

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

The following items will be considered in the afternoon session which is scheduled to begin at 2:00 p.m.

ITEM-337: University Towne Center. Amending the Progress Guide and General Plan, the University Community Plan, rezone portions of CC-1-3 (Community Commercial) to CR-1-1 (Commercial Regional), Vesting Tentative Map with summary vacations of utility, pedestrian and non-motor vehicular easements and public right-of-way to create 36 commercial lots and a maximum of 300 residential condominiums, Master Planned Development Permit (MPDP) and Site Development Permit, amending Planned Commercial Development (PCD) Permit No. 83-0117, and an update for the North University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, for the redevelopment and renovation of the existing 1,061,400-square-foot Westfield University Towne Center (UTC) regional shopping center. (University Community Plan Area. District 1.)

► View referenced exhibit back-up material ([Part 1 of 12](#)); ([Part 2 of 12](#)); ([Part 3 of 12](#)); ([Part 4 of 12](#)); ([Part 5 of 12](#)); ([Part 6 of 12](#)); ([Part 7 of 12](#)); ([Part 8 of 12](#)); ([Part 9 of 12](#)); ([Part 10 of 12](#)); ([Part 11 of 12](#)); ([Part 12 of 12](#))

Matter of approving, conditionally approving, modifying or denying an application for an amendment to the Progress Guide and General Plan, the University Community Plan, rezone portions of CC-1-3 (Community Commercial) to CR-1-1 (Commercial Regional), Vesting Tentative Map with summary vacations of utility, pedestrian and non-motor vehicular easements and public right of way to create 36 commercial lots and a maximum of 300 residential condominiums, Master Planned Development Permit (MPDP) and Site Development Permit, an amendment to Planned Commercial Development (PCD) Permit No. 83-0117, and an update for the North University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, for the redevelopment and renovation of the existing 1,061,400-square-foot Westfield University Towne Center (UTC) regional shopping center. The proposed project would be the renovation and expansion of retail uses by 610,000 to 750,000 square feet of new retail; the development of 250 to 300 multi-family residential units; on-site parking facilities and local region transportation improvements; the expanded development of a regional transit center for bus, taxi, and light rail services; a new pedestrian bridge crossing La Jolla Village Drive, west of Towne Center Drive; and park facilities in support of the residential development. The land use scenarios in the MPDP would be restricted to a mixture of retail and an option for residential uses that would not exceed 17,800 cumulative average daily trips (ADTs) and 256 in-bound AM peak hour/778 out-bound PM peak hour trips. The approximate 75.86-acre UTC site is located south of La Jolla Village Drive, west of Towne Center Drive, east of Genesee Avenue, and north of Nobel Drive. Environmental Impact Report No. 2214. Report No. PC-08-057

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-337: (Continued)

*** Unless otherwise noticed or stated on the record at the hearing, if an ordinance is approved and introduced by the City Council, it will automatically be scheduled for a hearing by the City Council for final passage at 10:00 a.m. on the Tuesday two weeks after the subject hearing.**

(FEIR LDR No. 41-0159/MMRP/PG&GP/CPA/VTM No. 293788 with Summary Vacations/MPDP No. 4103/SDP No. 293783/RZ.)

STAFF'S RECOMMENDATION:

Adopt the resolutions in Subitems A, B, C, and D; and introduce the ordinance in Subitem E:

Subitem-A: (R-2009-9)

Adoption of a Resolution certifying that Environmental Impact Report No. 2214 has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines; Adopting the Findings, the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program as it relates to the University Towne Center project;

That the City Clerk is directed to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2008-1213)

Adoption of a Resolution approving an amendment to the General Plan and the University Community Plan for the Westfield University Towne Center Revitalization project.

Subitem-C: (R-2008-1212)

Adoption of a Resolution approving Vesting Tentative Map No. 293788 with summary vacations of the right-of-way and utility easements for the University Towne Center project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-337: (Continued)

Subitem-D: (R-2008-1214)

Adoption of a Resolution granting Master Planned Development Permit No. 4103/Site Development Permit No. 293783, an amendment to Planned Commercial Development Permit No. 83-0117, for the University Towne Center project.

Subitem-E: (O-2008-172)

Introduction of an Ordinance of the Council of the City of San Diego changing 69.76 acres located south of La Jolla Village Drive, west of Towne Center Drive, east of Genesee Avenue, and north of Nobel Drive, within the University Community Plan Area in the City of San Diego, California, from the CC-1-3 (Commercial-Community) Zone to the CR-1-1 (Commercial Regional) Zone, as defined by San Diego Municipal Code Section 131.0503; and repealing Ordinance No. O-11612 (New Series), adopted May 27, 1975, of the City of San Diego insofar as the same conflicts herewith.

OTHER RECOMMENDATIONS:

Planning Commission on June 12, 2008, voted 5-1-1 to approve.

Ayes: Golba, Griswold, Naslund, Ontai, Schultz
Nays: Otsuji
Not present: Smiley

The University Community Planning Group (UCPG) on May 13, 2008, voted 11-3-1 and again on June 10, 2008, voted 14-2-1 to recommend denial of the project. The UCPG denial was based upon the project not complying with the adopted Community Plan.

