THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 30, 2026 REPORT NO. PC-26-040

HEARING DATE: November 5, 2026

SUBJECT: Campus Point Project, Process Five Decision

PROJECT NUMBER: PRJ-1114437

REFERENCE: Campus Point Master Plan
Blueprint SD Initiative
University Community Plan

OWNER/APPLICANT: Alexandria Real Estate Equities, L.P. / Rick Engineering

SUMMARY

Issue: Should the Planning Commission recommend approval of the Campus Point Project, which includes a Tentative Map to subdivide 12 parcels into 24 lots; a Planned Development Permit to allow lots that do not front a public street, a Site Development Permit to subdivide a premises that contains environmentally sensitive lands, a Public Right of Way Vacation of a portion of Campus Point Drive, and an Easement Vacation of water and sewer easements located at 9880, 10010, 10140, 10210, 10260, 10290, and 10300 Campus Point Drive and 4110, 4161, 4210, 4224, 4244, and 4275 Campus Point Court within the University Community Plan area?

Proposed Actions:

1. Recommend the City Council APPROVE Tentative Map No. PMT-3294861, to subdivide 12 parcels into 24 lots; and

2. Recommend the City Council APPROVE Planned Development Permit No. PMT-3373450 to propose lots that do not front a public street; and

3. Recommend the City Council APPROVE Site Development Permit No. PMT-3311914 to subdivide a premises that contains Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides; and

4. Recommend the City Council APPROVE Public Right-of-Way Vacation No. PMT-3311912 to vacate a portion of the Campus Point Drive cul-de-sac terminus; and

5. Recommend the City Council APPROVE Easement Vacation No. PMT-3319482 to vacate a water and sewer easement for realignment.

Fiscal Considerations: None. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: N/A.

Housing Impact Statement: The project site would be subject to the University Community Plan Urban Employment Village Med-2 (0-54 dwelling units per acre) land use designation, which would allow for residential development up to 1,811 homes. The project site is within a moderate resource area as identified by the California Tax Credit Allocation Committee 2025 Opportunity Map.

Community Planning Group Recommendation: On March 11, 2025, the University Community Planning Group voted to approve the subdivision, 9-0-2.

Environmental Impact: A CEQA Guidelines Section 15162 Consistency Evaluation was prepared against the previously certified Program Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2021070359, as this activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA.

BACKGROUND

The 99.89-acre project site is bound by the I-5 Freeway to the west, Genesee Avenue to the south and Campus Point Drive to the east. Adjacent uses include Scripps Memorial Hospital and the UCSD Preuss School immediately across Genesee Avenue to the south. Additional UCSD facilities are also located across the Interstate 5 (I-5) freeway to the west. Open space is located to the east, across Campus Point Drive, and Multi-Habitat Planning Area open space lands are to the north of the site.

Access to the development is located at Campus Point Drive. The site is relatively flat, with elevations ranging from approximately 290 to 310 feet Above Mean Sea Level (AMSL). Existing descending fill and natural slopes are present on the northern, western and eastern portions of the property. Grading in 1979 created large, sheet-graded pads on the western portion of the site adjacent to I-5.

Community Plan: The project site is in the University Community Plan area and is designated Urban Employment Village Med-2 (0-54 dwelling units per acre with a 3.0 Floor Area Ratio), Scientific Research, and Open Space. The Urban Employment Village Med-2 land use designation allows for a medium intensity, mixed-use development with an employment focus: commercial, residential, office and retail uses connected by pedestrian pathways and public spaces. The Scientific Research land use designation accommodates laboratories, research and development, and other technological facilities, as well as some office and commercial uses to serve industries. The Open Space land use designation maintains areas of undeveloped canyons and hillsides that can contain environmentally sensitive resources. The project site is also in the Community Plan Implementation Overlay Zone, Type A (CPIOZ-A) and is subject to the Supplemental Development Regulations (SDRs) within the University Community Plan.

Zoning: The project site is in the Employment Mixed Use (EMX-1), Industrial Park (IP-1-1), RS-1-14, and OR-1-1 zones, Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar – Accident Potential – Transition Zone 2), Sustainable Development Area, CPIOZ Type A, Parking Impact Overlay Zone (PIOZ Campus-Impact); is designated as Prime Industrial Lands and Prime Industrial Lands – Flex. Also, the site is within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Federal Aviation Administration (FAA) Part 77 Noticing Area Overlay Zone (MCAS Miramar threshold at 615 feet average MSL), Airport Safety Zone Overlay (MCAS Miramar Accident Potential Zone 2 and Transition Zone). The site has Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources (Diegan Coastal Sage Scrub and Valley & Foothill Grasslands) and Steep Hillsides. A portion of the site is within the Multiple Habitat Planning Area (Subarea 114), Brush Management Zone, and is in a Very High Fire Severity Zone. The proposed development will not impact the ESL on site.

