



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 28, 2020 REPORT NO. PC-20-030

HEARING DATE: June 4, 2020

SUBJECT: UCSD Hillcrest Street Vacation Community Plan Amendment Initiation

PROJECT NUMBER: 651975

OWNER/APPLICANT: Regents of the University of California / Latitude 33 Planning & Engineering

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Uptown Community Plan to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network?

Staff Recommendation: **Approve** the initiation.

Community Planning Group Recommendation: On June 2, 2020, the Uptown Planning Group considered the request to initiate an amendment to the Uptown Community Plan. The Group's vote will be provided as part of staff's presentation at the June 4, 2020 Planning Commission hearing.

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

In 2019, Regents of the University of California adopted, the University of California San Diego (UCSD) Long Range Development Plan (LRDP) and certified an Environment Impact Report for the UCSD Hillcrest Campus. The UCSD Hillcrest Campus contains aging hospital and medical buildings and infrastructure with needs for seismic upgrades mandated by California Senate Bill 1953. The LRDP envisions a complete redevelopment of the campus with objectives to redevelop the campus as a modern, mixed use health campus, to promote wellness and health care, implement mixed land uses, improve access to and within the campus, and include enhancements to open space.

The LRDP anticipates replacement of more than 90 percent of the campus' existing building stock with modern facilities. The proposed development will increase approximately 488,000 square feet of non-residential

development. The LRDP also proposes the addition of up to 1,000 multi-family residential units intended to provide housing for, but not limited to, UCSD students and campus staff.

Existing and Proposed LRDP Campus Program Summary

	Existing	Proposed	Projected Increase
Healthcare	1.1 million square feet	1.6 Million square feet	500,000 square feet
Residential	21 housing units	1,000 housing units	979 housing units

Source: Table 4.1, UCSD 2019 Long Range Development Plan Hillcrest Campus

In addition to campus redevelopment, the LRDP identifies mobility improvements within the campus and on City streets with the goal of improving access between the campus and the surrounding communities. The LRDP identifies mobility improvements that require a street vacation of Front Street from between Montecito Way and Dickinson Street. Front Street is a classified street within the Uptown Community Plan. The proposed vacation of a classified street requires a community plan amendment to remove the street from the community's street network and the City's responsibility to maintain that portion of the street within the UCSD Hillcrest Campus. This is the only component of the LRDP that requires City approval.

Site Location and Existing Uses

The proposed vacation of Front Street between Montecito Way and Dickinson Street is an approximately 900-foot length within the Uptown Community Plan area (Attachment 1). The portion of Front Street from Montecito Way to Arbor Drive is classified as a 3-Lane Collector (one-way, southbound) and the portion of Front Street from Arbor Drive to Dickinson Street is classified as a 2-lane collector (no center lane). The proposed vacation of Front Street lies within the UCSD Hillcrest Campus and is primarily surrounded by, and provides access to, property owned by the Regents of the University of California. The proposed vacation of Front Street is adjacent to a property that is not owned by the Regents of University of California, which is located on the southwest corner of Arbor Drive and Front Street. This property is owned by the First Unitarian Universalist Church of San Diego and is developed as a parking lot that is used for patient and visitor parking, Monday through Saturday, and religious services on Sunday. The Regents of the University of California and the First Unitarian Universalist Church of San Diego are in the process of attaining an agreement to maintain access to this property from the portion of Front Street proposed to be within the UCSD Hillcrest Campus.

Existing Adjacent Uses

Front Street between Montecito Way and Dickinson Street is adjacent to office, residential, medical, and hospital uses. With the exception of the parking lot owned by the First Unitarian Universalist Church of San Diego, located on the southwest corner of Arbor Drive and Front Street, all adjacent properties are within the UCSD Hillcrest Campus and are owned by the Regents of the University of California. Most of these uses will be demolished and redeveloped as part of the UCSD Hillcrest Campus LRDP.

Community Plan Land Use Designation and Zoning

Front Street between Montecito Way and Dickinson Street is a public right-of-way classified as a collector street by the Uptown Community Plan. The Community Plan designates the property abutting the street as Institutional except for one parcel on the southeast corner of Arbor Drive and Front Street that is designated Office Commercial (0-73 du/acre) (Attachment 2). The underlying zone of the right-of-way and abutting properties is CC-3-8.

Transit

The UCSD Hillcrest Campus is within a Transit Priority Area (TPA) and is served by Metropolitan Transit Service (MTS) bus routes 3 and 10. (Attachment 3).

Circulation

The portion of Front Street from Montecito Way to Arbor Drive is classified as a 3-Lane Collector (one-way, southbound) and the portion of Front Street from Arbor Drive to Dickinson Street is classified as a 2-lane collector (no center lane), as identified in the Uptown Community Plan. Front Street, from Montecito Way to Arbor Drive, is a Connector Sidewalk Pedestrian Route, which supports low pedestrian levels along roads with institutional or business complexes (Attachment 4). There are no existing or planned Bicycle Facilities on Front Street (Attachment 5).

