



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: August 20, 2020 REPORT NO. PC-20-050

HEARING DATE: August 27, 2020

SUBJECT: Towne Centre View Community Plan Amendment Initiation

PROJECT NUMBER: [624751](#)

OWNER/APPLICANT: BRE-BMR Towne Centre Science Park LLC ("BMR")

### SUMMARY:

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan to increase the development intensity from approximately 400,000 square feet to 1,000,000 square feet of scientific research on a 32.42-acre site owned by BMR (approximately 22-acres of which are developable and designated scientific research)?

Staff Recommendation: INITIATE the plan amendment process

Community Planning Group Recommendation: On July 14, 2020 the University Community Planning Group voted 10 yes, 0 no, 2 abstentions to recommend approval of initiating an amendment to the University Community Plan with no conditions attached to the recommendation (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 32.42-acre site is located at 9855, 9865, 9875, and 9885 Towne Centre Drive, and comprised of five properties (APN: 343-121-42, 343-121-43, 343-121-35, 343-121-36, and 343-121-37) in the University Community Plan area (Attachment 2 and 3).

### Existing Land Use

The developable area of the site is approximately 22.0 acres and is currently designated as scientific research. Of the developable acreage, parcel 343-121-42 (site 2) is currently vacant while parcels 343-121-35, 343-121-36, and 343-121-37 (site 1) are developed with an existing 200,000 square feet of scientific research development. Parcel 343-121-43, the northernmost parcel, is approximately 7.0 acres and is within an open space easement and open space land use. The remaining 3.0 acres of the total 32.42-acre site are designated as open space.



### Adjacent Uses

The site is bounded by scientific research uses to the west, open space to the east and north, and scientific research uses to the south across Towne Centre Drive.

### Mobility

The University Community Plan classifies Towne Centre Drive as a four-lane collector along the site's frontage and serves as the only point of vehicular access. The site is located within a Transit Priority Areas and is approximately 0.90 miles from the nearest SuperLoop Rapid 204 stop and 1.4 miles from the nearest upcoming Mid-Coast Trolley Station (Executive Drive).

### Public Facilities

The Mandell-Weiss Eastgate City Park is approximately 1.3 miles southwest of the site and Fire Station 35 is approximately 1.2 miles southwest of the site.

### Community Plan Designation and Zoning

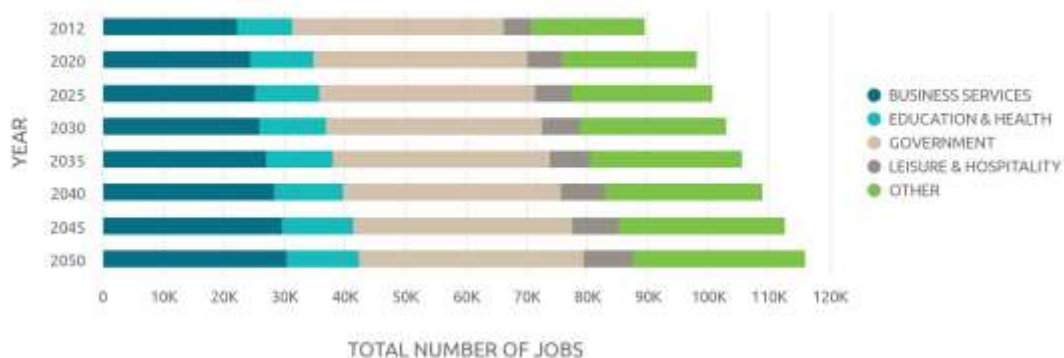
The [University Community Plan](#) designates the site Scientific Research (Attachment 4). The site is currently zoned IP-1-1 (Attachment 5). The adjacent developed property to the west is designated Scientific Research and zoned IP-1-1. The adjacent developed property to the south is designated Scientific Research and zoned IP-1-1.

