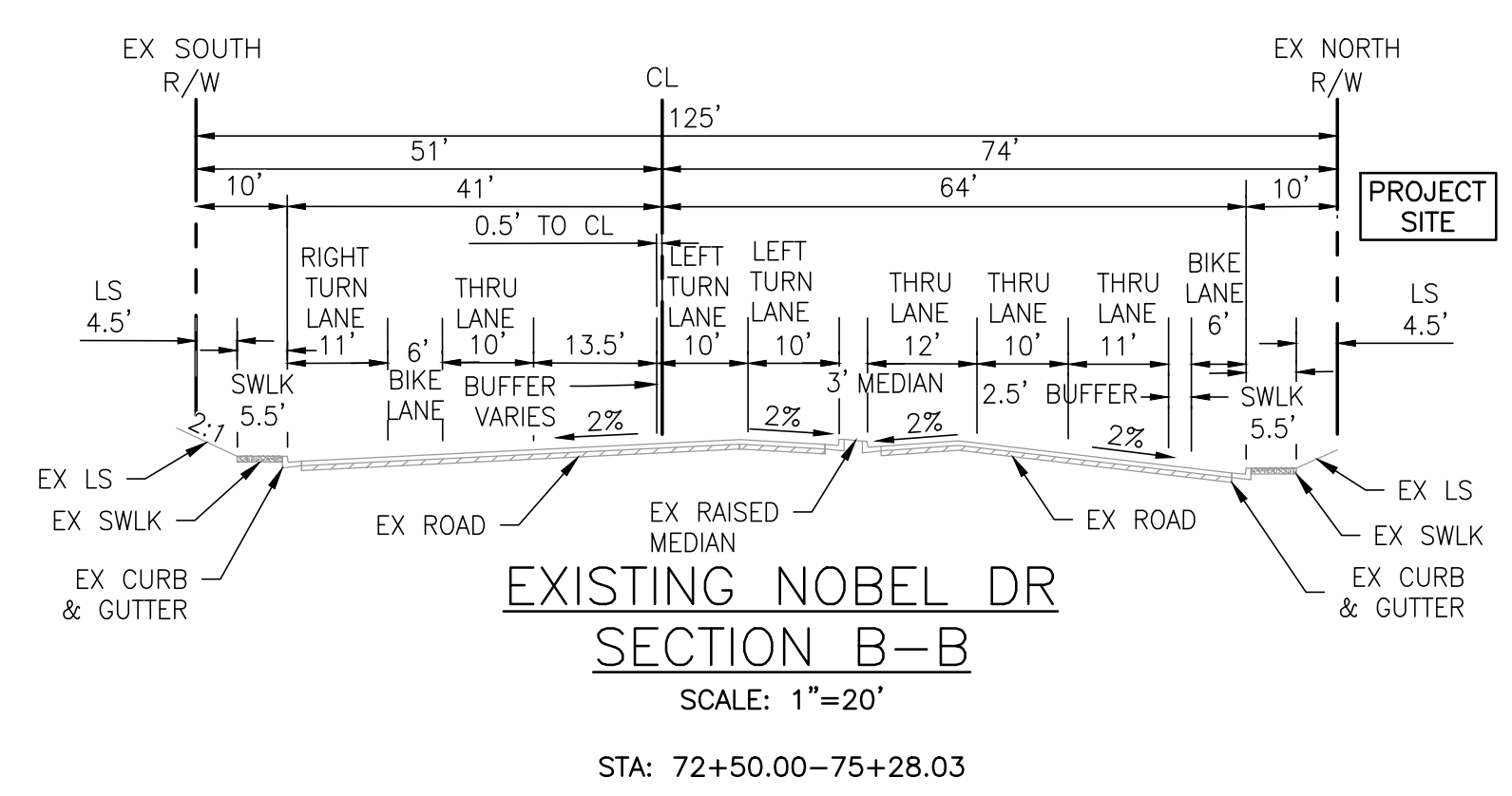
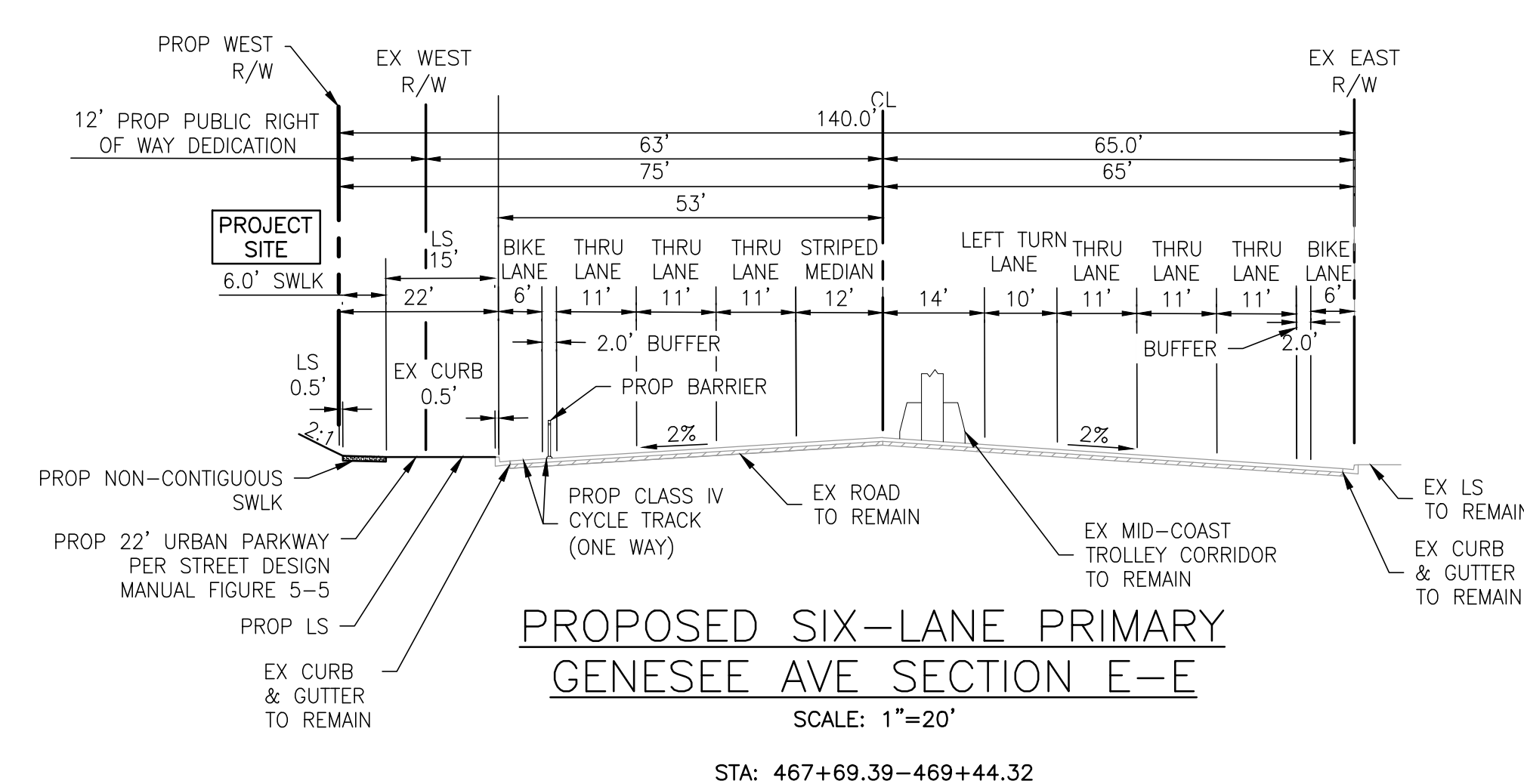
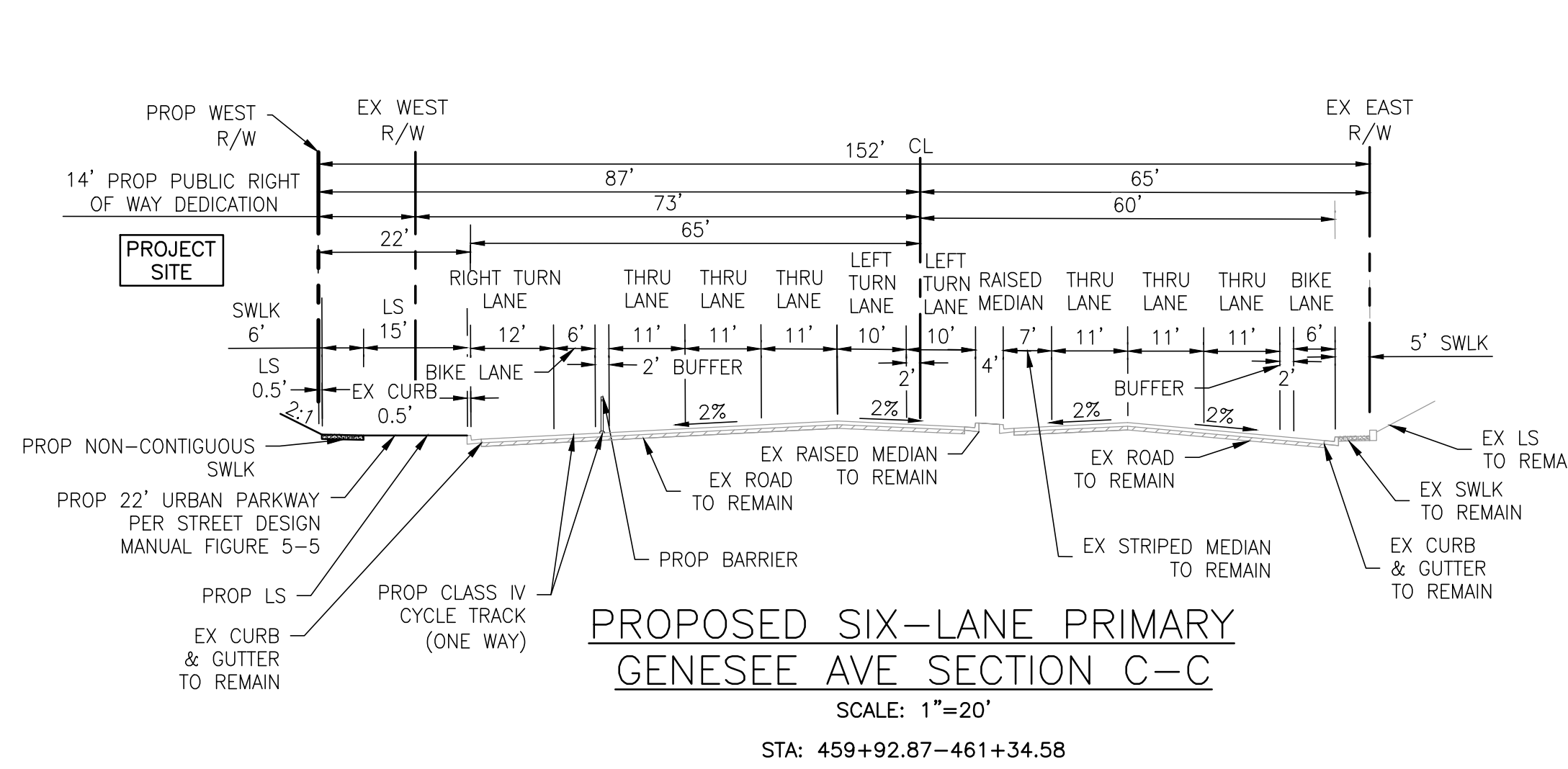
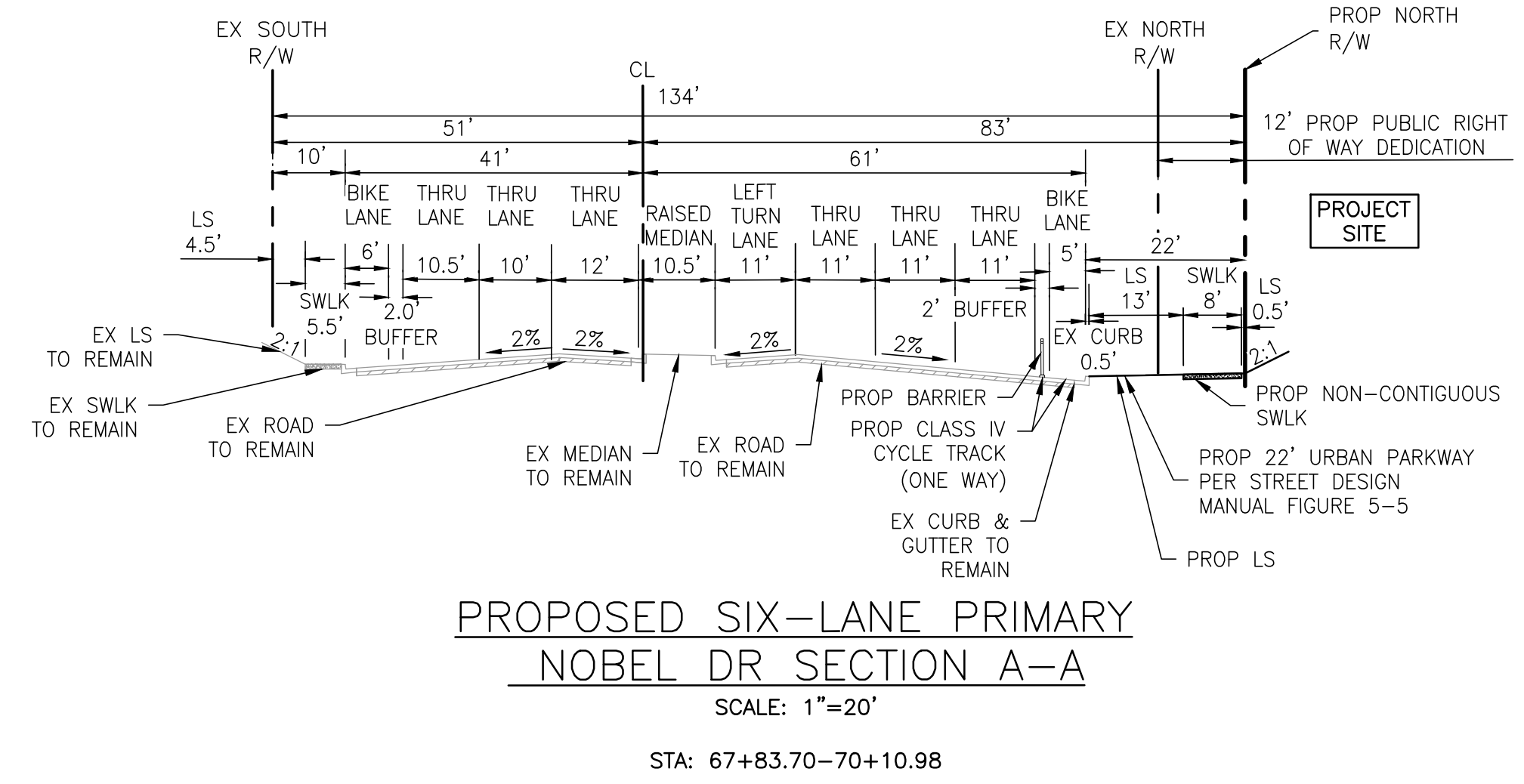
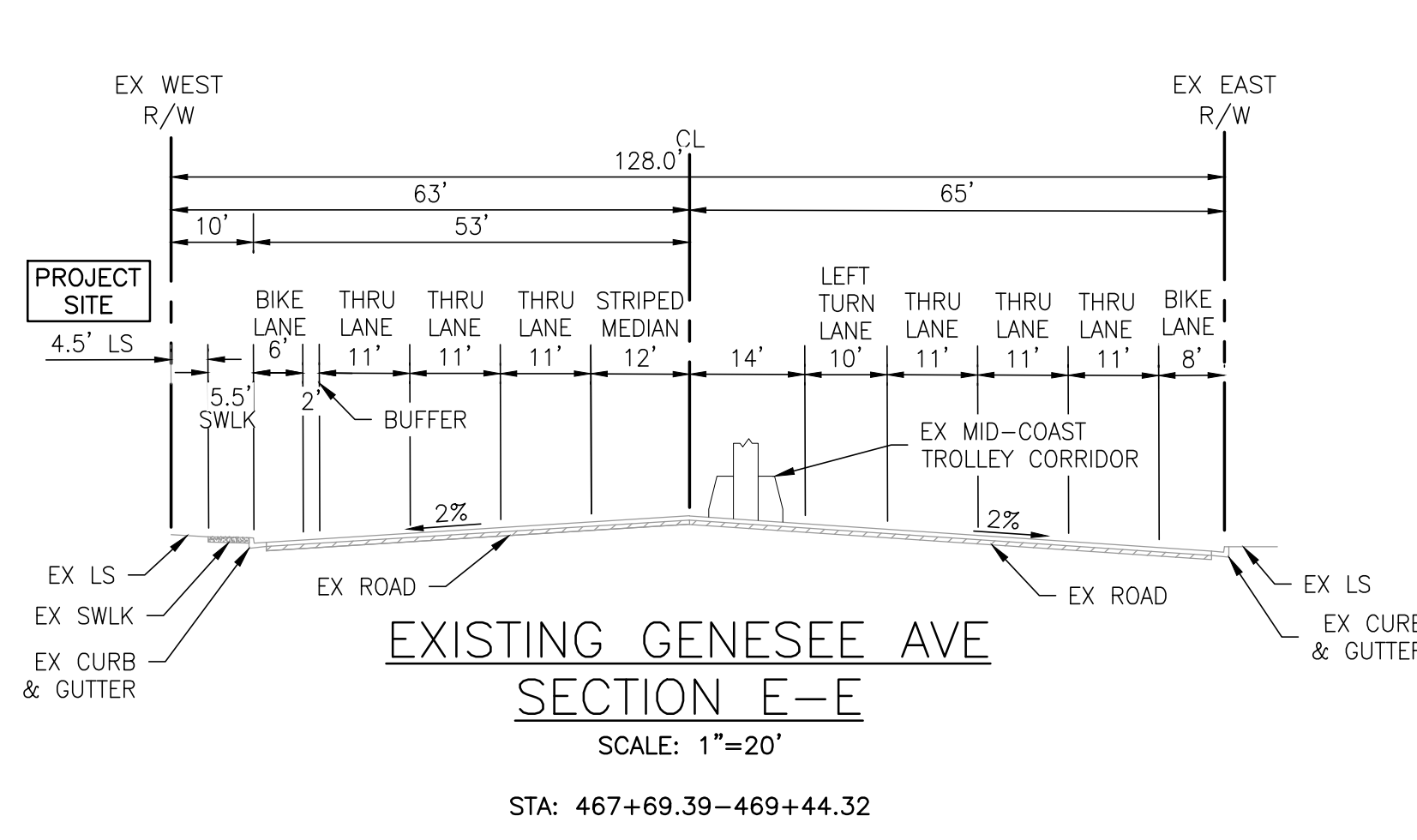
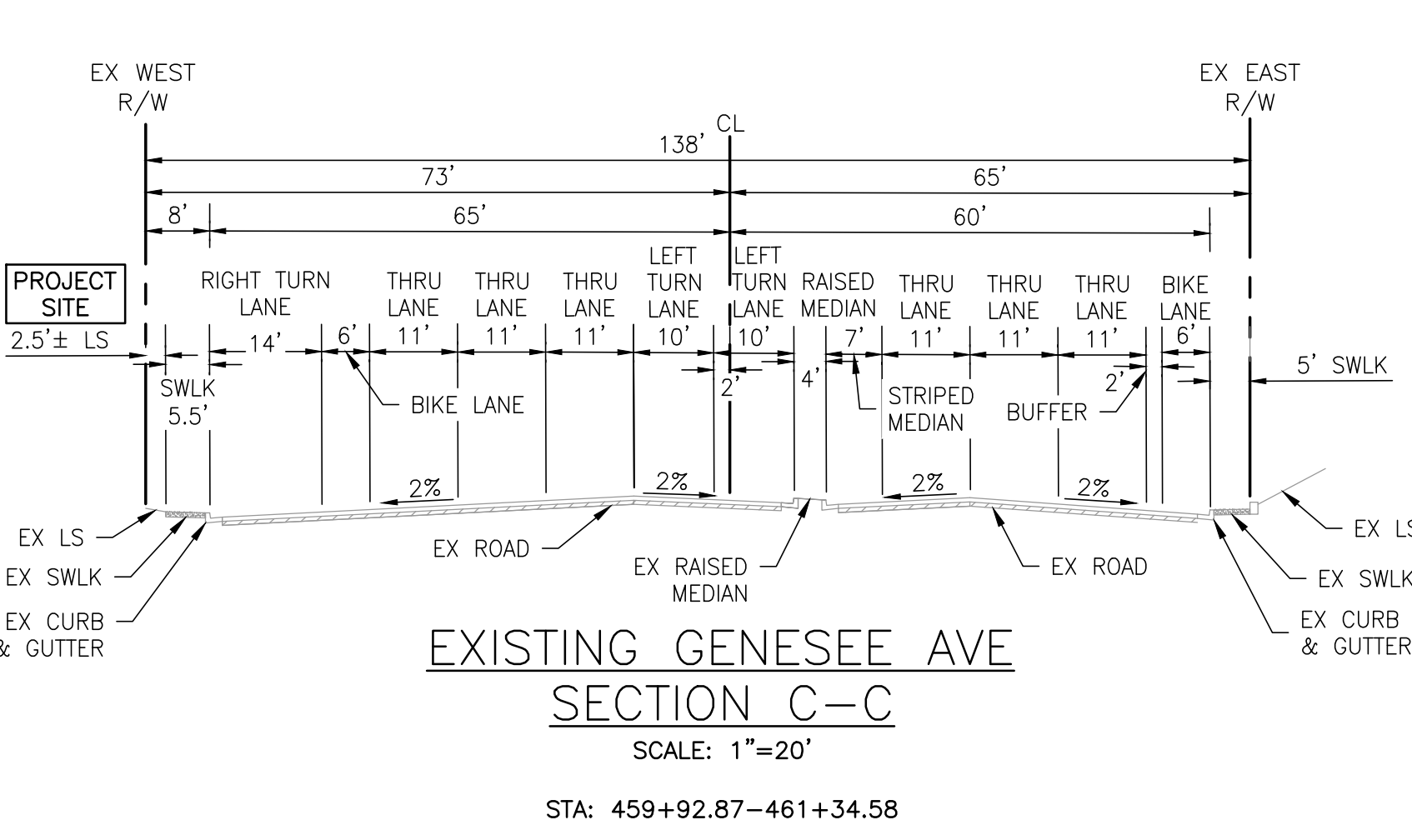
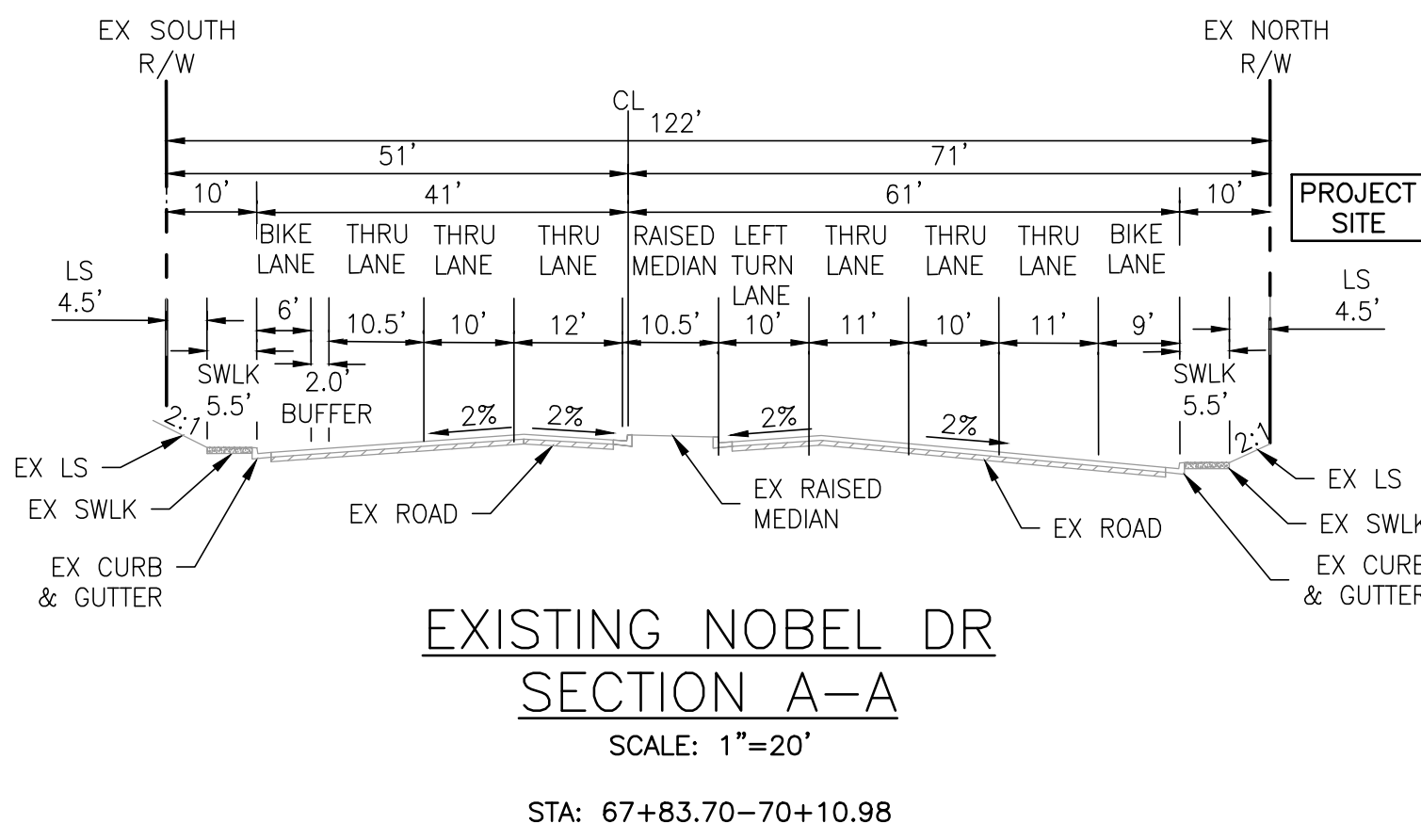
SCALE	PROJECT ARCHITECT
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PROJECT NUMBER	PRJ-1121151
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DATE	2/3/2025
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SHEET NAME	CROSS SECTIONS
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SHEET NUMBER	TM-03
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TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924,  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

