



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 8, 2026 REPORT NO. HO-26-044

HEARING DATE: July 22, 2026

SUBJECT: 11085 Torreyana, Process Three Decision

PROJECT NUMBER: [PRJ-1056938](#)

OWNER/APPLICANT: HCP TORREYANA, LLC, a Delaware Limited Liability Company, Owner; and STEFANIE DEAL, FERGUSON PAPE BALDWIN ARCHITECTS, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Neighborhood Development Permit with a Multi-Habitat Planning Area (MHPA) Boundary Line Correction (BLC); and adopt a Subsequent Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) for the demolition of two existing buildings and the construction of two two-story research and development (R&D) buildings with a maximum gross floor area (GFA) of 122,980 sf, located at 11085 and 11095 Torreyana Road within the University Community Plan and Local Coastal Program Plan area?

### Staff Recommendations:

1. ADOPT a subsequent Mitigated Negative Declaration (MND) No. PRJ-1056938/State Clearinghouse (SCH) No. 2019060003, and ADOPT a Mitigation, Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit (CDP) No. [PMT-3152293](#), Neighborhood Development Permit (NDP) No. [PMT-3152294](#), with a Multi-Habitat Planning Area (MHPA) Boundary Line Correction (BLC).

Community Planning Group Recommendation: On November 14, 2023, the University Community Planning Group voted 9-0-2 to recommend approval (Attachment 8).

Environmental Review: The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15152 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 11085 Torreyana project, California Code of Regulations (C.C.R.) Title 14 §15162. The City of San Diego

previously prepared an Environmental Impact Report (EIR) No. SCH No. 2019060003 for the Complete Communities: Housing Solutions and Mobility Choices project. On November 17, 2020, the San Diego City Council (City Council) adopted Resolution No. R-313279 certifying the Environmental Impact Report and adopting Findings and Statement of Overriding Considerations. Subsequent MND No. PRJ-1056938/SCH No. 2019060003 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A project specific MMRP for Noise and Transportation/Circulation impacts would be implemented upon adoption of the Subsequent MND (Attachment 10) and approval of the project.

Fiscal Impact Statement: None. The applicant funds a deposit account that recovers all costs associated with processing the permit application.

Housing Impact Statement: There is no housing impact. The project site does not allow for housing, and the project does not propose housing.

## BACKGROUND

### Existing Use and Site Conditions

The approximately 6.15-acre project site is in the northern portion of the City of San Diego (Attachment 2, *Location*). The site is generally located east of the Pacific Ocean and west of Interstate 5 (I-5), south of the city of Del Mar, and north of the University of California, San Diego. The site is specifically located at 11085 and 11095 Torreyana Road, San Diego, CA 92121 (Accessor's Parcel Number 340-010-3000), north of the terminus of Torreyana Road (Attachment 1, *Aerial Photograph*). An existing access road off Torreyana Road currently provides driveway access to the site.

A 4.16-acre portion of the site was previously developed with two R&D buildings totaling 81,419 square feet (sf), a parking lot, walkways, landscaping and associated site improvements. The project site currently includes a 2.8-acre open space easement over the southeastern portion of the site. Land uses surrounding the project site include open space to the north, east, and west and scientific research uses to the south. Recreational development, such as the Torrey Pines Golf Course, is located west of the site, and I-5 is to the east.

### General Plan Designation

The [General Plan Land Use and Community Planning Element](#) designates the northwestern portion of the site as Industrial Employment ([Figure LU-2, Land Use and Community Planning Element, Page 27](#)) and the southeast portion of the site is designated as Park, Open Space and Recreation. The northwestern portion of the project site is also identified as Prime Industrial Land in the General Plan's [Economic Prosperity Element \(Figure EP-1\)](#).