### Airport Land Use Compatibility Plan

The site is bisected by the Transition Zone (TZ) and the Accident Potential Zone 2 (APZ-2) as shown in the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP). The ALUCP does not place any limitations of development intensity for industrial development within the TZ. However, the ALUCP limits development within APZ-2 to 50 people per acre.

### 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.

### Prior Permit Approval

Parcel 343-121-42 (site 2) is graded, undeveloped, and currently entitled for 190,000 square feet of scientific research in 3 buildings and a parking structure. The site is currently being used as temporary construction storage for the Mid-Coast trolley project. Parcels 343-121-35, 343-121-36, and 343-121-37 (site 1) are developed with an existing 200,000 square feet of scientific research in three buildings.

### Community Plan Amendments in Process

Four 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.
- 4) The fourth community plan amendment was initiated on December 12, 2019, for a 2.53-acre site located at 4380 La Jolla Village Drive. The amendment proposes to increase the development intensity of office use from 35,000 square feet to 155,000 square feet.

### Community Plan Update

The [University Community Plan Update](#) (UCPU) began in September 2018. The UCPU Project Team is in the process of identifying plan goals and policies. 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-2021. 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 to 1,000,000 SF of scientific research identified in Table 3 of the UCP Land Use and Development Intensity Element for subarea 11 (Attachment 7). Subarea 11 is currently assigned a development intensity of 18,000 square feet per acre. The proposed community plan amendment would not change the Community Plan land use designation or the underlying zone. The existing development is intended to be replaced as part of the future development and the development for the entire site would not exceed 1,000,000 square feet.

### Community Planning Group

The University Community Planning Group (UCPG) recommended approval of the initiation at their July 14, 2020 meeting (Attachment 1). The motion to approve included no conditions with the recommendation.

### 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 General Plan identifies the University community as a Sub-Regional Employment Area which is made up of high intensity office, commercial, industrial, scientific research, 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."

(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;
- Traffic generation associated with increased intensity and lack of transit access;
- Transportation Demand Management measures for employees including, but not limited to: privately funded shuttles to and from upcoming transit opportunities (Mid Coast Trolley/Mode Shift), unbundled parking, shared parking with other structures, analyzing parking demand in conjunction with upcoming transit opportunities, showers/locker rooms, and subsidized transit passes;
- Coastal-related issues;
- Rezoning open space easement from RS-1-7 to OC-1-1 to be consistent with the plan designation;
- Incorporation of sustainable design features and electric vehicle charging stations; and
- Consideration of development near canyon edges to ensure visual access to the canyons, including, but not limited to canyon rim walking paths, overlooks, and scenic vistas.

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,

*Tait Galloway*

Tait Galloway  
Program Manager  
Planning Department

*Katie Witherspoon*

Katie Witherspoon, AICP  
Senior 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

