



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2023 REPORT NO. PC-23-027

HEARING DATE: July 20, 2023

SUBJECT: ALEXANDRIA SCIENCE VILLAGE, Process Five Decision

PROJECT NUMBER: [647676](#)

REFERENCE: Initiation of 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 3.97-acre site owned by Alexandria Real Estate Equities (ARE) located at 9363, 9373, and 9393 Towne Centre Drive, [Planning Commission Report No. PC-17-062](#)

OWNER/APPLICANT: Alexandria Real Estate Equities (ARE) - ARE-SD REGION NO. 20 LLC, a Delaware Limited Liability Company, Owner; and MILLER HULL, Applicant

SUMMARY

Issues: Should the Planning Commission recommend to the City Council approval of an amendment to the General Plan to redesignate the land use for the southern portion of Subarea 37 (City Ownership) from Industrial Employment to Parks, Open Space, and Recreation; an amendment to the University Community Plan to transfer the development intensity for scientific research to development from Subarea 37 (City Ownership) to Subarea 10 (Campus Point) and a proposed new Subarea 102 (Science Village (PDP)), redesignate the southern portion of Subarea 37 (City Ownership) from Scientific Research to Open Space, and amend community plan policies to allow commercial uses with industrial uses; an amendment to the Nexus Technology Centre Specific Plan to remove the development project site from the specific plan; a rezone of the 3.97-acre development site from RS-1-14 to EMX-2, and recommend approval of a planned development permit for 310,416 square feet of Research and Development space, 59,462 square feet of accessory and amenity space and a three-level below-grade parking garage located at [9363, 9373, and 9393 Towne Centre Drive](#) within the [University Community Plan](#) area?

Proposed Actions:

1. Recommend the City ADOPT [Tiered Mitigated Negative Declaration \(MND\) No. 647676/State Clearing House \(SCH\) No. 2019060003](#) and ADOPT a Mitigation Monitoring and Reporting Program;
2. Recommend the City Council APPROVE General Plan Amendment, University

Community Plan Amendment, and Nexus Technology Centre Specific Plan Amendment under Land Use Plan No. 2342722;

3. Recommend the City Council APPROVE Rezone No. 2367486; and
4. Recommend the City Council APPROVE Planned Development Permit No. 2342720.

Fiscal Considerations: None with this action. The processing of the project is funded by a deposit account maintained by the applicant.

Housing Impact Statement: The General Plan, Community Plan, Specific Plan amendments, the rezone, the Planned Development Permit for the development project do not propose any housing.

Community Planning Group Recommendation: On November 9, 2021, the University Community Planning Group voted 14-0-1 to recommend approval of the project which consists of the General Plan, Community Plan, Specific Plan amendments, the rezone, the Planned Development Permit for the development project. The University Community Planning group did not indicate any comments or conditions for the proposed project (Attachment 13).

Environmental Impact: [Tiered Mitigated Negative Declaration \(MND\) No. 647676/State Clearing House \(SCH\) No. 2019060003](#), and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in accordance with Section 15152 and 15168 of the California Environmental Quality Act (CEQA) State Guidelines. The environmental analysis is tiered from the Complete Communities: Housing Solutions and Mobility Choices Program EIR which was prepared pursuant to Section 15168 of the CEQA Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared for this project for Noise and Transportation/Circulation. The MMRP will be implemented for the project, which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

Location:

The proposed development project is on a 3.97-acre site is located on three parcels at 9363, 9373, and 9393 Towne Centre Drive within the University Community Plan area (Attachments 1 and 2).

Existing Zoning:

Base Zone: The development project site is currently in the RS-1-14 base zone which allows a residential single-unit development requiring a minimum of 5,000-square-foot lots. The RS-1-14 zones were used as “holding zones” until a development project could provide additional planning and a propose a rezone for the site consistent with the community plan land use designation.

Overlay Zones: The development project site lies within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Community Plan Implementation Overlay Zone - A, and Parking

Impact Overlay Zone (Campus).

Community Plan and General Plan Designation

The development project site is designated as Industrial Employment in the General Plan and Scientific Research in the University Community Plan (Attachment 3). The General Plan designates the development project site for Prime Industrial Lands.

Nexus Technology Centre Specific Plan and Current Entitlements

The development project site is located on Lots 7 and 8 in the Nexus Technology Centre Specific Plan. The Specific Plan provides design requirements for all properties in the 22- acre specific plan area. The project site is currently entitled with 138,400 square feet of Research and Development per Planned Industrial Development Permit (PID) 86-0459 (Attachment 11) with is consistent with the amount of floor area allowed by specific plan.

Existing Uses

The development project site has three existing scientific research and development buildings totaling 138,400 square feet that are connected below grade by one level of subterranean parking. Access to the existing parking garage is provided from one two-way right-in/right-out only driveway along Executive Drive and from a ramp within the on-site surface parking lot, accessed via one two-way right-in/right-out only driveway along Towne Centre Drive.

Adjacent Uses

The project site is bordered to the north by a five-story scientific and research building, Towne Centre Drive to the west, Executive Drive to the south, and existing scientific and research development to the east. The area surrounding the project site is highly developed and urbanized with a variety of land uses such as light industrial and scientific/clinical research uses. Commercial uses are located immediately adjacent to the west and south. The University of California San Diego campus is located farther west. Residential uses are located approximately 0.2 miles to the southwest. The Westfield University Town Center shopping center is located approximately 0.3 miles to the southwest.

Transit

The development project site is within a Transit Priority Area. The Blue Line trolley line operated by the San Diego Metropolitan Transit Service (MTS) runs generally north-south in the vicinity of the project site along Genesee Avenue. The Executive Drive Station is approximately 0.7-mile walking distance and the MTS bus stop for Route 979 which provides service to the Sorrento Valley Coaster Station is 0.1-mile walking distance to the west from the project site.

Community Plan Amendment Initiation

On July 20, 2017, the Planning Commission approved the initiation of an amendment to the University Community Plan and Nexus Technology Centre Specific Plan to increase the development intensity of scientific research use on the project site.

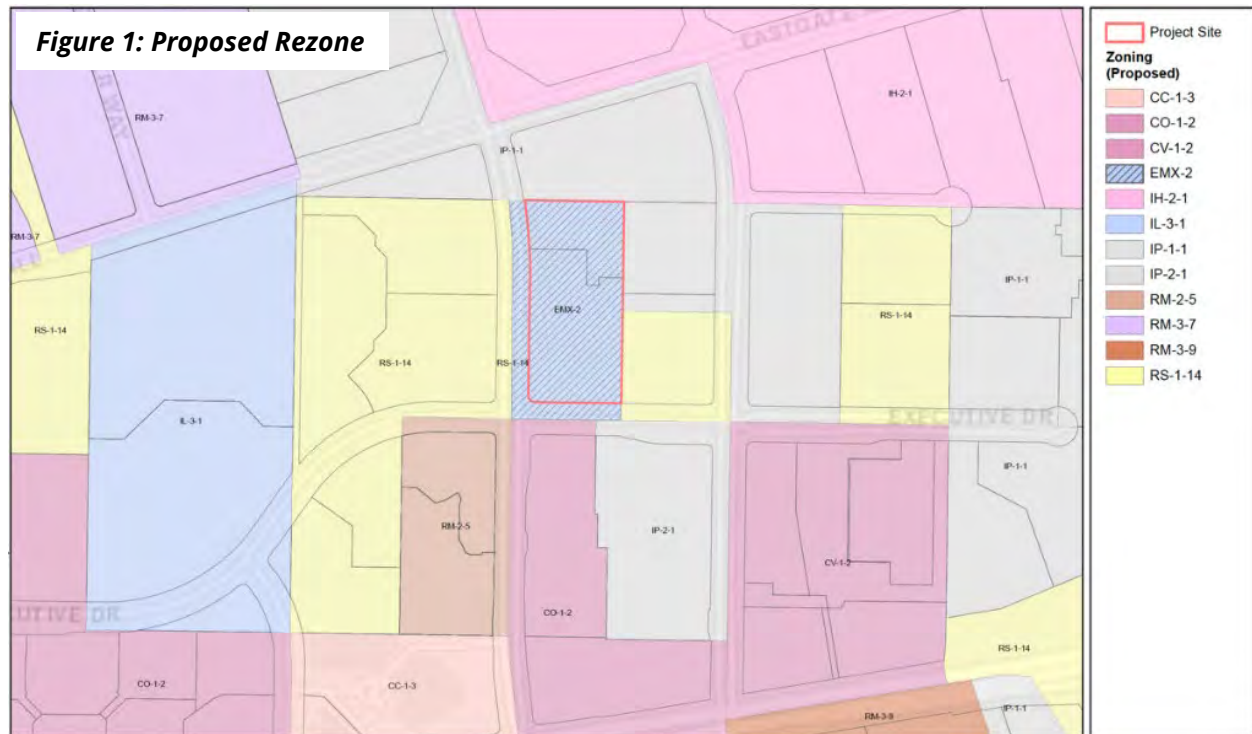
DISCUSSION

Development Project Description

The proposed Alexandria Science Village development project will demolish three existing scientific research buildings and redevelop the site with approximately 369,878 square feet of mixed-use research and development and retail uses across two buildings. The development project will consist of approximately 310,416 square feet of Research and Development and 59,462 square feet are planned as accessory and amenity space as shown in Table 1. Additionally, a three-level subterranean parking garage with approximately 938 parking spaces totaling 419,814 square feet is proposed. The current entitlement for the development project site under PID 84-0459 will be rescinded.

Table 1: Existing and Proposed Uses and Square Footage

	Use by Building	Square Footage of Proposed Use
Existing Buildings (to be Demolished)	Scientific Research and Development	138,400
	Total	138,400
Proposed Buildings	Scientific Research and Development	310,416
	Secondary Uses	
	<i>Food and Beverage</i>	563
	<i>Retail/Market</i>	7,655
	<i>Fitness Center</i>	23,397
	<i>Conference Space</i>	27,847
	Subtotal	59,462
	Total	369,878



Required Approvals

Due to process consolidation, all actions are processed concurrently as a Process Five approval. Development of the proposed project requires the following approvals:

1. A Process 5 Land Use Plan Amendment per San Diego Municipal Code Section (SDMC) Section [122.0105\(b\)](#) to amend the General Plan, University Community Plan, and Nexus Technology Centre Specific Plan.
2. A Process 5 Rezone per SDMC Section [123.0105](#) to rezone 3.97-acres from RS-1-14 (Residential-Single-Family Unit) to EMX-2 (Employment Mixed-Use) to implement the Scientific Research community plan land use designation as shown in Figure 1; and
3. A Process 4 Planned Development Permit per SDMC [126.0602\(b\)\(1\)](#) is required since the development proposes to exceed limited deviations allowed by the regulations in Chapter 14, as described in [143.0410](#).

General Plan Amendment

A General Plan amendment is required relative to the revisions proposed to the University Community Plan. The General Plan designates the development project site for "Industrial Employment" and Prime Industrial Lands. The proposed community plan amendment to transfer development intensity will not change the text or figures in the General Plan Land Use and Planning Element, including the General Plan land use map for the development project site.

The community plan amendment to redesignate the southern portion of Subarea 37 (south of Nobel Drive) from Scientific Research to Open Space will require an amendment to the General Plan land use map to redesignate the area from Industrial Employment to Parks, Open Space and Recreation.

University Community Plan Amendment

The proposed amendments to the University Community Plan will do the following:

Industrial Element:

Amend the "Commercial Encroachment" policies of the Industrial Element of the Community Plan to allow commercial uses to serve the development and surrounding uses.

Plan Land Use Map:

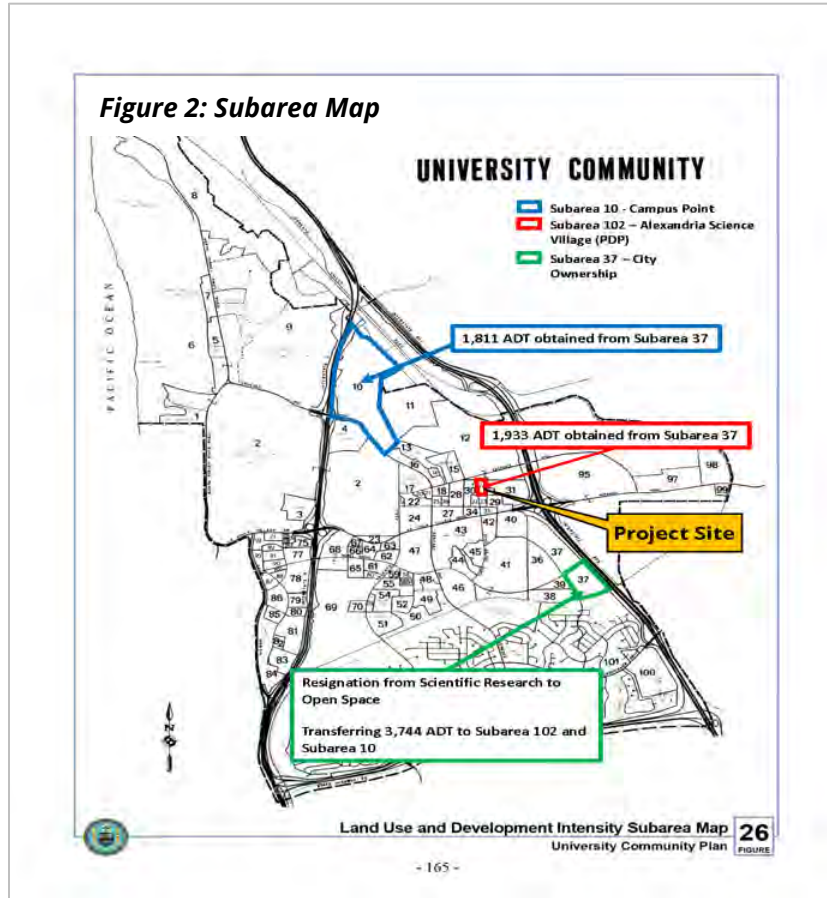
Redesignate the southern portion of Subarea 37 (south of Nobel Drive) from Scientific Research to "Open Space."

Development & Intensity Element:

Create a new Subarea 102 on the Land Use and Development Intensity Subarea Map as shown on Figure 2.

Transfer development intensity rights (3,744 average daily trips or "ADT") from the University Community Plan Area Subarea 37 (City Ownership) to the newly created Subarea 102 (Science Village (PDP)) which is the project site and Subarea 10 (Campus Point) as follows (Figure 2):

- Transfer 1,933 ADT to new Subarea 102 (Science Village (PDP)), which will allow an additional 241,600 square feet of Scientific Research/Research and Development for the proposed development project.
- Transfer 1,811 ADT to Subarea 10 (Campus Point), which will allow an additional 226,400 square feet of Scientific Research/Research and Development space which could be used by a future development project.



The Scientific Research / Research and Development use will help provide quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area will also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Central area of the community as well as the University of California San Diego (UC San Diego).

Retention and growth of scientific research use in this area will also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Central area of the community as well as the University of California San Diego (UC San Diego).

The proposed amendment will not adversely affect the University Community Plan as the applicable land use plan since the development intensity will be transferred from Subarea 37 (City Ownership), which will be redesignated from "Scientific Research" to "Open Space." The City owned property in Subarea 37 has an existing open space conservation easement in place. The amendment will not change the Scientific Research land use designation in the University Community Plan for Subareas 102 and 10.

Nexus Technology Centre Specific Plan Amendment

The Nexus Technology Centre Specific Plan (Specific Plan) Amendment will remove the project site (Lots 7 and 8 at 9363, 9373, and 9393 Towne Centre Drive) from the Specific Plan and any applicable development regulations. The Specific Plan Amendment will allow for additional development intensity on-site due to the proposed expansion of land uses and building square footage. The development site will be subject to the community plan policies and the development regulations of the EMX-2 base zone and the Land Development Code.

General Plan Analysis:

The development project site is designated “Industrial Employment” in the General Plan. The Industrial Employment designation allows for scientific research, product development and testing, engineering, and any other basic research functions leading to new product development, with limited light manufacturing. Allowed office uses are limited to corporate headquarters, unless the office use is an accessory to the primary use or provides direct support for scientific research uses. The project proposes a development with scientific research as the primary use and secondary uses that include retail and amenity space which is consistent with the General Plan land use designation.

Economic Property

The development project site is within the University/Sorrento Mesa Subregional Employment Area. Subregional Employment Areas are major employment and/or commercial areas within the region containing corporate or multiple-use office, industrial and retail uses, with some adjacent multifamily residential uses. The University Community Plan area is designated by San Diego Association of Governments’ (SANDAG) as part of the Sorrento Valley Tier 1 employment center – the largest employment center in San Diego County. According to SANDAG, in 2019, University Community had approximately 75,300 jobs. The project’s location and proximity to transit make it consistent with General Plan Economic Prosperity Element policies relevant to development in the Subregional Employment Area, which include:

- EP-A.3. Encourage large regional employers to locate and expand in the Regional Center or Subregional Employment Areas;
- EP-A.7. Increase the allowable intensity of employment uses in Subregional Employment Areas and Urban Village Centers where transportation and transit infrastructure exist;
- EP-A.8. Concentrate more intense office development in Subregional Employment Areas and in Urban Villages with transit access; and
- EP-A.9. Efficiently utilize employment lands through increased intensity in “urban villages” and Subregional Employment Areas.

The Economic Prosperity Element of the General Plan designates the project site as Prime Industrial Lands, which are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, and research and development uses. Residential uses are not permitted. The development project is considered a base sector employment use and is consistent with the land use designation and policies related to the intensification of employment uses in Subregional Employment Areas and Prime Industrial Lands.

Mobility

The University Sub-Regional Employment Center comprises a well-developed local and regional transit network that includes the recently completed Blue Line Trolley extension to the University Community and bus route connection to the Sorrento Valley Coaster Station. The completion of the Blue Line Trolley extension is a key link between Downtown, the I-5, east county communities, and the University Community, providing the transit connectivity envisioned in the City of Villages strategy. The project will provide a minimum of 10 percent (or 77 designated parking spaces) for low-emitting,

fuel-efficient, and carpool/vanpool vehicles, thereby encouraging shared ride transportation. The project will also provide a transportation demand management program for employees that will include unbundled parking, maintaining an employer network in the SANDAG iCommute Program, flexible or alternative work hours, and access to services that reduce the need to drive, to further promote the use of alternative means of transportation. The project's location and proximity to transit make it consistent with General Plan Mobility Element policies relevant to Transportation Demand Management (TDM), which include:

- ME-E.2. Maintain and enhance personal mobility options by supporting public and private transportation projects that will facilitate the implementation of TDM strategies.
- ME-E.3. Emphasize the movement of people rather than vehicles.
- ME-E.4. Promote the most efficient use of the City's existing transportation network.

Conservation

The General Plan City of Village strategy to direct growth into areas served by transit is a conservation strategy. The efficient use of urban land reduces the need to develop outlying areas and creates an urban form where transit, walking and bicycling are more realistic alternatives to automobile travel. The project is redeveloping an existing site within an urban area which is consistent with the General Plan Conservation Element. The project contains energy-saving features including drought-tolerant landscaping, low water and recycled water irrigation systems, installation of a solar-ready roof, and energy saving lighting, mechanical systems, and low-flow plumbing fixtures and fittings. The project will be designed to meet or exceed requirements of the California Green Building Code (CALGreen; CCR Title 24, Part 11) and will achieve LEED Gold certification. Transportation-related sustainability features will also include such measures as the provision of onsite bike racks and bike lockers/storage, shower facilities, electric vehicle charging stations (EVCS), promotion of alternative transportation programs, and carpool priority parking. The project's sustainability features make it consistent with General Plan Conservation Element policies, which include:

- CE-A.5. Employ sustainable or "green" building techniques for the construction and operation of buildings.
- CE-A.11. Implement sustainable landscape design and maintenance.
 - q. Implement water conservation measures in site/building design and landscaping.
 - r. Encourage the use of high efficiency irrigation technology, and recycled site water to reduce the use of potable water for irrigation. Use recycled water to meet the needs of development projects to the maximum extent feasible.
- CE-I.5. Support the installation of photovoltaic panels, and other forms of renewable energy production.

Community Plan Analysis:

The University Community Plan designates the development project site for "Scientific Research" which is considered an industrial land use and consistent with the proposed project land uses. The

uses contemplated by the Community Plan within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The project proposes a development with scientific research as the primary use and secondary uses that include retail and amenity space within two buildings which is consistent with the Community Plan land use designation.

Industrial

The Community Plan notes a special relationship between UC San Diego and the community, stating that, "The University community is unique because of its proximity to a world-class university specializing in high technology, and scientific research and development. Scientific research uses supportive of UC San Diego and related scientific uses should be encouraged to develop in this area of the city." The project proposes the growth of scientific research use in a location that will provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity as well as UC San Diego. The proposed development project is consistent with the following Community Plan goals for industrial development:

- Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- 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).

Mobility

The Community Plan also includes goals to improve accessibility throughout the area by establishing well-defined, multi-modal linkages that support pedestrian activity. The project is in an area with established pedestrian and public transit networks within proximity to the site.

Transit: The Executive Drive Trolley Station is approximately 0.7-miles and the MTS bus stop for Route 979 which provides service to the Sorrento Valley Coaster Station is 0.1-mile walking distance to the west from the project site.

Pedestrians: The project will provide linkages to such systems via proposed non-contiguous sidewalks along the project's frontages and the off-site pedestrian network.

Bicycles: The project proposes removal of existing on-street parking to provide a buffered Class II bike lane along Towne Centre Drive from Executive Drive to Eastgate Mall and a Class IV one-way cycle track along Executive Drive from Towne Centre Drive to Judicial Drive with green conflict striping at all driveways. The development project will also provide on-site bike parking, lockers, and showers to encourage the use of bicycle mode.

Design

The Community Plan also seeks to ensure that new development contributes visual amenities that overall enhance the community. The project includes an architectural style that is consistent across

proposed buildings and includes articulation and various design elements that provide visual diversity and interest. The project includes a landscape palette of various drought-tolerant canopy and accent trees, accent and ornamental shrubs, groundcovers, and turf to provide a unified theme throughout the site. The configuration and types of proposed street trees along Towne Centre Drive roadway frontage are compatible with existing streetscape landscaping in the community, as well.

