

Blackhorse Farms
Specific Plan

Presented to:

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I. INTRODUCTION

A. Background

The Blackhorse Farms and Centre Specific Plan consists of 24 acres of land located in the northern portion of La Jolla, west of Interstate 5 in the County and City of San Diego. A regional site location map is provided in Figure 1. The Specific Plan site is predominantly vacant, with the exception of several old adobe buildings associated with a previous equestrian center. The major features on the site are the former race track of the equestrian center and several stands of mature eucalyptus trees.

As will be discussed in one of the following chapters and throughout the report, this project is being proposed in response to a request by the University of California, San Diego. The University desires - in a complimentary manner with University activities and the surrounding community - to have the property generate revenue in support of University operations. To meet this requirement, the project which is proposed consists exclusively of residential use (14.35 acres) and an executive conference center (9.65 acres).

Due to the unique setting of the property, and the need to have an orderly transition from the intense use of the UCSD on the east to the large estate homes to the west, a Specific Plan under Government Code Section 65450 is being proposed. In order to implement the project, a number of discretionary actions in addition to this Specific Plan must be approved. These actions include amendments to the City of San Diego Progress Guide and General Plan, the La Jolla Community Plan, the University Community Plan Transportation Element, and the North City Local Coastal Program Land Use Plan; certification of the Environmental Impact Report; and approvals of a tentative subdivision map. In addition, a coastal permit will be required from the California Coastal Commission.

B. Purpose and Scope

Section 65451 of the California Government Code states that a Specific Plan shall be so structured to allow "all detailed regulations, conditions, programs, and proposed legislation which shall be necessary for the systematic implementation of each element of the General Plan." It must also show existing and proposed land uses by parcel. The section goes on to require that a specific plan include "regulations, conditions, programs, and proposed legislation" regarding:

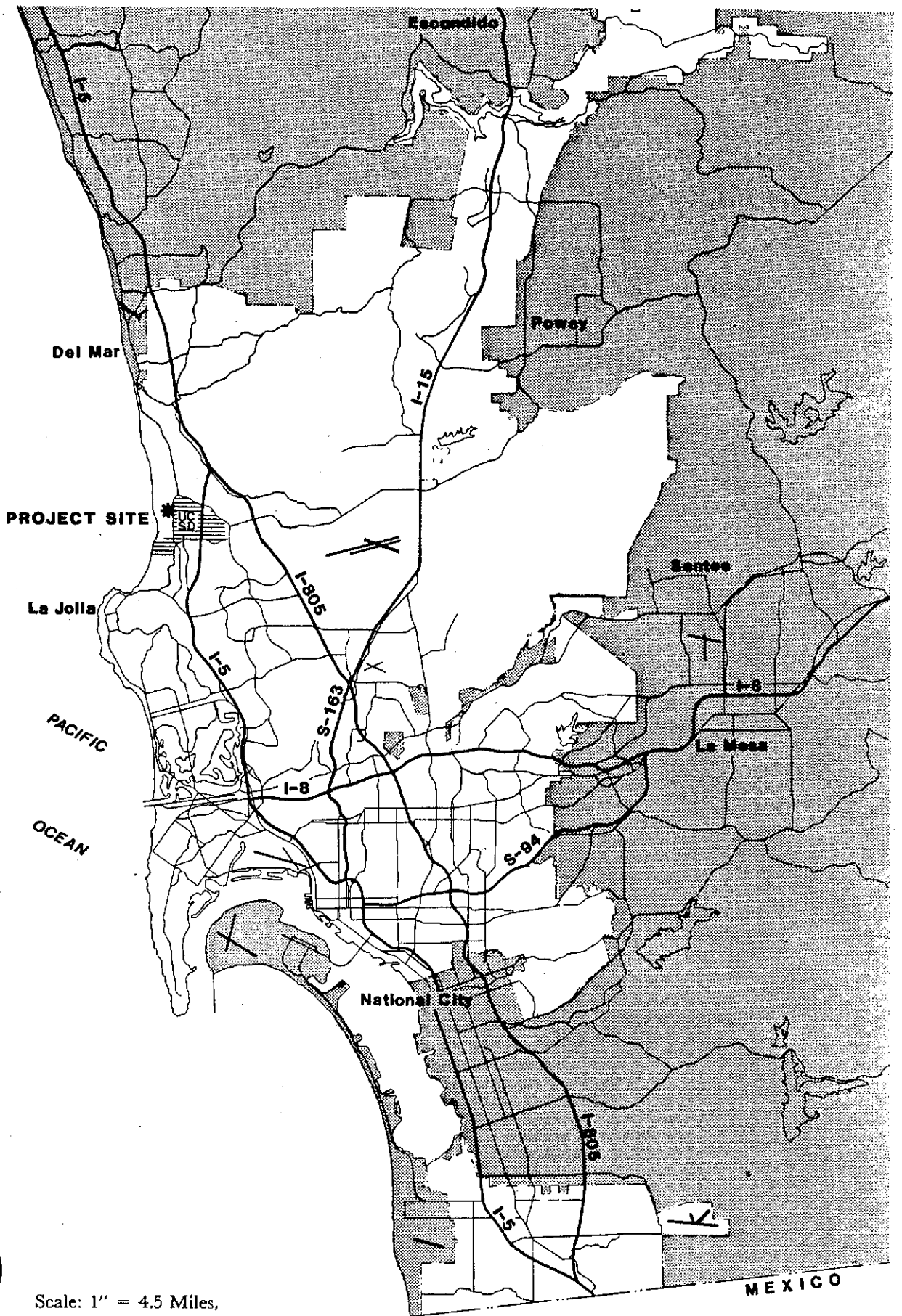
- . the location of and standards for land uses, buildings, and facilities;
- . the location of and standards for streets, roads, and other transportation facilities;

- . the standards for population density and building density and provisions for supporting services;
- . standards for the conservation, development, and use of natural resources;
- . provisions for implementing the open space element;
- . other appropriate measures.

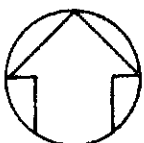
As delineated throughout this document, the Blackhorse Farms and Centre Specific Plan will accomplish all of the above. More specifically, the plan supplements existing city zoning by proposing development regulations and standards to implement the development proposals contained within this document. Each element of the project is scrutinized as it relates to not only the La Jolla Community Plan but also the North City Local Coastal Program and the UCSD Long-Range Development Plan. As opposed to a standard rezoning of the property to permit the mixture of uses being proposed, this Specific Plan provides for greater control over future development of the site. Upon approval by the San Diego City Council and the State Coastal Commission, individual development plans for each component of the Specific Plan prepared in accordance with the Development Standards contained in Chapter VII will be approved by the Planning Director prior to issuance of building permits.

C. Location

The project site is a 24-acre rectangular parcel located in the northern part of La Jolla, 3 miles west of Interstate 5, directly across North Torrey Pines Road from the University of California San Diego campus. It is bordered on the east by North Torrey Pines Road and UCSD. To the west and south of the project site is La Jolla Farms, a single-family residential development. North of this project site is the Salk Institute. The site is depicted in its local context on Figure 2.

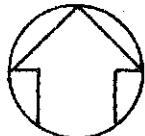
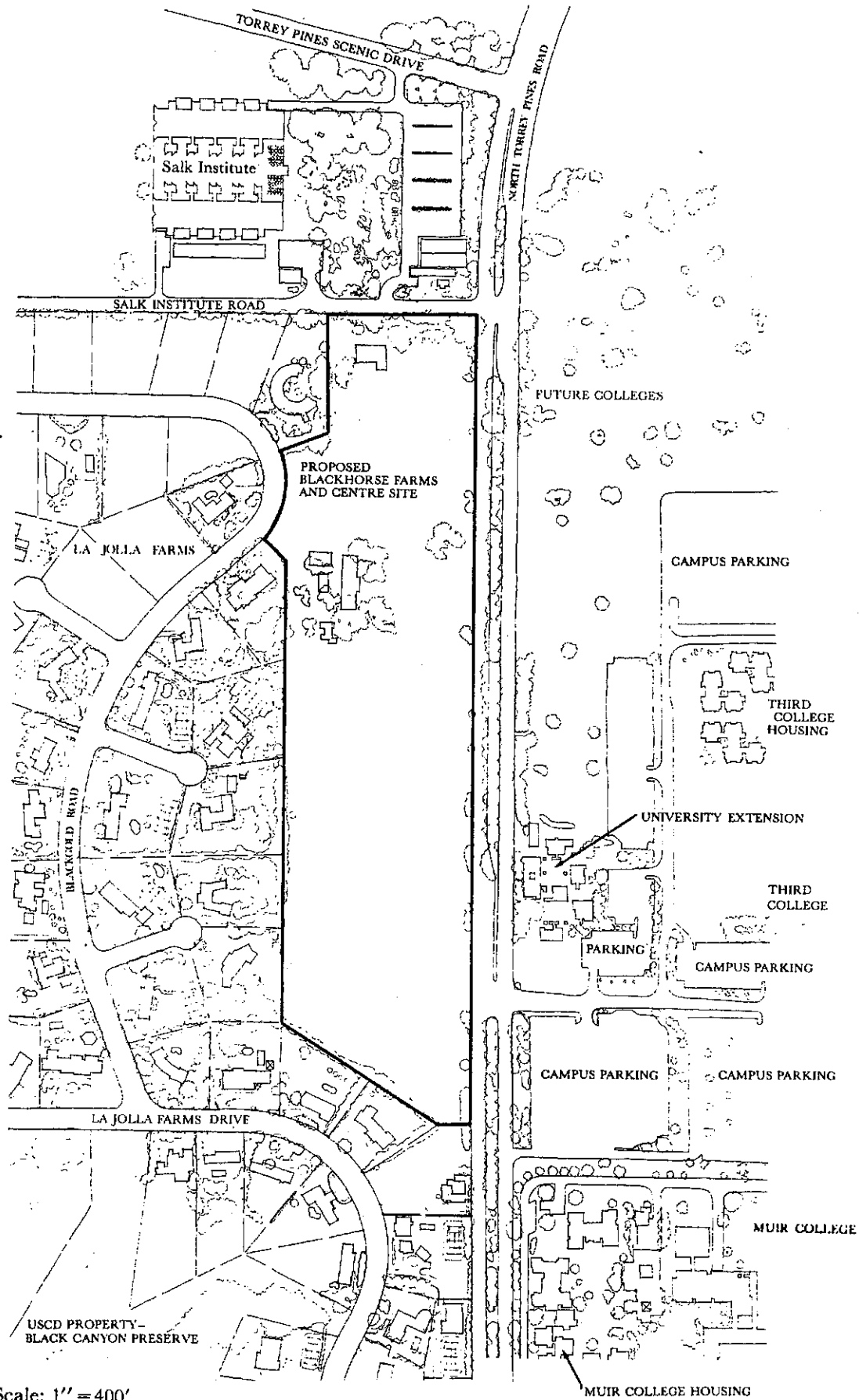


Scale: 1" = 4.5 Miles,



BLACKHORSE FARMS
Mooney-Letteri & Associates

Figure 1. Regional Vicinity Map



Scale: 1" = 400'



BLACKHORSE FARMS
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Figure 2. Local Vicinity Map

II. PROJECT DESCRIPTION

The Blackhorse Farms land use plan represents a mixed-use concept integrating estate, townhome and condominium dwellings, an executive conference center, and renovation of the existing adobe structures as an accessory use to the conference center. The Site Circulation and Setback Plan (Figure 3) depicts the use locations and their relationship to each other and to adjacent properties. Table 1 presents the land use summary for the project.

A. Residential Element

The residential element will consist of two estate-sized homes on .8 acre, 68 planned residential dwelling units on 9.45 acres, and 138 condominiums on 4.1 acres. The estate homes will be located on the western boundary of the property adjacent to Blackgold Road. These homes will blend well with the La Jolla Farms community and separate the executive conference center from the La Jolla Farms residential community. To further lessen the impact of the conference center development on the Farms residents, the developer will insure that there is no vehicular traffic between the stables property and the homes on Blackgold Road except for the two estate homes which front on Blackgold.

The 68 townhome sites will be situated on the southern half of the property, primarily along the western and southern boundaries. The density for the portion of the development is 7.2 dwelling units per acre. The townhomes will be separated from the condominiums and North Torrey Pines road by sensitive landscaping and an architectural screen wall appearing as wall type 2 on Figure 3A. The townhomes located adjacent to the existing La Jolla Farms residences are separated from these homes by a minimum forty-foot rear yard set-back and a solid adobe or block wall appearing as wall type 1 on Figure 3A. The recreational facilities associated with the conference center will be available for use by the townhome residents.

The 138-unit condominium complex will be located between the two primary access points to the development off North Torrey Pines Road and will be contained in three buildings, each three-story, over subterranean parking. Condominium density is approximately 34 dwelling units per acre. The structures will be set back a minimum of 50' feet from North Torrey Pines Road. An architectural screen wall and extensive landscaping adjacent to North Torrey Pines Road will serve to lessen the visual and noise impacts associated with the road. The wall will vary in height and the composition of the wall will vary from adobe or brick to wrought iron, appearing as wall type 3 on Figure 3A. Recreational facilities will be located at the rear of the complex for convenient accessibility to residents.

The ratio of townhouses to condominiums may vary somewhat through final design, however, in no case will the total number of condominiums and townhomes exceed 206 and in no case will the density along the western and southern boundaries exceed 7.2 dwelling units per acre.

B. Executive Conference Center Element

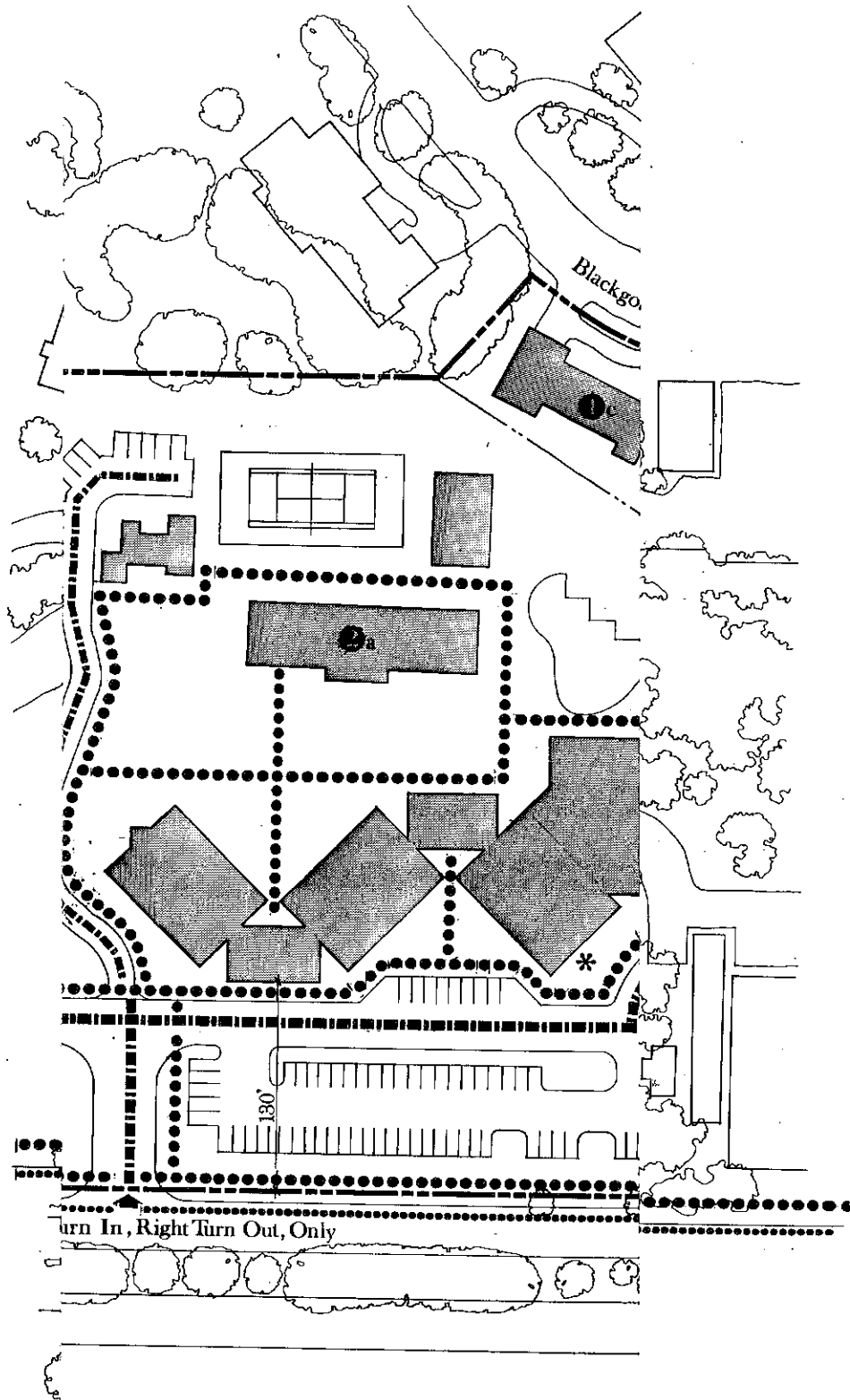
The executive conference center is patterned after a similar successful prototype at Princeton University and creates synergism with the University, the surrounding science and research community, and the greater San Diego region. The conference center would include approximately 200 guest rooms, 10 suites, one main auditorium with a seating capacity of 250 people, 7 conference rooms to accommodate 35-150 people, and approximately 15 meeting rooms with a seating capacity of 10-15 people.

Special convenience features that make the center particularly suitable for scientific and high technology conferences include closed-circuit TV, transcription services, and interpreter booths. The center will have its own graphics and art department to assist groups with development of diagrams, charts and other materials for conferences. In addition, the Center will provide everything to maximize the success of a conference, including restaurant and recreation facilities.

The executive conference center (as opposed to "corporate" and "academic" type centers, which are run at the expense of a company or organization) is seen as a profit-making operation, catering to upper-level business managers, research, medical, scientific and high technology users.

It is important to differentiate between the proposed conference center and the conference facilities which will be available at other local hotels in the area. The first difference pertains to the basic design of the facility. The resort hotels proposed for the area will provide a substantially smaller percentage of meeting facilities as compared to the executive conference center. Another area of distinction is that staffing, audiovisual equipment and meeting aids at resort hotels are generally not as sophisticated as those at executive conference centers. For example, the centers are staffed with professional conference coordinators and technicians.

In addition to the differences between the facilities of the proposed conference center and the future hotels in the area, it is important to note that the Blackhorse Farms executive conference center anticipates having a strong relationship with UCSD. Its close proximity to the campus will be conducive to fostering such an association.