  
**ALEXANDRIA**  
Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121

---

  
**RICK**  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

SAN DIEGO   GRANGE   RIVERSIDE   SACRAMENTO  
SAN LUIS OBISPO   SANTA CLARITA   PHOENIX  
TUCSON   LAS VEGAS   DENVER



**OWNER:**  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

**CIVIL ENGINEER:**  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

TM SUBMITTAL  
PACKAGE

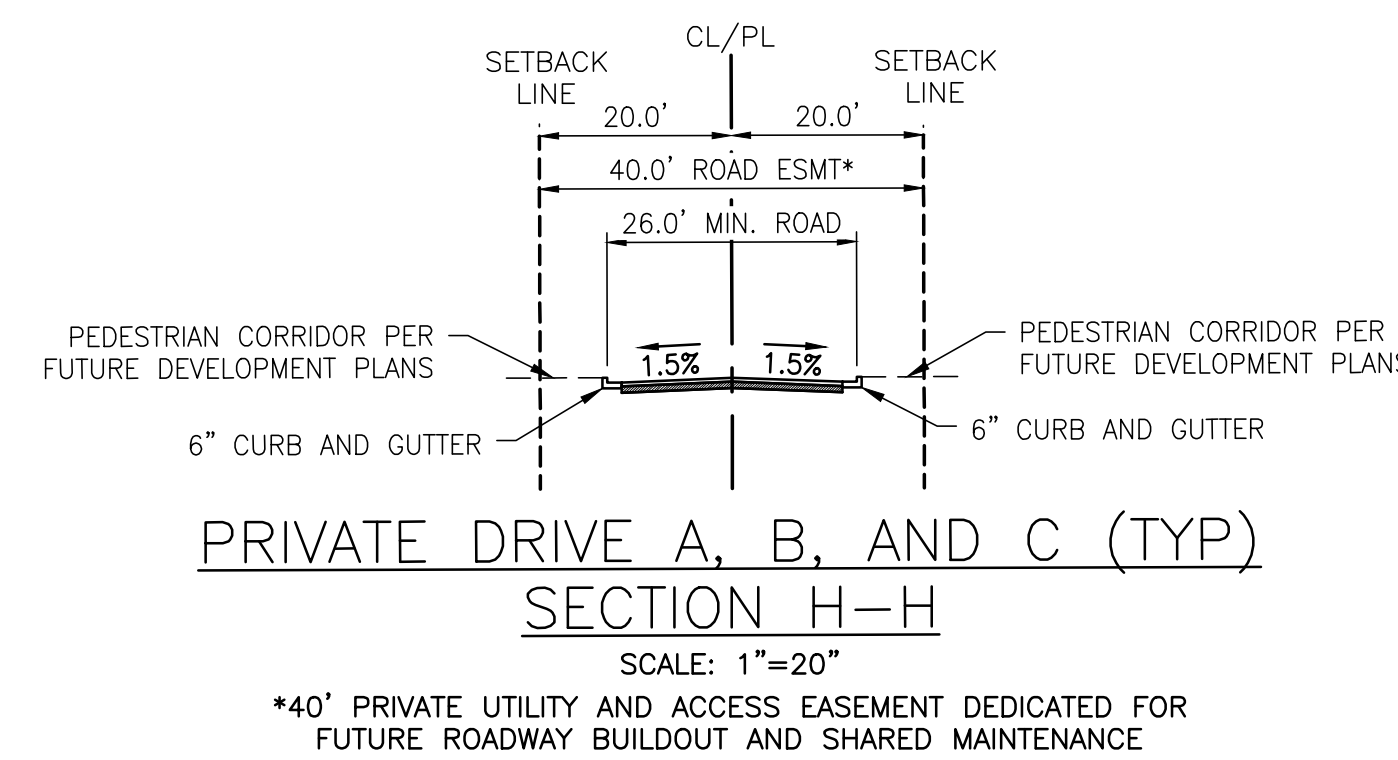
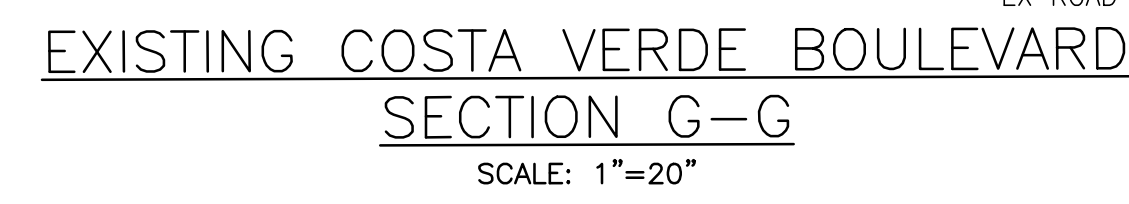
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SCALE	PROJECT ARCHITECT
PROJECT NUMBER	PRJ-1121151
DATE	2/3/2025
SHEET NAME	
CROSS SECTIONS	

SHEET NUMBER

TM-04

SHEET 4 OF 11





# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8



ALEXANDRIA

Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121



RICK

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO  
SAN LUIS OBISPO SANTA CLARITA PHOENIX  
TUCSON LAS VEGAS DENVER



OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

## LEGEND

- EXISTING
- EX RIGHT OF WAY.....
  - EX LOT LINE.....
  - EX EASEMENT.....
  - EX PROPERTY BOUNDARY.....
  - MAJOR CONTOURS.....
  - MINOR CONTOURS.....
  - EX FIRE SERVICE.....
  - EX WATER MAIN.....
  - EX WATER SERVICE.....
  - EX SEWER MAIN.....
  - EX SEWER LATERAL.....
  - EX SEWER CLEANOUT.....
  - EX STORM DRAIN.....
  - EX STORM DRAIN CLEANOUT.....
  - EX CATCH BASIN.....
  - EX FIRE HYDRANT.....
  - EX BOLLARDS.....
  - EX CATCH BASIN.....
  - EX MONUMENT.....

## SYMBOL



## NOTES:

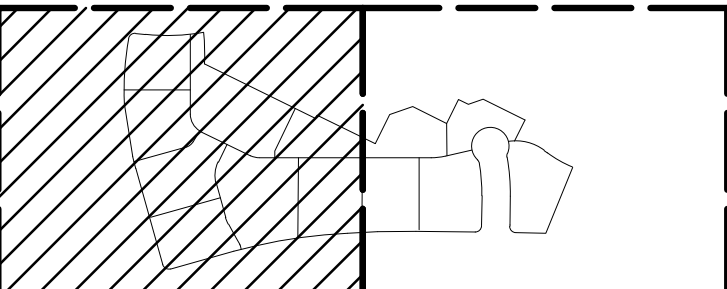
- EXISTING BUILDINGS TO BE DEMOLISHED PER FUTURE DEMO PLANS
- ESPLANADE CT TO REMAIN A PUBLIC STREET

## NONPLOTTABLE EASEMENTS:

- CABLE TV EASEMENT GRANTED TO AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION, DBA SOUTHWESTERN CABLE TV PER DEED RECORDED JANUARY 19, 1988 AS DOCUMENT NO. 88-022428 OF OFFICIAL RECORDS. ALL RIGHTS, TITLE AND INTEREST IN SAID EASEMENT WERE GRANTED TO TIME WARNER ENTERTAINMENT-ADVANCE NEWHOUSE PARTNERSHIP BY GRANT DEED RECORDED MAY 14, 1996 AS DOCUMENT NO. 96-244234 OF OFFICIAL RECORDS. EASEMENT IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON
- EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO AS AND ELECTRIC CO. PER DOC. NO. 88-353954 RECORDED JULY 21, 1988 IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON
- EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO AS AND ELECTRIC CO. PER DOC. NO. 88-591731 RECORDED NOVEMBER 17, 1988 IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON
- EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO AS AND ELECTRIC CO. PER DOC. NO. 89-305576 RECORDED JUNE 09, 1989 IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON
- EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO AS AND ELECTRIC CO. PER DOC. NO. 2006-0614853 RECORDED AUGUST 29, 2006 IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON

MATCHLINE SHEET NO. 6

## KEYPLAN



COSTA VERDE

TM SUBMITTAL  
PACKAGE

## REVISIONS

MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE PROJECT ARCHITECT

PROJECT NUMBER PRJ-1121151

DATE 2/3/2025

SHEET NAME

EXISTING  
LOTS AND  
EASEMENTS

SHEET NUMBER

TM-05

SHEET 5 OF 11

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# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8



ALEXANDRIA.

**Alexandria Real Estate Equities, Inc.**  
10996 Torreyana Road  
San Diego, CA 92121



**5620 FRIARS ROAD  
SAN DIEGO, CA 92110**

**619-291-0707  
rickengineering.com**

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO  
SAN LUIS OBISPO SANTA CLARITA PHOENIX  
TUCSON LAS VEGAS DENVER



**OWNER:**  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

**CIVIL ENGINEER:**  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

LEGEND

EXISTING

EX RIGHT OF WAY.....  
EX LOT LINE.....  
EX EASEMENT.....  
EX PROPERTY BOUNDARY.....  
MAJOR CONTOURS.....  
MINOR CONTOURS.....  
EX FIRE SERVICE.....  
EX WATER MAIN.....  
EX WATER SERVICE.....  
EX SEWER MAIN.....  
EX SEWER LATERAL.....  
EX SEWER CLEANOUT.....  
EX STORM DRAIN.....  
EX STORM DRAIN CLEANOUT.....  
EX CATCH BASIN.....  
EX FIRE HYDRANT.....  
EX BOLLARDS.....  
EX CATCH BASIN.....  
EX MONUMENT.....

SYMBOL[illegible]

NOTES:

1. EXISTING BUILDINGS TO BE DEMOLISHED PER FUTURE DEMO PLANS
2. ESPLANADE CT TO REMAIN A PUBLIC STREET

COSTA VERDE

TM SUBMITTAL  
PACKAGE

## REVISIONS

MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE	PROJECT ARCHITECT
-------	-------------------

PROJECT PRJ-1121151

DATE 2/3/2025

## EXISTING LOTS AND EASEMENTS

SHEET NUMBER

TM-06

SHEET 6 OF 11

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TENTATIVE MAP FOR THE  
COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8



ALEXANDRIA

Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121



RICK

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO  
SAN LUIS OBISPO SANTA CLARITA PHOENIX  
TUCSON LAS VEGAS DENVER



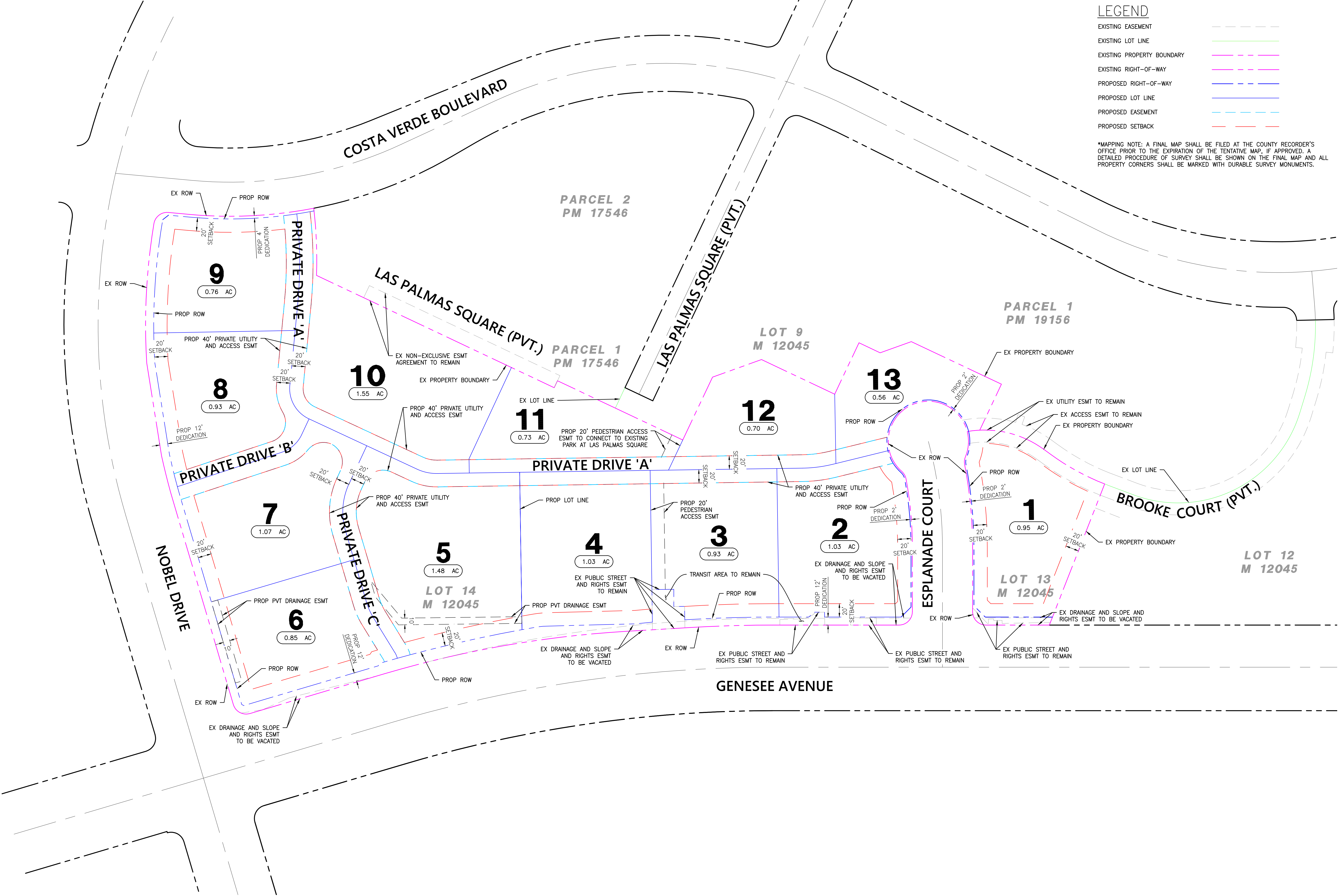
OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

LEGEND

- EXISTING EASEMENT
- EXISTING LOT LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED SETBACK

\*MAPPING NOTE: A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

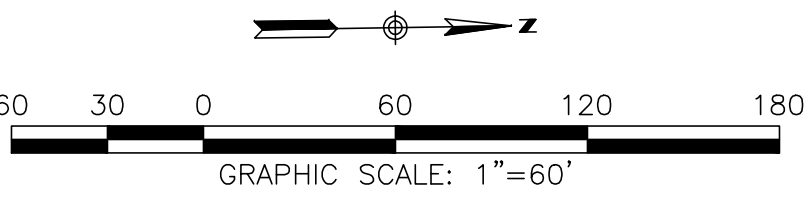


COSTA VERDE

TM SUBMITTAL PACKAGE

REVISIONS		
MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	PRJ-1121151
DATE	2/3/2025
SHEET NAME	CLARIFICATION SHEET
SHEET NUMBER	TM-07
SHEET 7 OF 11	



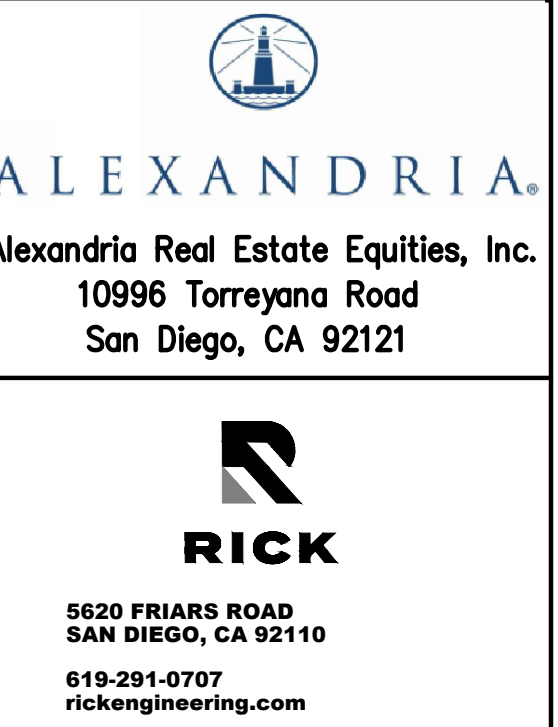
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# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8