Public Facilities

The UCSD Hillcrest Campus is within 0.25 mile of the Mission Hills - Hillcrest Knox Library, located on Washington Street. Florence Elementary School is within 0.5 miles south of the site. The campus is within 1 mile of Fire-Rescue Department Station 5, located on 9th Avenue. The Mission Hills Park/Pioneer Memorial Park is located just under 1 mile southwest of the campus.

Housing & Demographics

As of 2018, SANDAG estimated approximately 47,781 people living in Uptown. This is a 29 percent increase from the 37,109 people living in the community in 2010. As of 2018, there were 23,433 housing units in Uptown. Between 2010 and 2018 the community added 599 housing units, which is a 2.6 percent increase. Uptown has approximately 625 existing affordable housing units. There are currently 21 housing units within the UCSD Hillcrest Campus that are owned by the Regents of the University of California that will be redeveloped. The adopted UCSD Hillcrest Campus LRDP proposes to increase multi-family housing up to 1,000 units.

Plan Hillcrest/Hillcrest Focused Plan Amendment

The UCSD Hillcrest Campus is within the Hillcrest Focused Planned Amendment area. As part of the 2016 adoption of the Uptown Community Plan, the City Council along with residents, businesses, and property owners identified the need for a more detailed level of planning for the Hillcrest core. The Focused Plan Amendment effort will address land use, mobility, and public and recreational space needs within the Hillcrest core. The Focused Planned Amendment effort encompasses the Medical Complex neighborhood to evaluate opportunities to enhance multi-modal connections between the medical facilities and the Hillcrest core. The process is currently underway and is expected to be completed by 2022.

DISCUSSION

Proposed Community Plan Amendment

The proposed Community Plan amendment would analyze the potential to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network. The proposed amendment would allow for the portion of Front Street from Arbor Drive to Dickinson Street to be closed to vehicular traffic, with the exception of emergency vehicles. The roadway segment would become part of a large central open space park with a multi-use path that connects the MTS bus stop on Front Street to buildings on the north and east area of the campus. The portion of Front Street, from Montecito Way to Arbor Drive, is proposed to remain open to vehicular traffic, with an improved multi-use path and bicycle infrastructure. The proposed amendment would also allow for the enhancement of the current MTS bus stop on Front Street to continue service by MTS bus route 3 and consider opportunities for additional bus route service at this location. The proposed amendment would allow for better integration of land use and transportation decisions within the UCSD Hillcrest Campus, improving access between the campus and the surrounding communities.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying

project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment would be consistent with the General Plan and Uptown Community Plan. The proposed amendment would allow for the implementation of the circulation plan as part of the UCSD Hillcrest Campus LRDP, which seeks to implement a variety of multi-modal improvements that aim to reduce congestion and increase travel choices. The circulation plan within the UCSD Hillcrest Campus LRDP would better integrate into the regional transportation network to provide efficient links for all modes of travel including pedestrians, bicyclists, transit riders, and vehicles. The amendment would help implement the General Plan Mobility Element by creating a complete, functional and interconnected pedestrian network and by increasing transit ridership and mode share through increased transit service accessibility, frequency, connectivity, and availability (ME-A.6 and ME-B.1).

The proposed amendment would be consistent with the Uptown Community Plan Mobility Element. The adjacent properties have a land use designation of Institutional. This designation is applied to public or semi-public facilities which offer public and semi-public services to the community, such as hospitals and colleges. The proposed Community Plan Amendment would remain consistent with the current land use designation. The proposed amendment is not proposing any changes to the community plan land uses. The proposed amendment would allow for the implementation of a pedestrian promenade along the portion of Front Street, from Arbor Drive to Dickinson Street, and a multi-use path and bicycle infrastructure along the portion of Front Street, from Montecito Way to Arbor Drive. The proposal would help implement the Uptown Community Plan Mobility Element by providing a complete streets network throughout Uptown, safely accommodating all modes of travel and users of the public right-of-way (MO-4.1).

- (b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

The proposed amendment appears to offer additional public benefit by allowing UCSD Hillcrest Campus to continue the operation of essential emergency and medical services which is relied upon throughout the central and southern portions of the City. The proposed amendment would also provide an opportunity to enhance and expand multi-modal connections within Uptown, with the potential to reduce impacts to air quality, noise, and greenhouse gas emissions to support the City's Climate Action Plan.

- (c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The proposed amendment to vacate a portion of Front Street does not involve any increases in density or intensity; therefore, public services and facilities will not be impacted. However, the applicant will address the effects of the right-of-way vacation on the vehicular, transit, pedestrian, and bicycle circulation network.