- Residential Circulation
- _a Townhome Circulation
 - _b Colored Bike Lane
 - _c Estate

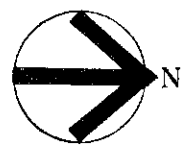
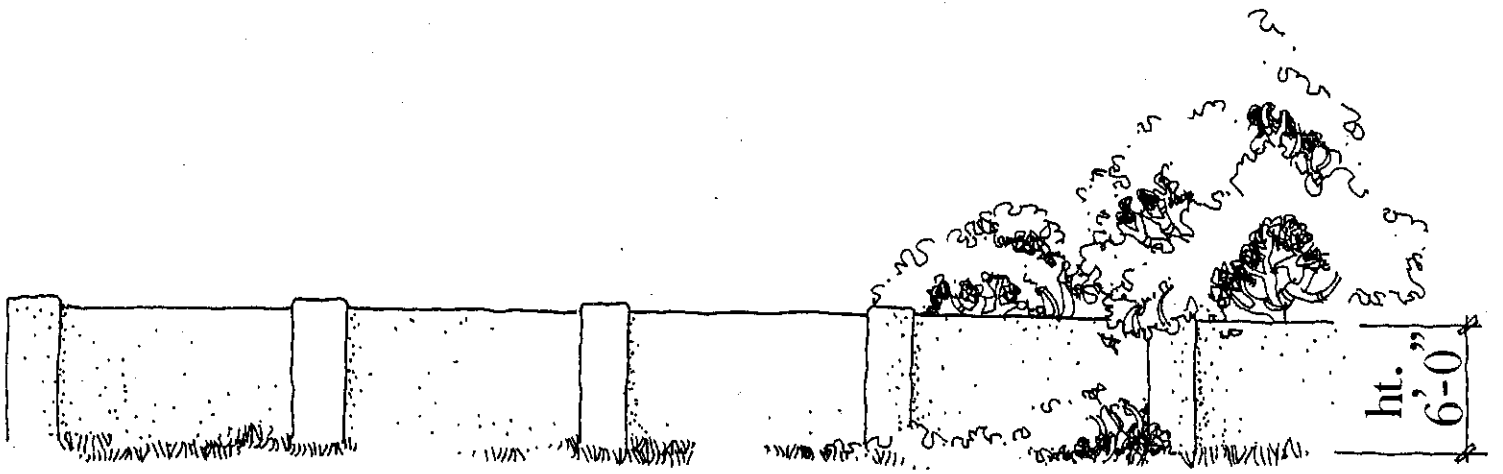


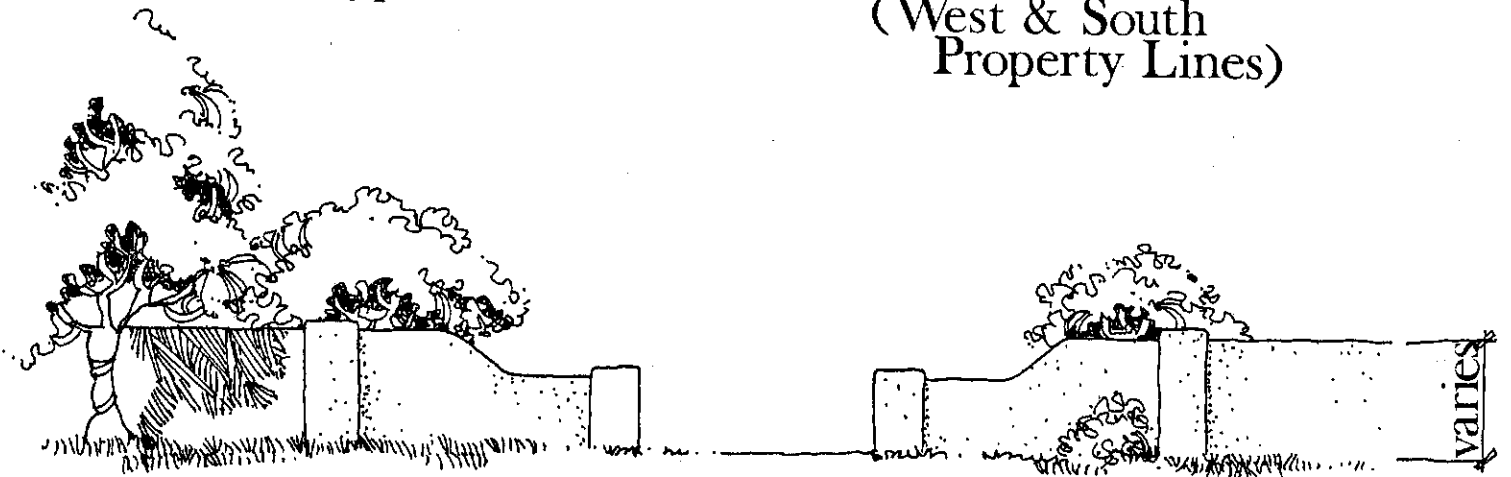
Figure 3. Site Circulation & Setback Plan

△ Addendum - December 3, 1984



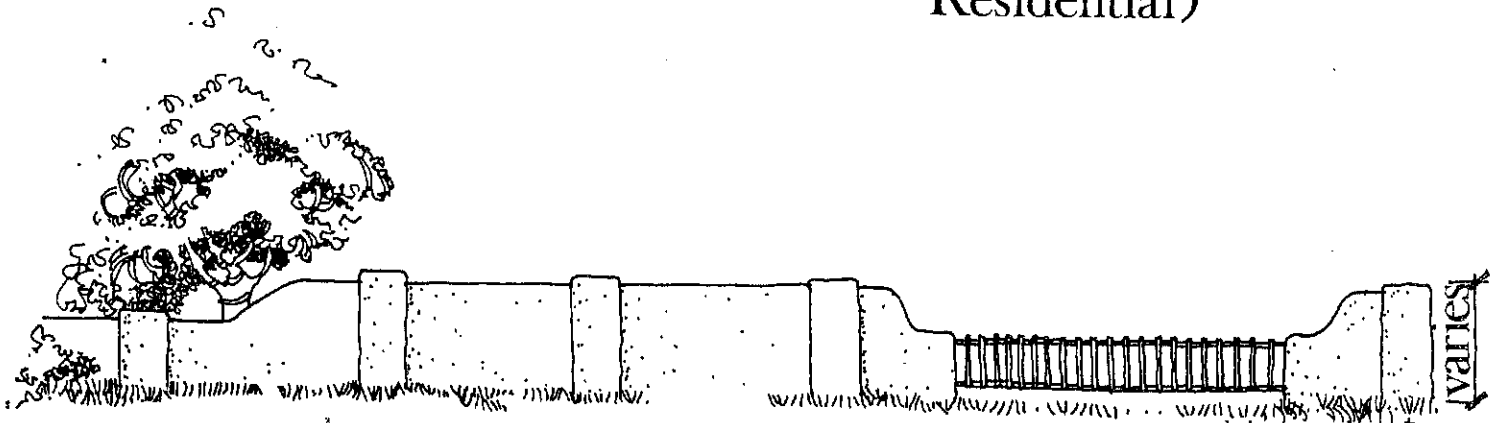
Wall Type 1

(West & South
Property Lines)



Wall Type 2

(At Entry to
Residential)



Wall Type 3

(Along North Torrey
Pines Road & between
Conference Center &
Residential)

Figure 3A

TABLE 1
LAND USE SUMMARY

Proposed Use	Acres	Gross Sq. Footage of Buildings	Building Footprint		Roads & Surface Parking		Open Space & Landscaping		
			Sq. Ft.	Percent of Total Project Site	# Spaces	Sq. Ft.	Percent of Total Project Site	Acres	Percent of Total Project Site
Residential									
2 Estate Homes (2 lots)	.8	8,700	8,700	.83	4*	1,000	.10	.58	2.41
68 Townhomes (1 lot)	9.45	164,000	102,000	9.76	136*/70	60,500	5.79	5.72	23.83
138 Condominiums	4.10	142,000	63,000	6.03	258*/80	38,900	3.72	1.76	7.34
Conference Center/ Adobe Buildings	9.65	193,000	108,000	10.16	60*/298	109,000	10.43	4.7	19.6
TOTAL**	24.0	507,700	281,700	26.78	906	209,400	20.04	12.76	53.18

*Designates underground parking or garage parking

**Total square feet = 1,045,440

The conference center anticipates attracting academia, corporations and associations consistent with the scientific, medical and research character of the area. Blackhorse Farms has the potential to become an intellectual center and liaison between the business, scientific, and educational communities in La Jolla and San Diego. To ensure compatibility with adjacent uses, no building would be located closer than 130 feet from the existing La Jolla Farms home.

C. Existing Adobe Buildings Element

The existing adobe structures built in 1948 by the Black family will be reserved for quality adaptive reuse. The integrity and identity of these structures will be maintained and respected. Current planning envisions utilizing these structures for administrative offices or athletic facilities for the executive conference center. See section VII-B for further amplification.

D. Circulation Element

Roadways

As shown on Figure 3, access to the townhomes and condominiums will be provided from North Torrey Pines Road at the existing signalized intersection. Primary access to the conference center will be provided approximately 900 feet to the north. A new joint access easement paralleling Salk Institute Road will be utilized as a secondary access to the conference center. The adobe buildings will be accessed by an interior street directly south of the conference center.

Within the project boundaries, two somewhat independent circulation systems have been created. The southern half of the project, which includes the townhomes and condominiums, is served by two roads: one leads through the townhome complex; the other road generally parallels North Torrey Pines Road and provides access to the conference center. The road terminates at the conference center parking garage below the tennis courts and has a service access to Salk Institute Road.

Road widths will be 32 feet with the exception of the road providing access to the adobe buildings. Bike racks will be provided as part of each project component. At each bike rack location designated on Figure 3, a minimum of 20 bike spaces will be provided. Bus stops could be provided at the project entrance on North Torrey Pines Road or further north near the Salk Institute; however, bus stops are already located along North Torrey Pines Road and the placement of new stops would have to be coordinated as determined necessary by the San Diego Transit Company. A trellised structure would be located at each required bus stop and would be constructed in a design similar in form and materials to the Blackhorse Farms buildings.

The total number of vehicular trips generated by the project is 3,532. The breakdown by land use is shown on Table 2.

Parking

Adequate parking will be provided for each component of the project. Much of the parking will be located aboveground, although both the conference center and condominiums will have underground parking. Table 3 shows the parking spaces to be provided under each land use component and that required by typical city zoning regulations. It should be noted that the conference center requirement is based on one space per room and one space per each 80 sq. ft. of area devoted to dining facilities.

Table 2

Vehicular Trips Generated by Land Uses

Land Use	Quantity	Trip Rate	Trips Generated
Condominiums	138 DU	6/DU	828
Townhomes	68 DU	8/DU	544
Estate homes	2 SFU	10/DU	20
Conference Center/ Adobe structures and administration	210 Rooms	10/RM	<u>2,140</u>
TOTAL TRIPS			3,532

As with the other land use elements, development standards and policies are discussed in Chapters VI and VII. Specific parking requirements within various zone classifications are further delineated in Chapter VII.

Table 3

Parking Spaces per Land Use

Land Use	Quantity	Total Spaces Proposed	Total Spaces Required (Zone)
Condominiums	138	338	338 (R-2)
Estate Homes	2 DU	4	4 (R-1-15)
Townhomes	68 DU	206	177 (R-3000)
Conference Center/ Adobe Structures	193,000 sq.ft.	<u>358</u>	<u>346</u> (CR)
TOTAL SPACES		906	865

Walkways

At the northeast corner of the project, a pedestrian can enter the property via a walkway. The pedestrian will be "guided" through the Townhomes and Condominium complex by walkways featuring special pavement and landscape treatments. At the adobe buildings, a sidewalk will meander through a heavily landscaped area (adjacent to the access road) toward North Torrey Pines Road and will continue north along the east side of the conference center to the main lobby entrance. A secondary pedestrian corridor is envisioned for people utilizing the conference center facilities. These pathways would lead through the pool area, and tennis courts, as well as the various elements of the center itself.

Circulation within the Surrounding Area

The proposed Blackhorse Farms and Centre is intended to encourage close interface with the surrounding community. One way of accomplishing this is to provide convenient access to the uses within the project. It is expected that UCSD, administrators and faculty will utilize the executive Conference Center on a regular basis. In addition, many residents of the townhome and condominium complex will most likely be associated with the campus or other nearby employment centers.

From UCSD, access will be possible at two points along North Torrey Pines Road. Pedestrians, bicyclists and motorists can enter via the signalized intersection with crosswalks near the southern portion of the site across from the Muir College area. Crosswalks will be accented with the use of exposed aggregate concrete or Bomanite (stamped concrete) in red or brown tones. At the northeast corner of the project site, pedestrians will have access via a walkway to the conference center.

Employees from the Salk Institute or other nearby offices also are within convenient walking or driving distance to the project. Both vehicular and pedestrian access are available as discussed previously, from the north entrance.

E. Urban Design Element

The components of Blackhorse Farms and Centre which were previously described will be integrated by both architectural style and a landscaping theme. The major goal of the development standards listed herein has been to create a comprehensive project with a strong rural imagery. This has been accomplished by both rigid architectural and design standards and a comprehensive landscaping program.

The architectural and design standards take into consideration the site's unique location adjacent to one of the nation's most prestigious research universities. Those same standards

take into consideration the adjacent land use and physical features of this area. The close proximity of both the University of California to the east and the residences of La Jolla Farms to the west require the comprehensive articulation of architectural form, scale, and intensity.

The above is accomplished through the Land Use Plan, the Site Plan (Figure 4), and the Design Standards contained herein. The Land Use Plan establishes the framework by specifying maximum building coverages, parking and open space areas. Overall, approximately 54% of the site is retained in open space. Less than 30% will actually be covered by buildings.

The Development Regulations establish the control over future development on site. Permitted uses, property development regulations, setbacks, off-street parking and signage requirements are proposed at levels consistent with standard San Diego City Municipal Zoning Codes.

Major features of the landscape/urban design element are shown on Figure 4, and include:

- o Landscape buffer 25 feet wide along North Torrey Pines Road in front of the conference center and townhomes;
- o Monument entry sign walls fronting the two entry points along North Torrey Pines Road and at the southwest corner of Salk Institute Rd. and N. Torrey Pines Rd;
- o Multiple courtyard areas in the conference center and residential component;
- o A turnaround area at the front entrance of the conference center accented by special landscaping features and paving treatment;
- o Berming, landscaping and a retaining wall to separate the residential element from North Torrey Pines Road;
- o Architectural screen wall separating the project from La Jolla Farms; and,
- o Gated entrances to the townhomes which will be accented by special paving and landscaping features.

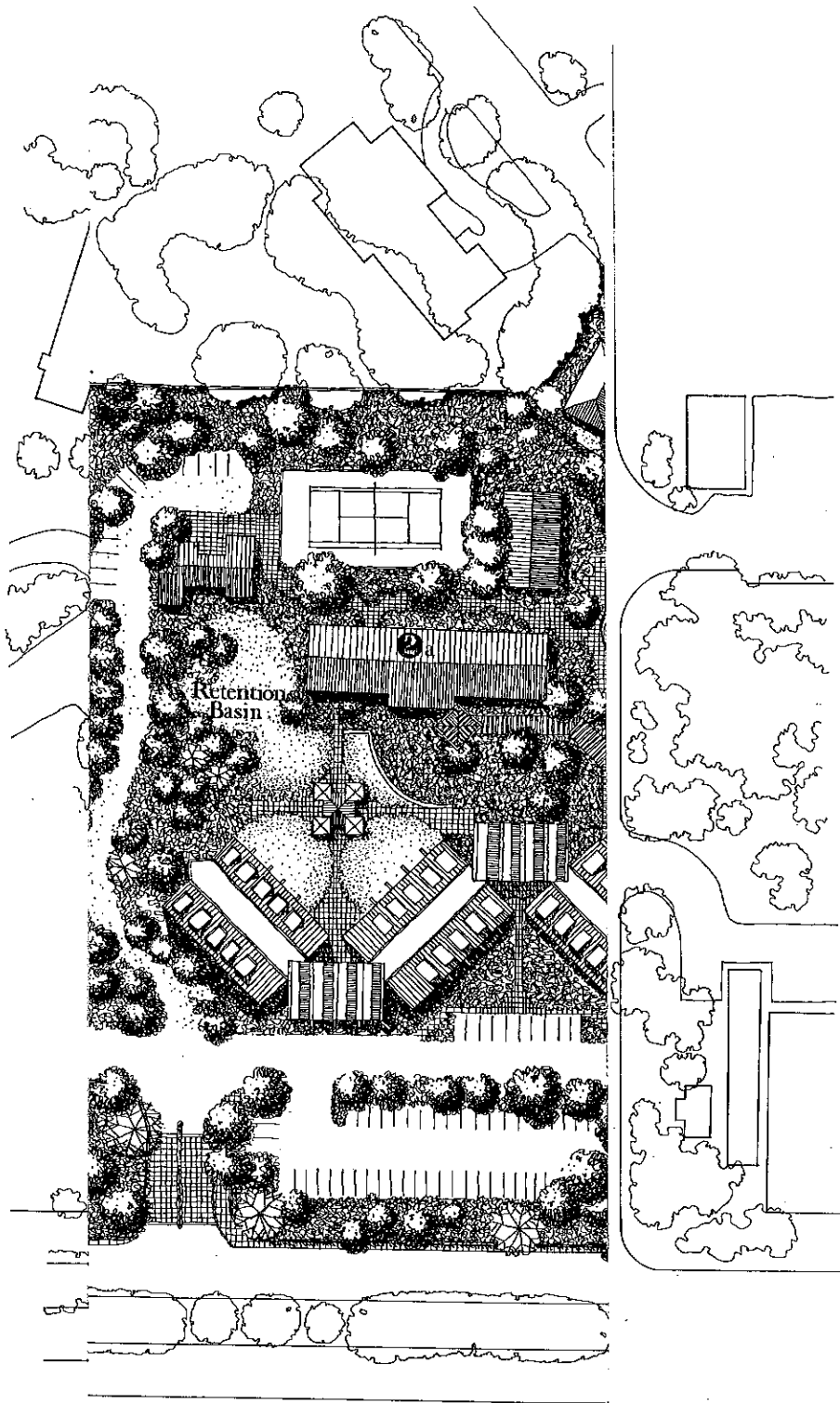
The special paving treatments noted above shall incorporate one or more of the following materials:

- a) Bonamite (stamped concrete) color: red and brown tones
- b) Mexican Pavers
- c) Brick
- d) Exposed aggregate concrete

The landscaping goal of the project is to promote a park-like setting which integrates the existing landscaping on North Torrey Pines Road and on-site into an aesthetically balanced and effective landscaping program. The major emphasis of this program is the continuation of the existing landscaping on the University campus and North Torrey Pines Road onto the site. This will be accomplished by the use of lawn, Eucalyptus and Torrey Pine trees throughout the development. Landscaping will be used to effectively separate certain uses, i.e. service areas, from others and will also create privacy, such as around swimming pools. More importantly, landscaping will be used to embellish entryways of the various components (with the additions of enriched paving areas); it will serve to enhance views into the site as well as within the project boundaries; and, it will create a pleasant pedestrian atmosphere through Blackhorse Farms and Centre.

Implementation of these landscape concepts is especially apparent adjacent to the existing residences. In the area between the existing residences, the conference center, and the adobe buildings a 40-foot wide greenbelt will be created with very dense vegetation including Eucalyptus and Torrey Pine trees. Berming and a six-foot block or adobe wall, will be utilized to enhance privacy and create isolation for adjacent residences. The placement of the wall will be selected with the objective of minimizing the removal of this existing vegetation. Low shrubbery will be planted at the base of the walls. See wall type 1 on Figure 3A. Along the remainder of the western and southern boundaries of the project a landscaped 40-foot rear yard setback will be maintained. In addition, a 6-foot block or adobe wall will be constructed consistent with the wall separating the conference center from the adjacent residences.

The architectural block or adobe wall (finished on both sides) 6 feet in height will be constructed along the entire western and southern boundary of the site prior to construction of any Blackhorse Farms component. The landscaping within the greenbelt at the rear of the conference center and adobe buildings will be installed by the Applicant during construction and maintained following its completion. The 40-foot landscaped rear yard residential setback will be installed by the Applicant during construction of the Townhome component and will be maintained by the Applicant until such time as the townhomes are sold to individual purchasers who will then assume the maintenance responsibility. CC&R's for the townhome component will contain provisions for the proper maintenance of the rear yard setbacks in the event that individual homeowners fail to maintain their respective rear yard landscaping at an acceptable level.



Resi

- ①a
- ①b
- ①c

225

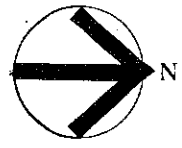


Figure 4. Site Plan

△ Addendum - December 3, 1984

III. HISTORY OF THE PROJECT

The Stables site is presently owned by the University of California Regents, which purchased the site in 1967. This section presents a chronological listing of events which detail the history concerning the eventual development of the Stables site. Most of this chronology involves the University review and decision-making process. Two official campus advisory bodies - the UCSD Board of Overseers and the Campus/Community Planning Committee of UCSD - have consistently reviewed proposals and set direction for the future use of the Stables site. In addition, an Ad Hoc Panel was appointed specifically to review the Blackhorse Farms and Centre proposal. Subsequently, recommendations have been made to the Regents and have been approved each time.

Before reviewing the chronology, the composition of both UCSD advisory bodies should be defined. The Board of Overseers is composed of about forty prominent citizens of the San Diego area who are appointed by the Chancellor for the purpose of providing community advice on a variety of campus matters. This Board meets three to four times a year. The Campus/Community Planning Committee is composed of administrators, faculty, students, and staff representing each of the major administrative areas of the University. This Committee meets monthly and reviews all land use proposals for UCSD property. Together these bodies represent diversified interests both on and off campus.