The project proposes a small outdoor plaza in the southwest portion of the site near the market/food and beverage uses that will be available for public use. The plaza is intended to support passive and active recreation (gathering, eating, walking, etc.) and engage interest at the pedestrian/street level. Additionally, the project will include additional amenities for passive recreation for employee use, including a market, food and beverage space, and an open atrium/plaza with gardens for gathering and interaction.

Development Intensity

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the Community. Within the Development Intensity Element, the Land Use and Development Intensity Table identifies, by subarea, the permitted land use and development intensity indicating building square footage, dwelling units per net acre and in some cases average daily trips (ADT) per acre. The development intensity listed in the Land Use and Development Intensity Table by subarea is implemented by the Community Plan Implementation Overlay Zone (CPIOZ) Type A. The proposed amendment to the Community Plan Development Intensity Element will amend Land Use and Development Intensity Table as follows:

- Create a new Subarea 102 for the development project site.
- Transfer development intensity rights (3,744 average daily trips or “ADT”) from Community Plan Subarea 37 (City Ownership) to newly created Subarea 102 and existing Subarea 10 as follows:
 - 1,933 ADT transferred to new Subarea 102 (project site), which will allow an additional 241,600 square feet of scientific research/research & development; and
 - 1,811 ADT transferred to Subarea 10 (Alexandria, Campus Point), which will allow an additional 226,400 square feet of scientific research / research & development space.
- Redesignate the land use for the southern portion of Subarea 37 (south of Nobel Drive) from Scientific Research to Open Space.

The southern portion of Subarea 37, though designated Scientific Research, is precluded from development due to existing conservation easements. The transfer from Subarea 37 to Subareas 102 and 10 will allow development of additional Scientific Research uses that otherwise would not be realized, and the proposed amendment will designate the southern portion of Subarea 37 to Open Space to align with the existing conservation easements.

The proposed development project will be in conformance with Land Use and Development Intensity Table of the University Community Plan for the new Subarea 102 as amended to transfer ADT from Subarea 37. The development project is consistent with the policies, goals, and objectives of the University Community Plan as the applicable land use plan.

The proposed development project has been designed to conform to Community Plan Implementation Overlay Zone (CPIOZ)-A regulations which limits the uses and development intensity to the levels specified in the amended Land Use and Development Intensity Table within the University Community Plan. The proposed development project includes the approval of a Planned Development Permit which is consistent with the Development Intensity Element which requires properties that require rezoning process a Planned Development Permit to ensure consistency with the Community Plan.

University Community Plan Update

The University Community is mostly built-out under the existing Development Intensity Element and is currently going through a comprehensive Community Plan Update process. The Community Plan Update includes new and revised policies to encourage additional jobs, housing, and transit improvements throughout the plan area. A Community Discussion Draft Plan was released on April 4, 2023. The development project site will continue to be designated “Scientific Research” and the area north of Nobel Drive will be designated as “Open Space.”

Project Related Issues:

Deviations:

The project is requesting the following deviations as shown in Table 2:

DEVIATIONS SUMMARY			
Table 2			
Deviation Description	Deviation from SDMC	Required	Proposed
Landscape	SDMC sections 142.0404 and 142.0405	30 percent planting area in the remaining yard.	A podium courtyard with a 30 percent planting area
Driveway	SDMC section 142.0560(j)	25-foot driveway is allowed in a Parking Impact Area	30-foot two-way driveway on Towne Centre Drive
Driveway	SDMC section 142.0560(j)	20-foot driveway is allowed in a Parking Impact Area	25-foot one-way driveway on Executive Drive

Deviation Justifications:

Landscape Deviation: The proposed development project is requesting a deviation from Sections [142.0404](#) and [142.0405](#). The deviation to provide 30 percent planting area on a structural podium courtyard in lieu of 30 percent planting area around the parcel perimeter within the remaining yard as required for commercial development will allow the project to have vehicular access along the project site's northern and eastern perimeter. One 30-foot two-way driveway referred to as “the northwest driveway” will allow access through Towne Centre Drive, and one 25-foot-wide one-way right-out-only driveway referred to as the “southeast driveway” will be located along Executive Drive. The two private driveways will be constructed within the area where commercial development will require a 30 percent planting area in the remaining yard. By allowing the landscape deviation, the project will be designed to provide a courtyard with landscaping within the project site while establishing sufficient vehicular access for cars, semi-trucks, and fire apparatuses.

Driveway Deviation: The proposed development project is requesting deviations from Section [142.0560\(j\)](#).

25-Foot Driveway Deviation: The deviation for a 30-foot-wide driveway on Towne Centre Drive exceeds the maximum allowable width of 25 feet for two-way driveways in parking impact areas. The proposed 30-foot-wide driveway is necessary to allow large semi-trucks (WB-60) used for longer haul interstate trips that are required to serve the project. The 30-foot driveway also lessens the required turning radius for smaller semi-trucks (WB-50) used for shorter haul trips. This allows the WB-50 trucks to enter the site without needing to cross multiple turn lanes while turning into the project site and avoid conflict with the raised median on Towne Centre Drive as evaluated using turning radius diagrams. Parking will be eliminated with the installation of a Class II bike lane on Towne Centre Drive, therefore the wider driveway will not affect any on-street parking.

20-Foot Driveway Deviation: The deviation for the 25-foot-wide driveway on Executive Drive exceeds the maximum allowable width of 20 feet for one-way driveways in parking impact areas. The proposed 25-foot driveway is necessary to allow large semi-trucks (WB-65) to exit the site. The proposed 25-foot width allows the truck wheels to fit between the driveway opening without traveling over the 6-inch curb and sidewalk when exiting the site.

The proposed 30-foot-wide driveway and 25-foot-wide driveway will not affect the proposed Class II bicycle lane along Towne Centre Drive and the proposed Class IV one-way cycle track along Executive Drive that the project will install along its frontages. With the implementation of the proposed bicycle facilities, existing on-street parking will be removed and prohibited along these frontages. Therefore, although within a parking impact area, no on-street parking will be impacted by the proposed driveway widths.

Each of the requested deviations have been reviewed as they relate to the proposed project and the impact on the surrounding community. The requested deviations are appropriate and will result in a development project that efficiently utilizes the subject property and provides a use consistent with the Scientific Research designation of the University Community Plan.

Environmental Analysis:

Tiered Mitigated Negative Declaration No. 647676/SCH No. 2019060003 has been prepared for the project in accordance with CEQA Guidelines Section 15152, which allows a lead agency to prepare a tiered environmental document to a broad Environmental Impact Report or Negative Declaration and concentrate the later tiered environmental document solely on the issues specific to the later project. The proposed project results in impacts to Noise and Transportation/Circulation, therefore, a Mitigation Monitoring and Reporting Program (MMRP) will be required. However, implementation of the measures below will minimize Noise and Vehicle Miles Traveled (VMT) impacts to the extent feasible:

- To reduce construction noise, a temporary noise barrier or enclosure shall be installed prior to the initiation of demolition and maintained through the end of construction along

the eastern and southern property lines to break the line of sight between the construction equipment and adjacent residences.

- Provide short-term bicycle parking spaces that are available to the public, at least 10 percent beyond the minimum requirement.
- Provide long-term bicycle parking spaces, at least 10 percent beyond the minimum requirement.
- Provide an on-site bicycle repair station offering a minimum of an air pump and basic repair and maintenance tools for bicycles.
- Provide on-site multi-modal kiosks (above minimum kiosk requirement to serve a larger site).

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the General Plan, University Community Plan, and Land Development Code. With the approval of the Planned Development Permit, Rezone, General Plan Amendment, University Community Plan Amendment, and Nexus Technology Centre Specific Plan Amendment, the project meets all applicable regulations and is consistent policies in the applicable land use plans. Staff supports the determination that the development project is consistent with the goals and policies and development regulations in effect for this site per the SDMC, the General Plan, the University Community Plan, and Nexus Technology Centre Specific Plan. Staff recommends that the Planning Commission provide a recommendation to the City Council to approve the project as proposed.

ALTERNATIVES

1. Recommend the City Council ADOPT Tiered Mitigated Negative Declaration No. 647676/SCH No. 2019060003 and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE a General Plan Amendment, University Community Plan Amendment, and Nexus Technology Centre Specific Plan Amendment under Land Use Plan No. 2342722, Rezone No. 2367486, and Planned Development Permit No. 2342720.
2. Recommend the City Council DO NOT ADOPT Tiered Mitigated Negative Declaration No. 647676/SCH No. 2019060003 and DO NOT ADOPT the Mitigation Monitoring and Reporting Program; and DENY a General Plan Amendment, University Community Plan Amendment, and Nexus Technology Centre Specific Plan Amendment under Land Use Plan No. 2342722, Rezone No. 2367486, and Planned Development Permit No. 2342720.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Benjamin Hafertepe
Development Project Manager
Development Services Department



Tait Galloway
Deputy Director
Planning Department

Attachments:

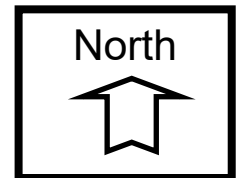
1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Environmental Resolution with MMRP (Tiered MND).
7. Draft Land Use Plan Amendment Resolution
8. Draft Rezone Ordinance
9. Rezone - B Sheet
10. Draft General Plan, University Community Plan, and Nexus Technology Centre Specific Plan Amendment Documents: Includes Strikeout/Underline Text
11. Copy of Recorded (existing) Permit: PID 84-0459
12. Project Plans
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement

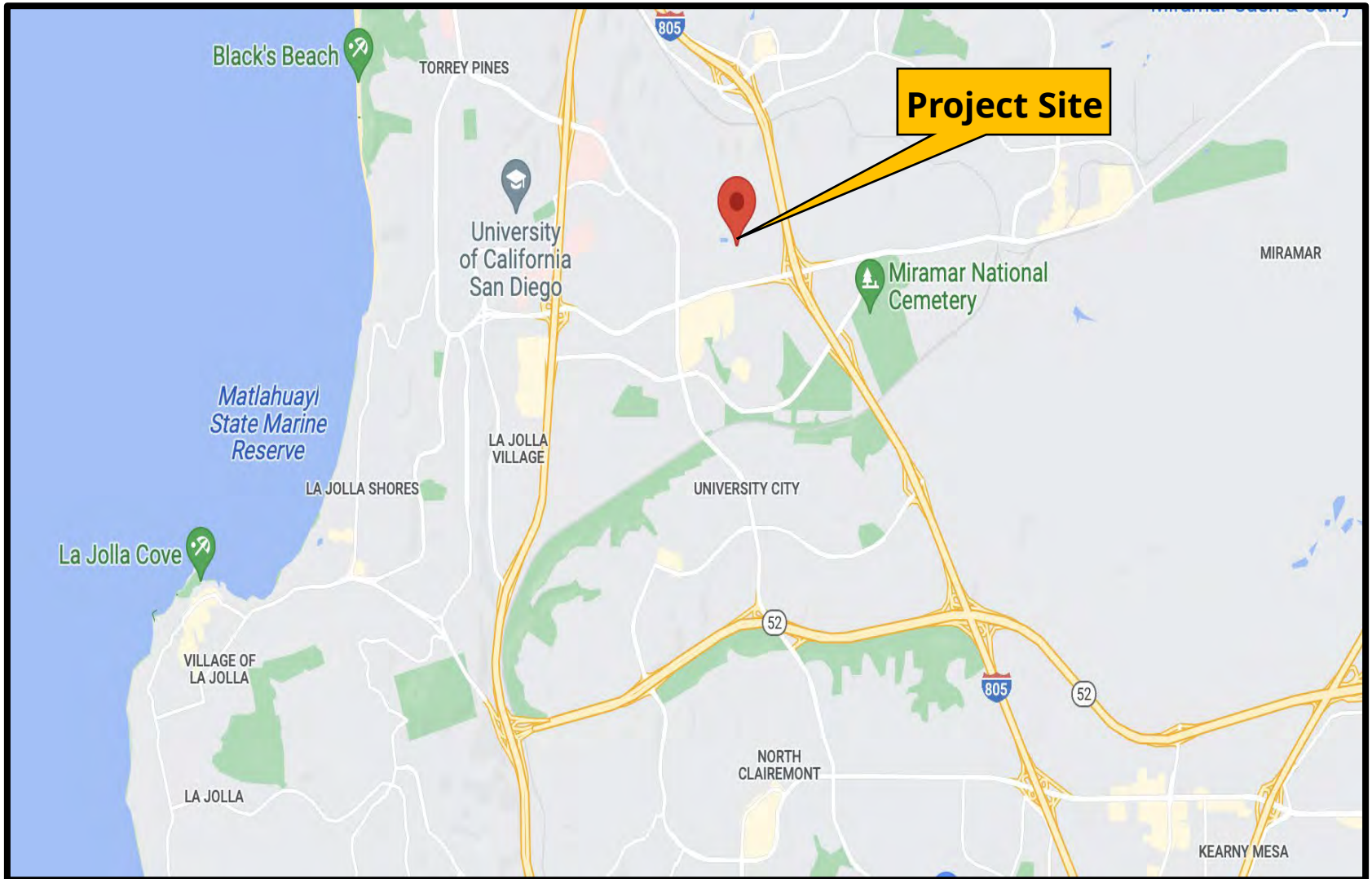


Aerial Photograph

Alexandria Science Village

Project No. 647676 - 9363, 9373, and 9393 Towne Centre Drive

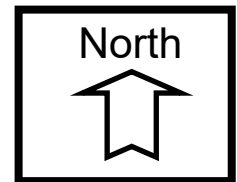


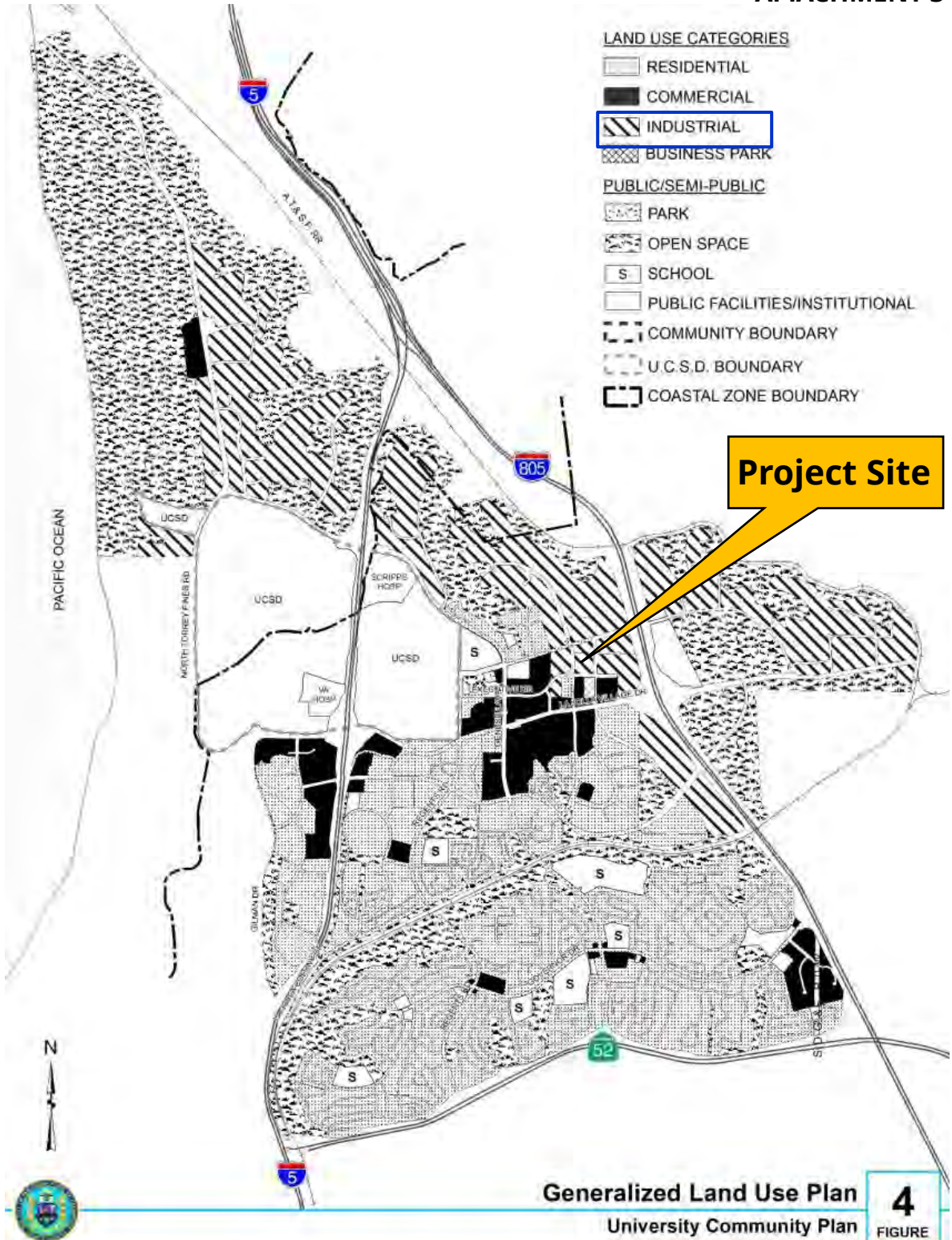


Project Location Map

Alexandria Science Village

Project No. 647676 - 9363, 9373, and 9393 Towne Centre Drive





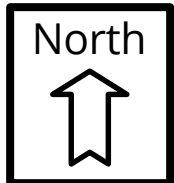
Generalized Land Use Plan
University Community Plan

4
FIGURE

Community Land Use Map

Alexandria Science Village

Project No. 647676 - 9363, 9373, and 9393 Towne Centre Drive



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24008392

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2342720
ALEXANDRIA SCIENCE VILLAGE - PROJECT NO. 647676 [MMRP]
CITY COUNCIL

This Planned Development Permit No. 2342720 is granted by the City Council of the City of San Diego to Alexandria Real Estate Equities (ARE) ARE-SD Region No. 20, LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602. The 3.97-acre site is located at 9363, 9373, and 9393 Towne Centre Drive in the EMX-2 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Review – Review Area 1), Community Plan Implementation Overlay Zone - A, Parking Impact Overlay Zone (Campus), Parking Standards Transit Priority Area, Prime Industrial Lands, Transit Priority Area, and FAA Part 77 Notification Area within the University Community Plan area. The project site is legally described as: Parcel A: Lots 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, Parcel B: Easements for parking and access, maintenance and common wall as set forth in a document entitled "Grant of Easement" recorded September 11, 1987 as file no. 87-515736 of official records, affecting Lot 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, above as more particularly described in said document. APN: 345-200-04 & 05.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish three existing scientific research buildings and construct two four-story research and development buildings with associated accessory uses and a three-level below-grade parking garage as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Rescinding Planned Industrial Development Permit 86-0459;
- b. Demolition of three existing scientific research buildings totaling approximately 138,400 square-feet;

- b. Construction of two new four-story scientific research and development buildings with accessory space, amenity space, and a three-level below-grade parking garage totaling 789,692 square-feet;
- c. Allowable deviations from the development regulations pursuant to the following sections of the San Diego Municipal Code (SDMC);
 - SDMC sections 142.0404 and 142.0405 to provide 30 percent planting area on a structural podium courtyard in lieu of 30 percent planting area around parcel perimeter within the remaining yard, as required for commercial development.
 - SDMC section 142.0560(j) to provide one, 30-foot two-way driveway on Towne Centre Drive where a maximum of 25 feet is allowed in a Parking Impact Area.
 - SDMC section 142.0560(j) to provide one, 25-foot one-way driveway on Executive Drive where a maximum of 20 feet is allowed in a Parking Impact Area.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **[ENTER DATE typically 3 years, including the appeal time]**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to

cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] outlined in Tiered Mitigated Negative Declaration No. 647676 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Tiered Mitigated Negative Declaration No. 647676 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Tiered Mitigated Negative Declaration No. 647676 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Noise and Transportation/Circulation

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT LAND USE COMPATIBILITY REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air

Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in the SDMC and Information Bulletin 520.

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 4-feet on Towne Center Drive and Executive Drive to provide a 14-foot curb-to-property-line distance, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the construction of one current City Standard 30-foot two-way driveway on Towne Centre Drive adjacent to the site where a maximum of 25 feet is allowed in a Parking Impact Area, and one current City Standard 25-foot one-way driveway on Executive Drive adjacent to the site where a maximum of 20 feet is allowed in a Parking Impact Area, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond to remove and replacement of existing curb/gutter and sidewalk per current City Standard adjacent to the site on Towne Center and Executive Drive satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct directional (dual) curb ramps on the southeast corner of Towne Center and Executive Drive per current City Standard satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new curb inlet, storm drain pipe and clean out per current City Standards, adjacent to the site on Executive Drive satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private storm drain pipe on Executive Drive, landscaping/irrigation and trees adjacent to the site on Towne Center and Executive Drive public right of way.
23. The project proposes to export 314,900 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
25. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
28. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
29. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
30. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
32. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
33. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on

file in the Development Services Department. Construction plans shall include all required yard calculations, including courtyard planting in lieu of remaining yard, and shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

34. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

36. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

37. The automobile, motorcycle and bicycle parking spaces and drive aisles must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

38. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

39. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

41. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the re-stripping of northbound Towne Centre Drive from Executive Drive to Eastgate Mall to remove on-street parking and provide 10 to 11-foot wide travel lanes, and a 6-foot wide Class II bike lane with 0 to 4-foot wide buffer and conflict striping at driveway openings within the existing 26 to 32-foot median curb-to-curb pavement width (per Exhibit "A"), satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

42. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the re-stripping of westbound Executive Drive from Towne Centre Drive to Judicial Drive to remove on-street parking and provide 12-foot wide left turn lane, 11-foot wide travel lanes, and a Class IV one-way westbound cycle track with 5-foot wide lane, 3-foot wide buffer with vertical delineators, and conflict striping at driveway openings within the existing 42-foot median curb-to-curb pavement width (per Exhibit "A"), satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

43. Prior to first occupancy, the Owner/Permittee shall provide and maintain the following VMT Reduction measures:

- On-site bicycle repair station
- On-site multi-modal kiosks
- Short-term bicycle parking spaces that are available, at least 10% beyond the minimum requirement
- Long-term bicycle parking spaces that are available, at least 10% beyond the minimum requirement

44. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the implementation of an upgraded 2070 traffic signal controller (including software update) and audible pedestrian signals at the following intersection locations through a traffic signal modification, satisfactory to the City Engineer:

- Towne Centre Drive & Eastgate Mall
- Towne Centre Drive & Executive Drive
- Judicial Drive & Golden Haven Drive/Brook Lane

All improvements shall be completed and operational prior to first occupancy.