As outlined above, staff has determined that the proposed initiation can meet all the initiation criteria. If initiated, the effects of the right-of-way vacation on the vehicular, transit, pedestrian, and bicycle circulation network, as well as others related to the proposed street vacation that may be identified by the Planning Commission, would be analyzed and evaluated through the community plan amendment review process. The applicant will also need to secure an agreement with the First Unitarian Universalist Church of San Diego to maintain access to their property.

- (c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**


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Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal to vacate a portion of Front Street. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

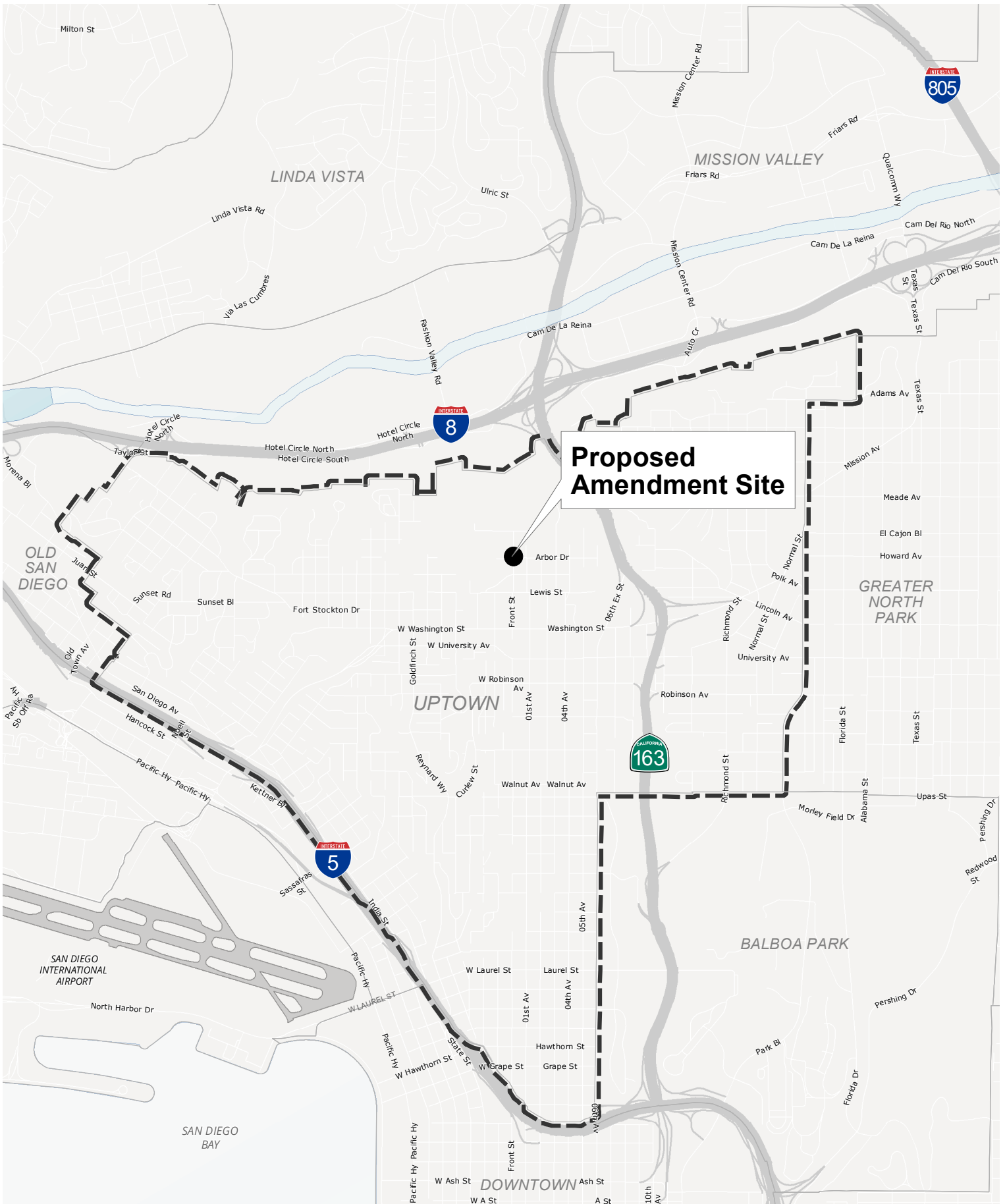
Respectfully submitted,