In March of 1959 the University of California Regents selected the Torrey Pines area in La Jolla as the site for the new San Diego campus. The original University land was acquired from the City of San Diego and the Federal government via the Navy. Deed restrictions imposed by both the City and Navy require that uses be limited to university and educational purposes respectively.

In March, 1967 the Regents acquired approximately 130 acres of land in La Jolla Farms from the Black family in order to help meet the future service needs of the growing San Diego campus. At the time, it was pointed out by Chancellor Galbraith that, although too early for the University to develop any detailed plans for use of this land, the Stables site could provide housing, institutes, research centers and commercial service facilities to complement a growing campus. The purchase included the Stables site; the William Black family home which is now called the University House and is occupied by the Chancellor; several lots in the subdivision developed by the Blacks known as La Jolla Farms; an undeveloped piece of land directly on the coastal bluffs referred to as the Knoll; a canyon known as Black Canyon, and a portion of beach below the bluff. The single-family building lots were subsequently turned over to the Treasurer of the Regents for disposal by sale. An existing lease for use of the Stables site for equestrian purposes was continued. The acquisition was made on the open

market and unlike most of the other University lands, the Blacks did not place deed restrictions requiring educationally or University-related uses on this land. Both the original and the 1967 land acquisitions are shown on Figure 5.

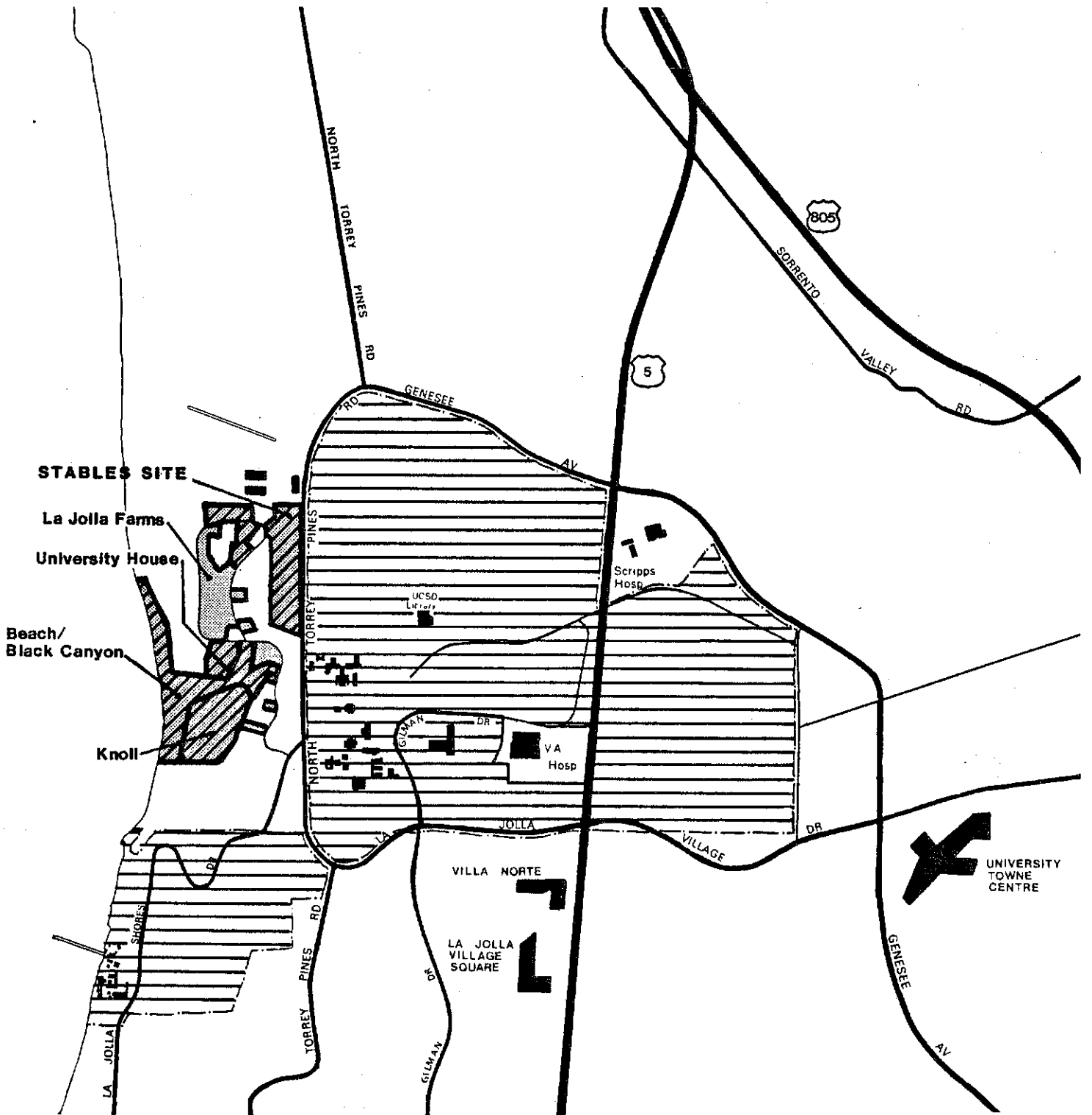
During the mid 1970's, Chancellor McElroy requested review of the potential uses of the Stables site. In December, 1975 the UCSD Board of Overseers recommended that the Stables parcel remain in University ownership and be used for a multi-use development.

In February, 1978 a report was made from the Office of the California Auditor General to the Joint Legislative Audit Committee regarding the management of real estate owned by the University of California. That report specifically stated that the La Jolla Farms Stables site had no apparent academic purpose and should be put to economic use. The University was then notified to provide the State Legislature with a plan for the sale of all land not needed for academic purposes (Item 322 of the 1978 Budget Conference Committee's Supplemental Report on the Budget Bill).




The Board of Overseers was asked once more for a recommendation on use of the site later in 1978. The Board reaffirmed its 1975 position that the Stables area would be best improved with a multi-use development of special character, i.e., "mixed residential, recreational and services." In April 1979, in response to the legislative directive referred to earlier, the President of the University reported to the Legislature that the Stables was under consideration for ground-lease at fair market value for commercial and residential uses.

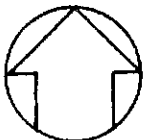
The Chancellor also asked the UCSD Campus/Community Planning Committee for a recommendation on the use of the site. The Committee spent from May of 1978 to December of 1979 examining potential uses of the property. The final recommendation of this committee concluded that the Stables property should be developed as a planned residential development with a range of housing types and densities and, furthermore, the property should be leased, not sold. The area known as the Knoll and most of Black Canyon was recommended to be included in the University's Natural Land and Water Reserves System (NLWRS).

In January of 1981 the Regents decided to actively pursue disposition of the Stables property in a manner which would ultimately provide a financial return to the University system as well as fulfill the legislative intent to return unneeded land to tax rolls. Systemwide budget cuts and the effects of the California Tax Initiative, Proposition 13, further amplified the need to generate additional sources of revenue to support the University System. The Regents accepted the recommendation of the UCSD campus and incorporated the Knoll and most of Black Canyon into the NLWRS. Additionally, the Regents designated the Stables an "inclusion area", to be developed with housing and related purposes through a long-term ground lease. The "housing



LEGEND

-  Land originally acquired for UCSD campus
-  1967 purchase of 130 acres by UCSD
-  Land still retained (as of 12/82) from the 1967 purchase



Scale: 1" = 1980'



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Figure 5. 130-acre Purchase in 1967 from the Black Family

and related purposes" language evolved from the Board of Overseers recommendation for a multi-use development and the Campus/Community Planning Committee's endorsement of a development with housing at various densities for the property. With this action, out of the original 130-acre Black family purchase:

- 47 acres is devoted to preservation of open space for teaching and research purposes;
- 33 acres is designated for single-family residential development within the La Jolla Farms Subdivision;
- 6.7 acres is improved with the Chancellor's residence;
- 20 acres is beach front and steep canyon and;
- 24 acres (the Stables site) is designated as an "inclusion area".

Inclusion areas are University lands which are intended to be developed privately to meet some need of the University, but which may not be appropriate for location on regular campus property, such as fraternities and sororities and independent research institutes. Inclusion area lands fall under the auspices of the Office of the Treasurer of the Regents, which is one of only three University offices (the other two being the General Counsel, and the President) that reports directly to the Regents.

When designated an Inclusion area, the Treasurer then has the authority to expand or refine the types of uses that will be permitted to be developed. Taking into account the recommendations of various campus-related planning groups, as well as directives given by the Regents or the Legislature, the Treasurer refines land uses approved by the Regents which should be developed on the property.

In July of 1981 the Regents directed the Office of the Treasurer of the Regents to solicit development proposals for the Stables property. The Treasurer's Request for Proposals (RFP) incorporated the recommendations of the UCSD Chancellor, the Campus/Community Planning Committee, and the Board of Overseers by encouraging a "planned unit housing development which may include commercial and professional office space and/or a research park." Additionally, the Regents decided that the developer selected through the RFP process would submit the approved development plan to the City of San Diego and other local government agencies for review and approval. The Regents felt that this requirement would provide opportunity for community input regarding the future of the property.

Although dated September 1981, the UCSD Long Range Development Plan was in preparation throughout this period. On page 53 of that plan, the paragraph describing land uses for the Stables property as "housing and related purposes" was written prior to the Treasurer's issuance of the RFP. As stated earlier, it is within the authority of the Treasurer of the

Regents to refine the designation of land uses for Inclusion Areas. The Treasurer defined "housing and related purposes" to include commercial and professional offices and/or a research park.

On November, 1981 Sickels, O'Brien and Associates submitted a mixed use plan for development of the stables property in response to UCSD's RFP. The plan contained an executive conference center, R & D office buildings, a small commercial center, restoration of the adobe buildings and residential uses. On December 16, 1981 an Ad Hoc Panel of faculty, staff, students and community representatives unanimously concluded that the Blackhorse Farms proposal was responsive to the Treasurer's RFP, and, on balance, beneficial to the campus. The panel recommended by an 8-1 vote that the Chancellor approve the Blackhorse Farms submittal. The only panel member that recommended rejection did so on the grounds that the proposal should have had higher densities. The Campus/Community Planning Committee voted 9-1 in favor of it. The Treasurer's office approved the financial aspects of the lease and likewise recommended approval.

On March 18, 1982 the University of California Regents, after hearing testimony, both in favor of and in opposition to, voted to approve the Blackhorse Farms development in concept, and directed the Treasurer's office to commence lease negotiations with the developer. By this approval, the Regents endorsed the uses currently proposed for the Stables site as being consistent with the broad designation of "housing and related purposes" in the UCSD Long Range Development Plan. At the same meeting, the Regents approved the basic terms of the groundlease for the project.

Nearly one year later, work was completed on the Blackhorse Farms and Centre Background and Development Issues Report which was then presented in a workshop March 24, 1983 to the City of San Diego Planning Commission. The purpose of that report and workshop was to reach a consensus on the development issues that impact the site as well as the community in general. Questions were raised, primarily about the proposed conference center. A subsequent workshop held on June 2, 1983 responded to these questions. No formal actions were taken on the project because the meetings were held for informational purposes only. However, the input given by the Planning Commission provided the basis for the preparation of a Specific Plan which consisted of the following components:

1. Residential - a) 58 townhomes on 4 acres
 b) 2 estate homes on .8 acres
2. Office - 8,000 square feet on 1.2 acres
3. Conference Center - 162,900 square feet on 6.8 acres
4. Research and Development - 148,500 square feet on 6.2 acres
5. Commercial - 26,000 square feet on 2.8 acres
6. Greenbelt - landscaped open space on 2.2 acres

On May 24, 1984, during a formal public hearing, the Planning Commission considered the draft Blackhorse Farms Specific Plan dated 12/22/83 which contained the land use components described in Figure 6. The hearing resulted in the Planning Commission voting that the City Council adopt the Specific Plan with the following conditions:

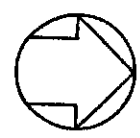
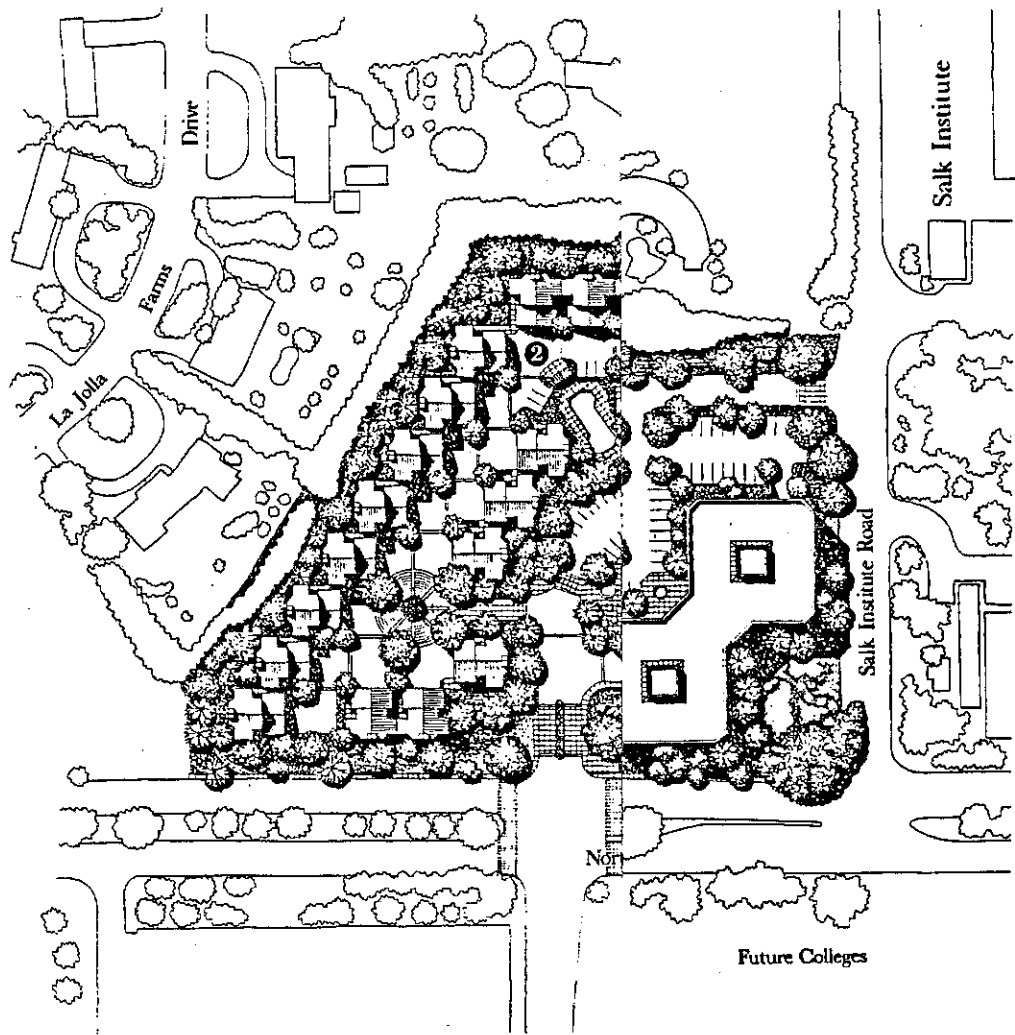
1. The R & D component be deleted and replaced with residential uses at 14.5 dwelling units per acre,
2. Additional assurances be made by UCSD to mitigate future cumulative traffic impacts,
3. A program which integrates the activities of the Blackhorse Farms project with UCSD be developed,
4. The uses permitted within the commercial center be limited to those which primarily serve UCSD and the immediate neighborhood,

On July, 1984, the City Council considered the same Specific Plan described above and an addendum dated 7/9/82 which included the Alternative B land use plan as described in Figure 7. After considerable public testimony and Council discussion, it was agreed that action on the Specific Plan be continued for six weeks. The primary purpose for the continuance was to:

1. Allow adequate time for the developer and the La Jolla planning groups opposed to the project to meet and negotiate a compromise to the Specific Plan,
2. Determine whether UCSD could make a greater commitment to mitigate the cumulative traffic impacts associated with build-out of the campus,
3. Investigate whether there were alternate sites on or off campus for one or more of the Specific Plan components.

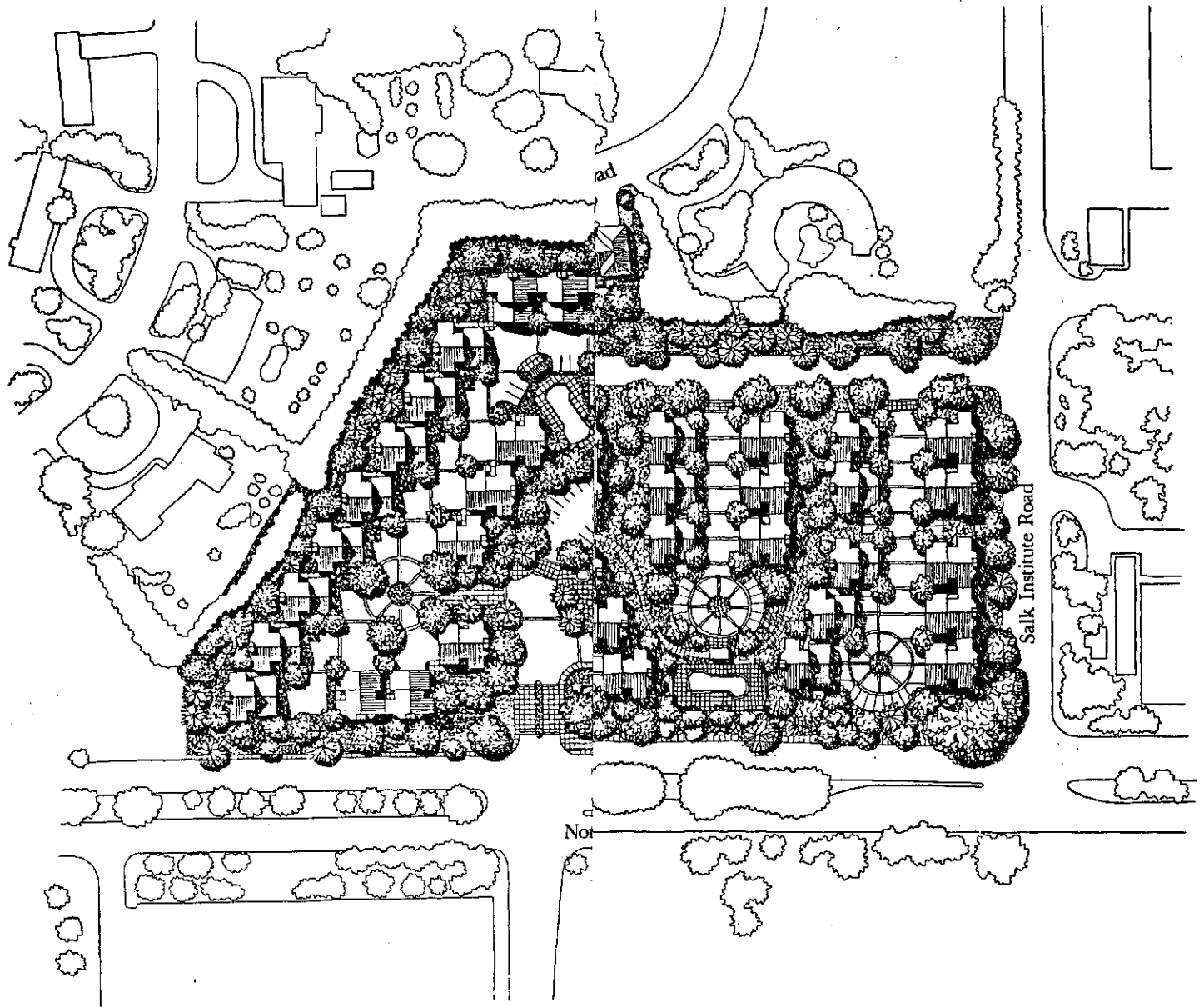
Following the six-week continuance on September 18, 1984, Council considered revised key elements of the Specific Plan which included the Alternative C land use plan described in Figure 8. Specific Plan revisions had been made in an effort to satisfy the concerns of the La Jolla planning groups and the La Jolla Farms residents relative to land use incompatibilities and traffic impacts associated with the commercial uses within the proposed project. The revised plan included:

