

RESOLUTION NUMBER R- 307935

DATE OF FINAL PASSAGE DEC 04 2012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN AND UNIVERSITY COMMUNITY PLAN TO REDESIGNATE A PROJECT SITE LOCATED AT 9015 JUDICIAL DRIVE FROM INDUSTRIAL-SCIENTIFIC RESEARCH TO RESIDENTIAL (45-75 DWELLING UNITS PER ACRE) AND TO REMOVE THE PRIME INDUSTRIAL LAND DESIGNATION FROM THE PROJECT SITE.

WHEREAS, La Jolla Crossroads 1, LLC, Applicant, requested an amendment to the University Community Plan and the General Plan to redesignate a 7.93-acre site located at 9015 Judicial Drive from Industrial-Scientific Research to Residential (45-75 dwelling units per acre) and to remove the Prime Industrial Land designation from the project site (Proposed Amendments); and

WHEREAS, a copy of the Proposed Amendments are on file in the Office of the City Clerk as Document No. RR- 307935 and

WHEREAS, on July 14, 2011, the Planning Commission initiated an amendment to the University Community Plan to consider redesignation of the 7.93-acre site from Industrial-Scientific Research to High Density Residential (45-75 dwelling units per acre); and

WHEREAS, the Council has considered the following factors with respect to the Proposed Amendments: 1) consistency with the goals and policies of the General Plan and the University Community Plan; 2) additional public benefits to the community as compared to the plans; 3) availability of public facilities to serve the proposed increase in density/intensity, or their provision is addressed as part of the Proposed Amendments; 4) the level and diversity of community support; 5) appropriateness of the size and boundary for the amendment site; 6) the provision of additional benefit to the community; 7) implementation of major General Plan and University Community Plan goals; 8) and the provision of public facilities; and

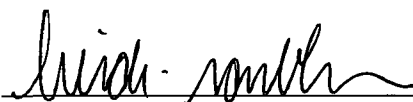
WHEREAS, the Proposed Amendments are supported by an evaluation of the prime industrial land criteria in General Plan Appendix C, EP-1, the collocation/conversion suitability factors in General Plan Appendix C, EP-2, and the potential contribution of the area to the local and regional economy, as set forth in the La Jolla Crossroads Final Environmental Impact Report No. 258190, Appendix C, Economic Prosperity Elements Impact Report, on file in the Office of the City Clerk as Document No. RR- 307935-2 ; 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

