

# ROBINSON-WOOD TRUST

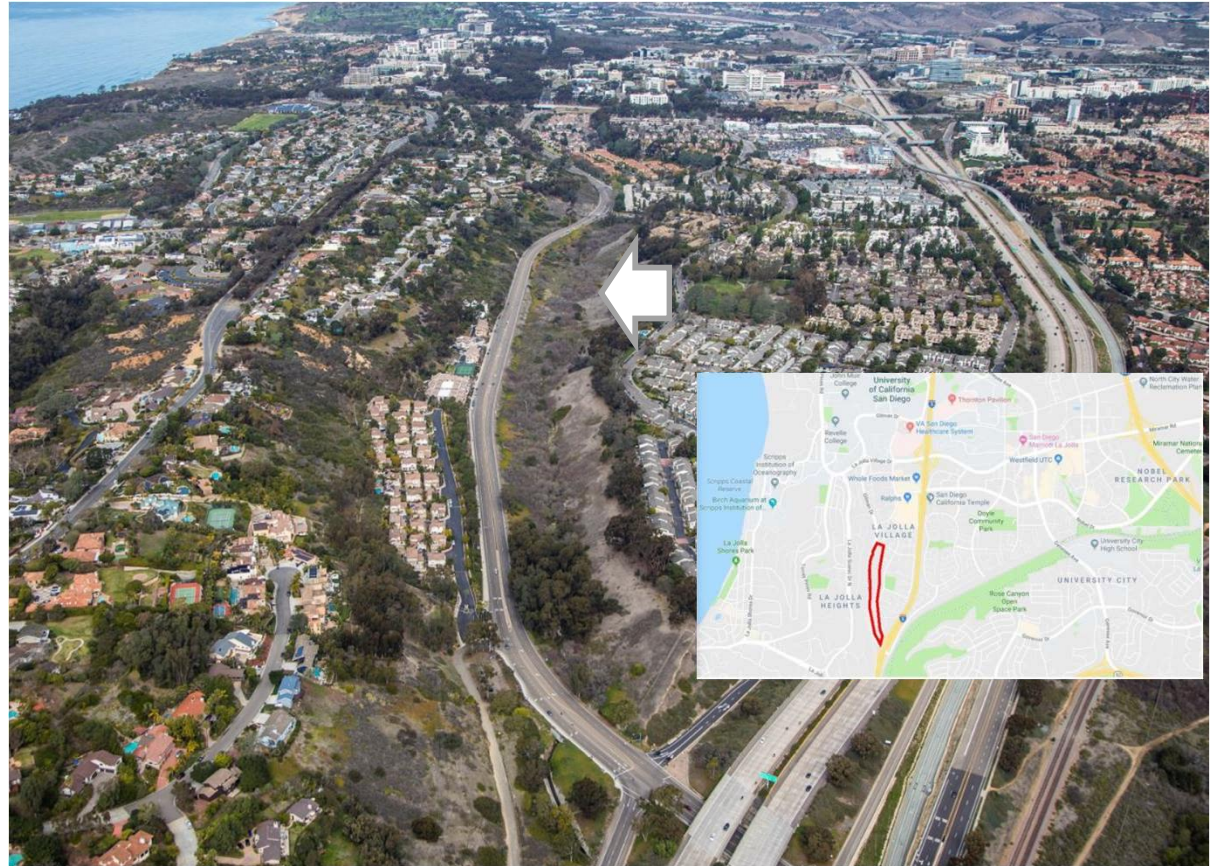
REBECCA ROBINSON WOOD, TRUSTEE

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LA JOLLA VILLAGE APARTMENTS UNIT 2,  
LOT 2 OF MAP 7174

# THE PROPERTY SEC VIAALICANTE at GILMAN DRIVE TO I-5

Site: 31.06 acres  
Zones: RM-1-1,  
RM-2-5, and RM-3-7  
Existing  
land use: vacant  
Surroundings: sfr's,  
apartments, town-  
homes, condo's,  
park-n-ride  
Proposed land use:  
Medium density  
residential (14 to 29  
du per acre),  
Low impact to open  
space with on-site  
mitigation. <50%



# What are we asking for?

- Approval of a CPA (Community Plan Amendment) Initiation for the property
- New land use designation medium density residential (14-29 dwelling units per acre)
- Residential multifamily with remainder in 8 lots.
- Partial vacation of open space easement
- Realignment of MSCP/MHPA Perimeter boundaries
- Vacate 1960's Sewer Line
- Access Via Gilman Court and Three Access Points on Gilman Drive

# Criteria for Land Use and Community Planning Elements?

- The amendment request may be consistent with the goals and policies of the General Plan and the University City Community Plan and any community plan specific amendment criteria:
  - The proposed amendment would be consistent with the policies of the Housing and Land Use Elements of the General Plan for providing additional housing. Future housing options being considered include for area residents, students and employees at UC-SD and other area employers with possible affordable housing.
  - The proposed amendment would implement policies in the Housing and Land Use Element of the University Community Plan for a balanced community, providing apartment homes at rental rates consistent with area rentals and at the same time optimizing the usable open space and residential densities consistent with neighborhood densities, zone designations, and aesthetically compatible with the surrounding area.

# Criteria for Land Use and Community Planning Elements?

- The Proposed Amendment provides additional public benefit as compared to the existing land use designation, density/intensity range, plan policy and site design; and:
  - The proposed amendment would benefit the community by providing an opportunity for additional housing opportunities, particularly during a time at which the City Council has declared a housing state of emergency. It would provide onsite mitigation for the potential development. Additional mitigation may include possible revegetation to other sites with accessible habitat areas in the community.
  - The State of California Governor and State Legislature have passed significant number of new housing bills to promote the building of new homes to increase the housing supply in California.
  - Existing land use is vacant unimproved land. Infill development may complete missing links to increase safety within the community, and potential for increased public use of site.

# Criteria for Land Use and Community Planning Elements?

- Public facilities appear to be available to serve proposed increase in density / intensity.

Roadways are accessible based upon neighboring properties.

Utilities are available.

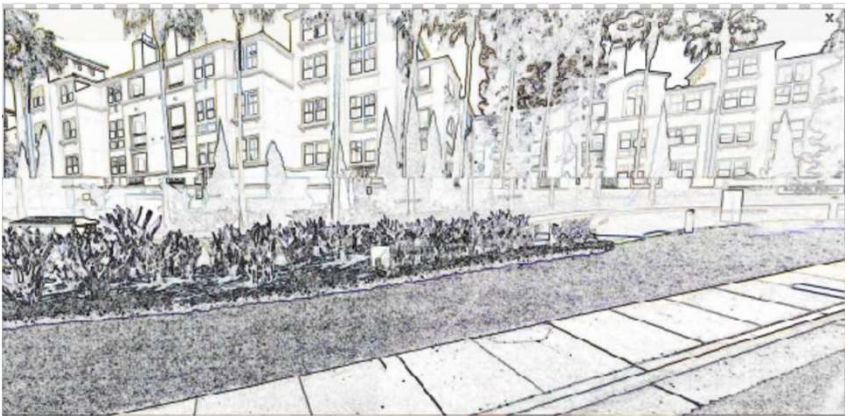
Transit priority area parking requirements may apply. Resident and visitor on-site parking would minimize surface parking.

Coordination with permitted bicycle and scooter services.

On-site shuttle service to provide local access in University City and La Jolla.

- Initiation of a plan amendment in no way confers an adoption of a plan amendment.

# Renderings





# Renderings





# Renderings