### University Community Plan (UCP) and Local Coastal Program (LCP)

The project site is located within the [University Community Plan](#) (UCP) area. The UCP designates the northwestern portion of the site for Industrial land use and the southeastern portion of the site as Open Space land use in the Generalized Land Use Map ([UCP Figure 4, Page 20](#)). The project site is

further mapped as being within the Torrey Pines Subarea 1 of the UCP and designated for Scientific Research and Resource Based Park as shown in [UCP Figure 13, Page 97](#). Furthermore, the project site is located within an area of the University Community identified as Torrey Pines Subarea 9, Torrey Pines Science Park ([UCP Figure 26, Page 165](#)) which in accordance with Table 2 (Land Use and Development Intensity) of the Development Intensity Element ([UCP Page 166](#)) the allowed development intensity is 20,000 sf per acre (sf/AC) for Scientific Research land use. The Industrial (Scientific Research) land use designation allows development that accommodates laboratories, R&D, and other technological facilities as well as some office and commercial to serve these industries. The project site is also located within an area designated as the Community Plan Implementation Overlay Zone Permit Type B (CPIOZ-B) as shown in UCP Figure 27 ([UCP, Page 177](#)) which provides design guidelines to ensure that development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development. The UCP is also the Local Coastal Program (LCP) for the area.

Existing Base Zone and Overlay Zones:

The 6.15-acre site is located at 11085 and 11095 Torreyana Road within the University Community Plan and Local Coastal Program (UCP). The site is located in the IP-1-1 (Industrial Park) zone, the Coastal Overlay Zone (Appealable Area, First Public Roadway), the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) and Airport Land Use Compatibility Plan (ALUCP) area for Marine Corps Air Station (MCAS) Miramar, the ALUCP Airport Influence Area (AIA) for MCAS Miramar (Review Area 1), the Accident Potential Zone II (APZ-II) for MCAS Miramar, the Coastal Parking Impact Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, a Transit Priority Area, a Very High Fire Hazard Severity Zone (VHFSZ), Prime Industrial Lands, and the Community Plan Implementation Overlay Zone Type B (CPIOZ-B).

DISCUSSION

Project Description:

The project proposes the demolition of the two existing R&D buildings and the construction of up to two two-story buildings for scientific R&D use, for a maximum of 122,980 sf of floor area, along with associated improvements. The project is a sustainable building and was processed under the Expedite Program for Sustainable Buildings in accordance with San Diego Municipal Code (SDMC) [Chapter 14, Article 3, Division 9, Affordable Housing, In-Fill Projects and Sustainable Buildings Development Regulations](#) and the requirements of the Expedite Program which require non-residential sustainable development projects to incorporate the Voluntary Tier 2 Measures of Title 24, Part 11 California Green Building Standards Code (CGBSC) in effect at the time of the building permit application deemed complete date in accordance with [SDMC Section 143.0915\(c\)](#).

The project may be developed in accordance with four development options as shown in the table below:

|                             | OPTION 1     | OPTION 2   | OPTION 3    | OPTION 4    |
|-----------------------------|--------------|------------|-------------|-------------|
| <b>New Building area in</b> | 111,000 (sf) | 105,532 sf | 49,200 sf + | 61,800 sf + |