45. Prior to the issuance of any building permit, the Owner/Permittee shall engage in a private agreement with University of California, San Diego to pay an 11.9 percent fair share contribution towards the implementation of adaptive traffic signal control at the Towne Centre Drive & La Jolla Village Drive intersection, satisfactory to the City Engineer.

46. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the implementation of bicycle loop detectors at the following intersection approach locations through a traffic signal modification, satisfactory to the City Engineer:

- Towne Centre Drive & Executive Drive - Northbound approach

- Towne Centre Drive & Towne Centre Driveway - Northbound and southbound approaches
- Judicial Drive & Judicial Driveway - Northbound and southbound approaches
- Judicial Drive & Golden Haven Drive/Brook Lane - Northbound and southbound approaches

All improvements shall be completed and operational prior to first occupancy.

47. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the implementation of backplates with retroreflective borders at the following intersection locations through a traffic signal modification, satisfactory to the City Engineer:

- Towne Centre Drive & Eastgate Mall
- Towne Centre Drive & Executive Drive
- Towne Centre Drive & Towne Centre Driveway
- Towne Centre Drive & La Jolla Village Drive
- Judicial Drive & Golden Haven Drive/Brook Lane
- Interstate 805 Southbound Ramps & La Jolla Village Drive

All improvements shall be completed and operational prior to first occupancy.

48. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the implementation of high visibility crosswalks at the following intersection approach locations and any necessary traffic signal modifications, satisfactory to the City Engineer:

- Towne Centre Drive & Towne Centre Driveway - north and east
- Judicial Drive & Judicial Driveway - north, east and west

All improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

49. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

50. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

51. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

52. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

53. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

54. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

Planned Development Permit No. 2342720
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

ARE-SD REGION NO. 20 LLC, a Delaware Limited Liability Company
Owner/Permittee

By _____
NAME:
TITLE:

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

CITY COUNCIL RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2342720
ALEXANDRIA SCIENCE VILLAGE - PROJECT NO. 647676 [MMRP]

WHEREAS, ARE-SD Region No. 20 LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit to demolish three existing scientific research buildings and construct two four-story research and development buildings with associated accessory uses and a three-level below-grade parking garage totaling 789,692 square-feet known as the Alexandria Science Village project located at 9363, 9373, and 9393 Towne Centre Drive, and legally described as: Parcel A: Lots 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, Parcel B: Easements for parking and access, maintenance and common wall as set forth in a document entitled "Grant of Easement" recorded September 11, 1987 as file no. 87-515736 of official records, affecting Lot 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, above as more particularly described in said document. APN: 345-200-04 & 05 in the University Community Plan area, in the RS-1-14 (Residential-Single-Family Unit) Zone which is proposed to be rezoned to the EMX-2 (Employment Mixed-Use) Zone; and

WHEREAS, on July 20, 2023, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2342720, and pursuant to Resolution No.

[INSERT Planning Commission Resolution Number] -PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City 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 the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2342720:

A. PLANNED DEVELOPMENT PERMIT [SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0605]

1. Findings for all Planned Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The 3.97-acre site is in the RS-1-14 Zone which is proposed to be rezoned to the EMX-2 (Employment Mixed-Use) Zone and is located on three parcels which include 9363, 9373, and 9393 Towne Centre Drive within the University Community Plan area. The General Plan designates the site as Industrial Employment and Prime Industrial Lands, and the University Community Plan designates the site as Scientific Research. The Alexandria Science Village project will demolish three existing scientific research buildings and redevelop the site with approximately 369,878 square-feet of mixed-use research, retail, and office uses across two buildings. The project will consist of approximately 310,416 square-feet of Research and Development and 59,462 square-feet are planned as accessory and amenity space. The accessory and amenity space is expected to consist of a 7,655-square-foot market, 563 square-feet of food and beverage space, a 23,397-square-foot fitness center, and 27,847 square-feet of conference space. Additionally, a three-level subterranean parking garage with approximately 938 parking spaces totaling 419,814 square-feet is proposed.

The project requires a General Plan Amendment, Community Plan Amendment to the University Community Plan, and a Specific Plan Amendment to the Nexus Technology Centre Specific Plan, as detailed below:

University Community Plan Amendment – A University Community Plan Amendment is required to change the gross area of Subarea 30 (Nexus Specific Plan) from 22.50 acres to 18.63 acres. The amendment also includes adding the project site Subarea 102 (Science Village (PDP)) as a new 3.97-acre Subarea to the Land Use and Development Intensity Table 3 within the Development Intensity Element. The transfer of development intensity rights (3,733 ADT) from Subarea 37 (City Ownership) to Subarea 10 (Campus Point) and newly created Subarea 102 (Science Village (PDP)) will result in increased development intensity of the project site. The amendment would also entail a revision of the “Commercial Encroachment” provisions of the Industrial Element of the Community Plan to allow the proposed commercial uses to serve the surrounding community, and for the redesignation of the southern portion of Subarea 37 (south of Nobel Drive) from Scientific Research to Open Space.

General Plan Amendment – A General Plan Amendment is required relative to the revisions proposed to the University Community Plan. The General Plan currently designates the project site for Industrial Employment and Prime Industrial Lands. The amendment will redesignate a portion of Subarea 37 (City Ownership) south of Nobel Drive totaling 36.6 acres from Industrial Employment to Parks, Open Space, and Recreation.

Specific Plan Amendment – A Specific Plan Amendment is required to remove the project site from the Nexus Technology Centre Specific Plan. The project site is composed of Lots 7 and 8 in the Nexus Specific Plan. The amendment would remove Lots 7 and 8 from the Nexus Specific Plan.

The General Plan Amendment and Community Plan Amendment would transfer development intensity rights (3,744 average daily trips or “ADT”) from the University Community Plan Area Subarea 37 (City Ownership) to Subarea 102 and Subarea 10 as follows: 1,933 ADT transferred to new Subarea 102 (project site), which will allow an additional 241,600 square-feet of Scientific Research/Research & Development; and 1,811 ADT transferred to Subarea 10 (Campus Point), which will allow an additional 226,400 square-feet of Scientific Research/Research and Development space. The Scientific Research/Research and Development use would help provide 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 Central area of the community as well as the University of California San Diego (UCSD). The project will not adversely affect the University Community Plan as the applicable land use plan since the increase in development intensity is accommodated by the Community Plan Amendment and ADT transfer from Subarea 37.

The proposed project does not change the Scientific Research use designation for the project site in the University Community Plan. The project is consistent with the

General Plan Industrial Employment and the University Community Plan Scientific Research land use designations for the property. The project site is designated as "Prime Industrial Land" in the General Plan Economic Prosperity Element. The project implements the goals and policies of the Economic Prosperity Element through its support of Base Sector Industrial Uses. It will increase the floor area of these uses consistent with the goals of both plans and make better use of the limited prime industrial lands.

The project has been determined to be in conformance with Land Use and Development Intensity Table 3 within the Development Intensity Element of the University Community Plan as amended to transfer ADT. The project and its design or improvements are consistent with the policies, goals, and objectives of the University Community Plan as the applicable land use plan.

The project is consistent with the Scientific Research designation in the University Community Plan and supports the design requirements, goals, and policies including:

1. Encourage the development of life sciences-research facilities which maximize the resources of the University (Page 17).

The project will encourage and provide an office setting for large regional industrial employers to utilize which supports the scientific research development land use designation.

2. Concentrate community activities such as retail, professional, cultural, recreational and entertainment within the Towne Centre and La Jolla Village Square (Page 17).

The project will contribute to community activities in the Towne Centre and La Jolla Village Square by providing accessory uses including conference centers, a fitness center, and amenity space for tenants. The primary use of scientific research and development will contribute to the professional community activity desired in the University Community Plan.

3. Ensure that every new development contributes to the public realm and street livability by providing visual amenities and a sense of place (Page 44).

The project enhances the public realm and street livability by providing non-contiguous parkways and non-contiguous sidewalks along Towne Centre Drive and Executive Drive. This enhanced street frontage improves the relationship with pedestrians and provides a comfortable walking environment as well as access to the building's market space.

4. Retrofit development bordering the Urban Node Pedestrian Network with pedestrian-oriented uses and amenities which contribute to street vitality (Page 80).

The project creates a pedestrian-oriented street environment within the Urban Node through landscaping and its building design. The project also connects to the Primary Pedestrian Network along Towne Centre Drive and Executive Drive.

5. Complete the missing links of the proposed bicycle system shown in Figure 23, and thus reaffirm the importance of bicycles as effective alternative modes of transportation in the University community (Page 85).

The project will be compatible with the proposed Class II bicycle lane along Towne Centre Drive and the proposed Class IV one-way cycle track along Executive Drive through curb striping that prohibits parking along the building frontage.

6. Improve the central community's urban form and cohesiveness as new construction activity continues (Page 113).

The project follows the urban design objectives in the University Community Plan through setbacks that define the street edge and are appropriate to the scale of the building, access to the public space from the street level, as well as building articulation that provides different textures, planes, and materials to the building.

The Airport Land Use Compatibility Overlay Zone (ALUCOZ) implements the adopted Airport Land Use Compatibility Plan (ALUCP) for Marine Corps Air Station (MCAS) Miramar to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection, and aircraft overflight. The project is in the Airport Influence Area (AIA) Review Area 1 for MCAS Miramar. The project is in the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL). SDMC Table 132-15D permits the Commercial, Employment and Retail uses within this noise contour. The project is not located in a Safety Zone.

Pursuant to SDMC 132.1550(c)(4), the project is required to obtain a determination of consistency from the San Diego County Regional Airport Authority, which acts as the Airport Land Use Commission (ALUC) for San Diego County since the project includes a rezone and an amendment of a land use plan within Review Area 1 of the ALUCOZ. A letter was received from the ALUC on May 2, 2022, indicating that the site lies within the AIA for the MCAS Miramar ALUCP. The letter indicated that the ALUC had reviewed the project and determined that, in accordance with the San Diego Regional Airport Authority Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), the project is conditionally consistent with the MCAS Miramar ALUCP, based upon the findings summarized in the letter.

As a condition of project approval from ALUC, application of the airspace protection policies of the ALUCP through the ALUCOZ must ensure that structures and objects developed under the project are determined by the FAA not to be hazards to air navigation, or include marking or lighting, if determined to be obstructions. Alternatively, the project applicant may certify that notice to the FAA is not required because the structures or objects are located within an urbanized area, are substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation. The project applicant's licensed professional has completed self-certification and added a note to the development plans. Prior to issuance of any building permits, the applicant shall provide a copy of the signed agreement [DS-503] No FAA Self-Certification Agreement and show certification on the building plans verifying that the structures do not require FAA notice of Determination of No Hard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation.

The project has been designed in accordance with relevant height and safety regulations pertaining to airport operations and is in conformance with the allowed use of the subject site. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The 3.97-acre site is located on three parcels which include 9363, 9373, and 9393 Towne Centre Drive in the University Community Plan. The project will demolish two existing scientific research buildings and redevelop the site with approximately 369,878 square-feet of mixed-use research, retail, and office uses across two buildings. The project will consist of approximately 310,416 square-feet of Research and Development and 59,462 square-feet are planned as accessory and amenity space. The accessory and amenity space is expected to consist of a 7,655-square-foot market, 563 square-feet of food and beverage space, a 23,397-square-foot fitness center, and 27,847 square-feet of conference spaces. Additionally, a three-level subterranean parking garage with approximately 938 parking spaces totaling 419,814 square-feet is proposed.

The project incorporates design features that enhance the pedestrian environment by installing non-contiguous sidewalks, encourage alternative modes of transportation by installing bicycle facilities on both of its street frontages, and promotes energy efficiency by including 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)

Tiered Mitigated Negative Declaration No. 647676/SCH No. 2019060003 has been prepared for the project in accordance with CEQA Guidelines Section 15152, which allows a lead agency to prepare a tiered environmental document to a broad Environmental Impact Report or Negative Declaration and concentrate the later tiered environmental document solely on the issues specific to the later project. The

proposed project results in impacts to Noise and Transportation/Circulation, therefore, a Mitigation Monitoring and Reporting Program (MMRP) is required. However, implementation of the measures below would minimize Noise and Vehicle Miles Traveled (VMT) impacts to the extent feasible:

- To reduce construction noise, a temporary noise barrier or enclosure shall be installed prior to the initiation of demolition and maintained through the end of construction along the eastern and southern property lines to break the line of sight between the construction equipment and adjacent residences;
- Provide short-term bicycle parking spaces that are available to the public, at least 10 percent beyond the minimum requirement;
- Provide long-term bicycle parking spaces, at least 10 percent beyond the minimum requirement;
- Provide an on-site bicycle repair station offering a minimum of an air pump and basic repair and maintenance tools for bicycles; and
- Provide on-site multi-modal kiosks (above minimum kiosk requirement to serve a larger site).

The permit for the project also includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions will avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 2432720, and other regulations and guidelines pertaining to the subject property per the Land Development Code. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed project is described in Planned Development Permit (PDP) Finding A.1.a, incorporated by reference herein. The project would comply with the development regulations of the Land Development Code (LDC) with the exception of the requested deviations to the landscape requirements and driveway width requirements of the SDMC. These deviations are processed through the approval of a PDP in accordance with SDMC section 126.0602(b)(1), and further described below:

- Sections 142.0404 and 142.0405 to provide 30 percent planting area on a structural podium courtyard in lieu of 30 percent planting area around parcel perimeter within the remaining yard, as required for commercial development.
- SDMC section 142.0560(j) to provide one, 30-foot two-way driveway on Towne Centre Drive where a maximum of 25 feet is allowed in a Parking Impact Area.
- SDMC section 142.0560(j) to provide one, 25-foot one-way driveway on Executive Drive where a maximum of 20 feet is allowed in a Parking Impact Area.

The deviation to provide 30 percent planting area on a structural podium courtyard in lieu of 30 percent planting area around parcel perimeter within the remaining yard, as required for commercial development will allow the project to have vehicular access along the project site's northern and eastern perimeter. One 30-foot two-way driveway referred to as "the northwest driveway" will allow access through Towne Centre Drive, and one 25-foot-wide one-way right-out-only driveway referred to as the "southeast driveway" will be located along Executive Drive. The two private driveways will be constructed within the area where commercial development would require a 30 percent planting area in the remaining yard. These deviations result in the project providing landscaping within the project site's courtyard while establishing sufficient vehicular access for cars, semi-trucks, and fire apparatuses.

The deviation for a 30-foot-wide driveway on Towne Centre Drive exceeds the maximum allowable width of 25 feet for two-way driveways in parking impact areas. The proposed 30-foot-wide driveway is necessary to allow large semi-trucks (WB- 65) that are required to serve the project. The 30-foot driveway also lessens the required turning radius for smaller semi-trucks (WB-50). This allows the WB-50 trucks to enter the site without needing to cross multiple turn lanes while turning into the project site and avoid conflict with the raised median on Towne Centre Drive as evaluated using turning radius diagrams. There will be no parking on Towne Centre Drive, therefore the wider driveway will not affect any on-street parking.

The deviation for the 25-foot-wide driveway on Executive Drive is necessary to allow large semi-trucks (WB-65) to exit the site. The proposed 25-foot width allows the truck wheels to fit between the driveway opening without traveling over the 6-inch curb and sidewalk when exiting the site.

The proposed 30-foot-wide driveway and 25-foot-wide driveway would not affect the proposed Class II bicycle lane along Towne Centre Drive and the proposed Class IV one-way cycle track along Executive Drive, respectively, that the project will install along its frontages. With the implementation of the proposed bicycle facilities, existing on-street parking will be removed and prohibited along these frontages. Therefore, although within a parking impact area, no on-street parking would be impacted by the proposed driveway widths.

Each of the requested deviations have been reviewed as they relate to the proposed project and the impact on the surrounding community. The requested deviations are appropriate and will result in a project that efficiently utilizes the subject property and provides a use consistent with the Scientific/Research designation of the University Community Plan. The project has been designed to conform to Community Plan Implementation Overlay Zone (CPIOZ)-A regulations which limits the uses and development intensity to the levels specified in the amended Land Use and Development Intensity Table within the University Community Plan (Table 3). Therefore, with the requested deviations, the proposed development would comply with the applicable zoning and development regulations of the LDC, including any proposed deviations pursuant to SDMC section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, pursuant to the LDC.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Planned Development Permit No. 2432720 is granted to ARE-SD Region No. 20 LLC, a Delaware Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

RESOLUTION NUMBER R-

ADOPTED ON

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING TIERED MITIGATED NEGATIVE DECLARATION NO.
647676 TO PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO.
2019060003, AND THE MITIGATION MONITORING AND
REPORTING PROGRAM**

WHEREAS, City of San Diego Planning Department analyzed the amendments to the San Diego Municipal Code and Land Development Manual to adopt two new ordinances and associated discretionary actions, collectively referred to as Complete Communities: Housing Solutions and Mobility Choices (Complete Communities); and

WHEREAS, on July 28, 2020, the San Diego City Council adopted Resolution No. R-313279, certifying the Program Environmental Impact Report SCH No. 2019060003, and adopting the Findings and Statement of Overriding Consideration, copies of which are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on November 15, 2019, Alexandria Real Estate submitted an application to the Development Services Department for approval of a Community Plan Amendment, a Rezone, a General Plan Amendment, a Specific Plan Amendment, and a Planned Development Permit for the Science Village (Project) as well as approval of minor technical changes or additions to the Project; and

WHEREAS, the matter was the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council of the City of San Diego on [DATE]; and

ATTACHMENT 6

WHEREAS, State CEQA Guidelines Section 15152 allows for a lead agency to prepare a tiered environmental document to a broader Environmental Impact Report and concentrating the later tiered environmental document solely on the issues specific to the later project; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego as follows:

1. That the information contained in the final Program Environmental Impact Report SCH No. 2019060003 along with the Tiered MND thereto, including any comments received during the public review process, has been reviewed and considered by this City Council of the City of San Diego prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the final Program Environmental Impact Report SCH No. 2019060003 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report SCH No. 2019060003 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report SCH No. 2019060003.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

ATTACHMENT 6

5. That pursuant to State CEQA Guidelines Section 15168(d), only minor technical changes or additions are necessary, and therefore, the City Council of the City of San Diego adopts Tiered Mitigated Negative Declaration to the final Program Environmental Impact Report SCH No. 2019060003 a copy of which is on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that pursuant to CEQA Section 21081.6, the City Council of the City of San Diego adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this the final Program Environmental Impact Report SCH No. 2019060003 in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: [XXXX, CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

By:

[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**COMMUNITY PLAN AMENDMENT, A REZONE, A GENERAL PLAN AMENDMENT,
A SPECIFIC PLAN AMENDMENT, AND A PLANNED DEVELOPMENT PERMIT**

PROJECT NO. 647676

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Tiered Mitigated Negative Declaration No. 647676 SCH No. 2019060003 shall be made conditions of the COMMUNITY PLAN AMENDMENT, A REZONE, A GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, AND A PLANNED DEVELOPMENT PERMIT as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures

or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Qualified Acoustician**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 647676 and /or Environmental Document No. 647676, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable.**

- 4. MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE

MM NOI-1 Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Development Services Department Environmental Designee shall verify that the requirements for the following noise control measure have been noted on the applicable construction documents through the plan check process:

To reduce construction noise, a temporary noise barrier or enclosure shall be installed prior to the initiation of demolition and maintained through the end of construction along the eastern and southern property lines to break the line of sight between the construction equipment and the adjacent residences. The MMC or RE shall verify the temporary noise barrier is installed to the specifications below prior to the initiation of demolition activities. The temporary noise barrier shall have a sound transmission class of 20 or greater in accordance with American Society for

Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of 3-inch steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding with a heavy duct seal around the perimeter. The length, height, and location of noise control barrier walls shall be adequate to assure proper acoustical performance. To avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.

TRANSPORTATION/CIRCULATION

MM TR-1 Prior to issuance of occupancy permits for any new on-site buildings, the project shall demonstrate the following Vehicle Miles Traveled (VMT) Reduction Measures have been implemented to achieve a 10.5 point reduction in accordance with Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines. Implementation of these measures would minimize VMT impacts to the extent feasible.

- Provide short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirement.
- Provide long-term bicycle parking spaces, at least 10% beyond minimum requirement.
- Provide on-site bicycle repair station offering a minimum of an air pump and basic repair and maintenance tools for bicycles.
- Provide on-site multi-modal kiosks (above minimum kiosk requirement to serve a larger site).

