



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2017 REPORT NO. PC-17-062

HEARING DATE: July 20, 2017

SUBJECT: PODIUM 93 COMMUNITY PLAN AMENDMENT INITIATION

PROJECT NUMBER: [540304](#)

OWNER/APPLICANT: Alexandria Real Estate Equities (ARE) - ARE-SD Region No. 23 LLC/
Eric Jones, LPA Inc.

SUMMARY:

Issue: Should the Planning Commission INITIATE an amendment to the University Community Plan and Nexus Technology Centre Specific Plan to increase the development intensity of scientific research use on an approximately 4 acre site owned by ARE located at 9363, 9373, and 9393 Towne Centre Drive.

Staff Recommendation: **INITIATE the plan amendment process**

Community Planning Group Recommendation: On June 13, 2017, the University Community Planning Group voted 14-0-1 in favor of initiating an amendment to the University Community Plan (Attachment 1 – Item 23).

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: Processing costs would be paid by the applicant.

Code Enforcement Impact: None

Housing Impact: None

BACKGROUND

The ARE property is located at 9363, 9373, and 9393 Towne Centre Drive within the University Community Planning Area (Attachment 2). The site is designated Scientific Research by the [University Community Plan](#) (UCP) (Attachment 3), is located within the Community Plan Implementation Zone (CPIOZ) Type A, is identified as Prime Industrial Lands and is regulated by the Nexus Technology Centre Specific Plan (Nexus Specific Plan). The site is located on Lots 7 and 8 in the Nexus Specific Plan (Attachment 4) and is entitled with 138,400 square feet of Research & Development per Planned Industrial Development permit 86-0459.

DISCUSSION

University Community Plan Development Intensity

The main purpose of CPIOZ A within the UCP is to ensure implementation of the Development Intensity Element and to limit uses and development intensity to the levels specified in the Land use and Development Intensity Table (Table 3). Table 3 assigns specific development intensities to subareas within the community. This is done either through number of units for residential development or square footage for industrial, office and retail.

The ARE property is located within subarea 30 as depicted in Figure 26 of the Development Intensity Element (Attachment 5). Subarea 30 is regulated by the Nexus Specific Plan which allocates 138,400 square feet to the site. The proposed amendment to the UCP and Nexus Specific Plan would allow an increase the development intensity of scientific research use on-site. City staff believes that an intensification of the ARE property for employment purposes is appropriate for its location and warrants further analysis.

The applicant requested a transfer of development intensity from an undevelopable portion of city-owned property located south of Nobel Drive, west of Interstate 805 (Attachment 6). The city property is designated Scientific Research; however, it is encumbered by a conservation easement, is located within the Multiple Habitat Planning Area (MHPA), and would be subject to the city's proposed Vernal Pool Habitat Conservation Plan. The University Community Planning Group's approval of the initiation request included support for formally designating the site Open Space to become an extension of Rose Canyon Open Space Park. Staff determined that the transfer is not necessary. However, staff is supportive of a concurrent analysis to review previous city actions to preserve biological habitat on the city property as part of the cpa initiation request. The city property is located adjacent to Rose Canyon Open Space and would be a logical extension of the open space system.

University Community Plan Land Use

The uses contemplated by the UCP within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities.

The UCP's goals for industrial development are to:

- A) Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- B) Protect a reserve of manufacturing land from encroachment by non-manufacturing uses.
- C) Develop and maintain procedures to allow employment growth in the manufacturing sector.
- D) Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- E) Emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to the University of California at San Diego (UCSD).

The ARE property is identified as Prime Industrial Land in the General Plan's [Economic Prosperity Element](#) on [Figure EP-1](#). Prime Industrial Land are 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 provides several policies which are intended to protect base sector industrial uses and those areas identified as Prime Industrial Lands. These include Policies EP-A.1 through A.5 and EP-A.12 through A.15.

The ARE property is also located in a Transit Priority Area (TPA) as defined by the City of San Diego's [Climate Action Plan](#) (CAP). The CAP seeks to reduce greenhouse gas emissions through coordinated planning between walking, bicycling, transit and land use. The site is readily accessible by transit via SuperLoop bus service and regional bus connections at the UTC Transit Center (Attachment 7). The Mid-Coast Trolley line is under construction and would provide additional transit opportunities once complete. Anticipated completion of the trolley is 2021.

Community Plan Amendment Initiation

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 actually 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 ARE property is designated Scientific Research by the UCP. The proposed amendment would increase the allowable development intensity of Scientific Research use on-site and would not result in inconsistencies with the existing land use designation. The Industrial Element of the UCP emphasizes the city-wide importance and encourages the retention and growth of Scientific Research use in the community because of its proximity to UCSD. Increased intensity would be consistent with this emphasis and community plan policies

regarding retention and growth of Scientific Research in areas designated for industrial development.

