



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 16, 2022 REPORT NO. PC-22-027

HEARING DATE: June 23, 2022

SUBJECT: ONE ALEXANDRIA SQUARE, Process Four Decision

PROJECT NUMBER: [660043](#)

REFERENCE: Torrey Pines Science Park, [Project No. 5844](#): Coastal Development Permit (CDP) No. 9828, Site Development Permit (SDP) No. 9829, Approved by the Hearing Officer of the City of San Diego on March 15, 2006.

Alexandria Tech Center – Science Park, [Project No. 6655](#): SDP No. 151106, Planned Development Permit (PDP) No. 10903, CDP No. 10911, amendment to Planned Industrial Development and Coastal Development Permit Nos. 96-7114 and 89-0928, Approved by the Planning Commission on April 28, 2005, [Item-6A on the November 28, 2005 Planning Commission Agenda](#).

Torreyana/Sunrise Substantial Conformance Review (SCR), [Project No. 344643](#), Approved March 21, 2014.

OWNER/APPLICANT: ARE-10933 NORTH TORREY PINES, LLC, a Delaware Limited Liability Company, Owner;  
ARE-SD REGION NO. 17, LLC, a Delaware Limited Liability Company, Owner;  
ARE-SD REGION NO. 27, LLC, a Delaware Limited Liability Company, Owner;  
and RICK ENGINEERING COMPANY, Applicant

### SUMMARY

Issues: Should the Planning Commission approve a Site Development Permit (SDP), Coastal Development Permit (CDP), Neighborhood Development Permit (NDP), and a Tentative Map (TM); amendment to SDP Nos. 9829 and 151106, CDP Nos. 9828 and 10911, and Planned Development Permit (PDP) No. 10903; for the demolition of two buildings, redevelopment of two buildings, construction of twelve structures and associated site improvements for a Research and Development (R&D) Campus on a 22-acre site located at 3010 Science Park Road, 10996 Torreyana Road, 10931, 10933 and 10975 North Torrey Pines Road within the University Community Plan area?

Staff Recommendations:

1. ADOPT Addendum No. 660043 to Environmental Impact Report (EIR) No. 89-0702/SCH No. 89071907, Supplemental EIR (SEIR) No. 89-0928, and Mitigated Negative Declaration (MND) Nos. 6655 and 5844, and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit (SDP) No. 2406424, Coastal Development Permit (CDP) No. 2406425, and Neighborhood Development Permit (NDP) No. 2474613; and
3. APPROVE Tentative Map (TM) No. 2406426.

Community Planning Group Recommendation: On November 9, 2021, the University Community Planning Group voted 14-0-1 to recommend approval of the Project. The University Community Planning group did not indicate any comments or conditions for the proposed Project (Attachment 16).

Environmental Review: [Addendum No. 660043](#) to Environmental Impact Report (EIR) No. [89-0702](#)/SCH No. 89071907, Supplemental EIR (SEIR) No. [89-0928](#), and Mitigated Negative Declaration (MND) Nos. [5844](#) and [6655](#), has been prepared for the Project in accordance with Section 15164 of the California Environmental Quality Act (CEQA) State Guidelines. Based upon a review of the Project, it has been determined that the Project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the prior environmental documents, incorporated by reference herein pursuant to CEQA Guidelines Section 15150. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared for this Project for impacts to Biological Resources and Historical Resources (Archaeology) and will be implemented, which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. The processing of the Project is funded by a deposit account maintained by the applicant.

Housing Impact Statement: The Project site is designated for Scientific Research use by the University Community Plan and the Project does not propose any housing.

BACKGROUND

The 22-acre site is located at 3010 Science Park Road, 10996 Torreyana Road, 10931,10933 and 10975 North Torrey Pines Road. All properties associated with this Project are located in the IP-1-1 Zone within the University Community Plan (UCP) area, Prime Industrial Lands, Community Plan Implementation Overlay Zone-B (CPIOZ-B), Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), and First Public Roadway Overlay Zone. In addition, the properties are located within the Transit Priority Area, the City's Parking Impact Overlay Zone (Coastal and Campus Impact Areas), Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1) and the Accident Potential Zone II (APZ-II) for Marine Corps Air Station (MCAS) Miramar. The IP-1-1

zone allows for research and development (R&D) uses with some limited manufacturing and the UCP designates the site as Industrial, and the Industrial Element of the plan more specifically identifies the site for Scientific Research. The surrounding properties are zoned IP-1-1 and developed with research and development uses, and the UCP designates the land use for the surrounding properties as Industrial.