Mobility: Major transit includes the blue line trolley stop at UCSD Health La Jolla (on Voigt Drive, approximately 2,000 feet to the south). The University Community Plan identifies protected Class IV – Cycle Tracks (one-way and two-way) along Genesee Avenue and Campus Point Drive, respectively. Two MTS Bus stops are located adjacent to the southern portion of the property, along Genessee Avenue.

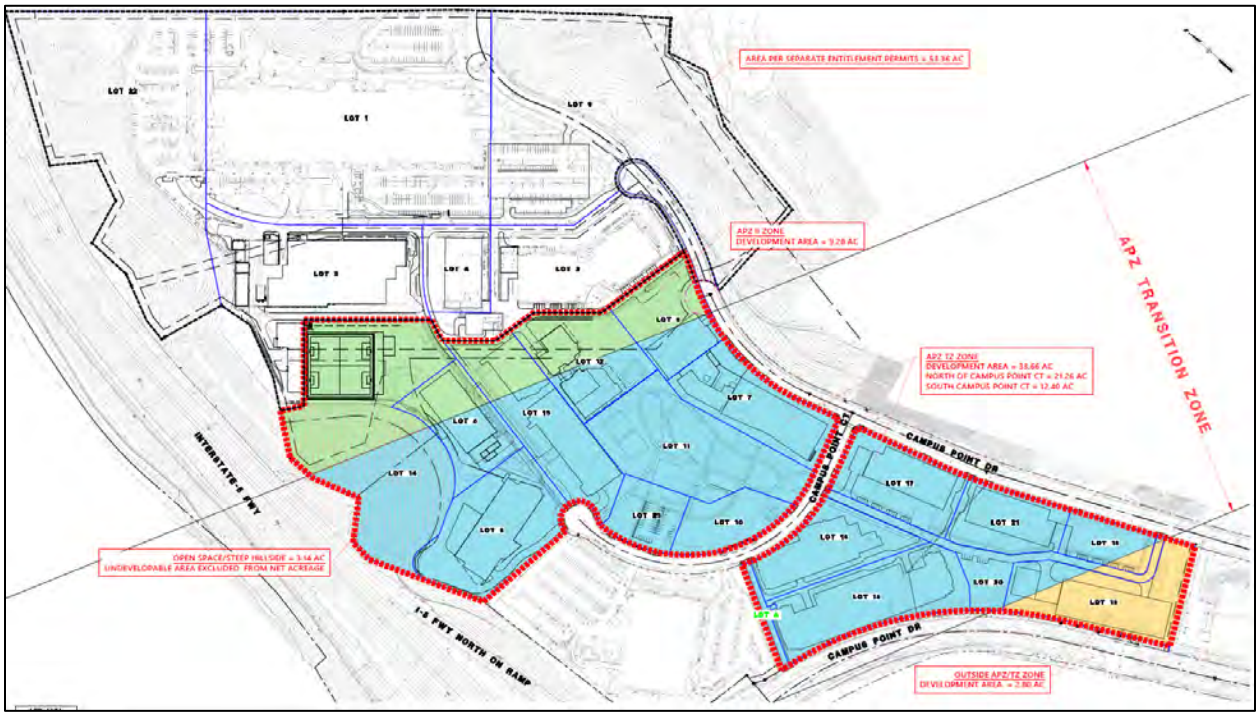
Existing Land Use: The project site is currently being developed under Site Development Permit (SDP) No. 1176281, Neighborhood Development Permit (NDP) No. 1388122, and Community Plan Amendment (CPA) No. 1450819 approved by the City Council in 2017. CPA No. 1450819 amended the prior 1987 University Community Plan (UCP), which has been superseded by the updated 2024 UCP. The prior UCP was amended to permit intensification of the site, beyond what was originally allowed by the UCP, to accommodate over 1.6 million square feet of scientific research development uses. It also permitted utilizing a per-parking-space limitation as an alternative to Floor Area Ratio limitation of the Airport Overlays (ALUC, APZ 2 and Transition Zones). Further amendments to the project site were approved July 2022 by Development Services Department (DSD) staff, via Neighborhood Development Permit No. 2365862, to expand the Campus Point area to 85 acres as additional parcels were brought under one ownership. These entitlements increased the allowable gross floor area to 1.9 million square feet. Major users within the development include Amazon, Lilly, Novartis, and UCSD.