The General Plan's Economic Prosperity Element also encourages the growth and retention of base sector industrial uses such as Scientific Research, in areas that are identified as Prime Industrial Lands. Policies EP-A.1 through EP-A.5 and EP-A.12 aim to protect base sector uses that provide quality job opportunities, encourage expansion of existing industrial uses to facilitate retention in the area in which they are located, mitigate any environmental impacts to adjacent land and be adequately served by existing and planned infrastructure.

The proposed amendment would allow companies to locate or expand their business activities at a location close to the UCSD campus and related research facilities that contribute significantly to the City's overall economy as export-oriented business activities. The increase of square footage would make better use of the site's designation as Prime Industrial Land, particularly considering the reduction in availability of such land both in the city and the University Community Planning area.

The proposed amendment would also allow opportunities to implement many sustainable design features and practices discussed in the General Plan that are not otherwise included in the existing building. The opportunity to increase employment within a TPA are consistent with CAP Strategies and would further the city's trajectory towards meeting its goals to reduce greenhouse gas emissions.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed community plan amendment to increase allowable development intensity of Scientific Research use would help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area would also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with UCSD.

The proposed amendment would also allow opportunities to 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:


- Evaluate what is an appropriate intensity for the ARE property
- Evaluate traffic generation associated with increased intensity
- Evaluate implementation of Transportation Demand Management measures for employees including, but not limited to: unbundled parking, electric vehicle charging stations, showers/locker rooms, and subsidized transit passes
- Evaluate the ability of the project to incorporate sustainable design features
- Evaluate urban design issues within the site with regard to neighborhood interface and pedestrian access and circulation
- Evaluate previous city actions to preserve the city property as open space and enact appropriate revisions to the community plan

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,



Brian Schoenfisch
Program Manager
Planning Department



Dan Monroe
Senior Planner
Planning Department

Attachments:

1. University Community Planning Group Recommendation
2. Location Map
3. University Community Plan Land Use Map
4. Nexus Technology Centre Specific Plan Map
5. Development Intensity Element – UCP Figure 26 & Table 3
6. City Property (south of Nobel Drive)
7. University Community Plan Transit Map
8. Draft Planning Commission Community Plan Amendment Initiation Resolution
9. Ownership Disclosure Statement

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

10010 Campus Pointe Dr., 1st floor

June 13, 2017

1. Call the Meeting to Order - Janay Kruger, Chair
 - a. Time: 1812
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions: Adoption
 - a. Eliminate item 9 and Babra Bry will not make itMotion MB NM
Vote Unanimous
4. Approval of Minutes: April, 2017
 - a. no changeMotion KK DA
Vote 2 abstentions uni
5. Announcements Chair Letters/meetings
 - a. Review of City microsite approvals
 - b. Application by raised by wolves, they mix cocktails and unique drinks
6. MCAS COL. JASON WOODWORTH
 - a. Review of Miramar needs and mission
 - b. IK: Comment on alarms being set off by Jet noise
 - c. Community: Question regarding noise from larger aircraft. A: Explanation
 - d. Community: Question on safety preparations for incoming new aircraft and means for the community to weigh in on safety concerns and preparations. A: Conversation on F-35
7. SDPD LT. DAN GRUBB
 - a. Review of April 30th active shooter incident at Garden Communities on Judicial
8. CITY COUNCILWOMAN BARBARA BRY
 - a. Removed
9. UCSD Anu Delouri
 - a. Monthly update available
 - b. Review of current projects
10. SANDAG Frank Oswainy
 - a. Update on construction progress
 - b. Concerns from community and Director Board regarding construction issues, removed trees, bike safety, and various reports of unsightly construction areas along Genesee
11. Membership Report John Bassler
 - a. Membership forms available, review of process to become member and to run for board appointments
12. Councilperson Barbara Bry Bridger Langfur
 - a. Motion for special election was denied