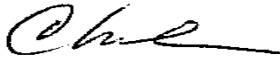
July 23, 2020

Katie Witherspoon, Senior Planner  
Planning Department  
City of San Diego

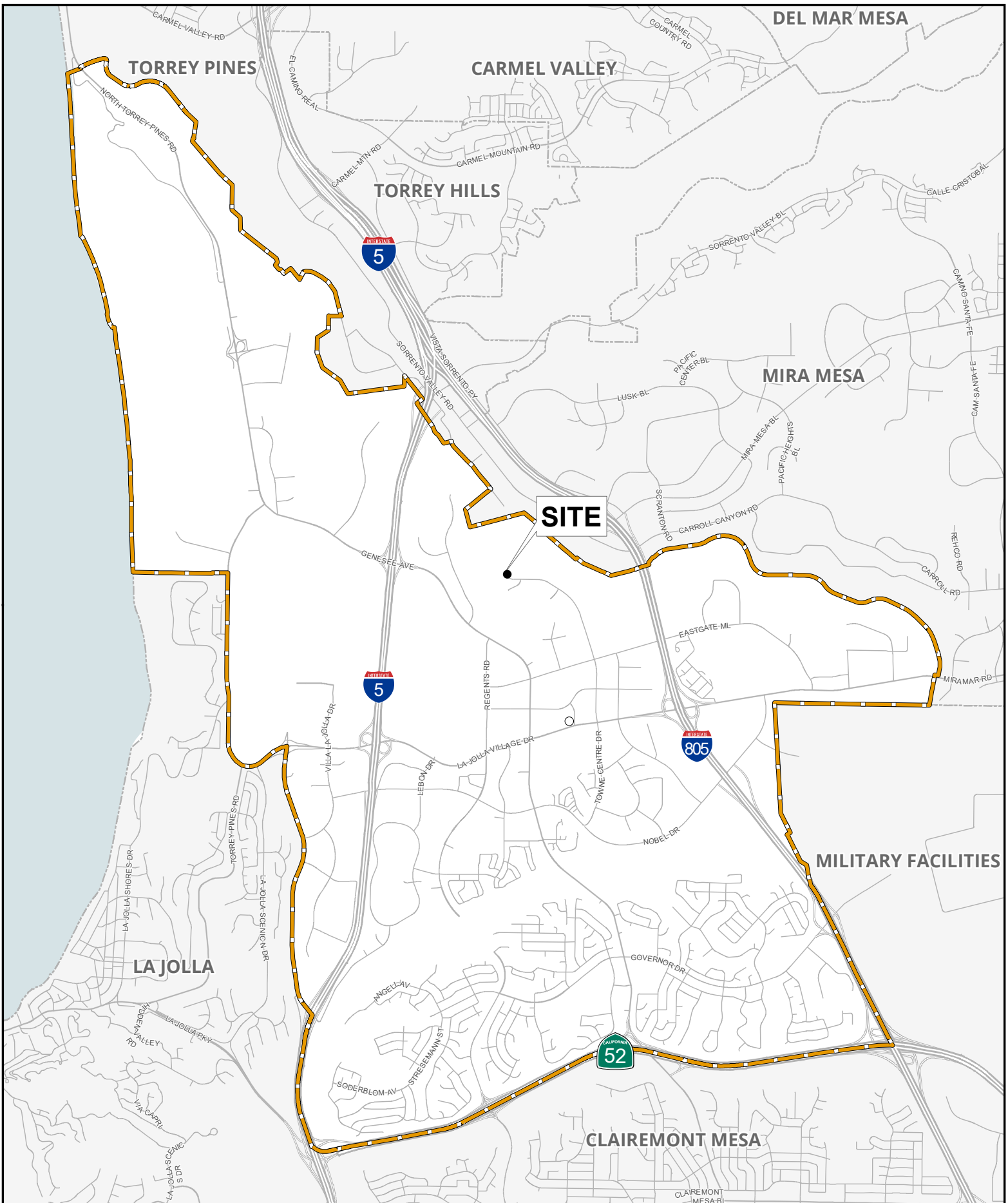
Dear Katie,

At our meeting on July 14, 2020, the University Community Planning Group voted 10 Yes, 0 No, with 2 Abstentions (Jason Moorhead and Jon Arenz) to recommend that the City initiate a Community Plan Amendment for the BIOMED Towne Centre View parcels located at 9855 through 9885 Towne Centre Drive. No conditions are attached to this recommendation.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Nielsen", with a long horizontal flourish extending to the right.