**GENERAL PLAN, COMMUNITY PLAN, AND SPECIFIC PLAN
AMENDMENT RESOLUTION**

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO REDESIGNATE APPROXIMATELY 36.6 ACRES FROM INDUSTRIAL TO OPEN SPACE WITHIN SUBAREA 37 (CITY OWNERSHIP), TRANSFER DEVELOPMENT INTENSITY RIGHTS FOR A 3.97-ACRE SITE (3,744 AVERAGE DAILY TRIPS) FROM UNIVERSITY COMMUNITY PLAN AREA SUBAREA 37 (CITY OWNERSHIP) TO NEWLY CREATED SUBAREAS 102 (SCIENCE VILLAGE (PDP)) AND SUBAREA 10 (CAMPUS POINT), EXEMPT PROPERTIES LOCATED ALONG THE URBAN NODE PEDESTRIAN NETWORK FROM THE COMMERCIAL ENCROACHMENT POLICIES OF THE INDUSTRIAL ELEMENT, AN AMENDMENT TO THE NEXUS TECHNOLOGY CENTRE SPECIFIC PLAN TO REMOVE LOTS 7 AND 8 FROM THE NEXUS TECHNOLOGY CENTRE SPECIFIC PLAN, AND AN AMENDMENT TO THE GENERAL PLAN TO REDESIGNATE APPROXIMATELY 36.6 ACRES FROM INDUSTRIAL EMPLOYMENT TO PARKS, OPEN SPACE, AND RECREATION

WHEREAS, Alexandria Real Estate Equities (ARE) - ARE-SD Region No. 20, LLC, a Delaware Limited Liability Company requested an amendment to the University Community Plan; and

WHEREAS, the requested amendment to the University Community Plan includes a change the gross acreage of Subarea 30 (Nexus Specific Plan) from 22.50 acres to 18.63 acres; and

WHEREAS, the requested amendment to the University Community Plan includes adding Subarea 102 (Science Village (PDP)) as a new 3.97-acre Subarea to the Land use and

ATTACHMENT 7

Development Intensity Table in the Development Intensity Element of the University Community Plan; and

WHEREAS, the requested amendment to the University Community Plan includes redesignating the land use for a portion of Subarea 37 (City Ownership) south of Nobel Drive totaling approximately 36.6 acres from Industrial to Open Space; and

WHEREAS, the requested amendment to the University Community Plan includes transfer of development intensity rights (3,744 Average Daily Trips (ADT)) from University Community Plan Area Subarea 37 (City Ownership) as follows: 1,933 ADT transferred to new Subarea 102 (Science Village (PDP)) which will allow an additional 241,600 square-feet of Scientific Research/Research and Development space; and 1,811 ADT transferred to Subarea 10 (Campus Point) which will allow an additional 226,400 square-feet of Scientific Research/Research and Development space; and

WHEREAS, the requested amendment to the University Community Plan exempts properties located along the Urban Node Pedestrian Network from the commercial encroachment policies of the Industrial Element ; and

WHEREAS, the action includes a Specific Plan amendment to remove Lots 7 and 8 from the Nexus Technology Centre Specific Plan located at 9363, 9373, and 9393 Towne Centre Drive; and

WHEREAS, the requested amendment to the General Plan includes redesignating the land use for a portion of Subarea 37 (City Ownership) south of Nobel Drive totaling 36.6 acres from Industrial Employment to Parks, Open Space, and Recreation; and

ATTACHMENT 7

WHEREAS, the properties located at 9363, 9373, and 9393 Towne Centre Drive are designated as Prime Industrial Land in the General Plan's Economic Prosperity Element, and Prime Industrial Land are areas that support export-oriented base sector activities and provide a significant benefit to the regional economy.

WHEREAS, the site is legally described as: Parcel A: Lots 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, Parcel B: Easements for parking and access, maintenance and common wall as set forth in a document entitled "Grant of Easement" recorded September 11, 1987 as File No. 87-515736 of official records, affecting Lot 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, above as more particularly described in said document. APN: 345-200-04 & 05; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendments consistent with the General Plan, University Community Plan, and Nexus Technology Centre Specific Plan; and

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, University Community Plan, and Nexus Technology Centre Specific Plan; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the

file for this amendment on record in the City of San Diego, and has considered the oral presentation given at public hearing; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City 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 the evidence presented; and

WHEREAS, the amendment retains internal consistency with the General Plan, University Community Plan, and the Nexus Technology Centre Specific Plan and helps achieve long-term community and citywide goals; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that the amendment to the University Community Plan, General Plan, and Nexus Technology Centre Specific Plan is approved, a copy of which is on file in the office of the City Clerk as Document

No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
XXXXXXXXX
Deputy City Attorney

IBL: XXXXX
xxxxxx XX, 2023
Or. Dept: Planning
Doc. No.:

BE IT RESOLVED, by the City Council of the City of San Diego that the amendment to the University Community Plan, General Plan, and Nexus Technology Centre Specific Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, by the City Council of the City of San Diego that the amendment to the General Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of XXXX .

DIANA J.S. FUENTES
City Clerk

By _____
City Clerk

REZONE ORDINANCE

(O-INSERT-)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 3.97 ACRES LOCATED WITHIN THE UNIVERSITY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-14 (RESIDENTIAL-SINGLE-FAMILY UNIT) ZONE INTO THE EMX-2 (EMPLOYMENT MIXED-USE) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0403 AND 131.0704; AND REPEALING ORDINANCE NO. R-301263 (NEW SERIES), ADOPTED FEBRUARY 28, 2006, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, Alexandria Real Estate Equities (ARE) – ARE-SD Region No. 20, LLC, a Delaware Limited Liability Company applied to rezone the 3.97-acre site from RS-1-14 (Residential-Single-Family Unit) to EMX-2 (Employment Mixed-Use) , in the University Community Plan area; and

WHEREAS, San Diego Resolution No. R-_____ (General Plan, University Community Plan, and Nexus Technology Centre Specific Plan Amendments), which was considered along with this Ordinance, proposes an amendment to the University Mesa Community Plan to change the gross acreage of Subarea 30 (Nexus Specific Plan) from 22.50 acres to 18.63 acres, add Subarea 102 (Science Village (PDP)) as a new 3.97-acre Subarea to the Land use and

Development Intensity Table in the Development Intensity Element of the University Community Plan, redesignate a portion of Subarea 37 (City Ownership) south of Nobel Drive totaling approximately 36.6 acres from Industrial to Open Space, transfer development intensity rights (3,744 Average Daily Trips (ADT)) from University Community Plan Area Subarea 37 (City Ownership) as follows: 1,933 ADT transferred to new Subarea 102 (project site), which will allow an additional 241,600 square feet of Scientific Research/Research and Development space; and 1,811 ADT transferred to Subarea 10 (Campus Point) which will allow an additional 226,400 square feet of Scientific Research/Research and Development space, exempts properties located along the Urban Node Pedestrian Network from the commercial encroachment policies of the Industrial Element, an amendment to the Nexus Technology Centre Specific Plan to remove Lots 7 and 8 located at 9363, 9373, and 9393 Towne Centre Drive, and an amendment to the General Plan Land Use Map to redesignate the land use for a portion of Subarea 37 (City Ownership) south of Nobel Drive totaling 36.6 acres from Industrial Employment to Parks, Open Space, and Recreation; and

WHEREAS, on July 20, 2023, the Planning Commission of the City of San Diego considered the Rezone, and pursuant to Resolution No.

 -PC voted to recommend the City Council of the City of San Diego approval of the Rezone; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego (Council); and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City 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 ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 3.97 acres located at 9363, 9373, and 9393 Towne Centre Drive in the University Community Plan area, and legally described as: Parcel A: Lots 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, Parcel B: Easements for parking and access, maintenance and common wall as set forth in a document entitled "Grant of Easement" recorded September 11, 1987 as file no. 87-515736 of official records, affecting Lot 4 and 5 of Nexus Technology Centre Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11876, filed in the Office of the County Recorder of San Diego County, August 7, 1987, above as more particularly described in said document. APN: 345-200-04 & 05 are rezoned from the RS-1-14 (Residential-Single-Family Unit) zone into the EMX-2 (Employment Mixed-Use),

as the RS-1-14 and EMX-2 zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4 and Chapter 13 Article 1 Division 7. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. R-301263 (New Series), adopted February 28, 2006, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Attorney name

Deputy City Attorney

Initials~

Date~

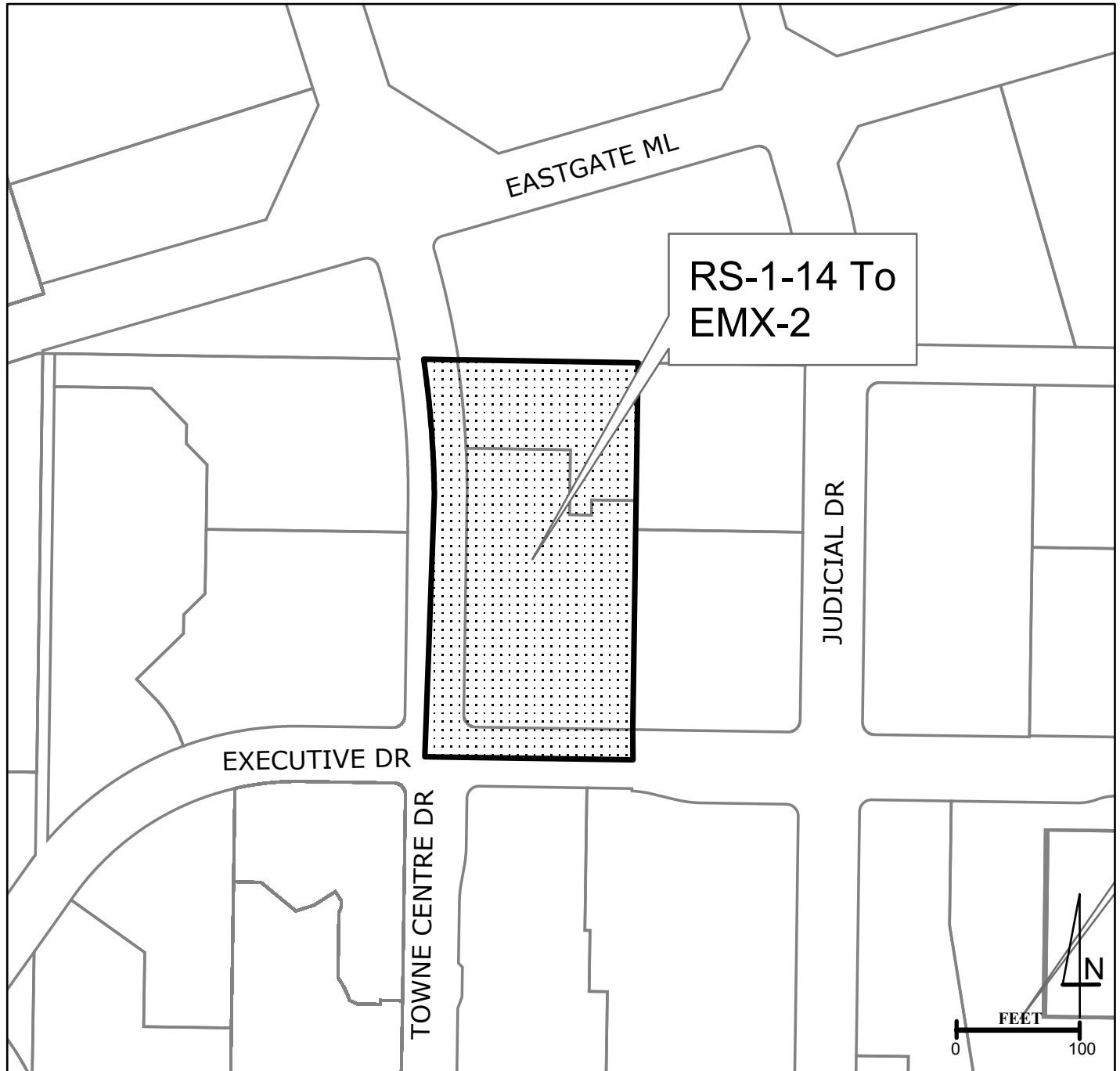
Or.Dept: INSERT~
Case No. INSERT PROJECT NUMBER~
O-INSERT~
Form=inloto.frm(61203wct)

ATTACHMENTS: Map B-4369

DRAFT



PROPOSED REZONING



		B-4369	
ORDINANCE NO. _____	REQUEST	Rezone two parcels from RS-1-14 to EMX-2	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION		DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION		
BEFORE DATE _____			
EFF. DATE ZONING _____	APN(s): 345-200-040, 345-200-0500		



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised Jan. 12, 2016

Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

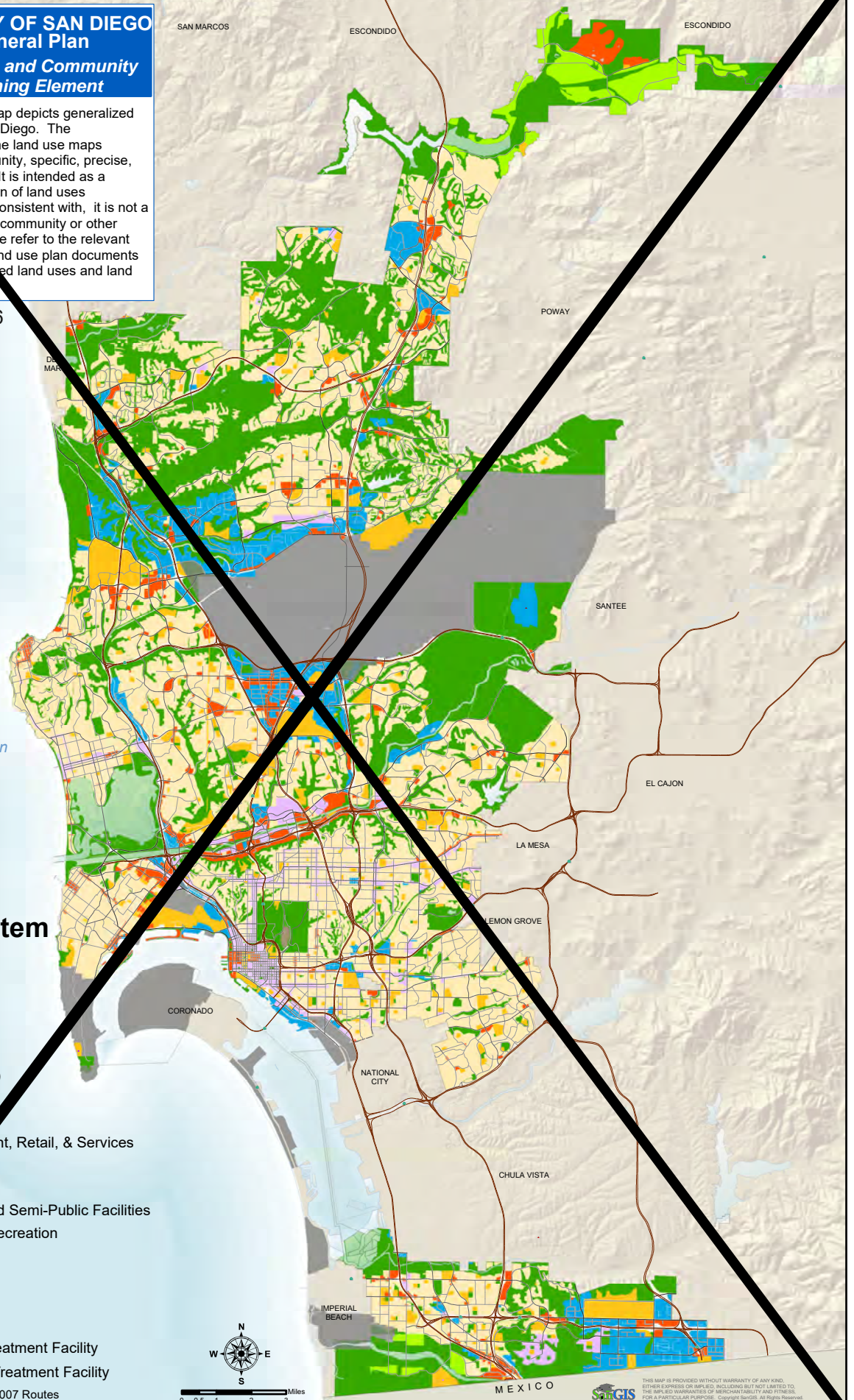
General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional, Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SANDAG. All Rights Reserved.



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

DRAFT 7/6/2023

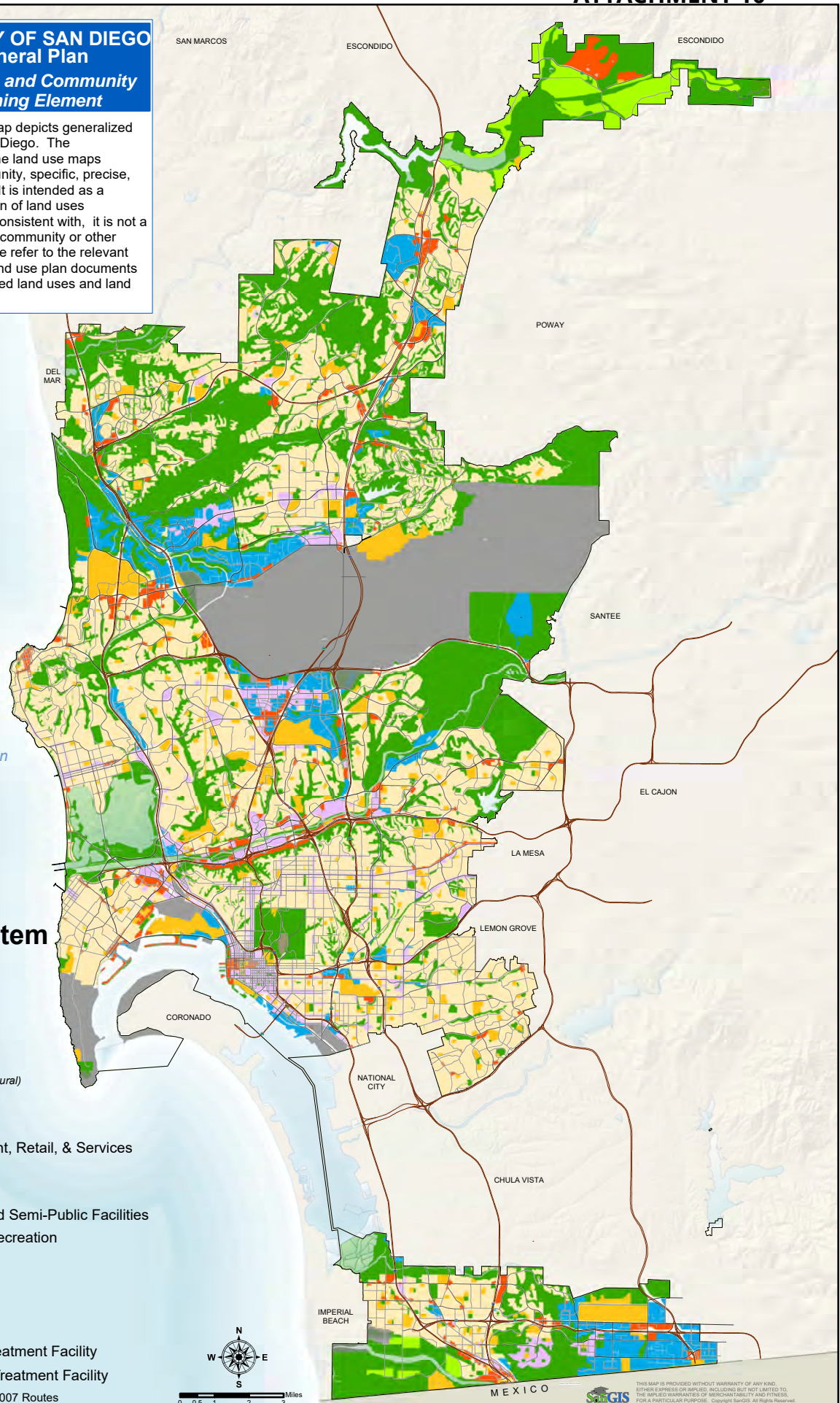


Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors *(local and rural)*

General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



0 0.5 1 2 3 Miles



ALEXANDRIA.

Alexandria Real Estate Equities
ARE-SD Region NO. 20, LLC
10996 Torriano Road, Ste. 250
San Diego, California 92121
858-638-2800
www.ARE.com

Science Village

Community Plan Amendment

Specific Plan Amendment

Rezone

Alexandria Real Estate Equities

September 2021

TABLE OF CONTENTS

UNIVERSITY COMMUNITY PLAN AMENDMENTS11
NEXUS SPECIFIC PLAN AMENDMENTS34
REZONE.....51

THIS PAGE LEFT BLANK INTENTIONALLY.

PROJECT DESCRIPTION

This project proposes a Community Plan Amendment, Specific Plan Amendment, and Rezone to increase the allowable development intensity for scientific research and accessory commercial uses from approximately 138,000 square feet to approximately 380,000 square feet (Project) on a 3.97-acre¹ site located at 9363, 9373, and 9393 Towne Center Drive (Project Site).

EXISTING LAND USE REGULATIONS

GENERAL PLAN

The City of San Diego General Plan designates the site for “Scientific Research.” The official description in Table LU-4 states:

“[Scientific Research] provides for activities limited to scientific research, product development and testing, engineering, and any other basic research functions leading to new product development with limited light manufacturing. Office uses, except corporate headquarters, are not permitted, except as accessory to the primary use or as direct support for scientific research uses. This designation would not permit storage and distribution uses.”

UNIVERSITY COMMUNITY PLAN

The Industrial Element of the University Community Plan (UCP) specifically identifies the site as designated for Scientific Research. The UCP encourages development of Scientific Research uses supportive of UCSD in the area. The UCP envisions that Scientific Research and Development Facilities are “devoted to the discovery and development of new products (or the improvement of an existing product.” The UCP anticipates that research laboratories, supporting facilities, headquarters or administrative offices and personal accommodations, and related manufacturing activities will develop on Scientific Research lands.

NEXUS SPECIFIC PLAN

The site is comprised of Lots 7 and 8 in the Nexus Specific Plan. The specific plan allows for 138,400 of building square feet (SF) on the project site and contains various form and design requirements for all properties in the 22-acre plan area.

ZONING

The project site is currently zoned as RS-1-14, Single Family Residential. This zone does not implement the Scientific Research General Plan land use.

PROPOSED AMENDMENTS

UNIVERSITY COMMUNITY PLAN

The existing Subarea designation for the site, Subarea 30, will be amended to subtract the existing 3.87-acre site area from the “Gross Acreage” column. The gross acreage of Subarea 30 will change from 22.50 acres to 18.63 acres.

¹ 3.97-acres represents the most recent surveyed size of the site. The site was previously identified as 3.87 acres in the Nexus Specific Plan.

A new subarea for the site will be added to the development intensity element. Subarea 102 will be named “Science Village (PDP)” and have a land use and development intensity of 3,040 ADTs for Scientific Research and Development and associated secondary mixed uses. A footnote will be added to Subareas 37 and 102 stating that 1,933 ADTs from Subarea 37 will be transferred to Subarea 102. A footnote will be added to Subarea 10 (Campus Point) and Subarea 37 stating that 1,811 ADTs will be transferred from Subarea 37 to Subarea 10.

