



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 5, 2019 REPORT NO. PC-19-106

HEARING DATE: December 12, 2019

SUBJECT: Plaza UTC Community Plan Amendment Initiation

PROJECT NUMBER: [650416](#)

OWNER/APPLICANT: Irvine Company

SUMMARY:

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan to increase the development intensity of office use on a 2.53-acre site owned by Irvine Company?

Staff Recommendation: INITIATE the plan amendment process

Community Planning Group Recommendation: On November 12, 2019, the University Community Planning Group voted 14-0-0 to recommend approval of initiating an amendment to the University Community Plan with recommendations (Attachment 1).

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 Guidelines Section 15004.

Fiscal Impact Statement: No fiscal impact. All processing costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None

Housing Impact: None

BACKGROUND

Site Location

The 2.53-acre site is located at 4380 La Jolla Village Drive, comprised of two parcels in the University Community Plan area (Attachment 2 and 3). The properties represent 2.53 acres of the larger 16.85-acre Plaza UTC development entitled by Planned Commercial Development (PCD) Permit No. 84-0772.

Adjacent Uses

The site is bounded by Regents Park (office/hotel/commercial) to the west, office uses to the north, Embassy Suites Hotel to the east, and Westfield UTC to the south across La Jolla Village Drive.

Mobility

The University Community Plan classifies La Jolla Village Drive as a six-lane Prime Arterial along the site's frontage. Access to the site is provided by Executive Way, a four-lane Collector, on the east and a driveway entrance off La Jolla Village Drive on the western boundary.

The UTC Transit Center is located within one-half mile to the southwest of the site, with eleven bus routes serving the transit center. The terminus station for the Mid-Coast trolley extension will be located at the UTC Transit Center. The trolley extension is anticipated to be operational in late 2021. The Plaza UTC development is immediately adjacent to the future Executive Drive Trolley Station.

Public Facilities

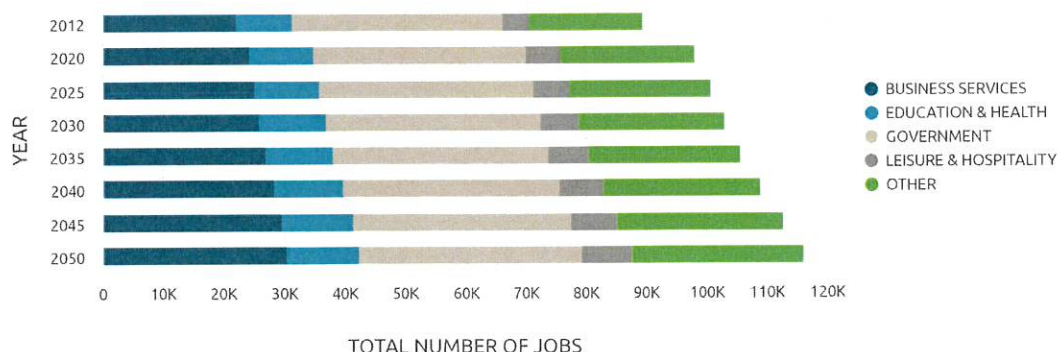
The North University Community Branch Library and Nobel Athletic area are approximately three quarters of a mile southeast of the site. Fire Station 35 is approximately four-tenths of a mile to the northwest of the site.

Community Plan Designation and Zoning

The [University Community Plan](#) designates the site Office Commercial (Attachment 4). The site is currently zoned CO-1-2 (Attachment 5). The adjacent property to the west is designated Office Commercial and zoned CN-1-2. The adjacent properties to the north are designated Office Commercial and are zoned CO-1-2 and IL-3-1. The property to the east is designated Visitor Commercial and is zoned CC-1-3. The property to the south, across La Jolla Village Drive is designated Regional Commercial and is zoned CR-1-1.

Employment

In 2012, SANDAG estimated the University Community had 89,600 jobs and forecasted by 2050 it could have 116,000 jobs which is a 30 percent increase. The Business Services, Education & Healthcare and Government sectors are forecasted to grow from 66,000 to over 79,000 jobs.



