

RESOLUTION NO. 218563

R.78-61

JUN 8 1977

BE IT RESOLVED, by the Council of The City of San Diego, that the following findings are made in respect to the significant environmental impacts identified in Environmental Impact Report No. 76-05-16P, as amended:

1. The proposed commercial development by its proximity to large residential and student populations will consolidate shopping trips and reduce total vehicle miles traveled in the La Jolla and University areas and will have a substantial, favorable, positive impact on the reduction of auto traffic into La Jolla via Torrey Pines Road and La Jolla Shores Road and will have substantial, favorable, positive impact in the reduction of auto traffic from the University campus and residential area East on La Jolla Village Drive, on Nobel Drive, if and when constructed, and upon north and southbound traffic on Gillman Drive and Interstate 5.

2. That an alleged synergistic reaction, if any, resulting from the construction of the proposed commercial center and the construction of University Towne Center is speculative and cannot be quantitatively evaluated; that a synergistic reaction, if any, will be offset by the reduction of outgoing and returning automobile traffic on La Jolla Village Drive, Gillman Drive, Interstate 5, Torrey Pines Road, and La Jolla Shores Road and Nobel Drive, if and when constructed, resulting from the construction of the proposed commercial center.

3. That land lying between the proposed commercial center and University Towne Center on La Jolla Village Drive and proposed Nobel Drive is not presently zoned for commercial

purposes and is not proposed for zoning for commercial purposes in the University Community Plan; approval of the proposed commercial center will fulfill the needs of the area in the University Community Plan for the foreseeable future for additional commercial development and will make unnecessary the rezoning for commercial purposes of any land lying between University Towne Center and the proposed commercial center; that if the proposed commercial center is not approved it will be extremely difficult if not impossible to deny strip commercial development for additional commercial uses on La Jolla Village Drive and Nobel Drive, if and when constructed.

4. That by amendment dated February 28, 1977, PCD No. 22 was amended, reducing the commercial area to approximately 147,000 square feet of residential area, and PCD No. 23 was amended, reducing the commercial area to approximately 350,000 square feet and adding 87,000 square feet of residential area. That the effect of said amendments on the automobile traffic at La Jolla Village Drive and Villa La Jolla Drive intersection would reduce said automobile traffic to a point where the street system is adequate to handle all traffic generated by said commercial center, including any peak hours.

5. The adopted University Community Plan provides for a specialty center at Nobel Drive and Villa La Jolla Drive on Lot 7, Villa La Jolla Unit No. 3, and on Lots 8 and 9, Villa La Jolla Unit No. 4, of approximately 500,000 square feet of commercial floor area plus an additional 150,000 square feet equal to 250 to 300 units of university-oriented housing; that

the proposed commercial center on Lots 8 and 9, consisting of 350,000 square feet of commercial area in conjunction with the proposed commercial development on Lot 7 (150,000 square feet of commercial area) meet the requirements of the University Community Plan with respect to the total commercial area contemplated by the University Community Plan; that PCD No. 22 proposes 28,000 square feet of university-oriented housing equal to 33 units of university-oriented housing; that PCD No. 23 proposes 87,000 square feet of university-oriented housing equal to 115 residential dwelling units or a total of 148 residential dwelling units; that while this is less than the proposed 150,000 square feet of university-oriented housing proposed, that the deviation of 35,000 square feet is not considered a significant impact on the University Community Plan; that with respect to the number of units, the proposed plan calls for 46 one-bedroom units and 102 two or more bedroom units; that if all of the units were residential studio and one-bedroom units, the number of units would approximate the 150 units of university-oriented housing contemplated by the Plan, and further, there are overriding economic, social and other considerations to justify the deviation from the University Plan as follows: It is found that commercial residential mix in specialty centers has not been accepted by lending agencies in the United States; that this concept is experimental and will be financed by the developer and, if successful and feasible, will be expanded to fully meet the requirements of the University Community Plan. It is further found that the need for university-oriented housing is not considered to be as pressing as it was at the time the University

Community Plan was adopted due to a reduction in the anticipated student population.

6. That any environmental impacts to neighboring residential areas have been mitigated in the proposed commercial development by the shielding of parking lot lighting and the utilization of noise barriers (earth berms and masonry walls).

7. With respect to urban support system, the only impact of any significance identified in EQD File No. 76-05-16P was at the intersection of La Jolla Drive and Villa La Jolla Drive; that said impact has been mitigated and reduced to insignificance by the reduction of the total square footage of the proposed commercial area and the addition of residential units in the proposed commercial area.

8. Noise impacts identified in EQD File No. 76-05-16P have been mitigated to the extent the developer has control thereof by the use of barriers and proper architectural designs such as incorporating walls and earth berms within the development.

9. Visual quality impacts identified in EQD File No. 76-05-16P have been mitigated by the construction of sufficiently high earth berms along the borders of the commercial center and by the provision for dense landscaping, including shrubs and trees, which will effectively block and screen the parking lots from the existing and future residential land uses.

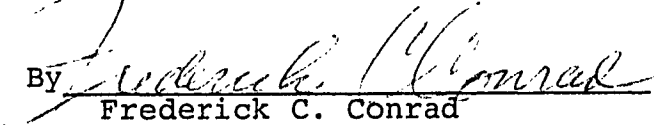
10. Growth inducement impacts identified in EQD File No. 76-05-16P are those which were contemplated by the adoption of the University Community Plan and reasonably necessary to accommodate the needs of the people living and working in the

University community area and are not within the control of the developer.

11. Air quality impacts identified in EQD File No. 76-05-16P will be mitigated by the construction of the commercial center because the number and length of shopping trips will be decreased by encouraging single-trip/single-stop patterns for shopping.

12. Geological hazards identified in EQD File No. 76-05-16P will be mitigated by the utilization of earthquake resistant construction materials and techniques in the development of the commercial center, including appropriate landscaping and drainage systems.

APPROVED: JOHN W. WITT, City Attorney

BY 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
7/12/77
PCD No. 23

Passed and adopted by the Council of The City of San Diego on JUN 8 1977,
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joel M. Strobl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
 Mayor of The City of San Diego, California.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.

By Kathleen Martinez, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California	
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