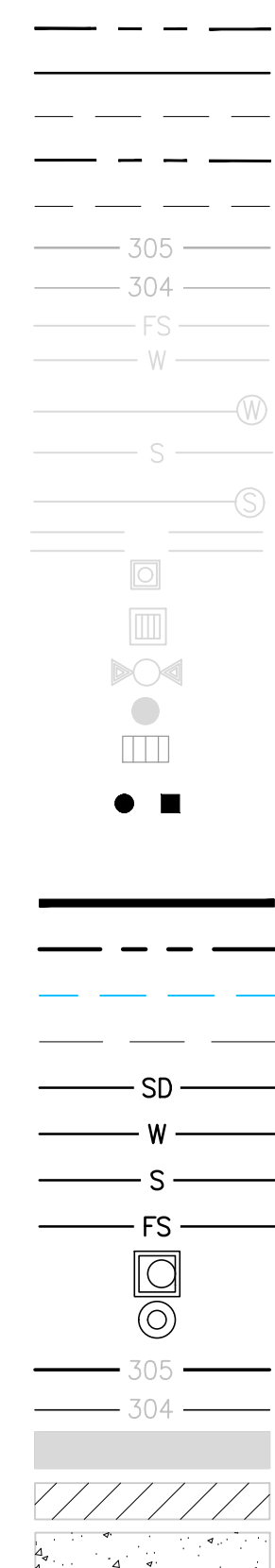


OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121  
CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

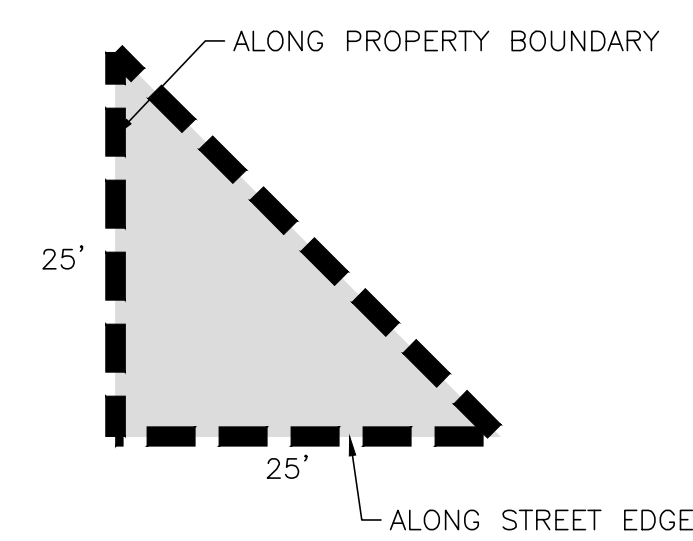
## LEGEND

- EXISTING
- EX RIGHT OF WAY.....
  - EX LOT LINE.....
  - EX EASEMENT.....
  - EX PROPERTY BOUNDARY.....
  - EX SETBACK.....
  - EX MAJOR CONTOURS.....
  - EX MINOR CONTOURS.....
  - EX FIRE SERVICE.....
  - EX WATER MAIN.....
  - EX WATER SERVICE.....
  - EX PVC SEWER MAIN.....
  - EX SEWER LATERAL.....
  - EX STORM DRAIN.....
  - EX STORM DRAIN CLEANOUT.....
  - EX CATCH BASIN.....
  - EX FIRE HYDRANT.....
  - EX BOLLARDS.....
  - EX CATCH BASIN.....
  - EX MONUMENT.....
- PROPOSED
- PROP LOT LINE.....
  - PROP RIGHT OF WAY.....
  - PROP EASEMENT.....
  - PROP SETBACK.....
  - PROP STORM DRAIN.....
  - PROP WATER.....
  - PROP SEWER.....
  - PROP FIRE SERVICE.....
  - PROP STORM DRAIN CLEAN OUT.....
  - PROP SEWER CLEAN OUT.....
  - PROP MAJOR CONTOURS.....
  - PROP MINOR CONTOURS.....
  - PROP PODIUM PARKING STRUCTURE.....
  - PROP UNDERGROUND DETENTION FACILITY.....

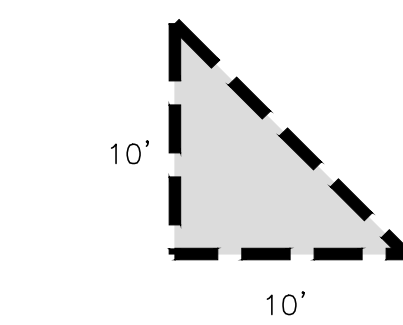
## SYMBOL



- NOTE
- VISIBILITY TRIANGLES ARE SHOWN AND MEASURED PER SDMC 113.0273(B). NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. FENCES IN VISIBILITY AREAS SHALL NOT EXCEED 36" IN HEIGHT PER SDMC 142.0310(B). PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
  - ALL FUTURE UTILITIES, PRIVATE IMPROVEMENTS, AND PUBLIC IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. FUTURE UTILITIES, PRIVATE IMPROVEMENTS, AND PUBLIC IMPROVEMENTS WILL BE PROPOSED PER FUTURE CONSTRUCTION PLANS.
  - MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT:
    - MINIMUM DISTANCE TO TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
    - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
    - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    - DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
    - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
  - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS, INCLUDING IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - ALL WATER AND SEWER UTILITIES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY. PROPOSED PUBLIC AND PRIVATE WATER AND SEWER UTILITIES WILL BE IDENTIFIED IN THE WATER AND SEWER STUDY. THE WATER AND SEWER STUDY WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT WITH IMPROVEMENT PLANS DURING MINISTERIAL REVIEW.
  - ANY PROPOSED WATER AND SEWER EASEMENTS SHALL BE PROVIDED WITH THE REQUIRED PERMITS AND FINALIZED DURING MINISTERIAL REVIEW.

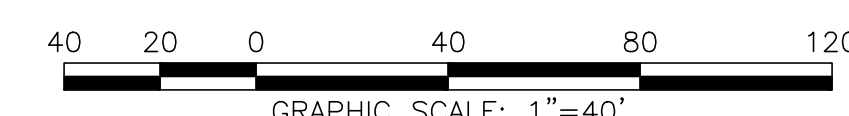
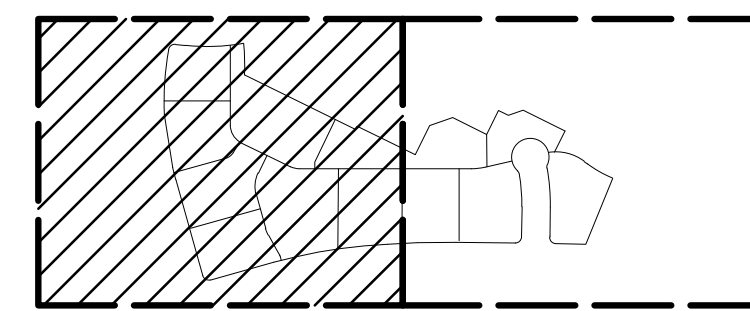


TYPICAL SIGHT VISIBILITY TRIANGLE AT INTERSECTION OF STREETS PER SAN DIEGO MUNICIPAL CODE 113.0273(b)(1)  
SIGHT VISIBILITY TRIANGLE~25'  
NOT TO SCALE



TYPICAL SIGHT VISIBILITY TRIANGLE AT INTERSECTION OF STREETS PER SAN DIEGO MUNICIPAL CODE 113.0273(b)(3)  
SIGHT VISIBILITY TRIANGLE~10'  
NOT TO SCALE

## KEYPLAN



COSTA VERDE

TM SUBMITTAL PACKAGE

## REVISIONS

MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE PROJECT ARCHITECT

PROJECT NUMBER PRJ-1121151

DATE 2/3/2025

SHEET NAME

PROPOSED LOTS AND EASEMENTS

SHEET NUMBER

TM-08

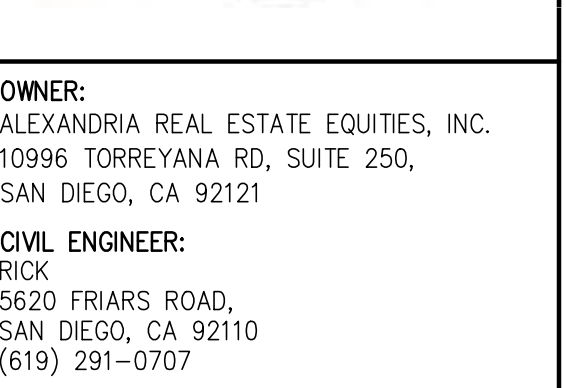
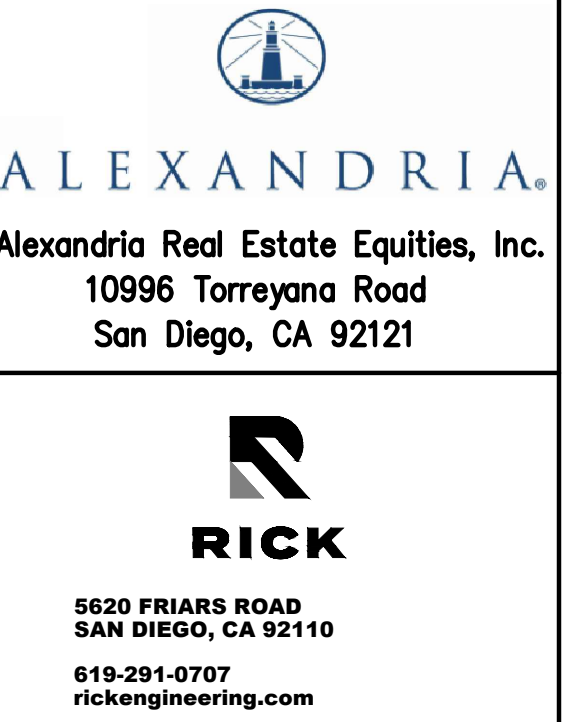
SHEET 8 OF 11



# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8



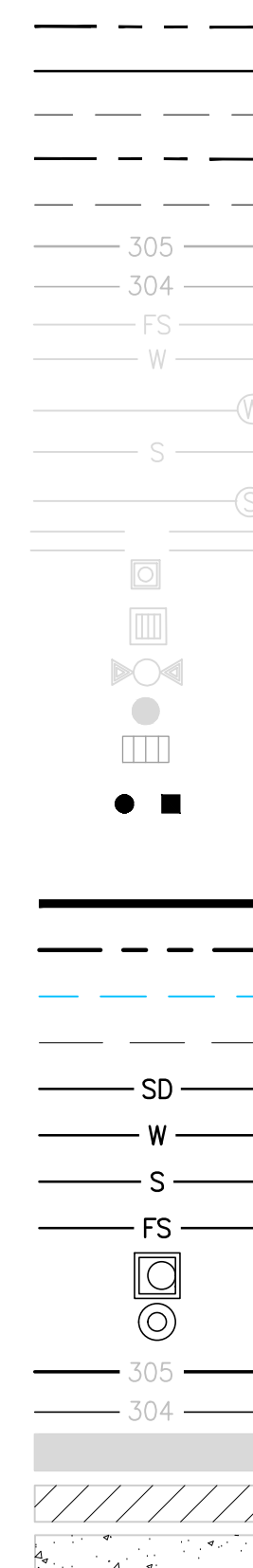
OWNER: ALEXANDRIA REAL ESTATE EQUITIES, INC. 10996 TORREYANA RD, SUITE 250, SAN DIEGO, CA 92121

CIVIL ENGINEER: RICK 5620 FRIARS ROAD, SAN DIEGO, CA 92110 (619) 291-0707

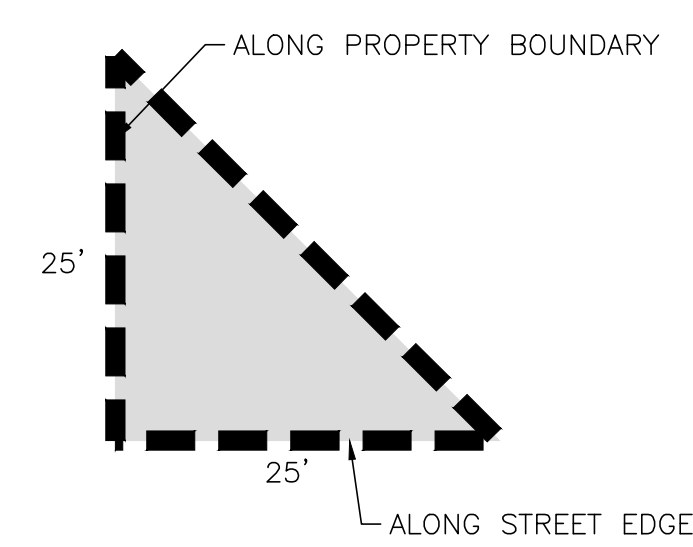
## LEGEND

- EXISTING
- EX RIGHT OF WAY.....
  - EX LOT LINE.....
  - EX EASEMENT.....
  - EX PROPERTY BOUNDARY.....
  - EX SETBACK.....
  - EX MAJOR CONTOURS.....
  - EX MINOR CONTOURS.....
  - EX FIRE SERVICE.....
  - EX WATER MAIN.....
  - EX WATER SERVICE.....
  - EX PVC SEWER MAIN.....
  - EX SEWER LATERAL.....
  - EX STORM DRAIN.....
  - EX STORM DRAIN CLEANOUT.....
  - EX CATCH BASIN.....
  - EX FIRE HYDRANT.....
  - EX BOLLARDS.....
  - EX CATCH BASIN.....
  - EX MONUMENT.....
- PROPOSED
- PROP LOT LINE.....
  - PROP RIGHT OF WAY.....
  - PROP EASEMENT.....
  - PROP SETBACK.....
  - PROP STORM DRAIN.....
  - PROP WATER.....
  - PROP SEWER.....
  - PROP FIRE SERVICE.....
  - PROP STORM DRAIN CLEAN OUT.....
  - PROP SEWER CLEAN OUT.....
  - PROP MAJOR CONTOURS.....
  - PROP MINOR CONTOURS.....
  - PROP UNDERGROUND DETENTION FACILITY.....
  - PROP UNDERGROUND DETENTION FACILITY.....

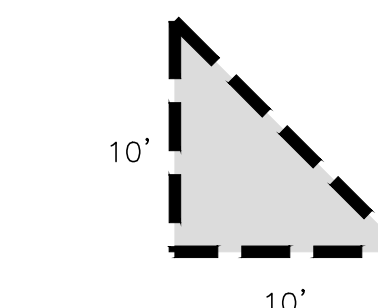
## SYMBOL



- NOTE
- VISIBILITY TRIANGLES ARE SHOWN AND MEASURED PER SDMC 113.0273(B). NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. FENCES IN VISIBILITY AREAS SHALL NOT EXCEED 36" IN HEIGHT PER SDMC 142.0310(B). PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
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  - MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT:
    - MINIMUM DISTANCE TO TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
    - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
    - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    - DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
    - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
  - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS, INCLUDING IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.
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  - ALL WATER AND SEWER UTILITIES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY. PROPOSED PUBLIC AND PRIVATE WATER AND SEWER UTILITIES WILL BE IDENTIFIED IN THE WATER AND SEWER STUDY. THE WATER AND SEWER STUDY WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT WITH IMPROVEMENT PLANS DURING MINISTERIAL REVIEW.
  - ANY PROPOSED WATER AND SEWER EASEMENTS SHALL BE PROVIDED WITH THE REQUIRED PERMITS AND FINALIZED DURING MINISTERIAL REVIEW.

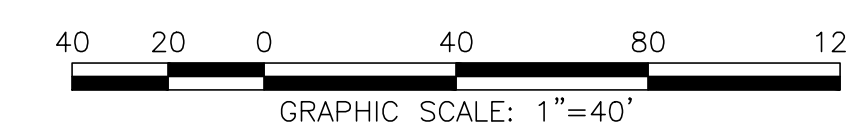
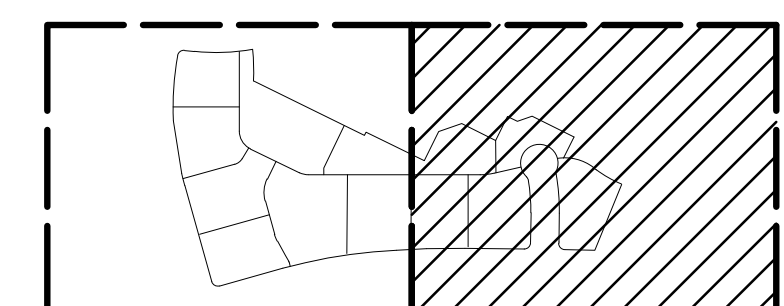


TYPICAL SIGHT VISIBILITY TRIANGLE AT INTERSECTION OF STREETS PER SAN DIEGO MUNICIPAL CODE 113.0273(b)(1)  
SIGHT VISIBILITY TRIANGLE-25'  
NOT TO SCALE



TYPICAL SIGHT VISIBILITY TRIANGLE AT INTERSECTION OF STREETS PER SAN DIEGO MUNICIPAL CODE 113.0273(b)(3)  
SIGHT VISIBILITY TRIANGLE-10'  
NOT TO SCALE

## KEYPLAN



COSTA VERDE

TM SUBMITTAL PACKAGE

## REVISIONS

MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE PROJECT ARCHITECT

PROJECT NUMBER PRJ-1121151

DATE 2/3/2025

SHEET NAME

PROPOSED LOTS AND EASEMENTS

SHEET NUMBER

TM-09

SHEET 9 OF 11



# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8

**ALEXANDRIA**  
Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121

**RICK**  
5620 Friars Road  
San Diego, CA 92110  
619-291-0707  
rickengineering.com



OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

CIVIL ENGINEER:  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707

## LEGEND

INTERSECTION SIGHT DISTANCE (ISD) ————

SIGHT DISTANCE CALCULATIONS:

$$ISD = 1.47(V_{major})(t_p)$$

GENESEE AVENUE

CASE B2: RIGHT TURN FROM STOP  
1.47(39mph)(10.5s)=601.97ft  
DESIGN=602ft

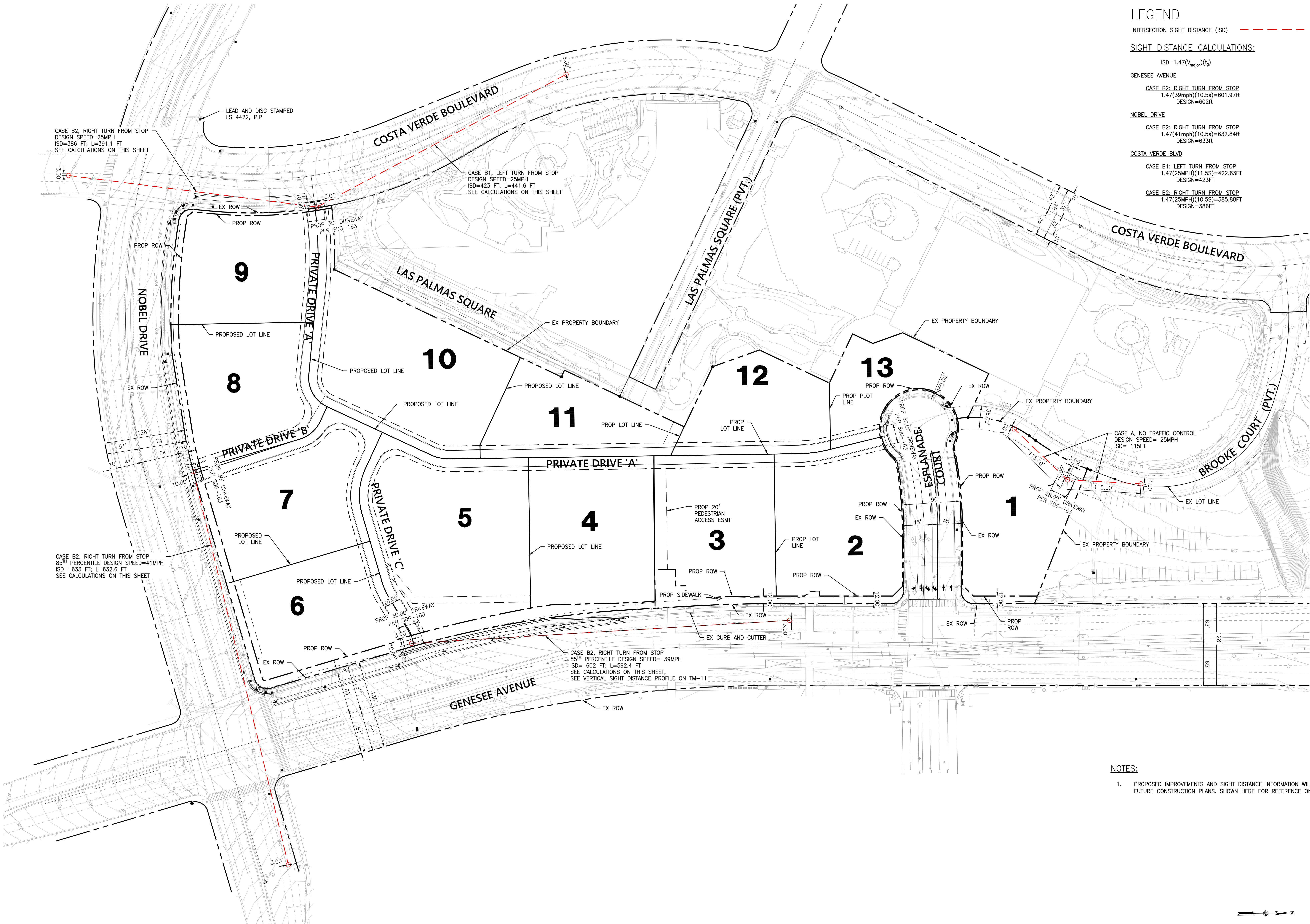
NOBEL DRIVE

CASE B2: RIGHT TURN FROM STOP  
1.47(41mph)(10.5s)=632.84ft  
DESIGN=633ft

COSTA VERDE BLVD

CASE B1: LEFT TURN FROM STOP  
1.47(25MPH)(11.5s)=422.63ft  
DESIGN=423ft

CASE B2: RIGHT TURN FROM STOP  
1.47(25MPH)(10.5s)=385.88ft  
DESIGN=386ft



## NOTES:

1. PROPOSED IMPROVEMENTS AND SIGHT DISTANCE INFORMATION WILL BE PER FUTURE CONSTRUCTION PLANS. SHOWN HERE FOR REFERENCE ONLY.

