



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 14, 2019 REPORT NO. PC-19-018

HEARING DATE: March 21, 2019

SUBJECT: CARMEL VALLEY COMMUNITY PLAN AMENDMENT INITIATION –
ALEXANDRIA CARMEL VALLEY TOWN CENTER R&D

PROJECT NUMBER: [623523](#)

OWNER/APPLICANT: Alexandria-SD Region No. 53, LLC – Neil Hyytinen

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Carmel Valley Community Plan and Carmel Valley Town Center Precise Plan to allow research & development use within a 3.84-acre site currently identified for office/commercial development?

Staff Recommendation: Approve the initiation of the community plan amendment process.

Community Planning Group Recommendation: On January 24, 2019 the Carmel Valley Community Planning Group voted 7-0-0 in support of initiating the proposed Community Plan Amendment (Attachment 6).

Environmental Review: The proposed Community Plan Amendment 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 with this action.

Housing Impact Statement: Not significant with this proposal. The subject site is identified by the Carmel Valley Town Center Precise Plan for development of non-residential uses (Ancillary Office / Commercial Facilities). The site is developed with a single-family home that would be demolished and replaced with a non-residential use if adopted land use and zoning is fully implemented.

BACKGROUND

Proposed Community Plan Amendment

This application is for a Community Plan Amendment (CPA) which requires initiation as a first step before the amendment process can proceed. The proposed CPA would specifically amend the Carmel Valley Town Center Precise Plan (TCPP) to allow for research & development (R&D) use within a 3.84-acre site. The precise plan identifies the site for development of office/commercial uses and specifies that employment uses be limited to business and professional office uses. R&D is an industrial use not consistent with the precise plan's office/commercial designation. If the CPA is initiated, the applicant intends to apply for development approval of a commercial building specifically configured for R&D tenants. Also, the site's existing zoning does not allow the proposed use; therefore, a zoning change would be required.

Site Location

The Carmel Valley Community Plan (CVCP) encompasses 4,300-acres east of the I-5 freeway, south of the San Dieguito River Valley and north of Los Peñasquitos Canyon with a population of approximately 40,000 people (Attachment 1). The subject site is located at the northeast corner of El Camino Real and Townsgate Drive within the community's town center and the same "superblock" as the Del Mar Highlands shopping center (Attachment 2). The CVCP identifies the town center as the community core intended for community-wide services and facilities within a pedestrian-oriented setting. The site is also within a Transit Priority Area.

Town Center Precise Plan

The CVCP defers to neighborhood Precise Plans for specific land use recommendations. The TCPP was adopted in 1986 and covers the subject site. The TCPP provides a 168-acre area centered along Townsgate Drive and bounded by El Camino Real on the west, Del Mar

Heights Road on the north and Carmel Country Road on the east for development of a town center. The town center is to include a mix of land uses, including community commercial, community facilities, multi-family housing, a transportation terminal and a park and ride (Attachment 3). The precise plan land use plan designates a 59.3-acre core area as "Town Center" for development of 528,800 square feet of commercial retail use, 200,000 square feet of commercial office (including the subject site) and a 0.4-acre transportation terminal. The precise plan's Commercial Element further specifies that the retail component is to include a 425,000 square foot regional shopping center and an 89,000 square foot community/neighborhood shopping center with a supermarket. The subject site's land use is more specifically described as "Ancillary Office / Commercial Facilities" (Attachment 4).

Existing Land Uses

The subject site consists of 3.84-acres and is also known locally as the "Pell" property after the surname of its long-time owners. The site is heavily vegetated and developed with a single-family residence and several accessory structures (Attachment 5). Land uses planned for the Town Center have been constructed except for the office development within the subject site, the transportation terminal, and a significant portion of the square footage allocated to commercial retail. Existing land uses consist of community shopping, multifamily residential at various densities (including high density), an elementary and a middle school, and the Carmel Valley Community Park and Library. The community's employment center is located across El Camino Real and includes office and some industrial uses in a business park setting as well as the One Paseo mixed-use development currently under construction.

DISCUSSION

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 to the TCPP appears to be consistent with goals and policies of each governing planning document: The General Plan, the Carmel Valley Community Plan and the Carmel Valley Town Center Precise Plan.

Specifically, the General Plan’s Economic Prosperity Element links economic prosperity goals with land use distribution and employment land use policies. The General Plan’s goals for industrial land use are:

- A diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans.
- A city with sufficient land capacity for base sector industries to sustain a strong economic base.
- Efficient use of existing employment lands.

General Plan policies aim to retain and attract economic base sector businesses. San Diego’s economic base is primarily composed of manufacturing industries (including research and development), certain professional services, visitor industries, and industries related to national security and international affairs. The availability of land for industrial use and development is therefore a key economic development component of the General Plan. The proposed amendment would modify the existing TCPP land use designation to allow Research & Development use. This would increase land available for base sector industry.

The Carmel Valley Community Plan’s Industrial-Office Park Land Use Element states that “in order to promote Carmel Valley as a balanced community, diverse job opportunities must be achieved within the industrial-office park.” The industrial-office park land use is realized by the large employment center developed along El Camino Real and High Bluff Drive between Del Mar Heights Road and the SR-56 freeway. The land use and zoning within the employment center allows office and light industrial uses, including R&D, although the area has developed predominantly as offices. The proposal to allow R&D within the subject site would achieve the community plan objective of more diverse job opportunities applied within the broader community.

The TCPP specifically identifies the site’s “Ancillary Office / Commercial Facilities” use as an employment facility for development of 200,000 sf of office space. Commercial uses allowed by the zone may be permitted and residential use is restricted. A limited amount

of professional as well as medical office is developed within the existing shopping centers. The scope of the proposed land use change is compatible with the precise plan's original intent for this site as an employment facility.

The TCPP states that "the Employment Center is intended to provide a setting for high-quality industrial / office uses, whereas the Town Center will be limited to business and professional office uses." The precise plan does not provide additional guidance for evaluating this statement. Since the precise plan was adopted in 1986, the adjacent employment center has developed primarily with business and professional office uses. Therefore, the precise plan's vision for this site can be re-evaluated based upon today's priorities such as promoting base sector industries.

The TCPP Design Element provides extensive urban design guidance and is linked to the Planned District zone. Much of the guidance focuses on how to coordinate development design choices when the planning area was undeveloped. Application of the precise plan's relevant design guidelines to this site is not expected to change with review of any future R&D development. An R&D development would have a similar overall form to any office development within this relatively small site.

(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 existing land use designation would be modified to allow research and development. The Precise Plan specifies a development intensity of 200KSF total within both the subject site and at another site within the "Town Center" land use. The site design and overall building form would not be expected to change with a research and development use. The appropriate intensity range will be evaluated as part of the proposed development application if the CPA is initiated. The traffic generation rate for the research and development use is lower than the rate for commercial office, therefore, overall intensity is not expected to significantly change. Moreover, allowing R&D use on the 3.84-acre site would likely result in a less intense development in terms of trip/traffic generation than a commercial office development that may be developed under the existing "Town Center" designation.

The community plan policies relevant to this proposal generally relate to land use and economic prosperity. Relevant economic development policies address retention and attraction of base sector employment uses such as research and development. As stated in criteria (a) above, these policy areas would not be adversely affected by the proposal.

The proposed amendment would therefore provide meaningful additional benefit towards the economic development of the community and the City as a whole.

(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.

Carmel Valley is an urbanized community that is mostly developed, and the range of public facilities required by the General Plan is currently in place. The community also receives a full range of public services from the City. El Camino Real and Townsgate Drive are improved streets with necessary infrastructure components. An analysis of the level of public facilities and services needed for the development will be conducted as part of the CPA.

As outlined above, staff has determined that the proposal can meet all the initiation criteria. The following issues related to the land use change and future development within the subject site 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:

- The scope of the precise plan modifications to allow the R&D use within the site and whether the office use should be removed, retained or restricted to single-tenant;
- Require a study to evaluate the scope of hazardous or toxic substances or byproducts typical of an R&D tenant to determine any separation distance or measures needed due to proximity of residences, schools, and a child care center;
- Evaluate any change between the existing and proposed development intensity for conformance with relevant goals and policies of the Precise Plan and General Plan;
- Climate Action Plan consistency and sustainable development features;
- Incorporation of suitable transportation demand management;
- Site plan integration with existing and future town center development, including the transportation terminal;
- Identify suitable vehicular and pedestrian access point(s);
- Site and building design fitting the corner of Townsgate Drive and El Camino Real as a major entry point;

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 staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Bernard Turgeon
Senior Planner
Planning Department

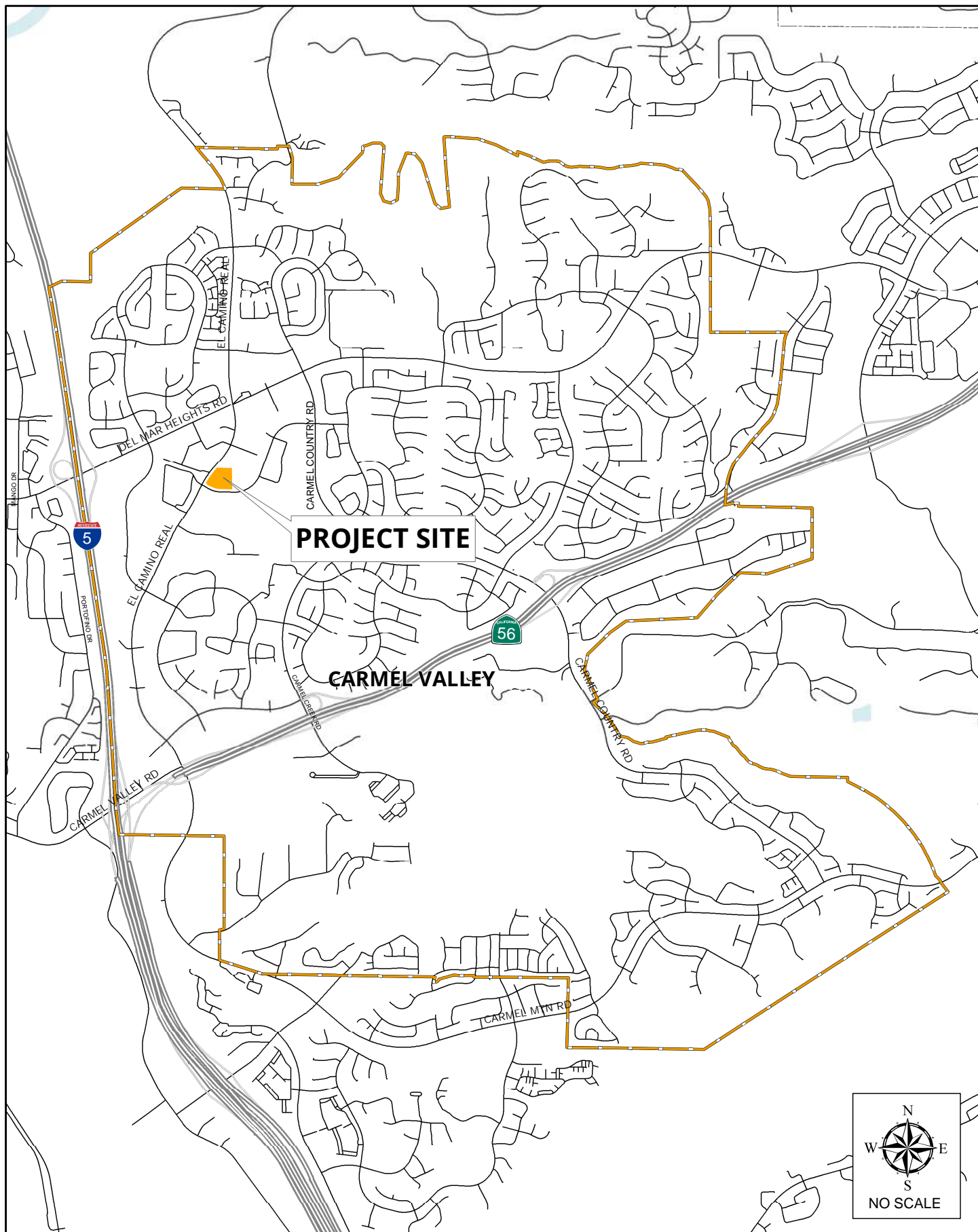


Laura C. Black, AICP
Deputy Director
Planning Department

BLACK/BWT

Attachments:

1. Project Vicinity Map
2. Project Location Map (aerial photo)
3. Community Plan Land Use Map
4. Town Center Precise Plan Land Use Map
5. Project Site Map (aerial photo)
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement



Document Path: L:\GIS\PGIS\Community Planning\Carmel Valley\CPA_PROJECTS\CV_TownCenter_vicinitymap.mxd