Land Use and Development Intensity Element

The Land Use & Development Intensity Element establishes development intensity related to the capacity of the roadway system. The community is divided into 101 subareas. Each subarea is allocated intensity of development by land use in terms of square footage, number of residential units, or both, and how many Average Daily Trips (ADTs) the land use would generate as shown on the Land Use and Development Intensity Table – Table 3 (Attachment 7). The Land Use and Development Intensity Table is implemented in accordance with the Community Plan Implementation Overlay Zone – B (CPIOZ-B), which provides supplemental development regulations that are tailored to specific sites within the community plan.

Community Plan Amendments in Process

Three community plan amendments have been initiated within the community plan area and are currently in process (Attachment 6).

- 1) A community plan amendment was initiated on March 26, 2015, for the Costa Verde Regency retail site located at Genesee Avenue and Esplanade Court. The amendment proposes to add 400,000 square feet for research & development use and a 200-room hotel to the shopping center site.
- 2) A community plan amendment was initiated on July 20, 2017, for 9693 Towne Centre Drive (ARE Podium 93) and proposes approximately 525,000 square feet for research and development use and 80,000 square feet for secondary office and retail use.
- 3) The third community plan amendment was initiated on June 27, 2019, for the vacant parcel at the northwest quadrant of La Jolla Village Drive and the southbound Interstate 805 off-ramp (I-805 & LJVD). The amendment proposes to designate the former Caltrans Right-of-Way for visitor commercial uses.

Community Plan Update

The [University Community Plan Update](#) (UCPU) began in September 2018. The UCPU Project Team is in the process of identifying focus areas within the community for potential increase in intensity. In the coming months the team is addressing urban design and mobility concepts which will lead to the initial development of draft land use scenarios for evaluation. General Plan Policy LU-D.4. states that during a community plan update process, community plan amendment requests will be accepted until the final land use scenarios have been established. Based on the community plan update schedule, it is anticipated that the final land use scenario would not be identified until mid-2020. The proposed initiation would not conflict with the community plan update effort or the other Community Plan amendments in process.

DISCUSSION

Community Plan Amendment Proposal

The community plan amendment proposes to increase the allowed intensity of office use identified in Table 3 of the UCP Land Use and Development Intensity Element for subarea 27 (Attachment 7). Subarea 27 is currently assigned a development intensity of 841,300 square feet of office use and 8,700 square feet of restaurant use. The proposed community plan amendment would not change the Community Plan designation or the underlying zone.

Community Planning Group

The University Community Planning Group (UCPG) recommended approval of the initiation at their November 12, 2019 meeting (Attachment 1). The motion to approve included a request that the applicant analyze the following issues:

- 1) The potential to transfer unused development intensity from other underutilized sites, including city-owned parcels.
- 2) Improve pedestrian circulation through the entire 16.85-acre Plaza UTC site along with redevelopment of the subject 2.53-acre site.
- 3) Explore ways to reduce parking demand including, but not limited to paid parking, shared parking and Transportation Demand Management programs.
- 4) Ensure building design that relates to the context of existing development and the project's location at the corner of Executive Way and La Jolla Village Drive
- 5) Ensure a high level of sustainability in building design.

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 Planning Commission or City Council initiation before the plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the community plan, but would not necessitate text or mapping changes to the 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 believes that all of the following initiation criteria can be met:

(1) The amendment request appears to be consistent with the goals and policies of the General Plan and University Community Plan:

The proposed amendment is consistent with the General Plan in that it embodies the City of Villages strategy as discussed in the Strategic Framework Element. As noted in the element, "the strategy calls for redevelopment, infill, and new growth to be targeted into compact, mixed-use, and walkable villages that are connected to a regional transit system." Figure LU-1 of the General Plan identifies the University community as a high propensity village area because it is characterized by mixed use, walkable areas that are also connected by transit. Consistent with the City of Villages strategy, the proposed amendment would focus "development and density adjacent to transit stops that link where people live to where people work, shop, and recreate, and helps make transit convenient for more people."

