









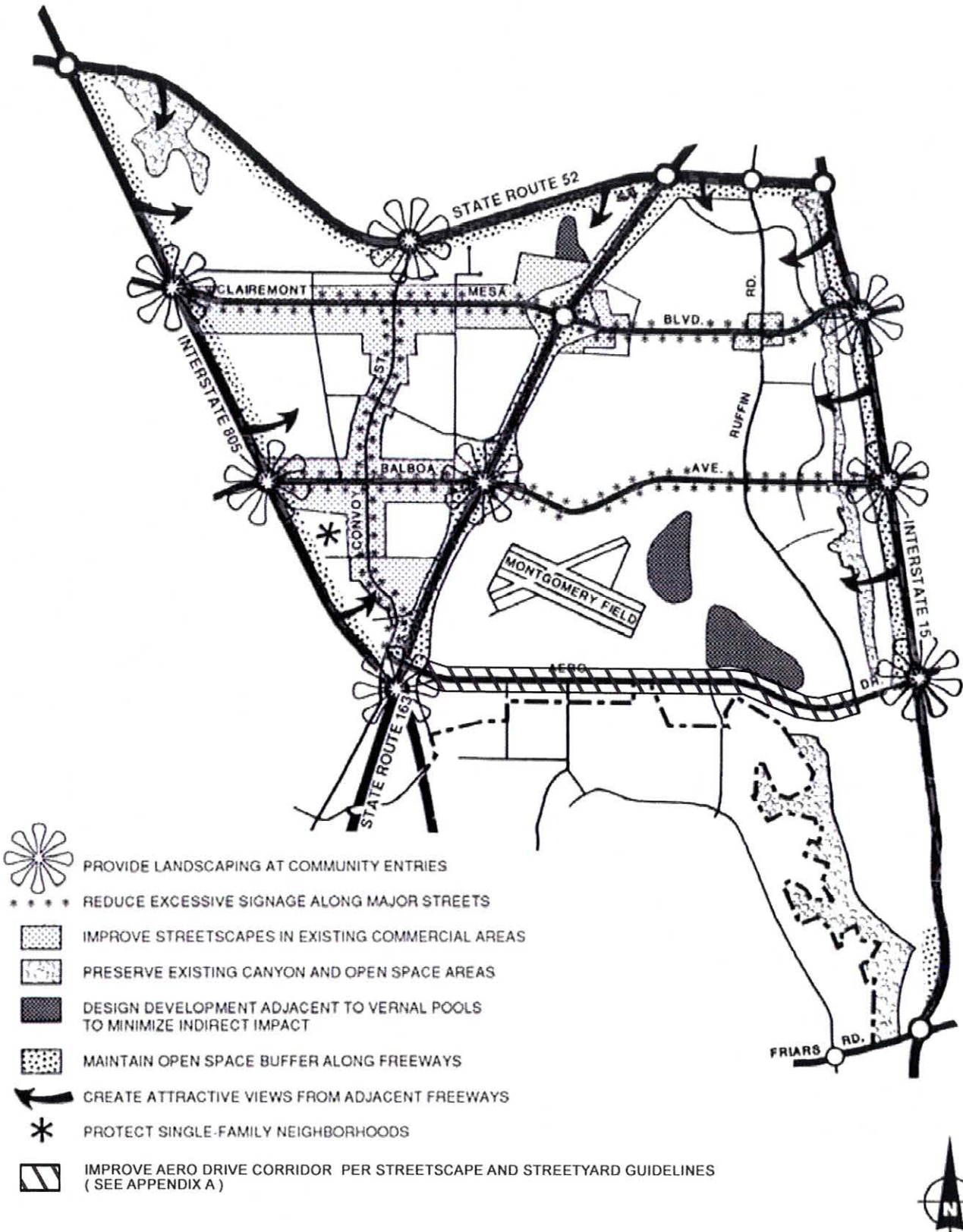


-  PROVIDE LANDSCAPING AT COMMUNITY ENTRIES
-  REDUCE EXCESSIVE SIGNAGE ALONG MAJOR STREETS
-  IMPROVE STREETSAPES IN EXISTING COMMERCIAL AREAS
-  PRESERVE EXISTING CANYON AND OPEN SPACE AREAS
-  DESIGN DEVELOPMENT ADJACENT TO VERNAL POOLS TO MINIMIZE INDIRECT IMPACT
-  MAINTAIN OPEN SPACE BUFFER ALONG FREEWAYS
-  CREATE ATTRACTIVE VIEWS FROM ADJACENT FREEWAYS
-  PROTECT SINGLE-FAMILY NEIGHBORHOODS