COSTA VERDE

TM SUBMITTAL  
PACKAGE

## REVISIONS

MARK	DATE	DESCRIPTION
	08/06/2024	FIRST SUBMITTAL
	02/08/2025	SECOND SUBMITTAL
	05/30/2025	THIRD SUBMITTAL

SCALE PROJECT ARCHITECT

PROJECT NUMBER PRJ-1121151

DATE 2/3/2025

SHEET NAME

SIGHT  
DISTANCE  
TRIANGLES

SHEET NUMBER

TM-10

SHEET 10 OF 11



# TENTATIVE MAP FOR THE COSTA VERDE DEVELOPMENT

TENTATIVE MAP: PRJ-1121151, PMT-3318636; EASEMENT VACATION PMT-3362924;  
NAD83 COORDINATES: 1896-6263, LAMBERT COORDINATES: 256-1703

ATTACHMENT 8



ALEXANDRIA.

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San Diego, CA 92121

**ICK**

**5620 FRIARS ROAD  
SAN DIEGO, CA 92110**

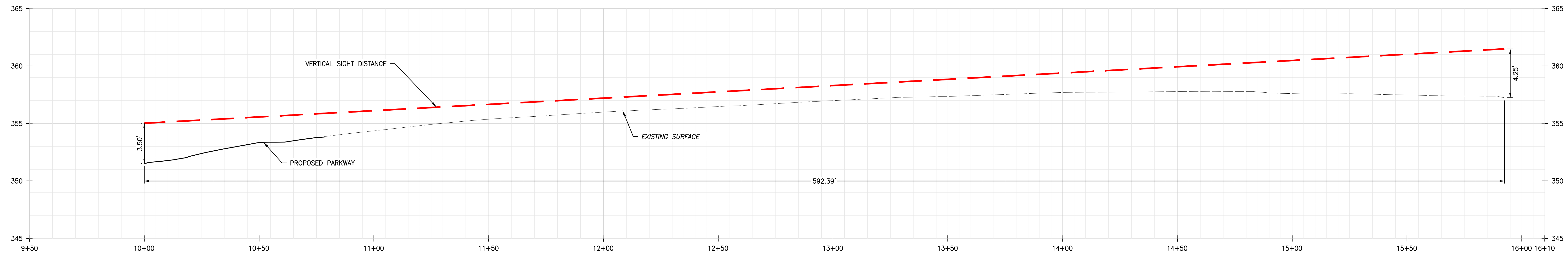
**619-291-0707**  
**rickengineering.com**

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO  
SAN LUIS OBISPO SANTA CLARITA PHOENIX  
TUCSON LAS VEGAS DENVER



**OWNER:**  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250,  
SAN DIEGO, CA 92121

**CIVIL ENGINEER:**  
RICK  
5620 FRIARS ROAD,  
SAN DIEGO, CA 92110  
(619) 291-0707



GENESEE AVENUE VERTICAL SIGHT DISTANCE  
CASE B2. RIGHT TURN FROM STOP  
SCALE: 1"=20', VERT. 1"=4'

NOTES:

1. PROPOSED IMPROVEMENTS AND SIGHT DISTANCE INFORMATION WILL BE PER FUTURE CONSTRUCTION PLANS. SHOWN HERE FOR REFERENCE ONLY.

[illegible]

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	PRJ-1121151
DATE	2/3/2025

SHEET NAME
------------

# VERTICAL SIGHT DISTANCE PROFILE

SHEET NUMBER

TM-11

SHEET 11 OF 11

EXHIBIT "B"

LEGEND

- PORTIONS OF EXISTING SLOPE RIGHTS EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED 5/01/1969 AS FILE NO. 76232 & DEED RECORDED 5/01/1969 AS FILE NO. 76233 VACATED HEREON.
- CONTAINS 6,810.561± SQUARE FEET
- RIGHT OF WAY LINE
- LOT LINE
- OFFSITE LOT LINE
- EASEMENT LINE
- ( ) RECORD DATA PER MAP 12045  
RECORD & MEASURED DATA ARE EQUIVALENT  
WHERE ONLY RECORD COURSES ARE SHOWN
- (D) PORTION OF GENESSEE AVE DEDICATED PER DEED  
REC. 10/07/2016 AS DOC. NO. 2016-0538712, O.R.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PLAT IS  
THE EAST BOUNDARY OF LOT 13 MAP  
16127.

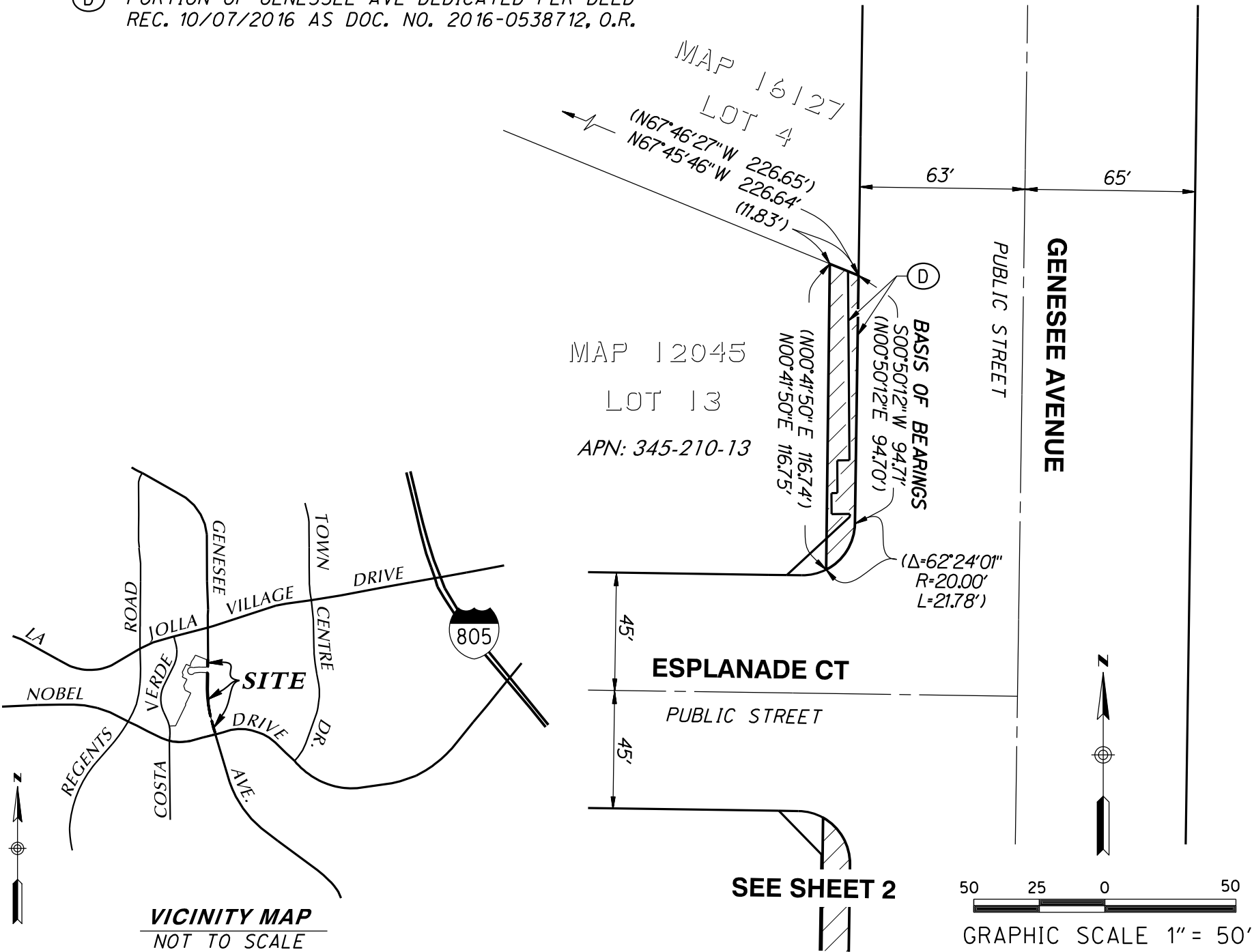
I.E. N 00°50'12"E

REFERENCE DRAWINGS

MAP NO. 12045

ASSESSOR PARCEL NUMBERS

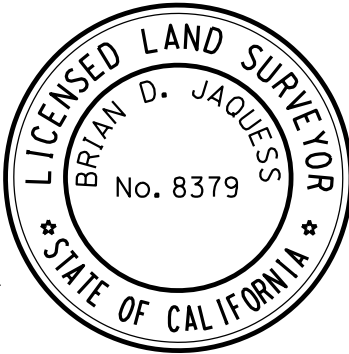
345-210-13 & 345-210-14



5620 FRIARS ROAD J. 19418  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

DRAFT

BRIAN D. JAQUESS, LS 8379 DATE



RESOLUTION No. \_\_\_\_\_

RECORDED \_\_\_\_\_

DOCUMENT No. \_\_\_\_\_

RECORDED \_\_\_\_\_

VACATION OF ALL THOSE PORTIONS OF THE EXISTING SLOPE RIGHTS EASEMENT GRANTED TO THE CITY OF SAN DIEGO BY DEED RECORDED MAY 1, 1969 AS FILE NO. 76232, O.R., LYING WITHIN PORTIONS OF LOTS 13 &14 OF MAP NO. 12045

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		PRJ	XXXXXX
ORIGINAL	REC				SHEET 1 OF 3 SHEETS		I.O.	XXXXXX
							1894 - 6261	
					FOR CITY LAND SURVEYOR		CCS 83 COORDINATES	
					DATE		254 - 1701	
							NAD 27 COORDINATES	
STATUS					XXXXXX-1 - B			B001

EXHIBIT "B"

ESPLANADE CT

PUBLIC STREET

N29°11'01"E(R)

N89°09'53"W(R)

GENESEE AVENUE

PUBLIC STREET

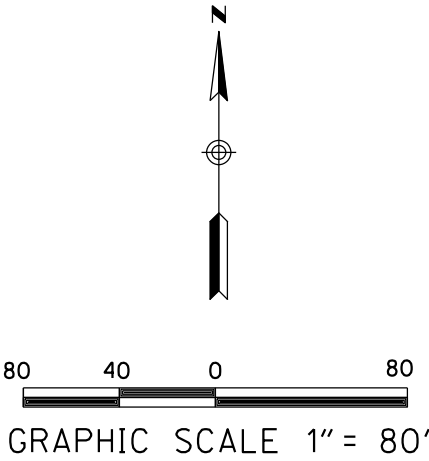
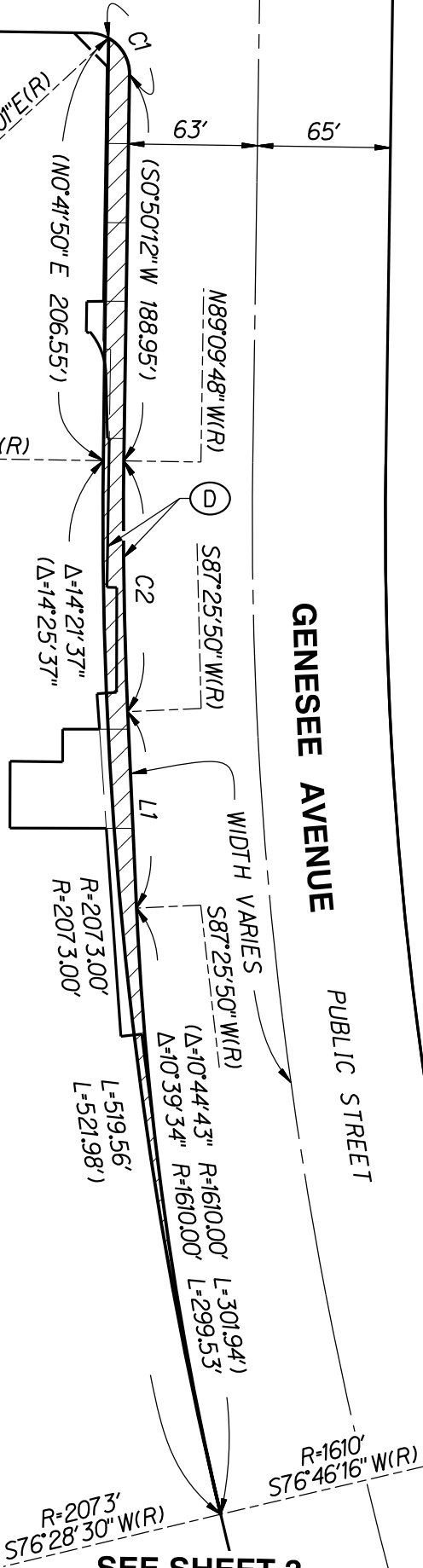
MAP 12045

LOT 14

APN: 345-210-14

NAME	LINE TABLE DIRECTION	LENGTH
L1	(S 2°34'10" E	96.11')

NAME	CURVE TABLE DELTA	RADIUS	ARC
C1	(61°39'09"	20.00'	21.52'
	61°39'10"	20.00'	21.52'
C2	(3°24'22"	2063.00'	122.64'



SEE SHEET 3

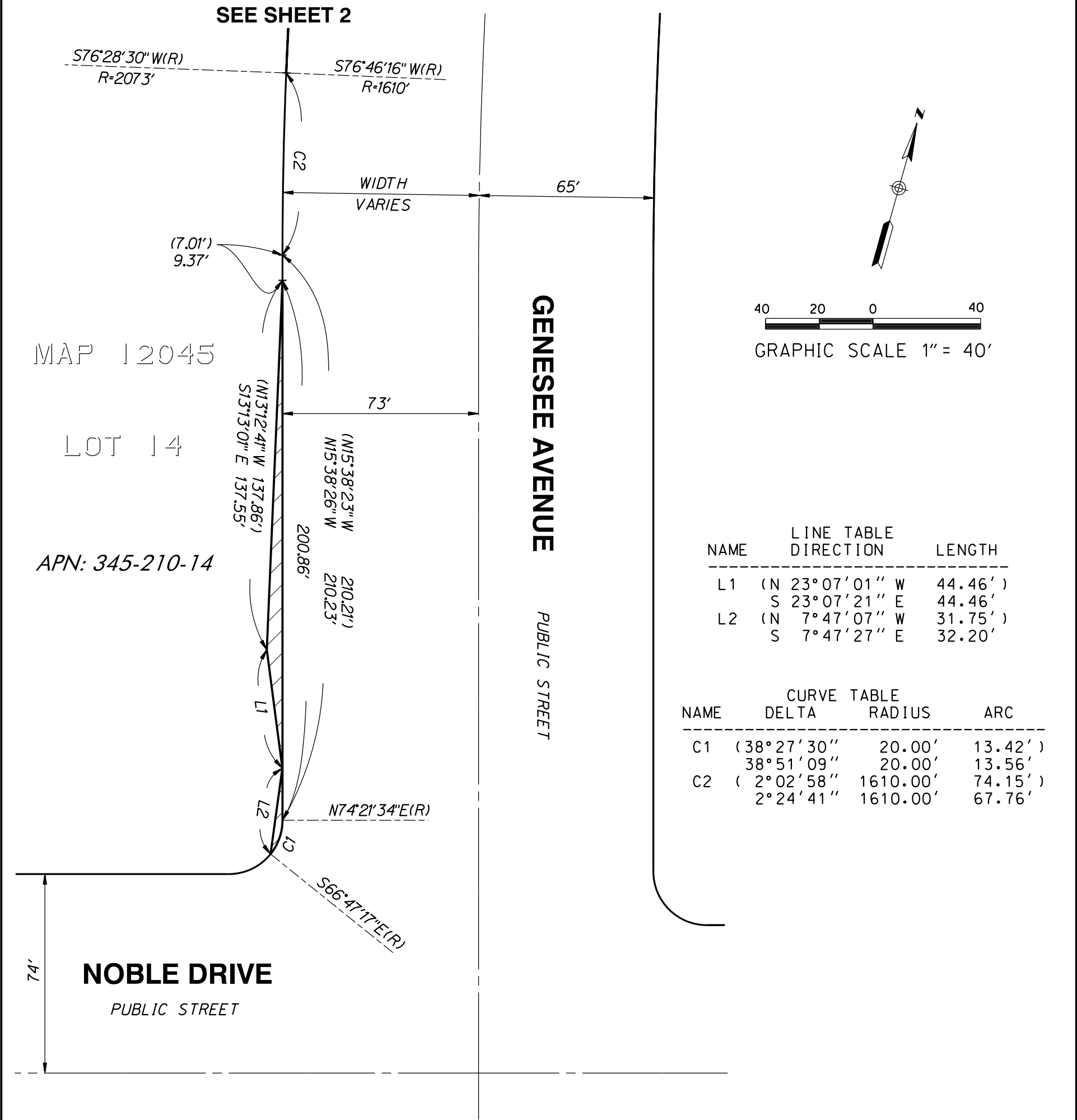


5620 FRIARS ROAD J. 19418  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

VACATION OF ALL THOSE PORTIONS OF THE EXISTING SLOPE RIGHTS EASEMENT  
GRANTED TO THE CITY OF SAN DIEGO BY DEED RECORDED MAY 1, 1969 AS FILE  
NO. 76232, O.R., LYING WITHIN PORTIONS OF LOTS 13 & 14 OF MAP NO. 12045

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 3 SHEETS		PRJ	XXXXXX
ORIGINAL	REC						I.O.	XXXXXX
					FOR CITY LAND SURVEYOR		1894 - 6261	
							CCS 83 COORDINATES	
							254 - 1701	
							NAD 27 COORDINATES	
STATUS					XXXXXX-2-B			B002

EXHIBIT "B"



5620 FRIARS ROAD J. 19418  
SAN DIEGO, CA 92110  
619-291-0707  
rickengineering.com

VACATION OF ALL THOSE PORTIONS OF THE EXISTING SLOPE RIGHTS EASEMENT GRANTED TO THE CITY OF SAN DIEGO BY DEED RECORDED MAY 1, 1969 AS FILE NO. 76232, O.R., LYING WITHIN PORTIONS OF LOTS 13 &14 OF MAP NO. 12045

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 3 SHEETS	PRJ	XXXXXX
ORIGINAL	REC					I.O.	XXXXXX
					FOR CITY LAND SURVEYOR	1894 - 6261	
						CCS 83 COORDINATES	
						254 - 1701	
						NAD 27 COORDINATES	
STATUS						XXXXXX-3-B	B003



THE CITY OF SAN DIEGO

## M E M O R A N D U M

DATE: September 2, 2025

TO: Environmental/Project File  
Development Services Department

FROM: Marlene Watanabe, Associate Planner, Development Services Department

SUBJECT: 8610 Genesee Ave (Project No. PRJ-1121151)  
California Environmental Quality Act – Section 15162 Evaluation

---

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 8610 Genesee Ave project (project). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed 8610 Genesee Ave project. As outlined in the evaluation, DSD has determined that the proposed project is consistent with the original Program Environmental Impact Report for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update certified by City Council on July 30, 2024, R-315701; and would not result in new impacts.

**BACKGROUND**

The University Community Plan Update was approved by the City Council on July 30, 2024. The site is within the University Community Plan Area, and environmental issues were analyzed under the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update Program Environmental Impact Report (SCH# 2021070359), certified by City Council on July 30, 2024, R-315701. The University CPU is a comprehensive update to the existing University Community Plan and Local Coastal Program. The University Community Plan updated the land use plan and zoning for the community plan area to help achieve the desired vision and objectives for the community.

The Program EIR determined that the project could result in significant and unavoidable impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, Hydrology, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. All other impacts analyzed in the PEIR were found to be less than or not significant.

Prior to the University Community Plan Update, the project site was analyzed within the Costa Verde Revitalization project EIR (Project No. 477943/SCH No. 2016071031), certified by the San Diego City Council on November 10, 2020 (R-313304). The approved project included a GENERAL PLAN AMENDMENT (GPA), COMMUNITY PLAN AMENDMENT (CPA) and SPECIFIC PLAN AMENDMENT (SPA) to the University Community Plan (UCP) and Costa Verde Specific Plan to increase the development intensity by 40,000 square feet (SF) of commercial/office and 360,000 SF of research and development uses, re-designate approximately one acre from Neighborhood and Community Commercial to Visitor Commercial to allow a hotel use, and complete incidental technical revisions; a SITE DEVELOPMENT PERMIT (SDP) for land use plan amendments within the Airport Land Use Compatibility Overlay Zone; a PLANNED DEVELOPMENT PERMIT (PDP) to Amend PDP No. 90-1109 for the reconfiguration and expansion of the existing 178,000-square foot shopping center; a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to include tandem commercial parking spaces; a TENTATIVE PARCEL MAP to create new legal lots; and EASEMENT VACATION to vacate Esplanade Court and water line easements as public facilities, and various site improvements. The EIR concluded that the project would result in significant but mitigated environmental impacts to Noise, and significant and unmitigated impacts to Transportation/Circulation. All other impacts analyzed in the EIR were determined to be less than significant.