Chris Nielsen  
UCPG Chair

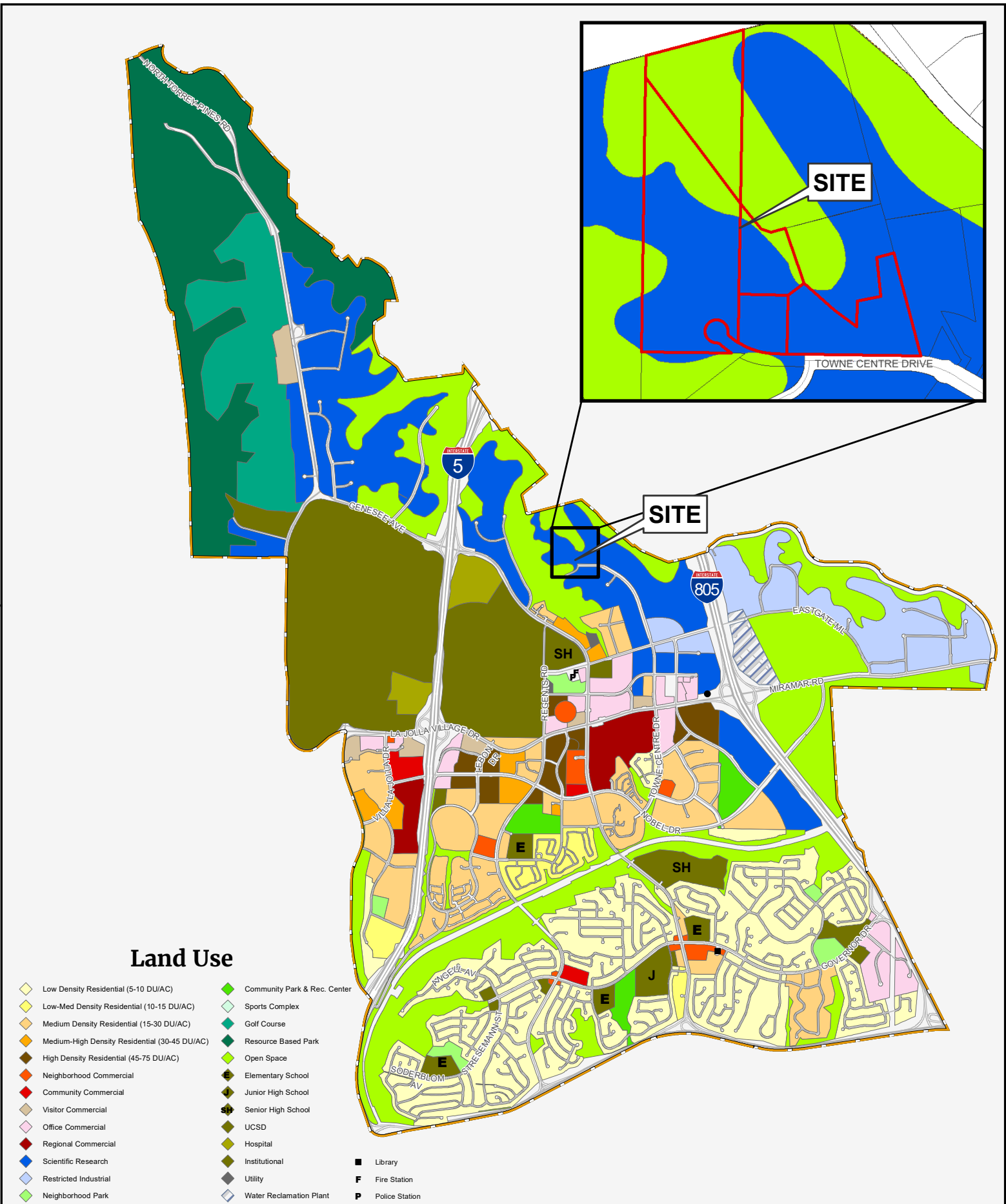


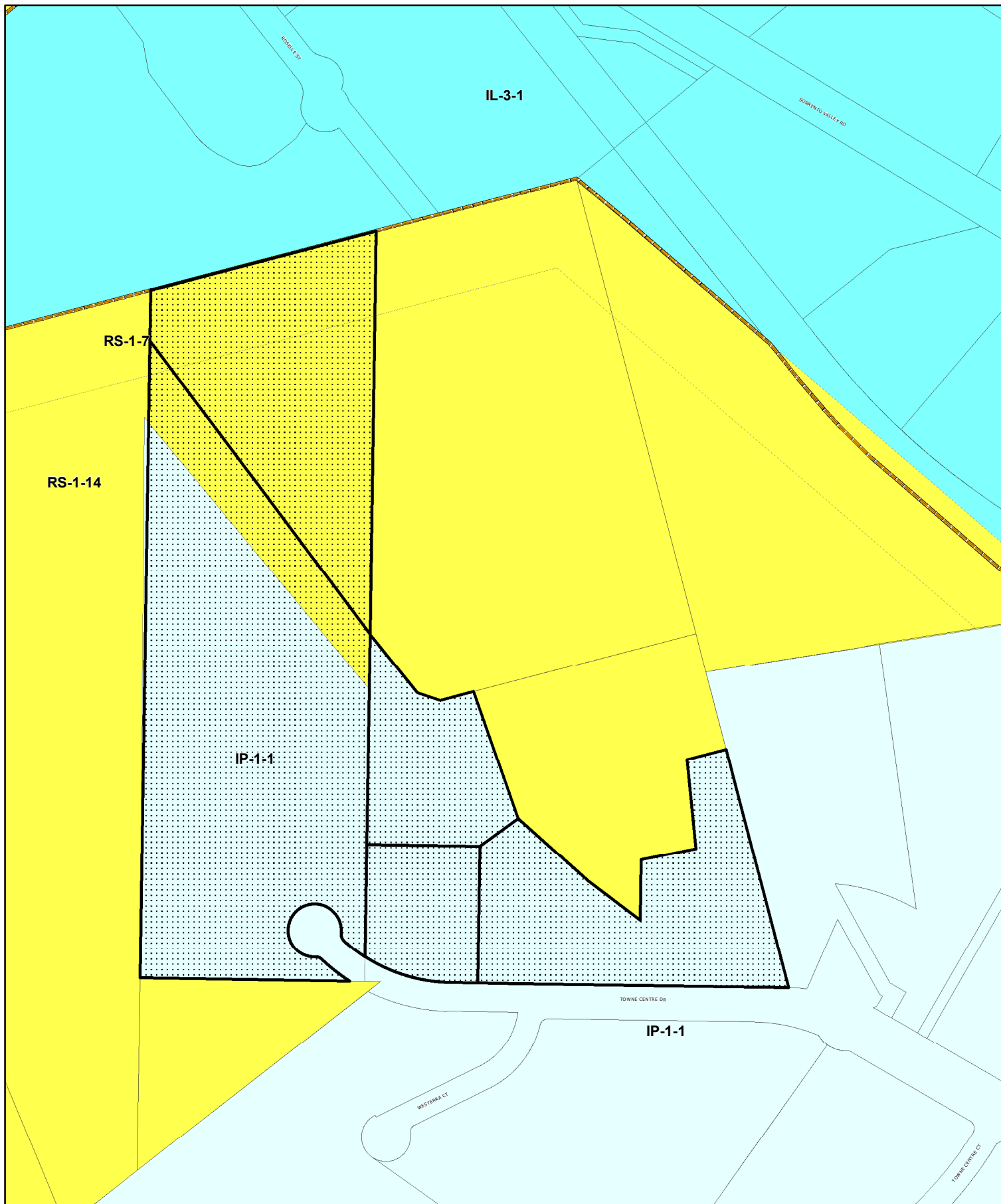




Document Path: S:\PLN\Monroe\Development Reviews\University\Plaza UTC\superseded\CPA.mxd

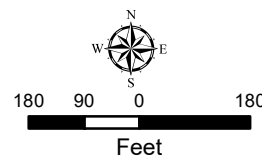
DRAFT





Document Path: S:\PLN\Monroe\Development Reviews\University\Plaza UTC\superseded\CPA.mxd

**DRAFT**



**SAN GIS**  
 City of San Diego  
 Planning Department  
 1200 City Center Drive, Suite 1000  
 San Diego, CA 92101  
 Phone: (619) 491-3100  
 Fax: (619) 491-3101  
 Email: san\_gis@cityofsan-diego.gov  
 Website: www.cityofsan-diego.gov/san-gis