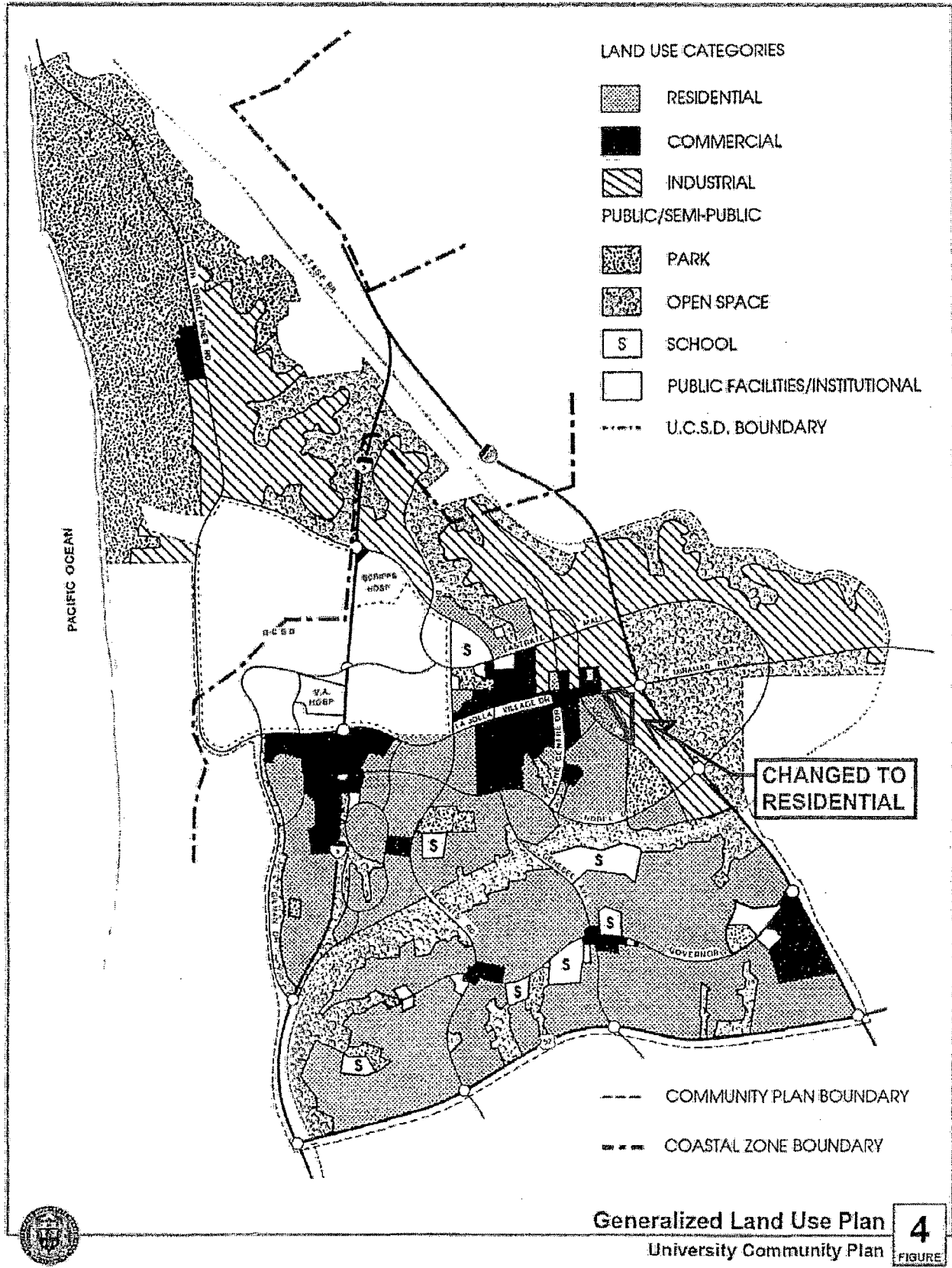
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that it adopts the Proposed Amendments, contingent upon final passage of Ordinance No. O- 20241 rezoning the site from the existing RS-1-14 and IP-1-1 zones into the RM-3-9 zone.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Heidi K. Vonblum  
Deputy City Attorney

