

## **Kearny Mesa Planning Group Requested Discussion Items for September 2017**

### Map Exercise #1: Where are the best opportunities for Kearny Mesa to grow?

- Residential will help the existing businesses—from car sales to restaurants. Where can it go? (West of 163)
- What is the highest and best use for the mobile home park near Copley Drive? (West of 163)
- For 10 years the Planning Group has voted to prohibit sensitive receptors, particularly residential. Is that still a top priority? (East of 163)
- Millennials want to work close to where they live (walk, bike, bus, Uber to work). They want to live in a “hip” place like Little Italy, South Park, North Park. Could the Convoy District, with added residential, become “hip” enough to interest them? Then travel east to work? (East of 163)

### Map Exercise #2: Where is it most important for Kearny Mesa to change?

- Has the FAR restriction—2.0 City wide/ 0.5 in KMESA---hurt the west side? (West of 163)
- For 10 years the planning group has wanted to increase the FAR. Is that still a top priority? (East of 163)
- San Diego is a small tenant market—86% of SD companies occupy 5,000sf or less (20 employees). That being the case, what land use plan would cater to smaller companies? Would that be best satisfied where there are smaller lots, like on the West side of 163? (East of 163)

### Map Exercise #3: What would you like to see each area of Kearny Mesa become?

- What is the best land-use under the flight path? What contributes the most (financially, aesthetically, functionally) to West KMESA but still satisfies the APLUCP? (West of 163)
- When the City proposed the Planned Industrial Lands Map (PIL map) (2006-7), the Planning Group initially thought it was a good idea because it prohibited sensitive receptors. Later the Planning Group tried to limit the PILM area and language because of concern for its broad restrictions. Example: an early draft of the PIL prohibited multi-tenant office. SHOULD THE AREA OF THE PILM BE REDUCED, ENLARGED or STAY THE SAME? (East of 163)
- How can the land-use plan protect the large employers and encourage them to grow? (East of 163)

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### Discussion on Role of Technology

- Who sees KMESA as the 21st Century tech hub for San Diego? For those that do, what land use maneuvers are key to make that happen? For those that don't, please tell us why. (East of 163)
- There is approximately 1,100 acre of employment land, excluding the airport. Could the East Side be to 21st Century Tech jobs as Torrey Pines is to Bio-Medical jobs? If so, how can land planning help make that happen? If not, why? (East of 163)