Carmel Valley Community Vicinity Map

CITY OF SAN DIEGO • PLANNING DEPARTMENT



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

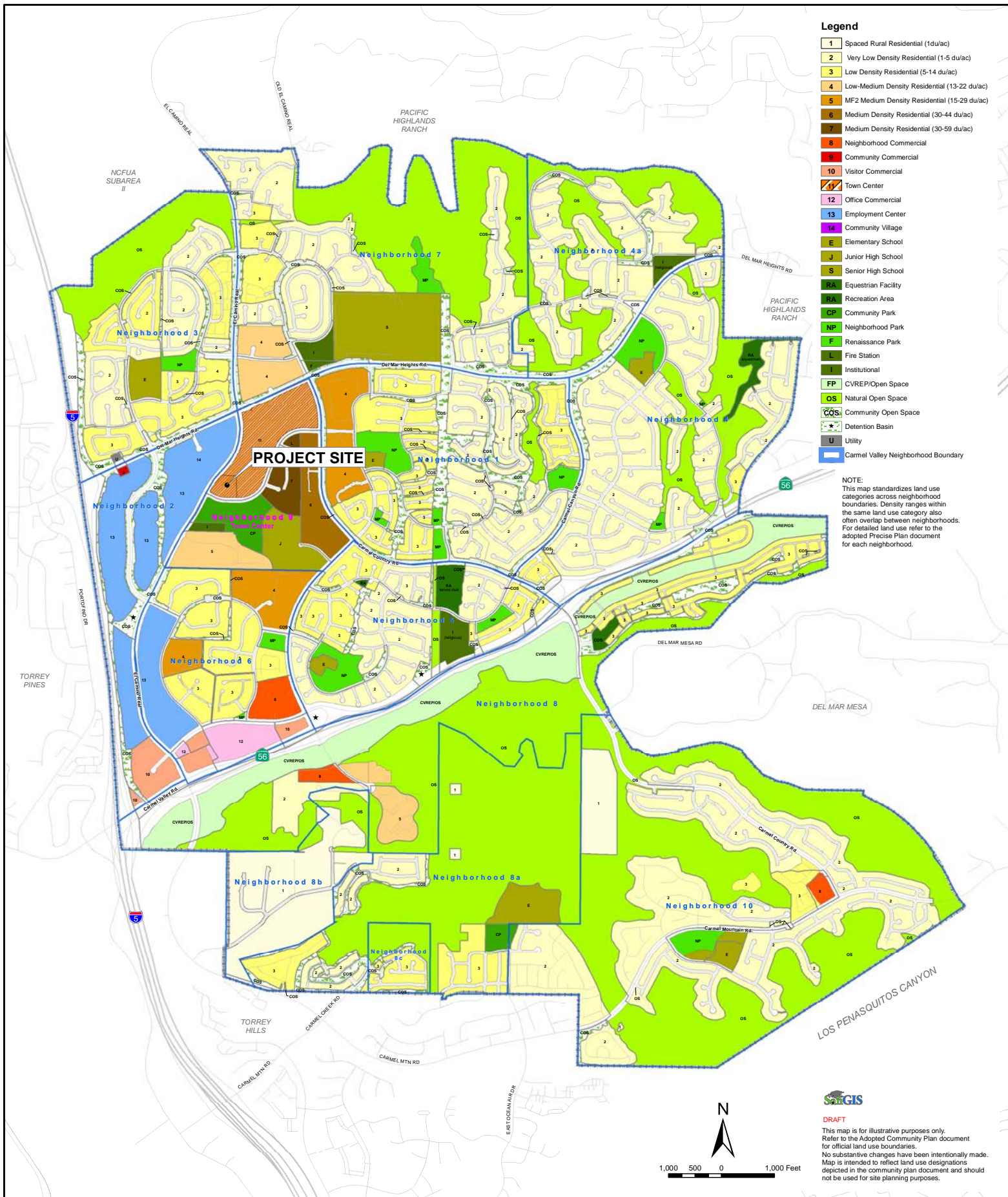
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CARMEL VALLEY COMMUNITY PLAN LAND USE MAP