## **PROJECT DESCRIPTION**

The project proposes a Tentative Map, Land Use Amendment, and Easement Vacation located at 8410, 8510, 8610, 8650, 8670, 8750 Genesee Avenue, 4260 Nobel Drive, 4282 Esplanade Court, and 8505 Costa Verde Boulevard. The Tentative Map would increase the total number of lots from 2 to 13. The Land Use Amendment to the Costa Verde Specific Plan is proposed to remove the site from the Specific Plan. Drainage, Slope, and Rights easements are also proposed to be vacated as a result of new right-of-way dedication limits along Genesee Ave. These easement vacations consist of 1,191.5 square feet (sf) fronting proposed Lot 1; 5032.6 sf fronting proposed Lots 2-5, and 528.4 sf fronting proposed Lot 6. No new development is proposed. The 12.7-acre site is in the Residential Mixed-Use (RMX-3) Zone and overlays include Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Transit Priority Area, the Community Plan Implementation Overlay Zone, and Parking Standards Transit Priority Area. The site is designated Urban Village High-3 within the University Community Plan area, within the Costa Verde Specific Plan.

## **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed Project and conducted a 15162 consistency evaluation with the previously certified Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update Program Environmental Impact Report (PEIR). The project proposes a Tentative Map, an amendment to the Costa Verde Specific Plan to remove the site, and drainage, slope, and rights easement vacations. The Tentative Map and easement vacations are mapping actions on a developed site, and physical changes would only include associated public improvements. Public improvements are required as conditions of the Tentative Map, including undergrounding of existing utilities, new street lights adjacent to the site on Nobel Drive and

Genesee Avenue, parkway and sidewalk improvements, and reconstruction of existing curbs ramps and curb returns. These public improvements would result in minor changes in the physical environment and would not result in new significant impacts. Additionally, the proposed land use amendment to remove the site from the Costa Verde Specific Plan would remove a developed site from the Specific Plan and would not result in new significant impacts. There is no new development proposed with these actions. The project site is developed with existing commercial uses and does not contain any significant biological resources, historic structures, or any known archaeological resources. The project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects in any of the issue areas or mitigation requirements beyond those identified in the previously certified PEIR. No mitigation measures from the PEIR mitigation framework mitigation monitoring and reporting program are applicable to this project because the project does not propose new development.

The following includes the project-specific environmental review pursuant to the CEQA. A comparison of the project's impacts related to those of the PEIR is provided below in Table 1.

Table 1 Impact Assessment Summary				
Environmental Issues	Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update Program EIR	Project	New Mitigation?	Project Resultant Impact
Aesthetics	Significant after Mitigation	No new impacts	No	No Impact
Air Quality	Significant after Mitigation	No new impacts	No	No Impact
Biological Resources	Significant after Mitigation	No new impacts	No	No Impact
Cultural Resources	Significant after Mitigation	No new impacts	No	No Impact
Energy	Less than Significant	No new impacts	No	No Impact
Geology and Soils	Less than Significant	No new impacts	No	No Impact
Greenhouse Gases	Less than Significant	No new impacts	No	No Impact
Hazards and Hazardous Materials	Less than Significant	No new impacts	No	No Impact
Hydrology	Significant after Mitigation	No new impacts	No	No Impact
Land Use and Planning	Less than Significant	No new impacts	No	No Impact
Noise	Significant after Mitigation	No new impacts	No	No Impact
Public Services	Significant after Mitigation	No new impacts	No	No Impact
Recreation	Significant after Mitigation	No new impacts	No	No Impact
Transportation	Significant after Mitigation	No new impacts	No	No Impact
Tribal Cultural Resources	Significant after Mitigation	No new impacts	No	No Impact
Utilities and Service Systems	Significant after Mitigation	No new impacts	No	No Impact
Water Quality	Less than Significant	No new impacts	No	No Impact
Wildfire	Significant after Mitigation	No new impacts	No	No Impact



This evaluation substantiates the conclusions that support a determination that no subsequent document is required.

## CONCLUSION

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified PEIR.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Page 5

Environmental/Project File

September 2, 2025

Based upon a review of the current project, none of the situations described in Section 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update Program Environmental Impact Report (SCH# 2021070359) under CEQA Guidelines Section 15162, in that the environmental document adequately covers the proposed project.

Marlene Watanabe

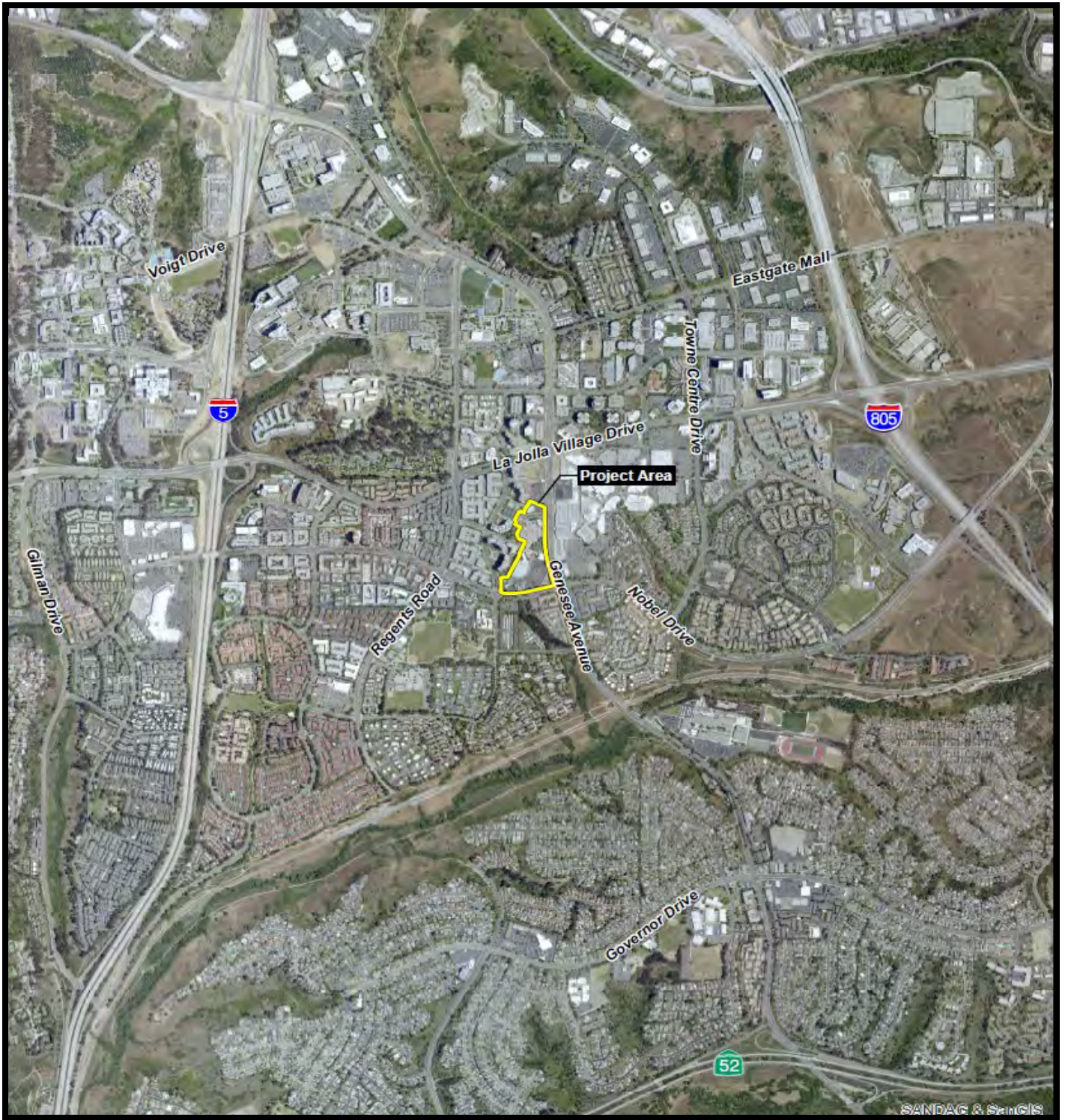
Associate Planner

cc: Robin MacCartee, Development Project Manager, Development Services Department

Attachments:

Figure 1 – Location Map

Figure 2 – Tentative Map



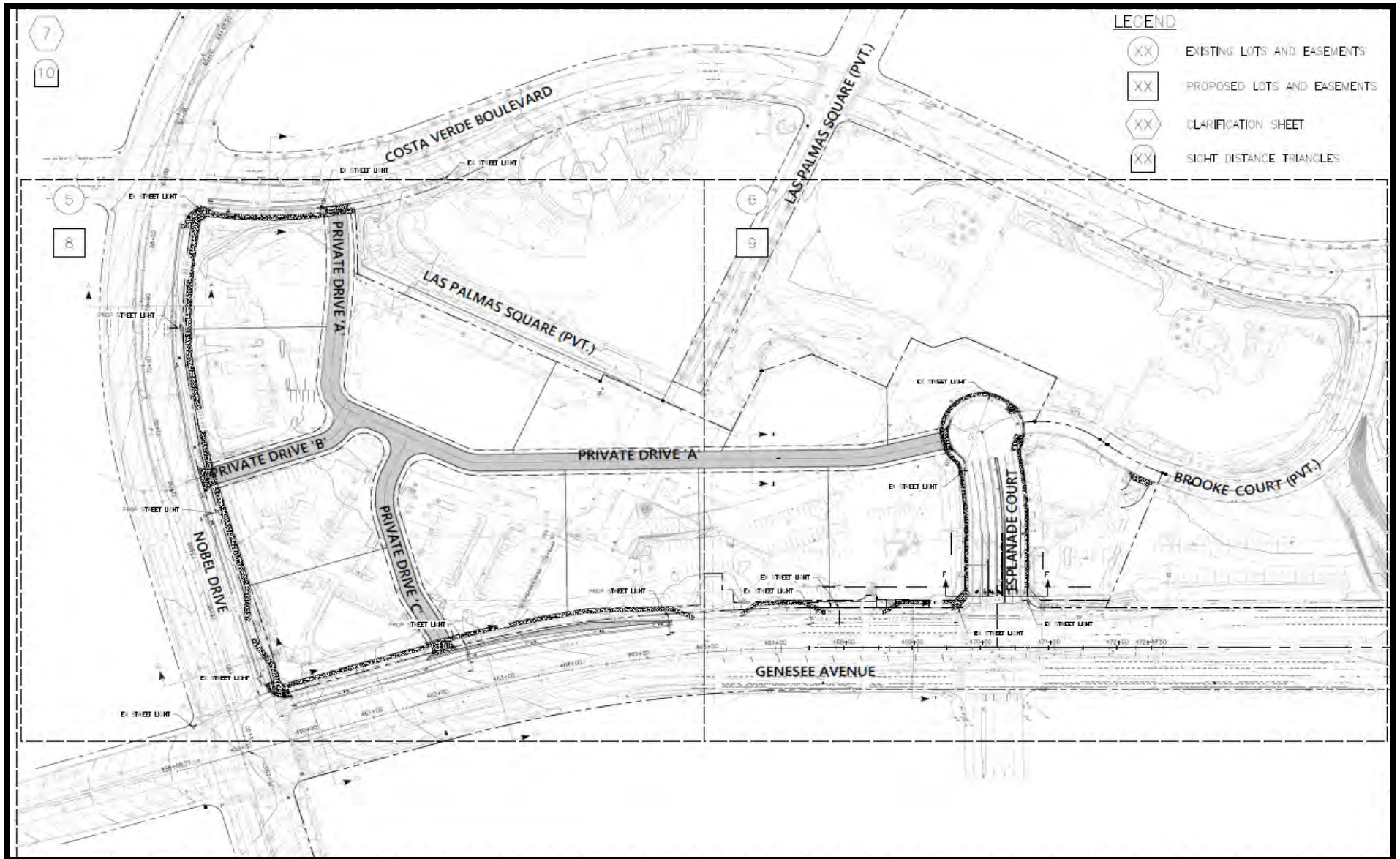
## Location Map

8610 Genesee / PRJ-1121151

Development Services Department

**FIGURE  
No. 1**





FORM

**DS-318**

July 2024

## Ownership Disclosure Statement

**Permit/Approval Type:** Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☒ **Development Permit:** Tentative Map and Entitlement/Specific Plan Amendment

☐ **Subdivision Approval:** \_\_\_\_\_

☐ **Policy Approval:** \_\_\_\_\_

**Project Title:** Costa Verde **Project No. For City Use Only:** \_\_\_\_\_

**Project Location/Address/Accessor's Parcel Number:**

8610 Genesee Avenue, San Diego CA ; APNs 345-210-13-00, 345-210-14-00

**Specify Form of Ownership/Legal Status (please check):**

☐ Individual ☐ Partnership ☐ Corporation ☐ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: \_\_\_\_\_ ☐ Trust - Date of Trust: \_\_\_\_\_

☐ City of San Diego/Asset Management Department: \_\_\_\_\_

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

### Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

**Property Owner/Authorized Agent****(Per [SDMC 5112.0102](#))**

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency  
☐ City of San Diego/Asset Management Department\*

Name of Individual: ARE-SD REGION NO. 60, LLC, By: Alexandria Real Estate Equities, L.P., By: ARE-QRS Corp., By: Vincent R. Ciruzzi

On behalf of:

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego

State: CA

Zip: 92121

Phone Number: (858) 638-2800

Email: rlevinson@are.com

Signature:

Date:

**Vincent R. Ciruzzi**Digitally signed by Vincent R. Ciruzzi  
Date: 2024.10.02 11:43:15 -07'00'

10/02/2024

Additional pages attached: ☐ Yes ☐ No

\*(Signature within this section not required for City of San Diego/Asset Management Department)

**Applicant ☒ Check if Same as Property Owner/Authorized Agent****(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: ARE-SD REGION NO. 60, LLC, By: Alexandria Real Estate Equities, L.P., By: ARE-QRS Corp., By: Vincent R. Ciruzzi

On behalf of:

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego

State: CA

Zip: 92121

Phone Number: (858) 638-2800

Email: rlevinson@are.com

Signature:

Date:

**Vincent R. Ciruzzi**Digitally signed by Vincent R. Ciruzzi  
Date: 2024.10.02 11:44:48 -07'00'

10/02/2024

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☒ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: ARE-SD REGION NO. 60, LLC, By: Alexandria Real Estate Equities, L.P., By: ARE-QRS Corp., By: Vincent R. Ciruzzi

On behalf of:

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego

State: CA

Zip: 92121

Phone Number: (858) 638-2800

Email:

Signature:

Date:

**Vincent R. Ciruzzi**Digitally signed by Vincent R. Ciruzzi  
Date: 2024.10.02 11:43:49 -07'00'

10/02/2024

Additional pages attached: ☐ Yes ☒ NoVisit our web site: [sandiego.gov/DSD](https://sandiego.gov/DSD).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

June 4, 2025

Andrew Murillo  
DSD Project Manager  
Development Services Department  
City of San Diego

RE: PRJ-1121151, 8610 Genesee Ave. Project

Dear Andrew,

The UCPG heard discretionary project PRJ-1121151, 8610 Genesee Ave., at its meeting on May 13 as an action item. The Applicant, Cass Street Partners, requested three actions, a new Tentative Map, an amendment to rescind the previous Costa Verde Specific Plan, and an entitlement amendment to rescind the previous entitlements (full rescission).

The requested actions were addressed in the following resolution.

**Resolution.** The UCPG recommends approval for the following as presented:

A new Tentative Map, an amendment to rescind the previous Costa Verde Specific Plan, and an entitlement amendment to rescind the previous entitlements (full rescission).

The UCPG further recommends the *consideration* of the following as the project is developed. These are not conditions for approval.

- Maximize the pedestrian experience for Main Street, including consideration of a closure of Main Street or designing to accommodate the temporary closure of Main Street for special events.
- Work with representatives of the Vi Living complex to ensure the successful interface between a building on Lot #10 of the proposed development and the adjacent buildings of the Vi Living complex so there are varied heights, orientations, and views.
- Maximize the use of native trees and native plants on the site and green street features, such as rain gardens and street tree wells, to enhance sustainability and traffic calming.

- Use the stormwater retention system or other Main Street features to enhance the sustainability of the site.
- Follow NACTO Urban Bikeway Guidelines for intersections, design connected bicycle paths throughout and around the development. Use separate bicycle lanes where possible.

**Approved unanimously, 11 Yes, 0 No, 0 Abstain, with 1 Recusal (member employed by Alexandria, a development partner).**

Sincerely,

Chris Nielsen  
UCPG Chair





# **COSTA VERDE**

## **SPECIFIC PLAN**

2025 Amendment

Strike-out/Underline Version

CITY OF SAN DIEGO

MAYOR

Maureen O'Connor

COUNCIL

Abbe Wolfsheimer	Ed Struiksmā
Bill Cleator	Mike Gotch
Gloria McColl	Judy McCarty
William Jones	Uvalda Martinez

CITY ATTORNEY

John W. Witt

CITY MANAGER

Sylvester Murray

PLANNING COMMISSION

Ron Roberts, Chairman  
Paula Oquita, Vice-Chairman

Yvonne Larsen	Ralph Pesqueira
Dan Guevara	Albert Kercheval
Henry Empeno	

CITY PLANNING DEPARTMENT

Jack Van Cleave, Planning Director  
Michael Stepner, Assistant Planning Director

CITY COUNCIL ADOPTION

June 10, 1986

RESOLUTION NUMBERS R-  
265934, R-235935, R-  
235936, R-235937

ORDINANCE NUMBER  
0-16675

COSTA VERDE SPECIFIC PLAN

Prepared for  
Guaranty Service Corporation  
14180 Dallas Parkway, Suite 300  
Dallas, Texas 75240

SGPA Planning and Architecture  
M. W. Steele Group, Inc.  
McDonald, Hecht and Solberg, Attorneys-at-Law  
June 23, 1986 (Original)  
July 25, 1988 (Amendment)  
September 17, 2007 (Amendment)  
January 2016 (Amendment)

Prepared for  
Costa Verde Hotel, LLC  
8530 Costa Verde Boulevard (Office)  
San Diego, CA 92121

Costa Verde Specific Plan Amendment  
(December 2019)  
2025

Prepared for  
~~Regency Centers, L.P.~~  
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## I. Introduction

The Guaranty Service Corporation of Dallas, Texas first acquired the project site addressed in this report in late 1984. The development program for the site consists of an urbanized mixture of residential, ~~commercial and hotel~~ uses. This Specific Plan has been prepared to generally describe the proposed land uses, development guidelines and methods of project implementation.

## II. Land Use

### A. Existing Conditions

1. The project site consists of approximately ~~57.6~~44.4 acres of vacant land (~~39.853~~ net buildable acres after dedication of major perimeter roads), bounded by a mixture of existing residential, commercial and office land uses:
  - a. East-Genesee Avenue and the Westfield UTC regional shopping center;
  - b. South-Nobel Drive and existing and planned multi-family residential development;
  - c. West-Regents Road and existing multi-family residential;
  - d. North-La Jolla Village Drive, commercial office, hotel, commercial and multi-family residential development.
2. Existing topography is characteristic of the mesa top in the vicinity of Westfield UTC. Views are mostly oriented toward the coastal hillsides to the west and southwest, with potential views in other directions from upper floor levels of the proposed development.
3. Existing easements are limited to public services at the project perimeter.
4. The site is bounded on the North and East by existing arterial roads (La Jolla Village and Genesee); on the South by Nobel Drive, a six-lane major street; and on the West by Regents Road, a four-lane major arterial. Bus transit routes currently exist on La Jolla Village Drive and Genesee Avenue.

5. At the time of the most recent amendment to the specific plan the vast majority of the residential development program for the site has been implemented. A total of 2,309 residential units had been constructed ~~and the entire commercial center was complete.~~ In addition, a small, one-acre, non-population based central urban park has been constructed as envisioned by the original plan, to provide buffer between commercial and residential uses. No areas within the project site have been or are intended to be preserved as conservation open space.
  
6. In Fall 2014, the San Diego Association of Governments approved plans for the Mid-Coast Corridor Transit Project. The approximately \$2 billion project will extend the Blue Line Trolley Service from the Santa Fe Depot in downtown San Diego north to the University Community, serving major activity centers such as Old Town, the University of California at San Diego, and the area surrounding Costa Verde Center and Westfield UTC. The trolley, which is to be elevated above Genesee Avenue, ~~is anticipated to start operations in Winter 2021~~ started operations on November 21, 2020 and provides direct access to the Specific Planning Area from the station at the terminus of UTC. ~~Completion of the line will provide direct access to the Specific Planning Area from the station at the Terminus of UTC.~~

#### B. Development Program

1. The concept for this project is derived from the nature of the land uses and the unique location of the site in the high intensity core of the North University Community.

In conformance with the University Community Plan, the site is envisioned as an urban center comprised of a mixture of high density residential, ~~neighborhood/community serving commercial uses including office/research and development and visitor accommodations and~~ community open space uses. (Figure 1).