|                                                                    |                                                                                                                                |                      |                                                                                                                               |                                                                                                                        |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>square feet (sf)<br/>(122,980 sf Entitled)</b>                  | gross floor area (GFA) within two (2) New Buildings                                                                            | GFA (1) New Building | Existing (E) 40,000 sf = 89,200 sf GFA Total                                                                                  | (E) 40,000 sf = 101,800 sf GFA Total                                                                                   |
| <b>New Building Height, per Coastal Height Limit Proposition D</b> | 30 feet max                                                                                                                    | Same as Option 1     | Same as Option 1                                                                                                              | Same as Option 1                                                                                                       |
| <b>Impact Footprint Area (On Site)</b>                             | 141,400 sf                                                                                                                     | Same as Option 1     | 75,900 sf (all within footprint of Option 1)                                                                                  | 67,200 sf (all within footprint of Option 1)                                                                           |
| <b>Deviations</b>                                                  | N/A                                                                                                                            | N/A                  | N/A                                                                                                                           | N/A                                                                                                                    |
| <b>MHPA Boundary Line Correction (BLC)</b>                         | Required                                                                                                                       | Same as Option 1     | Same as Option 1                                                                                                              | Same as Option 1                                                                                                       |
| <b>Utilities/Infrastructure</b>                                    | Water/Sewer run between the new buildings and the (E) access road                                                              | Same as Option 1     | Same as Option 1                                                                                                              | Same as Option 1                                                                                                       |
| <b>Planting Area Provided</b>                                      | 9,216 sf                                                                                                                       | 7,812 sf             | 4,260 sf                                                                                                                      | 4,820 sf                                                                                                               |
| <b>Retaining Walls Length in linear feet (LF)</b>                  | 1,050 LF                                                                                                                       | Same as Option 1     | 528 LF                                                                                                                        | 539 LF                                                                                                                 |
| <b>Retaining Walls Max Height</b>                                  | 14.7 feet (Interior Facing)                                                                                                    | Same as Option 1     | Same as Option 1                                                                                                              | 6.7 feet                                                                                                               |
| <b>New Surface Parking</b>                                         | 73 Spaces                                                                                                                      | 70 Spaces            | 41 Spaces                                                                                                                     | 34 Spaces                                                                                                              |
| <b>Distance of New Building from South Property Line</b>           | 39 feet                                                                                                                        | 111 feet             | 253 feet                                                                                                                      | Same as Option 1                                                                                                       |
| <b>Distance from generator to MHPA</b>                             | 115 feet                                                                                                                       | Same as Option 1     | Same as Option 1                                                                                                              | 217 feet                                                                                                               |
| <b>Work in Open Space Easement</b>                                 | Allowable uses including: Approximately 13,570 sf of grading, 9,445 sf of landscaping/brush management, and 1,729 sf of paving | Same as Option 1     | Allowable uses including: Approximately 7,388 sf of grading, 4,940 sf of landscaping/brush management, and 1,729 sf of paving | Allowable uses including: Approximately 4,958 sf of grading, 5,982 sf of landscaping/brush management, and 0 sf paving |

The maximum allowed building gross floor area (GFA) would be 122,980 sf and would be the greatest intensity of development. As presented in the table above, Development Option 1 would include the

demolition of the two existing buildings for the construction of two, two-story scientific research buildings totaling up to 111,000 sf of gross floor area (GFA) with 107,550 sf of subterranean parking. The buildings would have a maximum height of 30 feet and would not exceed the coastal zone's 30-foot height limit outlined in Section 132.0505 of the SDMC. Approximately 3.43 acres of hardscape and 2.72 acres of landscaping or undeveloped open space would also be provided. The project would maintain and reconstruct the existing access driveway to current City standards.

Development Option 2 proposes to demolish both existing buildings and construct one new building within the previously developed portion of the site. Development Options 3 and 4 propose to demolish one of the existing buildings and construct a new, second building on the site. A comparison of the four development options is provided in Table 1 above. As shown in Table 1, Options 2 through 4 involve less square footage, have an equal or smaller impact footprint, and are equidistant or farther from nearby structures than Option 1.

The surface parking under development Option 1 would provide 73 parking spaces and the subterranean parking garages would provide 219 parking spaces. Of the total 292 parking spaces, 31 stalls would be electric vehicle (EV) charging and 31 stalls would be clean air/carpool. The project under Option 1 would also provide 6 motorcycle parking spaces and 39 bicycle parking spaces (21 short term and 18 long term). The alternative development options would be required to provide parking spaces, EV parking stalls and clean air/carpool parking, motorcycle and bicycle spaces in accordance with the regulations of the SDMC and applicable building codes.

Electricity and gas service would be provided by existing San Diego Gas & Electric (SDG&E) facilities at the site. Water and fire service laterals would be connected to an existing City 12-inch water main located in Torreyana Road. Similarly, a sewer lateral would be connected to an existing 10-inch City sewer main located in Torreyana Road. Captured runoff would be conveyed to five basins with proposed modular wetlands systems and storm water detention vaults before flowing to the existing storm drain at the project's northern boundary.