STAFF SUPPORTING INFORMATION:

REQUESTED ACTION:

Approval of the University Towne Center project, a request for the development of the phased redevelopment and renovation of the existing 75.86-acre Westfield University Towne Center (UTC) regional shopping center, located south of La Jolla Village Drive, west of Towne Center Drive, east of Genesee Avenue, and north of Nobel Drive in the University Community Plan area.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-337: (Continued)

STAFF SUPPORTING INFORMATION: (Continued)

STAFF RECOMMENDATIONS:

1. ADOPT resolution and CERTIFY Environmental Impact Report No. 2214, ADOPT the Mitigation Monitoring and Reporting Program, and ADOPT the Findings and Statement of Overriding Consideration;
2. ADOPT resolutions amending the Progress Guide and General Plan, and the University Community Plan;
- 3.
4. ADOPT resolutions and APPROVE Vesting Tentative Map No. 293788 with summary vacations of utility, pedestrian and non-motor vehicular easements and public right of way, Master Planned Development Permit No. 4103, and Site Development Permit No. 293783; and
5. ADOPT ordinance to rezone 69.76 acres from CC-1-3 to CR-1-1.

EXECUTIVE SUMMARY:

This project proposes the phased redevelopment and renovation of the existing 1,061,400-square-foot University Towne Center (UTC) regional shopping center. The proposed project includes the renovation and expansion of retail uses by up to 750,000 square feet, and the development of a maximum of 300 multi-family residential units in a structure(s) not to exceed 293 feet in height. The land use scenarios in the proposed permit would be restricted to a mixture of retail with an option for residential uses not to exceed 17,800 cumulative Average Daily Trips (ADTs), with 256 in-bound AM peak hour and 778 out-bound PM peak hour trips. The project proposes 7,163 parking spaces in a mixture of structured and surface parking. Additional project features would include a relocated and expanded bus transit center, the reservation of right-of-way for the proposed transit center and planned extension of a light rail transit line, a new pedestrian bridge crossing La Jolla Village Drive located west of Town Center Drive, and park facilities in support of the residential development.

The relocation and construction of the transit center will benefit the North University area. The anticipated construction cost for the transit center is approximately \$14.0 million and does not include the value of the property. Draft conditions for the UTC redevelopment and renovation project would allow for the applicant to seek reimbursement by any appropriate mechanism including Facilities Benefit Assessment (FBA) funds or other regional funding. Collectively, and through the process to amend the North University Public Facilities Financing Plan and FBA, the City, SANDAG, the applicant, and the University community will determine the fair share of the funding required to finance the community's needed transit center.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-337: (Continued)

STAFF SUPPORTING INFORMATION: (Continued)

During the public hearing on May 22, 2008, the Planning Commission requested the applicant consider modifying the project's features related to pedestrian networks, streetscape and frontages, urban parks/plaza street amenities, building height, and the subsequent substantial conformity review process. The Planning Commission continued the project to June 12, 2008 and the applicant revised their project features as recommended, with notable changes restricting the maximum number of residential units to 300 and the height of residential structures not to exceed 293 feet above grade (Attachment 2 and 3).

The project continues to comply with the applicable sections of the Municipal Code and adopted City Council policies. City staff has prepared resolutions, ordinance, and the permit for the project and recommends approval.

FISCAL CONSIDERATION:

All costs associated with the processing of this project are paid by the applicant.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On June 12, 2008, the Planning Commission recommended the City Council certify the Final Environmental Impact Report No. 2214, adopt the Mitigation Monitoring and Reporting Program, the applicant's Findings and Statement of Overriding Considerations, and approve the project with the applicant's modifications. The Planning Commissioners cited reasons to support the project due to the applicants' sustainability commitment, the fact that both the existing mall and the University Community Plan are outdated, the site is designated as a high density urban node in the newly adopted General Plan, and the proposed project and design features will transform the mall into an urban mall consistent with the newly adopted General Plan. In addition, the Planning Commissioners motion included conditions to delete "where possible" on page 4 of the Master Planned Development Permit General Design Guidelines to ensure inclusion of street level retail, and to require the City's Public Notices be mailed rather than published in the newspaper for subsequent Process Two, Substantial Conformance Reviews.

The Motion made by Commissioner Golba, second by Commissioner Naslund. Passed by a 5-1-1 vote with Commissioner Otsuji voting NAY, and Commissioner Smiley not present.

On May 13, 2008, the University Community Planning Group (UCPG) voted 11-3-1 and again on June 10, 2008, voted 14-2-1 to recommend denial of the project. The UCPG denial was based upon the project not complying with the adopted Community Plan.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-337: (Continued)

STAFF SUPPORTING INFORMATION: (Continued)

KEY STAKEHOLDERS:

University Towne Center Venture L.L.C., owner
Nordstrom Incorporated, owner
Sears and Roebuck and Company, owner
CMF University Towne Center South, L.L.C., owner
CMF University Towne Center North, L.L.C., owner
Westfield Corporation, applicant
University Community Planning Group

Anderson/Broughton

LEGAL DESCRIPTION:

The subject site is located east of Genesee Avenue, south of La Jolla Village Drive, west of Towne Centre Drive, and north of Nobel Drive, within the University Community Plan Area and is more particularly described as Portions of Parcels 1 and 2 of Parcel Map 12903 and Parcels 1, 3, and 4 of Parcel Map 6481.

Staff: Tim Daly – (619) 446-5356
Andrea Contreras Dixon – Deputy City Attorney

NOTE: This item is not subject to the Mayor's veto.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT