

KEARNY MESA COMMUNITY PLAN UPDATE

March 29, 2018
SUBCOMMITTEE MEETING

The City of
SAN DIEGO

KEARNY MESA
CONNECTED

Meeting Outline

#1 Subcommittee updates

#2 Timeline and meetings update

#3 Review Draft Land Use Map

- Land Use Descriptions
- Land Use Map and Options with discussion
- Open discussion

Timeline and Meetings Update



Community Plan Update Timeline



PLAN UPDATE LAUNCH Summer/Fall	EXISTING CONDITIONS Winter/Spring	PLAN ALTERNATIVES Fall	ENVIRONMENTAL REVIEW Spring/Fall	FINAL PLANS Winter/Spring
Plan Update Kick-off Data Collection	Existing Conditions Documentation Subcommittee Meetings	Opportunities and Constraints Land Use Alternatives Mobility Concepts	Draft Environmental Impact Report (EIR)	Preparation of Final Community Plan and EIR Public hearing process

Timeline and Meetings Update

Meetings

March 29th – Subcommittee Meeting

- *Discussion on land use map*

April 19th – Planning Commission

- *Workshop*

April 26th - Subcommittee Meeting

- *Action Item to recommend land use map*



May 16th – Kearny Mesa Community Planning Group

- *Action Item to support land use map*

kearnymesaconnected.com/your-voice-counts/

KEARNY MESA COMMUNITY PLAN UPDATE SUBCOMMITTEE

Thursday, April 26th
3:00PM to 4:30PM
Metropolitan Operations Complex (MOC II) Auditorium
9192 Topaz Way
San Diego, CA 92123

KEARNY MESA COMMUNITY PLAN UPDATE COMMISSION WORKSHOP

Thursday, April 19th
9:00AM
City Administration Building – Council Chambers – 12th Floor
202 C Street
San Diego, CA 92101

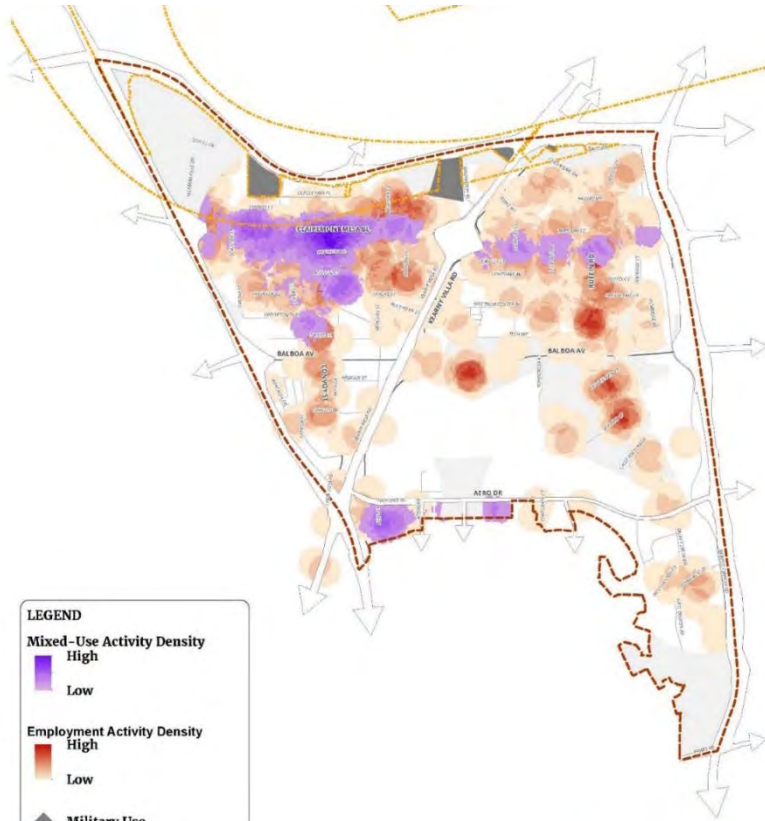
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Meeting Materials

Timeline and Meetings Update

Public Input Opportunities



Future Activity
KEARNY MESA



**A NEW COMMUNITY PLAN
= AN OPPORTUNITY FOR KEARNY MESA**

- Reinforce Kearny Mesa's role as a job center for San Diego
- Identify strategies to enhance how people commute
- Promote the Convoy corridor as a walkable destination
- Be a model community for how to plan for climate change
- Revitalize key activity centers and increase employment options

YOUR VOICE COUNTS

The City of San Diego is preparing a community plan update and rezoning for the Kearny Mesa community. A draft land use map will be presented for input at the next meeting of the Kearny Mesa Community Plan Update Subcommittee. We invite you to participate.