The Project site is an L-shaped site comprised of six legal lots with access driveways from North Torrey Pines Road, Science Park Road, Torreyana Road and Callan Road. The Project site contains Environmental Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. In addition, the site contains historical resources found within developed and undeveloped portions of the site. The Project site was previously graded and developed with 367,495-square-feet (SF) of gross floor area (GFA) for Research & Development (R&D) uses, with approved entitlements for a total of 428,169 SF of GFA.

The Project site was previously approved for development in accordance with five prior permit approvals including a Substantial Conformance Review (SCR) approved in 2014 (Attachment 12), for a total development area of 428,169 SF of GFA.

The previous development approvals include the following:

- 1989 Calbiochem Community Plan Amendment (CPA), Planned Industrial Development (PID) Permit, and CDP for an increase in development intensity for scientific research use on 16.08-acres from 7,585 SF per acre to 20,000 SF per acre for a maximum development of 285,600 SF, Project No. 89-0702;
- 1993 Calbiochem-Balit Local Coastal Program (LCP) Amendment to the PID and CDP for demolition of existing structures, remodeling and construction of new structures to include a two-story administration building, two new laboratories, a cafeteria/library complex, a three-level structured parking garage, and a service/storage yard and an open space easement over approximately 1.5-acres of land, Project No. 89-0928;
- 2005 Alexandria Technology Center Science Park, Tentative Map, SDP, Planned Development Permit (PDP) and CDP to amend the previously issued PID and CDP for the subdivision of approximately 16-acres of land into five parcels including a 1.5-acre open space preserve and for the demolition of an existing 40,000 SF building and construction of a new 68,701 SF building with an underground parking garage, Project No.6655;
- 2005 Torrey Pines Science Park SDP and CDP on a 6.22-acre site for the demolition of an existing surface parking lot and construction of a 60,674 SF two-story R&D Building and underground parking garage for a total entitled square footage of 142,569 SF which includes an existing 81,895 SF building, Project No. 5844; and
- 2014 Substantial Conformance Review (SCR) the review of proposed improvements to the existing building at 10996 Torreyana Road for a pavilion as well as other office space improvements within the building in conformance with prior approvals. A covenant of

easement was also recorded for the Sunrise Property and Torreyana Property (subject properties for the 2005 approvals) to be held as one parcel, Project No. 344643.

These original entitlements for the site and allowable development intensity were approved under the old (pre-2008) Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). The Project site is located within the Coastal Zone and within the boundary of the City's Multiple Species Conservation Plan (MSCP) Subarea but is located outside the Multi-Habitat Planning Area (MHPA) (Attachment 18). The property is located approximately 0.7-miles from the Pacific Ocean and located within the First Public Roadway Overlay Zone which extends east of the Pacific Ocean to Sorrento Valley Road, just west of Interstate 5. North Torrey Pines Road is the nearest public road from the Pacific Ocean shoreline within the Coastal Zone. The Project site is located on the east side of North Torrey Pines Road and is not located between the nearest public road and the ocean or shoreline for any body of water within the Coastal Zone. Therefore, the proposed development will not encroach upon any existing physical accessway that is legally used by the public to access the coast, or any proposed public accessway as identified in the UCP and the Local Coastal Program Land Use Plan.

#### DISCUSSION

The Project site consists of six lots totaling 22-acres with four existing buildings and owned by three owners, all of which are owned by the same parent company. The Project site is being redeveloped to enhance the campus and provide pedestrian access throughout the site and improve off-site access to include new driveways for vehicular access, and shall include associated site improvements to landscaping, hardscape, and amenity areas.

#### PROJECT DESCRIPTION:

The One Alexandria Square project (Project) application was deemed complete on November 3, 2020, and the Project is utilizing the Affordable/In-Fill Housing and Sustainable Buildings Expedite program (Expedite Program) qualifications and San Diego Municipal Code (SDMC) regulations that were in effect when the Project application was deemed complete. The proposed development will include sustainable design features consistent with the requirements of the Voluntary Tier 1 and Tier 2 Measures of Title 24, Part 11 California Green Building Standards Code (CGBSC) in effect at the time the building permit application is deemed complete per SDMC 143.0915(c).