The portion of Subarea 37 south of Nobel Drive (approximately 36.6-acres) will be designated as open-space. The site cannot be developed due to its inclusion in the City’s Multiple Habitat Planning Areas, Vernal Pool Conservation Plan, and two applicable conservation easements.

Additionally, an amendment to the commercial encroachment conditions will be made to remove the specific design, location, and signage requirements for accessory commercial uses located along the Urban Node Pedestrian Network. This amendment allows the project to activate the street frontage and implement the goals and policies for the Urban Node Pedestrian Network, while still limiting commercial encroachment in scientific research and industrial areas.

NEXUS SPECIFIC PLAN

This Specific Plan Amendment would remove Lots 7 and 8 from the Specific Plan and any applicable development regulations and rezone the property to the EMX-2 employment focused mixed-use zone. This would be reflected on all relevant figures and tables. All language referencing Lots 7 and 8 would be removed from the Nexus Specific Plan. The University Community Plan and proposed EMX-2 zone will provide regulations for allowable intensity, uses, and form. A blanket addendum will be added to the specific plan:

“A Specific Plan Amendment removed Lots 7 and 8 from the Nexus Specific Plan. Lots 7 and 8 of the Nexus Plan are now subject to the intensities and regulations set forth in University Community Plan and the City’s Zoning Ordinance. All references to lots 7 and 8 in the Nexus Plan are no longer applicable.”

ZONING

The site zoning will be changed to EMX-2, a new employment focused mixed-use zone. This zone will provide the regulations regarding bulk and form for the proposed project.

CONFORMANCE WITH THE GENERAL PLAN AND INITIATION REPORT

SCIENTIFIC RESEARCH AND PRIME INDUSTRIAL LAND

The project conforms to the land use requirements for Scientific Research and Prime Industrial Lands. The proposed increase in development intensity facilitates the growth of base sector industrial uses and provide additional employment opportunities on the site, consistent with the goals and policies of the General Plan and University Community Plan.

TRANSIT AND CLIMATE ACTION

The project is located in an area well served by existing and future transit. The site is currently served directly by the UCSD Superloop (MTS Route 204) and will be within walking and biking distance to the Executive Drive Blue Line Trolley Station and UTC Transit Center. The increase of employment intensity

in transit priority areas implements the City's Climate Action Plan strategies and the Mobility Element of the General Plan.

THIS PAGE LEFT BLANK INTENTIONALLY.

Summary Table of Amendments			
Plan/Document	Page	Amendment	Explanation
University Community Plan	20	Amend the Generalized Land Use Plan (Figure 4) to designate the City owned scientific research property (36.6 acres) south of Nobel Drive as open space.	
University Community Plan	23	Amend the University Community Plan Land Use Summary (Table 1) to remove 57 acres from the Scientific Research uses and add 37 acres to the open space uses and add 20 acres to the right of way. This amendment reflects the designation of Subarea 37 south of Nobel Drive as open space.	The updated numbers were rounded from 56.5 acres Scientific Research, 36.6 acres Open Space, and to 19.9 acres Freeways/Right of Way to maintain the total community area of 8,512 acres.
University Community Plan	31	Amend the Extent of Urbanization (Figure 5) to designate the City owned scientific research property south of Nobel Drive (36.6 acres) as open space.	
University Community Plan	111	Amend the Central Subarea #2 (Figure 14) to designate the City owned scientific research property south of Nobel Drive (36.6 acres) as open space.	
University Community Plan	165	Amend the Land Use and Development Intensity Subarea Map (Figure 26) to include a new subarea on the project site. The proposed subarea number is 102. Subarea 30 will no longer include the Science Village site.	After the Specific Plan and Community Plan amendments, the project site will no longer be included in the Nexus Specific Plan. The site will be subject to specific land use and intensity regulations of the University Community Plan.
University Community Plan	166	Amend the Land Use and Development Intensity Table (Table 3) to include a footnote stating that ADTs have been transferred from Subarea 37 to Subarea 10 (Campus Point).	

Summary Table of Amendments			
Plan/Document	Page	Amendment	Explanation
University Community Plan	167	Amend the Land Use and Development Intensity Table (Table 3) to reduce the gross acreage of Subarea 30 from 22.50 acres to 18.63 acres.	Removal of the Science Village site from the Nexus Specific Plan reduces the gross acreage of Subarea 30 by 3.87 acres. 3.87 acres is the size of the site as shown in the Nexus Specific Plan.
University Community Plan	168	Amend the Land Use and Development Intensity Table (Table 3) to designate part of the Subarea 37 as open space. Remove all city ownership/scientific research (56.5 acres to 0 acres) and add 36.6 acres to open space (2.75 acres to 39.35 acres).	The area represented here reflects the existing conditions of subarea 37. The remaining 19.9 acres that are not assigned a specific land use are now included in the public right of way and not represented in the development intensity table.
University Community Plan	170	Add a new subarea (Subarea 102) to the Land Use and Development Intensity Table (Table 3). Subarea 102 will be named "Science Village" with a gross acreage of 3.97 acres. The development intensity is proposed to be 3,040 ADT for approximately 380,000 square feet of Scientific Research and associated secondary mixed uses.	The area of 3.97 acres instead of 3.87 acres was used for Subarea 102 to reflect a recent survey of the property.
University Community Plan	170	Add a footnote (Footnote 12) stating that ADTs from the City-owned parcel in Subarea 37 have been transferred to Science Village, Subarea 102. Add a footnote (Footnote 13) stating that the PDP allows adjustment to square footages for uses allowed in the EMX-2 zone provided the allocated ADTs are not exceeded.	
University Community Plan	206	Amend the Industrial Element Commercial Encroachment Conditions to exempt properties with frontages along the Urban Node Pedestrian Network from conditions limiting the accessory commercial services from attracting off-site visitors.	The Science Village site is along the edge of the Urban Node Pedestrian Network. The project implements the goals of the Pedestrian Network by activating the frontage and bringing vitality and amenities to the street. The plan still requires that commercial uses must be accessory to the primary use, but allows for frontage facing commercial accessory uses, which enhance the street and pedestrian environment.

Summary Table of Amendments			
Plan/Document	Page	Amendment	Explanation
University Community Plan	208	Amend the Industrial Land Uses (Figure 34) to remove the City property (36.6 acres) south of Nobel Drive from the industrial uses.	
University Community Plan	227	Amend the Designated Open Space (Figure 37) to include the City property (36.6 acres) south of Nobel Drive as open space.	
Nexus Specific Plan	Blanket Addendum	The addendum states that Lots 7 and 8 of the Nexus Specific Plan were removed from the plan. All references and regulations pertaining to Lots 7 and 8 are no longer valid. The General Plan, University Community Plan, and Zoning Ordinance provide all underlying use and design regulation.	
Nexus Specific Plan	Figure 2	Amend the Adjacent Uses Map (Figure 2) to remove the Science Village site from the specific plan area.	
Nexus Specific Plan	Figure 5	Amend the Site Plan/Set Back Plan (Figure 5) to remove the Science Village site (Lots 7 and 8) from the specific plan area and to remove Lots 7 and 8 from the table describing area, building size, and lot coverage.	
Nexus Specific Plan	Figure 5A	Amend the Subterranean Parking Plan (Figure 5A) to remove the Science Village site (Lots 6 and 7) from the map. Remove Lots 6 and 7 from the Parking Schedule.	
Nexus Specific Plan	Figure 7	Amend the Public Access and Art Plan Map (Figure 7) to remove the Science Village site from the specific plan area.	
Nexus Specific Plan	Figure 7A	Amend the Landscape Plan Map (Figure 7A) to remove the Science Village site from the specific plan area.	
Nexus Specific Plan	22	Amend the Maximum Allowable Building Areas (Table 1) to remove the Science Village site (Lots 7 and 8).	

THIS PAGE LEFT BLANK INTENTIONALLY.

University Community Plan Amendments

THIS PAGE LEFT BLANK INTENTIONALLY.

PLANNING COMMISSION RESOLUTION NO. 4873-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

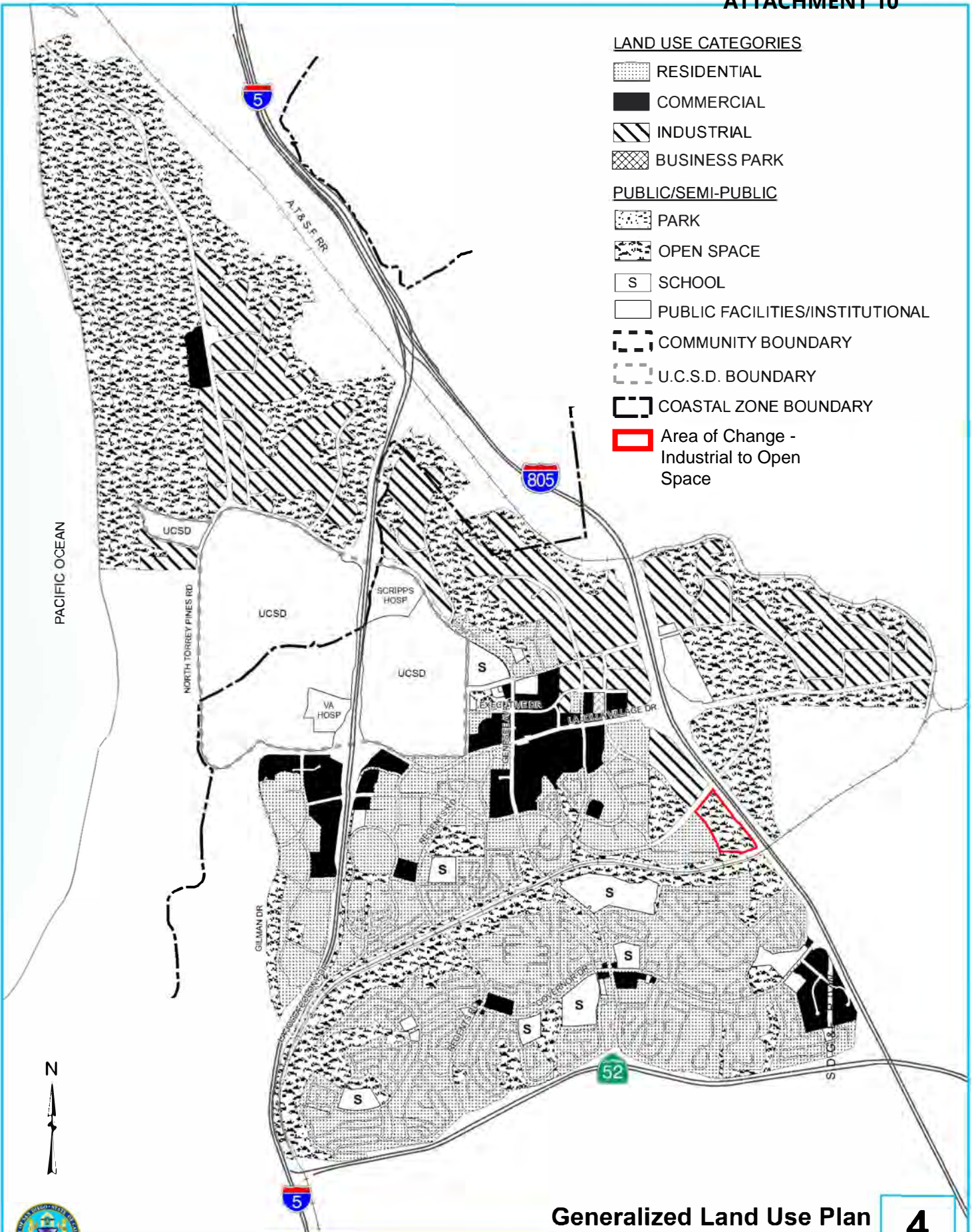


Dan Monroe
Senior Planner
Planning Department

Approved on July 20, 2017
Vote: 7-0-0

PTS No. 540304

cc. Legislative Recorder, Development Services Department



LAND USE CATEGORIES

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- BUSINESS PARK

PUBLIC/SEMI-PUBLIC

- PARK
- OPEN SPACE
- SCHOOL
- PUBLIC FACILITIES/INSTITUTIONAL
- COMMUNITY BOUNDARY
- U.C.S.D. BOUNDARY
- COASTAL ZONE BOUNDARY
- Area of Change - Industrial to Open Space

Generalized Land Use Plan
University Community Plan

4
FIGURE



THIS PAGE LEFT BLANK INTENTIONALLY.

G. Progress Guide and General Plan

This Plan includes a consistency analysis, describing how the Plan conforms to the General Plan. This analysis is in the **General Plan Consistency Element** of this Plan.

**TABLE 1
UNIVERSITY COMMUNITY PLAN LAND USE SUMMARY**









Category	Use Description	Acreage	Dwelling Units
Residential		(1,562)	
	5-10 Units/Acre	718	6,018
	10-15 Units/Acre	100	1,446
	15-30 Units/Acre	547	12,245
	30-45 Units/Acre	99	4,284
	45-75 Units/Acre	98	6,424
Commercial		(392)	
	Neighborhood	36	
	Community	30	
	Regional	103	
	Visitor	46	
	Office	178	
Life Sciences/Research		(697)	
	Scientific Research	630 604	
	Hospitals	67	
Industrial		(580)	
	Restricted	347	
	Business/Industrial Park	233	
Parks/Open Space		(2,811)	
	Neighborhood	34 usable	
	Community	29 usable	
	Sports Complex	21 usable	
	Joint Use	18 usable	
	Golf	359	
	Resource-Based	394	
	Open Space	1,119 1,145	
	State Park	837	
Schools		(1,233)	
	Elementary	61	
	Junior High	28	
	Senior High	40	
	UCSD	1,104	
Public Facilities		(36)	
Other	Freeway Rights-of-Way, etc.	(1,201)	
	Total Community	8,512	
	Total Community Dwelling Units		30,417

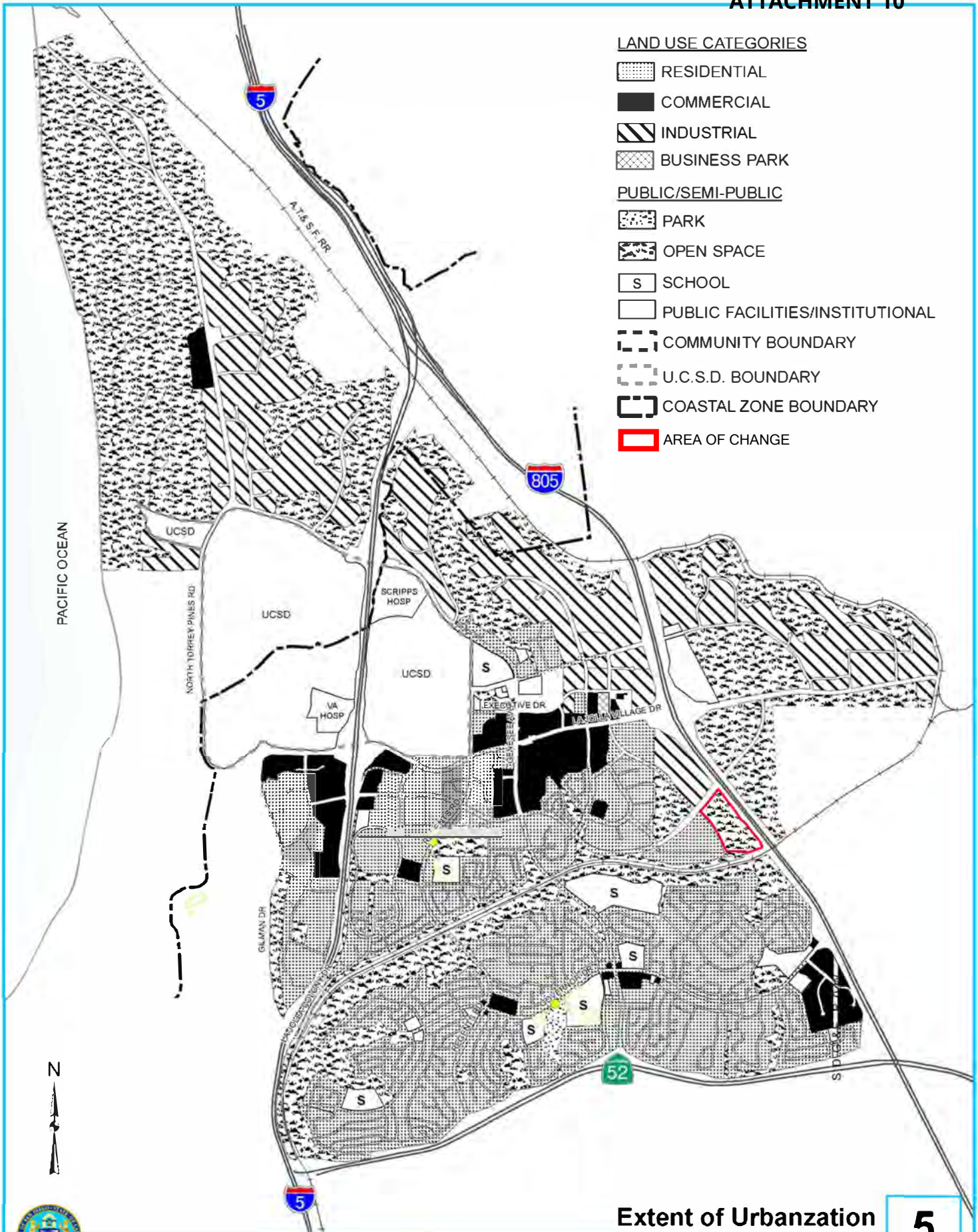
THIS PAGE LEFT BLANK INTENTIONALLY.

LAND USE CATEGORIES

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  BUSINESS PARK

PUBLIC/SEMI-PUBLIC

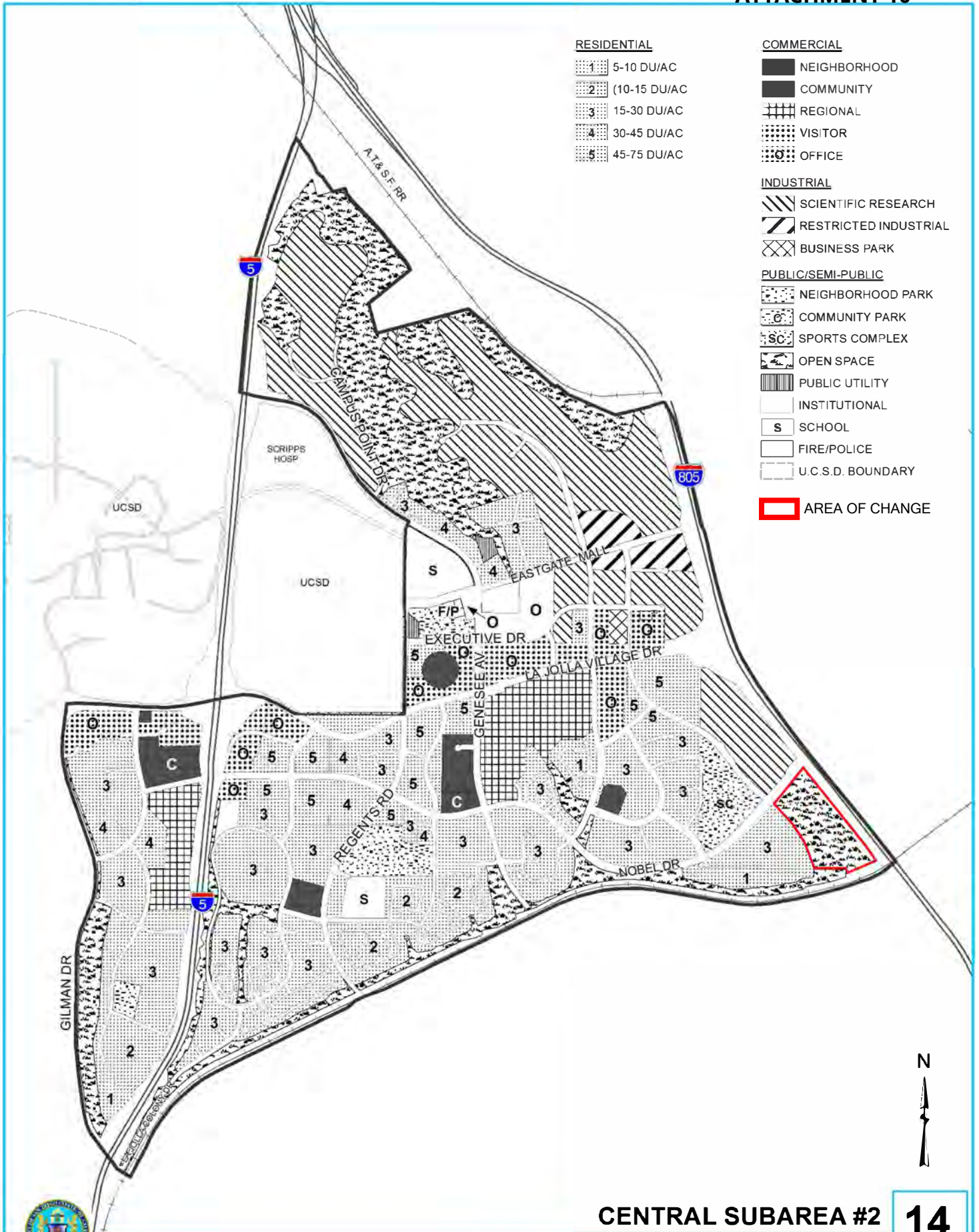
-  PARK
-  OPEN SPACE
-  SCHOOL
-  PUBLIC FACILITIES/INSTITUTIONAL
-  COMMUNITY BOUNDARY
-  U.C.S.D. BOUNDARY
-  COASTAL ZONE BOUNDARY
-  AREA OF CHANGE



Extent of Urbanization
University Community Plan

5
FIGURE

THIS PAGE LEFT BLANK INTENTIONALLY.



