
DEVELOPMENT INTENSITY ELEMENT

I. INTRODUCTION

The purpose of this element is to establish guidelines for intensity of development in the University community. The basis for regulating the intensity of development is the finite traffic capacity of the projected circulation system (freeways and surface streets). This capacity was determined by a series of traffic forecasts which established the maximum feasible vehicular capacity of all roadways in the University community.

The development intensities included in the plan are the square footage or dwelling unit limits for any given subarea. An allocation of building square footage or dwelling units per net acre or both is assigned to each subarea in the community and is listed in **Table 3** (Land Use and Development Intensity).

II. METHODOLOGY FOR THE ESTABLISHMENT OF SUBAREA DEVELOPMENT INTENSITIES

The community was divided into subareas (**Figure 26**) and assigned land uses and development intensities in accordance with the goals of the Plan which were tested in a community-wide traffic forecast. The traffic forecast studies, through the use of a computer model, indicated circulation improvements to accommodate the level and types of development expected at buildout. **Table 3** identifies, by subarea, the permitted land use and development intensity indicating building square footage, dwelling units per net acre and in some cases average daily trips per acre.

The major land uses in the University community are: (1) industrial development with sub-categories of scientific research and restricted industrial; (2) commercial development with sub-categories of office, visitor, and regional, community and neighborhood retail service; and (3) residential development. These categories are specifically described in the land use elements of this Plan. The development intensities are provided in **Table 3**. For that portion of the University community designated for restricted industrial development the building square footage is based on a “sliding scale” of land uses included in **Table 4**.

The trip generation rates used for the purpose of evaluating projects and for developing the development intensities indicated in **Table 3** are provided as an appendix to the plan for information purposes only.

III. GOALS

The proposed land uses and development intensities are based on the following goals:

- A. Create an urban node with two relatively high-density, mixed-use core areas located at the University Towne Centre and La Jolla Village Square areas.

- B. Develop an equitable allocation of development intensity among properties, based on the concept of the urban node.
- C. Provide a workable circulation system which accommodates anticipated traffic without reducing the Level of Service below “D.”

IV. LAND USE AND DEVELOPMENT INTENSITIES

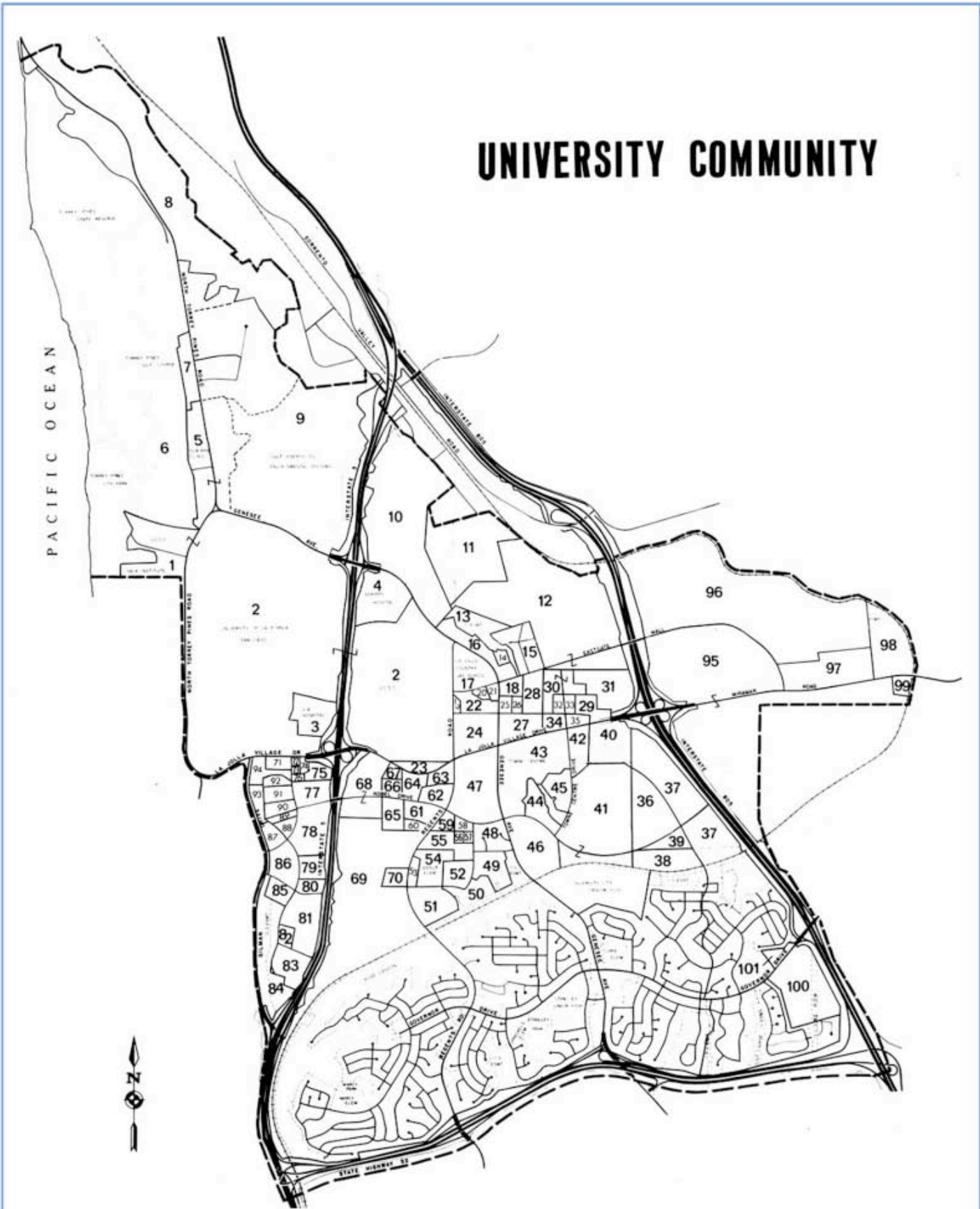
The Land Use and Development Intensity Table below indicates the levels of development intensity permitted by the Plan.