LEGEND



Public Facilities

- 1. Library
- 2. Transit Center
- 3. Park and Ride Facility
- 4. Fire Station



NORTH

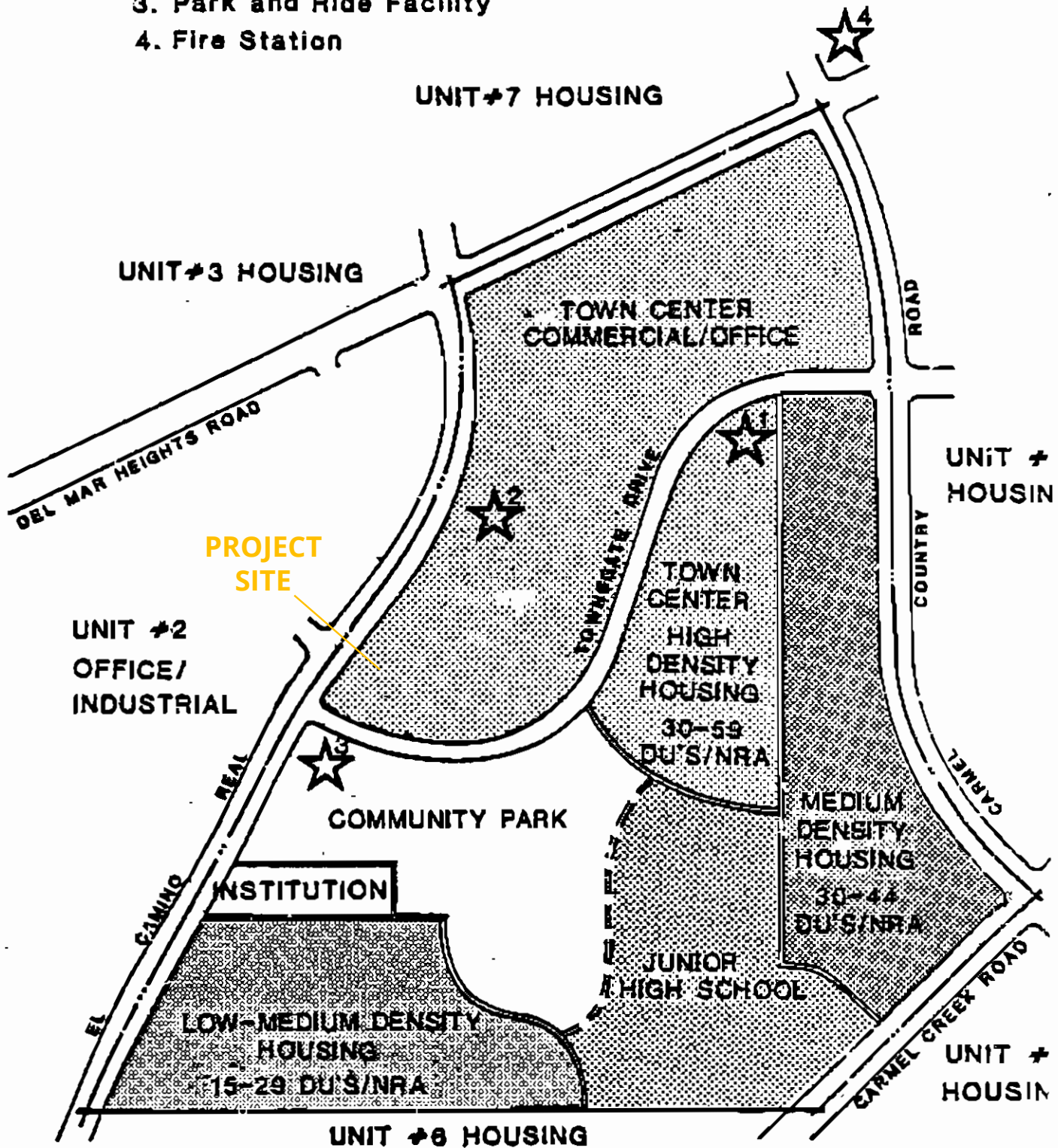




FIGURE 7
LAND USE PLAN

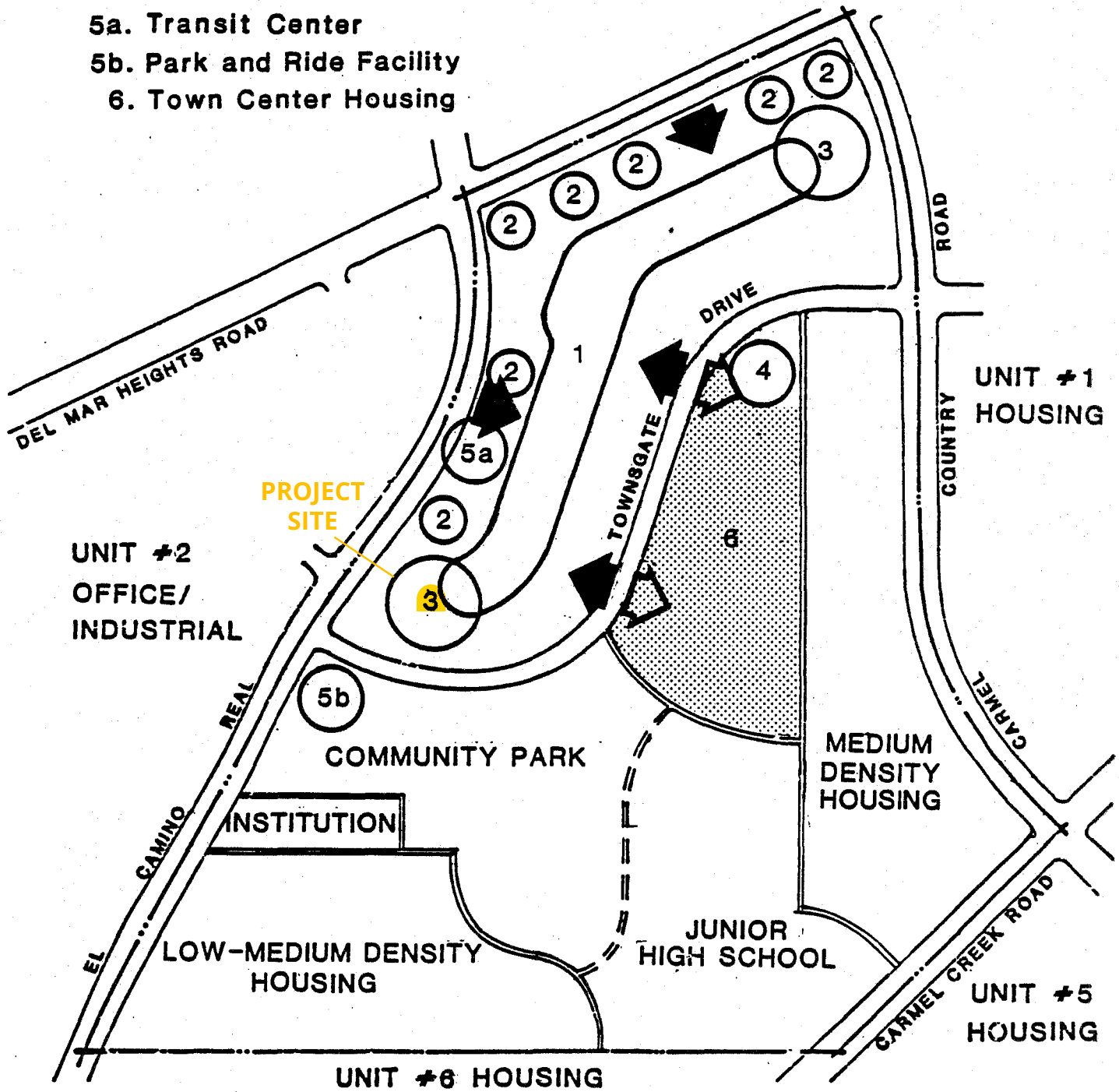


LEGEND

AREA

- 1. Town Center Retail/Commercial Core
- 2. Free Standing Commercial Sites
- 3. Ancillary Office /Commercial Facilities
- 4. Public Library
- 5a. Transit Center
- 5b. Park and Ride Facility
- 6. Town Center Housing

-  Primary Vehicular Entry Points
-  Pedestrian Linkage with Commercial Element



UNIT #6 HOUSING

UNIT #5 HOUSING

FIGURE 8

TOWN CENTER COMMERCIAL ELEMENT

One Paseo

Del Mar Highlands

12805 El Camino Real 3.84 acres

El Camino Real

Carmel Valley Community Park

Townsgate Dr.



CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, January 24, 2019

Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	x		1
2. Barry Schultz, Vice Chair	CV Voting District 2		x	2
3. Steve Davison	CV Voting District 3	x		2
4. Debbie Lokanc	CV Voting District 4	x		0
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. Annie Glenn	CV/ PHR Business	x		2
8. Allen Kashani, Secretary	CV Developer	x		1
9. VACANT	CV Property Owner			
10. Nate Smith	CV Property Owner			1
11. VACANT	PHR D1			
12. Stella Rogers	PHR D2	x		1
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		2

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - October 25, 2018

October 25th Meeting:

Ken motioned to approve October Minutes. 2nd: Annie. Approved 7-0-0

C. CONSENT AGENDA

- CV North MAD Budget, CV N-10 MAD Budget and PHR MAD Budget:** Consider approval of FY 2020 Budgets. The MAD subcommittees recommends approval.