The Project shall include the development of an R&D Campus totaling 993,104 SF of building areas with 428,160 SF of GFA, which shall include the following scope of work:

1. The demolition of two buildings (totaling 167,371 square feet (SF) of gross floor area (GFA), consisting of a two-story building totaling 45,371 SF GFA (10975 North Torrey Pines Road) and a single-story building totaling 122,000 SF GFA (10931/10933 North Torrey Pines Road);
2. The construction of four buildings for Research and Development (R&D) use, totaling 269,674 SF GFA consisting of a three-story building with below-grade parking totaling 85,865 SF GFA, a two-story building with below-grade parking totaling 78,346 SF GFA, a two-story building with below-grade parking totaling 68,456 SF GFA, and a two-story building with

below-grade parking totaling 37,007 SF GFA;

3. The construction of four buildings for amenity uses consisting of Retail/Restaurant (food and beverage) uses, totaling 15,500 SF GFA, consisting of a single-story building totaling 3,017 SF GFA, a single-story building totaling 2,473 SF GFA, a single-story building totaling 2,735 SF GFA and a two-story building totaling 7,275 SF GFA;
4. The construction of two accessory structures for ancillary uses totaling 2,570 SF consisting of a below grade structure for vending totaling 1,124 SF and a single-story pavilion structure totaling 1,446 SF;
5. The construction of a Central Utility Plant building with a below-grade level totaling 11,638 SF;
6. The construction of a four-level parking garage with two levels of below-grade parking totaling 315, 605 SF; and
7. Improvements related to the overall development of an R&D campus and in general support of improved grading, pedestrian paths, and reconfiguration of vehicular circulation and parking.

PERMITS REQUIRED:

1. Process Four Site Development Permit (SDP) for the subdivision of a premises that contains environmentally sensitive lands (ESL), as described in [SDMC Section 143.0110](#) per [SDMC Section 126.0502\(d\)\(3\)](#).
2. Process Two Coastal Development Permit (CDP): Required for development in the non-appealable area of the Coastal Overlay Zone per [SDMC 126.0707\(a\)](#).
3. Process Two Neighborhood Development Permit (NDP) for development of a premises that contains ESL, as described in [SDMC Section 143.0110](#) and per [SDMC Table 143-01A, footnote 6](#), which is affordable housing, an in-fill project, and/or a sustainable building as described in [SDMC Section 143.0915\(c\)](#).
4. Process Two NDP for development within the Community Plan Implementation Overlay Zone Type B (CPIOZ-B) per [SDMC Table 132.14B, Footnote 1](#) and [SDMC 132.1402\(b\)](#), that does not comply with the development standards in the applicable community plan and is an affordable housing, an in-fill project and/or a sustainable building as described in [SDMC Section 143.0915\(c\)](#). The following deviation from the applicable development regulation is being requested:
  - a) A deviation from the University Community Plan (UCP), Community Plan Implementation Overlay Zone (CPIOZ-B) setback requirement from North Torrey Pines Road ([page 175 of the UCP](#)). A 50-foot landscaped setback is required along North Torrey Pines Road, while a variable setback ranging from 24-feet to 50-feet is proposed.

5. Process Two NDP for deviations to zoning regulations on a Sustainable Project per [SDMC 143.0920\(a\)](#). The following deviations from the applicable development regulations is being requested:
  - a) A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required rear setback within the IP-1-1 zone. Whereas, a 25-foot rear setback is required, while a setback of 15-feet is proposed.
  - b) A deviation from [SDMC Section 142.0560\(j\)\(1\), Table 142-05M](#) for the maximum driveway width permitted within a Parking Impact Area, where a maximum 25-foot-wide driveway is permitted, while a 30-foot-wide driveway is proposed from North Torrey Pines Road.

These permits are consolidated for processing per [SDMC Section 112.0103](#), with the Planning Commission as the decision-maker.

With the exception of the requested deviations, the Project complies with the development requirements of the San Diego Municipal Code, including required setbacks, floor area ratio (FAR), building height, refuse and recycling areas, outdoor amenities, parking requirements, and circulation. The Project meets the requirements of the Coastal Height Limitation Overlay Zone with a maximum building height of 30-feet above grade.

#### PROJECT RELATED ISSUES:

1. CPIOZ-B:

The Project site is within and subject to the applicable regulations of the Community Plan Implementation Overlay Zone, Type B within the University Community Plan, Torrey Pines Subarea. As shown in "Community Plan Analysis" below, the Project implements the requirements of the Community Plan at this location, which is the intent of the Community Plan Implementation Overlay Zone. A deviation from the setback requirement from North Torrey Pines is requested as described above.

2. Airport Safety Zone:

The Project site is located in Safety Zone II of MCAS Miramar. The Project will not increase the development intensity, and the Project was previously determined to conform with the ALUCP (pre-2008) that was in effect at the time of the previous entitlements. Therefore, the Project is consistent with the previously approved permits and will minimize the consequences of potential aircraft accidents.