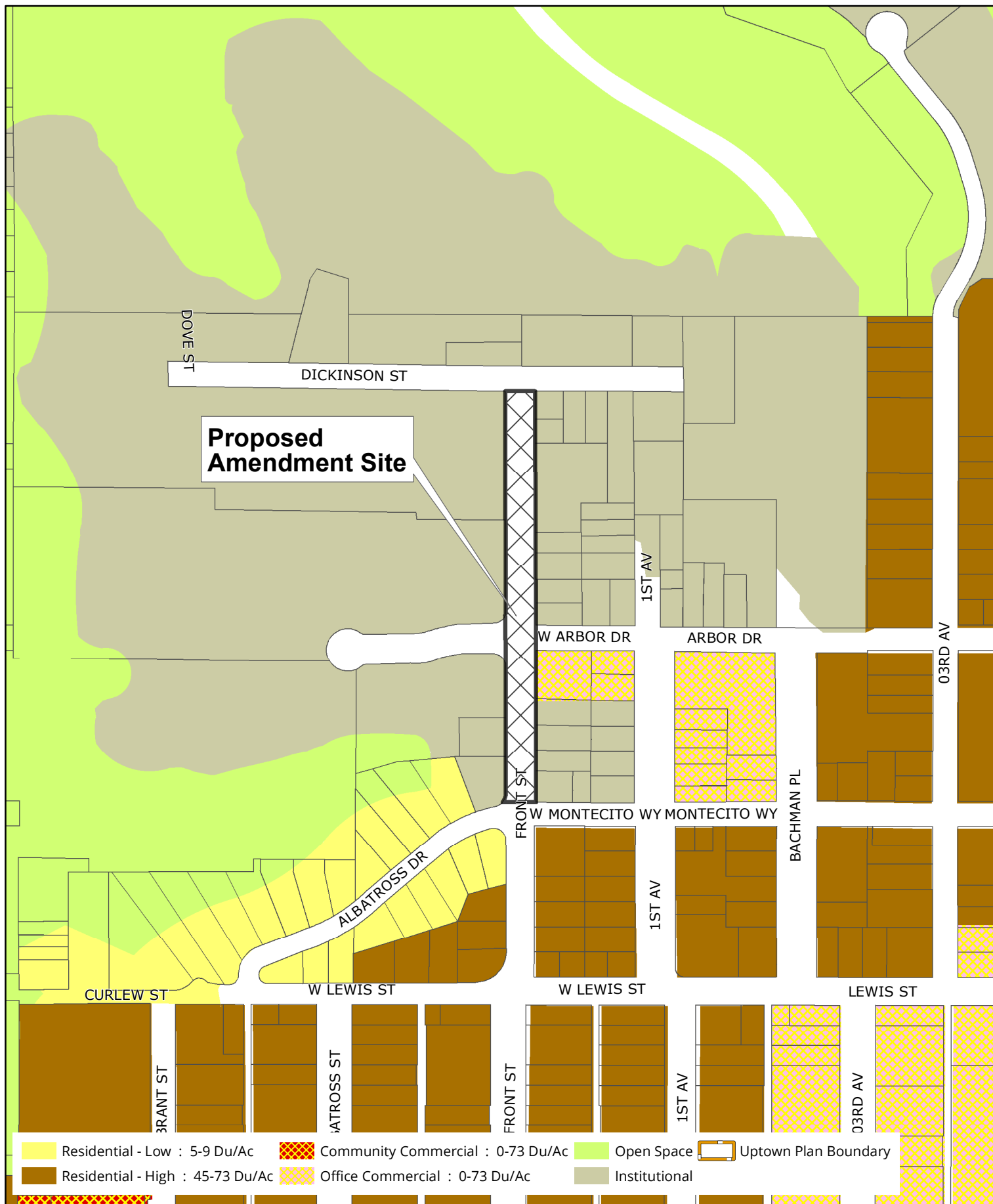

Shannon Mulderig
Associate Planner
Planning Department

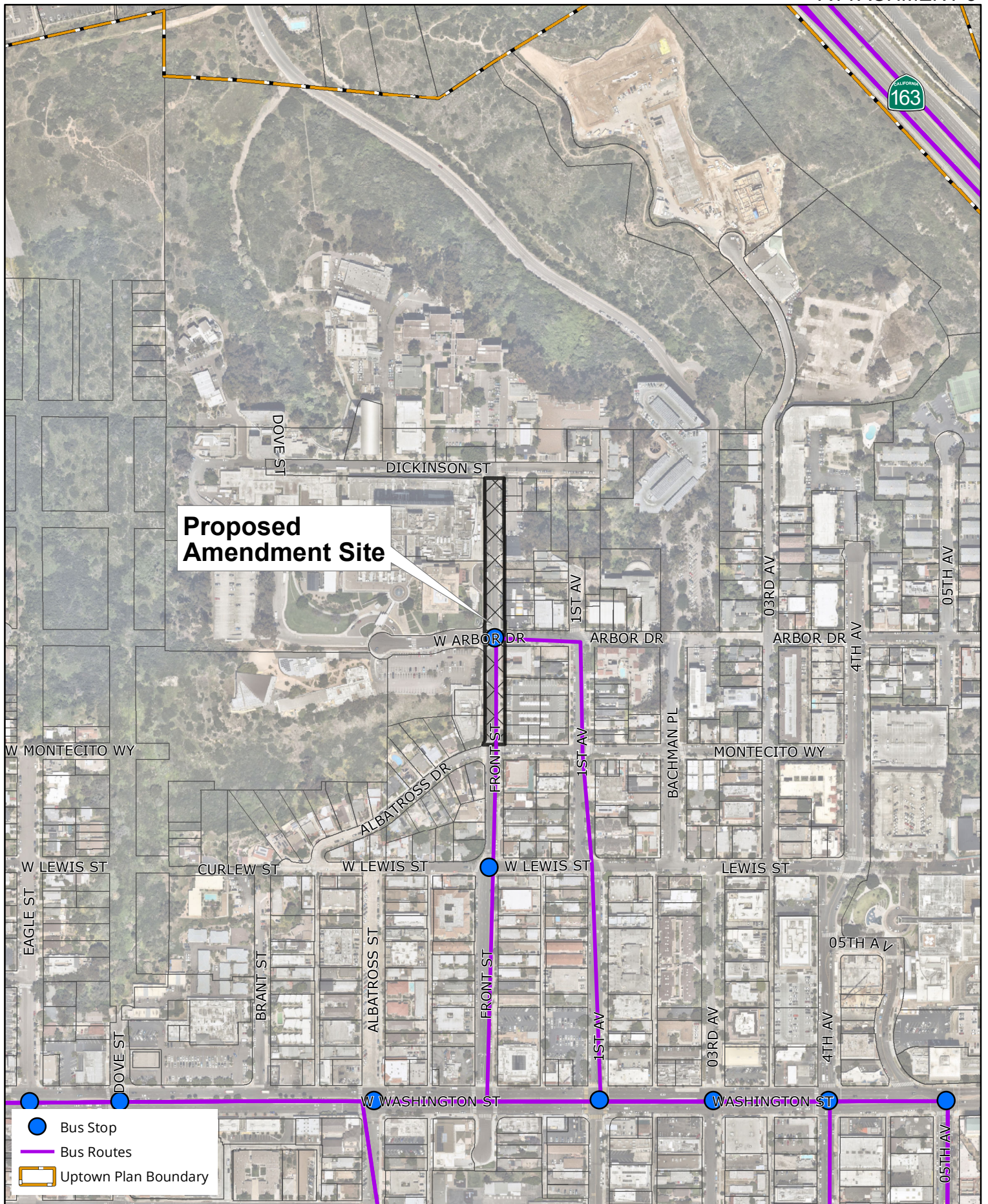

Laura C. Black, AICP
Deputy Director
Planning Department

Attachments:

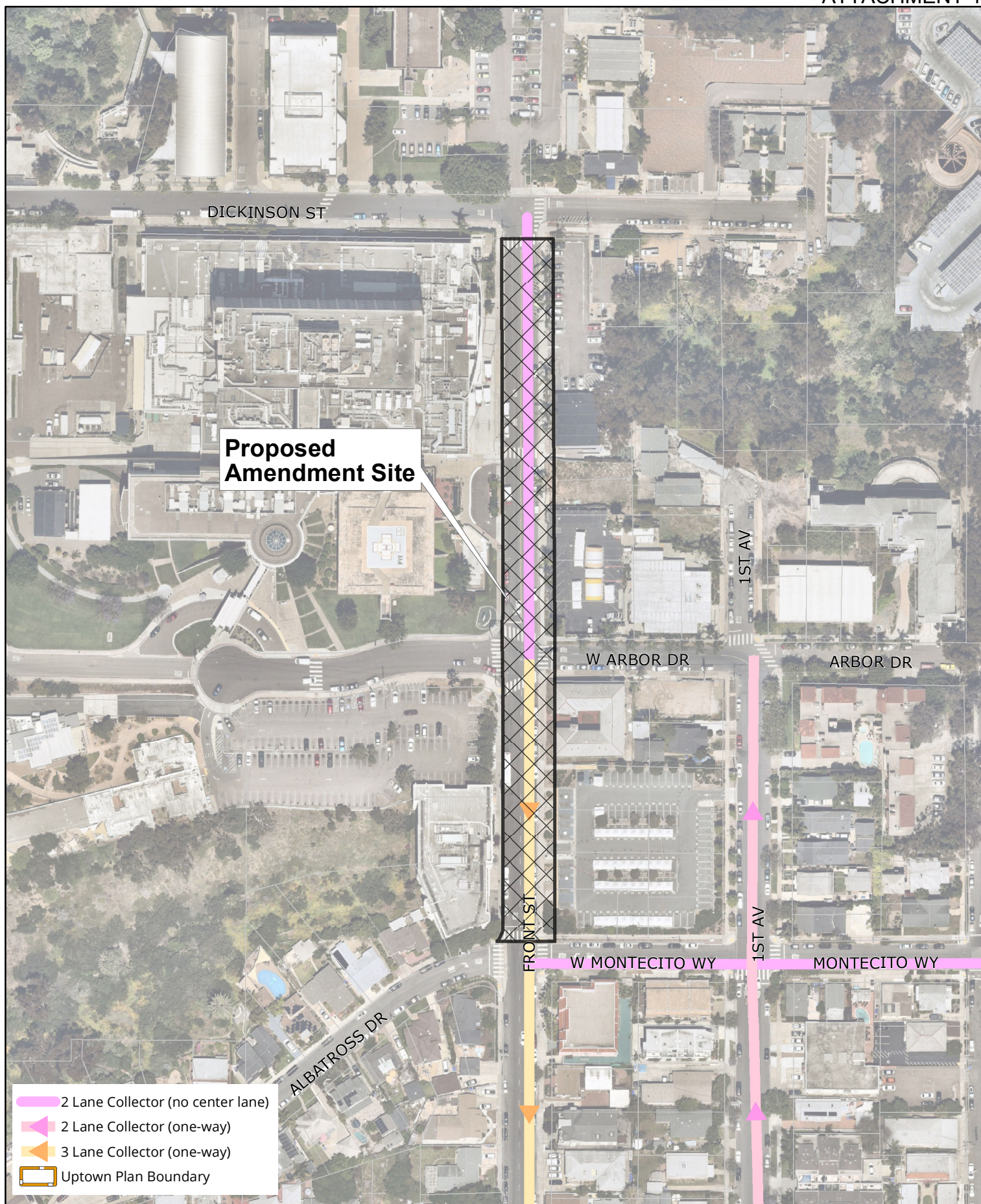
1. Vicinity Map
2. Uptown Community Plan Land Use Map
3. Transit Map
4. Street Classifications Map
5. Bicycle Facilities Map
6. Ownership Disclosure Statement
7. Initiation Request Letter