**SITE**

**ARE Podium 93**

**PLAZA UTC**

**I-805 & LJVD**

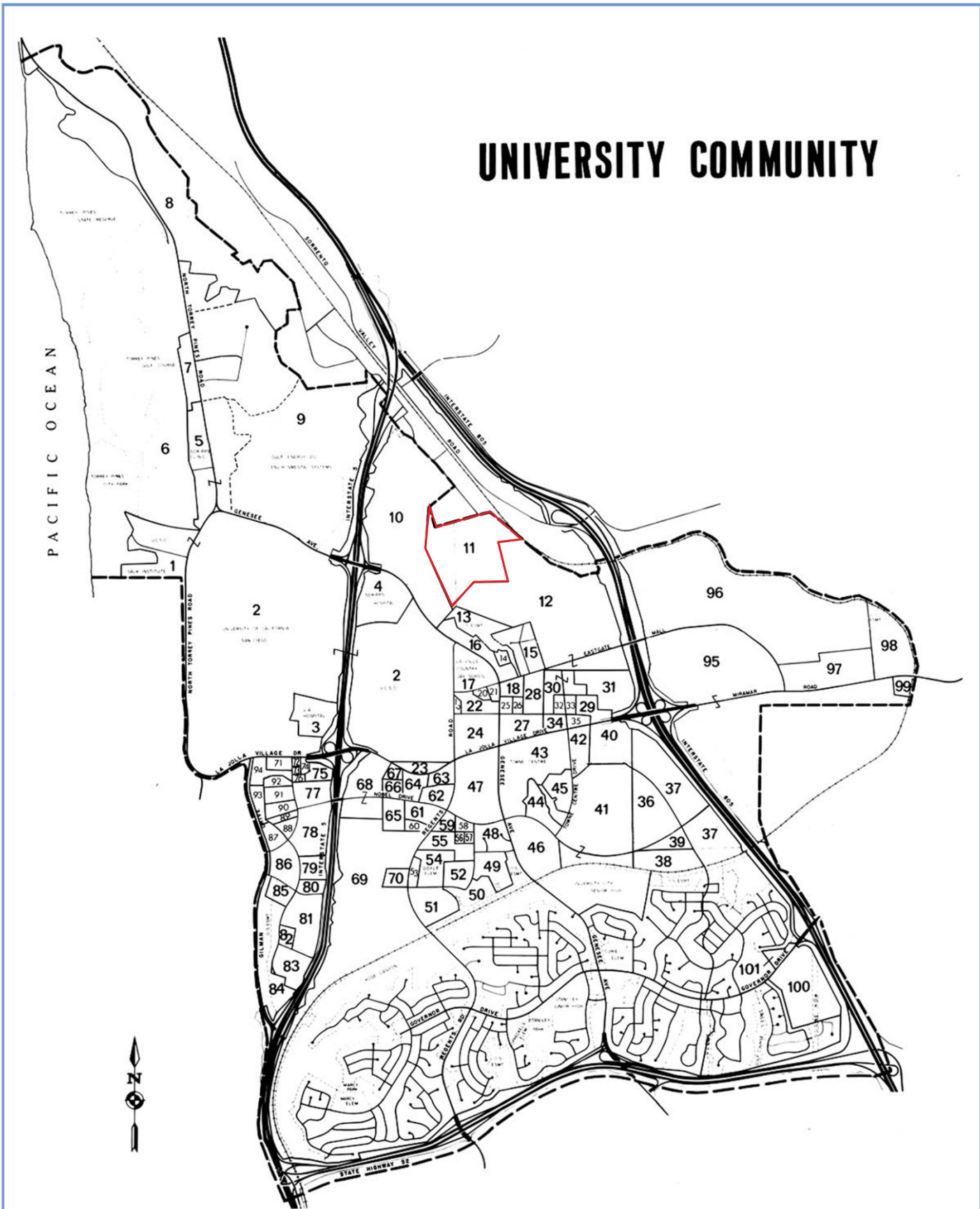
**Costa Verde Regency**

Document Path: S:\PLN\Monroe\Development Reviews\University\Plaza UTC\superseded\CPA.mxd