RESIDENTIAL

- 1 5-10 DU/AC
- 2 (10-15 DU/AC
- 3 15-30 DU/AC
- 4 30-45 DU/AC
- 5 45-75 DU/AC

COMMERCIAL

- NEIGHBORHOOD
- COMMUNITY
- REGIONAL
- VISITOR
- OFFICE

INDUSTRIAL

- SCIENTIFIC RESEARCH
- RESTRICTED INDUSTRIAL
- BUSINESS PARK

PUBLIC/SEMI-PUBLIC

- NEIGHBORHOOD PARK
- COMMUNITY PARK
- SPORTS COMPLEX
- OPEN SPACE
- PUBLIC UTILITY
- INSTITUTIONAL
- SCHOOL
- FIRE/POLICE
- U.C.S.D. BOUNDARY

AREA OF CHANGE




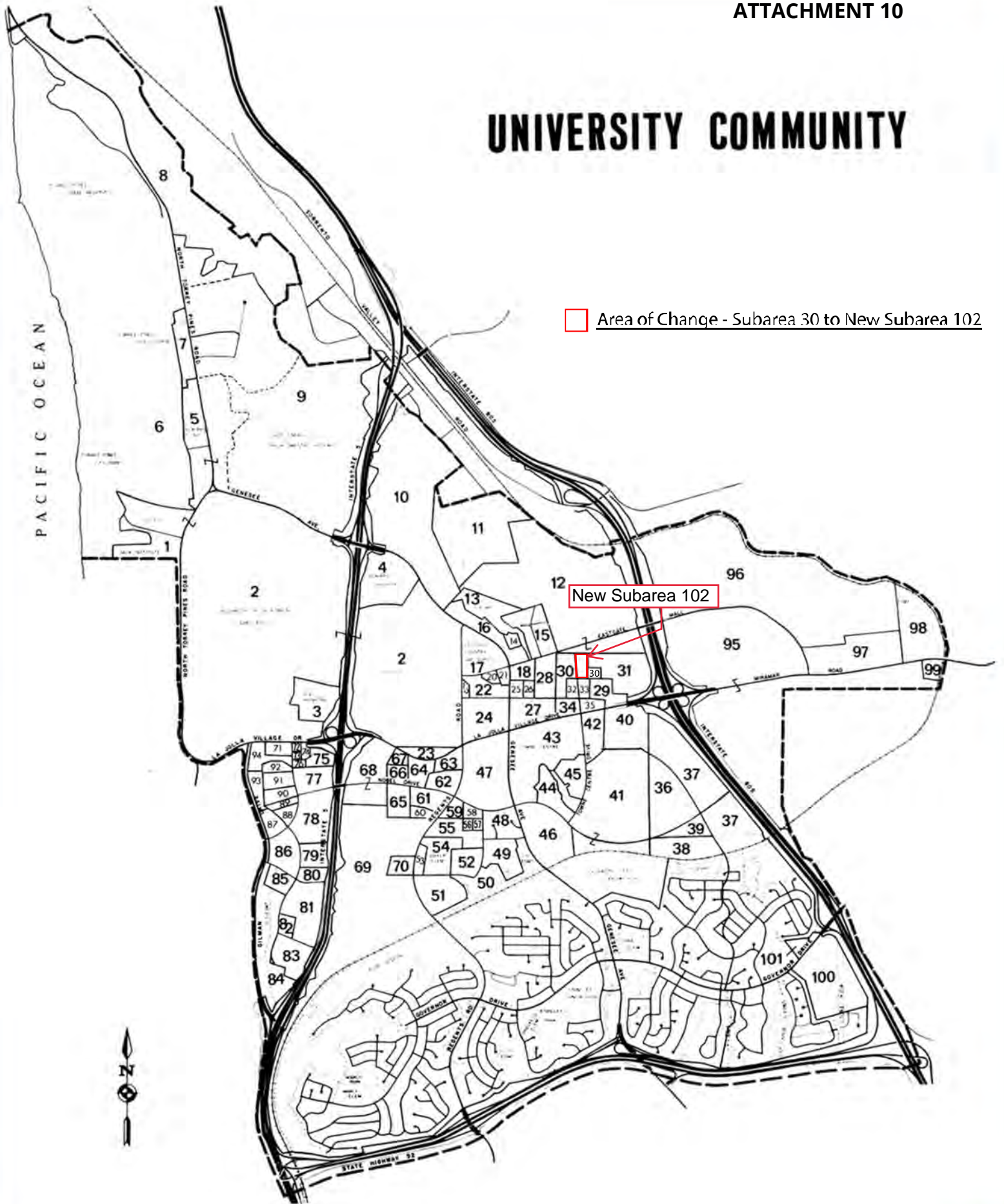
CENTRAL SUBAREA #2
University Community Plan

14
FIGURE

THIS PAGE LEFT BLANK INTENTIONALLY.

UNIVERSITY COMMUNITY

 Area of Change - Subarea 30 to New Subarea 102



Land Use and Development Intensity Subarea Map

University Community Plan

THIS PAGE LEFT BLANK INTENTIONALLY.

**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	11.38	400 Rooms - Hotel
Lodge at Torrey Pines	6.00 ⁽¹⁾	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 ^(3a)	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	55.93	18,000 SF/AC - Scientific Research ⁽⁴⁾
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
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.

(3a) 1,811 ADTs from City owned APN 345-011-24, Subarea 37 have been shifted to Campus Point, Subarea 10.

(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.

TABLE 3 (continued)
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
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
La Jolla Centre III ^(7a) (PDP)	5.00	340,000 SF – Business Park
30. Nexus Specific Plan	22.50 18.63	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant

(5) Expansion of these uses is permitted, subject to discretionary review.

(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD). Up to 100-400 hotel rooms may be developed in place or in combination with office square footage in accordance with the La Jolla Commons PDP. Residential use may be developed in place of or in combination with hotel and/or office use subsequent to amending the La Jolla Commons PDP and additional environmental review.

TABLE 3 (continued)
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
35. La Jolla Centre I (PCD) ^(7b)	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership Alexandria (PDP) Open Space ^(12a)	56.5 42.60 2.75 <u>39.35</u>	18,000 SF/AC - Scientific Research 8,657 ADT - Scientific Research ⁽¹⁰⁾
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/AC
40. La Jolla Crossroads ⁽⁸⁾	33.80	33.8 AC - Residential, 1,809 DU
41. Renaissance La Jolla (PDR & PCD) Open Space Easement	112.96 15.06	2,500 DU 50,000 SF - Neighborhood Commercial
42. La Jolla Gateway (PCD) ^{7c} Congregation Beth Israel ^{7c}	14.17	396,305 SF - Office 2,165 SF – Chapel 62,931 SF – Sanctuary/Temple School
43. University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU ⁽⁹⁾
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan ⁽⁸⁾	54.00	178,000 SF - Neighborhood/Community Commercial 2740 DU
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3 Open Space Easement	8.61 13.60	211 DU

(7a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892); 345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 82-0707); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7b) ADT's from Irvine Company owned parcel 345-012-09, Subarea 35 (PCD 83-0131) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7c) ADT's from Irvine Company owned parcels 345-011-15 & 16 Subarea 42 (PCD 82-0707) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10. Congregation Beth Israel not a part of ADT Shift.

(8) After 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria, 1,615 unused ADT remain with Costa Verde Specific Plan Area.

(9) This property is subject to an approved Master Planned Development Permit (MPDP), which permits adjustment to the levels of retail and residential development (up to 300 units) within the intensity envelope for the property defined by the MPDP.

(10) This property is subject to an approved Planned Development Permit (PDP), which allows adjustment to square footage for uses permitted in the IP-1-1 zone so long as maximum trip generation does not exceed 8,657 ADT

(12a) 3,744 ADT's from City Owned APN 345-011-24, Subarea 37 have been shifted to Science Village (PDP) Subarea 102 and Subarea 10.

TABLE 3 (continued)
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
75. La Jolla Village Inn	7.89	400 Rooms - Hotel
76. Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77. Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78. La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79. Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80. The Woodlands	6.60	125 DU
81. Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82. Villa La Jolla Neighborhood Park	5.60	
83. La Jolla Village Townhomes	23.21	291 DU
84. La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85. La Jolla Village	6.84	204 DU
86. Villa La Jolla	18.29	548 DU
87. J.W. Jones	10.85	456 DU
88. Villas Mallorca	7.04	136 DU
89. Villas Mallorca Phase II		(included in 88)
90. Woodlands North	5.93	120 DU
91. Cambridge	5.24	112 DU
92. Boardwalk La Jolla	8.35	216 DU
93. Broadmoor	10.37	156 DU
94. The Residence Inn	8.50	288 Suites - Hotel
95. Miramar Marine Corps Air Station	176.31	
96.	305.35	Restricted Industrial (see Table 4)
97.	43.22	Restricted Industrial (see Table 4)
98.	41.20	Restricted Industrial (see Table 4)
99. Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100. Governor Park	55.00	913,728 SF - Office
101. City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)
<u>102. Science Village (PDP)^{(12b)(13)}</u>	<u>3.97</u>	<u>3,040 ADT - Scientific Research</u>

^(12b) 1,933 ADT's from City owned APN 345-011-24, Subarea 37 have been shifted to Science Village, Subarea 102, APNs: 345-200-04 and 345-200-05.

⁽¹³⁾ This property is subject to an approved Planned Development Permit (PDP), which allows a adjustment to square footage for uses permitted in the EMX-2 zone so long as maximum trip generation does not exceed 3,040 ADT.

3. Signage shall be minimal and directed toward users on the premises. Any street-oriented signs shall be for directional purposes only; and
4. Advertising for the support of commercial services shall be limited to the industrial tenants only.

Proposed commercial facilities will provide services that building users would normally drive to. Uses proposed include restaurant/deli, conference rooms, express mail/copy center, athletic club. Industrial Element Section III.C does not apply to Industrial Uses with frontage along the Urban Node Pedestrian Network detailed in Figure 12.

Exception: Commercial automotive uses are permitted in Subarea 97.

D. Project Site Size

Where physical and ownership conditions permit, encourage the formation or preservation of larger site sizes that can accommodate larger basic sector manufacturing activities.

E. Development Design

Maximize the effectiveness of buffer zones along adjacent non-industrial land uses and major roadways by means of increased distance, topographic relief, sensitive landscaping or a combination of these factors. Based on previous City Council approved permits, a precedent has been established for a 100-foot landscaped buffer to be maintained between residential and industrial land uses.

New projects or major additions to projects should provide an outdoor seating area for employees.

F. Landscaping and Open Space

Recommend drought-resistant landscaping in all new industrial development and retain or revegetate canyon areas and adjacent slopes with native species.

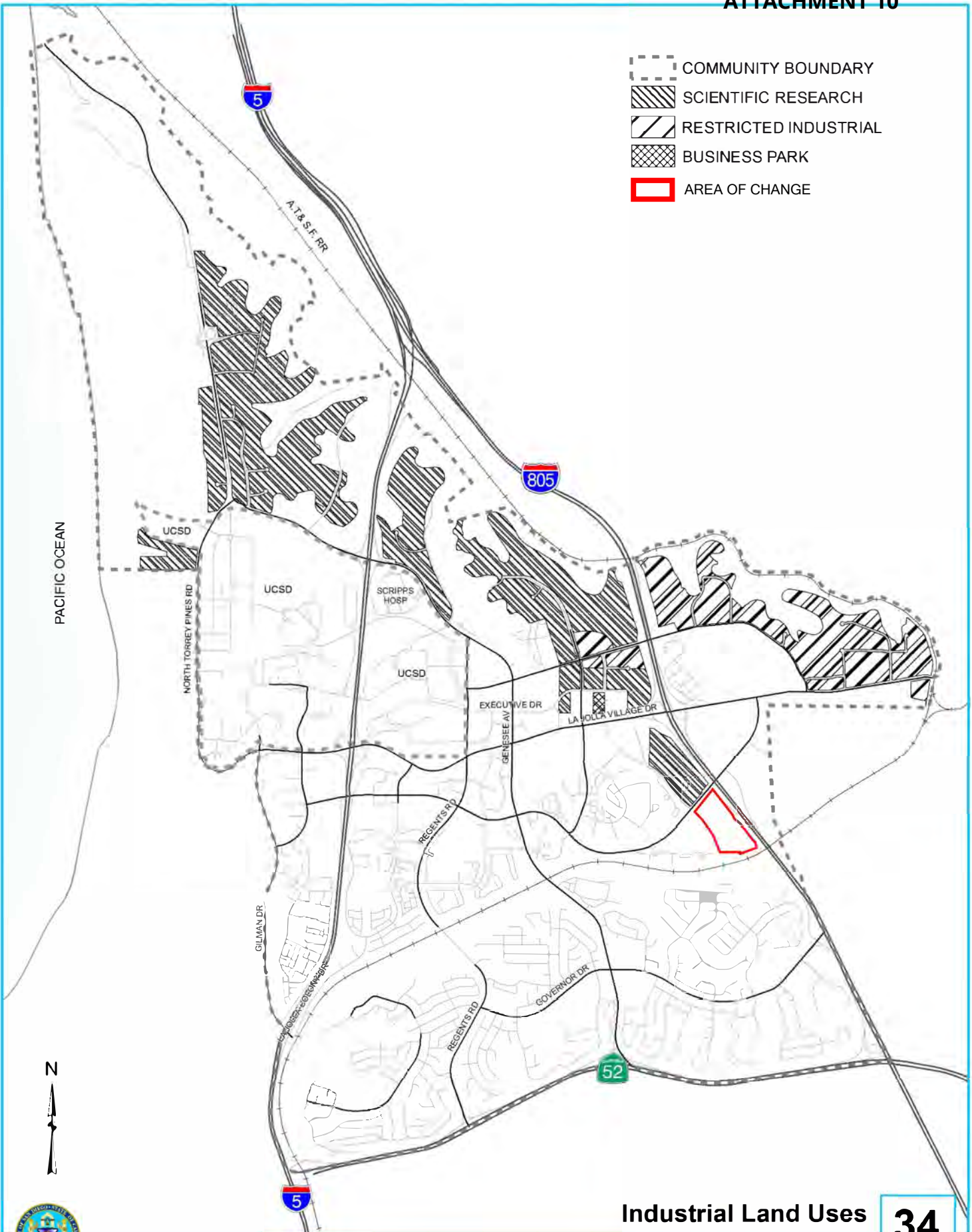
G. Transportation

Conditionally reduce parking requirements for industrial establishments that provide transportation or provide incentives for alternative forms of transportation (car-pools, shuttle buses, bicycles, or mass transit, including the LRT). The ongoing implementation of these programs could be assured through development agreements.

H. Scientific Research Development

In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be





THIS PAGE LEFT BLANK INTENTIONALLY.

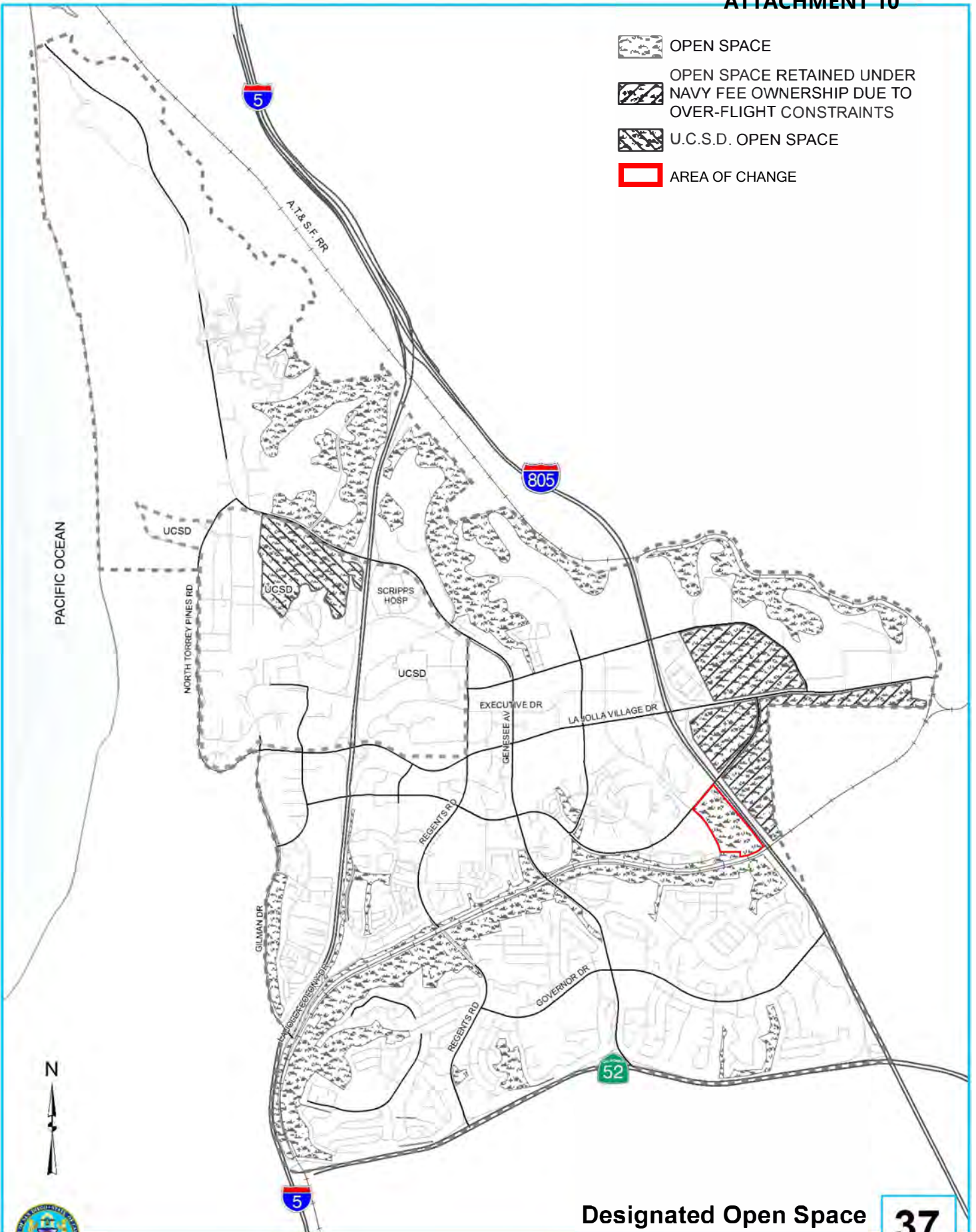


Industrial Land Uses
University Community Plan



THIS PAGE LEFT BLANK INTENTIONALLY.

-  OPEN SPACE
-  OPEN SPACE RETAINED UNDER NAVY FEE OWNERSHIP DUE TO OVER-FLIGHT CONSTRAINTS
-  U.C.S.D. OPEN SPACE
-  AREA OF CHANGE



Designated Open Space
University Community Plan

THIS PAGE LEFT BLANK INTENTIONALLY.

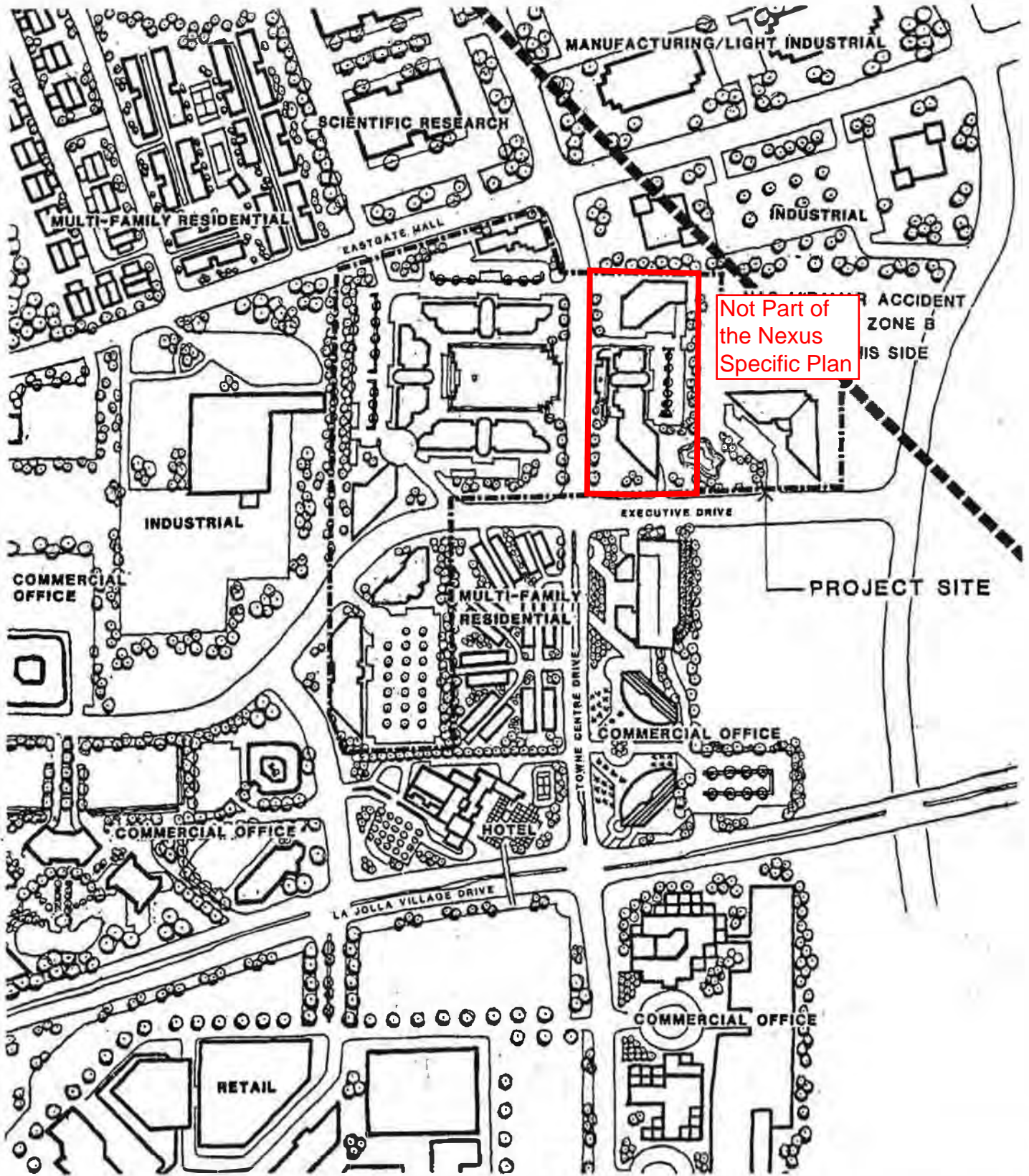
Nexus Specific Plan Amendments

THIS PAGE LEFT BLANK INTENTIONALLY.

