

# ROBINSON-WOOD TRUST

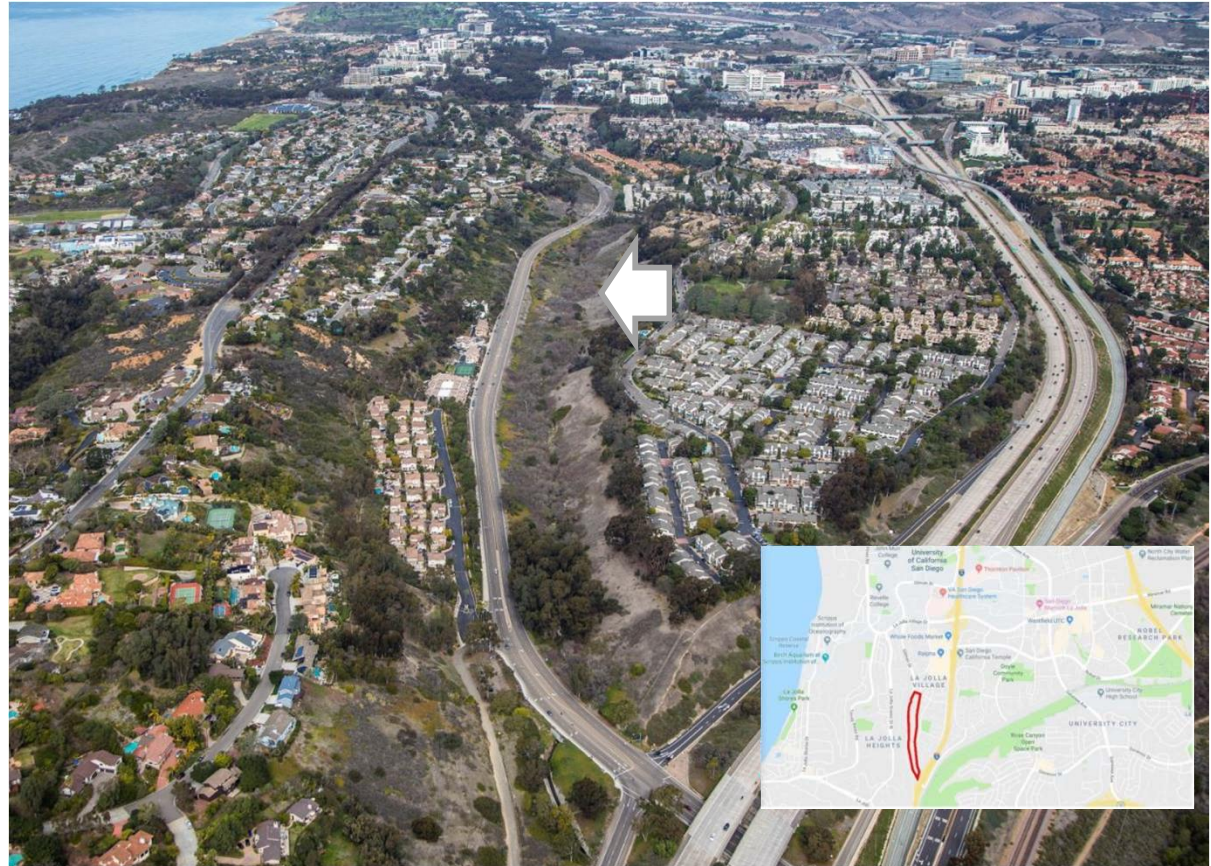
REBECCA ROBINSON WOOD, TRUSTEE

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GILMAN VILLAGE  
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 urban site  
Surroundings: urban  
development including,  
sfr's, apartments, town-  
homes, condo's, hotels,  
neighborhood park,  
open space parks,  
park-n-ride, shopping  
centers, university, transit  
center, hospitals, temple,  
synagogue, schools, office  
buildings, laboratories,  
research and development  
buildings, parking  
structures,  
freeway, major roadway  
Proposed land use:  
multifamily, preferably  
medium density  
residential (14 to 29  
du per acre),  
Low impact to open  
space with off-site  
mitigation



# What are we asking for?

- Approval of a CPA (Community Plan Amendment) Initiation for the property
- New multi family residential land use designation, preferably medium density residential (14-29 dwelling units per acre)  
Vacation of open space easement
- Off-Site Mitigation if required (1972 subdivision)
- Access Via Gilman Court and 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 2021-2029 Appendix A for providing new housing choices in areas of opportunity. Future housing options being considered, for area residents, students and employees at UCSD and other area employers including affordable housing and possible child day care center.
  - The proposed amendment would implement policies in the Housing and Land Use Element of the University Community Plan for a balanced community, providing market rate and affordable apartments to address University Cities fair share allocation of the city's low income housing and at the same time optimize the usable open space and residential densities consistent with existing neighborhood, zone designations, and aesthetically compatible with the surrounding area to use remaining entitlements in the Map 7174 and in Sub Area 85 of the Land Use Intensity Table of the Community Plan.
  - The proposed amendment would be consistent with policies of "smart growth" and "climate action" Goals from proximity to transit center, adjacencies to major interstate freeway and major road with existing bike lanes. Town Centers, LJVB, I-5, and Gilman Dr

# 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 encourage the increase of the housing supply in California.
  - Existing land use is vacant unimproved land. Infill development may complete missing links to increase safety within the community, with potential increased public use of site; mini-parks, linear parks, public art, directional signage, trails or walkways.

# 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, per June 2020 City Engineering Department Preliminary Review.

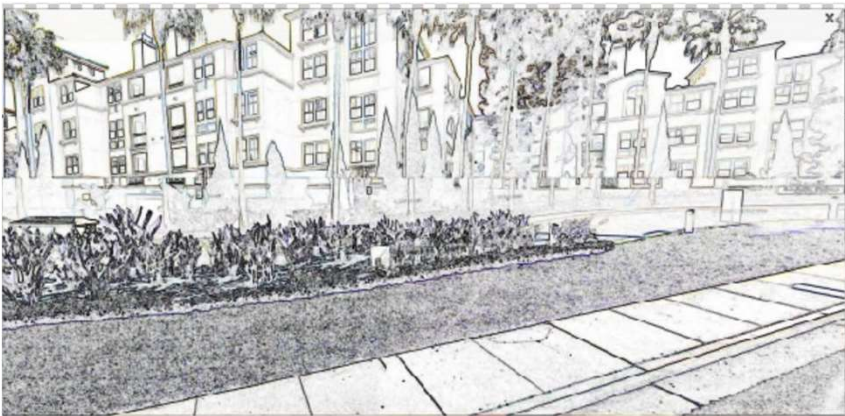
Transit priority area parking requirements may apply. Resident and visitor on-site parking would minimize surface parking.

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



# Renderings

## GILMAN VILLAGE