HKV:hm  
11/15/2012  
Or.Dept:DSD  
Doc. No.: 465542



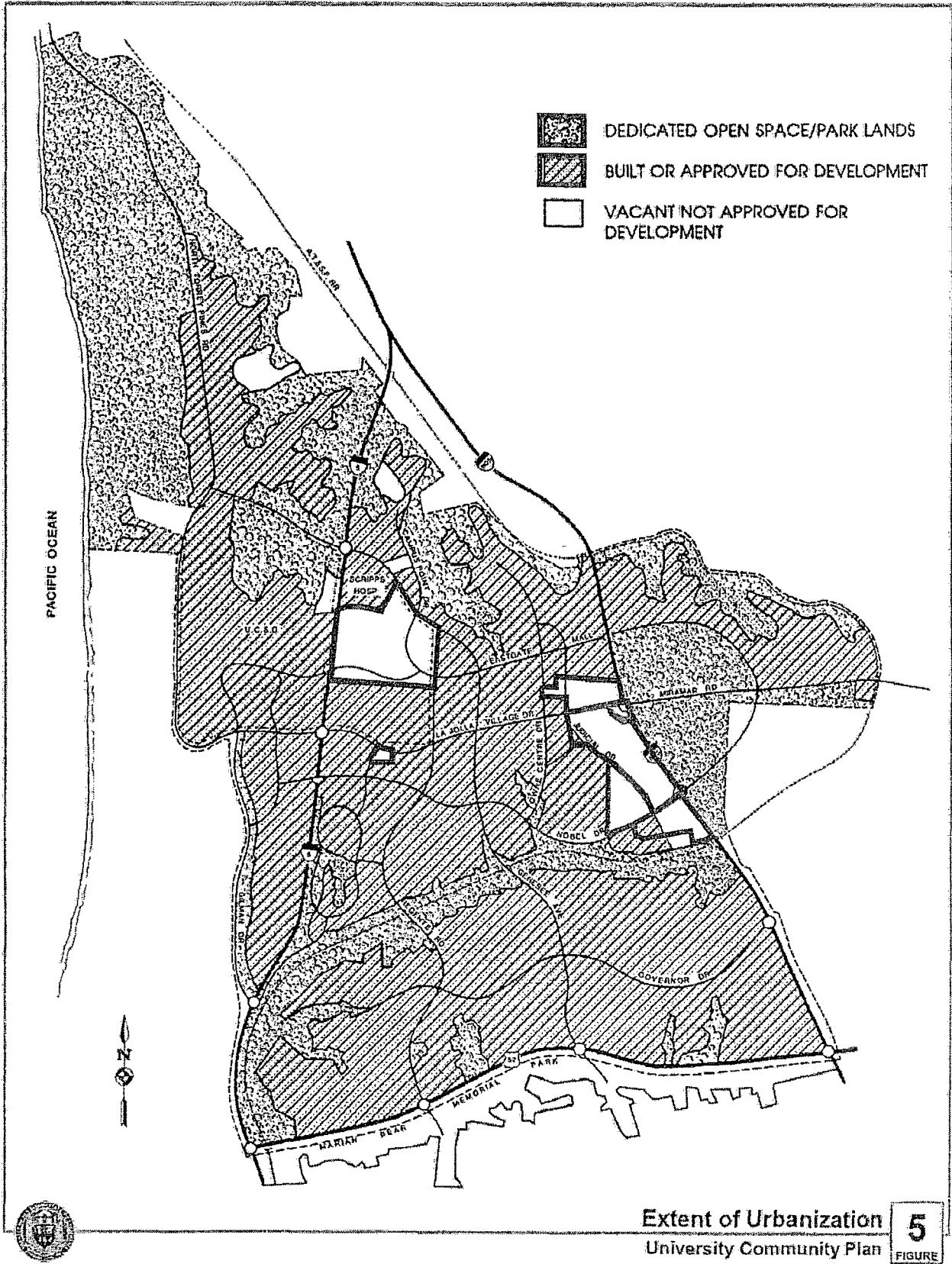
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**TABLE 1  
UNIVERSITY COMMUNITY PLAN LAND USE SUMMARY**

Category	Use Description	Acreage	Dwelling Units
<b>Residential</b>		<b>(1,563)(1,555)</b>	
	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	99	6,539
<b>Commercial</b>		<b>(391)</b>	
	Neighborhood	36	
	Community	30	
	Regional	103	
	Visitor	46	
	Office	176	
<b>Life Sciences/Research</b>		<b>(700)(708)</b>	
	Scientific Research	633	641
	Hospitals	67	
<b>Industrial</b>		<b>(580)</b>	
	Restricted	347	
	Business/Industrial Park	233	
<b>Parks/Open Space</b>		<b>(2,808)</b>	
	Neighborhood	34 usable	
	Community	29 usable	
	Sports Complex	21 usable	
	Joint Use	18 usable	
	Golf	359	
	Resource-Based	394	
	Open Space	1,116	
	State Park	837	
<b>Schools</b>		<b>(1,233)</b>	
	Elementary	61	
	Junior High	28	
	Senior High	40	
	UCSD	1,104	
<b>Public Facilities</b>		<b>(36)</b>	
<b>Other</b>	Freeway Rights-of-Way, etc.	<b>(1,201)</b>	
	<b>Total Community</b>	<b>8,512</b>	
	<b>Total Community Dwelling Units</b>		<b>30,532 30,223</b>

Note: The acreages in this table were derived from a digitization of the 800 scale community plan map prepared by SANDAG.