Document Path: L:\GIS\PGIS\Community Planning\Uptown\Archive - Old Plan\CPA_PROJECTS\Uptown_200_ArborDr_Transit_Facilities.mxd





	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☒ Land Use Plan Amendment ☐ Other _____

Project Title: UCSD Hillcrest Community Plan Amendment Initiation

Project No. For City Use Only: _____

Project Address: 200 W Arbor Drive, San Diego, CA

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. _____

☐ Partnership ☐ Individual

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. Please list below the owner(s), 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. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: 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 thirty 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.

Property Owner

Name of Individual: Regents of the University of California

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1111 Franklin St.

City: Oakland

State: CA Zip: 94607

Phone No.: 858-534-1427

Fax No.: _____

Email: jgraham@ucsd.edu

Signature: Jess W. Graham

Date: April 28, 2020

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Latitude 33 on behalf of Regents of the University of California

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 9968 Hibert St. (2nd Floor)

City: San Diego

State: CA Zip: 92131

Phone No.: 619-992-3217

Fax No.: _____

Email: camille.parson@latitude33.com

Signature: Camille Parson

Date: 4/28/20

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____ Zip: _____

Phone No.: _____

Fax No.: _____

Email: _____

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☐ No

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

DS 318 (10/17)



File: 1509.1

April 24, 2020

Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

SUBJECT: UCSD Hillcrest Medical Campus - Letter of Initiation to Process an Amendment to the Uptown Community Plan

Dear Chairman Hofman and Members of the Planning Commission,

On behalf of our client, the University of California, San Diego (UCSD), we are pleased to submit this letter requesting to initiate an amendment to the Mobility Element of the Uptown Community Plan. UCSD is proposing to privatize four public streets that run through its Hillcrest Campus in order to implement its long range development plan (LRDP). Vacating these roadways will allow the University to enhance public access to, from, and within the medical campus. The approved circulation system within the LRDP has been closely coordinated with specific campus land uses and planned facility improvements. It has also been designed consistent with the multi-modal transportation objectives outlined in the City's General Plan and the Uptown Community Plan.

Background:

Each campus and medical center of the University of California (UC) periodically develops an LRDP that guides its physical development. The California Environmental Quality Act (CEQA) requires that a comprehensive environmental impact report (EIR) be prepared specifically for the LRDP of a public higher education campus or medical center. The University of California Board of Regents (the Regents), as the "lead agency," are responsible for certifying the EIR as well as reviewing and approving the LRDP. The latest LRDP for UCSD's Hillcrest Campus addresses the need to replace aging and obsolete buildings and redevelop the campus into a modern, patient-centered environment that promotes community health and wellness. The plan was prepared over a three year period in collaboration with faculty, students, and staff from UCSD, members of the public, community planning groups, and agencies such as the City of San Diego and the San Diego Association of Governments (SANDAG). The LRDP was adopted and the EIR certified in November of 2019.