In July 2024, the University Community Plan was updated per City Council Resolution R-315733, rezoning most of the Campus Point area from IP-1-1 to EMX-1 and designating those areas as Urban Employment Village Med-2 (allowing up to 54 du/ac) and as Prime Industrial – Flex within the General Plan. These changes were a direct result of the shift in focus from car-centric design to mixed-use urban areas centered on major transit hubs. The UCP 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

Project Description:

The project proposes subdividing the 99.89-acre site to create 24 lots from the existing 12 parcels. A Planned Development Permit is required to deviate from the San Diego Municipal Code (SDMC) section 144.0211(a) to propose lots without frontage to a public street, and a Site Development Permit is required to subdivide a premises that contains environmentally sensitive lands. The project will also vacate a portion of the Campus Point Drive cul-de-sac, dedicate and extend Campus Point Drive further north to a new cul-de-sac and vacate existing water and sewer easements to allow the realignment of existing and future water and sewer facilities.



Proposed Site Plan

Required Permits:

- A Tentative Map per SDMC section 125.0410 is required for any subdivision of land.
- A Planned Development Permit per SDMC section 126.0602(b)(1) for proposing lots that do not front a public street as described in SDMC section 144.0211 (b).
- A Site Development Permit per SDMC section 126.0502(d)(3) for a subdivision of a premises that contains environmentally sensitive lands, as described in SDMC Section 143.0110.
- A Public Right-of-Way Vacation per SDMC section 125.0910 is required to vacate a portion of the cul-de-sac of Campus Point Drive.
- A Public Service Easement Vacation per SDMC section 125.1010(a), for the vacation of water and sewer easements.

Lot Design, Deviations, and Environmentally Sensitive Lands:

The project proposes lots that would not have frontage on a public street and therefore requires a Planned Development Permit to deviate from the lot design standards of SDMC section 144.0211(a). Campus Point is currently under construction, and access to the northern portions of the site is provided by a system of private drives and pedestrian pathways. These private drives generally function as the internal circulation network for the campus and are designed to provide vehicular and pedestrian access between the proposed lots while remaining integrated with the overall campus design. Additionally, these private drives either meet or will meet emergency access requirements in the future.

A mutual access and maintenance agreement will be recorded among all affected lots to provide shared access through the private drive system. In addition, a Joint Use Driveway Agreement will be recorded between any adjoining lots where a driveway is shared. With the proposed access agreements, Joint Use Driveway Agreements, and emergency access design, the requested deviation can be supported.

When the new UCP was adopted, the IP-1-1 zone was reduced to approximately 65 acres (from the original 85 acres of the development) and the EMX-1 zone was introduced, affecting 20 acres of the original development and 25 additional acres now a part of the Campus Point ownership (south of Campus Point Court). This existing development will be retained, and all lots are designed to comply with setbacks, lot coverage and side- and rear-yard regulations, per SDMC section 144.0211(c). The proposed subdivision creates 24 lots that all meet the current IP-1-1 and/or EMX-1-1 zoning and development regulations. When the previous entitlements were approved and permits issued, covenants of easement were recorded to protect and preserve environmentally sensitive lands, including sensitive biological resources and steep hillsides. These protections will remain in place and are not affected by the proposed Tentative Map.

Public Improvements:

Although the project does not propose physical development or construction activities on private property, the public infrastructure along Campus Point Drive, Campus Point Court, and Genesee Avenue must be improved to meet the allowed density and intensity for the development patterns and recommendations within the IP-1-1 and EMX-1 zones, and the Scientific Research and Mixed-use designations within the UCP.

Campus Point Drive:
Campus Point Drive currently terminates at proposed Lot 8, where a private access road serves existing development to the north. The project will vacate the existing Campus Point Drive cul-de-sac and extend the road to a new cul-de-sac further north within the development (see figure 3). The project will reserve an easement for SDGE utilities in portions of the area proposed for vacation.