The General Plan identifies the University community as a Sub-Regional Employment Area which is made up of high intensity office, commercial, industrial and residential uses. The General Plan defines Sub-Regional Employment Areas as "major employment and/or commercial districts within the region containing corporate or multiple-use office, industrial, and retail uses with some adjacent multifamily residential uses. Existing Sub-Regional Districts include the Mission Valley/Morena/Grantville and University/Sorrento Mesa areas. (Page LU-

7.)” The proposed amendment is consistent with General Plan policy LU.A.1.b which states: “Encourage further intensification of employment uses throughout Sub-Regional Employment Districts.”

The proposed use would be compatible with the high intensity uses surrounding the site. As discussed above, the project site is surrounded by office, hotel, residential and scientific research uses as part of the area identified as the Urban Node by the community plan. The area is characterized by relatively high intensity uses which could foster pedestrian walkability and bicycle use.

The proposed amendment would also allow opportunities to implement many sustainable design features and practices discussed in the General Plan that are not otherwise included in the existing building. The site affords easy access to the surrounding employment center via multiple modes of transportation including the Mid Coast Trolley Extension other than single occupancy vehicles and is in a Transit Priority Area (TPA). Adding intensity in a TPA could reduce Vehicle Miles Traveled, supporting Strategy 3 of the City’s [Climate Action Plan](#) (CAP) which would further the city’s trajectory towards meeting its goals to reduce greenhouse gas emissions.

(2) 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; and

The proposed community plan amendment would help provide additional quality job opportunities and secondary employment in an area where a significant investment in transit has been made. This in turn, would help increase employment within a TPA, consistent with CAP Strategies and would further the City’s trajectory towards meeting its goals to reduce greenhouse gas emissions.

(3) 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 University community planning area is an urbanized community and all necessary public services appear to be available. If the plan amendment is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the University Community Plan be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Intensity for the site, including consideration of future intensity of surrounding development and the proximity to the Mid-Coast Trolley Extension;
- Traffic generation associated with increased intensity;
- Transportation Demand Management measures for employees including, but not limited to: unbundled parking, shared parking with other structures, analyzing parking demand in

conjunction with upcoming transit opportunities (Mid Coast Trolley/Mode Shift), showers/locker rooms, and subsidized transit passes;

- Pedestrian accessibility and utilization, specifically the connections to and from the Executive Drive Mid-Coast Trolley Station and surrounding bus stops;
- Activation of first floor space and minimizing setback to encourage pedestrianism and access to site;
- Incorporation of ground level retail and residential development;
- Incorporation of sustainable design features and electric vehicle charging stations;
- Parking structure design types that could provide easier transition for future adaptive reuse; and
- Building design that relates to the context of the project's location at the corner of Executive Way and La Jolla Village Drive as a community gateway and pedestrian orientation to existing and future development.

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

Respectfully submitted,



Laura C. Black, AICP
Deputy Director
Planning Department



Katie Witherspoon
Associate Planner
Planning Department

Attachments:

1. University Community Planning Group Recommendation
2. Vicinity Map
3. Aerial Map
4. University Community Plan Land Use Map
5. Zoning Map
6. University Community Plan Amendments – In Process
7. Development Intensity Element – UCP Figure 26 & Table 3
8. Ownership Disclosure Statement
9. Draft Planning Commission Community Plan Amendment Initiation Resolution

From: [Chris Nielsen](#)
To: [Monroe, Daniel](#)
Cc: kkopensky@irvinecompany.com
Subject: The Plaza Plan Amendment Initiation, Project 650416
Date: Tuesday, November 19, 2019 12:09:24 PM

Hello Dan,

When approved at our January UCPG meeting, the minutes will show that the UCPG voted on November 12, 2019, to recommend that the community plan amendment, project 650416, go forward. The vote was 14 Yes, 0 No, 0 Abstain, and 1 Recusal (Dan McCurdy, Irvine Co., the applicant requesting the plan amendment).

