

University Community Planning Area
Development Project Status
June 2005

Community Plan Amendments

Costa Verde Commercial Center – PTS# 16813

- Request to construct approximately 75,000 square feet of additional neighborhood/community commercial within the existing Costa Verde Commercial Center which is currently developed with a 178,000 square foot shopping center. The 14-acre site is located at the northwest corner of Nobel Drive and Genesee Avenue and is currently.
- Requires a Community Plan Amendment and Costa Verde Specific Plan Amendment.
- Community Plan Amendment initiated on February 26, 2004

Equity Office – PTS# 1994

- Request to change the land use designation for a 4.63 acre parcel from Scientific Research to Office Commercial; Revision to Development Intensity chart in the UCP to allow development of office use. Project proposes development of two office towers, one 9 stories (135-foot tall) and the other 16 stories (242-foot tall), for a total office area of 547,228 sq. ft. Located at northwest corner of La Jolla Village Drive & planned Judicial Drive
- Requires Community Plan Amendment
- Community Plan Amendment Initiated on May 18, 2001.
- 3rd review cycle completed April '03
- Second draft EIR screencheck submitted July '03

Holiday Court – PTS# 63924

- Request to modify the uses of Subarea 76. The proposal would change the description of Subarea 76, which currently describes neighborhood commercial center and bank uses, to neighborhood commercial and residential uses (6,400 sf commercial, 107 condominiums). The site is currently developed with approximately 20,000 square feet of retail and bank uses. Located at 3211-3251 Holiday Court, accessed from Villa La Jolla Drive between Nobel and La Jolla Village Drive.
- Requires Community Plan Amendment
- Community Plan Amendment initiated September 16, 2004
- 1st review cycle completed April '05'

Monte Verde – PTS# 6563

- Amendment to the University Community Plan and the Costa Verde Specific Plan to allow development of 800 multi-family dwelling units in four, high-rise towers (30-40 stories in height) on a 4.77-acre site designated for a 400-room hotel. Located at the southwest corner of La Jolla Village Drive and Genesee Avenue

- Requires Community Plan and Specific Plan amendment
- Community Plan Amendment Initiated on January 16, 2003
- 4th review completed February '05.
- 3rd screen check for Draft EIR submitted January '05

Qualcomm – PTS# 1411

- Request to allow development of a 330,000 sq. ft. of research and development and office uses on portions of a 41.2-acre site. Located at northern terminus of Campus Pointe
- Requires a community plan amendment.
- Community Plan Amendment Initiated on February 9, 2001.
- Last reviewed – March '02

University Towne Centre – PTS# 2214

- Request modified to delete hotel and office component and decrease residential units from 750 to 250 and continue to request an additional 751,600 square feet of retail.
- Requires Community Plan Amendment, Planned Development Permit, and Site Development Permit
- Community Plan Amendment Initiated on January 31, 2003.
- 3rd Review Cycle completed May 2005

University City Urban Node Amendment – PTS# 71567

- Policy amendment to the community plan to include additional design guidelines for development and criteria for plan amendment proposals within or adjacent to the Urban Node
- Workshop at Planning Commission was held May 19th, 2005, and has been continued to Thursday, June 23, 2005, at 9:00am. (see above)

Permit Reviews

AAA Torrey Pines Science Park – PTS# 5844

- Request to develop a new 2-story research & development building (over 2-story subterranean parking structure) on a 6.22-acre site. The site is designated for scientific research and is subject to the regulation of the IP-1-1 Zone, Coastal Overlay Zone, the Coastal Height Limit, Community Plan Implementation Overlay Zones A & B, and the Airport Environs Overlay Zone (60 CNEL & APZ #2). The site is located at 10996 Torreyanna Road
- Requires a Coastal Development Permit and a Site Development Permit (Process 3 – Hearing Officer).
- 3rd Review completed April 2005

Chabad – PTS# 48457

- Request to install an Eruv line of demarcation at Governor/805 south, Genesee Avenue in the vicinity of University High School, Genesee Avenue/52 west, and Regents Road /52

- Requires a Right-of-Way Use Permit - Process 4 (Planning Commission)
- 1st review cycle completed October '04

Golden Triangle Business Center – PTS# 29982

- Request for a Tentative Map to create two lots from one 7.63acre lot. Located at 7190 Shoreline Drive. Request to add 125,000 square feet of development.
- Requires Site development permit and Tentative map decision to be Process Three
- 1st review cycle completed May '04

The Marketplace – PTS# 47993

- Request to amend the existing development permit to extend the hours of operation to allow a fitness center to operate 24 hours per day where the hours are currently restricted to 6:00 a.m. to midnight and to allow restaurant/coffee house type operations to open at 5:00 a.m. where those uses are currently limited to opening at 6:00 a.m. No changes to the permitted uses or the development of the center are being requested. Located at the northeast corner of Governor Drive and Regents Road.
- Requires an amendment to the existing development permit.
- 1st review cycle completed November '04