### 3. Zoning Deviations:

The proposed development is requesting deviations from the San Diego Municipal Code (SDMC) and the UCP CPIOZ-B regulations as described above. These deviations will be processed through a Process 2 NDP. The proposed development is eligible for a reduced process level, from a Process 4 PDP to a Process 2 NDP, because it will implement the Voluntary Tier I and Tier II Measures of Title 24, Part 11 California Green Building Standards Code in effect at the time the building permit application is deemed complete per [SDMC 143.0915\(c\)](#).

With approval of the requested deviations, the Project will conform to the goals, themes and intent of the UCP by enhancing the landscaping along North Torrey Pines Road, particularly in areas where the setback would be reduced. In addition, enhancements would be extended beyond the current setback distance in non-building areas to create more screening opportunities within the proposed site development. This enhanced landscaping would ensure that the landscape theme and aesthetic along North Torrey Pines Road would remain. The requested deviations are appropriate for the Project and its location. Therefore, the Project conforms with the applicable zoning and development regulations of the Land Development Code.

#### COMMUNITY PLAN ANALYSIS:

The Project site is located in the IP-1-1 zone which allows for research and development (R&D) uses with some limited manufacturing; and the UCP designates the site as “Scientific Research” within the Torrey Pines Subarea of the University Community Plan and Local Coastal Program and is located within the Community Plan Implementation Overlay Zone, Type B (CPIOZ-B). Page 174, Section B of the University Community Plan outlines the specific issues to be addressed in CPIOZ-B. These include, but are not limited to architecture, materials, site design, grading, bulk and scale, and pedestrian scale as well as all requirements of the Urban Design Element of the Plan. The Project uses natural color palettes, preserves existing mature trees, provides additional trees and landscaping consistent with the surrounding Torrey Pines Area context, provides pedestrian paths and improved pedestrian connectivity, and uses variation in wall planes, all of which are required by the Urban Design Element. Building design and materials have been selected to integrate into the overall campus and complement the design of adjacent buildings.

Staff has determined that the Project is consistent with the Scientific/Research designation, and supports the design requirements, goals, and policies of the University Community Plan, including:

1. Create a physical, social, and economic environment complementary to UCSD and its environs and the entire San Diego metropolitan area (Page 16).

The Project will develop attractive new buildings that complement the existing development pattern of the general area, includes significant new landscaping, and enhances pedestrian and vehicular connectivity in the area.

2. Promote job opportunities within the University community (Page 17).

The Project facilitates the construction of 412,660 square feet (SF) of R&D uses in the area, and 15,497 SF of amenity uses for supporting retail and food and beverage uses, which will continue to generate job opportunities within the University community.

3. Minimize the impact of aircraft noise and the consequences of potential aircraft accidents (Page 19).

The Project is not located within the noise contours of any airport; however, it is located in the Airport Safety Zone – Accident Potential Zone II (APZ II) of MCAS Miramar. The Project will not increase the development intensity, and the project was previously determined to conform with the ALUCP (pre-2008) that was effective at the time of the previous entitlements. Therefore, the Project is consistent with the previously approved permits and will minimize the consequences of potential aircraft accidents.

4. Provide for the needs of pedestrians in all future design and development decisions (Page 44).

The project enhances pedestrian connectivity in the area by providing pedestrian paths with canopy, shade-producing trees along the paths. Additionally, the project will maintain connectivity within the site and repair and enhance the existing path within the open space easement area.

5. Ensure that San Diego's climate and the community's unique topography and vegetation influence the planning and design of new projects (Page 44).

The Project will preserve approximately one-third of the existing mature trees onsite. New landscaping will use vegetation consistent with the surrounding Torrey Pines Area context, including Torrey Pines, Coast Live Oaks, California Sycamores, Brisbane Box as well as other low water use regionally adapted species, non-invasive species, that will thrive in the Coastal Environment of the Torrey Pines Area and common to local Coastal Sage Scrub and Chapparal communities. Portions of the overall site will be re-graded in a way that continues to respect the local topography as much as possible.

6. Protect and take maximum advantage of the Torrey Pines Subarea's topography and unique natural vegetation (Page 99).

The Project protects and takes maximum advantage of the Torrey Pines Subarea's topography and unique natural vegetation as set out in number 5 above, incorporated herein by reference. The project will preserve the natural vegetation through the continued preservation of an open space easement granted to the City of San Diego per Map No. 15437. Additionally, the Project will use the unique topography of the site by incorporating building designs and site access that follow and take advantage of the contours of the site.