1. A 30% reduction to the square footage of the R & D and commercial components,
2. Use restrictions prohibiting the use of hazardous materials in the R & D buildings,
3. Restrictions in the percentage of office space permitted in the R & D buildings in an effort to reduce traffic impacts,



BLACKHORSE FARMS
Neal Associates

Figure 6. Original Site Plan from December 22, 1983 Draft Specific Plan



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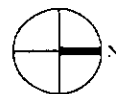
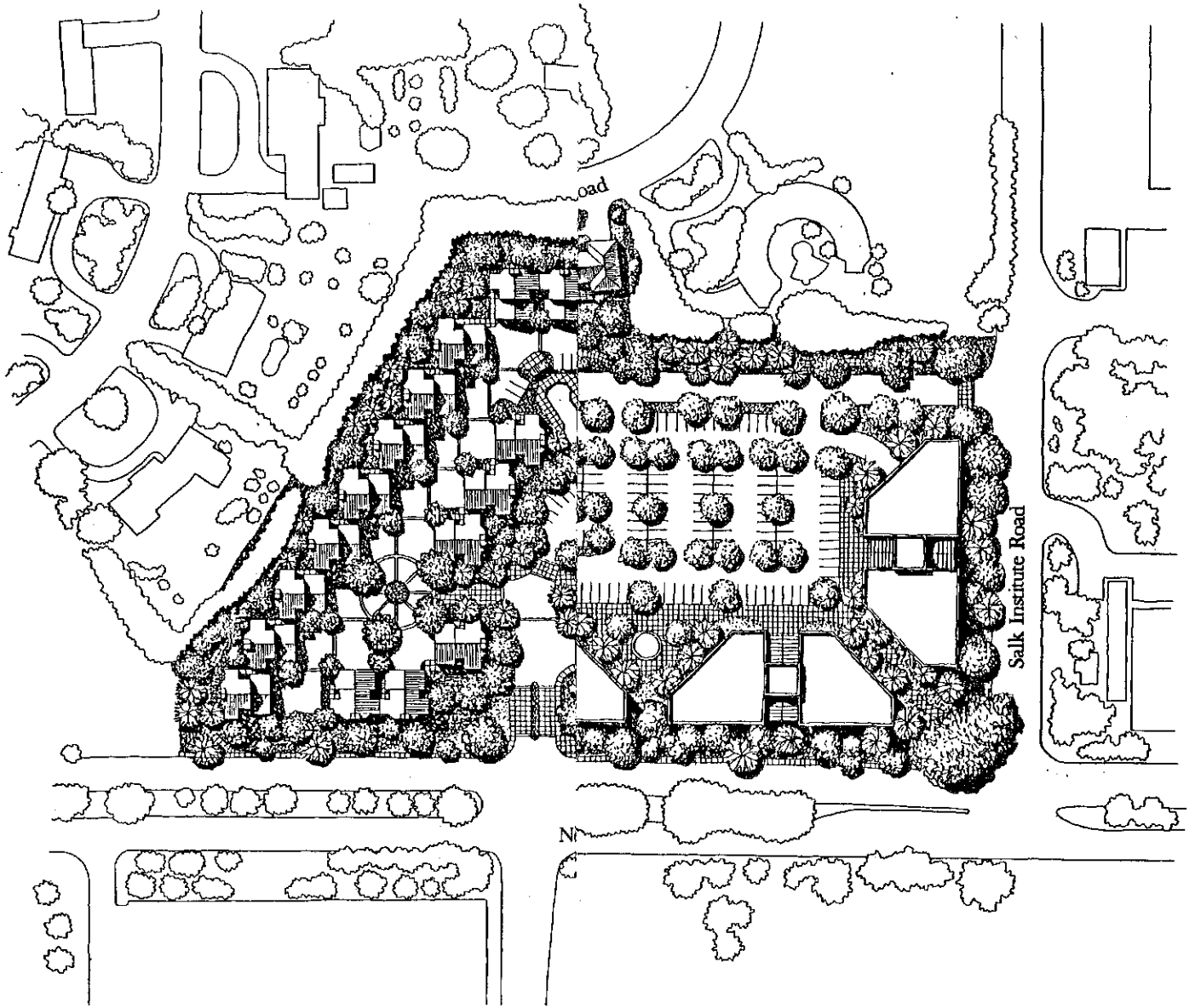


Figure 7.



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Neal Associates

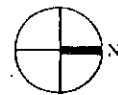


Figure 8.

4. An activities integration program would be established between Blackhorse Farms and UCSD whereby those associated with UCSD would be offered the following opportunities:

- A) Blackhorse Farms housing on a priority basis,
- B) Employment opportunities in the executive Conference Center,
- C) Use of the Conference facilities during non-peak hours at reduced rates.

5. Permitted uses within the commercial center would be limited to those uses which primarily serve UCSD students and the neighboring community.

In addition, a "Memorandum of Understanding" was submitted by UCSD acknowledging their responsibility to complete various traffic improvements necessary to mitigate future traffic impacts.

After considering the revised plan and listening to considerable public testimony, the Council denied the project on the basis that the land uses proposed were incompatible with the adjoining residential use to the west, and as a result of the increased traffic which was anticipated to be generated by the project over that which is projected for the property under the University Community Plan Travel Forecast.

Table 4

**Public Forums and Meetings
Held Regarding Blackhorse Farms**

12/3/81 Reception, La Jolla community leaders, Colonial Inn, La Jolla, California.

12/8/81 Combined Land Use Committee of the La Jolla Town Council and La Jollans, Inc.

1/4/82 La Jollans, Inc.

1/6/82 La Jolla Shores Community Association.

1/12/82 La Jolla Town Council Land Use Committee.

1/14/82 La Jolla Town Council Board of Trustees.

1/18/82 La Jollans, Inc.

1/20/82 University of California at San Diego, Public Forum #1.

1/27/82 University of California at San Diego, Public Forum #2.

2/10/82 Special meeting, University of California at San Diego, Chancellor and La Jollans, Inc. Land Use Committee representatives.

2/15/82 La Jollans, Inc.

3/18/82 University of California Board of Regents, monthly public meeting, University of California at Los Angeles.

8/23/82 La Jolla Town Council Land Use Committee.

9/13/82 La Jollans, Inc.

9/15/82 Torrey Pines Kiwanis Club.

10/3/82 La Jollans, Inc.

12/6/82 La Jollans, Inc.

3/8/83 La Jolla Town Council and La Jollans, Inc. Joint Land Use Committee.

3/24/83 City of San Diego Planning Commission Workshop #1.

6/2/83 City of San Diego Planning Commission Workshop #2.

5/17/84 City of San Diego Planning Commission Public Hearing.

7/31/84 City of San Diego Council Public Hearing.

9/18/84 City of San Diego Council Public Hearing.

IV. DEVELOPMENT ISSUES

From the Public hearings and meetings held to date, the predominant issue associated with the Blackhorse Farms and Centre project is the type and intensity of land use being proposed for the site. That major issue impacts other issues such as traffic circulation, environmental considerations, and aesthetics. A summary of the development issues have been listed below. For organization purposes, issues have been labeled as opportunities or constraints to the development of this specific plan.

Opportunities

Land Use Plans and Policies

- o The UCSD Long Range Development Plan has designated the Stables site as an "Inclusion Area" to be developed with housing and related uses;
- o The UCSD Long Range Development Plan shows the Stables site as "clearly developable" with certain mitigation necessary due to noise impacts;
- o The UCSD Long Range Development Plan proposes two additional colleges across North Torrey Pines Road from the site and extending northward;
- o The Institute of the Americas, a research and teaching institute devoted to the study of U.S./Mexican and Latin American relations opened during the summer of 1984. The Institute is located across from the site, east of North Torrey Pines Road and immediately west of Old Highway 101, and represents the first phase of the development of the future colleges;
- o The University Community Plan, which covers the area to the north and east of the site, encourages uses that are supportive of the University's basic goals of instruction and research; most of the developable areas directly north of the Stables site along North Torrey Pines Road are designated for Scientific Research uses.

Land Use

- o There are no comparable executive conference centers within this area nor within southern California. The closest executive conference center is in Scottsdale, Arizona; the University of California, San Diego cannot, due to financial constraints and deed restriction, construct a similar use on campus, although the School of Medicine, University Extension, the Institute of the Americas, and other departments have expressed a desire and a need for such facilities;

- The existing adobe structures are a unique feature on the site. These structures provide an opportunity to establish an historical theme on the site since they represent an integral part of the recent past;
- Development of the Stables site with the proposed land uses will provide a substantial financial return to UCSD.

Circulation

- The transportation system serving the site on local, regional and national levels is good. It includes major freeway access, extensive bus service and close proximity to airports and train stations.

Aesthetics

- The site is physically attractive for many different uses;
- The site is located in an area that has many unique qualities such as the ocean, coastal bluffs and canyons, Torrey Pine trees, and other native vegetation.
- The existence of the on-site adobe structures is an attractive feature that potentially could lend identity to the proposed project.

Constraints

Land Use Plans and Policies

- The site is zoned R-1-20 and is designated for residential uses in both the La Jolla Community Plan (0-5 du/acre) and the North City Local Coastal Plan;
- The height limit for any future structures built on the site is 30 feet according to City Zoning Ordinance 101.0452 which limits the height of buildings in the coastal zone;
- The La Jolla Community Plan recommends that no increases in commercial zoning be granted within the plan area.

Land Use

- Adjacent single family residences in La Jolla Farms are relatively close to the Stables site. These residences need to be carefully considered when planning for the type, design, location and intensity of development;
- The Salk Institute is located directly to the north and in close proximity to the Stables site. That structure must be considered when planning for the type, design, location and intensity of development;

- As perceived by residents of La Jolla Farms, the proposed development could lead to a change in the residential character of the area.

Circulation

- North Torrey Pines Road is a heavily travelled thoroughfare. Traffic circulation along this road and La Jolla Village Drive (including intersections) is of major concern and needs to be addressed in the planning of any project on this site;
- All parking needs created by the project must be satisfied on-site;
- Blackgold Road may not be used as access to the site except for the two residential lots fronting on Blackgold, thereby requiring a secondary access point to the north or east. This requirement has been imposed by the University of California to satisfy concerns of the residents of La Jolla Farms;
- Pedestrian access across North Torrey Pines Road could be hazardous;
- North Torrey Pines Road and Salk Institute Road are often subject to parking congestion.

Environmental

- Noise generated by traffic on North Torrey Pines Road impacts portions of the site;
- The La Jolla Local Coastal Program identified archaeological resources in the site's general area. These resources, if on-site, will be mitigated in a manner satisfactory to the City;
- Runoff from the site could result in increased destabilization of the cliff faces to the west. Mitigation measures in design will be included prior to approval;
- The project as proposed would not be technically in compliance with the Regional Air Quality Strategy (RAQS) because it would increase the future population and vehicle trips over that which was forecast. Mitigation is proposed in the environmental impact report;
- North Torrey Pines Road is generally lined by mature eucalyptus trees and that landscaping theme will be preserved.

V. PROJECT SETTING

A. Site Characteristics

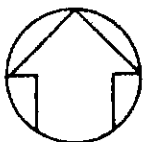
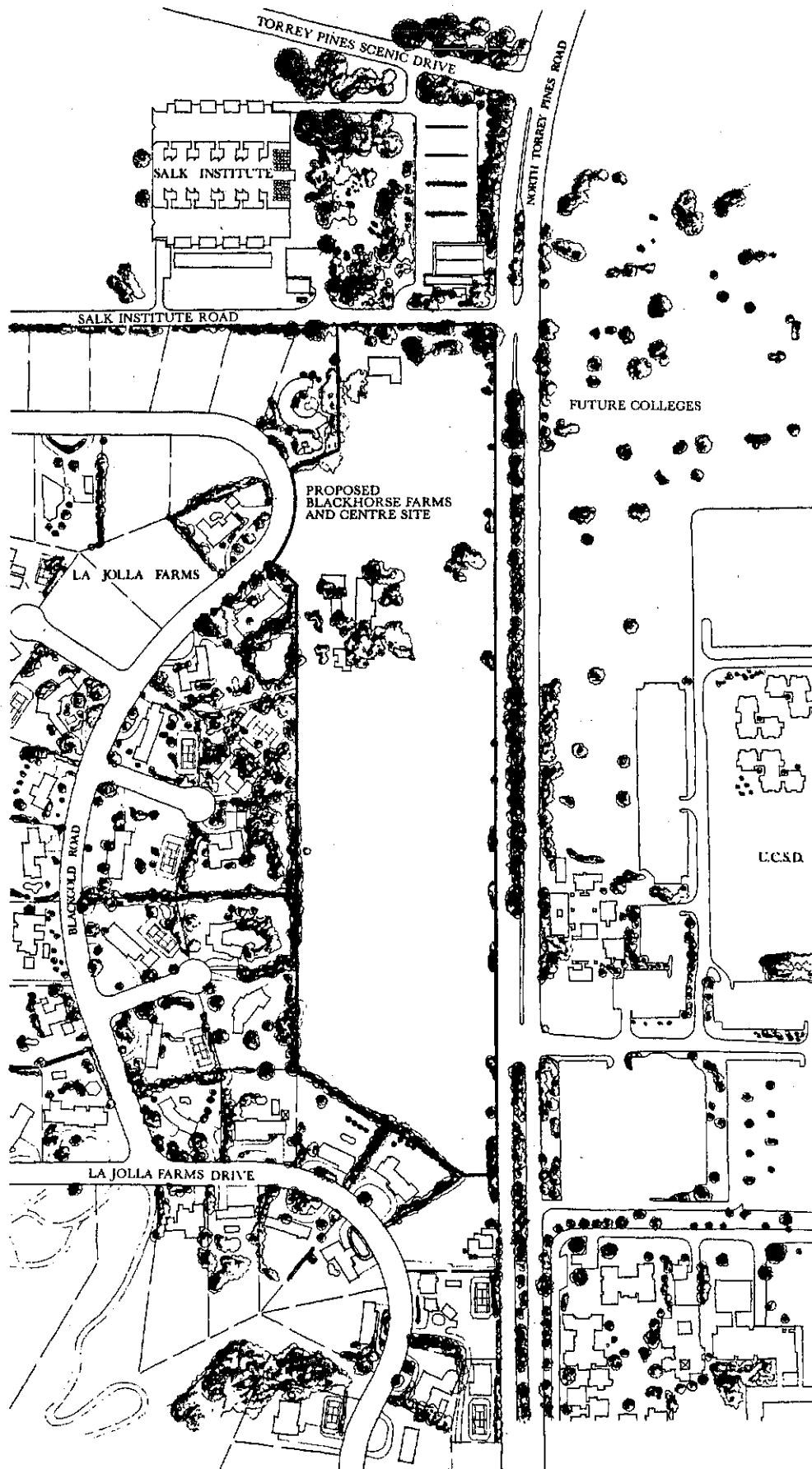
As mentioned previously, the project site is located directly across from the UCSD campus on North Torrey Pines Road in La Jolla. In the past the project site was used for stables and an equestrian center known as La Jolla Stables. An adobe stable, tack room and trainers home, two barn structures, miscellaneous fencing, and an equestrian track are now all that remain of the former use. Mature eucalyptus trees surround the existing structures. The western and southern boundaries of the site are screened by a dense corridor of landscaping in La Jolla Farms which isolates the project site visually from this portion of the La Jolla Farms residential community. These uses are shown in Figure 9.

The existing topography is predominantly level with grade variations between existing site structures and the equestrian track. The site is set approximately 10 feet lower than North Torrey Pines Road. On the west side, portions of the site are set 5 to 10 feet lower than the La Jolla Farms community.

B. Land Use Regulations

The project site is subject to land use regulations of four planning documents: the UCSD Long Range Development Plan, the La Jolla Community Plan, the North City Local Coastal Program, and the City of San Diego Progress Guide and General Plan. (The project also is subject to the University Community Plan, in terms of circulation on North Torrey Pines Road.) The property is designated an "Inclusion Area" on the UCSD Long Range Development Plan. Inclusion areas are lands owned by the Regents that are intended to provide university-oriented activities which are not appropriate for location on regular campus property. Proposals for specific land uses for these areas are left to the discretion of the individual campus.

The site is designated as "very low density" on the La Jolla Community Plan which allows for up to 5 dwelling units per acre, or a maximum of 120 dwelling units on this site. The zoning of the site is currently R-1-20; using an example of a Planned Residential Development (PRD) where density is computed by gross instead of net area, a maximum of 52.3 dwelling units would be allowed on the site. Finally, the North City Local Coastal Program although not certified by the California Coastal Commission, has been included due to the fact that, it has been approved by the San Diego City Council. It designates this site as residential on the generalized land use map. The City's General Plan also designates this area as a residential neighborhood. The La Jolla Community Plan implements the City's General Plan; the goals and objectives of the General Plan are thus reflected in the community plan and the General Plan will not be discussed further. In Chapter VIII, there will be



Scale: 1" = 400'



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Mooney-Letteri & Associates

Figure 9. Existing and Surrounding Land Use

- a new research building of approximately 30,000 square feet.

Mid-term projects which will be completed in the next two to five years include:

- an Electromagnetic Research Center;
- a major engineering building, approximately 75,000-80,000 square feet;
- consolidation with Cal Western School of Law (approximately 700 students);
- biomedical research facilities; and

Long range projects include:

- the remodeling of the Scripps Aquarium;
- a campus hospital; and
- academic housing.

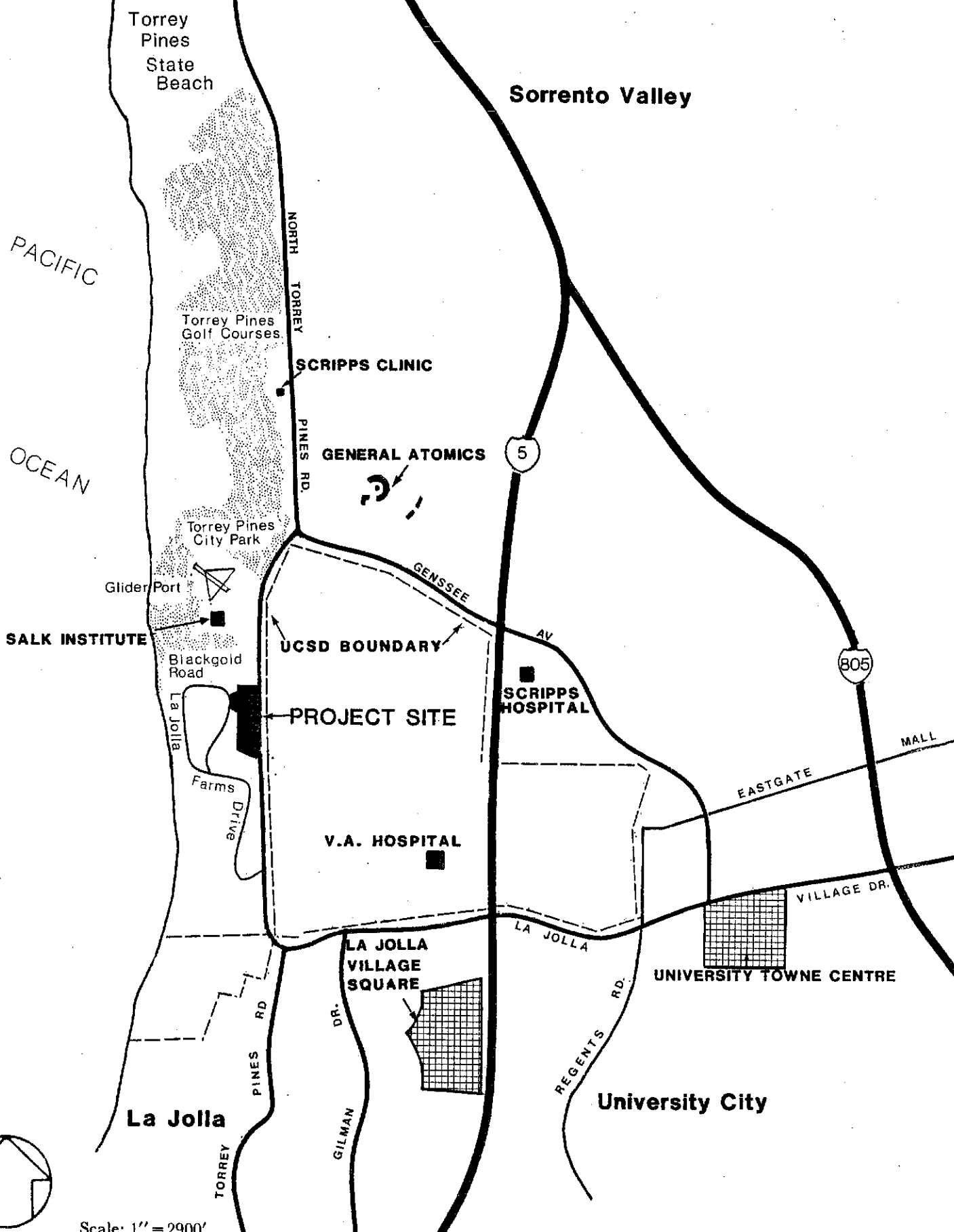
The site is visible from most directions. As mentioned earlier, the site is approximately 10 feet lower than North Torrey Pines Road and on the west side 5-10 feet lower than the La Jolla Farms development. Significant stands of vegetation and mature trees serve to isolate most of the site from the residences to the west. Preservation of those trees and a design taking into consideration the adjacent uses will be important for a successful project.