#### On-Site Environmentally Sensitive Lands (ESL):

The existing 2.8-acre open space easement over the southeastern portion of the site includes an allowed 25-foot-wide landscape maintenance area (0.4-acre portion) along the northwestern edge of the existing open space easement. As a part of the permit conditions of approval, a new Covenant of Easement (COE) is required in accordance with current standards for the 2.4-acre (104,800-square-foot) area of undeveloped open space located on-site. Select allowable site work would be added within the existing 25-foot landscape maintenance area. The proposed buildings would be shifted toward the northwest, set back further from the open space. The project would also create new stormwater BMPs to bring the Site into compliance with current standards. The proposed project would impact only previously disturbed lands. Sensitive Tier I maritime chaparral habitat is present onsite within the undeveloped portion of the existing open space easement.

An approximately 0.20-acre portion of the City's Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) overlaps the easterly property line of the project site. The area where the MHPA overlaps the project site includes an approximately 0.13-acre portion that was previously developed prior to adoption of the Multiple Species Conservation Program (MSCP) Subarea

Plan, and the area does not contain sensitive habitat. The project includes a MHPA Boundary Line Correction (BLC) to remove the previously developed portions of the mapped MHPA Area located on-site. The BLC would remove the 0.13-acre area of developed land containing concrete landscape/retaining walls, patio, parking lot, landscaping. The portion of the MHPA that overlaps the existing open space easement outside the old 25-foot landscape maintenance area onsite would not be changed and would be fully preserved with the new COE. The remaining on-site 0.07-acre portion of MHPA occurs within the southern maritime chaparral protected by the existing open space easement.

The Site contains steep hillside with areas consisting of a slope of 25-percent or more that may be subject to the City's ESL regulations; however, the sloped areas are outside the Project impact area. The Site supports rare, Endangered or Threatened species, and Narrow Endemic species. The project footprint has been designed to be limited to the existing developed area of the site and the project would be conditioned to comply with the MHPA Land Use Adjacency Guidelines. As proposed the project would not result in significant impacts to sensitive habitats, plants, and animals, or to the sensitive MHPA preserve.

#### Required Approvals:

All actions are consolidated and processed as a Process Three per [SDMC Section 112.0103](#), with the Hearing Officer as the decision-maker.

The project requires:

1. A Process Three Coastal Development Permit (CDP) for development in the appealable area of the Coastal Overlay Zone per [SDMC Section 126.0707\(b\)](#);
2. A Process Two Neighborhood Development Permit (NDP) for development on a premise that contains ESL in accordance with [SDMC Section 126.0502\(a\)\(3\)](#) except that the development is for a sustainable building as described in [SDMC Section 143.0915](#), and shall allow a required Process Three Site Development Permit (SDP) to be processed as a Process Two NDP in accordance with [SDMC Section 126.0503](#) and Section 143.0110, Table 143-01A with a Multiple Habitat Planning Area (MHPA) Boundary Line Correction (BLC).
3. A Process Two NDP for Non-residential development where an alternative method of calculation is requested to demonstrate compliance with the maximum intensity (people per acre) in accordance with [SDMC Section 126.0402\(l\)\(1\)](#) and [SDMC Section 132.1515\(d\)](#) within the APZ-II for MCAS Miramar.

The project would comply with the development requirements of the San Diego Municipal Code, including required setbacks, floor area ratio (FAR), building height, refuse and recycling areas, outdoor amenities, parking requirements, and circulation.

#### Project Related Issues:

1. Airport Land Use Compatibility:

The site is located approximately five miles northwest of the MCAS Miramar Airport within Accident Potential Zone (APZ) II as identified in the MCAS Miramar ALUCP. In accordance with the MCAS Miramar ALUCP (Table MIR-2, Chapter 3, Page 3-23) and SDMC Section 132.1515, [Table 132-15G](#), R&D uses are conditionally compatible in the APZ II, provided that the uses comply with a floor area ratio (FAR) of 0.34 or less and do not exceed 50 people per acre. The project would have a FAR of 0.46; however, per Policy 3.4.6(c)(3) of the MCAS Miramar ALUCP, FAR limitations may be exceeded provided that the project meets the applicable maximum intensity limits (people per acre), provides a deed restriction regarding the maximum intensity limits for the project, and meets the applicable local agency parking requirements consistent with the maximum intensity limits for the project.