- Applicant - CVCPB MAD Subcommittees

Ken motioned to approve Consent Agenda. 2nd: Stella. Approved 8-0-0

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Resident Joanna Herman asked for a pedestrian bridge over the Del Mar Heights and Carmel Valley Road intersection in order to allow students to safely cross the intersection and increase traffic flow. Chair White encouraged the resident to attend the livability subcommittee and open

a discussion of the idea there.

Resident Bruce Cameron asked about an update on funding for a traffic study and proposed safety measures in Pacific Highlands Ranch. Chair White directed Bruce to the livability subcommittee.

Allen Kashani informed the community that the Pacific Highlands Ranch Community Park, located on Village Loop Road, is substantially complete. Allen stated that the 90-day maintenance period ends March 21, 2019 and if all goes well the park is expected to open by the end of the quarter.

1. **Board Elections:** Announcement of the March 28, 2018 elections under the new bylaws and new voting districts. Seats up for election are: Carmel Valley Districts 3, 4, 6, CV Developer, CV Property Owner and PHR District 2 Representatives.

- Applicant - Chair

Chair White clarified that candidates must have attended at least two planning board meetings in their entirety. Ken Farinsky clarified that District 3 is Carmel Creek Town Center area, District 4 is Carmel Del Mar, and District 6 is old neighborhood 10, south of I-56 by Sage Canyon.

E. ANNOUNCEMENTS - San Diego Police Department, Officer Trevor Philips

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC/Via de la Valle)

None.