Urban Design Recommendations
Kearny Mesa Community Plan

15
 FIGURE



Urban Design Recommendations
Kearny Mesa Community Plan

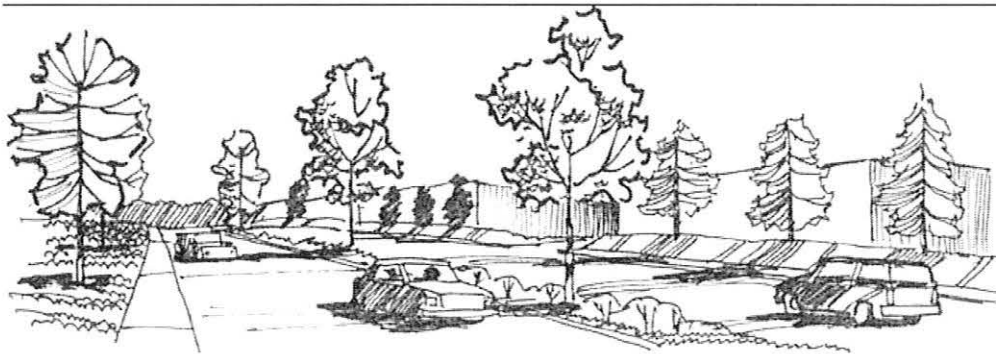
15
FIGURE

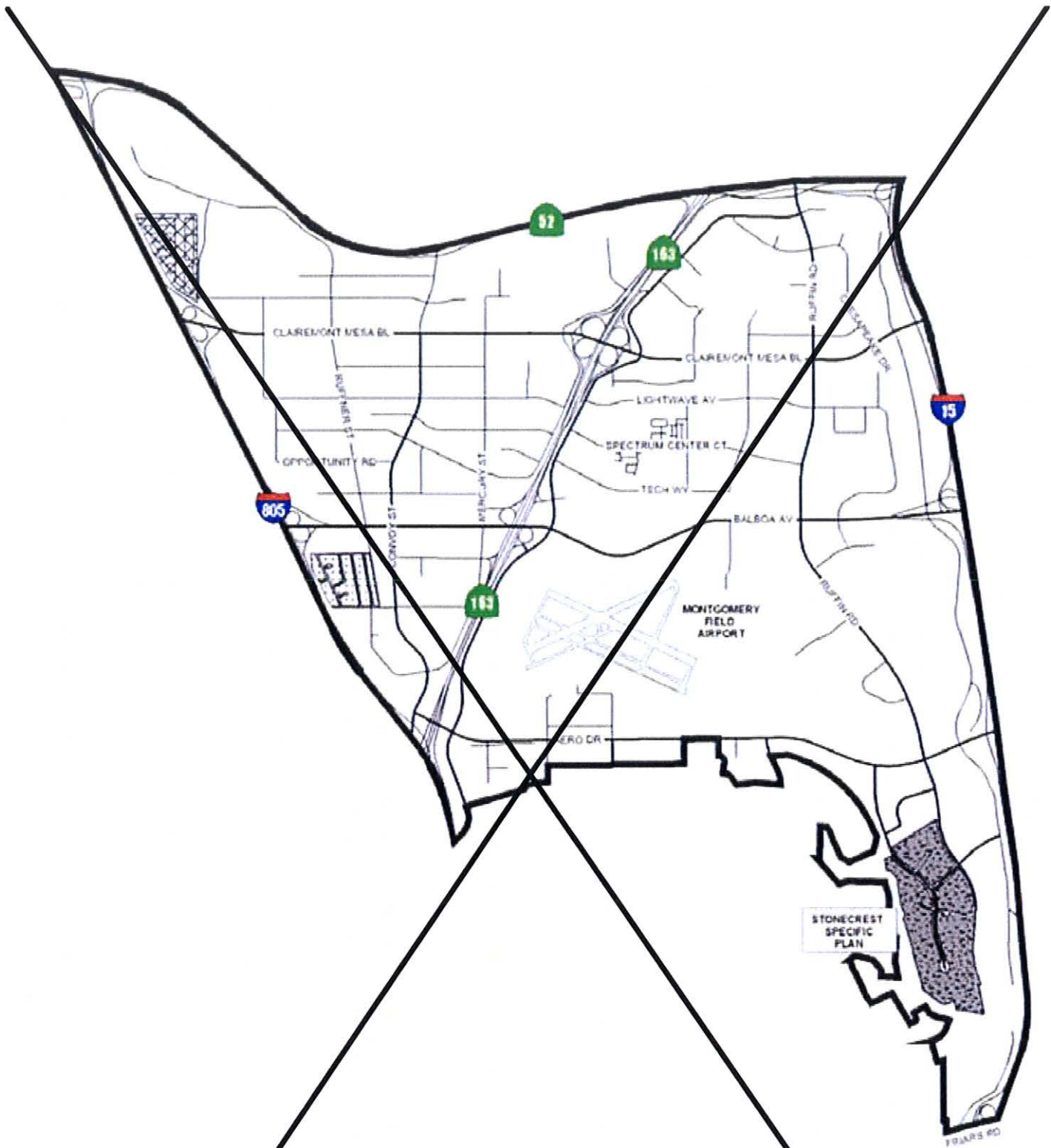
A private lighting and landscaping district should be established on the following streets:

- Clairemont Mesa Boulevard between I-805 to I-15
- Balboa Avenue between I-805 to I-15
- Convoy Street between SR-52 to Aero Drive
- Ruffin Road between SF-52 to Aero Drive
- Daley Center Drive between Aero Drive to Friars Road
- The General Dynamics redevelopment project site




This district could be administered by the City of San Diego to collect assessments from property owners who desire the improvements. Additional implementing tools include encroachment removal agreements and the establishment of a private, nonprofit, community organization, charged with providing improvements and administering their maintenance.

In 2008, an update to the West Aero Drive Land Study was completed which conclude that the industrial area on the south side of Aero Drive is in transition to other non-industrial uses such as Institutional, Residential, Office and Retail. As the area redevelops over the next 10-15 years the Urban Design, Streetscape and Streetyard Guidelines contained in Appendix A should be utilized with the goal of improving the form and function of the Aero Drive Corridor from Kearny Villa Road to Ruffin Road.





