

PLANNING COMMISSION RESOLUTION NO. XXXX-PC

DENIAL OF INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on November 20, 2014, 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 change the existing Scientific Research designation to an another appropriate land use which would allow medical office use and would increase the allowable development intensity of Scientific Research land use on a 3.9 acre site located at 9455 Towne Centre 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 does not meet two of the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

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

The site is designated Scientific Research by the University Community Plan. The proposed amendment would increase the allowable development intensity on-site and would result in a change from the existing Scientific Research land use designation to allow greater flexibility in allowable uses. The Industrial Element of the UCP emphasizes the City-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to UCSD. The proposed initiation of a community plan amendment to allow more flexibility in allowable uses, such as medical office, would further degrade the availability of land suitable for base sector employment uses in an area that is surrounded by land designated for Scientific Research use and zoned IP-1-1.

The site was identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals

and objectives to encourage a strong economic base. The General Plan includes several policies which are intended to protect, maintain and encourage growth of base sector industrial uses and those areas identified as Prime Industrial Land. These include policies EP-A.1 through A.5, EP-A.12 through A.15 and EP-E.1 (Attachment 5). Maintaining the existing Scientific Research land use designation and IP-1-1 zoning would preserve land for the base sector industrial uses and would restrict encroachment by non-base sector industrial uses such as medical office.

(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 to increase allowable development intensity could help provide additional job opportunities and services to the community. However, the site has been specifically identified through ordinance, land use planning and zoning for scientific research activities, manufacturing research and development activities, corporate headquarters, and high technological-like manufacturing activities. The existing land use designation preserves land for base sector employment which creates wealth for our city by exporting products and services primarily to national and international markets outside of the local area. Allowing a change in land use and subsequent rezone to the IL-2-1 zone could allow non-base sector uses which do not stimulate the economy and create the middle-income jobs which the existing land use and zoning are meant to implement. Additionally, the change in land use and subsequent rezone would not be consistent with existing General Plan and UCP policies regarding base sector industrial uses, nor would the change in land use be allowed by O-12685 without a vote of the electorate.

(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.**

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, staff has determined that the proposed plan amendment does not meet the first two above criteria as described; therefore, staff recommends that the amendment to the University Community Plan not be initiated.

If the Planning Commission chooses to initiate the request, staff recommends that the following issues be analyzed and evaluated through the community plan amendment review process:

- Evaluate applicability of the Prime Industrial Land Criteria as provided in General Plan Appendix C, EP-1
- Evaluate consistency with the Guidelines for the Regional Center and Subregional Employment Area as provided in General Plan Appendix C, EP-3

- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate the Air Quality and Noise Impacts from I-805 and MCAS Miramar
- Evaluate traffic generation and circulation
- Evaluate the accessibility of transit
- Evaluate the ability of the project to incorporate sustainable design features

If the Planning Commission supports initiation of the community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Dan Monroe
Senior Planner
Planning Department

Approved on November 20, 2014
Vote: X-X-X

PTS No. 291342

cc. Legislative Recorder, Development Services Department