The table below includes the gross acreage (without open space deleted) of parcels in the community. Development potential is based on net acreage (as defined in **Section V. D.** of this element) to be determined at the time a development application is filed. The square footages for existing development without planned development permits are approximate; the square footage allocated in **Table 3** is meant to reflect the actual square footage existing on a site.

The development intensity allocations in **Table 3** are not intended as a development right, but are subject to other considerations such as site and building design, zoning requirements and other limitations such as the Navy easements, the Comprehensive Land Use Plan for Miramar, etc.

In addition to helping to ensure a workable circulation system, the Land Use and Development Intensity Table is meant to ensure a balance of land uses in the community. Projects that differ significantly from the land uses or development intensities in **Table 3** as determined by the Planning Director, will be found to be inconsistent with the community plan. Such projects would require a Plan amendment. The major goals of the Plan, such as creation of an urban node, maintaining a balance of land uses and ensuring a workable circulation system, will be considered in evaluating the consistency of any project with the Plan. Development intensity and traffic generation will not be the sole factor upon which consistency will be judged.

UNIVERSITY COMMUNITY



Land Use and Development Intensity Subarea Map
University Community Plan

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FIGURE



**TABLE 3
LAND USE AND DEVELOPMENT INTENSITY**

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program

Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices Medical Offices (private)	41.38	682 Beds 31,500 SF - Scientific Research 315,900 SF - Medical Office 16,628 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research ⁽²⁾ Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC ⁽²⁾ Scientific Research Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC – 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) -18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID)	218.50	2,543,055 SF - Scientific Research

- (1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.
- (2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.
- (3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.
- (4) This Plan encourages the development of this subarea through a master plan.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD)	16.85	5 AC - Scientific Research 11.85 AC - 327 Room Hotel - Visitor Commercial 450,000 SF Office - 115 DU
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	30.86	20,000 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant
35. La Jolla Centre I (PCD)	3.17	162,250 SF - Office
36. Neighborhood Park	30.00	

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

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

(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD).