A significant component of the LRDP is to improve access to and within the Hillcrest Campus while minimizing impacts to existing surrounding neighborhoods. The current circulation system is fairly irregular and challenging to navigate. It requires drivers and pedestrians to take counterintuitive routes through the campus. One-way streets and dead-end roads often require drivers to travel in the opposite direction of their destinations and public rights-of-way can abruptly turn into driveways. In some cases, pedestrian access to buildings and parking structures is possible only by way of parking lots and staircases.

To remedy these circulation issues, UCSD is proposing to vacate Dickinson Street, Front Street (north of Montecito Way), Arbor Drive (west of First Avenue), and First Avenue (north of Arbor Drive). These four streets are located within the UCSD Hillcrest Campus and are surrounded by land controlled by UCSD. Vacating these roadways would allow UCSD to implement the circulation plan provided within its approved LRDP. It would also lead to better integration of land use and transportation decisions within the UCSD Hillcrest Campus boundaries.

As discussed in the LRDP, UCSD intends to provide a clear hierarchy of streets and pathways, balance the access needs of emergency vehicles with those of other campus visitors and surrounding residential uses, create a welcoming public realm throughout the campus, prioritize safe and efficient pedestrian movements, promote an alternative transportation strategy to reduce vehicle trips, and provide for new neighborhood open spaces and amenities.

The multi-modal circulation system outlined in the LRDP has been fully analyzed within the certified EIR. The need for the street vacations was disclosed in the EIR and the City of San Diego was one of the agencies that reviewed the draft EIR. The next step in implementing the plan is to vacate the roadways. Since these roads are identified in the Mobility Element, this change requires an amendment to the Uptown Community Plan.

Initiation Criteria:

There are three initiation criteria for privately proposed Community Plan Amendments, which are set forth in Policy LU-D.10 of the City's General Plan. The initiation criteria are used to evaluate the appropriateness of proceeding with the processing of a proposed Community Plan Amendment. They guide the determination regarding whether the proposal is worthy of further analysis and consideration by City staff and decision makers. The following is a discussion of how the proposed amendment satisfies each of the initiation criteria.

LU-D.10 (a): The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

Although UCSD is not subject to local land use controls, the proposed amendment is consistent with the City's General Plan and the Uptown Community Plan. The overall framework of the City's General Plan is based on the City of Villages strategy, which focuses growth into pedestrian-friendly mixed-use activity centers that are linked to a regional multi-modal transportation system. Implementation of the City of Villages growth strategy is dependent upon close coordination of land use and transportation planning.

UCSD's Hillcrest Campus is a major employment center located within the compact and walkable Hillcrest community. Both the General Plan and the Uptown Community Plan designate the campus as an Institutional use. This designation is applied to public or semi-public facilities which offer public and semi-public services to the community, such as hospitals and colleges. The proposed Community Plan Amendment would remain consistent with the existing land use designation. **No land use changes are proposed.**

The aging condition of most of the structures, a need to accommodate new advances in health care technology, and the requirement to meet more stringent seismic safety standards prompted a reimagining of the entire UCSD Hillcrest Campus from a planning perspective. Designing a redevelopment plan for the campus is what triggered the need to assess the overall circulation system. Consistent with the City of Villages strategy, the LRDP accommodates a unique mix of institutional land uses, building forms, and open spaces. It balances critical health-care services, clinical care, and medical research with amenities such as fitness centers and healthy living clinics. In addition, it envisions new campus housing and a variety of ground-floor commercial uses that would contribute to a reduction in daily vehicle trips and enhance the mixed-use and walkable neighborhood character of Hillcrest.

These land use and program changes require a comprehensive multi-modal transportation system. The LRDP seeks to develop a more intuitive circulation network that simplifies access to and from the campus. Existing roadway geometry would be revised, and new connections provided. Primary vehicular circulation would occur along the perimeter of the campus, leaving the core for pedestrian, bicycle, scooter, and similar micro-mobility modes of travel. The plan includes provisions for “complete street” enhancements, traffic calming features, improved wayfinding, and the designation of a large central open space that would serve as both a community amenity and an orientation feature.

A major objective of the General Plan is to integrate land use and transportation decisions to reduce congestion and increase travel choices. Vacating the public roadways that run through the campus would allow UCSD to better coordinate land use and transportation planning. It would provide UCSD the autonomy it requires to implement its comprehensive multi-modal transportation network in a manner that better corresponds with the specific uses provided within the campus. The approved circulation plan within the LRDP seeks to implement a variety of multi-modal strategies in order to reduce congestion and increase travel choice consistent with the goals and policies of the City’s General Plan. Through the implementation of its circulation plan, the UCSD Hillcrest Campus would be better integrated into the regional transportation network and would provide more efficient links for all modes of travel including pedestrians, bicyclists, transit riders, and vehicles. With its innovative and compact urban footprint, open space areas, and multi-modal improvements, the proposal is consistent with the guiding principles of the City’s General Plan and its City of Villages strategy.

