



Table 1: Land Use and Development Intensity Table

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
1	7	Salk Institute	26.88	500,000 SF - Scientific Research
2	13	UCSD	918.00	UCSD Long Range Development Plan (110,000 ADT)
3	3	VA Hospital	29.95	725 Beds
4	12	Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF - Scientific Research 793,580 SF - Medical Office
5	4	Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6	22	Torrey Pines Golf Course/ City Park/State Reserve	728.05 (1)	
7	2	Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 (1)	400 Rooms - Hotel 175 Rooms - Hotel
8	2	Torrey Pines State Reserve	233.92	
9	94	Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research (2) Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC (2) Scientific Research Open Space
10	18	Campus Point	158.78	Existing or approved development, Exceptions: Alexandria (10290-10300) Campus Point Drive and SAIC – 30,000 SF/AC (3) and Lot 7 (3.6 AC) -18,000 SF/AC -Scientific Research 25.00 Open Space
11	10	Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research (4) (Development intensity transferred from Subarea 37 for all of Subarea 11)
12	35	Eastgate Technology Park (PID) (4a) (4b)	218.50	2,472,025 SF - Scientific Research
13	1	Open Space Easement	26.00	
14	1	Utility/SDGE	2.89	
15	6	Condominiums	25.26	365 DU
16	47	Apartments/Condominiums	17.95	481 DU (PRD required)
17	1	La Jolla Country Day School	23.98	School (5)
18	2	Churches	6.16	2 Institutions (5)
19	1	Pacific Telephone	1.66	22,480 SF
20	-	Fire/Police	3.20	23,400 SF
21	1	La Jolla Eastgate Office Park	1.97	46,000 SF
22	3	Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23	3	La Jolla Village Tennis Club Condominiums	7.64	120 DU
24	10	Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25	1	La Jolla Bank and Trust	3.63	156,000 SF - Office
26	1	Park Plaza (PCD)	3.07	69,764 SF - Office

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
27	12	The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28	2	Chancellor Park	16.61	542,000 SF - Office
29	6	Goodwin/Smith, etc. (6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
	-	La Jolla Centre III(7a) (PDP)	5.00	340,000 SF – Business Park
30	10	Nexus Specific Plan	22.50	Specific Plan
31	8	Private Ownership	23.79	20,000 SF/AC - Scientific Research
	-	Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32	2	Devonshire Woods (PRD)	3.98	95 DU
33	1	La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34	2	Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant
35	1	La Jolla Centre I (PCD) (7b)	3.17	143,400 SF - Office
36	5	Neighborhood Park		
37	16	City Ownership Alexandria (PDP) Open Space	56.5 42.60 2.75	18,000 SF/AC - Scientific Research 8,657 ADT- Scientific Research
38	9	Towne Centre Apartments (PRD)	23.79	256 DU
39	-	City Ownership	7 – 8	30 DU/AC
40	9	La Jolla Crossroads(8)	33.80	33.8 AC - Residential, 1,809 DU
41	51	Renaissance La Jolla (PDR & PCD) Open Space Easement	112.96 15.06	2,500 DU 50,000 SF - Neighborhood Commercial
42	3	La Jolla Gateway (PCD)7c	14.17	396,305 SF - Office
	-	Congregation Beth Israel 7c		2,165SF – Chapel 62,931 SF – Sanctuary/Temple School
43	8	University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU(9)
44	6	Vista La Jolla/University Pines	12.26	257 DU
45	57	Vista La Jolla	14.84	56 DU
46	17	Nobel Terrace (PRD)	41.05	716 DU
47	17	Costa Verde Specific Plan (8)	54.00	178,000 SF - Neighborhood/Community Commercial 2740 DU
48	6	La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49	3	Genesee Highlands Unit 2	17.87	246 DU
50	7	Genesee Highlands Unit 3 Open Space Easement	8.61 13.60	211 DU
51	7	Genesee Highlands Unit 4	26.02	340 DU
52	10	Playmor Terrace	11.89	168 DU
53	1	Genesee Highlands Unit 6	4.78	72 DU
54	2	Doyle Elementary School School Expansion	12.73 5.88	1000 Students

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
55	3	Doyle Community Park	12.63 2.97 4.29	
56	1		2.50	50 DU
57	1		2.11	139 DU
58	1	Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59	1	Lincoln La Jolla	4.54	251 DU(11)
60	4	The Pines (PRD)	5.72	248 DU
61	1	(PRD)	10.08	368 DU
62	4	La Jolla Village Park (PRD)	12.00	333 DU
63	2	La Jolla Village Park (PRD)		(included in 62)
64	2	Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65	2	La Jolla International Gardens (PRD)	11.43	774 DU
66	5	La Jolla Garden Villas (PRD)	4.08	277 DU
67	1	La Jolla Apartments (11a)	4.70	232 DU
68	12	University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69	402	La Jolla Colony	158.50	3,594 DU
70	5	La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71	2	La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72	1	Gas Station	1.06	4,900 SF
73	2		1.00	3,400 SF - Bank 25,674 SF - Office
74	1		2.00	97,689 SF - Office
75	2	La Jolla Village Inn	7.89	400 Rooms - Hotel
76	2	Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77	8	Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78	10	La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79	13	Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80	1	The Woodlands	6.60	125 DU
81	14	Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82	1	Villa La Jolla Neighborhood Park	5.60	
83	5	La Jolla Village Townhomes	23.21	291 DU
84	3	La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85	1	La Jolla Village	6.84	204 DU
86	7	Villa La Jolla	18.29	548 DU

Subarea	Parcels	Name	Gross Acres	Land Use and Development Intensity
87	1	J.W. Jones	10.85	456 DU
88	1	Villas Mallorca	7.04	136 DU
89	1	Villas Mallorca Phase II		(included in 88)
90	3	Woodlands North	5.93	120 DU
91	3	Cambridge	5.24	112 DU
92	4	Boardwalk La Jolla	8.35	216 DU
93	2	Broadmoor	10.37	156 DU
94	1	The Residence Inn	8.50	288 Suites - Hotel
95	12	Miramar Marine Corps Air Station	176.31	
96	62		305.35	Restricted Industrial
97	18		43.22	Restricted Industrial
98	19		41.20	Restricted Industrial
99	1	Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100	19	Governor Park	55.00	913,728 SF - Office
101	1	City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)

(1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.

(2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.

(3) SAIC shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Alexandria shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 20,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

(4) This Plan encourages the development of this subarea through a master plan.

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

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

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

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

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

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

(7b) ADT's from Irvine Company owned parcel 345-012-09, Subarea 35 (PCD 83-0131) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7c) ADT's from Irvine Company owned parcels 345-011-15 & 16 Subarea 42 (PCD 82-0707) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10. Congregation Beth Israel not a part of ADT Shift.

(8) After 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria, 1,615 unused ADT remain with Costa Verde Specific Plan Area.

(9) This property is subject to an approved Master Planned Development Permit (MPDP), which permits adjustment to the levels of retail and residential development (up to 300 units) within the intensity envelope for the property defined by the MPDP.

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

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

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