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
37. City Ownership	87.40 14.45	18,000 SF/AC - Scientific Research (Development approval not to be granted until 1995 for Subareas 36 and 37. Development intensity for this area is reduced by transfer to Subarea 11 of 18,000 SF/AC)
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/AC
40. Smith	33.80	25.7 AC (west of 65 CNEL) - Residential, 1500 DU 8.1 AC (east of 65 CNEL): 6.7 AC 162,000 SF - Scientific Research 1.4 AC Accident Potential Zone - not a part
41. Renaissance La Jolla (PDR & PCD)	112.96	2,500 DU 50,000 SF - Neighborhood Commercial
Open Space Easement	15.06	
42. La Jolla Gateway (PCD)	14.17	500,000 SF - Office
43. University Towne Centre (PCD)	75.35	1,061,000 SF - Regional Commercial
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan	54.00	400 Rooms - Hotel 178,000 SF - Neighborhood/Community Commercial
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3 Open Space Easement	8.61 13.60	211 DU
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmoor Terrace	11.89	168 DU
53. Genesee Highlands Unit 6	4.78	72 DU
54. Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55. Doyle Community Park	12.63 2.97 4.29	
56.	2.50	50 DU
57.	2.11	139 DU
58. Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
59. Lincoln La Jolla	4.54	251 DU ⁽⁸⁾
60. The Pines (PRD)	5.72	248 DU
61. (PRD)	10.08	368 DU
62. La Jolla Village Park (PRD)	12.00	333 DU
63. La Jolla Village Park (PRD)		(included in 62)
64. Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65. La Jolla International Gardens (PRD)	11.43	774 DU
66. La Jolla Garden Villas (PRD)	4.08	277 DU
67. Catholic Diocese	4.70	73 DU/AC
68. University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69. La Jolla Colony	158.50	3,594 DU
70. La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71. La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72. Gas Station	1.06	4,900 SF
73.	1.00	3,400 SF - Bank 25,674 SF - Office
74.	2.00	97,689 SF - Office
75. La Jolla Village Inn	7.89	400 Rooms - Hotel
76. Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77. Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78. La Jolla Village Square (PCD)	27.47	1,002,000 SF - Regional Commercial
Residential	2.83	108 DU
79. Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80. The Woodlands	6.60	125 DU
81. Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82. Villa La Jolla Neighborhood Park	5.60	
83. La Jolla Village Townhomes	23.21	291 DU
84. La Jolla Village Townhomes	17.18	106 DU
Open Space	31.45	

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

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
85. La Jolla Village	6.84	204 DU
86. Villa La Jolla	18.29	548 DU
87. J.W. Jones	10.85	456 DU
88. Villas Mallorca	7.04	136 DU
89. Villas Mallorca Phase II		(included in 88)
90. Woodlands North	5.93	120 DU
91. Cambridge	5.24	112 DU
92. Boardwalk La Jolla	8.35	216 DU
93. Broadmoor	10.37	156 DU
94. The Residence Inn	8.50	288 Suites - Hotel
95. Miramar Naval Air Station	176.31	
96.	305.35	Restricted Industrial (see Table 4)
97.	43.22	Restricted Industrial (see Table 4)
98.	41.20	Restricted Industrial (see Table 4)
99. Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100. Governor Park	55.00	913,728 SF - Office
101. City Ownership	.82	15,250 SF/AC - Office
Private Ownership	15.00	Institutional Use (School, Church, etc.)

TABLE 4
DEVELOPMENT INTENSITIES - RESTRICTED INDUSTRIAL

The development intensity of this area as indicated below is based on 130 ADT/AC. Development intensities of 131 – 150 ADT/AC may be approved subject to a 25 percent increase in FBA fees.

Subareas 96, 97, 98 – Restricted Industrial ⁽¹⁾	
Large Industrial/Scientific Research	16,250 SE/AC
Small Industrial	9,300 SF/AC
Warehousing/Mini-storage	26,000 SF/AC
Automotive Commercial ^(2 and 3)	3,250 SF/AC

(1) Square footage may not exceed the Navy easement where applicable or that permitted by the underlying zone.

(2) Automotive commercial users are permitted only in Subarea 97.

(3) The 13.2-acre Midway Miramar site may be developed with automotive commercial at 350 ADT/AC.

Land Use Definitions:

Large Commercial Office

A large commercial office building is usually over 100,000 square feet in gross floor area, and houses one or more tenants. The affairs of commercial organizations are conducted in the building. In unusual circumstances, two buildings whose gross floor area jointly totals over 100,000 gross square feet may be considered large commercial office buildings, subject to meeting certain requirements. These include (but are not necessarily limited to) joint ownership and/or management of the two buildings, and the provision of needed services in one or both buildings (including a cafeteria, showers, bank or savings & loan, post office substation or exercise facilities), which are available to tenants of both buildings.

Small Commercial Office

A commercial office building of less than 100,000 square feet of gross floor area is termed a small commercial office building, and may house one or more tenants. Excluded from this land use category are medical offices and government offices.

Large Industrial

A large freestanding industrial facility is an individual plant of at least 100,000 square feet, usually situated on an individual lot of over eight gross acres. Large industrial facilities may be located throughout the community. A cafeteria for employees is common.

Small Industrial

A small industrial facility is a plant (or group of plants) of under 100,000 square feet, situated on individual lots of less than eight gross acres. Small industrial facilities may be located in an industrial park or light industrial area.

Scientific Research and Development

A scientific research and development facility is devoted to the discovery and development of new products (or the improvement of an existing product). The number of employees is usually low when compared to other industries. Typical zoning is SR.