- b. Governor Dr. safety improvements reviewed including 3-second safety timer to increase pedestrian safety
 - c. RR: Concern on exiting during active shooter incident
- 13. Senator Toni Atkins Chevelle Tate
 - a. Updates from the state reviewed and newsletters available
 - b. Prop 47 savings will be reinvested to the communities, City of SD and County will receive \$6M for use in assisting transient population
 - c. Update on single payer healthcare bill
 - d. State budget must be passed by Thursday midnight, progress is looking positive
- 14. 52nd Congressman Scott Peters Brian Elliot
 - a. Absent
- 15. MCAS Miramar K. Camper
 - a. No report as Colonel gave report
- 16. Planning Department Dan Monroe
 - i. Present but no comment
- 17. Public Comment: Non-Agenda Items 3 minutes per speaker
 - a. AN: Comment on property for sale. Conversation on organizing the community to purchase the property
 - b. AW: Continued conversation on the property
- 18. Action Item: SCR Process 2 Seritage (Sears Redevelopment) Redevelop & add 34,000 sf PTS 542135
 Presenter: Kacy Keys, Senior Vice President
 - a. Sears store is closing
 - b. Proposal to modernize project into two buildings that will flow with Westfield
 - c. Adding 34K rsf, falls under Westfield master plan permit
 - d. Autocenter prospects are to convert to food service or market
 - e. Convert to three levels, possible health club
 - f. IK: Request for more people space and plantscape
 - g. JB: Can you review parking? Are you adding parking? A: Satisfy both parking for Westfield and City, parking decks being built will accommodate, not adding spaces as part of this project.
 - h. JM: Why Didn't you provide a statement of support from Westfield? A: We can do that.
 - i. JB: Concern that project was not brought to UCPG sooner for more feedback similar to Westfield and Regency
 - j. Questions on grocery market, shopping carts, and parking
 - k. PK: Added attention to pedestrian and bicycle access to amendment, MB approved amendment to motion

Motion: Motion to approve as presented with addition of special attention to be paid to pedestrian and bicycle access MB and seconded by NM.

Vote: 11 in favor, 4 opposed, 3 abstentions
- 19. Action Item: SCR Process 2 Sanford Burnham Prebys Discovery Inst.Demo & Add Building One (46,600sf) to maintain entitlement of 110,200 sf

Presenter: Richard King, Gensler

- a. Removed

Motion:

Vote:

20. Action Item: CUP T-Mobile Process 3 Public ROW Coastal Area PTS 533991

Presenter: Richard Dail

- a. Review of request
- b. No changes requested, submitted application to extend public ROW
- c. RC: Discussion on concern with cell safety and would like T-Mobile to consider other sites. A: Relocation is not an option due to need for coverage

Motion: PK NM motion to approve as presented

Vote: 16 in favor, 2 opposed, motion passed.

21. Action Item: La Jolla Canyon Apartments PTS 531066 No change in unit count, Trolley is taking land. Ht. deviation

Presenter: Dee Snow, Garden Communities

- a. Previously approved project that now can not be built due to impact of SANDAG project
- b. Review of project and additional height of project
- c. JM: I do not have an issue with height, it sounds like your densification along the main travel corridor is a positive thing
- d. RP: Question on height restriction in this area. A: Discussion of history of height restriction and need required due to trolley project
- e. RP: Has Garden Communities settled with SANDAG? A: No
- f. RP: This will set a precedent for future developers in the area
- g. AW: Feels that this isn't setting a precedent as this is a special case request brought on by SANDAG

Motion: JM motion to approve the deviation by PK

Vote: Unanimous, motion passed.

22. Information/Action Item: Genesee Highlands, SDP Process 3 PTS 529610 Redo existing pathway in City Open Space

Presenter: REC Engineers

- a. Genesee Highlands HOA settled with the city on unpermitted trail
- b. Settlement requires making the trail meet permitting requirements by City
- c. PK: No benefit to anyone as he can see. There is already an access way
- d. NG: Does not want to set a precedent that it is OK to bulldoze a trail and then ask for permission later, it is not necessary
- e. MB: Not sure if there is anyone from the HOA but I do not understand why they want to do this? A: There is not a representative from the HOA present
- f. MB: I do not see why a retaining wall should be added into this natural area
- g. MB: Don't think they care that much if they are not here
- h. RP: Curious on history, is it a vehicle path or walking path? A: Do not

know history

- i. JK: I think it would be more expensive to build the wall
- j. RC: Concern that HOA needs to consider maintenance of retaining wall
- k. Community: Mirroring concerns already discussed and concerned for the HOA members
- l. AB: As an attorney, this will add a liability to the HOA in perpetuity

23. Action Item: Podium 93 Initiation of Community Plan, Alexandria 9363-9393 Towne Center Dr. Addition of 468,000sf, transfer ADT's, CIP List to submit to the City of San Diego for consideration

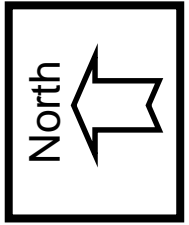
Presenter: Neil Hyytinen, Attorney

- a. Transfer trips from City owned open space to Podium 93 site
- b. Increase density from 138k rsf to 606k rsf
- c. Asking for initiation at this time to allow future development details
- d. RP: What is the mechanism to transfer the trips? A: The trips are owned by City and ARE. Not planning to buy trips as they have rights to them based on previous lawsuit
- e. JB: Could the open space be developed? A: It would be very difficult
- f. AW: I would be disappointed if the trips were not available down the road, can you confirm that you have those available? A: We have confirmed that they are available, the mechanism and conversation with the City is not finalized at this stage
- g. JB: Concerned you are asking for 3 times the density in a congested area
- h. JK: DM, should we give our recommendation on things we want studied? A: Yes
- i. RP: Doesn't that come later? JK: No, we can add considerations now, such as traffic
- j. RC: What is the timeline? A: Review of timeline
- k. JB: Is that all the trips on the 26 acres? A: Yes but there are additional acreage in the City owned area
- l. JB: Do we vote with recommendations or add recommendations after?
- m. RP: We can review stipulations to the motion
- n. JK: Height shouldn't be taller than Wells Fargo Building
- o. AW: Don't think we should set a height
- p. JK: We need a subcommittee
- q. Community, would like City move the site to Rose Canyon Open Space Park and should limit parking due to its proximity to mass transit
- r. JK: Add to motion a Traffic study, parking study, compatible to surrounding area, reduced parking alternative, adding the subarea 37 to the Rose Canyon Park and Open Space, and look at reducing trip demand

Motion: Motion to approve as presented by RP and seconded by AB, amended to include a Traffic study, parking study, compatible to surrounding area, reduced parking alternative, added and dedicated to the subarea 37 to the Rose Canyon Park and Open Space, and look at reducing trip demand and possibly moving to other sites

Vote: 14 in favor, 1 abstention, 1 recusal, motion passed

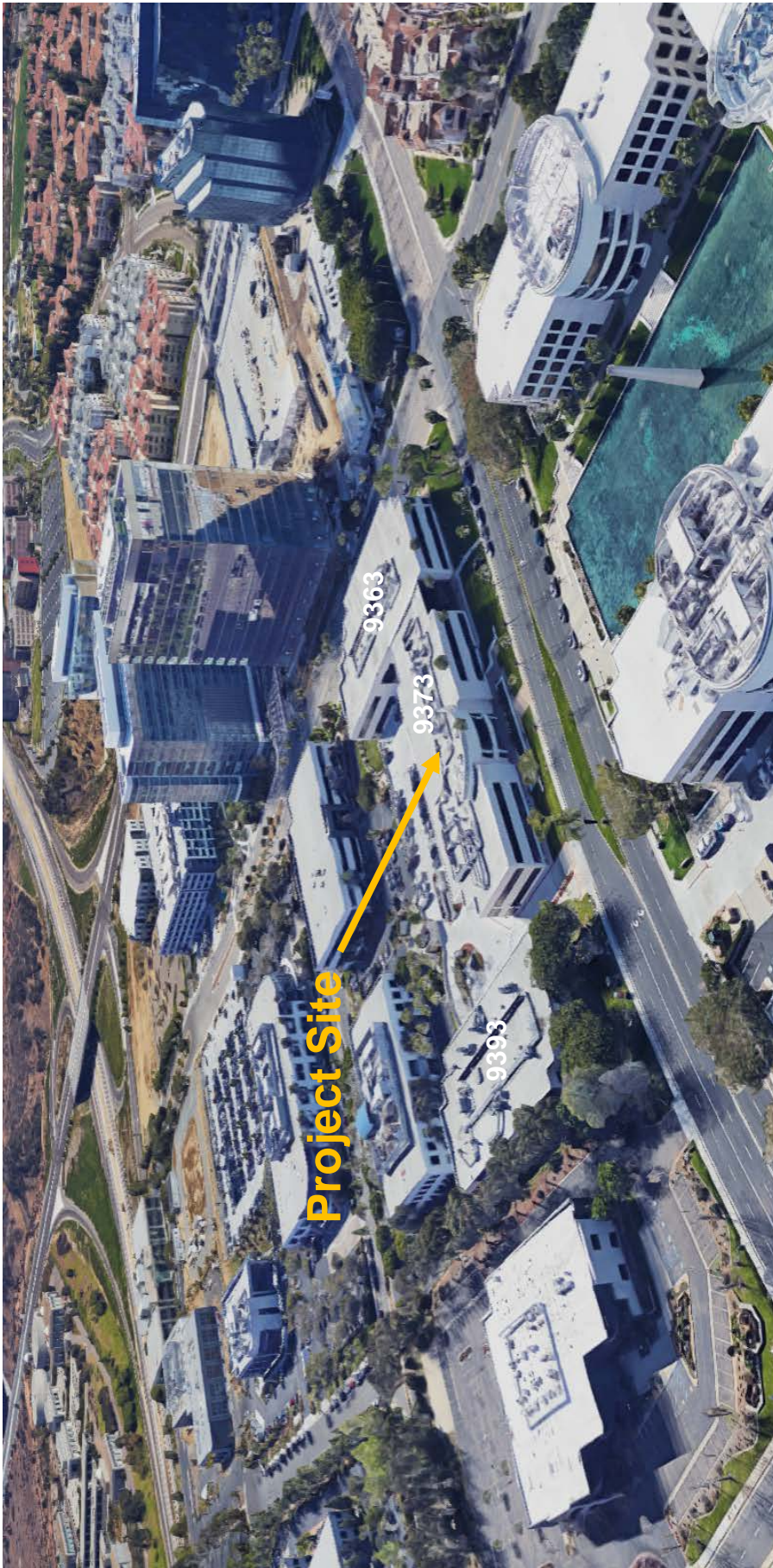
24. CIP List to submit to the City of San Diego for consideration
 - a. JK: Review of CIP list
 - b. Community: Various comments on sidewalk and lighting concernsMotion: Addition of Sidewalk and lighting updates by AB and seconded NG
Vote: 15 in favor, 1 abstention, motion passed
25. Information Item: City Pure Water Project Phase One, Public Imp.
Presenter: Brent Eidson, City of San Diego Water Dept.
 - a. Review of project
26. Information Item: Community Choice Engery (CAP)
Presenter: Coordinator, Alicia Race
 - a. Not presented
27. Ad Hoc Committee Reports
 - a. Fire Station 50 Ash Nasseril
 - i. None
 - b. Bicycle Safety Peter Krysl, Andy Wiese
 - i. None
 - c. High Speed Rail
 - i. None
 - d. Costa Verde Meeting was held 4/5 regarding EIR alternatives.
 - i. None
28. Old/New Business
 - a. None
29. Adjournment
 - a. Time 2218