In addition to the vegetation on-site, North Torrey Pines Road is known for its abundance of mature Eucalyptus trees. Any development along this route will retain these trees and match that existing landscaping theme along North Torrey Pines Road.

D. Land Uses Within the Project Vicinity

The project site is located in a desirable area for development. The ocean is just one block to the west; although access is relatively difficult, via foot paths descending steep cliffs, many people use this informal access to get to the beach below. Views of the ocean are possible from many points on North Torrey Pines Road and Torrey Pines Scenic Drive.

As shown on Figure 10, further north along North Torrey Pines Road, recreational facilities which serve the region include Torrey Pines City Park and the Torrey Pines State Reserve. The City Park is comprised of 250 acres, including a 1000-foot length strip of beach, coastal bluffs, two canyons, and the mesa top. Current uses include hang gliding and other recreation associated with the beach. The Torrey Pines Golf Course is located northeast of the City Park and has attained



Scale: 1" = 2900'



BLACKHORSE FARMS
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Figure 10. Regional Surrounding Land Use

national recognition as it annually hosts the Andy Williams San Diego Open Golf Tournament. North of the City Park and golf course is the 1100-acre Torrey Pines State Reserve, established to preserve natural resources in this area, such as the Torrey Pine tree.

Also north and to the east, a predominant use locating within this area has been science-research and other kinds of high-technology research and development corporations. To the southeast, much office and regional commercial, i.e., University Towne Centre, has been built in recent years. In close proximity to those areas, numerous multiple family housing developments also have been built as part of University City.

Near the University Towne Center/Interstate 5 vicinity, a number of hotels have been proposed for development which will include meeting room facilities. These hotels include the Sheraton La Jolla Village Hotel (on La Jolla Village Drive north of University Towne Centre), Sheraton Hotel at Torrey Pines, Regents Park Marriott Hotel (northwest corner of La Jolla Village Drive and Genesee Avenue) and University Center Hotel (southeast corner of I-5 and La Jolla Village Drive). As discussed earlier in the Project Description chapter, the executive conference center has different characteristics than those of a traditional hotel. The table below clearly indicates that the purpose of the Blackhorse Farms center is to facilitate conferences and meetings.

Table 5.

Comparison of Blackhorse Farms Executive Conference Center to Proposed Resort Hotels

Proposed Hotel/ Conference Center	# Overnight Rooms	# Meeting Rooms	Total Sq. Ft. of Mtg. Rooms
Blackhorse Farms	210	19	20,000+
Sheraton La Jolla Village Hotel	382	7	13,500 ¹
Sheraton Hotel at Torrey Pines	400	N/A	14,000 ¹
Regents Park Marriott Hotel	360	5	12,600 ²
University Center Hotel	400	N/A	14,000 ³

Source: Telephone contact with each hotel developer.

N/A: Not Available

¹Includes 7,000 square foot ballroom

²Includes 10,000 square foot ballroom

³Includes 8,000 square foot ballroom

E. UCSD Objectives for the Site

The University has identified this site as an "inclusion area", (designated for housing and related uses) for several reasons:

- o in response to the Legislative directive to put the property to economic use;
- o to respond to the needs of the campus; and,
- o to generate revenue in an era of severe budget constraints.

Regarding its research mission, the UCSD Long Range Development Plan notes that "UCSD is, first and foremost, a major research University." It has consistently ranked in the top six universities nationally as a recipient of federal research dollars. The medical school currently receives more federal research dollars than any other in the United States.

Because UCSD is a major, nationally significant research institution, it serves to attract high technology, research and development firms to the area. This is evidenced by the development of several major, prestigious institutions in close proximity to the campus. These firms rely heavily on faculty consulting services and are dependent on skilled scientists and engineers which UCSD produces.

Presently, UCSD holds conferences on and off its campus. Unfortunately, on-campus conferences can be held only during the months of July, August and September when school is not in session and even then, these conferences sometimes conflict with summer school classes. Most of the requests from outside groups wishing to hold meetings on campus are for the month of June but are usually turned down because meeting space is not available i.e., school is still in session.

The "meeting facilities" at UCSD consist of standard school classrooms and lecture halls, dormitory rooms for sleeping accommodations and the school cafeteria for meals. Although not luxurious, these facilities allow the university to charge inexpensive rates, the returns of which are used to subsidize various student activities. The average number of people who attend on-campus conferences is around 100; however, up to 900 people have been accommodated in the past. In recent years, the University has been concerned, not about accommodating large numbers of people (2,500 beds are available), but rather about the deteriorating condition of some of the dormitory housing and the fact that classrooms do not provide flexibility in size and cannot facilitate sophisticated audio visual equipment.

The UCSD School of Medicine and the University Extension use a number of local hotels for conferences and meetings which are held throughout the year. These colleges have indicated that

the Blackhorse Farms conference center would potentially be used for both overnight and one-day meetings, the extent of which is difficult to determine at this time. The conference coordinator for other departments expressed a similar reaction, but said that use of the center by smaller departments in UCSD, may depend on cost. Overall, the University views the conference center as drawing upon the faculty as expert resources in many fields; thus, many faculty members are expected to participate in meetings held at the conference center even if a conference is not sponsored by UCSD.

The objective of the University is to have a project that responds to its needs and at the same time generates a financial resource to be used for needed University projects, such as additional student housing. The revenue from the proposed project is expected to be a minimum of \$1,050,000 per year. Each of the following proposed uses bears a direct relationship with the University and helps to further its goals of teaching and scientific research:

1. Conference Center - As discussed earlier, the conference center is patterned after the Scanticon Center located at Princeton University. The University of California Extension Division, the UCSD School of Medicine and the Institute of the Americas have all indicated an interest in securing conference facilities in support of their respective missions. In fact, the Institute of the Americas amended its facilities program such that it could utilize the conference and lodging facilities provided at the proposed executive conference center.

2. Residential - Up to 206 residential dwelling units will be provided within the townhome and condominium components of the project. This housing will be located ideally for UCSD faculty and staff.

F. University Community Plan

The Stables site does not fall under the land use regulations of the University Community Plan, i.e. the area directly to the north and east of the proposed project. However, that community plan encompasses an area which will directly relate to, and is intended to relate to the UCSD campus and "its environs". In addition, the Transportation Element of that plan would be amended by separate action as part of the approval of this Specific Plan, since North Torrey Pines Road falls under circulation regulations of the University Community Plan.

In the late 1950's, when planning began for the lands adjacent to UCSD, the intent was to prepare a community plan which would have compatible land uses with the University. Originally, the University City community was envisioned as being a "college town" to UCSD. However, the area has developed

into more of a professional environment rather than being student-oriented, primarily as a result of the development of University Towne Centre; the establishment of corporate headquarter complexes along Torrey Pines Road and in Sorrento Valley; and good accessibility to the regional transportation system. These uses are considered complementary to the functions of UCSD and may have been influenced by UCSD's status as a nationally respected research university. (University Community Plan, 1983)

Because the project site is located in such close proximity to the planning area of the University Community Plan, it is appropriate to review that plan as it may relate to the proposed project. The University Community Plan implements the goals and objectives of the City's General Plan in terms of the future development that will occur in this area. An examination of the community plan shows that the Blackhorse Farms proposal will be compatible with the land uses designated in the vicinity of and adjacent to the Stables property. The proposed project also is directly related to the overall community goals which seek to create a physical, social and economic environment to compliment UCSD and the surrounding area; and to develop that area as a self-sufficient community, with a balance of housing, employment, business, educational and other opportunities. In addition, the executive Conference Center will promote job opportunities within the general University community, fulfilling the employment goals of the University Community Plan. Finally, Blackhorse Farms will comply with the transportation goals as stated in the plan:

- 1) Develop a transportation system designed to move people and goods safely and efficiently within the community, including linkages with other communities, and with due consideration for energy conservation.
- 2) Encourage the adequate provision of public transit between major activity areas such as the University, the Towne Centre, and La Jolla Village Square.
- 3) Provide pedestrian paths, and bikeways to accommodate the community and complement the City-wide systems.

Within the University Community Plan, the area to the north and east of the project site is part of the Torrey Pines Mesa Subarea. The plan designates most of the land along North Torrey Pines Road for scientific research uses, including the land adjacent to the northern boundary of the project site.

G. Public Services

The Blackhorse Farms and Centre specific plan area is served by all necessary public services. A 16-inch water main is located adjacent to and along the frontage of the property in North Torrey Pines Road. For sewer service, an existing pump station is located adjacent to the northeast corner of the site;

however, upgrading of the facility will be necessary to accommodate sewage flows generated by the project. Elementary, junior high and senior high schools are located nearby in La Jolla and University City. Fire and police protection are provided by stations located at Ardath Road and North Torrey Pines Road (fire) and on Eastgate Mall between Regents Road and Genessee Avenue (police and fire).

VI. SPECIFIC PLAN OBJECTIVES, GUIDELINES, AND POLICIES

Several objectives have been formulated to facilitate sensitive and well-integrated development of Blackhorse Farms and Centre. They include:

- o The provision of a "multi-use" concept, whereby varied density housing and an executive Conference Center are designed and developed in a manner to support the financial needs of UCSD and which are compatible with surrounding development;
- o The implementation of a site design which is compatible, both visually and functionally, with adjacent residential and university land uses, and the transportation corridor at North Torrey Pines road;
- o The accomplishment of adequate mitigation for all off-site impacts such as traffic, runoff, noise and aesthetics;
- o The promotion of an atmosphere conducive to intellectual exchange and stimulation in an area of the City already recognized as an international center for research in the life sciences and high technology fields.
- o The incorporation of a vocabulary of architectural forms and materials into the project design to reflect the rural atmosphere of the area;
- o The preservation of the historic theme and enhancement of the adobe buildings built by the Black family, which represent an important link to the recent past of La Jolla;

To implement these objectives, the following design guidelines and standards are a part of this Specific Plan document. Overall, as shown on Figure 4,

1. The Development Plan shall be comprehensive and shall embrace all elements including land, circulation, structures, and landscaping interrelationships; and,
2. The plan shall provide for permanent open space areas, circulation, off-street parking, and permanent pedestrian amenities. Building structures, facilities and accessory uses shall be well-integrated and related to the topographic and natural features of the site. All land use components shall be designed to be compatible with existing and planned adjacent uses and shall not constitute a disruptive element to the neighborhood or the community.

Architecture

The architecture of Blackhorse Farms and Centre shall project a strong rural imagery. Structures shall be composed of simple, yet varied and picturesque building forms and rich natural materials, textures and colors. They shall be articulated, located and scaled to achieve an architectural consistency between uses and to blend comfortably with the existing stables buildings on-site as well as the surrounding campus and residential areas. Buildings shall be carefully integrated with landscape design to provide a cohesive, park-like setting which will further enhance the overall balance and design continuity of the development. No structure shall be approved by the Planning Director that is so different in quality, form, materials and scale as to disrupt the architectural unity of the development.

1. Architectural Character

As reflected on the exterior elevations shown in Figure 11, the intended rural character and architectural unity of the development shall be achieved through a consistent vocabulary of architectural forms, materials, and details. The residential, and conference center buildings shall share a common aesthetic composed of similar massing, exterior surfaces, window treatment and details including columns, doors, handrails, and trim. Each use shall project its own appropriate personality within this aesthetic framework with the following architectural qualities and characteristics:

- a. Residential. The townhomes, condominiums, and estates shall express qualities of vitality and charm with dominant roof forms, chimneys, projected bays, french doors and delicate wood moldings and details.
- b. Conference Center. The conference center shall express informal and domestic qualities recalling country estates. Roof forms shall predominate and shall be animated by projected dormers and bays, balconies and terraces.

2. General Guidelines

- a. Roof materials shall be limited to tile where the pitch is 3:12 or greater. Roofs with a pitch of less than 3:12 may also be covered with crushed stone and tinted a dark tone or with approved alternate materials which would contribute to the character of the development. In conditions where crushed stone is used, parapet walls shall be designed to screen these roof areas from the view of adjoining La Jolla Farms residences. Skylights shall be composed of nonreflective glazing, either tinted or clear.
- b. Exterior wall materials shall be limited to adobe and architectural block, brick, plaster, tile, concrete and natural stone. White and natural earth colors should predominate. Primary colors may be used for accent. Glazing shall be non-reflective, either tinted or clear.

- c. All building equipment and appurtenances shall be located and contained within a completely enclosed structure whose top and sides may include grillwork, louvers, and lattice-work.
- d. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building, and which will afford sufficient noise insulation to fully comply with City noise code, Article 9.5, Noise Abatement and Control of the City of San Diego Municipal Code, for point noise sources.
- e. The height limit for all proposed buildings shall be 30 feet as determined by the City of San Diego.
- f. All utility systems and service facilities shall be located underground as provided for in Section 102.0221 of the Zoning Ordinance of the City of San Diego.

Landscaping

The landscape development of Blackhorse Farms and Centre shall play a dominant role in producing a comprehensive, aesthetically balanced, park-like setting for the overall development plan. Landscaping shall be designed to be compatible with the surrounding campus and residential areas; produce necessary visual screening and noise reduction; promote easy maintenance; highlight pedestrian connections between the various uses and points of ingress and egress to and from the site; and, reflect the desired rural imagery appropriate to the architectural character and planning concept of the development. Required landscaping standards for the conference center and adobe element are as follows.

1. A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped. Plant material shall include broad canopied trees such as Sycamore, Evergreen, Pear and Chinese Flame Trees. In addition, these areas may include significant, natural features of the site, such as the existing vegetation.
2. All healthy, mature trees on-site and along North Torrey Pines Road shall be preserved wherever possible. If not possible, new landscaping should include primarily Eucalyptus along North Torrey Pines Road and both Eucalyptus and Torrey Pines within the greenbelt to maintain the existing landscaping theme.

3. A 40-foot wide landscaped greenbelt shall be maintained along the western boundary between the conference center or adobe buildings and the La Jolla Farms residential community. This greenbelt shall be heavily landscaped so as to create a very dense open space corridor separating the conference center and adobe buildings of Blackhorse Farms from La Jolla Farms. It shall be planted with Eucalyptus and Torrey Pine trees to provide visual screening and to properly mesh with surrounding areas. In addition, heavy barrier shrubs, and an architectural adobe or block wall six feet in height shall be utilized to enhance visual privacy, create a physical barrier and promote noise reduction. This screen wall will be constructed at varying distances ranging from 1-10 feet inside the Blackhorse Farms western and southern property lines. Existing landscaping within this area will be enhanced with additional planting. Low shrubbery will be planted at the base of the wall. Correspondingly a 40-foot wide landscaped rear yard greenbelt with a six-foot adobe or block wall will separate the residential element of Blackhorse Farms from the adjacent La Jolla Farms residences along the western and southern boundary.

The landscaping described above shall be complete prior to issuance of a certificate of occupancy.

4. The berming along Salk Institute Road will consist of 2'-3' high mounds planted with lawn to provide a soft, undulating landscape feeling and to tie in with the landscape treatment on the UCSD side of North Torrey Pines Road.
5. All areas within the development which are required to be landscaped shall be landscaped and provided with a permanent irrigation system in accordance with the standards adopted by the Planning Commission in 1968 as set forth in the documents entitled "Development and Maintenance Standards, Landscaping", "Locational Criteria, Development Standards, and Operational Standards, Offstreet Parking Lots," and "Development Standards, Operational Standards, Landscape Strips" on file at the City of San Diego Planning Department.
6. All landscape materials shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscape material. Project CC&R's shall contain provisions to ensure that landscaped areas are properly maintained.
7. All landscaping shall be completed prior to issuance of a certificate of occupancy. Phasing of landscaping improvements shall be permitted in a manner consistent with the construction phasing.

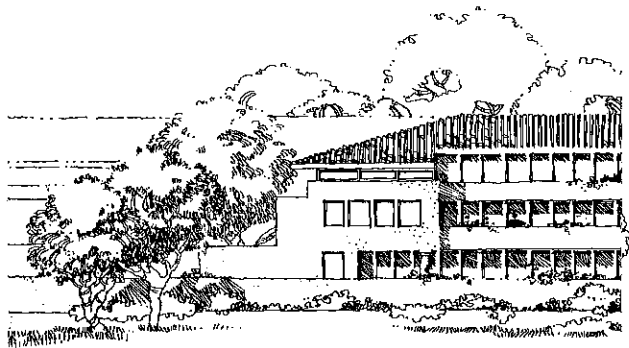
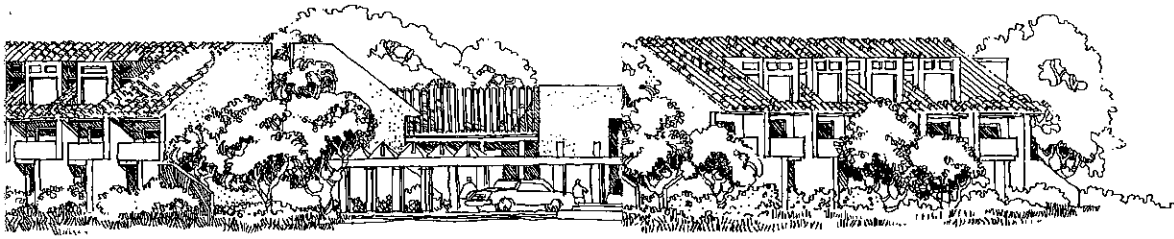


Figure 11. Architecture

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, Inc.

8. Periphery planting shall include primarily Eucalyptus trees along North Torrey Pines Road and both Eucalyptus and Torrey Pines within the greenbelt and rear yard setback areas to properly mesh with surrounding areas. Lawns should be maximized where possible at North Torrey Pines Road; and, at the south, west, and north edges of the site, heavy barrier shrubs shall be utilized to intensify the effect of the proposed greenbelt. Landscaping along North Torrey Pines Road will provide view corridors into the site. Along the western and southern periphery a six-foot high architecturally designed block or adobe wall will become an architectural feature separating the project from La Jolla Farms. The existing off-site screen will be retained and the heavy barrier shrubs will be planted at the base of the wall.
9. Main entries to the site shall be landscaped with *Erythrina caffra* (Kaffirboom Coral Trees) and shrub masses, such as *Raphiolepis indica* 'Clara' (India Hawthorn), *Pittosporum tobria* 'Variegate', *Moraea bicolor* (Fortnight Lily) and *Agapanthus africanus* (Lily of the Nile). Variations from these may be approved by the Planning Director.
10. Mass plantings at new development which faces North Torrey Pines Road but which is located in the interior of the setback area, where the slope is lower than the street, shall include Torrey Pine trees and masses of colorful shrubs and ground covers. Lawns shall provide ease of maintenance and shall be in conformance with the landscaping theme of the University campus.
11. Courtyards shall be planted with deciduous trees such as *Erythrina coralloides* (Naked Coral Tree), *Liquidambar styraciflua* (American Sweet Gum), and *Betula alba* (White Birch). Lawns shall be maximized where sufficient space and sun exposure is available.
12. The outdoor recreational areas, i.e. swimming pools and tennis courts, will be conveniently located for users, have safe pedestrian access, will be appropriately landscaped, and will be screened to provide safety as well as privacy. For example, tennis courts shall be screened with fast growing evergreen trees and shrubs.
13. Auto turnaround areas shall be designed with enriched paving materials (stamped concrete, mexican pavers, brick or exposed aggregate concrete), bollards and landscaping to give the appearance of a pedestrian courtyard. Vehicular traffic shall be controlled by the use of bollards or curbs.