The UCPG also recommended that the applicant consider:

1. Consider purchasing trips for traffic mitigation.
2. Maximize pedestrian mobility and walkability throughout site with cutting edge architecture.
3. Explore minimizing new on-site parking.
4. Explore other transportation options to site to minimize traffic.
5. Maximize sustainability.

Best regards,

Chris Nielsen
UCPG Chair

DEL MAR MESA

TORREY PINES

CARMEL VALLEY

TORREY HILLS

MIRA MESA

SITE

MILITARY FACILITIES

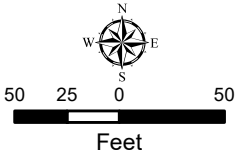
LA JOLLA

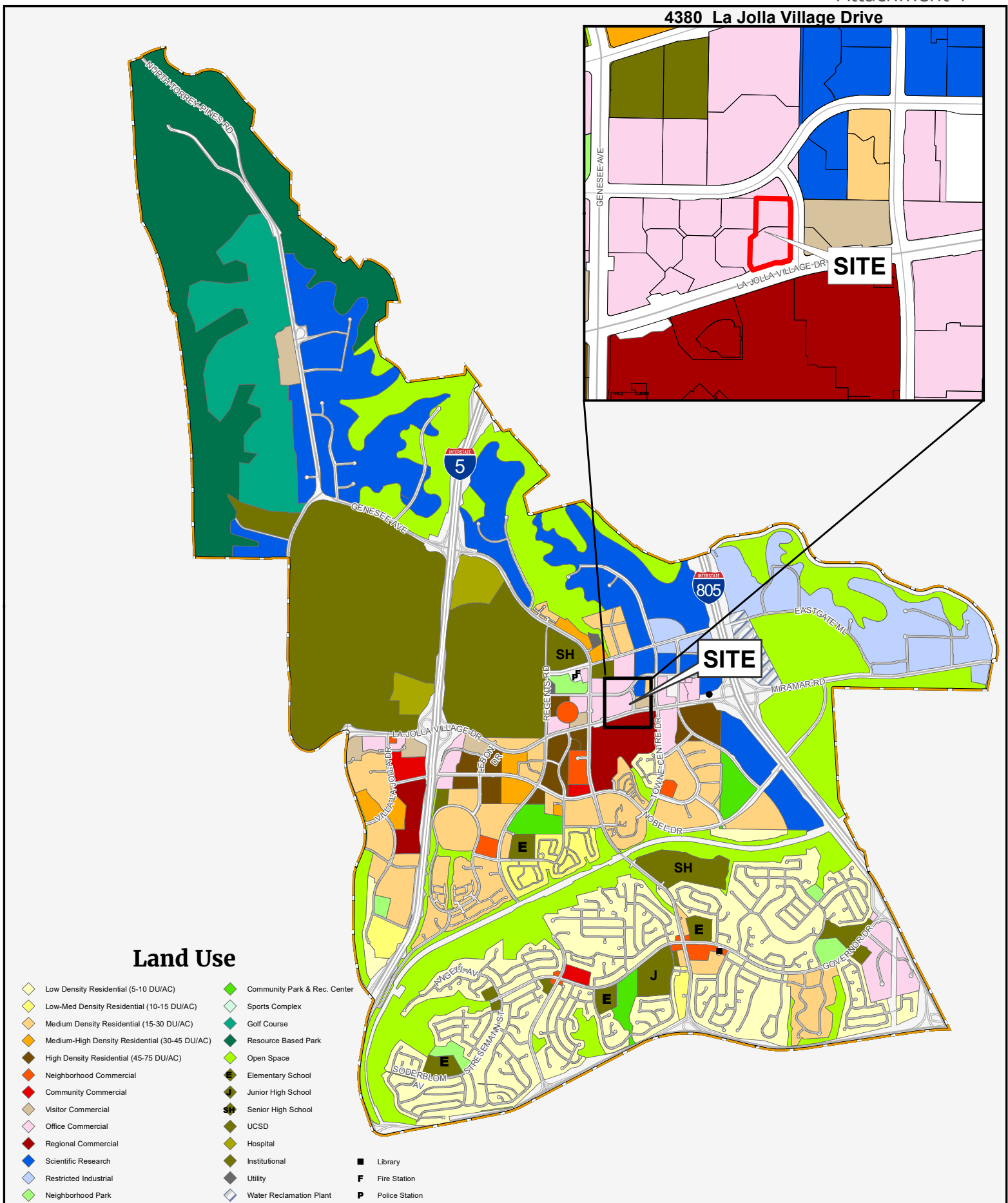
CLAIREMONT MESA

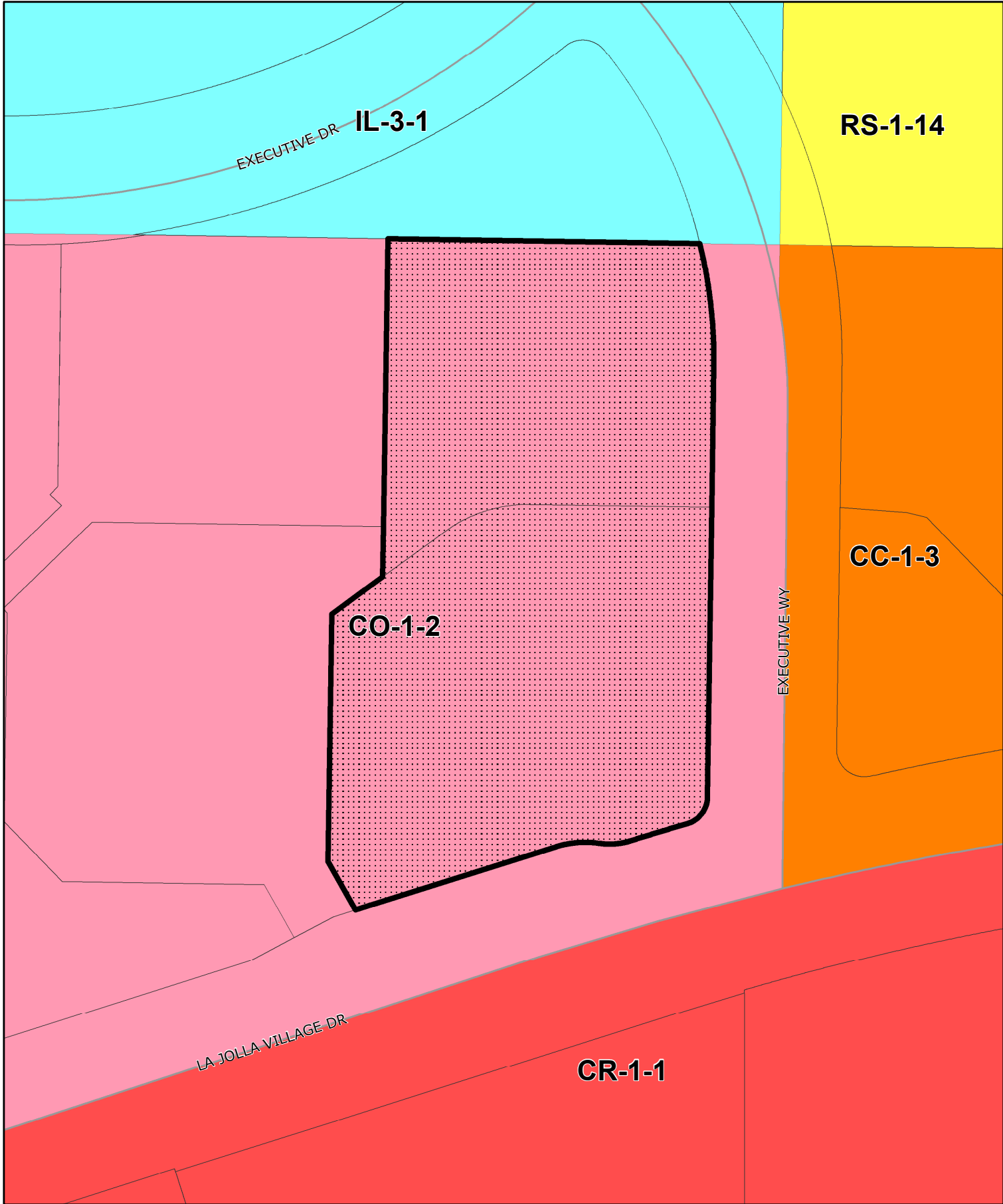


Document Path: L:\GIS\GIS\Community Planning\University\CPA_PROJECTS\AerialMap_4380_LaJollaVillageDr.mxd