To accommodate this, the SDMC allows for alternative methods of calculation to demonstrate compliance with the maximum intensity (people per acre) through an NDP in accordance with [SDMC 132.1515\(d\)](#). The project site is 6.15 acres; therefore, 307 people (50 x 6.15) are allowed. The project proposes to utilize an alternate calculation method based on the number of parking spaces associated with the development.

The Vehicle Occupancy designation shown in [Appendix D of the MCAS Miramar ALUCP](#) identifies that R&D and light industry facilities require a range of 300 to 500 square feet per occupant (employee). In accordance with [SDMC Table 132-15G](#), the Industrial – R&D Use allows 300 sf/person, consistent with the range in Appendix D of the MCAS Miramar ALUCP. The project proposes 400.5 square feet per person which is within the allowed range in Appendix D, although the project would be limited to 307 people as described above.

The project would provide parking using a vehicle occupancy ratio of 1.05, resulting in 292 parking spaces (307 maximum occupants / 1.05 vehicle occupancy ratio = 292 parking spaces) in accordance with Appendix D of the MCAS Miramar ALUCP, Methods for Determining Concentrations of People (MCAS Miramar ALUCP, Appendix D, Page D-3). SDMC Section 142.0530, Table 142-05G establishes minimum and maximum allowed parking ratios for R&D uses. The minimum allowed parking ratio is 2.1 spaces per 1,000 sf of floor area for sites within a Transit Priority Area, and the maximum allowed parking ratio is 4.0 spaces per 1,000 sf of floor area for the proposed project. As previously described, the project would include up to 122,980 sf of floor area and would provide 292 parking spaces, resulting in a parking ratio of 2.4 (292 parking spaces / [122,980 sf / 1,000 sf] = 2.37). <https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division05.pdf> The proposed parking ratio is within the allowed range found in [Appendix D of the MCAS Miramar ALUCP](#) (Page D-3) which identifies a range of parking space ratio for R&D Uses from 2.5 to 4.0 parking spaces per 1,000 square feet of floor area. The project would conform with the applicable parking requirements consistent with the maximum intensity limits for the project.

## 2. MHPA Boundary Line Correction (BLC):

The proposed project includes an MHPA BLC to remove a 0.13-acre portion of the existing MHPA that overlaps the site. The portion to be removed was developed prior to the adoption of the Multiple Species Conservation Program (MSCP) Subarea Plan, and the area does not

contain sensitive habitat. The 0.13-acre area of developed land contains concrete landscape/retaining walls, a patio, parking lot areas, landscaping and irrigation, and includes a portion of the existing allowed 25-foot landscape maintenance area that is part of the existing 2.8-acre open space easement recorded on the project site. As previously described, the project would include a COE for the continued conservation of 2.4-acres of open space areas located on-site. The remaining 0.4-acres consists of the allowed 25-foot-wide landscape maintenance area that would include select allowable site work associated with the proposed development.

#### Community Plan Analysis:

The site is located within the UCP and LCP planning area and is designated for Industrial (Scientific Research) and Open Space (Resource-Based Park). Scientific Research allows development that accommodates laboratories, R&D, and other technological facilities, as well as some office and commercial facilities to serve these industries. Furthermore, the project site is located within the Torrey Pines Subarea 9, Torrey Pines Science Park (UCP Figure 26, Page 165), which in accordance with Table 2 (Land Use and Development Intensity) of the Development Intensity Element (UCP Page 166), the allowed development intensity is 20,000 sf per acre (sf/AC) for Scientific Research land use. The proposed development totaling 122,980 sf (6.15-acres x 20,000 sf/AC = 122,980 sf) would be in conformance with the allowed development intensity for the project site.