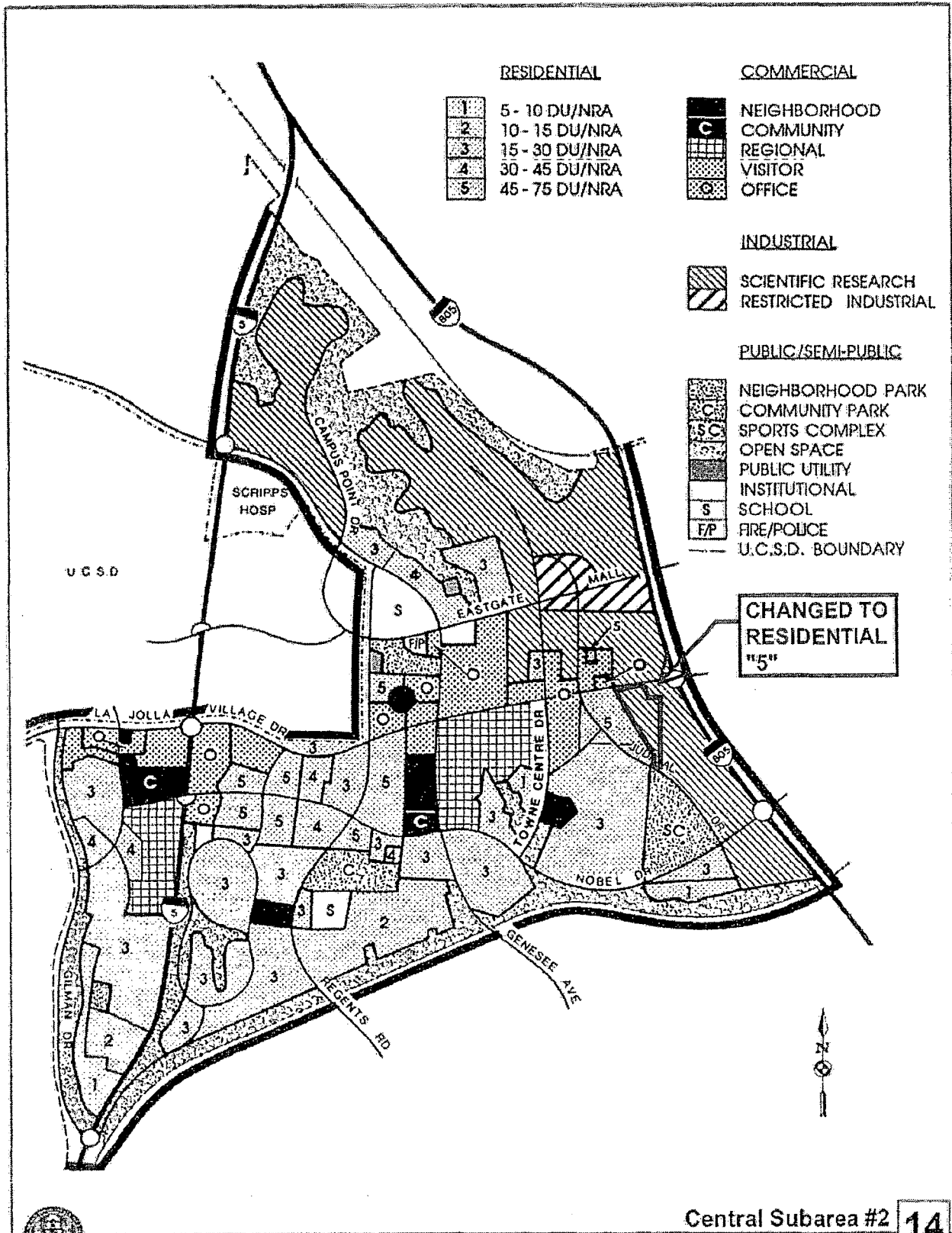
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Extent of Urbanization  
University Community Plan

5  
FIGURE

P-307935



Central Subarea #2 **14**  
 University Community Plan **FIGURE**

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**TABLE 3  
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 Medical Offices (private)	41.38	682 Beds 31,500 SF - Scientific Research 315,900 SF - Medical Office 16,628 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 <sup>(1)</sup>	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 <sup>(1)</sup>	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC - Scientific Research <sup>(2)</sup>
Scallop Nuclear (Gentry)	56.41	Existing or approved development, Exceptions:
Torrey Pines Science Park	145.74	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 <sup>(2)</sup> Scientific Research
La Jolla Cancer Research	4.87	Open Space
State Park	14.25	
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC - 30,000 SF/AC <sup>(3)</sup> 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 <sup>(4)</sup>
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)

- (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 and IVAC 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.
- (4) This Plan encourages the development of this subarea through a master plan.