The new cul-de-sac will also provide internal emergency access throughout private roads within the development. Improvements include landscaped parkways, non-contiguous sidewalks, Class IV protected bicycle tracks, and streetlights. An existing dedication for future public road was dedicated by Map 9303, and additional dedication will be provided for public improvements.

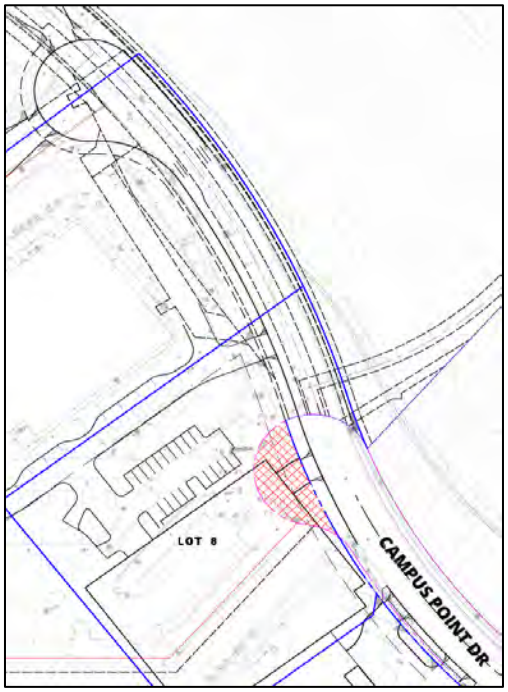


Figure 3: Vacation in red and proposed cul-de-sac.

Campus Point Court:
Campus Point Court will include Class II buffered bike lanes and non-contiguous landscaped parkway and sidewalks.

Genesee Avenue:
Two new entrances are proposed along Genesee Avenue. A new entrance serving Lot 19 is proposed at the existing signalized intersection of Scripps Hospital Driveway, and a new driveway and private drive are proposed at the western edge of the property (Lot A at Genessee Avenue). Because there are multiple property owners along Genessee Avenue, special configurations described below are required for public improvements along this frontage.

A protected Class IV cycle track will be installed from the intersection of Campus Point Drive and Genesee Avenue along the eastern property's entrance (the Nissan Design Center). The cycle track will then transition into a 22-foot-wide parkway with Class I multi-use path along the project's Genesee Avenue frontage. This path provides safe travel for pedestrians and bicyclists. Along most of the frontage on Genesee Avenue, the existing guardrail will remain at the curb to separate pedestrians from vehicles. The Class I path continues until the western edge of the property, where it transitions back into a buffered Class IV cycle track at the entrance of the driveway at Lot A (and where the adjacent property owner on Genesee Avenue is located).

Utilities:
The project proposes to vacate 11,545.25 square feet of a 20-foot-wide public water and sewer easement located between Parcel 1 and Parcel 2 of PM 11363 (See Figure 4). The easement was granted for public sewer lines and water facilities serving multiple lots with similar scientific research and industrial/office uses between Campus Point Drive and Genessee Avenue. The project will realign existing and future sewer and water utilities through public and private streets within the development. As a condition of approval, new utilities will be rerouted and upsized within these streets serving the development prior to the recordation of the quitclaim.

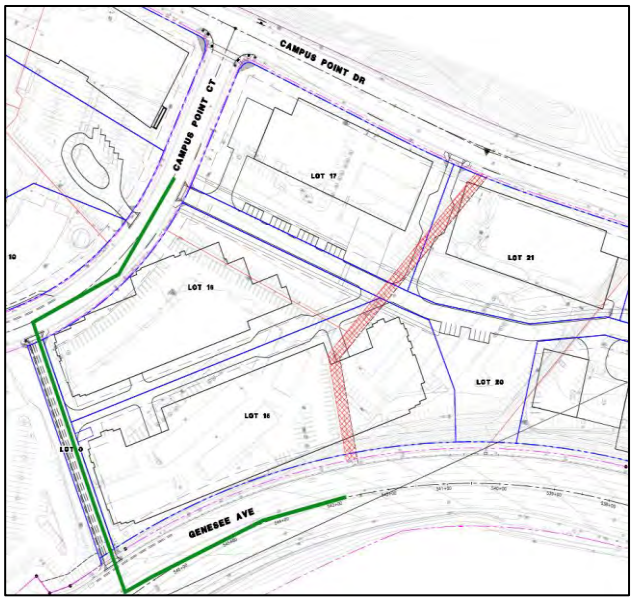


Figure 4: Proposed vacation in red. Proposed realignment in green.