H. COUNCIL DISTRICT 1 REPORT - Steve Hadley, Office of Councilmember Barbara Bry

Steve Hadley reported that he has been working on solutions to the off-leash dog problem. Steve stated that he will be asking the recreation council to consider building an additional dog park in Carmel Valley. Steve stated that in the meantime he has asked the Humane Society to come to the community and enforce off-leash laws, specifically in Carmel Mission Park and Carmel Del Mar Park. Debbie Lokanc added that new signs will be placed in the parks informing residents of the law and the location of the nearest dog park.

Steve stated that Councilmember Barbara Bry will be hosting her State of the District Address on January 30, 2019 at University City High School in University City. Debbie Lokanc encouraged residents to attend the State of the District Address to voice concerns to Councilmember Barbara

Bry or to her staff members.

Karen Cody asked for an update on One Paseo. Steve stated that residential units will begin to open by the end of March. Steve indicated that afterward retail will slowly begin to open. Ken Farinsky asked when traffic light synchronization will begin. Chair White stated that light synchronization will begin when the residential units open.

I. MAYOR'S REPORT - Francis Barraza, Office of Mayor Faulconer

None.

J. COUNTY SUPERVISOR'S REPORT - Corrine Busta, Office of Supervisor Kristin Gaspar

None.

K. STATE ASSEMBLY REPORT - Bob Knudsen Office of Assemblymember Brian Maienschein

None.

L. STATE SENATE REPORT - Chevelle Newell-Tate, Office of State Senator Toni Atkins

None.

M. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters

None.

N. INFORMATION AGENDA:

- 1. Ashley Falls Large Scale LID:** Update presentation for the construction of a large-scale storm flow storage and multi pollutant treatment system construction of 12" RCP, 18" RC, and 24' RCP Storm drain and appurtenances for low-flow collection at Bio filtration Basin. CVCPCB initially supported this project on September 24, 2015.
 - Applicant - Rawsan Salha, City of San Diego

Chair White reminded the applicant that the Board had supported the project in 2015. Brendan Hastie indicated that prior feedback from the Board included removing the fence from around the basin and increasing park elements. Brendan stated that they were able to remove the fence by decreasing slopes to 3-to-1 in order to allow people who may fall to stand up again and walk out of the basin. Brendan continued that a permanent irrigation system will be installed with drought-tolerant plants with a goal to turn off the irrigation system after one year. Brendan stated that the plants will improve the aesthetics of the community.

Ken Farinsky asked how long the street will be closed in order to construct the trenches and will the street need to be repaved. Brendan answered that roads will stay open during the trenching process resulting in minimal traffic impacts. Brendan also stated that he is unsure if the streets

will need to be repaved as it is dependent on current city requirements.

Debbie Lokanc asked if the presenters will return with landscape renderings. Brendan stated that the only landscape rendering has been shared and no additional renderings will be created. Ken asked about the species and height of trees. Brendan stated that 22 five-gallon trees will be planted.

2. **Development of Industrial Court and Sorrento Valley Road:** Introduction of potential redevelopment of multi parcels at Industrial Court and Sorrento Valley Road.
 - Applicant - John Ziebarth, ZAAP

Applicant John Ziebarth stated that the addition of a Home Depot along Carmel Mountain Road will decrease driving distance and driving time as other Home Depots are outside of the community. John stated that the project is in the due diligence phase as he works to solicit comments, concerns, and questions from the nearby communities. Stella Rogers asked what other planning boards thought of the project. John stated that Torrey Pines was supportive but had stated concerns about traffic, flooding, and impact on the lagoon. John clarified that on-site stormwater will be treated prior to discharge. John further clarified that treated stormwater will not be emptied into the lagoon.

Debbie Lokanc stated that the location will have a negative impact on traffic. John stated that the trip generation for Home Depot is less than typical box stores. Steve Davison asked if other retailers were located nearby. John responded that no other retailer is located nearby.

Ken Farinsky shared his concern that increased retail along Sorrento Valley Road will make it more difficult for vehicles to enter and exit parking lots. John stated that a traffic study will be needed to address this issue. Chair White reminded John that the traffic study baseline must be based on industrial, light-industrial, and office in order to reflect the dominant features of the area. A resident asked about the impact to bicycle trails as the trails serve as a connector to the marshes and the transit system. John responded that no impact will occur to the bicycle trails. Karen Cody shared that communities with big box stores were created with big box stores in mind; however, Carmel Valley was not created with big box stores in mind.

