

(R-2023-)

CITY COUNCIL RESOLUTION NUMBER R-_____

GENERAL PLAN AND COMMUNITY PLAN AMENDMENT NO. 2607746

TOWNE CENTRE VIEW - PROJECT NO. 624751

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the University Community Plan; and

WHEREAS, BRE-BMR Towne Centre Science Park LLC, a Delaware limited liability company, requested an amendment to the University Community Plan to increase the allowed development intensity in Subarea 11 of the University Community Plan from 18,000 square-feet per acre of Scientific Research to up to one-million square feet of Scientific Research at the Project site and seven-acres of Open Space; and

WHEREAS, the Project site is legally described as Parcels 1, 2, & 3 of Parcel Map No. 18286, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, filed in the office of the County Recorder of San Diego County June 21, 1999 AND Parcels 1 and 2 of Parcel Map No. 20710, in the City of San Diego, County of San Diego, State of California, according to the Map thereof filed in the Office of the County Recorder of San Diego County, September 21, 2009 as Instrument No. 2009-0524505 of Official Records, City of San Diego, County of San Diego, State of California AND the portion of Towne Centre Drive reserved per Map No. 10830, accepted per Document number 2008-0398615, recorded July 25, 2008 and lying within Parcel 1 of Parcel Map no. 16829, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 23, 1992 AND a portion of Pueblo Lot 1317 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to

Map thereof made by James Pasco in the year 1870. A copy of which said Map being filed in the Office of the County Recorder of San Diego County and is known as Miscellaneous Map no. 36, being described as follows: Beginning at the northwest corner of Parcel 1 of Parcel Map 16829, filed in the Office of the County Recorder of San Diego County on April 23, 1992 as File no. 1992-239395, also being the southerly line of Parcel 2 of Parcel Map 18286 filed in the Office of the County Recorder of San Diego County on June 21, 1999 as File no. 1999-431406; thence along the northwesterly line of said Parcel 1 south 52d09'26" west, 39.18 feet to the beginning of a non-tangent 465.00 foot radius curve, concave northeasterly (a radial from which point bears north 26d25'55" east); thence northwesterly, 51.05 feet along the arc of said curve through a central angle of 06d17'25" to a point on the southerly line of Parcel 1 of Parcel Map 20710 filed in the Office of the County Recorder of San Diego County on September 21, 2009 as file no. 2009-0524505; thence along said south line south 89d07'29" east, 36.79 feet (south 89d05'14" east per Parcel Map 20710) to the southeast corner of said Parcel 1 of said Parcel Map 20710, said point also being the southwest corner of said parcel 2 of said Parcel Map 18286; thence along said south line south 89d07'29" east, 38.53 feet (south 89d07'18" east per Parcel Map 18286) to the point of beginning; and

WHEREAS, an amendment to the University Community Plan requires an amendment to the General Plan due to the University Community Plan being part of the Land Use Element of the General Plan; and

WHEREAS, on May 11, 2023, the Planning Commission of the City of San Diego found the proposed amendment consistent with the University Community Plan and voted _____ to recommend to the City Council approval of the amendments; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing;

WHEREAS, under City Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the General Plan and University Community Plan, a copy of which are on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts an amendment to the General Plan for the City of San Diego to incorporate the above amended Community Plan.