Location Map

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304





Looking Southeast



Location Map

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304



Looking Northwest

Location Map

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304



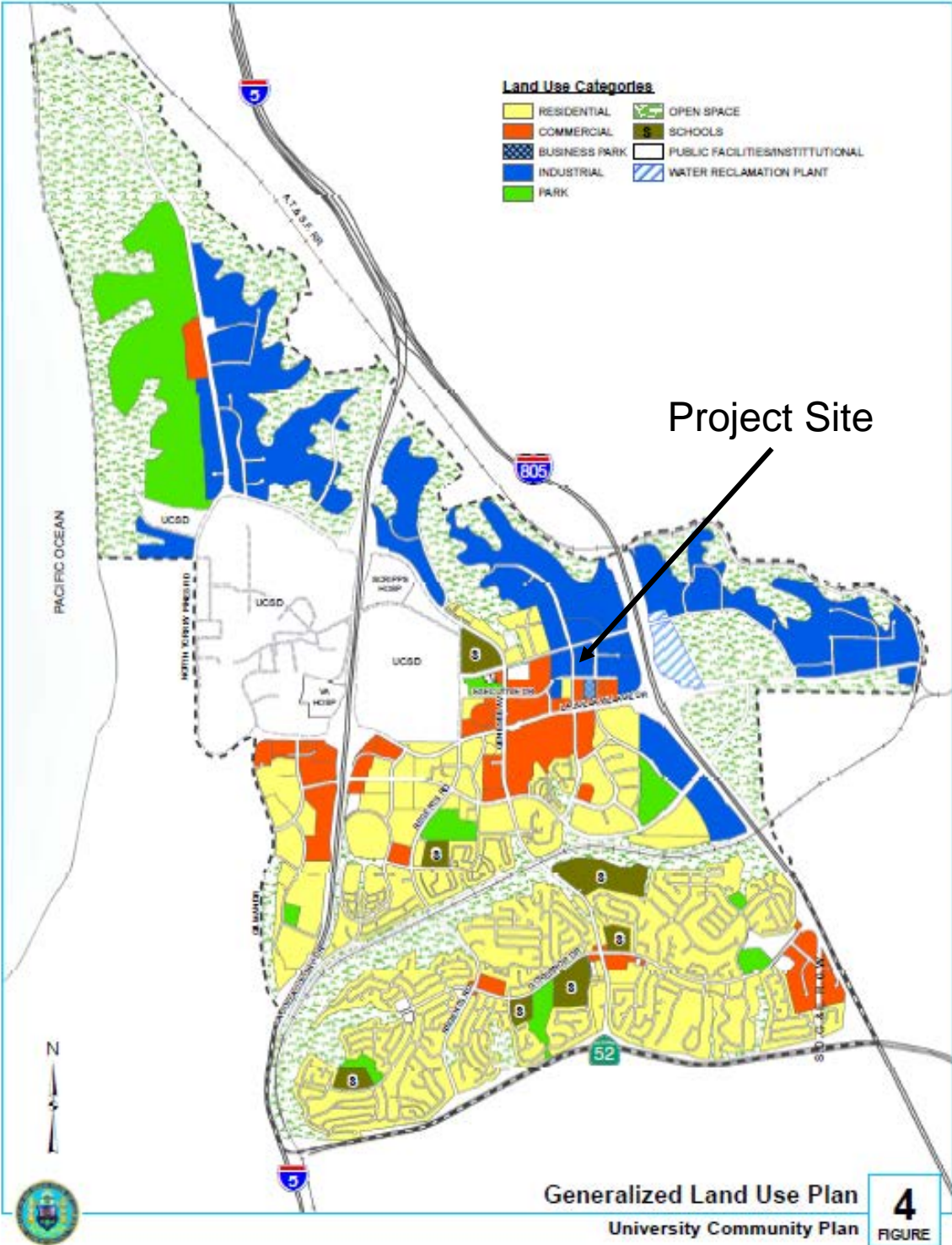


Looking Northeast

Location Map

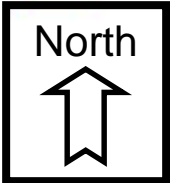
Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304