Warehousing and Mini-storage

A warehouse is an industrial use designed solely for the storage and/or transfer of goods. Warehouses are normally large unpartitioned buildings. Multiple truck loading docks and rail access are common. Mini-storage is a warehouse development which rents small storage vaults.

V. IMPLEMENTATION OF DEVELOPMENT INTENSITY ELEMENT

A. Community Plan Implementation Overlay Zone (CPIOZ) – Ministerial Review (Permit Type “A”)

The CPIOZ is proposed to be the major implementation tool for the Development Intensity Element. This zone should be applied over the northern portion of the community, i.e., all property north of the railroad tracks (see **Figure 27**). The purpose of the overlay zone will be to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table.

The southern portion of the community should develop in accordance with the existing zoning with the following exceptions: 1) the Governor Park office park shall be subject to the limitations of the Land Use (Subarea 100) and Development Intensity Table through the M-IP process; and 2) the City-owned parcel designated for institutional uses (Subarea 100) shall also be subject to the limitations in **Table 3**.

B. Community Plan Implementation Overlay Zone (CPIOZ) – Discretionary Review (Permit Type “B”)

The CPIOZ Type “B” Permit should be applied to sites where zoning is consistent with the land use designation in the plan, but where special design considerations apply. The sites identified for application of CPIOZ “B” are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development. Without the application of CPIOZ “B,” development in these areas would be subject to ministerial review only, and therefore would not be reviewed for consistency with the goals and proposals of the Plan. The discretionary review of these sites will ensure that development is consistent with the design guidelines contained in the **Urban Design Element** of the Plan, NAS Miramar restrictions, that adequate pedestrian circulation is provided and that the architecture, grading, lot coverage, height, bulk and orientation of buildings, etc., is compatible with surrounding development.

The specific issues to be addressed in an application for a Type “B” permit are listed below. These include:

1. Architectural design of buildings, structures, and signs.
2. Construction materials.
3. Grading and site development.
4. Height and bulk of buildings.

5. Land use, including intensity of land use and accessory uses.
6. Lot coverage.
7. Orientation of buildings.
8. Yards.
9. Pedestrian circulation within the site and connections to adjacent projects.
10. Parking.
11. Accident Potential Zone for NAS Miramar.
12. Noise.
13. Issues discussed in the **Urban Design Element** of the Plan.

CPIOZ “B” has been applied to the following subareas:

- Scripps Clinic (Subarea 5)
- Torrey Pines Mesa (Subarea 9)
- Campus Point (Subarea 10)
- Catholic Diocese (Subarea 67)
- La Jolla Village Inn (Subarea 75)
- J.W. Jones (Subarea 86)
- Restricted Industrial (Subareas 96, 97, 98 and 99).

Projects proposed in the Torrey Pines Mesa subareas shall be required to provide 50-foot landscaped setbacks along North Torrey Pines Road, preserve mature trees and provide eucalyptus or Torrey Pine trees along North Torrey Pines Road and Genesee Avenue to maintain the existing landscape theme.

C. Underzones Sites

Properties that require rezoning shall process a Planned Development Permit to ensure consistency with the Plan.

D. Definitions – Net Acreage and Square Footage

For the purposes of implementation of the Land Use and Development Intensity Table the following definitions shall be used:

1. Net Acreage

That part of a site not designated as open space in the community plan or zoned Hillside Review. Those areas that are zoned for Hillside Review but are not part of a designated open space system may be included as net acreage at the discretion of the Planning Department. Net acreage also excludes dedicated public streets except those public interior streets which are determined by the City Engineer to not be necessary for through circulation. Dedications or reservations for the LRT or shuttle loop may be included in net acreage.

2. Square Footage

The term “square footage” relates to gross floor area. The definition used in the Zoning Ordinance shall apply when calculating square footage. Penthouses for mechanical equipment and elevators shall not be included in the calculation of gross floor area.

E. Transfer of Development Rights (TDRs)

Development rights may be transferred within subdivisions in conjunction with a Planned Development Permit restricting both the sending and receiving sites. Exception: The development intensity assigned to Scripps Clinic, Scripps Memorial Hospital and the Salk Institute may not be transferred to any other properties.