2. Summary of Proposed Land Uses:

Residential	2,740 DU	38 Acres
<del>Commercial</del>		
• <del>Retail/Commercial</del>	<del>178,000 SF</del>	
• <del>Office/Research &amp; Development</del>	<del>400,000 SF*</del>	

~~Hotel~~ ~~200 Rooms~~  
~~14 Acres~~

Community Open Space	Park	1 Acres
		<u>3953</u> Acres

~~\*Approximately 360,000 square feet of Research and Development and related office use is contemplated; Approximately 40,000 square feet of other professional offices is contemplated.~~

~~The Residential portion of the project comprises the majority of the site area and provides 2,740 dwelling units.~~The residential project permits up to 2,740 homes. The buildings will be designed to maximize the urban character of the site, while allowing for diversity in building form and materials. The majority of automobile parking required for all residences will be located in parking structures



below the buildings, accessed from internal private streets and drives. Recreational facilities will be provided on each site for the use of its residents.

The residential component will be comprised of several individual parcels. Each lot will be developed within the guidelines of this specific plan and the PDP (PRD) permit.

~~The Retail/Commercial component will be developed with a blend of neighborhood and community serving retail tenants, including a major food market, specialty and service retail shops and restaurants. The commercial site is located in the southeasterly project area along the frontages of Genesee Avenue and Nobel Drive (Figure 1).~~

~~Permitted Retail/Commercial Uses—  
(Neighborhood/Community)~~

- ~~• Food Market .....~~
- ~~• Drug Store/Pharmacy .....~~
- ~~• Market Hall .....~~
- ~~• (Restaurants/Food Oriented Shops) .....~~
- ~~• Service Shops .....~~
- ~~• Retail Shops .....~~
- ~~• Bakeries~~
- ~~• Barber Shops~~

- ~~• Beauty Shops~~
- ~~• Bicycle Shops~~
- ~~• Confectioners~~
- ~~• Child Care Center~~
- ~~• Curtain, Drapery & Household Goods~~
- ~~• Dry Cleaning Establishments~~
- ~~• Self-serve Laundries~~
- ~~• Recreational Facilities~~
- ~~• Fitness Centers~~
- ~~• Florists~~
- ~~• Hobby Shops~~
- ~~• Jewelry Stores~~
- ~~• Liquor Stores~~
- ~~• Health and Specialty Food Shops~~
- ~~• Optometrist~~
- ~~• Fast Photo/Cameras~~
- ~~• Photo Studios~~
- ~~• Quick Prints (Xerox)~~
- ~~• Postal Services~~
- ~~• ATMs~~
- ~~• Deli Restaurant~~
- ~~• Gas Stations/Car Wash~~
- ~~• Cards & Gifts~~
- ~~• Pet Shops~~
- ~~• Stationers~~
- ~~• Community Room~~
- ~~• Repair shops (shoes, appliances, etc.)~~
- ~~• Internet Related Retail Services/Showroom—  
(Non-Manufacturing)~~
- ~~• Personal Services such as salons/barbershops,—  
massage, nail and similar uses~~
- ~~• Other uses as determined by the Director of  
Development Services to be similar and  
consistent with those listed above or those  
uses stated in the CC-2-5 zone. The  
requirements of Table 131-05B of the City's  
Municipal Code shall govern unless in conflict  
with the provisions of this Specific Plan.~~

#### ~~Neighborhood and Community Commercial Uses~~

##### ~~Retail~~

~~Neighborhood serving uses will reinforce its character as the focal point of neighborhood activity.~~

~~Community Commercial uses typically could include restaurants, travel agents/foreign money exchange, banks, credit unions and savings and loan/financial institutions, apparel and shoe shops, paint, wall paper, hardware stores, sporting goods, bowling alley and entertainment uses.~~

#### ~~Research and Development and Related Offices/Other Professional Offices~~

~~Two types of offices are anticipated: Offices engaged in Research and Development and Other Professional Offices.~~

~~Permitted ancillary uses include: conference space hosting professional or social gatherings, solar energy systems, private club, recreational facilities for the use of occupants of the office buildings or their guests, cafeteria, dry cleaners, financial institutions, child care for the occupants of the office buildings, on-site health care for employees and their dependents and eating drinking establishments open to the public. The gross floor area of ancillary uses shall not exceed 10% of the permitted floor established for the Research and Development/Professional Office element.~~

#### ~~Hotel~~

~~The hotel is proposed to be located on the northeasterly portion of the site. The hotel shall have a maximum limit of 200 rooms, surface and/or structured parking.~~

~~Permitted ancillary uses include meeting spaces, offices, concierge, business center, retail shops, food and beverage service, fitness and recreation/entertainment spaces, spa and similar uses. The gross floor area of ancillary~~

~~uses shall be within the maximum limit  
established for the hotel.~~

### III. Overall Site Development Guidelines

#### A. Site Design

1. Primary land uses will be located to capitalize on the urbanized character of the development, i.e.: the proposed mixture of uses; ease and safety of site access; and a strong, unifying on-site auto, bicycle, and pedestrian circulation systems, which connects to the trolley.

Site plan design will maximize off-site view opportunities and, where practical, on-site views will be created.

2. On-site streetscape design will focus on integration of building masses, landforms, landscape, and pedestrian and vehicular circulation. The urban character of the project will be reinforced through the use of various trees and plant materials, streetlights and furniture, enriched paving materials, and a conscious definition of pathways, courtyards and open space.
- ~~3. Pedestrian sidewalks within the commercial element will be consistent with the Urban Parkway Configuration illustrated in the City of San Diego Street Design Manual.~~
3. Proposed building masses, street design and open space will consider solar access to major use areas of the site.
4. Utility systems serving the project will be located below grade. Visual screening will be provided for all utility structures required to be above grade (i.e., transformers, TV and cable riser boxes, etc.).
5. The project edges and open spaces will be designed to compliment and integrate adjacent land uses within the project as well as create project identity and continuity. The project edge and open space landscaping will relate to the regional context.

6. All service areas shall be visually and acoustically screened through the use of building forms, walls, earth berms, and landscaping.
7. All vision, security and sound attenuation screen walls shall be constructed of a material and architectural style that is consistent and compatible with the perimeter building. The maximum uninterrupted length of a screen wall is 24 feet adjacent to pedestrian walkways and 350 feet adjacent to parking. The required interruption in the surface plane may take the form of a 2-foot minimum offset or other means, as approved by the planning director. This interruption and offset shall be in both the horizontal and vertical dimensions.
- ~~8. Due to the extensive grade change and site constraints at the intersection of Nobel Drive and Genesee Ave, a varying height retaining wall up to 10 feet is allowed to support the amenity space associated with the commercial building above the intersection. The wall shall include an enhanced color and textured face and be screened at the base with vegetation varying from 3 to 5 feet in height in random clusters to reduce the scale of the wall.~~
- ~~9. The commercial element of the planning area shall consider implementing those features described in the SANDAG Mid Coast Mobility Hub Strategies for the Terminus at UTC. Amenities may include smart parking, electric vehicle charging, micro-mobility parking and services, car share, on-demand rideshare, passenger loading zones, package delivery, travel information availability or other similar methods to optimize a balanced multi-modal transportation network and integrate the proposed mix of uses.~~

#### B. Architectural Design

1. The design of all structures within the project will exemplify the contemporary, urban character of the development. Buildings will be designed to integrate with adjacent development areas, preserve view opportunities and provide attractive pedestrian/open space environments.

The interface between residential ~~and commercial~~ uses should be reinforced through the use of similar exterior materials, colors and details.

2. The buildings will incorporate elements of variety

in design such as massing, and wall offsets, variations of scale, materials, colors and textures, etc. Building forms and details should be designed to create visual interest.

Residential buildings should make extensive use of balconies, decks and terraces. Building masses and materials should be integrated with the open space and landscaped areas. Residential buildings should be clustered around courtyards.

~~Low-rise commercial buildings shall pay special attention to roof area treatment and materials. For example, pitched roofs or other special roof forms should be designed to reduce visual exposure to mid and high rise buildings and may be used to accentuate entries or screen rooftop equipment.~~

All equipment, vents, fans and appurtenances over 2' x 2' shall be shielded from view when visible from adjacent buildings. Equipment and appurtenances not requiring such shielding shall be grouped and organized on building roofs when visible and when possible, shielded from view by parapets and other roof forms.

3. The design of the residential towers at the northeast corner of the site should reflect the sophisticated urban image of the University community. The location of the residential towers at the La Jolla Village Drive/Genesee Avenue intersection offers a unique opportunity to create a distinctive landmark. The towers should be designed so that they complement the low and mid rise scale of Costa Verde and the low scale development fronting the intersection.
4. If a shared parking structure is required, it shall be designed to integrate with surrounding developments. It shall be of a low profile relative to off-site adjacent developments and be attractively landscaped.
- ~~5. At the interface of commercial and residential uses, buildings shall be designed with variation in building height, massing, wall offsets and roof forms. Pedestrian walkways adjoining these uses should incorporate paving and special landscaping to accentuate building entries and pedestrian gathering areas, while screening service and utility areas.~~

- ~~6. Commercial service areas shall be located such that delivery, trash pick-up and storage activities create minimal disruption to the residential areas.~~

~~The interface between commercial and residential uses shall be designed to include a variety of open spaces and courtyards for the use of residents. The primary focus of this interface will occur in the central urban park, a landscaped open space linking residential site areas with the commercial element of the planning area.~~

~~The area between the market and the residences shall be sensitively designed to create an aesthetic, functional pedestrian way while allowing service access (Figure 3). This can be achieved by:-~~

- ~~a. A minimum distance of 75 feet between the market and the nearest residential building.~~
- ~~b. Designing the road between the market and the residential area as a private drive with provisions for pedestrian sidewalks, crossings, street tree plantings and lighting.~~
- ~~c. Clustering and screening service activities such as trash and delivery docks.~~
- ~~d. Enhancing the appearance of the commercial building walls with offsets (3 foot minimum) appropriate to the scale of the building.~~
- ~~e. Limiting service operation hours.~~
- ~~f. Limiting commercial service truck access to residential areas through architectural traffic control features.~~

#### C. Landscape Design

1. The integrity of the development will be insured through the implementation of a unified landscape design concept which includes the following landscape elements:
  - a. Landscaping shall enhance major architectural design elements through the careful use of flower and leaf color and texture, plant forms, plant masses, landscape lighting, benches, and other



outdoor furnishings which relate to the architectural design theme.

- b. A select palette of plant materials will be developed and utilized to maintain the consistent landscape design theme throughout the project.
  - c. Landscaping will provide a sequence of events and experiences which relate to the inherent qualities of the site. The landscape will recognize the varied ways (pedestrian, bicycle and vehicular) in which people experience the site.
2. Architectural elements of the site will be related with complementary plantings of similar species, and thematic color or texture schemes will be utilized in developing project identity. Vehicular entrances will be identified and accented with groupings of trees, shrubs and ground covers. Landscape corridors and areas are described below:

- The north-south interior street in the residential area will be lined with the tallest palms used in the project to identify it as a primary axis. The palms will; be triangularly spaced with lower, pedestrian-scaled.
- The east-west interior street within the residential area will be identified as a secondary axis by the use of shorter palms alternating canopy trees as described above. ~~In the commercial area, Esplanade Court will use deciduous, evergreen, and/or flowering canopy trees.~~
- Site entries within residential areas will be accented by the use of a third palm variety and, seasonal color plantings.
- ~~Site entries within the commercial areas will be accented by the use of shrubs and groundcovers which offer color and textural interest.~~

- Perimeter planting will include shrub areas and street trees and intermittent canopy trees. This type of landscape will provide views into the site while relating to the composition of the interior landscape treatments.
  - An area at the corner of La Jolla Village Drive and Genesee Avenue will be colorfully landscaped to serve as a project statement for the entire site. An open space/plaza area shall be located adjacent to the project statement area to expand the open space and to create a transition between the street and the larger scale ~~of the hotel adjacent~~ residential development.
  - In the area adjacent to the high rise towers located at the northeast portion of the plan area, public streetscapes and perimeters of developments will be lushly landscaped for pedestrian enjoyment and to provide a soft transition to buildings. Non-contiguous sidewalks on Genesee Avenue and La Jolla Village Drive will separate pedestrians from traffic with planted parkways, and trees will provide shade, where feasible. ~~The portion of Genesee Avenue fronting the commercial portion of the planning area will provide widen sidewalks and tree grates consistent with the Urban Parkway configuration illustrated in the City of San Diego Street Design Manual. Plazas adjacent to the trolley station landing and at the corner of Genesee Avenue and Nobel Drive shall incorporate a combination of public art/graphics, seating, special paving and/or architectural/landscape design treatments to create a distinctive welcoming environment.~~
3. All outdoor storage, loading, refuse and utility areas will be visually screened on all sides except at access points.

4. Landscape finish grading will ensure that the site will surface drain and that no ponding areas are created.

All soils will be fertilized, amended and tilled conform to recommendations made by a soil testing laboratory and/or landscape architect in order to promote healthy and vigorous plant growth. All plant material selected for use should be of a type known to be successful in the area or in similar climatic and soil conditions.

5. Irrigation systems will be permanent automated systems, adequate for the establishment of all plant material and will be installed as soon as practical after grading and prior to plant material installation.
6. Undeveloped site areas designated for future use and expansion will be maintained in a weed and debris free condition. Maintenance of landscaped common areas will be provided for by the establishment of management associations and project covenants, conditions and restrictions(CC&Rs).

#### IV. Individual Land Use Development Guidelines

##### A. Planned Development Permit (PDP); formerly PCD

- ~~1. Uses within the commercial site area include those permitted in this specific plan and the referenced zone. Particular emphasis will be placed on supplying a majority of neighborhood-serving retail and service, commercial uses.~~
- ~~2. Within the retail/research and development office component building coverage shall not exceed 70 percent of the site area. The maximum floor area ratio for the retail/R&D/office portion of the specific planning area shall be 1.2; the maximum floor area ratio for the hotel shall be 3.3.~~

~~Within the hotel component, building coverage shall not exceed 75 percent of the site area.~~

- ~~3. The combined overall FAR for the Commercial Retail/R&D/Office/Hotel shall not exceed 1.3. Any structure within the Retail Commercial/R&D/Office/Hotel area which is located on an individual premise may exceed the permitted floor area ratio provided the total floor area ratio established for the overall development is not exceeded.~~

~~Minimum Yards:-~~

- ~~a. Public street frontages (Genesee Avenue and Nobel Drive) as shown on Exhibit "A" of an approved PDP and ALTA Land Title Survey for Lot 13 and Lot 14 Costa Verde Map No. 12045 dated November 3, 2016) 15 feet (As illustrated on Exhibit "A" of approved PDP (insert number/date).~~
  - ~~b. Interior street frontages 10 feet~~
  - ~~c. Interior side yard setback 0 feet~~
  - ~~d. Rear yard 10 feet when adjoining residential sites if walls facing residences have openings (doors or windows). If facing walls have openings, a rear yard may be 5 feet provided the distance between buildings exceeds a minimum of 20 feet. Rear yard is 0 feet for underground structures which do not extend more than 3 feet above grade.~~
  - ~~e. Off street parking areas may be located within the required setbacks when a landscape strip measuring an average of 15 feet and a minimum of ten feet in width is provided.~~
- ~~4. Maximum building height in the retail/commercial/R&D/office/hotel site area shall be (135) feet.~~
- ~~5. Landscape requirements.~~
- ~~a. Landscape for on-grade Vehicular Use Areas shall conform to the Municipal Code.~~

~~b. Esplanade Court shall include a landscaped median of varying width inside the retail/commercial PDP site area.~~

~~c. The minimum size of tree planter boxes for the decked parking areas shall be 48" square by 48" deep, with permanent irrigation.~~

1. A pedestrian promenade system will link the residential, ~~commercial, research and development/office, professional office, hotel and satellite areas of the site.~~ Consistency will be maintained along the promenade through pedestrian furniture, lighting, landscaping and patterned paving for sidewalks and crosswalks to create a recognizable, cohesive system which links several plaza destination areas. ~~Plazas occur at the drop off point at the main commercial entry from Genesee Avenue, adjacent to the trolley and elevated above the corner of Genesee Avenue and Nobel Drive.~~ Pedestrian access will be enhanced by incorporating a number of the amenities described in the General Plan Mobility Element Pedestrian Improvement Toolbox.

The north-south and east-west promenades will lead to the center of the site. The central area containing the community open space, ~~and mall~~ is intended to be the activity center of the project. The area will have sunny and shaded eating areas, umbrella tables and color landscaping. It will be marked by a strong vertical architectural element to act as the visual focal point of the interior

axis streets and promenades and it will be visible from the surrounding public streets.

B. Planned Development Permit (PDP; formerly PRD)

1. The setbacks for the residential element of Costa Verde shall follow the City Ordinance for multi-family residential zones and setbacks stipulated in the University City Community Plan of 1983.
2. A variation in massing, height and form is desired at Costa Verde. The high density of this project requires a sensitive overall massing pattern that responds to the internal streets and open space as well as the existing projects surrounding the site.

Any high-rise structures proposed for the site along Nobel Drive or Regents Road shall be located toward the interior, with lower rise structures sited along the Nobel Drive and Regents Road perimeter of the site, to provide a transition to the two and three story residential units to the south and west.

The tallest structure should be placed at the northeast corner of the specific plan area adjacent to La Jolla Village Drive and Genesee Avenue. The lower levels of the structures should be designed to provide human scale. This should be accomplished through architectural detailing such as facade articulation, arcades, materials, trellises, and other elements that reduce the scale of the structure along the public rights-of-way. Landscaping should also be used to create human scale. The maximum building height in this area is 296 feet with a maximum floor area ratio (FAR) of 6.0.

3. For low-rise buildings, a minimum of one third of all roofs shall be sloped at a minimum of 3:12. Equipment, vents, fans and appurtenances over 2' x 2' x 2' shall be shielded from view when visible from adjacent buildings. Equipment and appurtenances not requiring such shielding shall be grouped and organized on building roofs when visible and when possible, shielded from view by parapets and other roof forms.

4. Pedestrian access to the various residential buildings shall be provided along internal streets and drives. These pedestrian access points may include security measures, but shall be designed clearly as prominent pedestrian entrances. Entrance and access points should occur at intervals of approximately 100 feet along the face of each building.
5. A common recreation facility shall be provided for each 500 or fewer dwelling units. The combined indoor and outdoor space provided at these common recreation facilities shall be no less than the equivalent of ten square feet per dwelling unit. This space may be considered part of the required open space. Recreation facilities shall include, but not be limited to, a common building containing a gathering space with provisions for meeting and entertaining and one or more athletic facilities such as swimming, exercise, tennis, etc.

Recreation facilities shall be provided in the initial phase of each residential project to meet with this requirement.

A total of 140 square feet per unit of open space shall be provided, exclusive of interior streets. Of the total open space area, 100 square feet per unit shall be usable. In addition to the above requirement, each unit shall be provided with a minimum 50 square foot private patio or balcony unless determined to be infeasible or undesirable by the planning director. For each 50 square feet not provided in this instance, 50 square feet is to be added to the total usable open space.

6. At locations where residential buildings are sited onsite such that nearby commercial parking, loading and service areas within 75 feet are visible from the interior of the units, windows, balcony enclosures and like architectural elements shall be designed to eliminate the direct view of these areas as much as practical. Consideration for noise should be made in the design of the residential units and balconies. Where possible, landscape buffers should take the place of these measures.



7. A variety in architectural expression is desirable. This variety, however, should be within a limited range of architectural styles. The styles preferred for the residential element of Costa Verde are Mediterranean, Californian or other styles indigenous to the San Diego region that are compatible with those stated. Continuity of these styles and variations of styles shall be provided through coordinated entrance design and location, and consistent streetscape and landscape design.
8. The materials used in the residential component shall convey a sense of timelessness and permanence. Materials that convey this sense include, but are not limited to concrete, stucco and masonry of many forms, including stone, tile, brick and block. Wood and metal should be used sparingly and as trim only. Roofs should be ceramic, clay or concrete tile.

Color is an acceptable means to achieve the variety desired in the architectural expression. Whenever possible, this color should be integral with the material used. Earth tones and pastels are preferred for large areas with intense colors being limited to accent points and trim.

## V. Circulation (Figure 2 and Appendix)

### A. Vehicular

1. A community-wide transportation analysis was prepared in 1980 which included basic land use and density assignments for this site. The development program outlined in this Specific Plan is in conformance with a revised Traffic Impact Analysis accompanying the most recent amendment to this Specific Plan.

The existing transportation network provides adequate access to the site on the north and east frontages. Street improvements associated with this project will complete the network of perimeter streets to required design widths.

2. The functional street classifications for the perimeter streets are: La Jolla Village Drive as a 6-lane primary arterial, Genesee Avenue and Nobel Drive as 6-lane major streets and Regents Road as a 4-lane major arterial.

A traffic study and striping plan will be provided for La Jolla Village Drive and Nobel Drive from Regents Road to Genesee Avenue, including intersections, for review and approval by the City Engineer.

3. Primary vehicular site access occurs at ~~four~~ three locations, each at the midpoint of a major street frontage. Signalized intersections with full maneuvers will occur at the project entries on ~~Genesee, Nobel, Esplanade Court~~ and Regents. Right-turn only access will occur on La Jolla Village Drive. The project will have secondary access to Genesee Avenue via a private drive connecting to Esplanade Court, which has a fully signalized intersection with Genesee allowing all turning movements.

A four-lane collector street will traverse the site on the north-south axis from Nobel to La Jolla Village Drive, and it will connect to Regents Road by a two-lane collector street.

Additional private driveways will be provided along Regents and Nobel. Due to these additional driveways along Regents Road, one-half of a 6-lane major street will be constructed adjoining the project.