14. Any mature, substantial areas of vegetation which are removed by the development, particularly on the southern boundary and near the existing adobe buildings, shall be replaced in such a manner that the same effect of the previous landscaping is achieved.

15. Plants shall be selected primarily from the following list:

a. Trees:

Betula alba	White Birch
Eucalyptus species	Eucalyptus
Erythrina caffra	Kaffirboom Coral Tree
Erythrina coralloides	Naked Coral Tree
Liquidambar styraciflua	American Sweet Gum
Melaleuca quinquenervia	Cajeput Tree
Pinus torreyana	Torrey Pine

b. Shrubs (large):

Feijoa sellowiana	Pineapple Guava
Pittosporum tobira	Mock Orange
Pittosporum tobira 'Variegata'	Variegated Mock Orange
Xylosma senticosa	Xylosma

c. Shrubs (medium to low):

Carissa grandiflora 'Tuttle'	Tuttle Natal Plum
Hebe 'Coed'	Hebe
Moraea bicolor	Fortnight Lily
Pittosp.	
tobira 'Wheeler's Dwarf'	Dwarf Mock Orange
Raphiolepis indica 'Clara'	India Hawthorn
Agapanthus africanus	Lily of the Nile

d. Groundcover:

Fragaria chiloensis	Ornamental Strawberry
Gazania 'Sunrise Yellow'	Gazania
Hedera helix 'Hahnii'	Hahn's Ivy
Lawn	---
Potentilla verna	Spring Cinquefoil

Circulation

1. The internal street system shall be an integral feature of the overall design. It shall be planned for efficient and safe flow of vehicles without adversely affecting pedestrian safety and mobility or creating a disruptive influence on the activity or function of any component within the development.

2. All roadways shall be aesthetically planned to be visually rewarding to the pedestrian, bicyclist, and motor vehicle operator and shall be improved with pedestrian crosswalks and landscaping.

3. Access to the site shall be limited to two major entrances from North Torrey Pines Road and one entrance from the common access easement to the north. The two proposed single family lots will front on Blackgold Road and obtain access thereon.
4. All parking areas shall meet standards as provided for in Division 8, "Off-Street Parking", of the Zoning Ordinance of the City of San Diego, unless otherwise noted in the development standards.
5. All streets, walkways and parking areas within the development shall be improved and maintained in accordance with standards established by the City Engineer.
6. A bus stop shall be provided along North Torrey Pines Road if deemed necessary by the San Diego Transit Company.
7. There shall be no pedestrian access to the Blackhorse Farms development from the La Jolla Farms residential community with the exception of the two estate lots to be developed by the Applicant.

Parking

1. Required parking within individual components shall be based upon the ratios specified in the Development Regulations section of the Specific Plan. Parking areas shall be neatly landscaped and screened so as to minimize their visibility from roadways and adjacent uses and shall be sectionalized wherever possible to reduce their scale and apparent size.
2. All project generated parking requirements shall be provided on site.
3. Underground parking will be included in the condominium and conference center components.

Lighting

Site lighting for streets, walkways, parking and landscaped areas shall be unobtrusive, shielded to reduce glare, and placed on low profile standards in irregular patterns. Lighting which highlights architectural features of a structure shall be permitted. Such lighting shall be designed so as not to fall on adjacent property and to the extent possible the light source shall not be visible to the La Jolla Farms residences. Lighting standards, locations and fixture types shall be coordinated throughout the development to ensure lighting design uniformity and harmony with the desired rural park-like setting appropriate to the architectural character and planning concept of the development. The western elevations of the conference center and adobe buildings shall not be architecturally lighted.

Signage

All signs shall conform to an overall signage design program, coordinated throughout the development, which will control color, material, illumination, shape, size and content of signs. Special signage guidelines for specific uses are noted in appropriate sections below. The overall signage design program, which will include the location and design of proposed signage, is to be approved prior to Planning Director approval of the first development permit.

Grading

Preservation and enhancement of the existing vegetation and aesthetic qualities of the site are priorities of the development. The proposed grading, excavation and filling is estimated to be a balanced 35,000 cubic yards and will be done in a manner that will avoid soil erosion, silting of lower slopes, slide damage, or drainage problems. A detention basin will be designed as part of the open space area between the townhomes and conference center. The basin will reduce the 10-year storm peak flow and/or reduce the overall rate of flow to a level equal to or less than present flow rates.

All grading and drainage improvements shall be performed to the satisfaction of the City Engineer.

Irrigation

The irrigation system shall be installed in accordance with San Diego Area Regional Standard Drawings, and shall conform to City of San Diego Specifications for Landscaping and Irrigation for Land Development.

All shrub, groundcover, slopes and lawn areas shall be permanently irrigated. The irrigation system shall be fully automatic. Low precipitation sprinkler heads and other water conserving devices will enable the system to distribute water in an efficient manner while maintaining the vigorous health of all plant materials.

VII. IMPLEMENTATION

PROJECT REVIEW PROCESS

There are two levels of approval required prior to the issuance of the first building permit:

1. Specific Plan - The Land Use Plan Map of the Blackhorse Farms and Centre Specific Plan. This map details maximum areas devoted to building coverage, roads and surface parking, open space and landscaping. Through the use of setback lines and maximum distances to property lines it also delineates the closest a building will be located to an existing exterior property line.

2. Development Plans - These plans are described below and constitute the major review element of the Specific Plan. These plans will be submitted as components of the project are ready for development. Each Development Plan component shall be consistent with the overall Land Use Plan and Development Regulations contained herein.

Subject to the approval of this Specific Plan, development of any site within Blackhorse Farms and Centre must be approved by the Planning Director through the issuance of a Development Permit before obtaining any other permits from the City. The Development Permit process will follow all of the procedures of the Planned Commercial Development regulations for the conference center (Section 101.0910) and regarding the residential element the process will follow the procedures of the Planned Residential Development regulations (Section 101.0900), except that in all cases, the decision to approve, conditionally approve or disapprove a Development Permit, shall be based on conformance to the Specific Plan. In determining whether or not to approve, conditionally approve or disapprove a development plan, the Planning Director shall consider the plan's conformance to the general and specific development guidelines and criteria set forth in this Specific Plan. A public hearing shall be required for approval of the individual component development plans, in accordance with the public hearing and appeal procedures contained in the Planned Residential Development regulations and Planned Commercial Development regulations, as appropriate.

The following procedure is to be followed to secure Planning Director approval for single or combined components of the Blackhorse Farms development:

The applicant shall submit to the Planning Director for review and approval four sets of the following plans, drawings and specifications (collectively called "Development Plans"):

1. Development Plans

The Development Plans shall include plans, drawings and specifications which accurately and completely describe the following:

- a) Site, grading and elevations;
- b) Setbacks;
- c) Buildings to be constructed on the site;
- d) Building elevations and exterior architectural treatment of all structures;
- e) Floor plans for each structure;
- f) Parking areas and the number of parking spaces within those areas;
- g) Storage areas;
- h) Lighting;
- i) Location and dimensions of signage;
- j) Drainage;
- k) Landscape areas (including required yard areas and parking lot landscaped areas);
- l) Circulation - pedestrian and vehicular;
- m) Open space and recreation (active and passive areas).

2. Landscape Plans

The Development Plans shall include plans, drawings and specifications which accurately and completely describe all aspects of the proposed landscaping for the site.

3. Operation and Use Plans

The Development Plan submittal for the Executive Conference Center component of the Blackhorse Farms Specific Plan shall include operation and use plans which shall describe in reasonable detail the nature of the proposed use or operation of the site, i.e. the hours of operation, the types of activities that will occur, the uses that will be open to the public, etc. The plans shall also set limitations on the hours when deliveries will be made to the service areas of the center in order to mitigate potential noise impacts to adjacent residences.

4. Energy Conservation Program

The development plans shall include an energy conservation program. The program shall include provisions for energy conservation in terms of building orientation and design, active and passive solar systems, indoor and outdoor lighting, and operational methods for minimizing energy consumption by use of energy management systems.

5. Plan for Preservation of Common Landscape Area and Recreation Facility

CC&R's will be submitted containing provisions for the formation of a Blackhorse Farms and Centre Property Owners Association. Responsibilities of the Association will include: overseeing the proper maintenance and preservation of median strips, entry monument areas, the detention basin, common recreation facilities, perimeter and other common landscape areas; enforcement of restrictions contained within the Specific Plan; collection of regular assessments from Association members; and pursuing legal remedies in the event of Association member nonpayment.

In addition, provisions will be included in the CC&R's which will grant the Property Owners Association the right to maintain the rear yard landscape setback areas of the townhome component in the event individual townhome owners do not properly maintain these areas.

6. Blackhorse Farms/UCSD Interaction Program

The development plans for the conference center component shall include a program established by the developer whereby the conference center facilities will be made available to UCSD organizations at preferred rates during non-peak hours. This program shall also provide for student employment opportunities at the conference center. In addition, development plans for the townhome component shall include a program established by the developer whereby townhomes will be offered to faculty and staff for sale on a priority basis prior to marketing to the general public. This program shall be developed to the satisfaction of the Planning Director prior to recordation of the final map for the applicable component.

DEVELOPMENT REGULATIONS FOR SPECIFIC PLAN COMPONENTS

A. Residential Component - Estates

1. Purpose and Intent

Located on the western boundary of the site adjacent to Blackgold Road, the two proposed estate sized lots are intended to provide single-family residential development consistent with the scope and character of adjacent La Jolla Farms residences which also front Blackgold Road. The Estates will be isolated from the other uses in the development by the proposed forty foot greenbelt which will include dense landscaping, berming and an architectural screen wall. Access to the Estates shall be provided from Blackgold Road only.

The Estates shall be developed in conformance with the following development regulations which have been based on the R-1-15 zone:

2. Permitted Uses - One-family dwellings only.

3. Density Regulations - One unit per lot with a minimum gross floor area of 2000 square feet.

4. Development Regulations -

a. Minimum lot size of 15,000 sq. ft. with minimum of 80 feet of street frontage, 80 feet of lot width and 100 feet of depth.

b. Minimum yard dimensions of 25 feet for front yards and 8 feet for side and rear yards.

c. Maximum floor area ratio of 0.25.

d. Maximum building height of 30 feet.

5. Parking Regulations - Minimum off-street parking requirement of two spaces per unit.

6. Landscaping - Prior to premises occupancy, the required front, side and rear yards (with the exception of approved ways to ingress and egress) shall be suitably landscaped with shrubs, trees and ornamental groundcover. All areas within the development which are required to be landscaped shall be landscaped and provided with a permanent irrigation system in accordance with the standards adopted by the Planning Commission in 1968 as set forth in the documents entitled "Development and Maintenance Standards, Landscaping", "Locational Criteria, Development Standards, and Operational Standards, Offstreet Parking Lots," and "Development Standards, Operational Standards, Landscape Strips" on file at the City of San Diego Planning Department.

7. La Jolla Farms Property owner's CC&R's - Following construction completion, the estate homes shall be subject to restrictions contained in the La Jolla Farms Property Owner's CC&R's

Residential Component - Townhomes and Condominiums

1. Purpose and Intent

The Townhomes and condominiums, located on the western and southern portions of the site, are for the purpose of providing more affordable, medium-density housing for those seeking living accommodations in close proximity to the University Campus, (i.e., students, staff and faculty) than can be provided at lower densities. It is the intent of the Townhomes and condominiums to also serve as a density transition between the La Jolla Farms residential community and UCSD. Forty-foot rear yards and an architectural block or adobe wall as shown as type 1 on Figure 3A will separate and screen the Townhomes from La Jolla Farms.

The Townhomes and Condominiums shall be developed in conformance with the following development regulations which have been based on the Planned Residential Development zone:

2. Permitted Uses - One- and two-family dwellings and multiple family dwellings with private recreation facilities such as swimming pools, tennis courts and clubhouses. No commercial uses shall be permitted within the residential component.

3. Signs

a. For each dwelling unit - one nameplate having a maximum area of one square foot.

b. For all premises - one wall-mounted sign with a maximum area of four square feet offering the premises for sale, rent or lease.

c. Monument signage designating the entrance to the development not exceeding five feet in height, measured vertically from the base of the sign at ground level, 25 feet in length, and set back a minimum of 20 feet from North Torrey Pines Road.

d. Signs permitted herein may be lighted by an external source, however, none shall contain visibly moving parts nor be illuminated by flashing lights.

4. Density Regulations - 206 dwelling units overall.

5. Open Space - A minimum of 1,800 square feet of open space per dwelling unit, of which 900 square feet is required to be usable.

Usable open space shall be composed of moderately level land having an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The usable open space may, however, be occupied by recreational facilities, excluding buildings; however, including swimming pools and tennis courts. That portion of the required total open space not designated as usable open space may be occupied by any improvements except buildings. Areas not occupied by improvements shall be landscaped.

All or any part of the required open space may be owned or leased in common by the occupants of the development. If open space is to be owned in common, provision acceptable to the City shall be made for its preservation and maintenance.

6. Utilities - Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in SEC. 102.0221 of the City of San Diego Municipal Code.

7. Antennas - Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted. This provision will be incorporated and enforced through the project CC&R's.

8. Landscaping - All usable open space not occupied by recreational facilities shall be landscaped and provided with a permanent underground watering system.

9. Private Streets, Alleys, Walkways and Parking Areas - All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys, walkways and parking areas.

10. Off-street Parking Regulations - 1.3 parking spaces for 1 bedroom unit, 1.6 parking spaces for 2 bedroom or larger and 1 guest parking space for each unit.

11. Special Regulations - No outdoor recreational activities shall be conducted after 10:00 p.m.

12. Noise Mitigation - An acoustical engineer will be retained at the time that actual development plans are processed to determine what, if any, noise attenuation techniques will be applied to insure that interior noise levels do not exceed 45 CNEL. All calculations will be based on future traffic projections for Torrey Pines Road. In addition, the acoustical engineer will recommend noise attenuation techniques that will insure interior noise levels in adjacent La Jolla Farms residences will not exceed 45 CNEL as a result of the conference center operation or occupancy of any Blackhorse Farms residence.

B. Existing Adobe Structures Component

1. Purpose and Intent

The existing adobe structures are intended to be preserved and restored to retain the identity and rural character associated with the site. The architectural and landscape design of the other components in the development shall be responsive to the rural imagery of these structures and their setting. The purpose of the adobe buildings is to provide accessory uses to the conference center and residential.

The Adobe Structures shall be developed in conformance with the following development regulations which have been based on the Commercial Office zone:

2. Permitted Uses - Accessory uses to the conference center limited to the following: recreational, administrative office not to exceed 2000 feet, or conference room uses. If recreational, use will be limited to residents of the residential element of Blackhorse Farms and conference center attendees.

3. Signs

a. One sign on the exterior of each building designating the permitted principal use of the premises, not exceeding twenty square feet in area. Signs shall be attached to but not project more than sixteen inches beyond the face of each building, nor project above the parapet or eaves of the building. Face of signs shall be parallel to the face of the building.

b. Additional signage as may be permitted in accordance with the overall signage design program as approved by the Planning Director.

c. All signs shall comply with the provisions of Chapter IX, Article 5, Division 1 of the City of San Diego Municipal Code.

4. Development Regulations

a. The existing adobe structures shall be adapted for reuse and their character shall not be significantly altered.

b. Minimum lot size of 5,000 square feet, with a minimum of 50 feet of lot depth and fifty feet of width.

c. Minimum yard dimensions of 15 feet for front yards, 10 feet for rear yards, and 4 feet for interior side yards. Off-site parking may be located within the required front yards.

- d. Maximum building coverage of 30 percent.
- e. No outdoor storage shall be permitted.
- f. Landscaping - a minimum of 50 percent of the land area shall be landscaped.
- g. A 40-foot wide greenbelt will be established along the western boundary of this component except where the existing buildings encroach in the greenbelt area.

5. Off-Street Parking Regulations - One parking space shall be provided for each 400 square feet of gross floor area.

6. No outdoor recreational activities shall be conducted after 10:00 p.m.

C. Conference Center Component

1. Purpose and Intent

The purpose is to provide a quality facility for academic, corporate, and business conferences. It is intended to serve as an intellectual center to promote the active interchange of ideas between the University community, the surrounding science and research community and the greater San Diego region. Located on the northerly portion of the site, it shall be designed to be compatible with the intended rural character of the development to create a visual atmosphere, environment and support facilities conducive to concentrated conference activities without undue commercial influence. The Conference Center will be isolated from La Jolla Farms by the 40-foot wide heavily landscaped greenbelt and wall.

The Conference Center shall be developed in conformance with the following development regulations which have been based on the Commercial Recreation zone:

2. Permitted Uses

Uses shall be limited to:

a. Conference services including auditoriums, conference labs, group facilities, technical support facilities and reception facilities.

b. Lodging not to exceed 200 rooms and 10 suites, food and support services including restaurant, lounge bar, banquet, storage, laundry and administration facilities. The restaurant and lounge areas contained within the conference center building shall consist of one lounge and one restaurant for use by conferences and one restaurant and lounge open to conferees as well as the general public.

c. Recreational services including swimming pools, tennis courts, saunas, spas, indoor exercise and recreation facilities.

d. A gift shop offering newspapers, periodicals, gifts and sundry items which shall not exceed 1,000 SF.

3. Signs

a. Monument signage shall be permitted at the North Torrey Pines Road entrance to the conference center and at the southwest corner of North Torrey Pines Road and Salk Institute Road. Each sign shall be set back a minimum of 15 feet from North Torrey Pines Road and shall not exceed five feet in height measured vertically from the base of the sign at ground level and not exceed 25 feet in length. Monument signage shall be limited to identifying the primary use of the facility. Signage identifying restaurants or other accessory uses within the facility shall not be permitted.

b. Unlighted or non-flashing lighted, double or single-faced directional signs not exceeding 12 square feet in area per display face as may be necessary to direct and control vehicular and pedestrian traffic. Such directional signs may be located in any required yard area. The number and location of directional signs shall be subject to approval by the Planning Director and shall be included as part of the overall signage design program for the project.

4. Special Regulations

a. All accessory uses shall be located in the same building or complex of buildings including adobes as the permitted use or uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, patio or other similar area. However, neither of the foregoing regulations shall be applicable to signs or accessory uses exclusively serving outdoor recreational activities or accessory uses which may be housed in the existing adobe buildings. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the permitted uses.

b. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building, and which will afford sufficient noise insulation to fully comply with City noise code, Article 9.5, Noise Abatement and Control, of the City of San Diego Municipal Code, for point noise sources.

c. No outdoor recreational activities shall be conducted after 10:00 P.M. Service and deliveries will be limited to between 8:00 AM and 8:00 PM.

5. Development Regulations

a. Minimum lot size of 40,000 square feet in area, with a minimum of 100 feet of street frontage, 100 feet of width and 150 feet of depth.

b. Minimum yard dimensions of 25 feet for front yards; 10 and 25 feet for interior and street side yards respectively, except adjacent to the existing adobe building where no sideyard is required; and, 25 feet for rear yards. Minimum side and rear yards shall be increased by ten feet for each story above two stories. Parking may be located in front and street side yards.

c. Maximum building coverage shall be 35 percent.

d. Maximum floor area ratio shall be 0.55.

e. Landscaping - Prior to the use or occupancy of the Conference Center, all of the land area within this lot not devoted to buildings, driveways, courtyards, sidewalks, parking, loading areas, swimming pools or tennis courts shall be suitably landscaped. Prior to issuance of a Development Permit a complete landscaping plan shall be submitted to the Planning Director for approval. Said landscaping Plan shall be in substantial conformance with the guidelines provided in the Landscape portion of Section VI of this Specific Plan and shall include a landscaped strip along North Torrey Pines Road with a minimum depth of 25 feet.