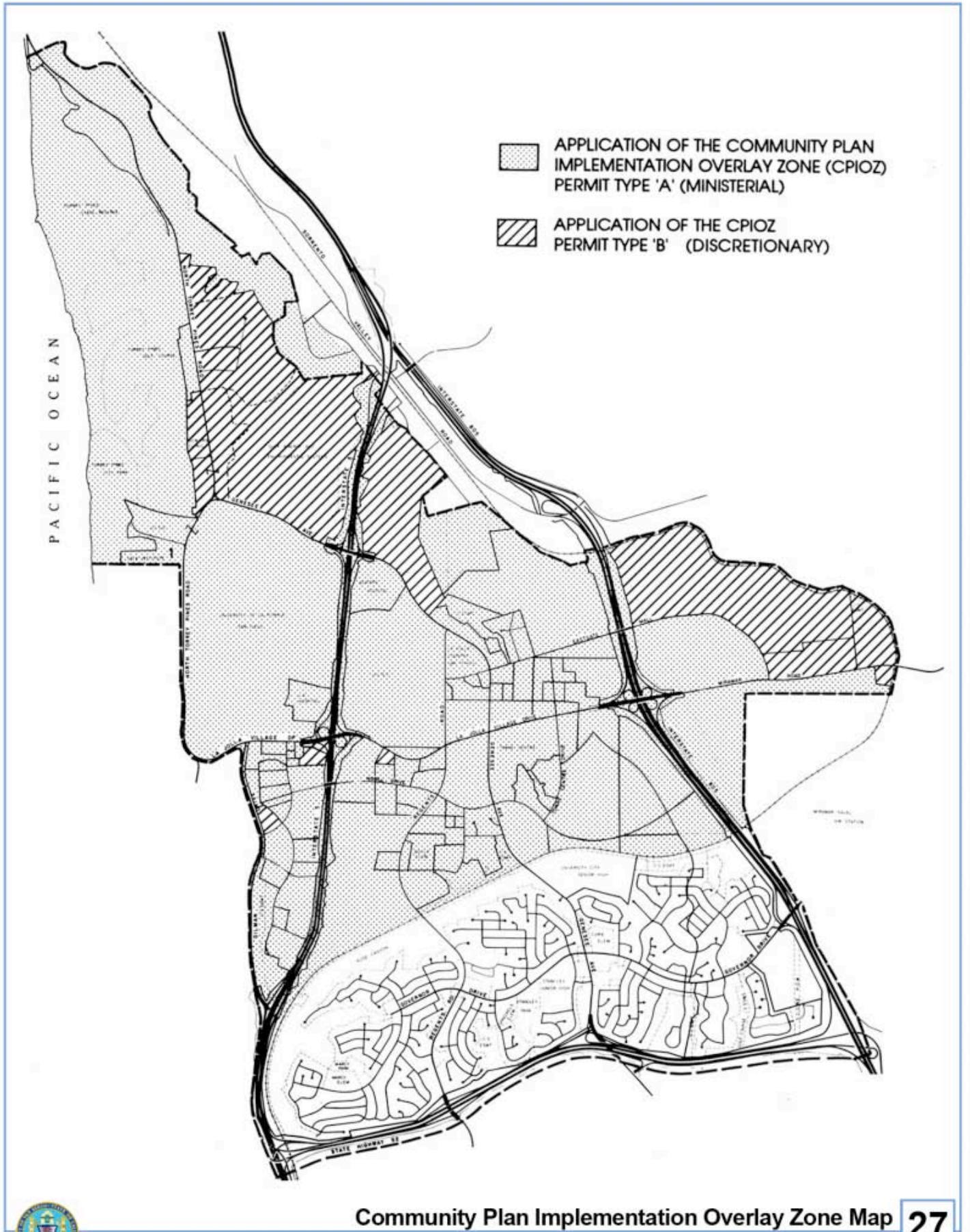
F. Sites With Existing Development

When determining the development potential of a site, existing development shall be subtracted from the total density allocation. For example the developed square footage of a lot created through subdivision will be used in determining the square footage allocation for the undeveloped lot.

G. Development Intensity Bonus

The MTDB and SANDAG are considering a Mid-Coast alignment for the LRT which would originate in downtown San Diego and terminate, ultimately, in Oceanside. The purpose of the LRT is to provide the public with an alternative to the automobile.

For those properties within one quarter (1/4) mile of the adopted LRT station sites, development intensity bonuses could be granted, if the developer has contributed to the LRT, once the transit system is approved, funded, engineered, rights-of-way acquired (where necessary), and construction dates established. The magnitude of the bonuses will be determined once MTDB and SANDAG are able to undertake and complete the studies necessary to make such determinations. The development intensity bonuses do not apply to any properties within the Coastal Zone.



Community Plan Implementation Overlay Zone Map
 University Community Plan

