

200-B 9-11-23

(R-2024-65)

RESOLUTION NUMBER R- 315100

DATE OF FINAL PASSAGE SEP 11 2023

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING AMENDMENTS TO THE
UNIVERSITY COMMUNITY PLAN, NEXUS TECHNOLOGY
CENTRE SPECIFIC PLAN, AND GENERAL PLAN FOR THE
ALEXANDRIA SCIENCE VILLAGE PROJECT – PROJECT
NO. 647676.

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 to 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 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 (Scientific Research) to Open Space; and

WHEREAS, the requested amendment to the University Community Plan includes transferring development intensity rights (3,744 Average Daily Trips (ADT)) from the 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 includes exempting properties located along the Urban Node Pedestrian Network from the commercial encroachment policies of the Industrial Element; and

WHEREAS, the requested amendment to the Nexus Technology Centre Specific Plan (Specific Plan) includes removing Lots 7 and 8 from the 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 due to the University Community Plan being part of the Land Use Element of the General Plan; and

WHEREAS, the properties located at 9363, 9373, and 9393 Towne Centre Drive are identified 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; and

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 September 11, 2023 the San Diego City Council (City Council) held a public hearing for the purpose of considering the proposed amendments 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 these amendments on record in the City of San Diego, and has considered the oral presentation given at public hearing; and

WHEREAS, the amendments retain 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; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; 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 City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the General Plan, University Community Plan, and Nexus Technology Centre Specific Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 315100.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
08/22/2023
Or. Dept: DSD
Doc. No. 3393726

Passed by the Council of The City of San Diego on SEP 11 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 11 2023.

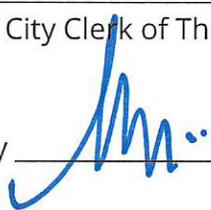
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J. S. FUENTES
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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