DRAFT

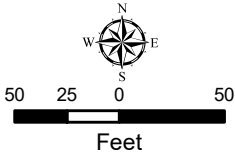






Document Path: L:\GIS\PGIS\Community Planning\University\CPA_PROJECTS\ZoningMap_4380_LaJollaVillageDr.mxd

DRAFT





ARE Podium 93

SITE

I-805 & LJVD

Costa Verde Regency

Document Path: \\sd.sannet.gov\DFS\PLN-Shared\PLN\Monroe\Development Reviews\University Plaza\UTCPA.mxd **DRAFT**

UNIVERSITY COMMUNITY

Site



PACIFIC OCEAN



Land Use and Development Intensity Subarea Map
University Community Plan

26
FIGURE



TABLE 2
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program		
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF - Scientific Research 793,580 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel	11.38	400 Rooms - Hotel
Lodge at Torrey Pines	6.00 ⁽¹⁾	175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC - Scientific Research ⁽²⁾
Scallop Nuclear (Gentry)	56.41	Existing or approved development,
Torrey Pines Science Park	145.74	Exceptions: Spin Physics - 550,000 SF
Signal/Hutton	25.79	Lot 10B (2.7 AC) - 15,500 SF/AC
Torrey Pines Business and Research Park	15.89	23,000 SF/AC ⁽²⁾ Scientific Research
La Jolla Cancer Research	4.87	Open Space
State Park	14.25	
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC – 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) -18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership	55.93	18,000 SF/AC - Scientific Research ⁽⁴⁾
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID) ^(4a)	218.50	2,356,990 SF - Scientific Research

- (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 and IVAC 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.
- (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.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. 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. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant

(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.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
35. La Jolla Centre I (PCD) ^(7b)	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership	87.40 14.45	18,000 SF/AC - Scientific Research (Development approval not to be granted until 1995 for Subareas 36 and 37. Development intensity for this area is reduced by transfer to Subarea 11 of 18,000 SF/AC)
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/AC
40. La Jolla Crossroads ⁽⁸⁾	33.80	33.8 AC - Residential, 1,809 DU
41. Renaissance La Jolla (PDR & PCD)	112.96	2,500 DU 50,000 SF - Neighborhood Commercial
Open Space Easement	15.06	
42. 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. University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU ⁽⁹⁾
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan ⁽⁸⁾	54.00	178,000 SF - Neighborhood/Community Commercial 2740 DU
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3	8.61	211 DU
Open Space Easement	13.60	

(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, 2,602 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.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmoor Terrace	11.89	168 DU
53. Genesee Highlands Unit 6	4.78	72 DU
54. Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55. Doyle Community Park	12.63 2.97 4.29	
56.	2.50	50 DU
57.	2.11	139 DU
58. Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59. Lincoln La Jolla	4.54	251 DU ⁽¹⁰⁾
60. The Pines (PRD)	5.72	248 DU
61. (PRD)	10.08	368 DU
62. La Jolla Village Park (PRD)	12.00	333 DU
63. La Jolla Village Park (PRD)		(included in 62)
64. Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65. La Jolla International Gardens (PRD)	11.43	774 DU
66. La Jolla Garden Villas (PRD)	4.08	277 DU
67. La Jolla Apartments ^(10a)	4.70	232 DU
68. University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69. La Jolla Colony	158.50	3,594 DU
70. La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71. La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72. Gas Station	1.06	4,900 SF
73.	1.00	3,400 SF - Bank 25,674 SF - Office
74.	2.00	97,689 SF - Office

(10) 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.