A 40-foot wide landscaped greenbelt shall be established along the western boundary of this component.

f. Outdoor Storage - No outdoor storage shall be permitted.

6. Off-Street Parking Regulations - One parking space shall be provided for each guest room. In addition, one parking space shall be provided for each 80 square feet of gross floor area devoted to dining facilities. Valet parking will be provided and a separate clearly marked area for valet parking will be established.

PROVISION OF PUBLIC FACILITIES

The project site is located in an existing urbanized area; therefore, all required services are available. A 16-inch waterline in North Torrey Pines Road and an 8-inch line in Blackgold Road will be utilized for supplying water service. A sewer pump station presently is located north of Salk Institute Road although a sewer study will be undertaken to determine if

that station can process the additional flow generated by the proposed project (Rick Engineering, 1983). Improvements along North Torrey Pines Road will occur as part of the project; however, new public roads will not be required, only new internal roads will be constructed. Basic utilities, such as telephone, gas, and electrical will be placed underground. An on-site detention basin will collect storm runoff; it will be located between the townhome complex and executive conference center. A 15-inch storm drain, located in Salk Institute Road and draining to the west probably will be enlarged slightly.

The provision of a bicycle lane shall be assured by the Applicant, along North Torrey Pines Road, in accordance with the Circulation Element of the University Community Plan and to the satisfaction of the Planning Director and City Engineer. This improvement shall be completed no later than July 1, 1987 or prior to the issuance of certificate of occupancy for the final phase of the project, whichever occurs first.

PROJECT PHASING

The Blackhorse Farms phases shall be as follows: a) Townhome Element, b) Condominium Element, c) Estate Homes, and d) Conference Center Element. An inherent part of the phasing program relates to mitigation which is proposed for Traffic Circulation impacts. Set forth on pages S-2 through S-6 of the Blackhorse Farms and Centre Environmental Impact Report are proposed mitigation measures which shall be incorporated into the tentative subdivision map resolution of approval. This will insure that "project only" as well as "Cumulative" traffic impacts are mitigated as each phase of Blackhorse Farms is developed.

TRAFFIC MITIGATION

Specific project only and Community Plan-level traffic mitigation measures were identified in the previous Specific Plan which identified significantly higher ADT's than currently envisioned. Nonetheless, the mitigation measures listed below are incorporated as conditions to this Specific Plan dated October 31, 1984.

Mitigation measures for Project-only Impacts

1. Recordation of a final map for any phase of the Project shall not occur prior to the following improvements being completed or assured to the satisfaction of the City Engineer:
 - (a) La Jolla Village Drive from Torrey Pines Road to Gilman Drive being improved by prohibiting parking and striping for six lanes (North University City Community Plan Implementation Program "NUC-31");

- (b) At the new project access point on North Torrey Pines Road acceleration and deceleration lanes will be required in accordance with the City Engineer.
2. Recordation of a final map for the conference center shall not occur prior to the following improvements being completed or assured to the satisfaction of the City Engineer:
 - (a) La Jolla Village Drive from Gilman drive to I-5 being improved by narrowing the median and striping for six lanes (NUC-31);
 - (b) La Jolla Village Drive from I-5 to Genesee Avenue being improved by improving the median and widening to six lanes (NUC-31).
 3. Recordation of the final map for the conference center shall not occur prior to Salk Road being widened and improved to provide an adequate joint access easement with Salk Institute, or assured, to the satisfaction of the City Engineer.

Mitigation Measures for Community Plan-level Impacts

1. Concurrent with the San Diego Progress Guide and General Plan and La Jolla Community Plan amendments for the Project, the following reclassifications and accompanying University City Community Plan amendments shall be made:
 - (a) Reclassification to a six-lane primary arterial of Genesee Avenue from North Torrey Pines Road to Campus Point Drive (NUC-30 and NUC-24);
 - (b) Reclassification to a six-lane major street of North Torrey Pines Road from Genesee to Torrey Pines Scenic;
2. Prior to the development of any phase of the project, evidence shall be submitted to the satisfaction of the City Engineer demonstrating that the widening of North Torrey Pines Road from Genesee to Torrey Pines Scenic to a six-lane major road will be completed in conjunction with the development of the adjacent property owned by the University of California, the City of San Diego and other property owners. In addition, the Applicant agrees not to oppose the formation of a Special Assessment District for the purpose of completing these improvements.
3. Prior to the recordation of a final map for any phase of the project, the intersection of North Torrey Pines Road, La Jolla Village Drive and Torrey Pines Road shall be reconfigured by eliminating left turn traffic to and from the parking areas west of Gilman, and by widening the North Torrey Pines approach to the intersection to three through-lanes to the satisfaction of the City Engineer.

Due to the fact that project trip generation has been significantly reduced (from 7100 ADT's to 3532 ADT's), project-only and cumulative mitigation measures for the proposed project may be modified or further reduced based upon the City Engineer's evaluation of the ongoing University of California traffic, access, and parking study. Said evaluation is now underway and, therefore, final traffic mitigation measures will ultimately become conditions to the tentative map for Blackhorse Farms.

VIII. CONFORMANCE WITH OTHER PLANS

As mentioned briefly in the beginning of this report, the project site is subject to land use regulations included in three planning documents: the La Jolla Community Plan; the UCSD Long Range Development Plan; and, the North City Local Coastal Program (and is subject to street designations of the University Community Plan) (see Figure 12). This chapter will discuss, in detail, the compliance of the Blackhorse Farms and Centre Specific Plan with these plans. The site also is subject to the regulations of the City of San Diego Progress Guide and General Plan. However, since the La Jolla Community Plan specifically implements the General Plan, conformance with the Community Plan will be discussed in detail instead of the General Plan.

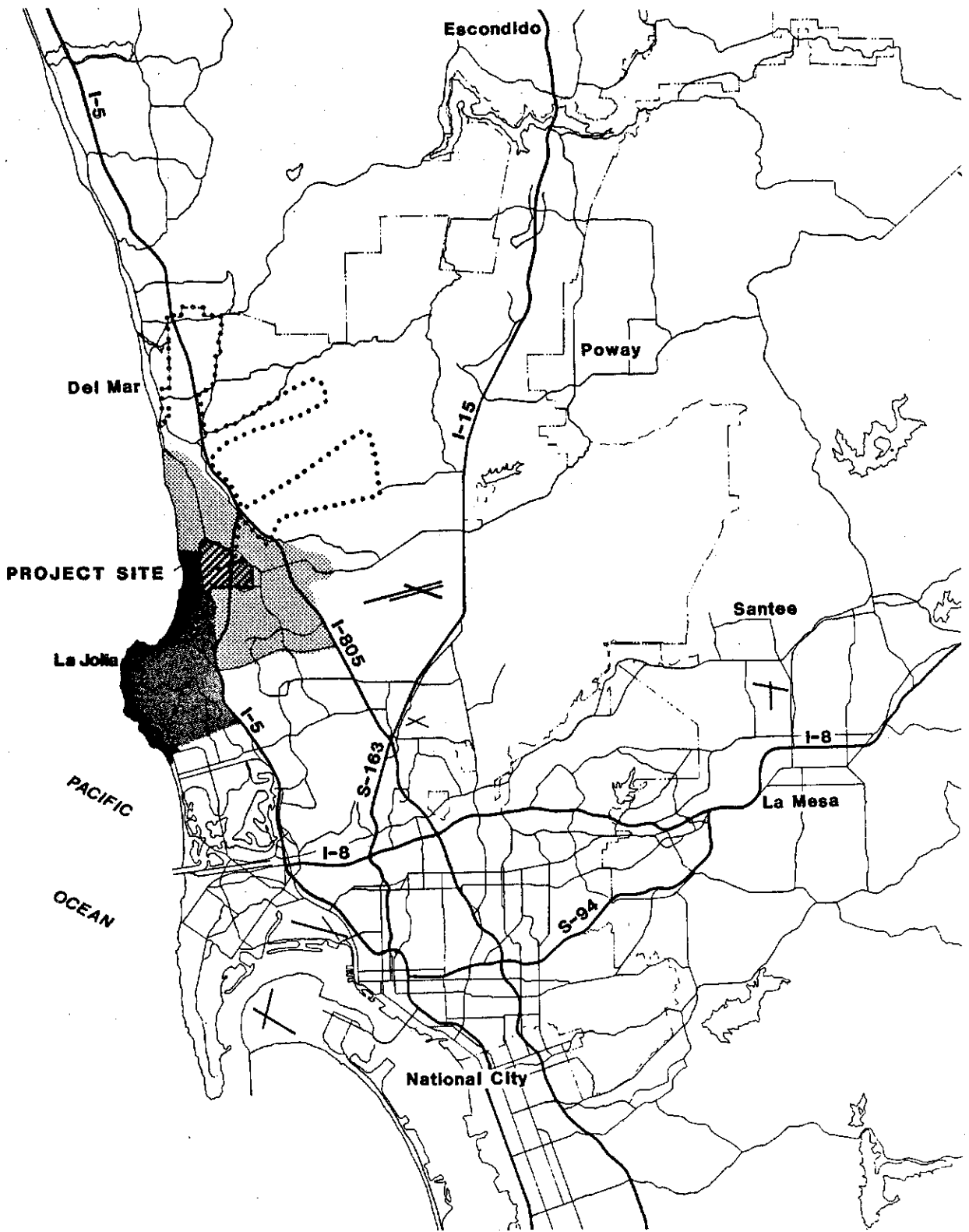
A. La Jolla Community Plan

The Stables site is located at the extreme north end of the La Jolla Community Plan (see Figure 13). In fact, the Stables site and La Jolla Farms residential development are separated from the rest of the La Jolla Community Plan by the Scripps Institute of Oceanography and by the La Jolla Shores Precise Plan. Most of the detailed statements in that plan document refer to the downtown area and the more developed sections of La Jolla. The plan in several sections expresses concern over increased commercial uses and traffic generated outside the planning area, but very few sections of the text refer specifically to the Stables site. The following statements in the text of the La Jolla Community Plan could apply to the site:





1. The site is designated as very low density, zero to five dwelling units per acre, as is the University's own "Knoll" property.

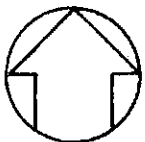
On September 9, 1982, the City Planning Commission authorized planning staff to participate in the processing of a Specific Plan and La Jolla Community Plan Amendment. The project is not consistent with the above designation, and for that reason one of the discretionary applications being submitted at this time is the amendment to the community plan.

The very low density residential designation is not considered the ideal use for this location: UCSD activities in general, with attendant traffic and parking congestion, and the prominence of research and development uses to the north, is not conducive to a large-lot single family development. La Jolla Farms residences to the west are essentially screened by dense vegetation. Because of the location along North Torrey Pines Road and the adjacent activity "nodes", the property lends itself to higher density uses. The uses proposed by Blackhorse Farms are considered an appropriate transition from the high intensity activities of the University to the low density estate homes in La Jolla Farms.



LEGEND

-  **La Jolla Community Plan**
-  **UCSD Long Range Development Plan**
-  **University Community Plan**
-  **Coastal Zone Boundary - North City Local Coastal Program Land Use Plan**

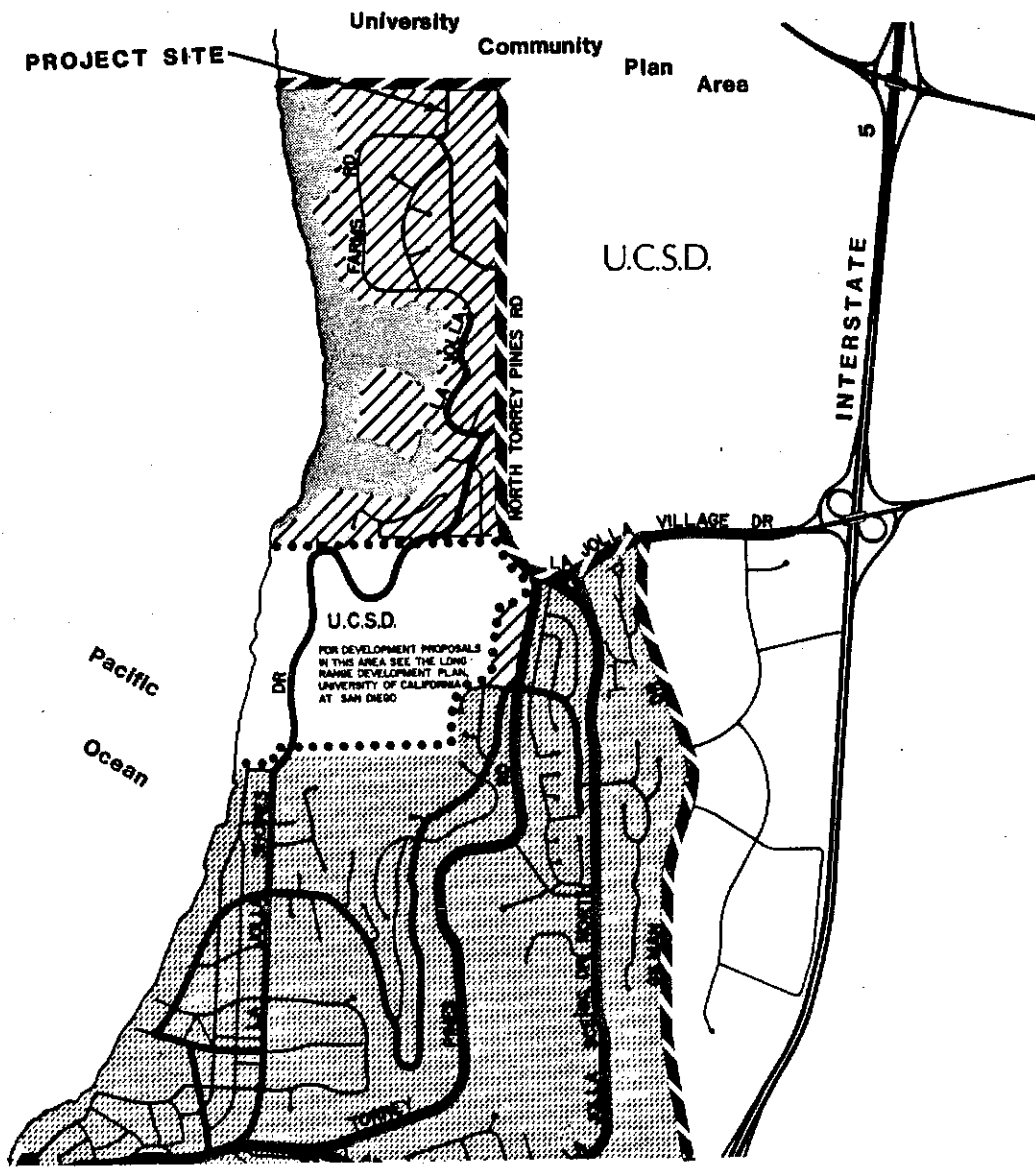


Scale: 1" = 4.5 Miles







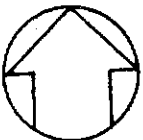
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Figure 12. Land Use Plans Influencing Blackhorse Farms and Centre



LEGEND

-  Very low density 0 - 5 du/ac
-  Open space and parks
-  La Jolla Shores Planned District
-  Community Plan boundary



Scale: 1" = 2000'



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Mooney-Lettieri & Associates

Figure 13. La Jolla Community Plan, 1980

2. Parking areas should be neatly landscaped and screened. The roadways within La Jolla should be aesthetically planned so as to be visually rewarding to the pedestrian, cyclist and motor vehicle operator.

The Blackhorse Farms and Centre proposal will promote a pleasing appearance for pedestrians, cyclists, and motor vehicle operators. The two estate homes will be oriented to Blackgold Road, will be of a comparable character to the La Jolla Farms residences, and most likely will not be visible from North Torrey Pines Road. With respect to the proposed condominiums and townhomes, an architectural wall as shown on Figure 3A, wall type 3, would be constructed adjacent to North Torrey Pines Road to buffer these residences from the noise and traffic of that roadway. The executive Conference Center would be oriented to the University located just across the street. As described in the implementation section of this Specific Plan, all parking areas will be landscaped and screened. In the case of North Torrey Pines Road, landscaping similar to that which currently exists would be required. For more details on the landscaping section, please refer to Chapter VI in this report.

3. No large buildings should be built in La Jolla.

There is a height limitation of 30 feet on all residential and commercial buildings constructed within the Blackhorse Farms and Centre Specific Plan. With that, the floor area ratio requirements, and the maximum coverage requirements, this objective will be achieved. All development plans must be approved by the Planning Director, further assuring adherence to the development regulations and standards of the Specific Plan.

4. There should be no increase in commercially zoned land except for a portion of industrially zoned land north of Pearl Street.

The above policy is more appropriate for the more intensified sections of downtown La Jolla where older residential buildings are being replaced by commercial centers. Although the Blackhorse Farms and Centre project proposes an executive Conference Center, its location adjacent to the UCSD campus and the Salk Institute warrants such development. The University of California campus is the dominant feature adjacent to the Blackhorse Farms site. It is imperative that, in order for the Blackhorse Farms site to be developed in a positive way, the uses complement and contribute to the University without adversely impacting the adjacent residences. It is believed that through the selection of uses and the design guidelines that are specified in this document, both can be achieved in a very satisfactory manner.

5. All major streets should be improved with pedestrian crosswalks and landscaping.

North Torrey Pines Road is proposed to be improved with a pedestrian crosswalk from the UCSD campus to the Blackhorse Farms site. In addition to that, a landscaping strip adjacent to North Torrey Pines Road will be required and all new landscaping will complement that which exists on North Torrey Pines Road.

6. Developments within La Jolla should not be permitted if they would adversely affect pedestrian safety or mobility, or significantly increase congestion, pollution or noise.

The Blackhorse Farms and Centre Specific Plan is specifically addressing pedestrian safety by the improvement of the crosswalk on North Torrey Pines Road. The project does not adversely increase congestion, pollution or noise; those issues are further addressed in the Environmental Impact Report.

7. Existing street trees should be protected against removal.

This policy is consistent with the development standards and regulations of the Blackhorse Farms and Centre Specific Plan. In fact, it is required that all development within the Specific Plan area have street trees consistent with those trees that presently exist on North Torrey Pines Road. Of the mature trees on site, as many as possible will be preserved. All of the existing trees along North Torrey Pines Road will be preserved.

8. The number of houses for low and moderate income families is inadequate and this number is decreasing as redevelopment takes place.

It is acknowledged that the proposed project will not provide "affordable" housing per se, to low and moderate income families. However, the Blackhorse Farms and Centre Specific Plan proposes up to 68 townhomes and 138 condominiums which will be more affordable than single-family homes on half-acre lots. In addition, the lease income generated from Blackhorse Farms could be used by the University to develop student and faculty housing elsewhere on the campus where such uses are encouraged.

9. Out-of-scale buildings have been constructed, primarily in the residential areas. These have resulted in adverse impacts on the appearance and character of the community.

This has been responded to in Statement #3.

10. Although the population growth has not been explosive, the current and committed population is within about 15 percent of the population practicable under current zoning. Land is

becoming scarce and expensive. The easily developable vacant land has been utilized, and there are strong pressures to develop the remaining land (largely steep slopes and canyons) to its maximum potential with little regard for existing topography.

As stated earlier, the University of California originally purchased 130 acres in the La Jolla Farms area. The Blackhorse Farms and Centre site represents only 24 acres of this purchase (18.5%), which consists of some of the most developable land in the La Jolla area. The balance of this purchase is devoted to the following uses:

- 47 acres - open space for teaching and research purposes;
- 20 acres - beachfront and canyon;
- 33 acres - single-family lots within the La Jolla Farms subdivision; and,
- 6.7 acres - the Chancellor's residence.

B. UCSD Long Range Development Plan

The major emphasis of the UCSD-LRDP is to respond and plan for the on-campus needs of the university community. The plan forecasts growth and defines key natural and cultural elements and their impact on future development. The following points are contained within the UCSD-Long Range Development Plan and pertain to the Blackhorse Farms and Centre site.

1. The UCSD Long Range Development Plan has designated the Stables site as an "inclusion area" to be developed with housing and related purposes (see Figure 14).