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**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
12. Eastgate Technology Park (PID) <sup>(4a)</sup>	218.50	2,356,990 SF - Scientific Research
13. Open Space Easement	26.00	
14. Utility/SDG&E	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 <sup>(5)</sup>
18. Churches	6.16	2 Institutions <sup>(5)</sup>
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. La Jolla Commons (PCD) <sup>(6,7)</sup>	11.85	327 Room Hotel - Visitor Commercial 450,000 SF Office - 115 DU
La Jolla Centre III (PDP) <sup>(7a)</sup>	5.00	340,000 SF - Business Park
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	30.86	20,000 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU

(4a) ADTs 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.

(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).

(7a) ADTs 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.

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**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
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
35. La Jolla Centre I (PCD) <sup>(7b)</sup>	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership	87.40 14.45	18,000 SF/AC - Scientific Research (Development approval not to be granted until 1995 for Subareas 36 and 37. Development intensity for this area is reduced by transfer to Subarea 11 of 18,000 SF/AC)
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 - 8	30 DU/AC
40. Smith La Jolla Crossroads <sup>(8)</sup>	33.80	<del>25.7 AC Residential, 1,500 DU</del> <del>8.1 AC</del> <del>162,000 SF - Scientific Research</del> 33.8 AC Residential 1,809 DU
41. Renaissance La Jolla (PDR & PCD)	112.96	2,500 DU 50,000 SF - Neighborhood Commercial
Open Space Easement	15.06	
42. La Jolla Gateway (PCD) <sup>(7a)</sup>	14.17	396,305 SF - Office
Congregation Beth Israel <sup>(7c)</sup>		2,165 SF - Chapel 62,931 SF - Sanctuary/Temple School
43. University Towne Centre (PCD) <sup>(9)</sup>	75.35	1,811,409 SF - Regional Commercial GLA 300 DU
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 <sup>(8)</sup>	54.00	2,740 DU 178,000 SF - Neighborhood/Community Commercial

(7b) ADTs 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) ADTs 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, 2,602 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.

**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
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
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmoor Terrace	11.89	168 DU
53. Genesee Highlands Unit 6	4.78	72 DU
54. Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55. Doyle Community Park	12.63 2.97 4.29	
56.	2.50	50 DU
57.	2.11	139 DU
58. Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59. Lincoln La Jolla	4.54	251 DU <sup>(9)</sup> (10)
60. The Pines (PRD)	5.72	248 DU
61. (PRD)	10.08	368 DU
62. La Jolla Village Park (PRD)	12.00	333 DU
63. La Jolla Village Park (PRD)		(included in 62)
64. Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65. La Jolla International Gardens (PRD)	11.43	774 DU
66. La Jolla Garden Villas (PRD)	4.08	277 DU
67. La Jolla Palms Apartments <sup>(9a)</sup> (10a)	4.70	232 DU
68. University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69. La Jolla Colony	158.50	3,594 DU
70. La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71. La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72. Gas Station	1.06	4,900 SF

(10) <sup>(9)</sup> The land use designation for this property has been revised from 30-45 du/acre to 45-75 du/acre although no more than 251 units are permitted on the site which occupies 3.71 net acres.

(10a) <sup>(9a)</sup> ADTs from Irvine Company owned parcel 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

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**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
73.	1.00	3,400 SF - Bank 25,674 SF - Office
74.	2.00	97,689 SF - Office
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)	27.47	1,002,000 SF - Regional Commercial
Residential	2.83	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	17.18	106 DU
Open Space	31.45	
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	.82	15,250 SF/AC - Office
Private Ownership	15.00	Institutional Use (School, Church, etc.)