**DRAFT**



# UNIVERSITY COMMUNITY



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

<b>Subarea/Name</b>	<b>Gross Acres</b>	<b>Land Use and Development Intensity</b>
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 <sup>(1)</sup>	
7. Sheraton Hotel	11.38	400 Rooms - Hotel
Lodge at Torrey Pines	6.00 <sup>(1)</sup>	175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC - Scientific Research <sup>(2)</sup>
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 <sup>(2)</sup> Scientific Research
La Jolla Cancer Research	4.87	
State Park	14.25	Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: Alexandria (10290-10300 Campus Point Drive and SAIC – 30,000 SF/AC <sup>(3)</sup> 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 <sup>(4)</sup>
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID) <sup>(4a)(4b)</sup>	218.50	2,472,025 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 shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Alexandria shall be required to mitigate its peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 20,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

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

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

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

**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 <sup>(5)</sup>
18. Churches	6.16	2 Institutions <sup>(5)</sup>
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. <sup>(6,7)</sup> (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
La Jolla Centre III <sup>(7a)</sup> (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) <sup>(7b)</sup>	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership	56.5	18,000 SF/AC - Scientific Research
Alexandria (PDP)	42.60	8,657 ADT- Scientific Research <sup>(10)</sup>
Open Space	2.75	
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/AC
40. La Jolla Crossroads <sup>(8)</sup>	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) <sup>7c</sup>	14.17	396,305 SF - Office
Congregation Beth Israel <sup>7c</sup>		2,165SF – Chapel 62,931 SF – Sanctuary/Temple School
43. University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU <sup>(9)</sup>
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 <sup>(8)</sup>	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, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria, 1,615 unused ADT remain with Costa Verde Specific Plan Area.

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

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



**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.

<b>Subarea/Name</b>	<b>Gross Acres</b>	<b>Land Use and Development Intensity</b>
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmor 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 <sup>(11)</sup>
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 <sup>(11a)</sup>	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

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

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

**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.

<b>Subarea/Name</b>	<b>Gross Acres</b>	<b>Land Use and Development Intensity</b>
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.)

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM</b>  <b>DS-318</b>  <b>October 2017</b>
---	---	---

**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:** \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**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: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: *Stephen B. Blushaw* Date: \_\_\_\_\_

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: *James M.* Date: 4/23/20

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

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
---	---	---

**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:** Towne Centre View **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 9855, 9865, 9875 Towne Centre Dr, San Diego, CA 92121 & APN: 343-121-42-00 & 343-121-43-00

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

Corporation  Limited Liability -or-  General – What State? Delaware 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: BMR-9865 Towne Centre LP and BMR-9885 Towne Centre LP  Owner  Tenant/Lessee  Successor Agency

Street Address: 17190 Bernardo Center Drive

City: San Diego State: CA Zip: 92128

Phone No.: (415) 385-3588 Fax No.: \_\_\_\_\_ Email: jon.bergschneider@biomedrealty.com

Signature:  Date: 4/23/20

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: BRE-BMR Towne Centre Science Park LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 17190 Bernardo Center Drive

City: San Diego State: CA Zip: 92128

Phone No.: (415) 385-3588 Fax No.: \_\_\_\_\_ Email: jon.bergschneider@biomedrealty.com

Signature:  Date: 4/23/20

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: See Attachment A - Financially Interested Persons  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



THE CITY OF SAN DIEGO

City of San Diego  
 Development Services Department  
 Attn.: Deposit Accounts  
 1222 First Ave. MS-401  
 San Diego, CA 92101  
 (619) 446-5000

## Change of Financially Responsible Party

**NOTE: NOTARY ACKNOWLEDGMENTS (FOR ALL SIGNATURES) MUST BE ATTACHED, PER CIVIL CODE SEC. 1180.SEQ. ORIGINAL DOCUMENTS MUST BE MAILED TO THE ABOVE ADDRESS**

Please print legibly or type information

1. Project Title:  
Towne Centre View

2. Project Number:  
624751

3. Job Order Number: (Deposit Account)

4. Current Responsible Party:  
Towne Centre Science Park, LP

5. Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code  
10620 Treena Street, Suite 110, San Diego, CA 92131

6. New Responsible Party:  
BRE-BMR Towne Centre Science Park LLC

7. Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code  
17190 Bernardo Center Drive, San Diego, CA 92128

8. Telephone No. \_\_\_\_\_ 9. Fax No. \_\_\_\_\_ 10. E-mail Address:  
(415) 385-3588 \_\_\_\_\_ jon.bergschneider@biomedrealty.com

### Current Responsible Party

I/We Towne Centre Science Park, LP agree to transfer all funds, and/or liabilities in the above named customer account, including any Lot Stakes and Monument Surety (if applicable). The entire amount of funds, and/or liability is to be transferred to the above named New Responsible Party.

For Lot Stakes and Monument *only* in the amount of \$ N/A

\* Subject to Subdivisions Approval

STEPHAN P. CASHMAN  
Print Name

Stephan P. Cashman  
Signature

4-23-2020  
Date

### New Responsible Party

I/We BRE-BMR Towne Centre Science Park LLC agree to accept all funds and/or liabilities, of the above customer account and the obligation to deposit additional funds when requested by the City of San Diego. I/We agree to obtain new agreement and surety (or new permit(s) and surety, if applicable) in my/our name to replace one issued to above named current responsible party in connection with this account.

Jon Bergschneider  
Print Name

Jon Bergschneider  
Signature

4/24/2020  
Date

Printed on recycled paper. Visit our web site at  
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-3241 (05-06)

# CERTIFICATE OF ACKNOWLEDGMENT California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

On April 24, 2020 before me, Lynne Konlon, Notary Public,  
Date Name of Officer

personally appeared Jon Bergschneider,  
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

Place Notary Seal Above

### Description of Attached Document

Title or Type of Document: Change of financially responsible party

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signers(s) other than named above: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

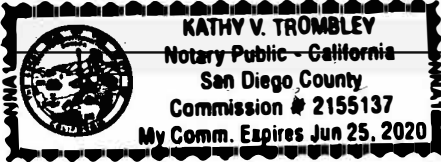
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN DIEGO )  
On APRIL 23, 2020 before me, KATHY V. TROMBLEY, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared STEPHEN P. CUSHMAN  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kathy V. Trombley  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: CHANGE OF FINANCIALLY RESPONSIBLE PARTY Document Date: APRIL 23, 2020  
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: TOWNE CENTRE SCIENCE PARK, LP

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE  
UNIVERSITY COMMUNITY PLAN

WHEREAS, on August 27, 2020, 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 Scientific Research land use designation to a parcel located at 9855, 9865, 9875, and 9885 Towne Centre Drive, and comprised of five properties (APN: 343-121-42, 343-121-43, 343-121-35, 343-121-36, and 343-121-37); 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;
- Traffic generation associated with increased intensity and lack of transit access;
- Transportation Demand Management measures for employees including, but not limited to: privately funded shuttles to and from upcoming transit opportunities (Mid Coast Trolley/Mode Shift), unbundled parking, shared parking with other structures, analyzing parking demand in conjunction with upcoming transit opportunities, showers/locker rooms, and subsidized transit passes;
- Identify and address any Coastal-related issues.
- Incorporation of sustainable design features and electric vehicle charging stations; and
- Consideration of development near canyon edges to ensure visual access to the canyons, including, but not limited to canyon rim walking paths, overlooks, and scenic vistas.

---

Katie Witherspoon, AICP  
Senior Planner  
Planning Department

Approved on August 27, 2020  
Vote: X-X-X

PTS No. 624751

cc. Legislative Recorder, Development Services Department