O. ACTION AGENDA:

1. **Pell Property Initiation:** Alexandria Real Estate Equities, Inc. requests recommendation for the initiation of an amendment to the Carmel Valley Community Plan for the Pell Property to change from “Town Center” designation to “Employment Center” in order to allow “Research & Development” use. Direct Design Subcommittee to begin review of the initiation and the design and planning of the parcel.
 - Applicant - Kimberly Elliott, Alexandria Real Estate Equities

Applicant Kimberly Elliott stated that Alexandria Real Estate Equities is trying to develop the Pell Property to be a life science building. Kimberly stated that in order to develop the property it must be rezoned from “Town Center” designation to “Employment Center.” Kimberly stated that in order to amend the Carmel Valley Community Plan, the Planning Board must initiate the amendment.

Ken Farinsky clarified that the building will only include offices and no restaurant will be constructed. Debbie Lokanc asked about site parking. Neil Hyytinen, an attorney on behalf of Alexandria Real Estate Equities, responded that the parking ratio is 2.5, which is lower than what was originally proposed.

Ken motioned to approve the initiation of the plan amendment; however moving the initiation forward does not signify approval of the project. 2nd: Allen. **Approved 7-0-0**

2. **Village Loop Road Update:** Update of the impasse between the City of San Diego and the Lin Family on the negotiation for the implementation of the PHR Community Plan's vital circulation element.
 - Applicant - Chair

Steve Hadley stated that the City is asking for an easement to build the road. Steve stated that it is unclear if discussions are still being conducted. Chair White stated that the update of the Village Loop Road is crucial for the Pacific Highlands Ranch Community Plan due to prospective developments in the community. Chair White also highlighted the negative impact on traffic circulation patterns in the area due to the road only having one entrance and exit, as opposed to being a full loop. Chair White asked if eminent domain is an option the City can pursue. Steve responded that it is unclear what the city attorney's next steps are. Chair White stated that a letter will be created by the Board addressed to Councilmember Barbara Bry in support of the Village Loop Road update.

Stella motioned for the Board to create a letter addressed to Councilmember Barbara Bry in support of the Village Loop Road update. 2nd: Debbie. **Approved 7-0-0**

3. **Transit Subcommittee:** Discussion of questions for Transit Subcommittee to present to SANDAG in February.
 - Applicant - Karen Cody & Sonya Solinsky, Co-Chairs

Sonya Solinsky stated that the goal of the Transit Subcommittee is to get effective transit service reinstated into Carmel Valley in a reasonable amount of time.

Sonya stated that SANDAG is working on its Regional Transit Plan for 2050 which includes two local transit lines: Rapid 473 (starting at Oceanside and ending at UTC) and Local Bus 103 (starting at Solana Beach, traveling across Del Mar Heights and Pacific Highlands Ranch, to Saber Springs). Sonya stated that Rapid 473 is expected to open in 2035 with no timeline in place for Local Bus 103.

Sonya stated their proposal for SANDAG. Sonya proposed a pilot program for a North-South local route beginning prior to 2021 and lasting for three years in order to show stable ridership through the opening of the Mid-Coast Trolley. Sonya stated that the line would begin at Via de la Valle, travel through Carmel Valley, Torrey Hills, Sorrento Valley, and end at the Genesee Ave. Transit Station. Sonya indicated that this proposal would modify route 473, as it would no longer be considered a Rapid line. Sonya continued that this modification would reduce distance

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	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: ARE-SD Region No. 53, LLC _____ **Project No. For City Use Only:** _____

Project Address: 12805 El Camino Real _____
 San Diego, CA 92130

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

Corporation Limited Liability -or- General - What State? _____ 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: Vincenzo R. Cruzzi For: ARE-SD Region No. 53, LLC, By: Alexandria Real Estate Equities, L.P. By: ARE-QRS Corp. Owner Tenant/Lessee Successor Agency

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego _____ State: CA _____ Zip: 92121

Phone No.: 858.638.2800 _____ Fax No.: _____ Email: kellott@are.com

Signature:  _____ Date: 11/14/18

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.

**Supplement to Ownership Disclosure Form
for Alexandria Townsgate Plan Amendment Initiation**

Project Site: 12805 El Camino Real

ARE – SD Region No. 53, LLC, a Delaware limited liability company

Managing (and Sole) Member: Alexandria Real Estate Equities, L.P., a Delaware limited partnership

Alexandria Real Estate Equities, L.P., a Delaware limited partnership

General Partner: ARE-QRS CORP., a Maryland corporation

ARE-QRS CORP., a Maryland corporation

Joel S. Marcus, CEO and Founder

Dean A. Shigenaga, Executive VP, CFO and Treasurer

Jennifer J. Banks, General Counsel and Corporate Secretary

Gary Dean, Senior VP

Daniel J. Ryan, Executive VP, Regional Marketing Director

Bret E. Gossett, Senior VP

Vincent R. Ciruzzi, Senior VP

Stephen Pomerence, VP

These individuals are a subset of ARE-QRS Corp officers and oversee and are responsible for the San Diego region