(10a) 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.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
75. La Jolla Village Inn	7.89	400 Rooms - Hotel
76. Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77. Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78. La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79. Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80. The Woodlands	6.60	125 DU
81. Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82. Villa La Jolla Neighborhood Park	5.60	
83. La Jolla Village Townhomes	23.21	291 DU
84. La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85. La Jolla Village	6.84	204 DU
86. Villa La Jolla	18.29	548 DU
87. J.W. Jones	10.85	456 DU
88. Villas Mallorca	7.04	136 DU
89. Villas Mallorca Phase II		(included in 88)
90. Woodlands North	5.93	120 DU
91. Cambridge	5.24	112 DU
92. Boardwalk La Jolla	8.35	216 DU
93. Broadmoor	10.37	156 DU
94. The Residence Inn	8.50	288 Suites - Hotel
95. Miramar Marine Corps Air Station	176.31	
96.	305.35	Restricted Industrial (see Table 4)
97.	43.22	Restricted Industrial (see Table 4)
98.	41.20	Restricted Industrial (see Table 4)
99. Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100. Governor Park	55.00	913,728 SF - Office
101. City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)

	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
---	---	--	--

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** Community Plan Amendment Initiation

Project Title: Plaza UTC **Project No. For City Use Only:** _____

Project Address: 4380 La Jolla Village Drive, San Diego 92122
345-162-220, 345-162,2300

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? DE Corporate Identification No. File #6467765
☐ 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: San Diego UTC Holdings LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 550 Newport Center Drive
 City: Newport Beach State: CA Zip: 92660
 Phone No.: (949) 720 - 2000 Fax No.: _____ Email: _____
 Signature: See attached signature page Date: 11/22/2019
 Additional pages Attached: ☒ Yes ☐ No

Applicant

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

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Attachment to Form DS-318 (Ownership Disclosure Statement)

Property Owner Signatures:

SAN DIEGO UTC HOLDINGS LLC,
a Delaware limited liability company

By: 

Name: Roger H. DeWames

Title: Senior Vice President, Development

By: 

Name: Kristopher Kopensky

Title: Vice President, Operations



IRVINE COMPANY

Since 1864

November 25, 2019

San Diego UTC Holdings LLC, *a Delaware limited liability company*, is 100% owned by California Diversified LLC, *a Delaware limited liability company*, which is 100% owned by TICAD Office Properties Holdings LLC, *a Delaware limited liability company*, which is 100% owned TIC Acquisition and Development LLC, *a Delaware limited liability company*, which is a wholly owned subsidiary of Irvine Holding Company LLC, *a Delaware limited liability company*, which is 100% owned by Donald Bren.

PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on December 12, 2019, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the University Community Plan; and

WHEREAS, the proposed amendment would increase the intensity of Office Commercial land use designation to a parcel located at 4380 La Jolla Village Drive; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- 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**
- 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**
- 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 following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Intensity for the site, including consideration of future intensity of surrounding development and the proximity to the Mid-Coast Trolley Extension;

- Traffic generation associated with increased intensity;
- Transportation Demand Management measures for employees including, but not limited to: unbundled parking, shared parking with other structures, analyzing parking demand in conjunction with upcoming transit opportunities (Mid Coast Trolley/Mode Shift), showers/locker rooms, and subsidized transit passes;
- Pedestrian accessibility and utilization, specifically the connections to and from the Executive Drive Mid-Coast Trolley Station and surrounding bus stops;
- Activation of first floor space and minimizing setback to encourage pedestrianism and access to site;
- Incorporation of ground level retail and residential development;
- Incorporation of sustainable design features and electric vehicle charging stations;
- Parking structure design types that could provide easier transition for future adaptive reuse; and
- Building design that relates to the context of the project's location at the corner of Executive Way and La Jolla Village Drive as a community gateway and pedestrian orientation to existing and future development.

Katie Witherspoon
Associate Planner
Planning Department

Approved on December 12, 2019
Vote: X-X-X

PTS No. 650416

cc. Legislative Recorder, Development Services Department