The project site is also subject to the Community Plan Design Guidelines of the Community Plan Implementation Overlay Zone Type B (CPIOZ-B). Therefore, a discretionary permit is required for sites located within the CPIOZ-B overlay zone to ensure that development is consistent with the Design Guidelines contained in the Urban Design Element of the UCP. Requirements of the Urban Design Element include MCAS Miramar restrictions, adequate pedestrian circulation, and provisions of compatibility with established surrounding development for architecture, grading, lot coverage, height, bulk and orientation of buildings, etc... A goal of the UCP is to emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to the University of California San Diego (UCSD) and ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations. The project would support these policies by redeveloping the site for Industrial R&D use and as previously described by conditioning the project to record a covenant of easement to preserve 2.4 acres of environmentally sensitive lands (open space area) located outside the development footprint.

As described in detail in the permit resolution and findings the project would support the following goals and policies of the UCP:

1. Create a physical, social, and economic environment complementary to UCSD and its environs and the entire San Diego metropolitan area (UCP Page 16).
2. Promote job opportunities within the University community (UCP Page 17).
3. Minimize the impact of aircraft noise and the consequences of potential aircraft accidents (UCP Page 19).
4. Ensure that San Diego's climate and the community's unique topography and vegetation influence the planning and design of new projects (UCP Page 44).



5. Protect and take maximum advantage of the Torrey Pines Subarea's topography and unique natural vegetation (Page 99).
6. Preserve existing mature trees (Page 100).

The project proposes a building design and site design that is consistent with adjacent development. The proposed building is designed in a modern architectural style consisting of a linear building façade with clean lines and symmetrical spacing for the large spans of curtain wall glazing with complimentary metal finishes and a flat roof design with large overhangs accentuating the linear building design. The large spans of glazing would maximize views from the interior spaces out to the adjacent open spaces. Additionally, the proposed landscape design includes outdoor seating areas and a low water use plant palette that is consistent with the surrounding Torrey Pines Area context and will complement the building design by softening the ground level of the building and creating visual interest at the building entrances while providing shading for parking areas in accordance with the applicable regulations of the land development code.



The project would support the Public Realm policy of accentuating key focal points, entrances, gateways, and corners of development with enhanced paving, art, signs, lighting, specimen trees and accent native drought-resistant plant materials by proposing a landscape design that utilizes a native drought-tolerant plant palette that would preserve and replace Torrey Pines within the project site. The project further supports the Public Realm policies by proposing a building design that includes focal building entrances and utilizes the space between the two proposed buildings for a plaza with outdoor amenity areas and a landscape design, which, as described above, would be complementary to the Torrey Pines area context. Furthermore, by proposing underground parking the project would support the policy of distributing parking areas throughout a development site to avoid large contiguous parking and discouraging additional surface area parking. Lastly, the project would support Mobility policies by providing bicycle facilities including a bicycle repair station, short-term and long-term bicycle parking spaces and the provision of electrical charging stations for e-bikes.

## ENVIRONMENTAL ANALYSIS:

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15152 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 11085 Torreyana project (Project), California Code of Regulations (C.C.R.) Title 14 §15162. The City of San Diego previously prepared an Environmental Impact Report (EIR) No. SCH No. 2019060003 for the Complete Communities: Housing Solutions and Mobility Choices project. On November 17, 2020, the San Diego City Council (City Council) adopted Resolution No. R-313279 certifying the Environmental Impact Report and adopting Findings and Statement of Overriding Considerations.

A Subsequent MND No. PRJ-1056938/SCH No. 2019060003 was prepared pursuant to State CEQA Guidelines Section 15168(d). A MMRP for Noise and Transportation/Circulation would be adopted and implemented upon adoption of the Subsequent MND and the Project approval.

The project as previously described would include a MHPA BLC which would not impact biological resources, cultural resources, or tribal cultural resources and would therefore not contribute to cumulative impacts in these areas. The Project may result in impacts to paleontological resources that would be reduced to less than significant through standard paleontological monitoring required by SDMC Section 142.0151.