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**TABLE 7**  
**PROPOSED RESIDENTIAL DENSITY/UNITS/POPULATION**

	Acres			Units			Population		
	North	South	Total	North	South	Total	North	South	Total
5 - 10 du/ac	130	662	792	718	5,300	6,018	1,450	15,741	17,191
10 - 15 du/ac	88	12	100	1,285	161	1,446	2,596	478	3,074
15 - 30 du/ac	534	12	546	11,610	359	11,969	23,452	1,066	24,518
30 - 45 du/ac	53	3	56	2,075	132	2,207	4,192	392	4,584
45 - 75 du/ac	94	0	94	6,230	0	6,230	12,585	0	12,585
	99		99	6,539		6,539	13,209		13,209
	<del>896</del>	<del>689</del>	<del>1,585</del>	<del>21,918</del>	<del>5,952</del>	<del>27,870</del>	<del>44,275</del>	<del>17,677</del>	<del>61,952</del>
	904		1,593	22,227		28,179	44,899		62,576

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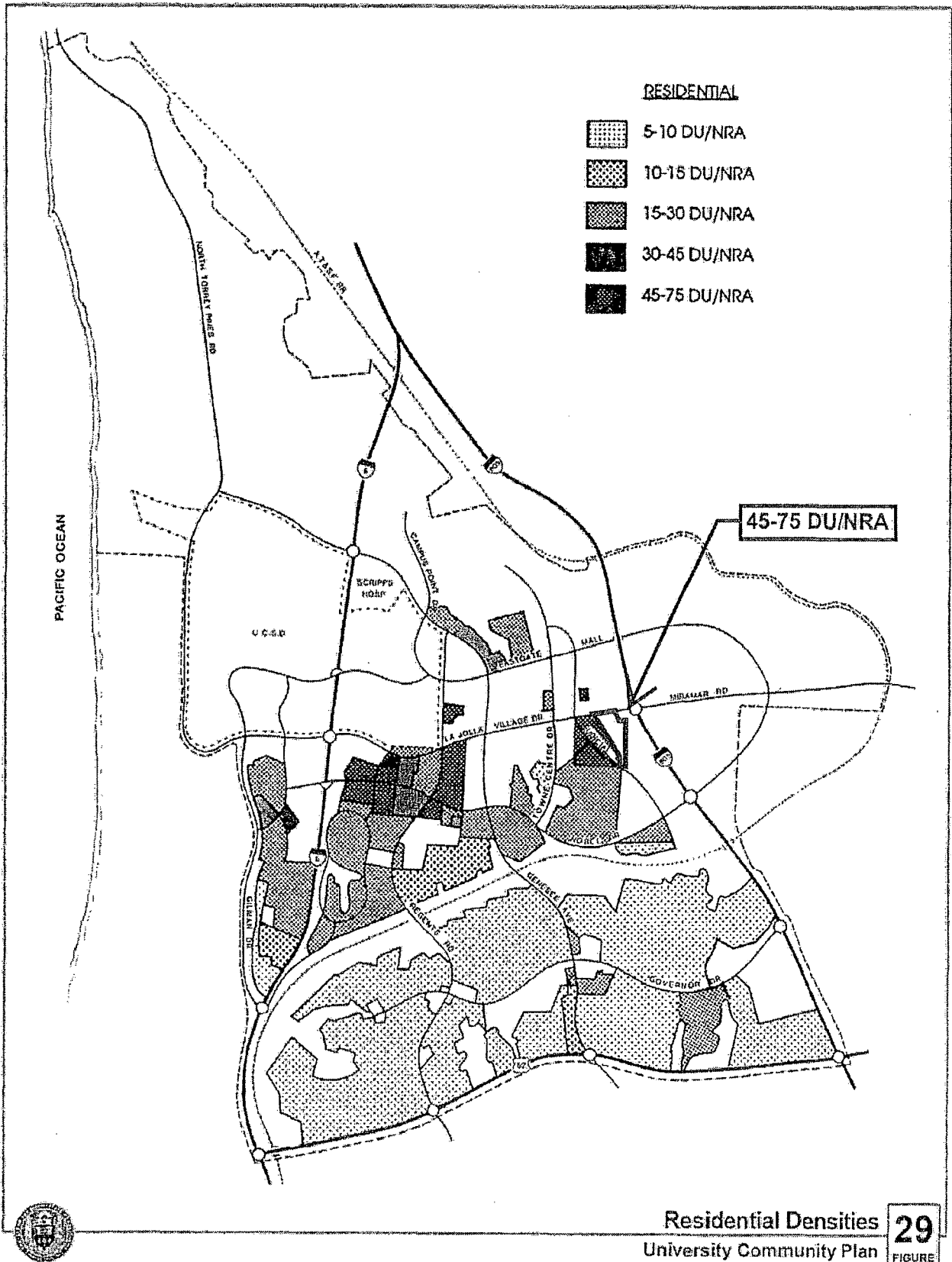
**TABLE 7  
PROPOSED RESIDENTIAL DENSITY/UNITS/POPULATION**