General Plan and Community Plan Analysis:
The General Plan designates the site for Industrial Employment Park, Multiple Use, Open Space & Recreation uses.

The UCP (Figure 3) designates this site for Scientific Research, Urban Employment Village Med-2, and Open Space within the Urban and Community Village Areas (Figure 6) and the Campus Point & Towne Centre Urban Design District (Figure 16). Additionally, both the General Plan Economic Prosperity Element (Figure EP-1) and the University Community Plan (Figure 5) designate portions of the subject site as Prime Industrial Land - Flex.

Both the General Plan and UCP land uses are implemented by the IP-1-1 and EMX-1 zones. IP-1-1 is an industrial zone that allows for industrial and commercial uses, while the EMX-1 zone allows for a mixture of residential and commercial uses.

The project site is in the Community Plan Implementation Overlay Zone, Type A (CPIOZ-A) and subject to the Supplemental Development Regulations (SDRs) within the UCP . The SDRs are intended to provide community benefits in exchange for increased development intensity. The regulations include the requirement to provide public spaces, affordable housing, and community-serving retail. Of the 24 lots proposed in the tentative parcel map, 23 are at least 25,000 square feet, while Lot A is a smaller named lot for private road access. As a result, any future development on Lots 1 through 23 will be subject to SDR-A.1, which requires the inclusion of public space amenities. All future development on the 24 lots will be reviewed for consistency with the SDRs outlined in the UCP .

The General Plan Mobility Element aims to create a safe and comfortable pedestrian environment. The project implements this goal and related policies ME-A.1 and ME-A.7 by emphasizing pedestrian safety and comfort. The project proposes a circulation pattern with landscaped parkways and non-

contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination, street lighting, and improvements to bicycle infrastructure along the streets. The project would construct multimodal improvements to frontage and internal roads to comply with the General Plan's Mobility Element goals related to achieving a balanced, multimodal transportation network. The proposed project would increase density near transit, making it more convenient for more people. The site is located within a Sustainable Development Area, directly adjacent to bus stops, and within a half mile of the Blue Line Trolley. Consistent with ME-A.6(d), the proposed buffered sidewalks and bike facilities would improve pedestrian and bicycle connectivity surrounding the development.

Therefore, the proposed Tentative Map, Public Right-Of-Way Vacation, and Public Service Easement Vacation align with the goals and policies of the UCP. The proposed site is also not identified in the UCP or the Local Coastal Program as a proposed accessway for the general public to the ocean or other scenic coastal areas.

Community Planning Group Recommendation:
On March 11, 2025, the University Community Planning Group voted to approve a subdivision and density increase, 9-0-2, without recommendations or conditions.

The project has been modified since these recommendations were made to exclude physical development and propose only a mapping action. Future physical development would be subject to the underlying base zone and overlay regulations of the SDMC.

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and determined that all project issues have been addressed. The project as proposed conforms with the General Plan, UCP and the adopted City Council policies and regulations of the Land Development Code. Draft findings and conditions to support project approval are presented to the Planning Commission for consideration, and staff requests that the Planning Commission recommend that the City Council approve the project as proposed.

ALTERNATIVES

1. Recommend the City Council Approve Tentative Map No. PMT-3294861, Planned Development Permit No. PMT-3373450. Site Development Permit No. PMT-3311914, Public Right-of-Way Vacation No. PMT-3311912, and Easement Vacation No. PMT-3319482, with modifications.

2. Recommend the City Council Deny Tentative Map No. PMT-3294861, Planned Development Permit No. PMT-3373450. Site Development Permit No. PMT-3311914, Public Right-of-Way Vacation No. PMT-3311912, and Easement Vacation No. PMT-3319482, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Michael Prinz

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Development Services Department

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Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Map Conditions
4. Draft Map Resolution with Findings
5. Draft Permit Conditions
6. Draft Permit Resolution with Findings
7. Draft Public Right-of-Way Vacation Resolution
8. Public Right-of-way Vacation Legal Description and -B Sheet.
9. Draft Public Service Easement Vacation Resolution
10. Public Service Easement Vacation Legal Description and -B Sheet
11. CEQA Guidelines Section 15162 Consistency Evaluation Memorandum
12. Ownership Disclosure Statement
13. Community Planning Group Recommendation
14. Tentative Map
15. Project Plans