~~The retail/commercial and hotel sites will be accessed primarily from a private four-lane collector street (Esplanade Court) from the existing signalized entry on Genesee Avenue. Entries to the retail site also occur from Nobel Drive and La Jolla Village Drive via the four-lane internal collector street. Secondary access will be provided by driveways located on both Genesee and Nobel. A maximum of two access points off of Genesee Avenue shall be permitted (right in/right out) in addition to Esplanade Court.~~

4. Service areas will be grouped where possible, integrated with building and site design, and screened for noise and site intrusions. ~~Service areas for the commercial site will be incorporated into building and site design and accessed from a landscaped drive shared with adjacent residential parking facilities.~~

#### B. Bicycle

1. The existing and proposed bikeway system will provide on-grade bicycle access to the project

from all four sides. A Class IV Cycle Track will be provided on Nobel Drive.

A Class II bicycle path will be provided along the project frontage on Regents Road. Class II bicycle paths should also be provided on major interior streets and should connect with the community-wide system.

### C. Pedestrian

1. Pedestrian access to the site will be pedestrian bridges traversing La Jolla Village Drive and Genesee Avenue. These will be connected on-site thereby completing the pedestrian loop around the intersection of those two streets. On-grade pedestrian access will occur at the most active, attractive and interesting areas of the project along Genesee Avenue, Regents Road, Nobel Drive, and La Jolla Village Drive. Suitable handicapped access will be provided.

The pedestrian bridges shall connect with the pedestrian circulation systems of the adjacent properties, i.e. Westfield UTC and Regents Park.

2. The urban, ~~mixed-use~~ nature of the project will be reinforced through the development of interconnecting pedestrian walkways, plazas and streetscape throughout the site. This system of pedestrian elements will be designed to emphasize convenient access between all land uses proposed.
3. Pedestrian walkways will be typically buffered from the vehicular traffic by street trees. Crossings of major roads and access drives will be emphasized with enhanced paving (change of pattern or materials). Perimeter sidewalks will connect to the pedestrian bridges, satellite buildings and bus stops. The internal pedestrian system shall be clearly linked to the perimeter walks, bus stops and pedestrian bridges.

### D. Public Transportation

1. La Jolla Village Drive and Genesee Avenue have existing transit routes providing service to and from downtown and Mission Valley. Two bus stops will be provided initially along Genesee Avenue between Nobel Drive and La Jolla Village Drive to accommodate the existing route and another bus stop may be provided along the La Jolla Village Drive route to accommodate future needs. A future route is anticipated on Nobel Drive which would require a bus stop near the entrance to the retail center and possibly a second bus stop adjacent to the residential area to the west. Based on further route studies, additional bus stops may be provided along Regents Road and Nobel Drive to serve adjoining residential projects as they are

developed. Provision and phasing of these and any other possible additional bus stops required by MTDB and/or the City will be included in Tentative Map or Planned Development Permit approvals.

Sufficient right-of-way will be provided along Nobel Drive for an intra-community transit loop, as identified in the University Community Plan. The developer will not oppose and will participate in the formation of an assessment district for provision and operation of an intra-community transit loop as identified in the University Community Plan.

2. The Mid-Coast Transit Project is now in service, which started in November 2021. The terminus at the UTC station is located immediately adjacent to the specific planning area and provides direct access via a pedestrian bridge. ~~It is anticipated that the Mid-Coast Transit Project will begin service in Winter 2021. The Terminus at the UTC station will be located immediately adjacent to the specific planning area and provide direct access via a pedestrian bridge.~~

#### E. Parking

1. Parking will be consistent with Municipal Code requirements.
2. Parking area design will conform to the City standards for drives, aisles and parking space dimensions
3. ~~Based upon the proposed retail/commercial development program, a minimum of 1/3 of the required retail parking will be located below grade.~~
4. ~~The total required parking to be provided for the commercial component of the project shall be within the range of 1,837-2,076 spaces (including retail/commercial uses, the hotel and research and development/office space). The low end of the range conforms to the minimum number of parking spaces established in the municipal code for Transit Priority Areas. The upper end of the range excludes a maximum of 139 additional parking spaces that are the subject of a recorded easement with a neighboring property within the Specific Planning Area.~~

~~Parking for the site shall also supply parking for motorcycles, bicycles, carpool/vanpool/low-emission vehicles, and micro-mobility transport consistent with Cal Green and the City's Climate Action Plan.~~

~~On an interim basis, surface parking will be provided at the northernmost restaurant on the southern portion of the former hotel site (building "T" on the PCD Map). A shared parking structure may be constructed in this area when that site is developed.~~

- ~~5. Parking area design will conform to the City standards for drives, aisles and parking space dimensions except the width of the southerly~~

~~driveway on Genesee Ave providing access/egress to the parking facility shall be a maximum of 30 feet.~~

3. The requirement for accessible spaces will adhere to the Municipal Code.
4. For each residential site, a minimum of 75% of the required parking shall be within structures as approved by the planning director. All parking not contained within structures shall be provided consistent with the Municipal Code. On-grade parking areas shall be screened from adjacent streets with a 4-foot high screening wall or landscape element.
5. All parking facilities shall be designed to be easily accessible from streets or drives within the project.

- ~~6. Consistent with the Parking Regulations of the Municipal Code, tandem parking spaces for commercial uses shall be allowed with approval of a Neighborhood Development Permit.~~

### III. Signage

#### A. Sign Plan

1. A comprehensive sign plan will be submitted for Planning Director approval, along with development plans showing dimensions, locations, colors, and copy where appropriate. The plan will provide for Permanent signage that identifies the site and marks entries to the overall project and retail center. Signage is perceived as part of the design element of the project and will be integrated with architecture and landscaping to provide a unified design theme.
2. Monument ground signs fronting on the public right- of-way may be placed in the property setbacks where appropriate. Street name monuments at the north and south entries to the interior of the site will be unified with landscaping to provide an entry statement.
3. Traffic regulatory signs, such as Stop Signs, on interior and perimeter streets will display standard CALTRANS graphics on poles and fixtures unique to Costa Verde. Street namesigns will be designed to fit into building or perimeter walls, or to reflect the traffic regulatory signage.
4. Residential project identification will be provided by either monument or wall signage. Each building will display one major identification sign per street frontage. Signs will be front lighted.
- ~~5. Commercial project identification will be provided by internally and front illuminated monument signage; identifying entry drives and major tenants or uses within the commercial center.~~
- ~~6. Tenant signage within the retail center will serve to identify, not advertise. Tenant signs will provide a unique design element for the retail center and will always be in scale with their surroundings. Graphics and signing will~~



~~be executed with the highest quality workmanship and attention to detail. Logo images and typestyles will be accurately reproduced. Sign materials, colors, and finishes will be selected from a palette that will be used throughout the retail center.~~

~~Tenant signs will conform to specific design guidelines, submitted with development plans.~~

5. Subsequent alterations to the sign plan as submitted shall be by the Director of Development Services permit and approval.

#### IV. Lighting

Outdoor lighting within the project site areas will be designed to minimize light pollution, enhance natural color rendition and provide the required illumination for safety in the use of walkways, roadways parking areas and public open spaces.

A preliminary lighting plan will be submitted with development plans, utilizing current City standards as a design reference. Application for administrative variance from the adopted ordinance may be submitted for design implementation. Street lighting for public streets at the project perimeter will comply with adopted City standards.

V. Public Services

The location of existing utilities such as sewer and water, are shown on the attached Figure 5. Modifications and/or additions to these facilities will be added based upon an analysis performed on a project by project basis.

A. Water will be provided, utilizing the existing facilities that surround the project. The existing sewer main will be upgraded and replaced between the project site and the Rose Canyon Trunk Sewer facility.

B. An on-site storm drainage system will be provided to accommodate the project. The system will be designed to meet and/or exceed the most current standards related to clean water treatment and water quality control.

C. Gas and electric services will be provided to the site from San Diego Gas & Electric Company.

D. Telephone and cable services will be provided by franchised companies such as AT&T and Time Warner Cable.

E. Police and fire protection will be provided by the City of San Diego.

F. Solid waste from the site will be collected by private haulers and accommodated at sites, such as the Miramar and sycamore landfills, overseen by the City of San Diego.

VI. Implementation

A. Processing and Review

1. The Subdivision Map Act, local ordinances and/or a development agreement will be utilized to provide for on-site and off-site improvements, public utilities infrastructure and items of public health, safety and welfare.
2. The development guidelines of this Specific Plan shall be implemented through the Planned Development Permit process. The existing base zone underlying the Specific Planning Area is RS-1-14. Should any inconsistency arise between the development regulations of the base zone or the general regulations of the Municipal Code and the development guidelines of the Costa Verde Specific Plan and/or any implementing Planned Development Permit, the guidelines of this Specific Plan and/or Planned Development Permit shall govern over those of the base zone, the General Regulations of the Municipal Code (Chapter 14) or Land Development Procedures (Chapter 11).

3. The issues of environmental quality requiring analysis and City staff review include land use, traffic, noise, biology/archaeology and urban design. A complete environmental document has been issued for this project.
4. This Specific Plan has been prepared to be consistent with the overarching goals, objectives and policies of both the City's Progress Guide, General Plan, and the component University Community Plan.
- ~~5. Consistent with the City's Substantial Conformance Review Bulletin for mixed use projects, the density/intensity of each use may be transferred (but not eliminated) provided the overall traffic generation for the site is not exceeded and no new significant environmental impacts are generated.~~

#### B. Development Plans

1. PDP (formerly PCD/PRD) Permits: Projects approved under a current Planned Development Permit (PDP) or a former Planned Commercial Development (PCD)/Planned Residential Development (PRD) Ordinance may use the flexible and thorough implementation process outlined in the ordinance to permit uses identified in the Land Use Plan and achieve design flexibility while meeting the goals of this Specific Plan. This process will be utilized for the ~~commercial and~~ residential areas of Costa Verde Specific Plan.
2. Development plans should include the following:
  - a. Site plan(s) showing buildings, setbacks, parking areas (with number and size of spaces), storage and service areas.
  - b. Preliminary floor plans, building elevations and exterior architectural treatment of all structures.
  - c. Exterior lighting concept plan.
  - d. Sign plan with locations and dimensions of signs.
  - e. Landscape plan, with types and sizes of plant material.
  - f. Pedestrian, bicycle and vehicular circulation concept plan.
  - g. Open space and recreation calculations (total and usable).
  - h. Preliminary roof plan.

- i. Preliminary grading and drainage plans.
- j. An updated sewer study, if required by the Water Utilities Department.

Plans will be reviewed for consistency with the specific plan, PDP, and any subsequent amendments.

3. Development plans will include detailed engineering for completion of Nobel Drive and Regents Road rights-of-way, completion of the median in La Jolla Village Drive and installation or modification of signals at project entries on Nobel Drive, Regents Road and Genesee Avenue.

#### C. Development Phasing

1. Phasing for the Costa Verde Specific Plan area will be accomplished in accordance with the approved PDP, PCD and PRO permits, subdivision map and market absorption conditions.

The retail/commercial site area was constructed in one continuous phase but is no longer part of the specific planning area. The most recent Specific Plan Amendment in 2024 removed this retail/commercial site area from the specific plan area. ~~Construction of the retail/commercial site area is expected to occur in one continuous phase between 1986 and 1988.~~ Residential development is likely to occur in several phases.

Construction of major off-site improvements including traffic signal modification and the provision of two bus stops on Genesee Avenue; construction of Nobel Drive as a through six lane major between Genesee Avenue and Regents Road and provision of two bus stops; widening Regents Road between La Jolla Village Drive and Nobel Drive to five lanes; median improvements to La Jolla Village Drive; and off-site provision of sewer and water improvements as required by the Tentative Map. The improvements to Nobel Drive and Regents Road as described herein will be constructed first with the specific scheduling of all major off-site improvements to be set forth, in the Development Agreement which shall be required as a condition of every Tentative Map approval for the project.

Scheduling of the construction and phasing of on-site improvements including internal circulation systems and grading of the project site will be set forth in the Development Agreement specified above.

Pedestrian bridges traversing La Jolla Village Drive and Genesee Avenue will be constructed by the developer or the successors and assigns. The financing and phasing of said pedestrian bridges shall be as set forth in the Development Agreement

entered into between the developer and the City of



San Diego as a condition of Tentative Map approval.

## VII. Community Plan Analysis

### A. OVERALL COMMUNITY GOALS

1. Foster a sense of community identity by use of attractive entry monuments in private developments.

The entries to the project will incorporate landscaped entry monuments that identify uses within the project.

2. Create physical, social and economic environment complementary to UCSD and its environs and the entire San Diego metropolitan area.

The proposed residential ~~and commercial~~ uses are complementary to UCSD and the metropolitan area by providing needed housing and neighborhood/ community - serving commercial uses.

3. Develop the University area as a self-sufficient community offering a balance of housing, employment, business, cultural, educational and recreational opportunities.

The project initially contributed to this goal by providing commercial employment and a range of housing opportunities. Some neighborhood/community serving commercial uses were originally included in the specific planning area. However, the 2024 Specific Plan Amendment removed these commercial uses from the specific planning area. The housing opportunities remain part of the plan. By providing commercial employment, and a range of housing opportunities, the project contributes to this goal. In addition, the project will provide neighborhood/community serving commercial uses needed in the area. An additional amenity will be provided by the pedestrian bridges which will serve as a link between the adjacent Regents Park and Plaza developments and University Towne Centre.

### B. HOUSING GOALS

1. Provide a broad range of housing types and costs

to accommodate various age groups, household sizes and compositions, tenure patterns {renter/owner-occupied}, and income levels.

The proposed residential component of the project includes a mixture of two and three bedroom units at a variety of sizes and costs.

2. Encourage housing for students and employees of the University and life sciences-research facilities.

Housing opportunities will exist for both students and employees of UCSD.

3. Locate higher density housing nearest the University, the Towne Centre core and La Jolla Village Square.

The site design of the project conforms with the Community Plan by providing the high density residential core.

4. Provide affordable housing for low and moderate income households by encouraging the following efforts of the City of San Diego:
  - a. Utilization of selected City-owned properties for housing development;
  - b. Utilization of Federal rental subsidy programs and State Mortgage assistance programs; and
  - c. Stimulation of greater use of modular and other innovative cost-saving building techniques.

Affordable housing goals will be addressed with the detailed residential development plans.

5. Encourage religious and other nonprofit organizations to develop and operate rental and cooperative housing for low and moderate income households.

The goal will not be addressed by this project.

6. Encourage a mixture of residential, ~~commercial~~ and ~~professional office~~ uses.

An urbanized mixture of residential, ~~commercial and professional office~~ uses is

provided by this project, located in the high intensity core of the University Community. ~~Additionally, the proposed hotel will support the lodging and conference needs of professional offices in the area.~~

7. Encourage the provision of non-structured recreation areas such as open grassed playing fields.

The project will provide a centrally located, non-structured open space. Structured recreation areas are provided in the surrounding residential projects because they are more appropriate for the urban design character of the project.

#### ~~C. EMPLOYMENT GOALS~~

- ~~1. Promote job opportunities within the University Community.~~

~~Job opportunities will be provided by the construction and operation of the retail and commercial, research and development/professional offices and hotel uses proposed.~~

- ~~2. Encourage the development of life sciences research facilities which maximize the resources of the University.~~

~~The project does not address this goal.~~

#### ~~D. COMMERCIAL GOALS~~

- ~~1. Provide a complete range of goods and services for the residents of the University Community.~~

~~The neighborhood/community serving commercial uses will fill an urgent need for retail goods and services in this area.~~

- ~~2. Concentrate community activities such as retail, professional, cultural, recreational and entertainment within the Town Center and La Jolla Village Square.~~

~~Located adjacent to the town Center, the project contributes to the concentration of these community activities.~~

- ~~3. Accommodate professional offices and laboratory facilities and services to complement the University, the Towne Center, and the life sciences research facilities.~~

~~The addition of 400,000 square feet of research and development offices and professional offices in Costa Verde will create a hub for high tech, bio-tech and clean tech companies in a manner that integrates Costa Verde with the community and university. The project will provide service commercial uses currently not found in the area (i.e. travel, insurance, cleaners, medical/dental, etc.).~~

- ~~4. Strategically locate neighborhood convenience centers throughout the residential areas.~~

~~The majority of the retail/commercial uses in the project are proposed to be neighborhood serving in nature.~~

#### C. OPEN SPACE GOALS

1. Preserve the present amenities of San Clemente, Rose Canyon, and other primary canyons within the community.

The project will not affect these amenities.

2. Preserve the natural environment including wildlife, vegetation and terrain.

The project does not adversely affect or preserve a significant natural habitat.

3. Permit uses within the canyon which are strictly compatible with the open space concept.

The project does not adjoin any canyon areas, but will provide a landscape perimeter, relating to the adjacent developments, as well as provide pedestrian bridge access to Westfield UTC and Regents Park. The design of the project will contain a variety of open space which will serve as an amenity to the residents.

4. Ensure that all public improvements such as roads; drainage channels and utility services and all private lessee developments are compatible with the natural environment.

Public and private improvements will be designed to be compatible with the natural environment.

#### D. PUBLIC FACILITIES AND SERVICES

5. Ensure that schools, parks, police and fire protection, sewer and water, library and other public facilities are available concurrently with the development which they are to serve.

The developer of the residential towers at the northeast corner of the site will advance the costs and manage the planning, design and construction of a new off-site fire station and replace and upsize the existing sewer line in Genesee Avenue with an 18 inch sewer line to assure public services and facilities are adequate to serve the project.

#### E. TRANSPORTATION GOALS

1. Develop a transportation system designed to move people and goods reliably and efficiently within the community, including linkages with other communities, and with due consideration for energy conservation.

The project is served by major existing and proposed streets which provide excellent freeway access. The pedestrian bridges to Westfield UTC and Regents Park as well as provision for bikeways around and through the project will be traffic mitigation features. The project also provides convenient access to regional transit routes, the intra-community shuttle loop and light rail transit.

2. Encourage the adequate provision of public transit between major activity areas such as the Westfield UTC, and La Jolla Village Square.

There are existing bus routes that connect the project with these areas. The project will also provide for the addition of bus routes on Nobel Drive by providing bus stops convenient to the commercial center and adjoining residences.

The Mid-Coast Transit Project ~~will provide new trolley stations which will links~~ major activity centers within the University Community to Old Town, downtown San Diego and other communities.



3. Provide pedestrian paths and bikeways to accommodate the community and complement the City wide systems.

The proposed pedestrian bridges and surface crossings will provide pedestrian links for nearby residents and tenants of the project. The addition of bikeways at the project perimeter and through the residential component will complement the existing community systems.

#### F. COMMUNITY ENVIRONMENT GOALS

1. Provide attractive community entryways.

As discussed above, the project conforms to this goal.

2. Minimize the impact of aircraft noise and the consequences of potential aircraft accidents.

The project design includes adequate mitigation for surface street noise. The project is outside of the Miramar noise, accident impact zones and influence area.

3. Foster individuality and identity of area throughout the community.

The design of developments that are built in the area of high quality and distinctive character. The proposed project will include landscape and signage at intersections and entries, visible architectural landmarks and other features which will promote this goal.

4. Ensure that the physical development of the community takes advantage of the site and terrain.

The development of the site is designed to relate to adjacent uses and the existing topographic character of the community.

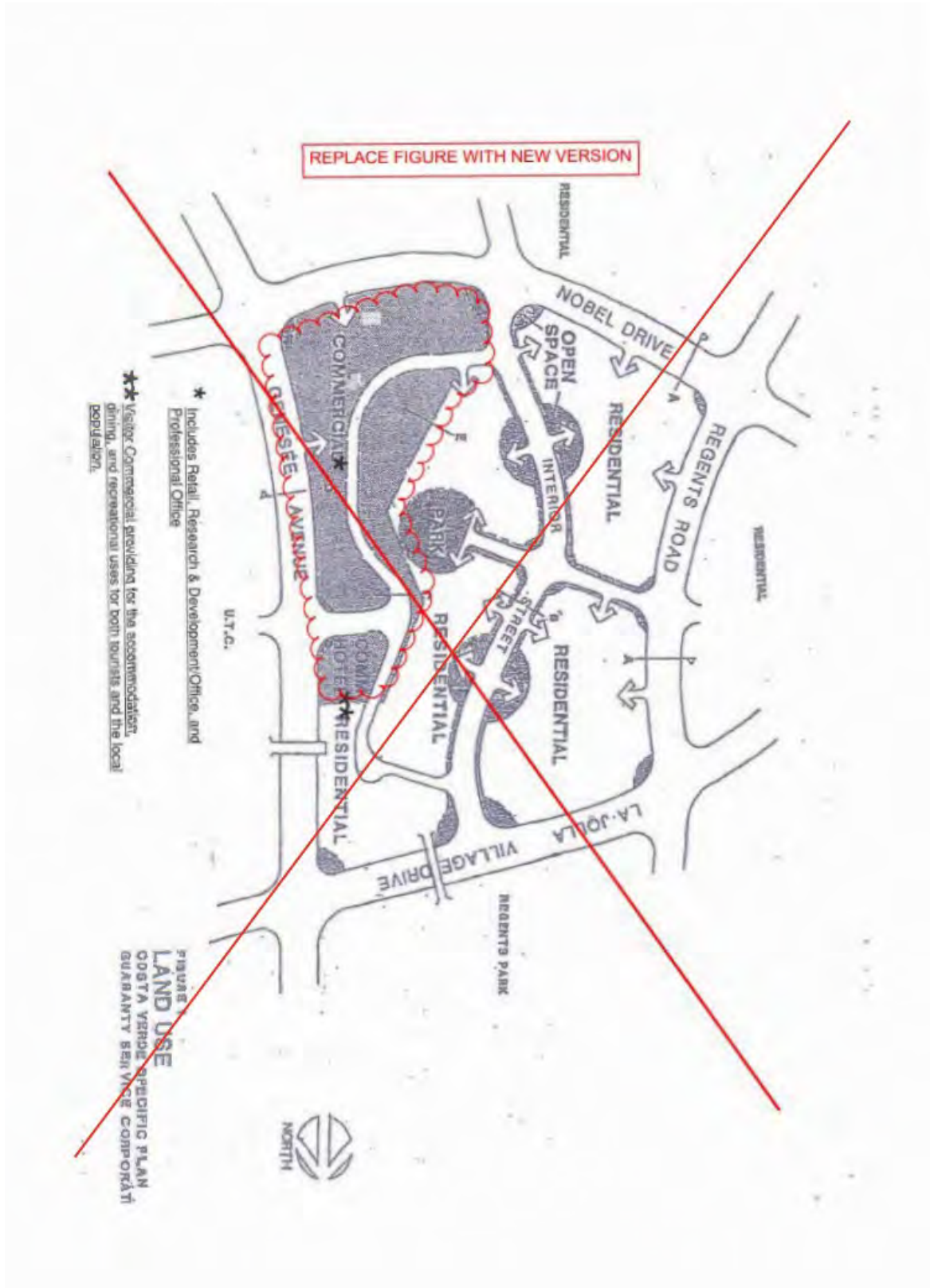
5. Encourage architectural styles and building forms suited to San Diego's landscape and climate.