NEXUS SPECIFIC PLAN BLANKET ADDENDUM:

A Specific Plan Amendment removed Lots 7 and 8 from the Nexus Specific Plan. All references to Lots 7 and 8 in the Nexus Plan are no longer applicable. Lots 7 and 8 of the Nexus Plan are now subject to the intensities and regulations set forth in the University Community Plan and the City's Zoning Ordinance.

THIS PAGE LEFT BLANK INTENTIONALLY.

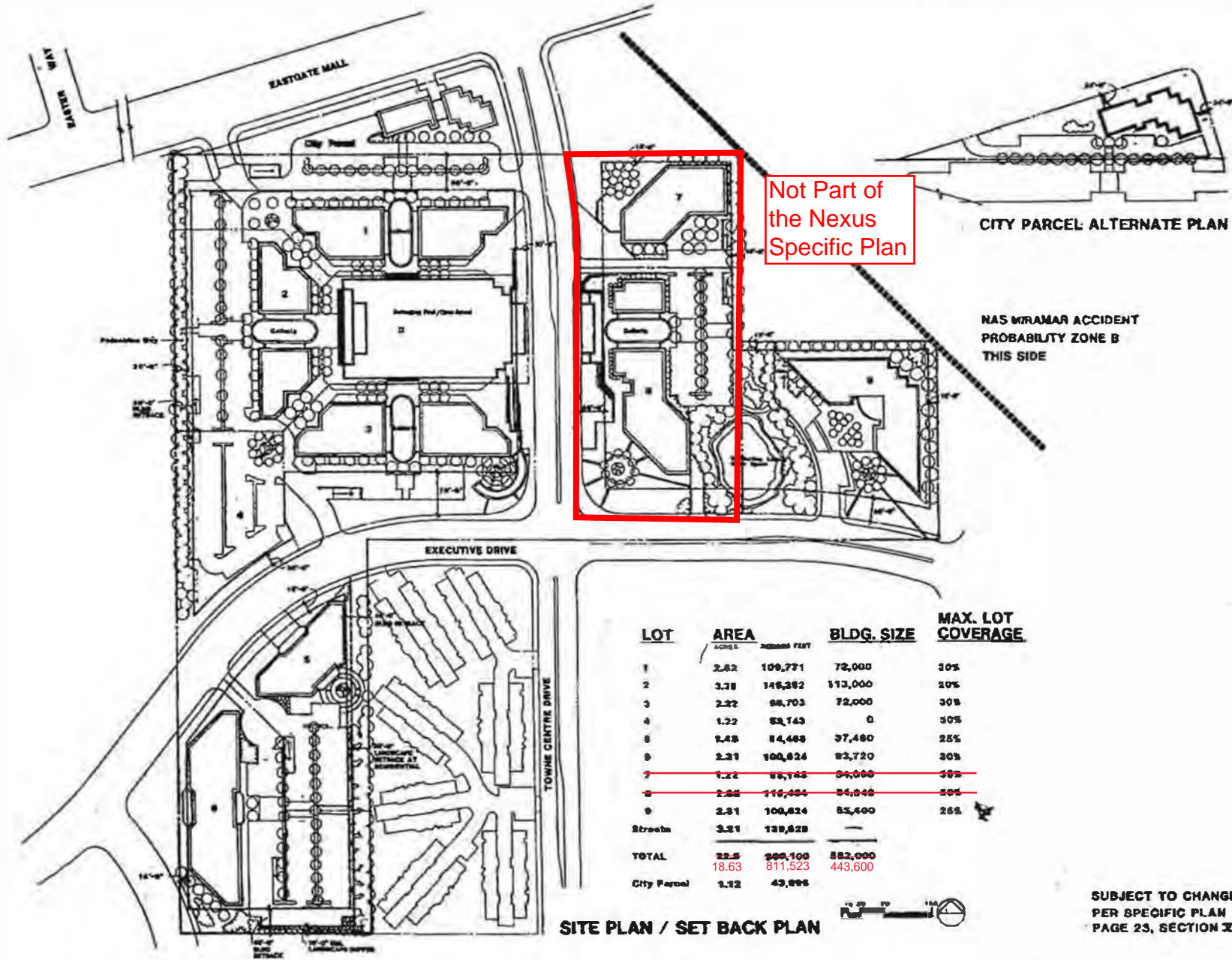


NEXUS
TECHNOLOGY CENTRE



Figure 2
Adjacent Uses

THIS PAGE LEFT BLANK INTENTIONALLY.



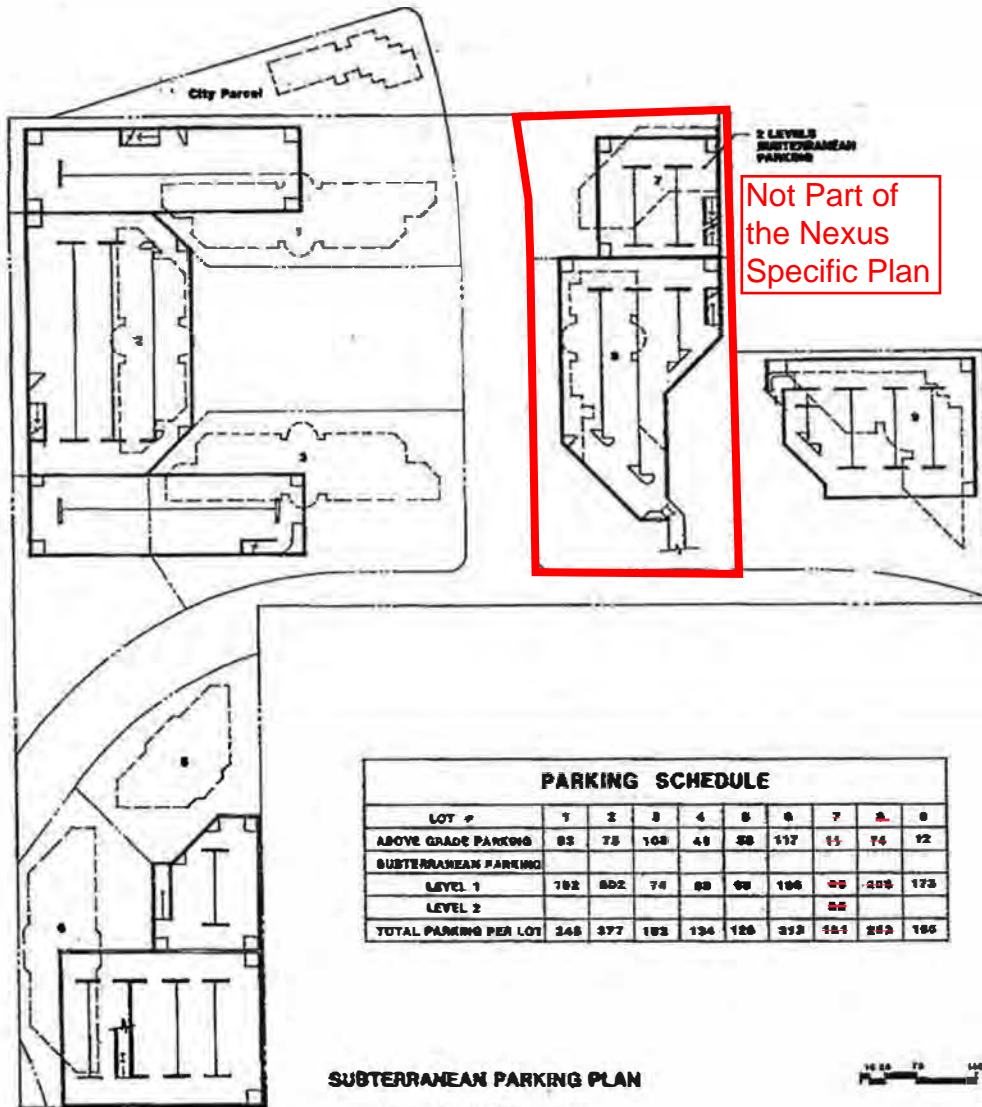
NEXUS
TECHNOLOGY CENTRE



Figure 5
Site Plan /
Set Back Plan

SUBJECT TO CHANGE
PER SPECIFIC PLAN
PAGE 23, SECTION X.A.2

THIS PAGE LEFT BLANK INTENTIONALLY.



Not Part of
the Nexus
Specific Plan

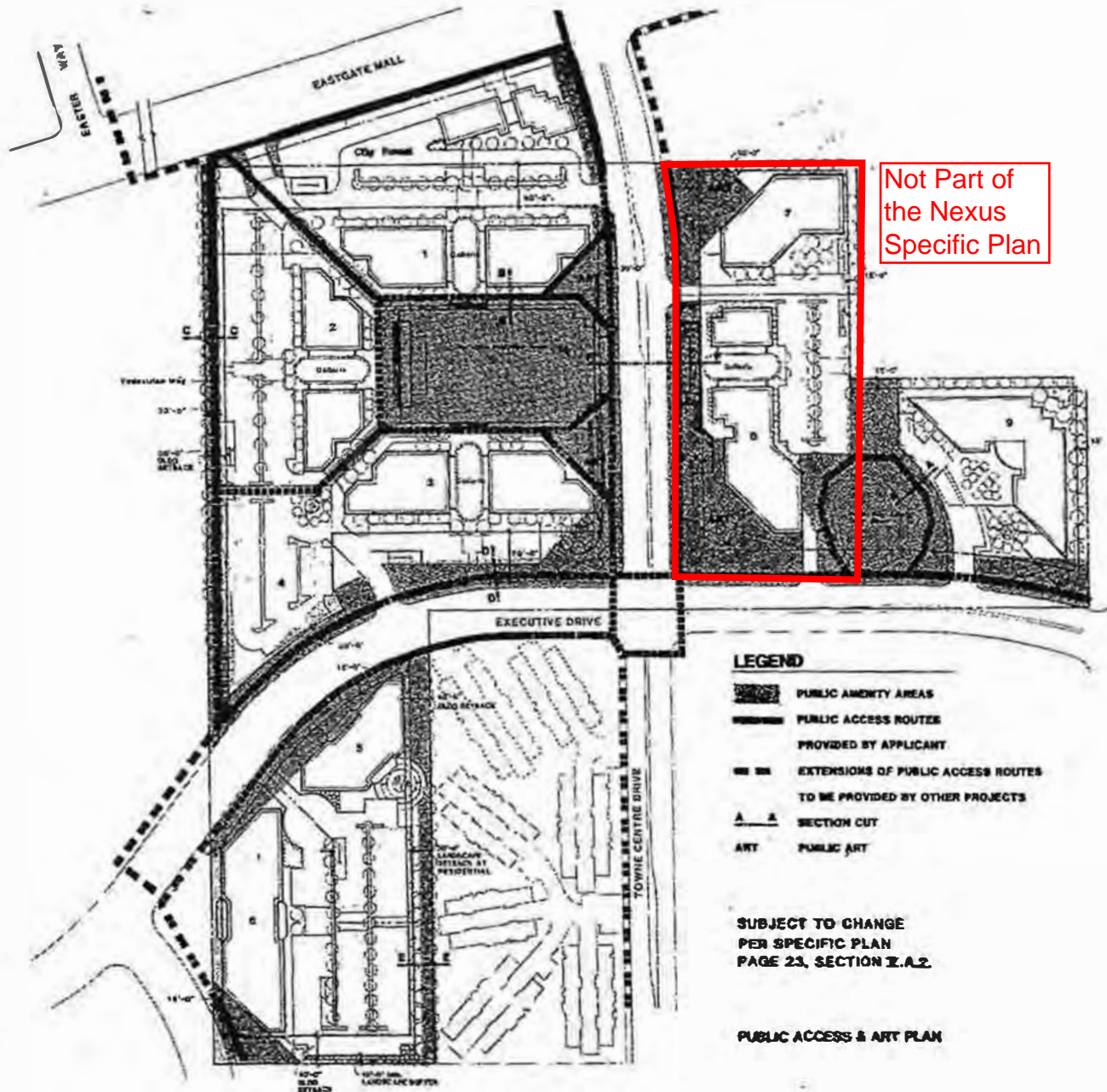
PARKING SCHEDULE									
LOT #	1	2	3	4	5	6	7	8	9
ABOVE GRADE PARKING	83	75	108	49	38	117	15	74	12
SUBTERRANEAN PARKING									
LEVEL 1	182	802	74	88	98	186	88	208	173
LEVEL 2							88		
TOTAL PARKING PER LOT	245	377	182	134	126	303	181	252	185

SUBTERRANEAN PARKING PLAN

SUBJECT TO CHANGE
PER SPECIFIC PLAN
PAGE 23, SECTION 3.A.2.



THIS PAGE LEFT BLANK INTENTIONALLY.



Not Part of the Nexus Specific Plan



THIS PAGE LEFT BLANK INTENTIONALLY.

Not Part of
the Nexus
Specific Plan

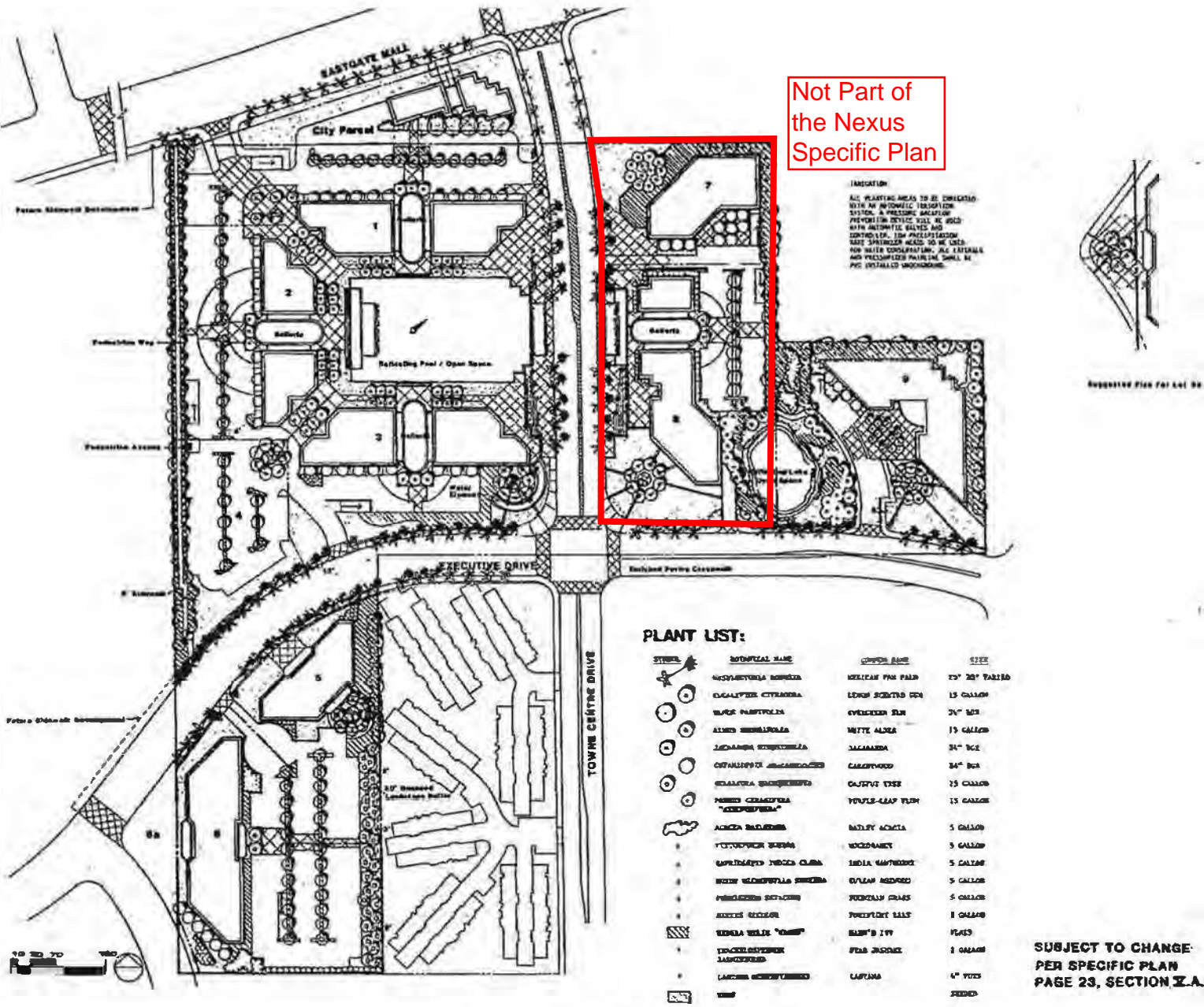


Figure 7A Landscape Plan

THIS PAGE LEFT BLANK INTENTIONALLY.

TABLE 1

MAXIMUM ALLOWABLE BUILDING AREAS

Lot Number	Net Usable Acreage	Allowable Bldg. Area sf*	Maximum Lot Coverage***
1	2.52	72,000 54,890 SR 14,550 multi-tenant office** 2,560 common facilities	30%
2	3.36	113,000 94,570 SR 14,550 multi-tenant office** 3,880 common facilities	20%
3	2.22	72,000 54,890 SR 14,550 multi-tenant office** 2,560 common facilities	30%
4	1.22	0	30% *****
5	1.48	37,480 36,200 SR 1,280 common facilities	25%
6	2.31	93,720 77,950 SR 12,550 multi-tenant office** 3,220 common facilities	30%
7	1.22	54,060 52,200 SR 1,860 common facilities	35%
8	2.65	84,340 81,600 SR 2,740 common facilities	30%
9	2.31	55,400 53,500 SR 1,900 common facilities	25% ****
Streets	3.21	-0-	
TOTAL:	22.5 18.63	582,000 443,600	

* The above square footages utilize all trips allocated to this site by the University City Community Plan. For that reason, if restaurant facilities are added as allowed by Page 13, A.3.b., office or SR/MIP users shall be reduced by 5 square feet or 12.5 square feet respectively for each square foot of restaurant space added. However, no more than two freestanding restaurants shall be included in the project, (not including Deli's). One restaurant will be allowed on Lot 5 or 6, and the other on the balance of the project.

** Alternate multi-tenant office space locations shall be reviewed and approved by the Planning Director prior to approval of the first development permit. In no event shall the business and professional uses permitted on Page 13, A.3.a exceed 10% of the total square footage (exclusive of common facilities), or 56,200 square feet, provided, however, the developer may, concurrent with the submittal of Development Plans for any lot or lots elect to convert allowable SR/MIP use square

THIS PAGE LEFT BLANK INTENTIONALLY.

Rezone

THIS PAGE LEFT BLANK INTENTIONALLY.

September 16, 2019

Dan Monroe, Senior Planner
9485 Aero Dr., M.S. 413
San Diego, CA 92123

SUBJECT: Alexandria Real Estate - Podium 93: Letter of Zone Change Request

Dear Mr. Monroe:

On behalf of Alexandria Real Estate, we request that the zoning on Assessor Parcels 345-200-04 and 345-200-05 be changed from RS-1-14 (Single Family Residential) to EMX-2 (Employment Focused Mixed Use).

The General Plan land use for the parcels is SR (Scientific Research) and the parcels are identified as Prime Industrial Land in the City's Economic Prosperity Element. The existing residential zoning does not implement the Scientific Research or Prime Industrial designations. The proposed EMX-2 zone is consistent with the Scientific Research land use and Prime Industrial designations by allowing for a variety of employment focused uses.

The rezone for the parcels is proposed concurrently with amendments to the University Community Plan and the Nexus Technology Center Specific Plan. The amendments to the land use plans will increase the allowable development and intensity of scientific research and accessory commercial uses on the parcels, adding jobs and services to a site well-served by transit and in close proximity to the University of California, San Diego.

Please contact me with any questions or comments.