APPROVED: MARA ELLIOT, City Attorney

By

Deputy City Attorney

MJL:pev

INSERT Date

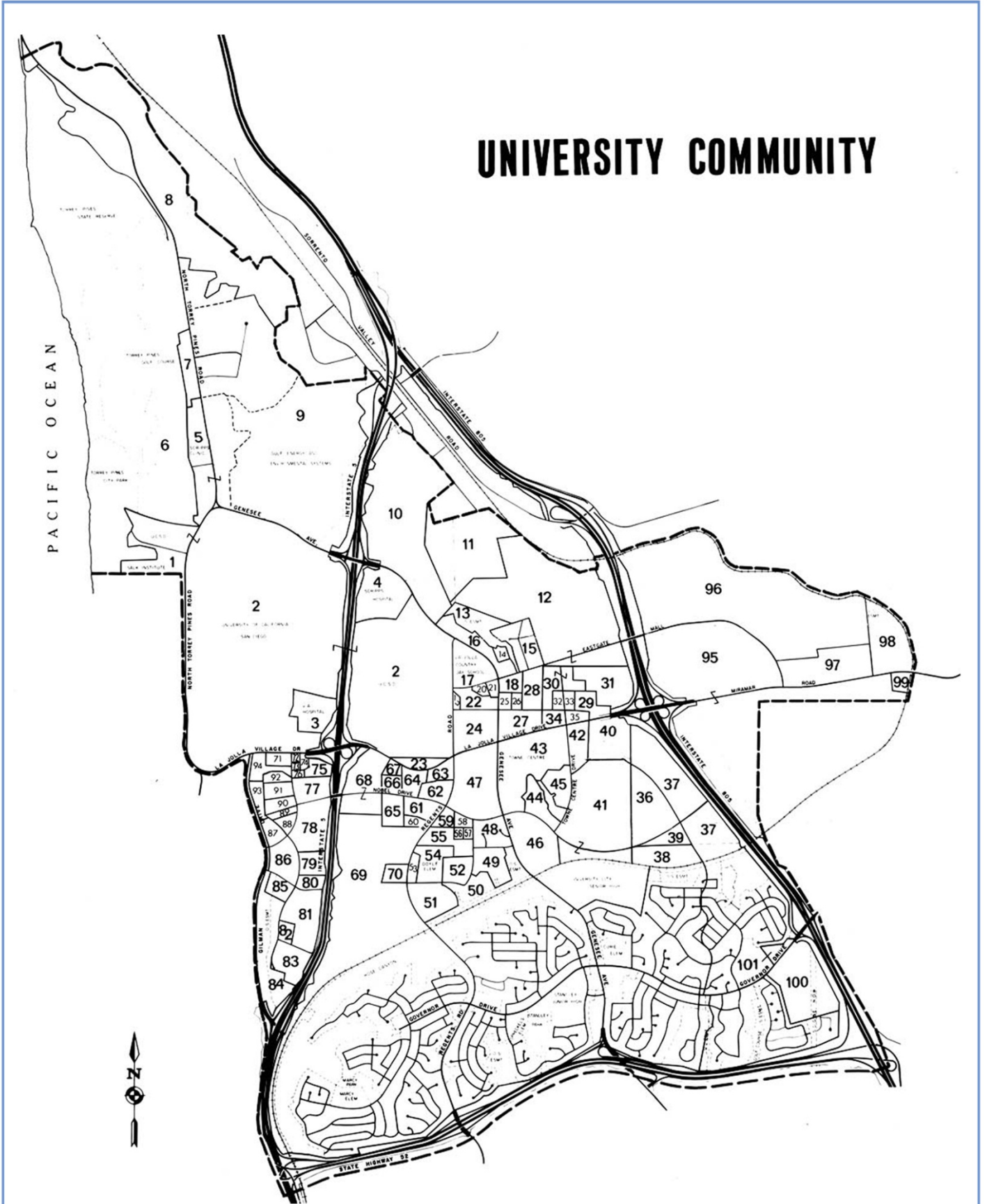
Or.Dept:DSD

R-2016-INSERT

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Revised 2-19-16 PJF

UNIVERSITY COMMUNITY



Land Use and Development Intensity Subarea Map

University Community Plan

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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

Subarea/Name	Gross Acres	Land Use and Development Intensity
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 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC - Scientific Research ⁽²⁾
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 ⁽²⁾ 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 ⁽³⁾ and Lot 7 (3.6 AC) -18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48 69.86	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11) Open Space
11. Towne Centre View	33.55	1,000,000 SF - Scientific Research 7.0 acres of Open Space
12. Eastgate Technology Park (PID) ^{(4a)(4b)}	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.