7. Preserve existing mature trees (Page 100).

The Project proposes to protect 49 of 180 existing trees. The Project will plant 285 additional trees, a replacement ratio of 2.2 to 1.

ENVIRONMENTAL ANALYSIS:

During the environmental review of the Project, City Staff determined that based on the environmental analysis and information, the Project would not result in any new significant impacts nor a substantial increase in the severity of impacts from that described in the previously certified EIR, SEIR or adopted MNDs. Therefore, there is no evidence that implementation of the Project would require a major change to the conclusions in the prior environmental documents.

The Project does include impacts to the existing open-space lot which was established to preserve the historical resource site located on-site and to offset biological impacts to sensitive vegetation and special status species. The impact to the open-space lot includes a pedestrian walkway that would impact less than 0.01-acre of developed land. The environmental review of the Project identified that the Project would result in direct impacts to 20.7-acres of habitat or land cover types, these impacts include 0.2-acre of sensitive upland habitat or land cover types. As such, the Project would result in impacts to Biological Resources and Historical Resources (Archaeology), therefore, a MMRP would be required. Mitigation related to Biological Resources shall occur at an offsite mitigation area located at 3050 Callan Road which shall consist of a total of 0.4 Tier I southern maritime chaparral and the preservation of an additional 23 wart-stemmed ceanothus shrubs (24 wart-stemmed ceanothus shrubs shall be avoided and preserved on-site). Additionally, the Project shall require implementation of an Archaeological Data Recovery Program to mitigate impacts to archaeological site (P-37-012581), which is found within the development site. With implementation of the MMRP, potential impacts on Biological and Historical (Archaeology) Resources would be reduced to below a level of significance. The environmental Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Prior environmental documents are incorporated by reference pursuant to CEQA Guidelines Section 15150.

CONCLUSION:

Staff has reviewed project plans and documents, and all the necessary findings can be made to approve the Project as discussed in depth above and demonstrated in the resolution of approval (Attachment 7 and 9). Staff recommends that the Planning Commission APPROVE Site Development Permit No. 2406424, Coastal Development Permit No. 2406425, Neighborhood Development Permit No. 2474613, Tentative Map No. 2406426, ADOPT Addendum No. 660043 to Environmental Impact Report (EIR) No. 89-0702/SCH No. 89071907, Supplemental EIR (SEIR) No. 89-0928/SCH No. 89071907, and Mitigated Negative Declaration (MND) Nos. 6655 and 5844, and ADOPT the Mitigation Monitoring and Reporting Program.

ALTERNATIVES

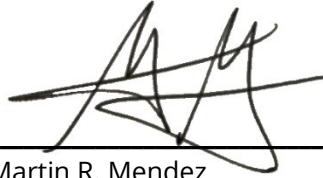
1. APPROVE Site Development Permit No. 2406424, Coastal Development Permit No. 2406425, Neighborhood Development Permit No. 2474613, and Tentative Map No. 2406426, ADOPT Addendum No. 660043 to Environmental Impact Report (EIR) No. 89-0702/SCH No. 89071907, Supplemental EIR (SEIR) No. 89-0928/SCH No. 89071907, and Mitigated Negative Declaration (MND) Nos. 6655 and 5844, and ADOPT the Mitigation Monitoring and Reporting Program, with modifications.
2. DENY Site Development Permit No. 2406424, Coastal Development Permit No. 2406425, Neighborhood Development Permit No. 2474613, and Tentative Map No. 2406426, DO NOT ADOPT Addendum No. 660043 to Environmental Impact Report (EIR) No. 89-0702/SCH No. 89071907, Supplemental EIR (SEIR) No. 89-0928/SCH No. 89071907, and Mitigated Negative Declaration (MND) Nos. 6655 and 5844, and DO NOT ADOPT the Mitigation Monitoring and Reporting Program, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Renee Mezo  
Deputy Director  
Development Services Department



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Martin R. Mendez  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Figure 26, Land Use and Development Intensity Subarea Map, University Community Plan
5. Table 3, Land Use and Development Intensity, University Community Plan
6. Overall Proposed Site Plan
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft Map Resolution with Findings
10. Draft Map Conditions
11. Draft Environmental Resolution with MMRP
12. Copy of Prior Discretionary Approvals
13. Copy of Prior Exhibit A Documents
14. Map Exhibit-Tentative Map
15. Project Plans
16. Community Planning Group Recommendation
17. Ownership Disclosure Statement
18. Multi-Habitat Planning Area Map