Similarly, the Uptown Community Plan envisions a high-quality, reliable, multi-modal transportation network that strengthens the land use vision, promotes travel choice, and fosters a clean and sustainable environment. UCSD’s approved LRDP includes an enhanced multi-modal transportation network that supports current uses within the campus as well as future planned facility improvements. As previously mentioned, the existing circulation system is not adequate and can be difficult to navigate. Community outreach efforts involved in the preparation of the LRDP revealed that transportation to and from UCSD’s campus is a significant concern. The community also expressed frustration with the limited transportation options available. To address these concerns, a comprehensive circulation system was developed in collaboration with the public, advisory groups, and affected agencies. The LRDP provides for a balanced multimodal transportation network that supports the Community Plan’s vision to ensure that all people,

regardless of ability or choice, can reach their destinations. The Uptown Community Plan supports broadened travel choices, and that is exactly what the UCSD Hillcrest Campus LRDP does.

LU-D.10 (b): “The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.”

The street vacations and associated circulation improvements have been developed in support of the redevelopment of the UCSD Hillcrest Campus. The LRDP allows UCSD to continue to deliver unparalleled expertise and innovative high-quality, patient-centered primary and specialty care. In addition, the compact and mixed-use campus design allows for a reduction in daily vehicle trips and contributes to regional housing needs. The plan includes construction of a new state-of-the-art hospital, campus housing, health and fitness amenities, and supporting commercial uses.

The uninterrupted operation of essential emergency and medical services is a key objective of the LRDP. The hospital provides unique acute care and specialty services that are either not provided anywhere else in its primary service area or are heavily relied upon by the community. These include its Level 1 trauma center (the first in the region), comprehensive stroke center (one of only two in the county), and psychiatry and behavioral health services clinic. The hospital is also home to the Regional Burn Center, which is the only such center in the San Diego area. It treats approximately 450 inpatients and hundreds more outpatients each year from San Diego and Imperial Counties. The LRDP includes a phasing plan for the construction of campus and roadway improvements to avoid interruption to medical services. Vacating the streets is a significant component of implementing the phased roadway improvements and will allow UCSD to better integrate its land use and transportation decisions.

Roadway configurations would allow for more intuitive and inviting access to the campus. Proposed transportation improvements include an enhanced transit stop along Front Street at Arbor Drive and overall improvements to on-campus pedestrian, bicycle, and other wheeled device mobility. Front Street north of Arbor Drive would transform into a pedestrian route and become part of a welcoming public open space park/plaza. In addition, grade improvements at the intersection of Bachman Place and Arbor Drive would improve the utility of Bachman Place. It would become a true secondary point of access to the campus by allowing vehicles traveling southward from Hotel Circle South to turn directly onto Arbor Drive from Bachman Place. Bachman Place would also be widened to provide an additional travel lane and two-way cycle track, creating a multi-modal connection that links the campus to Mission Valley.

Currently, Dickinson Street, Front Street, Arbor Drive, and First Avenue are public roadways. As such, the City of San Diego is responsible for maintenance of the streets and underlying utilities. If the roadways are vacated, roadway and utility maintenance responsibility would transfer to UCSD, resulting in significant cost savings for the City. Even though the streets would be private, UCSD would continue to allow full public access.

LU-D.10 (c): “Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.”

The Community Plan Amendment involves vacating Mobility Element roadways only in order to implement the multi-modal circulation plan that is included within the LRDP that was approved by the Regents in November of 2019. No increase in density/intensity is proposed as part of this Community Plan Amendment. Development of the campus is guided by the LRDP. The availability and adequacy of public facilities to serve the redevelopment plan outlined in the LRDP were already analyzed in the certified EIR.

Conclusion:

The proposed amendment to the Uptown Community Plan to vacate four Mobility Element roads within the UCSD Hillcrest Campus is consistent with the major goals and objectives of the City of San Diego’s General Plan and the Uptown Community Plan. Development of the campus is guided by the LRDP approved by the Regents in November of 2019. The LRDP outlines a redevelopment plan for the campus that integrates medical services, campus housing, health and fitness amenities, and commercial uses. The compact and mixed-use nature of the proposed development is consistent with the City of Villages strategy, the objectives of the Uptown Community Plan, and the character of the Hillcrest community. Furthermore, it promotes a reduction in vehicle trips and improves access to a variety of transportation options. The multi-modal mobility improvements support the redevelopment plan and have already been fully analyzed in the certified EIR for the LRDP. The need for roadway vacations was disclosed in the EIR and the processing of this amendment is the next step in implementing the approved plan.

We are confident this initiation request complies with the criteria found in Policy LU-D.10 of the Land Use Element of the General Plan. We respectfully request the Planning Commission find that the proposed Community Plan Amendment warrants further analysis and consideration. We look forward to working with you toward the successful completion of the amendment. Thank you.

Sincerely,



Camille Passon, AICP
Project Manager