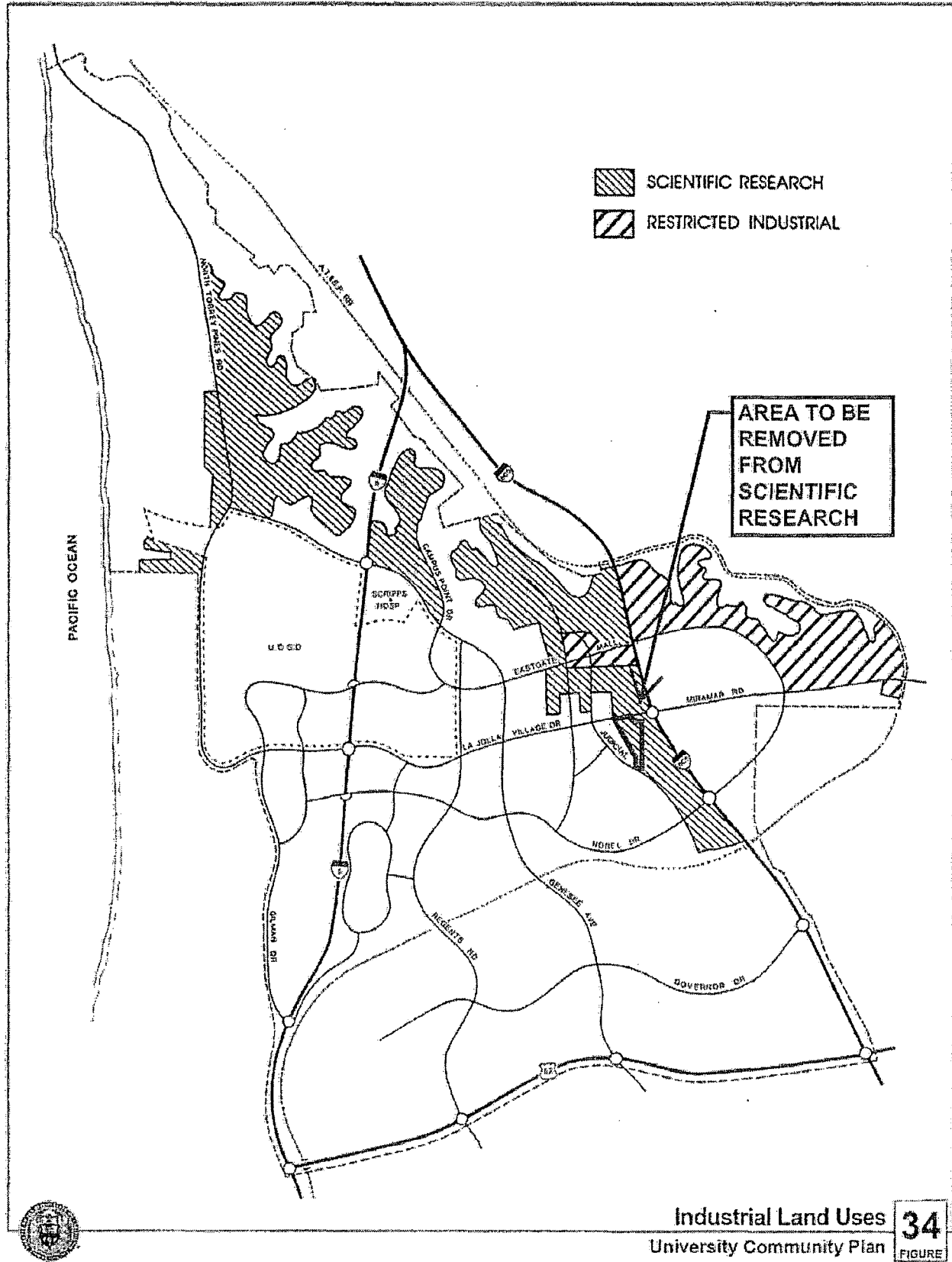
	Acres			Units			Population		
	North	South	Total	North	South	Total	North	South	Total
5 - 10 du/ac	54	662	716	418	5,300	5,718	844	15,741	16,585
10 - 15 du/ac	88	12	100	1,285	161	1,446	2,596	478	3,074
15 - 30 du/ac	534	12	546	11,610	359	11,969	23,452	1,066	24,518
30 - 45 du/ac	53	3	56	2,075	132	2,207	4,192	392	4,584
45 - 75 du/ac	61	0	61	4,586	0	4,586	9,264	0	9,264
	<b>790</b>	<b>689</b>	<b>1,479</b>	<b>19,974</b>	<b>5,952</b>	<b>25,926</b>	<b>40,348</b>	<b>17,677</b>	<b>58,025</b>