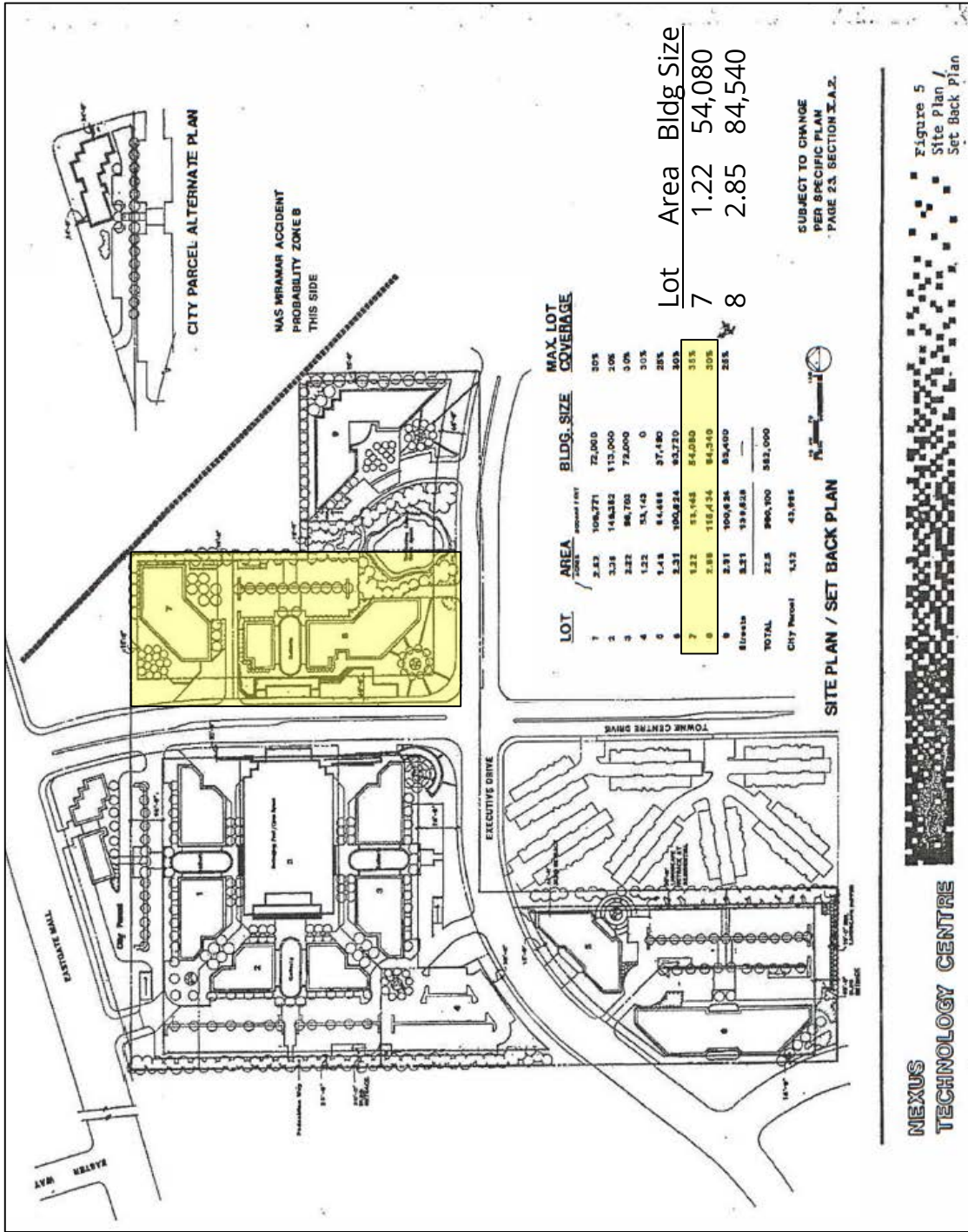




Land Use Map

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304



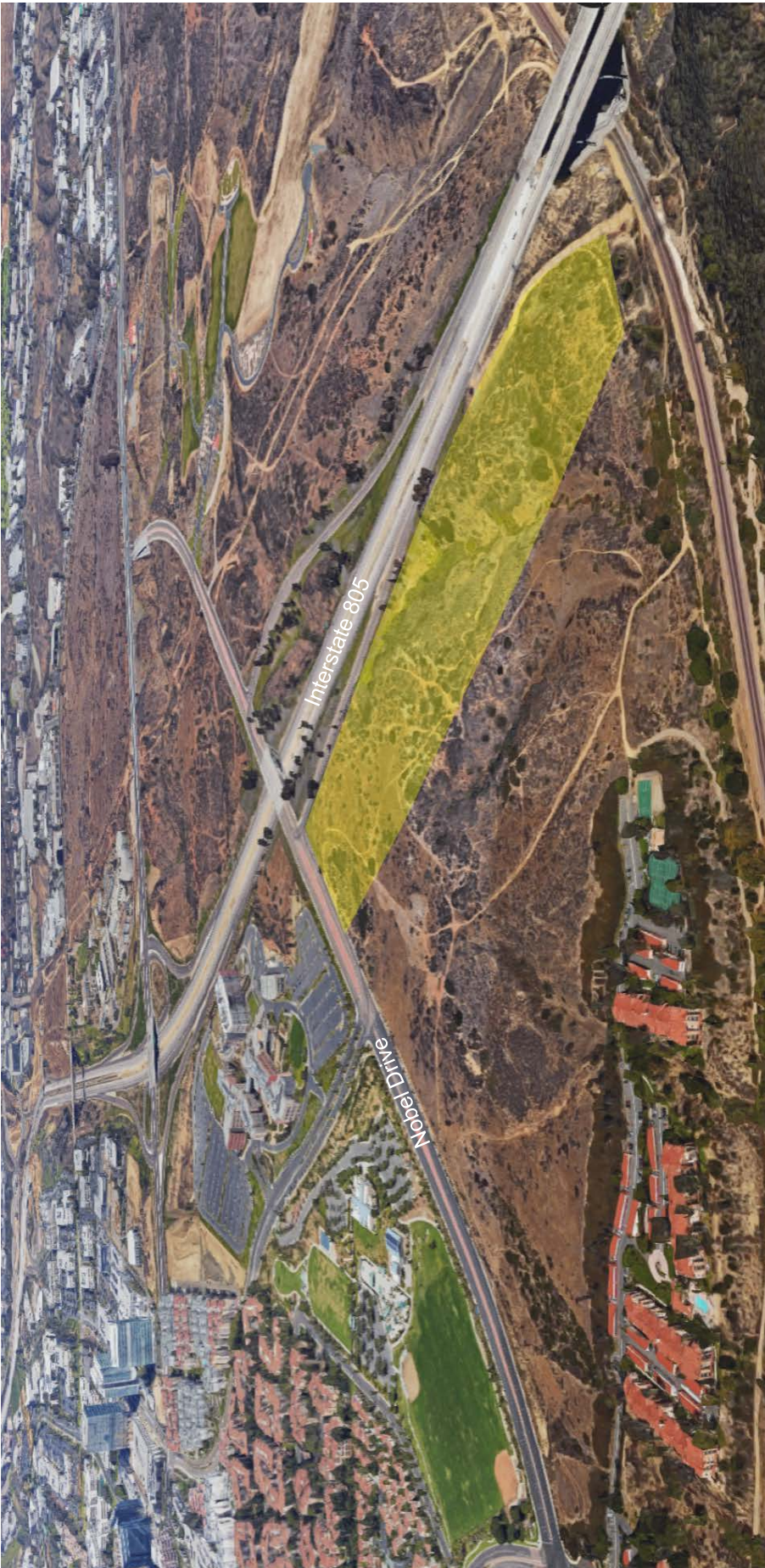


Nexus Technology Centre Specific Plan Map

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive

PROJECT NO. 540304

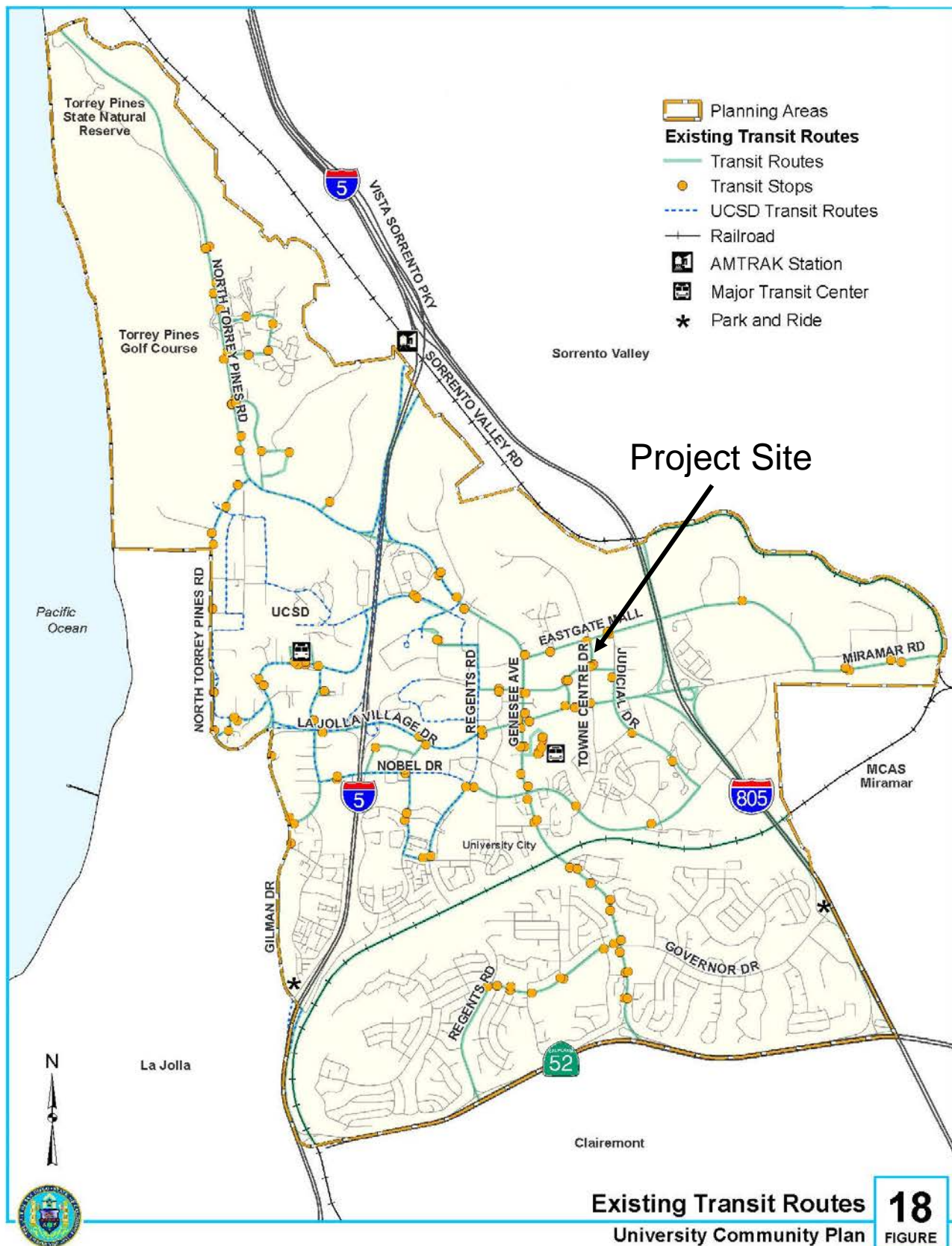




City Property – 26 Acres

Podium 93 / 9363, 9373, & 9393 Towne Centre Drive
PROJECT NO. 540304





PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on July 20, 2017, 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 allowable development intensity of Scientific Research land use on a site located at 9363, 9373 and 9393 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 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:

- Evaluate what is an appropriate intensity for the ARE property
- Evaluate traffic generation associated with increased intensity
- Evaluate implementation of Transportation Demand Management measures for employees including, but not limited to: unbundled parking, electric vehicle charging stations, showers/locker rooms, and subsidized transit passes