The environmental analysis for the project determined that mitigation measures for noise-related impacts and Transportation/Circulation-related impacts would be required. The project related analysis for noise impacts determined that due to the proximity of the proposed development to adjacent R&D facilities to the south, mitigation to prevent interference with vibration-sensitive equipment would be required. The project also required vehicle miles traveled (VMT) analysis in accordance with the City's Transportation Study Manual due to the project site being located within a VMT inefficient area. To reduce impacts to less than significant levels the following project specific mitigation measures would be required:

Noise-related impacts: Construction noise would be less than significant and operational noise and construction vibration impacts would be reduced to a less than significant level through implementation of the following mitigation measure:

- Mitigation Measure MM-NOI-1: For Vibration-Sensitive Equipment which limits the project's construction equipment to vibration levels not exceeding 65 vibration decibels (VdB) as measured at off-site buildings that may contain vibration-sensitive equipment.

Transportation/Circulation-related impacts: Implementation of Vehicle Miles Traveled (VMT) Reduction Measures in accordance with the Mobility Choices Regulations, [SDMC Section 143.1103\(b\)\(6\)](#), developments in Mobility Zone 2 that provide more than the minimum required parking are required to provide Vehicle Miles Traveled (VMT) Reduction Measures totaling at least 8 points.

The project proposes the following VMT reduction measures:

- Provide and maintain an on-site bicycle repair station (1.5 points).
- Provide short-term bicycle parking spaces available to the public, at least 10 percent beyond minimum requirements. The minimum required is 16 spaces and 21 spaces will be provided (4.5 points).
- Provide long-term bicycle parking spaces at least 10% beyond minimum requirements. The minimum required is 16 spaces and 18 spaces will be provided (2 points).

Based on the VMT reduction measure described above, the Project would meet the 8-point requirement and is therefore conforms with the Mobility Choices Regulations, [SDMC Chapter 14, Article 3, Division 11](#).

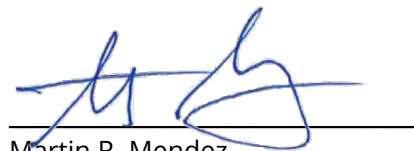
CONCLUSION:

Staff reviewed the project plans, technical studies and reports; and all the necessary findings can be made to approve the project as discussed in depth above and demonstrated in the resolutions of approval (Attachments 4 and 5). Staff recommends that the Hearing Officer ADOPT subsequent Mitigated Negative Declaration No. PRJ-1056938/SCH No. 2019060003 and ADOPT a Mitigation Monitoring and Reporting Program; and APPROVE Coastal Development Permit (CDP) No. PMT-3152293, Neighborhood Development Permit (NDP) No. PMT-3152294, and the associated MHPA Boundary Line Correction.

ALTERNATIVES:

1. ADOPT subsequent Mitigated Negative Declaration No. PRJ-1056938/SCH No. 2019060003 and ADOPT a Mitigation Monitoring and Reporting Program; and APPROVE Coastal Development Permit No. PMT-3152293, Neighborhood Development Permit No. PMT-3152294, and the associated Multi-Habitat Planning Area Boundary Line Correction, with modifications.
2. DO NOT ADOPT subsequent Mitigated Negative Declaration No. PRJ-1056938/SCH No. 2019060003 and DO NOT ADOPT a Mitigation Monitoring and Reporting Program; and DENY Coastal Development Permit No. PMT-3152293, Neighborhood Development Permit No. PMT-3152294, and the associated Multi-Habitat Planning Area Boundary Line Correction, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Martin R. Mendez  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Map
2. Project Location Map
3. University Community Plan Land Use Map
4. University Community Plan Figure 26
5. University Community Plan Table 2
6. Draft Environmental Resolution with a MMRP
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement (DSD Form DS-318)
12. California Environmental Quality Act – Subsequent Mitigated Negative Declaration