**B. Housing Types**

1. The density ranges listed above will be translated into specific product types (i.e., single-family homes, townhouses, etc.) through the operation of the marketplace and development of individual projects. Historically, the densities listed in **Table 7** have resulted in project proposals featuring single-family homes in the five to ten dwelling unit/acre range, townhomes and garden apartments in the ten to 45 dwelling unit/acre ranges and flats and tower development in the ranges above 45 dwelling units/acre. Given the projected unit totals in **Table 7**, it would be expected that approximately 21 percent of the residential units in the community would be single-family, ~~60 percent~~ 55 percent would be townhouse and garden apartments and ~~19 percent~~ 24 percent would be located in high-density structures.
2. It should be noted that recent trends have seen the mixing of several unit types in the larger Planned Residential Development (PRD) Permit applications. Thus, the actual mix of housing product types in the community may vary significantly from the general predictions given above. This diversity within projects should be encouraged so that projects may appropriately respond to market conditions and changing housing needs. However, the mix should be master planned under the PRD Permit process, and amendments to these PRDs should not be made to homogenize the project in response to short-term market trends.

High-rise development should be compatible in scale to the surrounding areas, particularly to other high-rise structures.

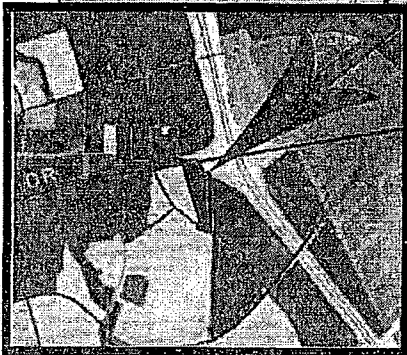




**THE CITY OF SAN DIEGO**  
**General Plan**  
**Land Use and Community**  
**Planning Element**

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 March 15, 2010



CHANGE FROM  
 INDUSTRIAL EMPLOYMENT  
 TO  
 RESIDENTIAL

Figure LU-2  
 General Plan Land  
 Use and Street  
 System

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture
- Other Features
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



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**THE CITY OF SAN DIEGO**  
 General Plan  
 Economic Prosperity  
 Element

DEL MAR MESA

CARMEL VALLEY

TORREY HILLS

TORREY PINES

MIRAMESA






UNIVERSITY

CHANGE FROM  
 PRIME INDUSTRIAL  
 TO  
 BACKGROUND

MILITARY FACILITIES

CLAIREMONT MESA

Figure EP-1 : UNIVERSITY  
**Industrial and Prime Industrial Land**

-  Prime Industrial Land
-  Prime Industrial Land Under San Diego Unified Port District Jurisdiction
-  Other Industrial Land
-  Otay Mesa Industrial Land  
 (Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)
-  Planning Area Boundaries

0 0.1 0.2 0.3 Miles



GIS

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