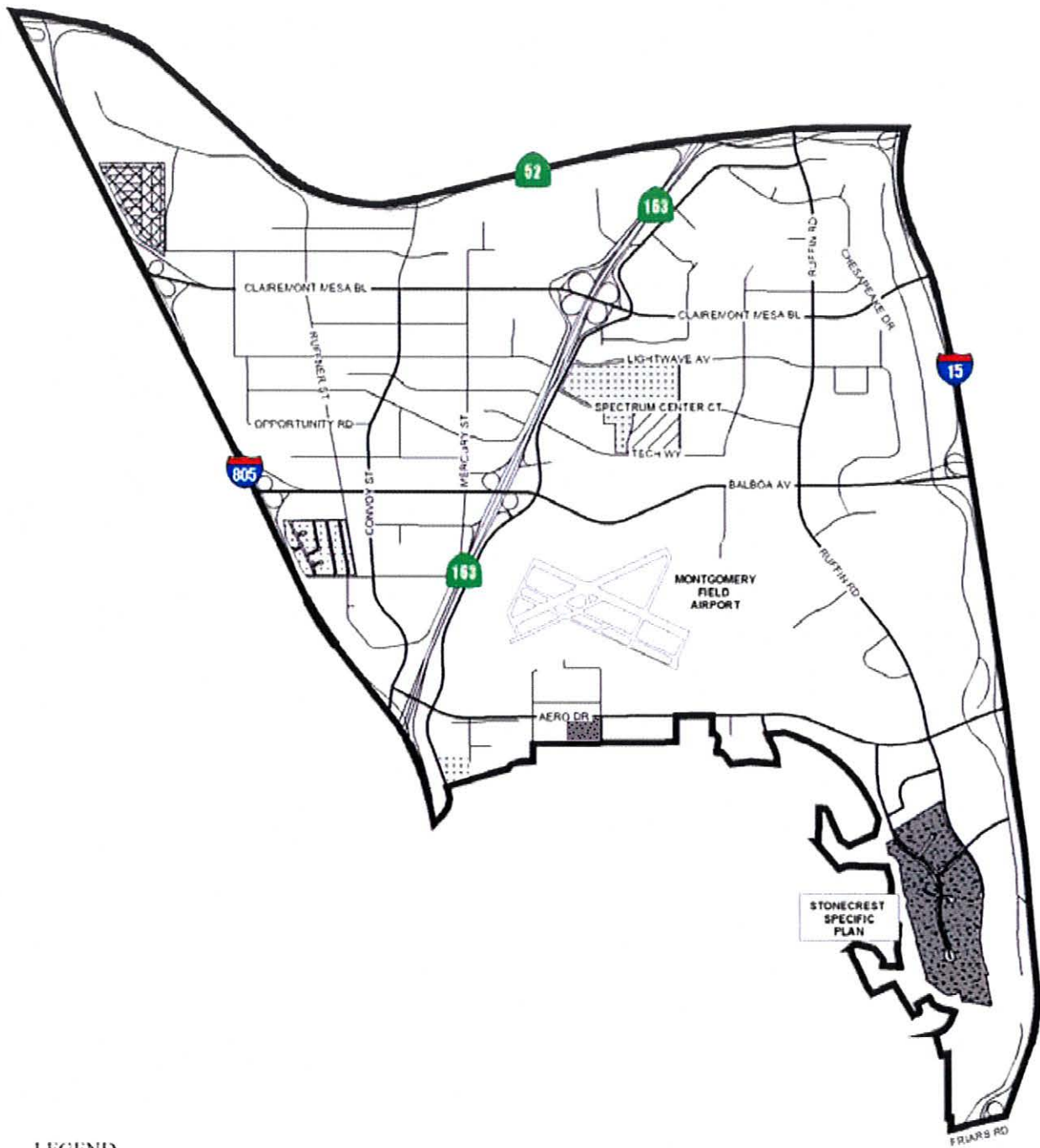
LEGEND

-  Low Density Residential
(5-9 DU/A2) (Approx. 143 Single-Family Detached Units)
-  Medium Density Residential (Approx. 1235 Units)
-  Mobilehome Park (Approximately 300 units)









Existing Residential Land Uses
Kearny Mesa Community Plan

16
FIGURE



LEGEND

-  Low Density Residential
(5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
-  Low Medium Density Residential (Approx. 448 Units)
-  Medium Density Residential (Approx. 1235 Units)
-  High Density Residential (Approx. 412 Units)
-  Mixed Use Commercial Residential (Approx. 1,408 Units)
-  Mobilehome Park (Approximately 300 units)



Existing Residential Land Uses
Kearny Mesa Community Plan

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FIGURE