As stated earlier in this Specific Plan, inclusion areas are sites owned by the Regents that are intended to provide University-oriented activities through non-state funding. Development of Inclusion areas is implemented by the Office of the Treasurer of the Regents. This office refined "related purposes" to include an executive Conference Center. The Blackhorse Farms Centre Specific Plan provides the University with affordable housing and conference facilities which will be available for University use during non-peak hours at reduced rates.

2. The UCSD Long Range Development Plan proposes two additional colleges across the street from the site.

The conference center and residential uses will be located directly across the street from two future colleges on the UCSD campus. The recent completion of the Institution of America's signaled the first phase of development associated with these future colleges. The Institute, along with UCSD Extension has expressed a desire to use the executive conference center

facilities, the facilities will also be available to Muir College and the Third College located just east of the Blackhorse Farms site. The residential component will provide additional housing for the Campus population associated with the existing and future colleges. Access to Blackhorse Farms from UCSD will be via crosswalks located at the intersection of signalized North Torrey Pines Road street between Muir College and the University Extension.

3. For development of Inclusion Areas, it is the general policy of the Regents to lease these lands instead of selling them since leasing will insure the greatest long-range flexibility for UCSD.

Inclusion Areas are intended to provide the University with a source of revenue that would not be otherwise available. The Blackhorse Farms and Centre development would return a minimum of \$1,050,000 annually to UCSD through a long-term groundlease covering a period of 55 years. This revenue is expected to be used to construct additional student housing on campus. The required option payment of \$1.575 million (paid in September, 1983) was used to help finance construction of two lecture halls.

4. The UCSD-Long Range Development Plan shows the Stables site as "clearly developable" with certain mitigation necessary due to noise impacts (see Figure 15).

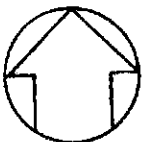
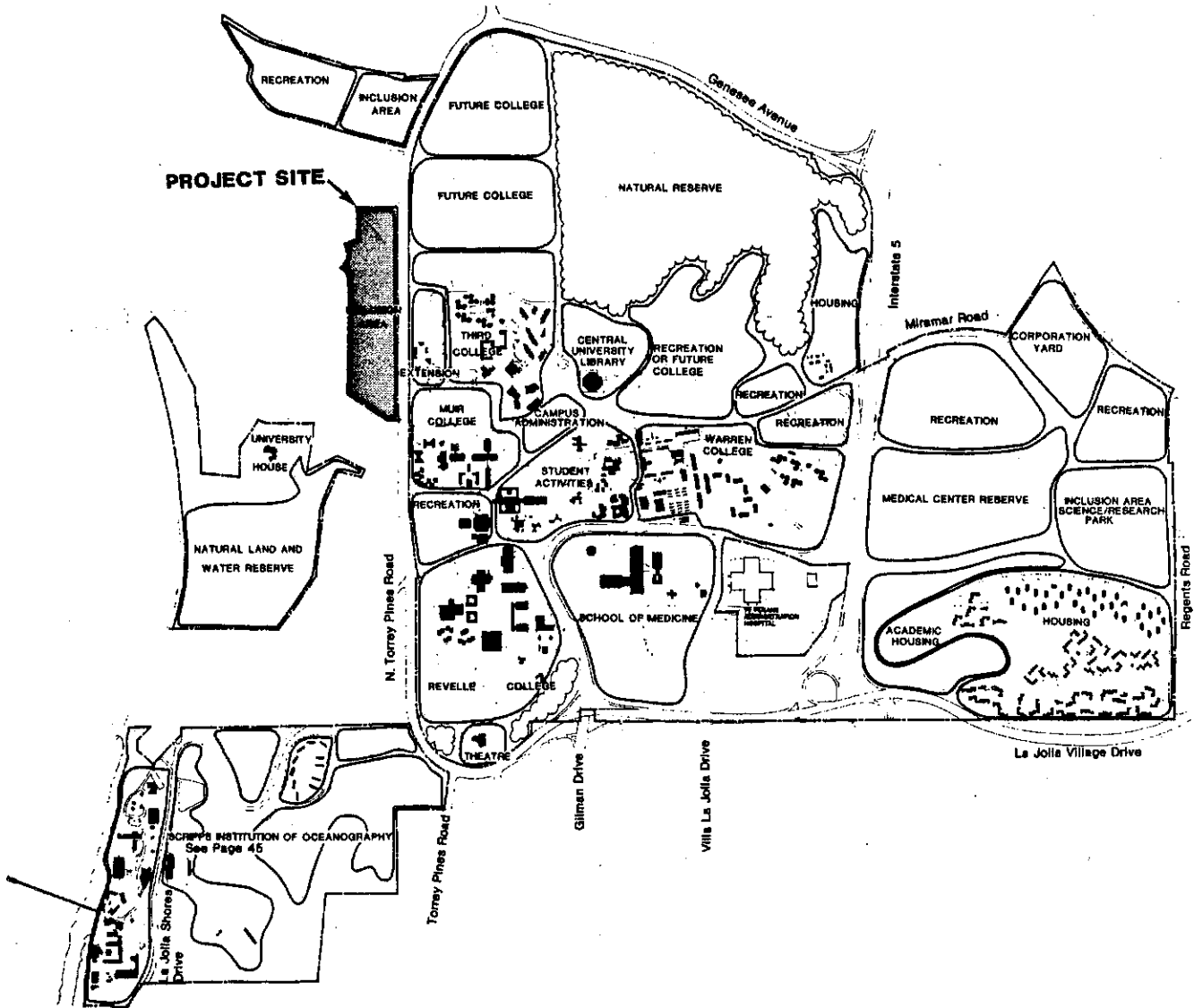
The Blackhorse Farms and Centre Specific Plan Environmental Impact Report supports the fact that the site is clearly developable with few environmental constraints. The single on-site constraint appears to be noise. Development plan submittal for both the townhomes and the conference center will be required to mitigate that noise impact so that the interior noise levels do not exceed 45 decibels.

C. North City Local Coastal Program (LCP)

This plan, although not certified by the Coastal Commission, has been included in the analysis because it has been approved by the San Diego City Council. When adopted, this LCP will serve as an addendum to both the University Community Plan and the La Jolla Community Plan (see Figure 16). The North City LCP summarizes many of the policies of the two community plans as they relate to the Stables site. The following LCP goals and policies have been reviewed as influencing the development of the Stables site

1. The site is designated as residential on the generalized land use map.

This point was addressed in Statement #1 under the La Jolla Community Plan.



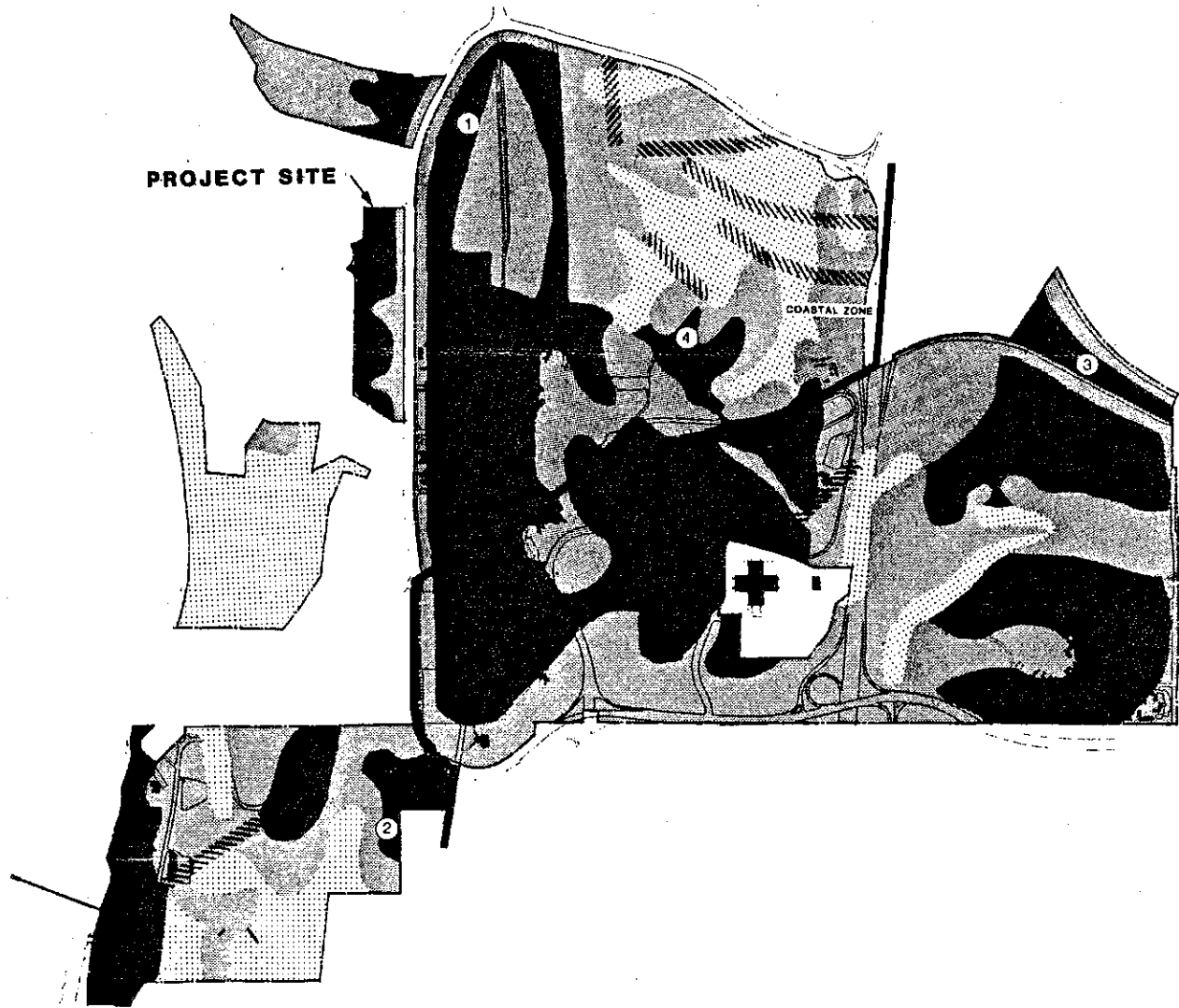
Scale: 1" = 1600'

Source: UCSD LRDP








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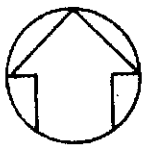
Figure 14. UCSD Long Range Development Plan, 1981



LEGEND

-  Undesirable for development
-  Development requires mitigation
-  Clearly developable
- ①② Archaeology sites that require mitigation
- ③ Study area
- ④ Endangered coyote thistle
-  Fault or potential fault
-  Coastal Zone boundary

Source: UCSD LRDP



Scale: 1" = 1600'



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Figure 15 UCSD Opportunities and Constraints, 1981

2. An archaeological resource is shown west of North Torrey Pines Road in the vicinity of the Stables site. In the event it exists, reasonable mitigation measures should be required.

During an extensive archaeological investigation, no significant archaeological resources were identified on-site. Please refer to the Blackhorse Farms and Centre Environmental Impact Report for additional discussion.

3. Development should protect the existing scenic qualities of North Torrey Pines Road.

Responses to similar points have been stated in other areas of this report. In summary, the existing vegetation and scenic qualities of North Torrey Pines Road will be protected.

4. Landscaping should be used to screen buildings and paved areas and break up large surface parking areas.

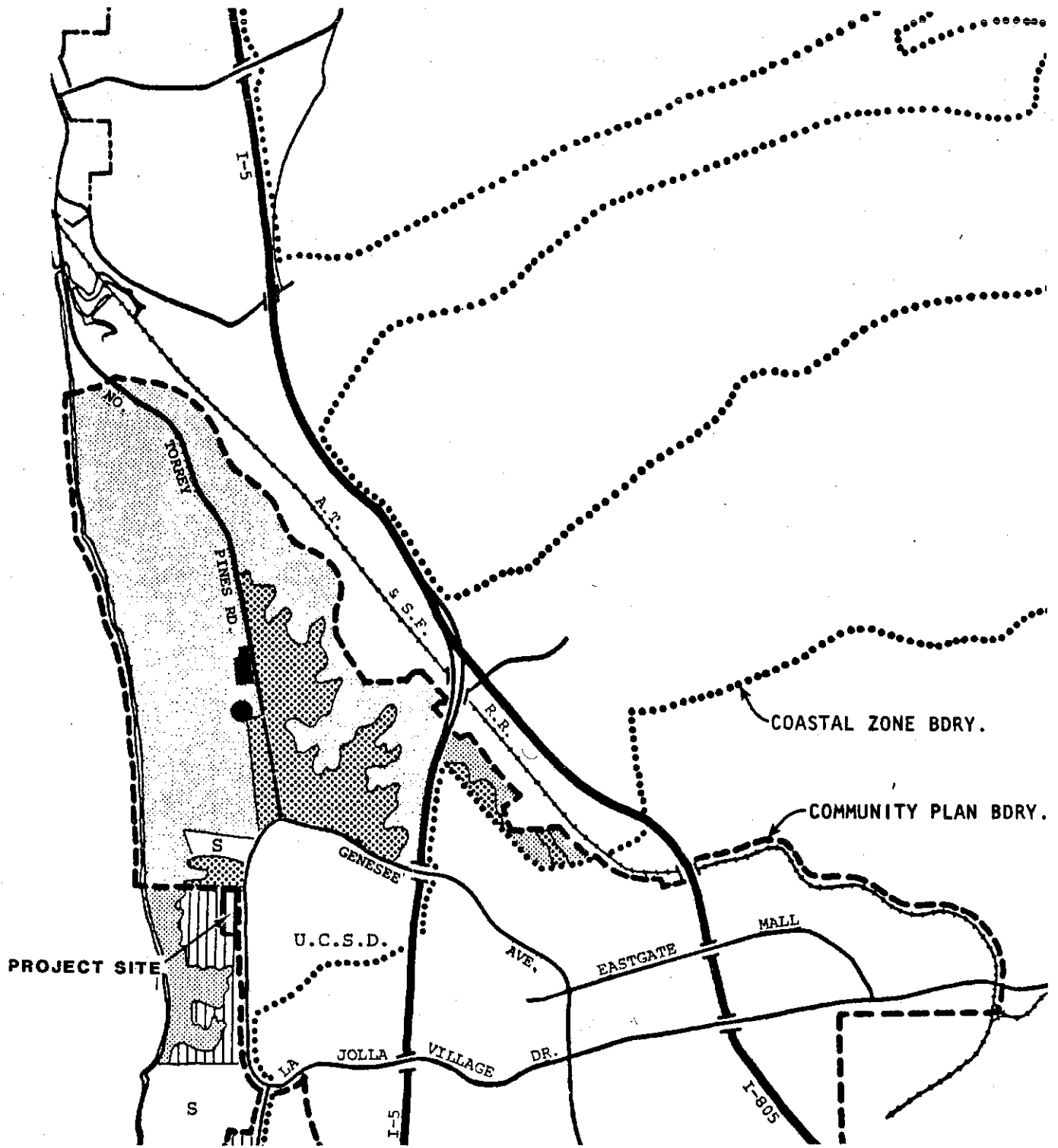
The landscaping section of the Development Standards and Regulations in the Blackhorse Farms and Centre Specific Plan is extensive due to the fact that landscaping is viewed as a major element of the project. Both on-site and off-site landscaping will be used to enhance all structures constructed on-site as well as to screen buildings and parking lot areas where appropriate from adjacent uses and North Torrey Pines Road.

5. Building design and signs should be integrated into one architectural plan.






The building design, signs and parking areas all will be integrated into the architectural plans of Blackhorse Farms and Centre. This is a requirement of the Specific Plan and will be reviewed by the Planning Director as development plans are submitted for approval.

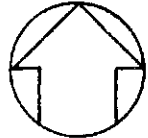
6. On-site parking should be sufficient to accommodate employees, company vehicles and visitors.

The parking standards proposed in the Specific Plan adequately address this concern. All project generated parking will be accommodated on site.



LEGEND

-  Residential
-  Commercial
-  Industrial
-  Open Space/Parks
-  School/University



Scale: 1" = 1 Mile

Figure 16. North City Local Coastal Program

IX. APPROVAL CONDITIONS

This section of the Specific Plan incorporates in one place those significant conditions of approval listed elsewhere in the Specific Plan and agreed to by the applicant.

The applicant has agreed to the following conditions of approval:

Traffic and Circulation

1. Overall trip reduction from 7100 ADT's to 3532 ADT's.
2. Establishment of an airport van service for the conference center.
3. Bicycle and pedestrian incentives incorporated in the Environmental Impact Report.
4. Those traffic mitigation measures listed on pages 59 and 60.

Uses

1. Elimination of commercial and research and development elements of the previous Specific Plan.
2. Uses permitted within each component are restricted as follows:

Residential Component - Townhomes and Condominiums - One and two family dwellings and multiple family dwellings with private recreation facilities such as swimming pools, tennis courts and clubhouses. No commercial uses shall be permitted within the residential component.

Existing Adobe Structures Component - Accessory uses to the conference center limited to the following: recreational, administrative office not to exceed 2000 feet, or conference room uses. If recreational, use will be limited to residents of the Blackhorse Farms residential element and to conference center attendees.

Conference Center Component -

a. Conference services including auditoriums, conference labs, group facilities, technical support facilities and reception facilities.

b. Lodging not to exceed 200 rooms and 10 suites, food support services including restaurant, lounge, banquet, storage, laundry and administration facilities. The restaurant and lounge areas shall consist of one lounge and one restaurant for use by conferees and one restaurant and lounge open to conferees as well as the general public.

- c. Recreational services including swimming pools, tennis courts, saunas, spas, indoor exercise and recreation facilities.
- d. A gift shop offering newspapers, periodicals, gift and sundry items which shall not exceed 1,000 square feet.
4. Prohibition of outside recreational activities after 10:00 p.m.
5. No outside storage shall be permitted within the conference center component.

Landscaping

1. Establishment of a 40-foot greenbelt along the western boundary of the conference center and adobe buildings. Landscaping within the greenbelt shall be maintained by the Applicant.
2. Establishment of a 40-foot landscaped rear yard setback along both the western and southern boundaries of the residential element to be maintained by the applicant until such time as the townhomes are sold to individual purchasers who will then assume the maintenance responsibility.
3. Development of an architectural block or adobe wall, (finished on both sides) 6 feet in height along the entire western and southern boundary of the site, said wall to be constructed prior to commencement of construction of any Blackhorse Farms component.
4. Irrigation and maintenance of landscaping through Specific Plan Guidelines and CC&Rs. Establishment of provisions to ensure irrigation and maintenance of greenbelt and rear yard landscaping referenced in 1. and 2. above through Specific Plan Guidelines and CC&R's.

Architectural and Design

1. Design guidelines, material selection, and architectural character established in Section VI, Architecture and Figure 11.

Parking

1. Development of required parking in accordance with Table 3 and Section VI, Parking.
2. Establishment of Valet Parking at the conference center.

Lighting

1. Development of an overall lighting program minimizing the lighting's impact on adjacent properties.

2. The western elevations of the conference center and adobe buildings shall not be architecturally lighted.

Signage

1. Establishment of a comprehensive signage program for the entire site.
2. Limitation of two signs on North Torrey Pines Road for the conference center.
3. Prohibition of signage for accessory uses and restaurants on North Torrey Pines Road.

Blackhorse Farms/UCSD Integration Program

1. A program shall be developed prior to recordation of the final map for the conference center and residential components acceptable to the Planning Director which shall include the means by which:
 - a. Conference facilities will be offered to UCSD organizations at preferred rates during non-peak hours,
 - b. Townhomes and condominiums will be offered to UCSD facility and staff on a priority basis prior to marketing to the general public,
 - c. Student employment opportunities will be provided at the conference center.

Other

In addition to the Specific Plan conditions listed above the applicant will be bound to the mitigation measures in the Environmental Impact Report dated May 16, 1984, and Addendum dated November 2, 1984. Further conditions of approval will be incorporated in the tentative map, to be filed separately, the anticipated Planned Residential Development Permit, and the Planned Commercial Development Permit for the conference center.

X. PROJECT PARTICIPANTS

The development team for Blackhorse Farms and Centre is comprised of the following:

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