



A. TODAY'S COMMENTS

- (P) - Missing residents on subcom
- (C) - desire for open online chat forum (Brown Act)
- (P) - KM SM #2 could extend to CMB?
city to look into this
- (P) - IND vacancy + rents vs. UTC + Mission Valley
Should not compare to them
rents in UTC skewed by R+D
- (P) - 2 story 'flex' R+D in UTC
UTC is what KM could be if it evolved like in
RANCHO BERNARDO
- (P) - Is the FAR the limiting factor to The opps in KM?
Do those comparison areas have the FAR limit
- Biggest concern for KM? What mistakes
could be made (E. Quinn)
- (C) - Slide 25 Sales Tax is big spike on Balboa
from CARMAX?
- (C) - Where are restaurants compared on slide 13?
At least 200 restaurants in KM
Need to understand data better
- (C) - How does trade cluster variation relate to the
limited zoning options
- (C) - Change in retail anchors, moving toward restaurants
and markets which will be important + Convey
- (P) - FAR as strength or issue? Is both based on
feedback to date
When can public expect FAR studies + info from City
to know if this will be addressed?
- ① E/24 subcom mtg.

Y JOLVAP COMWENKE

(p) - where are we in the 3 year update process
↳ (c) less than 1/2 way (6-9 months in)
pling work done end of this calendar year

(p) - encourage subcom to have the air pollution control district present
many IND busns need air pollution permits
need to understand this to plan around them well - what uses can go near them to not constrain their business

(sc) - We do not want sensitive receptors near ind.
community group has been educated on sensitive receptors

(p) - put on board: Parking. Bus + visitors often park in Res. areas. Need adequate parking for bus outside of Res. district

(p) - opportunity to find balance

likely to see parking structures introduced → not drop FAR
mid-level open floor buildings w/ limited office components ← this is where hist. is going. op for KM: jobs to drive econ base
Not a high use area

(p) - slide 13 How is solar turbines categorized. would like to know where they fit. clean tech?
Employment #s don't seem to capture them

(sc) - > 2 microbreweries in KM

(sc) - doc. confirms housing near jobs, implicit assumption people will live near jobs. seems like bias toward GP

(2)

(SC) - Employers in KM are increasing wages, anecdotally not seeing employees living in the area.

(SC) - ~~the~~ don't need housing next door to IND. employment base is in Claremont & Terra Santa.

(P) - In SD not reasonable to assume people will only use the bus or walk to work

(P) - have you put driverless cars into modeling econ #s?

What do you do with places you don't need (parking structures) if they take off

(SC) - In 2010 when county ops bldg started could not have taken lift there. things are Δing so fast need to plan for it

John gave his phone # for any public comments.

(c) Subcom should be the forum for public comment though.

(SC) - If need 1 on 1 stakeholder interviews should contact Lisa on the website
↳ city will have stakeholder interviews throughout the process contact Lisa

(SC) - June 23/24 ~~is~~ SD Night Market good showcase for how convey / KM ~~is~~ are changing

- for Residential survey can they add 'Where do they shop' to see if convey & KM is capturing their bshs.

③ Start subcom



5/24

B. BIG ISSUES/ BIKE RACK

- procedural issues of motions & agenda
btwn CPG & Subcom
- FAR Δ under what context?
 - where should it be an issue or an opp?
 - ↳ impacts on traffic & infrastructure (Assumed impacts)
- Flexibility and capacity to meet Δ ing Industries and rapid change
- DEC. 3 land use scenarios
- SANDAG categorization of solar turbines
- Mobility is a network, need to improve margins (transit, bus, etc) to make freeways better
- DRIVENLESS cars in assumptions