- Evaluate the ability of the project to incorporate sustainable design features
- Evaluate urban design issues within the site with regard to neighborhood interface and pedestrian access and circulation
- Evaluate previous city actions to preserve the city property as open space and enact appropriate revisions to the community plan

Dan Monroe
Senior Planner
Planning Department

Approved on July 20, 2017
Vote: X-X-X

PTS No. 540304

cc. Legislative Recorder, Development Services Department



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☒ Other Community Plan Amendment
Initiation

Project Title

Project No. For City Use Only

Podium 93 - Community Plan Amendment Initiation

Project Address:

9363, 9373 & 9393 Towne Centre Dr. San Diego, CA 92121

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Podium 93 - Community Plan Amendment Initiation	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☒ Yes ☐ No

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print): ARE-SD Region NO. 20, LLC</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address: 10996 Torreyana Road, STE 250</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip: San Diego, CA 92121</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No: Fax No: (858) 638-2800</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print): Vincent R. Ciruzzi <small>For: ARE-SD REGION NO. 20, LLC, By: ALEXANDRIA REAL ESTATE EQUITIES, L.P., By: ARE-QRS CORP.,</small></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print): Chief Development Officer</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature : Date: 3/10/2017 </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No: Fax No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; 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Supplement to Ownership Disclosure Form for ARE// Podium 93 (Project No. 540304)

ARE – SD Region No. 23. 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