WHEN: Thursday, March 29th from 3:00 to 4:30PM

WHERE: Metropolitan Operations Complex Auditorium
9192 Topaz Way, San Diego, CA 92123

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Timeline and Meetings Update

Public Input Opportunities



Guiding Principles – draft page 1 of 2



Provide more trees and landscaping



Accommodate walking and biking

Improve transit options and connections



Increase opportunities for mixed-use development



Build on the Convoy corridor to create a regional destination

Timeline and Meetings Update

Public Input Opportunities



Guiding Principles – draft page 2 of 2



Identify strategic locations to allow for infill housing



Increase employment through office, industrial, and commercial



Promote the airport to support the region's economy

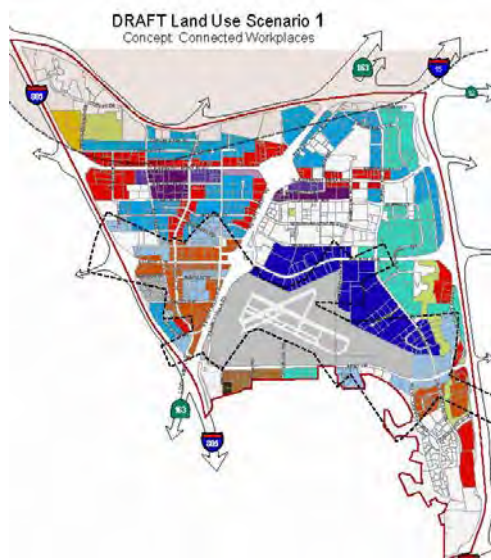


Protect industrial employment lands

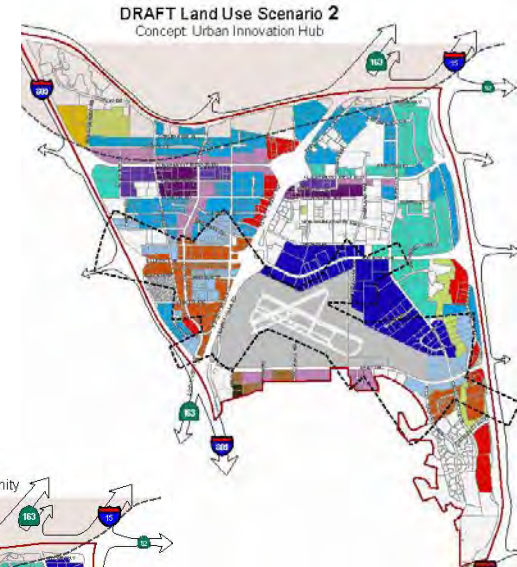


Maintain Kearny Mesa as a hub for automobile sales and service

Connected Workplaces



Urban Innovation Hubs



Vibrant
Employment
and Community



Review Draft Land Use Map

Land Use Descriptions

- Land use designations based on the General Plan
- Descriptions for key land uses to guide development to achieve the vision for Kearny Mesa

Industrial and Technology Parks
0.5 - 1.0 FAR*
Subject to underlying zone

Industrial and Technology Park allows a wide variety of industrial uses by permitting base sector industrial uses, manufacturing, research and development, while also allowing other industrial uses, such as storage and distribution, to locate. Multi-tenant industrial, office, and accessory uses are allowed.

*The allowable FAR for the Solar Turbine site will not be changed through this Community Plan Update.



Technology Park
2.0 FAR

Technology Park allows high technology related to applied sciences, including light manufacturing, research and development, corporate headquarters, and storage and distribution uses. This designation also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, and flexible innovation spaces are encouraged.



Urban Industrial
2.0 FAR

Urban Industrial provides for higher intensity employment uses with an urban character. Uses such as research and development, flexible work spaces, and business/professional office are encouraged. This category allows a higher intensity of employment development along with more active and enhanced streetscapes with strong connections between blocks and to amenities.



Urban Employment Village - Medium
0 - 74 du/ac
2.0 FAR

Urban Employment Village - Medium allows mixed use development where employment and commercial uses are balanced with residential uses. Employment uses would be the primary use, and residential uses are allowed. Active street frontages and pedestrian-oriented design are encouraged. Developments can create unique urban housing opportunities that support creative office, business incubators, and high-tech research and development uses.



Urban Employment Village - High
0 - 109 du/ac
4.0 FAR

Urban Employment Village - High supports infill development in a higher intensity mixed-use setting. Employment, office, technology related uses with complementary commercial are encouraged. Higher-density residential is permitted to promote vertical and horizontal integration of employment and housing. This category would also allow residential with ground-floor shop/keeper units. Along prominent corridors, pedestrian oriented developments with active storefronts, and outdoor social space is encouraged.




Residential - Medium High
30 - 44 du/ac

Residential - Medium High provides for multi-family housing within a medium-high density range. This category supports compact condominium/apartment buildings. Private and shared open space is a key component of the design, along with community amenities. Clear pedestrian connections should be made throughout the site and to other areas within the community.



Residential - High
45 - 74 du/ac

Residential - High allows condominium/apartment buildings within a high-density range. Development typically consists of a large block of residential units. Pedestrian orientation, advantageous site conditions or smaller residential unit sizes can facilitate development at this density. Multifamily dwellings sited with prominent outdoor space, plazas, courtyards, pedestrian paths, and greenways are desired.