Miramar Trunk Sewer – PTS# 33120

- Request to replace existing trunk sewer in canyon generally south of the Coaster tracks between I-805 and ¼ mile east of Avenida La Bahia/Towne Centre Drive
- Requires Site Development Permit for Environmentally Sensitive Lands
- 3rd Submittal received April 2005

Nexus University City Science Center – PTS# 5906

- Request to construct 3 buildings totaling 187,460 sq ft on a vacant 9.57 acre site located north of La Jolla Village Drive, east of proposed Executive Drive extension and west of I-805
- Requires Planned Development Permit, Site Development Permit, and Rezone from RS-1-14 to IP-1-1 to (Process 5)
- 6th Review Cycle completed January 2005

Salk Institute – PTS# 44675

- Request to construct 210,182 square feet to for a laboratory, residential quarters and day care. Located at 10010 North Torrey Pines Road.
- Requires amendments to existing Coastal Development/Hillside Review/conditional Use Permits a Process Five decision (City Council)
- The proposed project would result in full buildout of the Salk Institute per the University Community Plan (500,000 square feet).
- 2nd review cycle completed March 05'

University City North/South Transportation Corridor Study – PTS# 27445

- Public project assessment and CEQA determination and request for preparation of an EIR to analyze (no recommendation) a north/south corridor study for University City.
- Draft EIR redistributed February 14, 2005). Public Review period ended April 14, 2005.

Village Square Tentative Map – PTS# 49627

- Tentative Map to convert 116 existing residential units to condominiums on a 2.832 acre site at 8655 Via Mallorca in the CC-1-3 Zone within the University Community Plan. Coastal Ht Limit, Community Plan Implementation Overlay (Area A). Parking Impact.
- Process 4 (Planning Commission hearing)
- 2nd review cycle due June '05

Archstone La Jolla Tentative Map – PTS# 53594

- Tentative Map to convert 296 residential units to condominiums on a 10.85 acre site at 8506 Villa La Jolla Drive in the RM-3-7 Zone, Community Plan Implementation Overlay (Area B), Coastal Height Limit.
- Process 4 (Planning Commission hearing)
- 2nd review cycle due June '05

Trieste Tentative Map – PTS# 63257

- Tentative Map to convert 302 existing residential units to condominiums on a 6.65 acre site at 3950 Mahaila Avenue in the RM-3-7 Zone.
- 1st review cycle completed April 05'

Science Park Street Name Change – PTS# 71626

- Plans for a street name change. The current street name is Torrey Pines Science Park North. The proposed new street name is National University Way.
- Torrey Pines Science Park North is a private street and serves as access to National University's administrative headquarters and academic headquarters buildings at 11355 and 11255 North Torrey Pines road.
- 1st review cycle due May 05'

Children First Daycare Center – PTS# 70307

- Planned Development Permit and Conditional Use Permit to amend PCD 87-0971 for a child care facility within an existing building at 9255 Towne Centre Drive in the CO-1-2 Zone. Process 3 (Hearing Officer) decision
- 1st review cycle due June 05'

Miramar Expansion – PTS# 68385

- Site Development Permit for Environmentally Sensitive Lands and Rezone of a portion of a 22 acre site from AR-1-1 to IL-2-1 in an area located north of Miramar Road and Easterly of Eastgate Mall to construct 122,000 sf ft warehouse buildings. Process 5 (City Council) decision.

- 1st review cycle due June 05'

Mitigation for Rose Canyon – PTS# 73113

- Conceptual Mitigation Plan for the Canyon Sewer Projects within the Rose Canyon Open Space Park. Process 1 (staff level) review
- 1st review cycle due June 05'

University City Village – PTS# 72452

- Substantial Conformance Review for an 1109 unit senior apartment complex to change several 2-story buildings into 3-story, and several 2-story buildings into 1-story. Total # of units would remain the same. Process 1 (staff level) decision.
- 1st review cycle due June 05'

Costa Verde North – PTS# 71264

- Tentative Map to convert 652 existing residential units to condominiums on a 9.17 acre site at 8950 Costa Verde Boulevard in the RS-1-14 Zone. Process 4 (Planning Commission) decision.
- 1st review cycle due June 05'

Costa Verde South – PTS# 71257

- Tentative Map to convert 614 existing residential units to condominiums on a 8.60 acre site at 8710 Costa Verde Boulevard in the RS-1-14 Zone. Process 4 (Planning Commission) decision.
- 1st review cycle due June 05'