Sincerely,

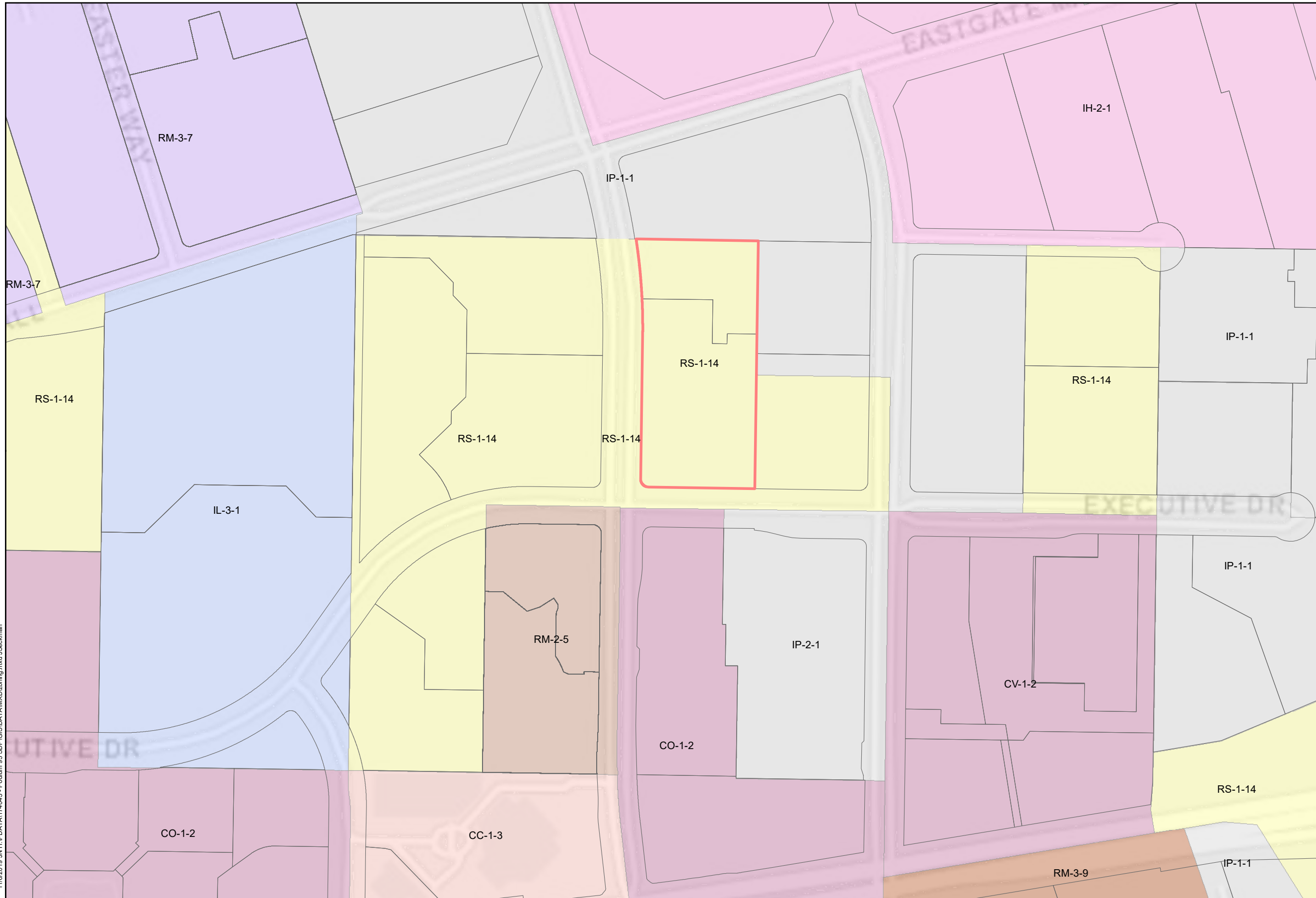


Dan Wery, AICP, LEED-AP
Principal Community Planner

Attachments:

- Existing Zoning Map detail
- Proposed Zoning Map detail
- City Zoning Map with proposed EMX-2 Zone

THIS PAGE LEFT BLANK INTENTIONALLY.

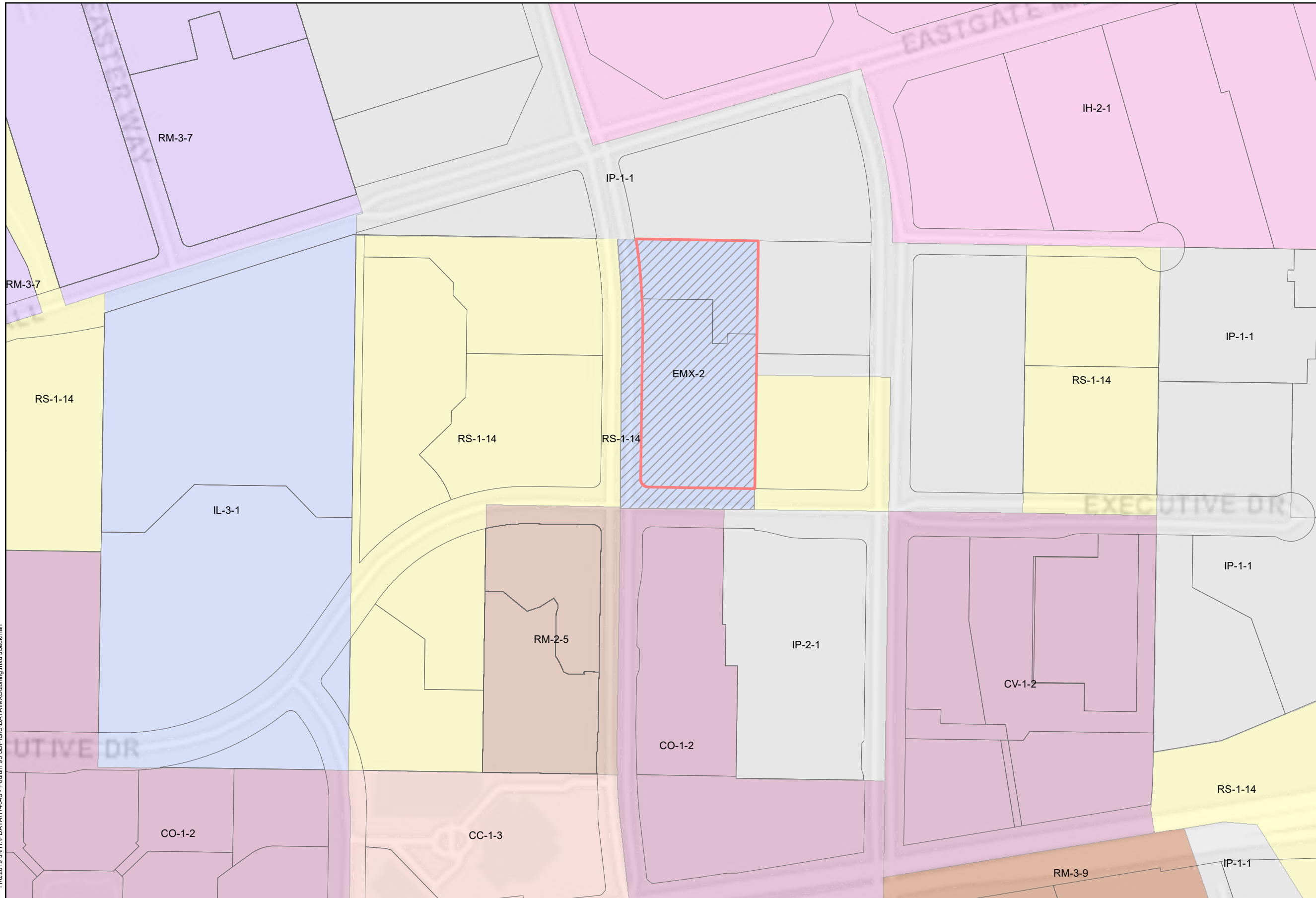


- Project Site
- Zoning (Existing)**
- CC-1-3
- CO-1-2
- CV-1-2
- IH-2-1
- IL-3-1
- IP-1-1
- IP-2-1
- RM-2-5
- RM-3-7
- RM-3-9
- RS-1-14

11/6/2019 10:11:00 AM \\H:\PD\DATA\174043 - Podium 93 SD\GIS\DATA\MXD\zoning.mxd jSeckman



THIS PAGE LEFT BLANK INTENTIONALLY.



- Project Site
- Zoning (Proposed)**
- CC-1-3
- CO-1-2
- CV-1-2
- EMX-2
- IH-2-1
- IL-3-1
- IP-1-1
- IP-2-1
- RM-2-5
- RM-3-7
- RM-3-9
- RS-1-14

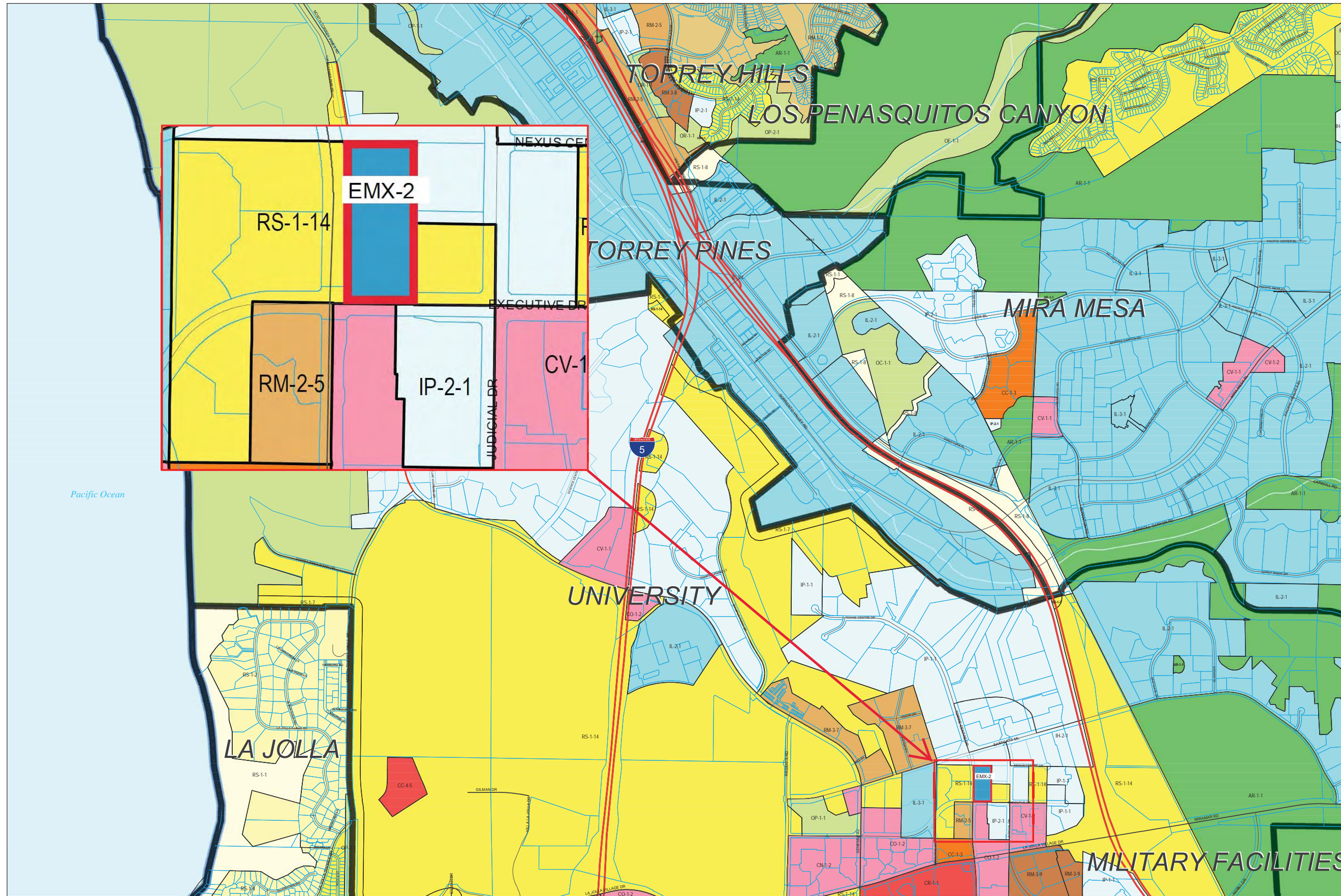
11/6/2019 10:11:00 AM \\H:\PD\DATA\174043 - Podium 93 SD\GIS\DATA\MXD\zoning.mxd jSeckman



THIS PAGE LEFT BLANK INTENTIONALLY.

Official Zoning Map

ATTACHMENT 10



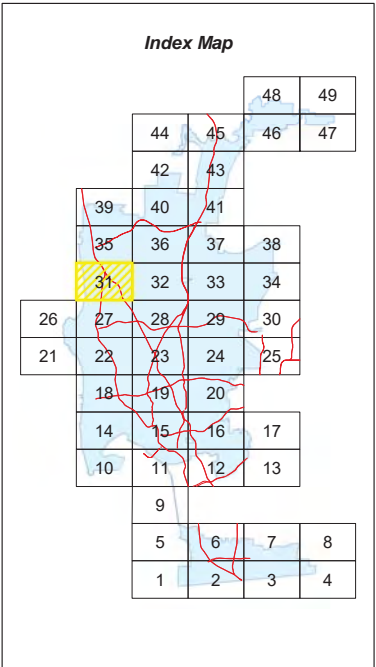
Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zoning

ZONE_NAME

- AR-1-1
- CC-1-3
- CC-4-5
- CN-1-2
- CO-1-2
- CR-1-1
- CV-1-1
- CV-1-2
- IH-2-1
- IL-2-1
- IL-3-1
- IP-1-1
- IP-2-1
- OC-1-1
- OF-1-1
- OP-1-1
- OP-2-1
- OR-1-1
- RM-1-1
- RM-2-5
- RM-3-7
- RM-3-8
- RM-3-9
- RS-1-1
- RS-1-14
- RS-1-2
- RS-1-4
- RS-1-7
- RS-1-8

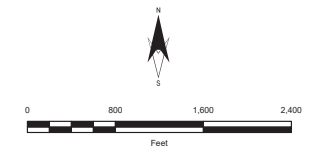


SanGIS Basemap Accuracy
 SanGIS Land (Lot) basemap data for the City of San Diego tested 20.7' horizontal accuracy at the 95% confidence level.
 This data meets the ASPRS Standard for Class 1 Map Accuracy at a scale of 1:12,000 (1"=1,000').
 This assessment assumes utilization of the data on a citywide basis. Localized data may exceed or fail to meet this accuracy with errors in excess of 100' possible.

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by RAND McNALLY & COMPANY, Inc. to SanGIS. This map is copyrighted by RAND McNALLY & COMPANY, Inc. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior written permission of RAND McNALLY & COMPANY, Inc.
 Copyright SanGIS 2009 - All Rights Reserved.
 Full text of this legal notice can be found at: http://www.sangis.org/Legal_Notice.htm



City of San Diego
Development Services Department



GRID TILE: 31
 GRID SCALE: 800
 DATE: 6/10/2019 4:35:23 PM

RECORDING REQUESTED BY
AND MAIL TO:
Planning Dept.
City of San Diego
302 C St.
S.D. CA

0 1510

00 567901

RECORDED IN
BY [unclear] [unclear]
[unclear] [unclear]

PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 86-0459
PLANNING DIRECTOR

05 NOV -6 PM 2:50

By Angela Moberg

VER. L. LYLE
COUNTY RECORDER

This Planned Industrial Development Permit is granted by the Planning Director of The City of San Diego to NEXUS RESEARCH CENTRE ASSOCIATES, "Owner/Permittee," under conditions in Section 101.0920 of the Municipal Code of The City of San Diego.

RF 8
AR 6
MG 7

1. Permission is hereby granted to Owner/Permittee, to develop Lots 4 and 5 with three buildings totaling 138,400 square feet for SR and common facilities uses as prescribed by the Nexus Technology Centre Specific Plan (Table 1), located on the east side of Towne Centre Drive between Eastgate Mall and Executive Drive, described as NW 1/4 of NW 1/4 of Pueblo Lot 1307, in the R1-5000 Zone.

2. The Project shall consist of the following:

- a. Three buildings totaling 138,400 square feet for SR and common facilities uses as specified by the Nexus Technology Centre Specific Plan No. 85-0446 (Table 1);
- b. Landscaping;
- c. Off-street Parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer than one space per 300 square feet of building area for office and SR/MIP users, and one space per 80 square feet of dining area for restaurant use in off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A" dated September 2, 1987, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. A condition of this Planned Industrial Development is the recordation of a final Subdivision Map.

5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated September 2, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

ORIGINAL RECORD, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

0 1511

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A" dated September 2, 1987, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located. All lighting shall conform to the lighting standards established for the Nexus Research Centre.

8. This Planned Industrial Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0920 of the Municipal Code.

9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

10. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

11. This Planned Industrial Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

12. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Planned Industrial Development Permit is recorded in the office of the County Recorder.

13. This Planned Industrial Development Permit is subject to appeal within 10 days to the Planning Commission as provided for in Section 101.0920 of the Municipal Code.

14. This Planned Industrial Development Permit is a covenant running with the lands and shall be binding upon the Permittee

ORIGINAL RECORDS, SAN DIEGO COUNTY, VERA L. VINE RECORDS

0 1512

and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

15. All public sidewalk areas shall be a minimum 10 feet wide with six-foot clear pedestrian paths and four-foot landscaped strip adjacent to the public street.

16. The applicant shall ensure that provision is made in the design and construction for a future LRT right-of-way by providing a minimum 15-foot setback from the property line along Executive Drive. There shall be no buildings constructed within the required 15-foot setback.

17. Prior to the issuance of any sign permits a signage program shall be submitted to the Planning Director for approval.

18. Prior to the issuance of any building permits for common facilities, location and conformance to the specific plan must be approved by the Planning director.

19. Buildings shall not exceed two stories in height.

20. No more than one point of vehicular access shall be permitted off Town Centre Drive and Executive Drive respectively.

21. A maximum of 85 surface parking spaces shall be permitted on Lots 4 and 5.

22. Construction of the informal seating area and man-made lake on Lot 9 shall be constructed with the development of Unit No. 1 (Lot 4 or Lot 5 whichever is developed first).

23. A pedestrian walkway no less than five feet wide shall be installed in conjunction with the informal seating area and the lake to provide pedestrian access between Lots 4 and 5 and Lot 9.

24. Based on further route studies, bus stops may be required along Executive Drive and Towne Centre Drive. An encroachment permit to provide bus stop facilities may be required. The property owner shall be responsible for installing facilities (i.e., bus shelters, benches, etc.) deemed necessary. Bus stop facilities shall be approved by the City engineer and MTDB.

25. The developer will not oppose and agree to participate in the formation of an assessment district for provision and operation of an intra-community transit loop as identified in the University Community Plan.

26. All trash enclosures shall be painted masonry screen walls with solid painted metal gates. The screen wall shall not exceed six feet in height.

ORIGINAL RECORDS, SAN DIEGO COUNTY, VERA L. LYNE, 11/11/2011

0 1513

27. The applicant shall be responsible for the maintenance of all landscaped parkways in the right-of-way bounding the project.

28. The applicant shall reserve five additional feet along Executive Drive for the proposed future alignment of the LRT. Said reservation shall constitute an irrevocable offer to dedicate for the purpose of an LRT system at the request of the City of San Diego or MTUB.

Passed and adopted by the Planning Director of the City of San Diego on September 2, 1987.

ORIGINAL RECORD OF SAN DIEGO COUNTY, NEW L LTR, RECORDS

PID PERMIT NO. 86-0459

0 1514

AUTHENTICATED BY:

Robert V. Didion
Robert V. Didion, Senior Planner
Planning Department

Michael J. Steppner
Michael J. Steppner, Acting Planning Director
Planning Department

STATE OF CALIFORNIA.)
COUNTY OF SAN DIEGO,) SS.

On this 27th day of Jan in the year 1978,
before me, Catherine L. Meyer, a Notary Public in and for said county
and state, personally appeared Robert V. Didion, personally known to me (or
~~proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be the person who
executed this instrument as Senior Planner of the City of San Diego Planning
Department, and Michael J. Steppner, personally known to me (or ~~proved-to-me~~
~~on-the-basis-of-satisfactory-evidence~~) to be the person who executed this
instrument as Acting Planning Director of the City of San Diego, and acknowledged
to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the
County of San Diego, State of California, the day and year in this certificate
first above written.

Name Catherine L. Meyer

Signature *Catherine L. Meyer*
(Hand or printed)

NOTARY STAMP



ORIGINAL RECORD SAN DIEGO COUNTY, VERA L. LYLE, RECORDS

PID PERMIT NO. 86-0459

0 1515

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agree to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder. NEXUS RESEARCH CENTRE ASSOCIATES, "Owner/Permittee," a Partnership.

BY [Signature]

State of California,)
County of San Diego,) ss.

On this 1st day of June, in the year 1988, before me, Rush Meadows, a Notary Public in and for said county and state, personally appeared Ronald M. Bergquist, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name Rush Meadows
(typed or printed)

NOTARY STAMP Signature [Signature]



(partnership)

State of California,)
County of San Diego,) ss.

On this _____ day of _____, in the year _____, before me, _____, a Notary Public in and for said county and state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name _____
(typed or printed)

NOTARY STAMP Signature _____

(partnership)

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYNE, RECORDER



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Science Village CPA/PDP		Project Number: PTS-0647676	Distribution Date: 10/14/2021
Project Scope/Location: Process Five, Rezone from RS-1-14 to Mixed-Use EMX-2, Community Plan Amendment, Planned Development Permit, Site Development Permit, and Neighborhood Development Permit for the demolition of two existing three-story buildings and the construction of two mixed use four-story buildings over three levels of below grade parking for a Research/Development facility with office and retail uses totaling 369,878 square feet. The 3.97-acre site is located at 9363, 9373, 9393 Towne Center Drive within the RS-1-14 Zone of University Community Plan Area. Council District 1. The project shall conform to the Sustainable Buildings Expedite Program by providing a non-residential development that incorporates the Mandatory and Voluntary Tier 1 and Tier 2 Measures Title 24, Part 1.			
Applicant Name: Chris Clement		Applicant Phone Number: 858-378-4106	
Project Manager: Martin R. Mendez	Phone Number: (619) 446-5309	Fax Number: (619) 321-3200	E-mail Address: mrmendez@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 14	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: None.			
NAME: Chris Nielsen		TITLE: Chair	
SIGNATURE:		DATE: 11/12/2021	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

November 11, 2021

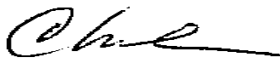
Martin Mendez
Development Services Department
City of San Diego

Dear Martin,

The University Community Planning Group heard project PTS 647676, Science Village, at its meeting on November 9, 2021. At this meeting the project was recommended for approval by a vote of 14 Yes, 0 No, with 1 Abstention, and 1 Recusal.

When received, I will forward the IB620 form for this project with the approval recommendation for your records.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Nielsen", with a long horizontal flourish extending to the right.

Chris Nielsen
UCPG Chair

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------	--------------------------------------------

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 _____

Project Title: Podium 93 **Project No. For City Use Only:** _____
Project Address: 9363, 9373, & 9393 Towne Centre Drive, San Diego, CA 92121

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Delaware Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner
 Name of Individual: ARE-SD Region No. 20, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 10996 Torreyanna Road, Suite 250
 City: San Diego State: CA Zip: 92121
 Phone No.: 858-638-2800 Fax No.: _____ Email: ldynstee@are.com
 Signature: *Autly Dynstee* For: ARE-SD Region No. 20, LLC Date: _____
 Additional pages Attached: Yes No

Applicant
 Name of Individual: ARE-SD Region No. 20, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 10996 Torreyanna Road, Suite 250
 City: San Diego State: CA Zip: 92121
 Phone No.: 858-638-2800 Fax No.: _____ Email: ldynstee@are.com
 Signature: *Autly Dynstee* For: ARE-SD Region No. 20, LLC Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No