Residential - Very High
75 - 109 du/ac

Residential - Very High allows for condominium/apartment buildings in the highest density range. Development typically consists of a large block of residential units with a pedestrian orientation. Advantageous site conditions or smaller residential unit sizes can facilitate development at this density. Multifamily dwellings sited with prominent outdoor space, plazas, courtyards, pedestrian paths, and greenways are desired.



Community Commercial
2.0 FAR

Community Commercial provides for shopping areas with retail, office, and services for the community at large. Community Commercial includes community-serving uses while also including office, hotel, automobile sales, as well as limited industrial uses of moderate intensity, that serve residents and workers in the community and adjacent communities. Areas designated as Community Commercial may range from pedestrian-friendly commercial streets to shopping centers and corridors.



Community Commercial - Residential Permitted
0 - 109 du/ac
3.0 FAR - Subject to underlying zone

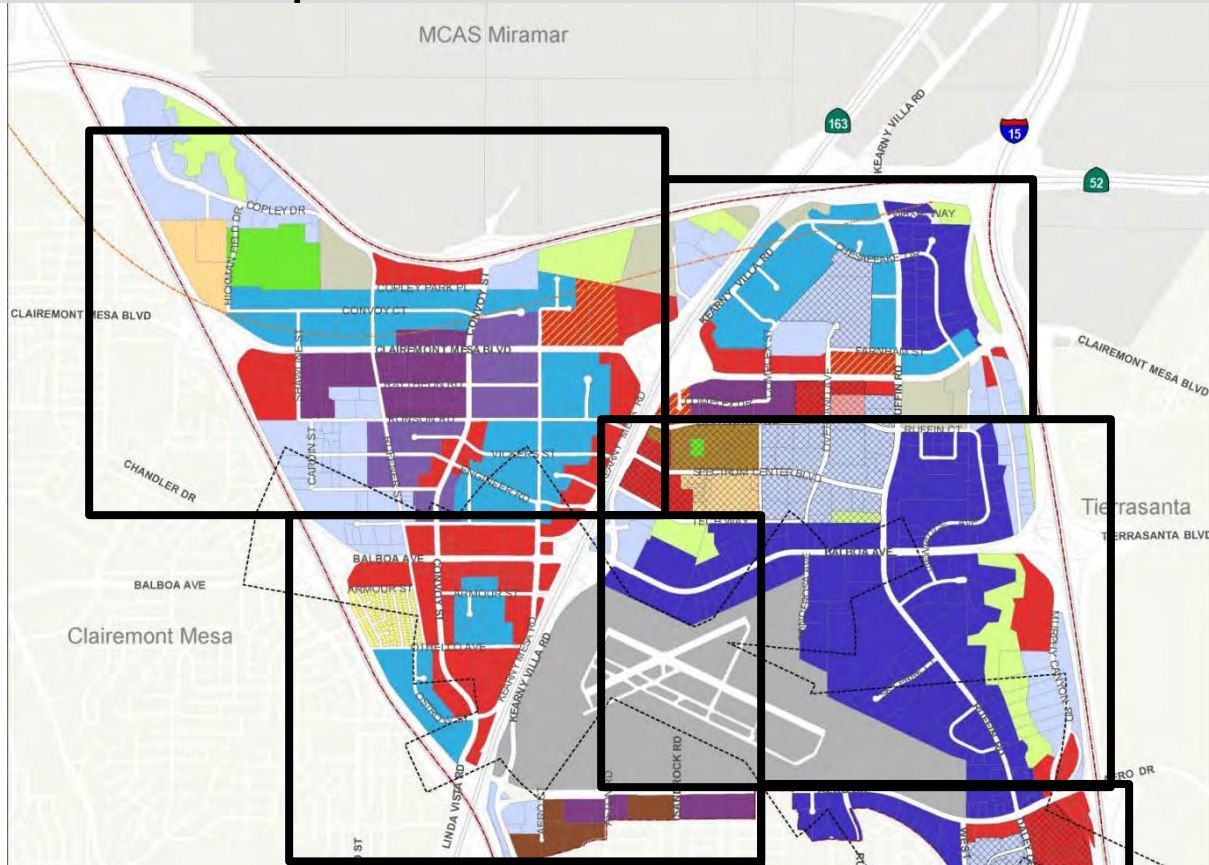
Community Commercial - Residential Permitted provides for a variety of commercial uses, such as retail, personal services, office, and hotels, that serve residents and workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces.



Refer to handouts or download from
KearnyMesaConnected.com/plan-documents/

Review Draft Land Use Map

Land Use Map



Land Use

- Industrial and Technology Park
- Technology Park
- Urban Industrial
- Urban Employment Village - Medium
- Urban Employment Village - High
- Community Commercial, Residential Permitted
- Community Commercial, Residential Prohibited
- Residential - Low
- Residential - Medium
- Residential - Medium High
- Residential - High
- Residential - Very High
- Open Space
- Population-Based Park
- Private/Commercial Park
- Institutional

Review Draft Land Use Map

Land Use Map with Options