A variety of architectural styles indigenous to San Diego will be encouraged, with design of building- forms and materials providing interest, project continuity and appropriate expression of the uses provided on site.

6. Limit traffic conditions which produce congestion and pollution.

The project development program is designed to ensure that traffic does not exceed community plan-anticipated levels. The proximity of neighborhood/community serving businesses to residential areas will promote pedestrian and bicycle activity rather than vehicular traffic. The provision of pedestrian bridges to offices, shopping and other facilities at UTC will serve the area in general. Additionally, project site planning has incorporated vehicular access points in locations to evenly disperse traffic on the perimeter streets and all components of the project have pedestrian linkages to surrounding bus and shuttle stops.

# FIGURES





# FIGURE 1 LAND USE COSTA VERDE SPECIFIC PLAN

REPLACE FIGURE WITH NEW VERSION



\* See permit for revised vehicular, pedestrian and bicycle circulation

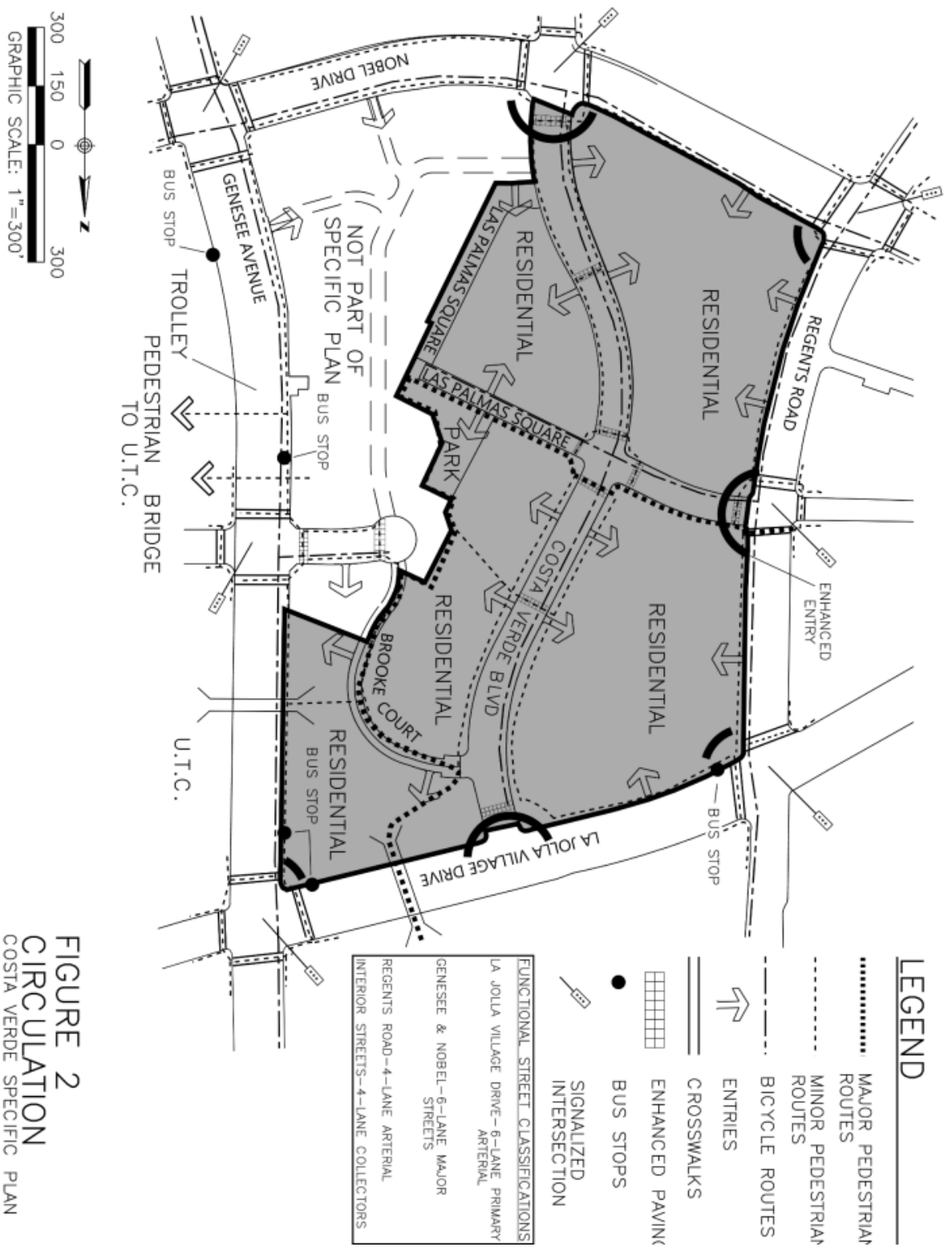
FIGURE 2  
CIRCULATION  
COSTA VERDE SPECIFIC PLAN  
GUARANTY SERVICE CORPORATION



**FUNCTIONAL STREET CLASSIFICATION**  
 LA JOLLA VILLAGE DRIVE - 6-LANE PRIMARY ARTERIAL  
 GENESEE & NOBEL - 6-LANE MAJOR STREETS  
 REGENT'S ROAD - 4-LANE ARTERIAL  
 VILLAGE DRIVE - 4-LANE COLLECTOR

- LEGEND**
- MAJOR PEDESTRIAN ROUTES
  - MINOR PEDESTRIAN ROUTES
  - BICYCLE ROUTES
  - ENTRIES
  - CROSSWALKS
  - BIPOD ENHANCED PAVING
  - BUS STOPS
  - SIGNALIZED INTERSECTION





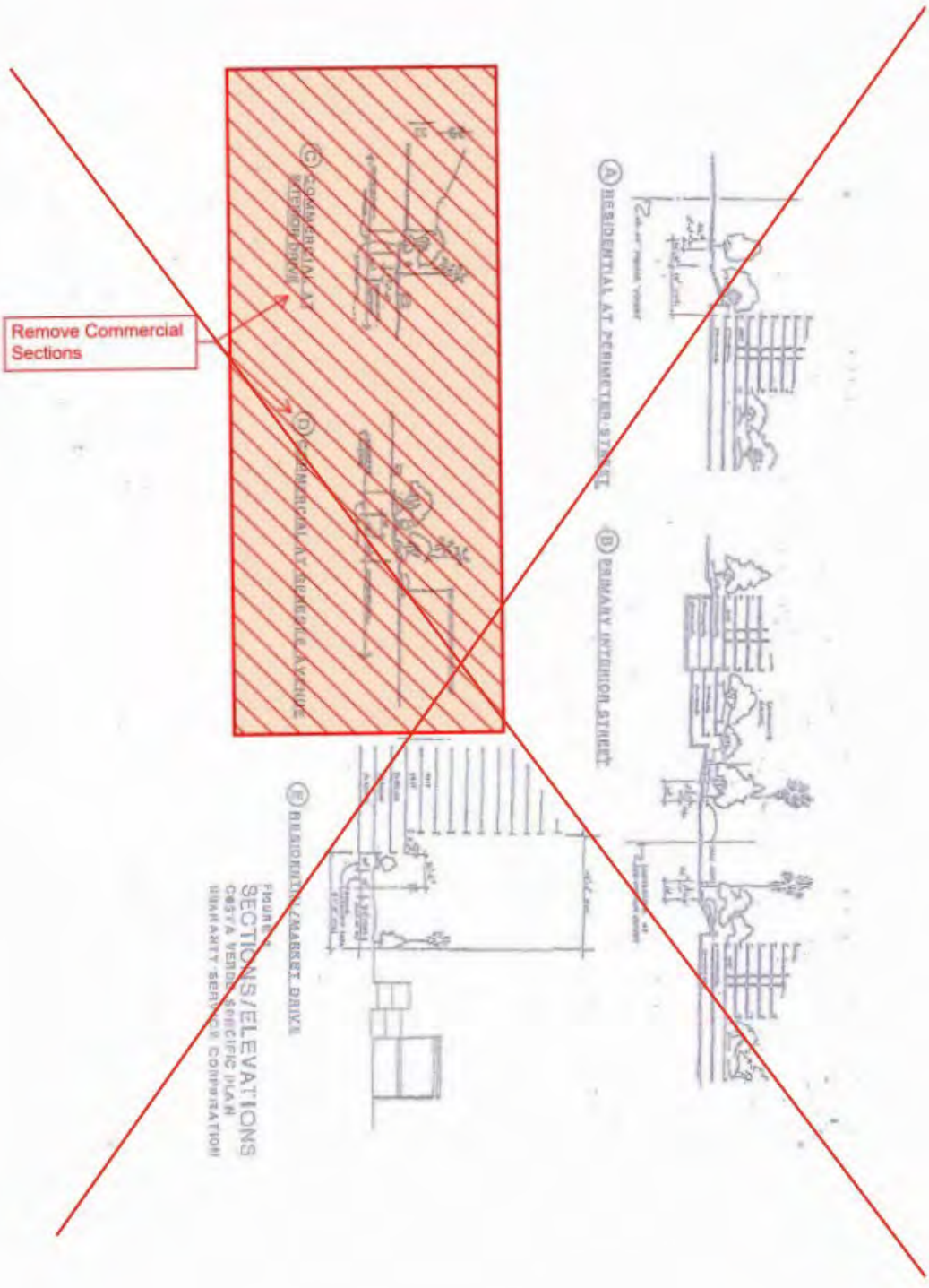


FIGURE 1  
SECTIONS/ELEVATIONS  
COSTA VERDE SPECIFIC PLAN  
REHABILITATION/RECONSTRUCTION

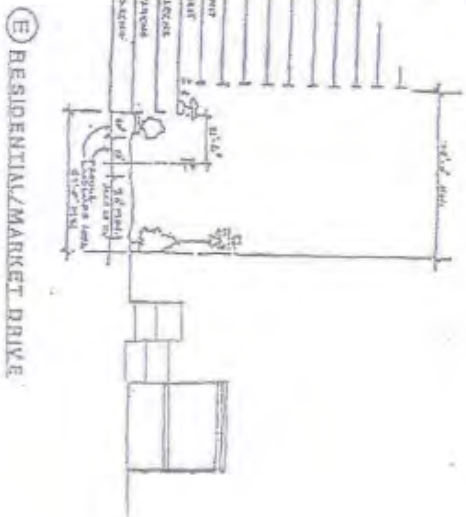
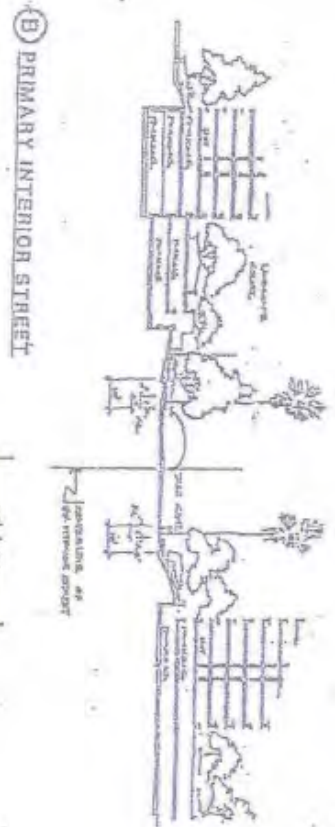
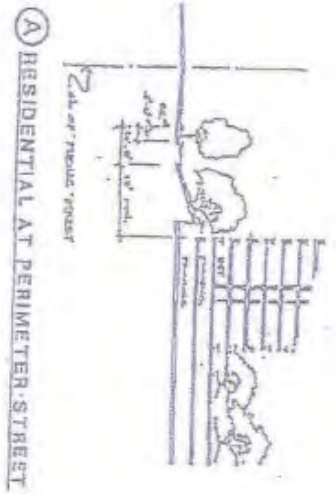


FIGURE 3  
SECTIONS/ELEVATIONS  
COSTA VERDE SPECIFIC PLAN  
GUARANTY SERVICE CORPORATION

REPLACE FIGURE WITH NEW VERSION



- LEGEND**
- MAJOR SITE
  - IDENTIFICATION SIGNS
  - SITE ENTRY MONUMENTS
  - PROJECT ENTRY MONUMENTS
  - RETAIL CENTER PROJECT ENTRY MONUMENTS



FIGURE 4  
**SIGN PLAN**  
COSTA VERDE SPECIFIC PLAN  
GUARANTY SERVICE CORPORATION

# LEGEND

- MAJOR SITE IDENTIFICATION SIGNS
- SITE ENTRY MONUMENTS
- PROJECT ENTRY MONUMENTS
- RETAIL CENTER PROJECT ENTRY MONUMENTS

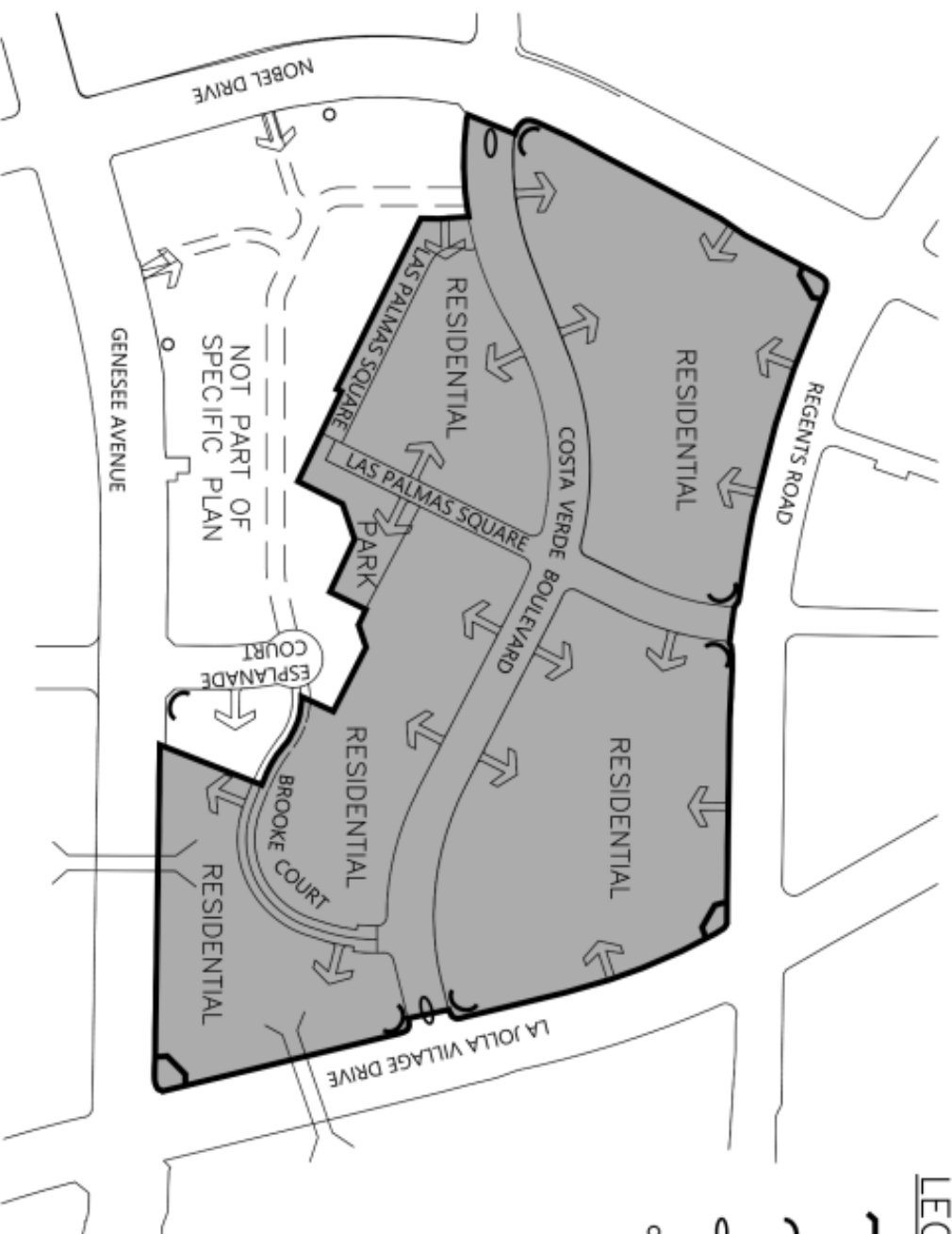
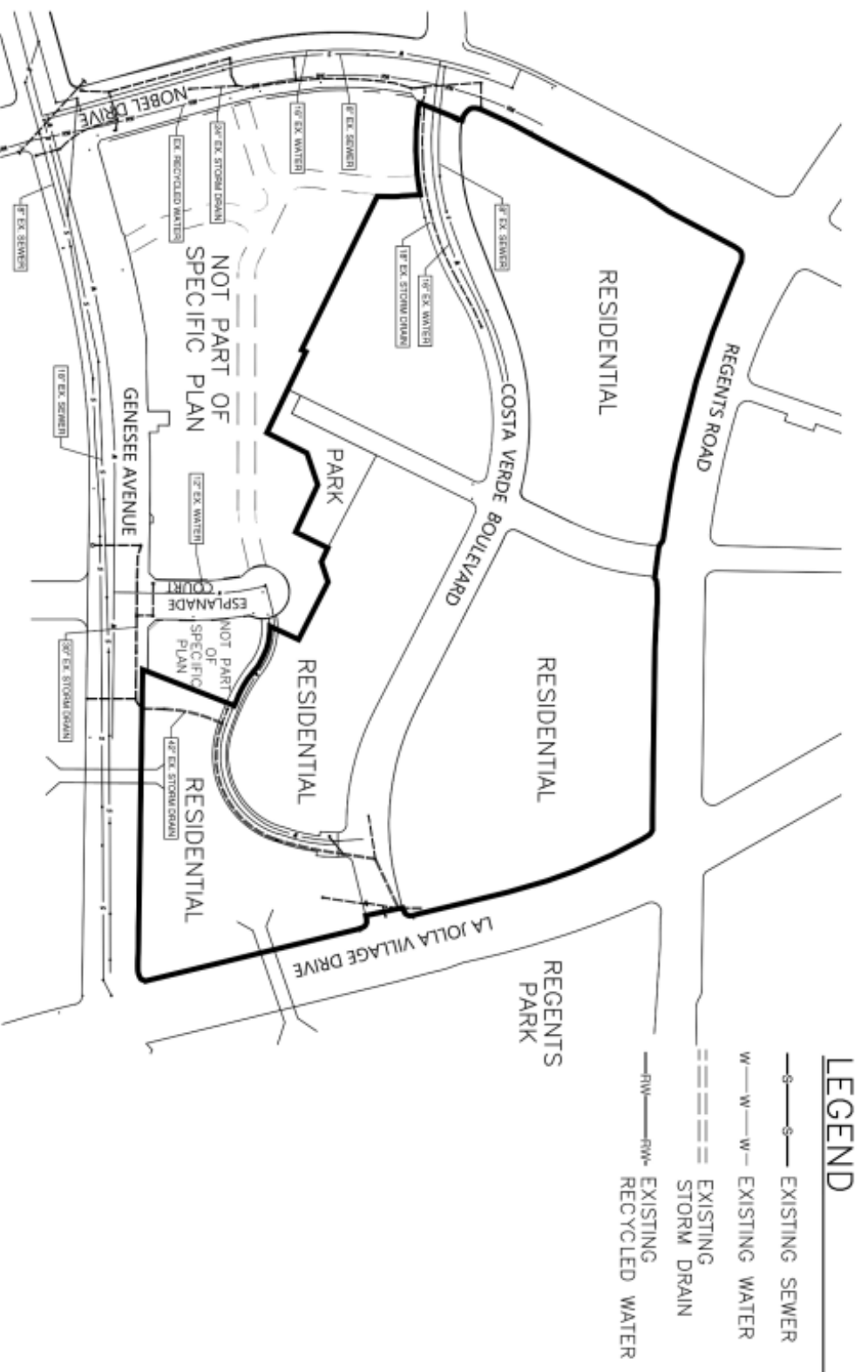


FIGURE 4  
SIGN PLAN  
COSTA VERDE SPECIFIC PLAN







**FIGURE 5**  
**EXISTING UTILITIES**  
 COSTA VERDE SPECIFIC PLAN