

HOUSING ELEMENT

PRIMARY GOAL

Where not in conflict with overall community goals, preserve or allow infill residential neighborhoods within Kearny Mesa, and protect them from commercial and industrial encroachment.

EXISTING CONDITIONS

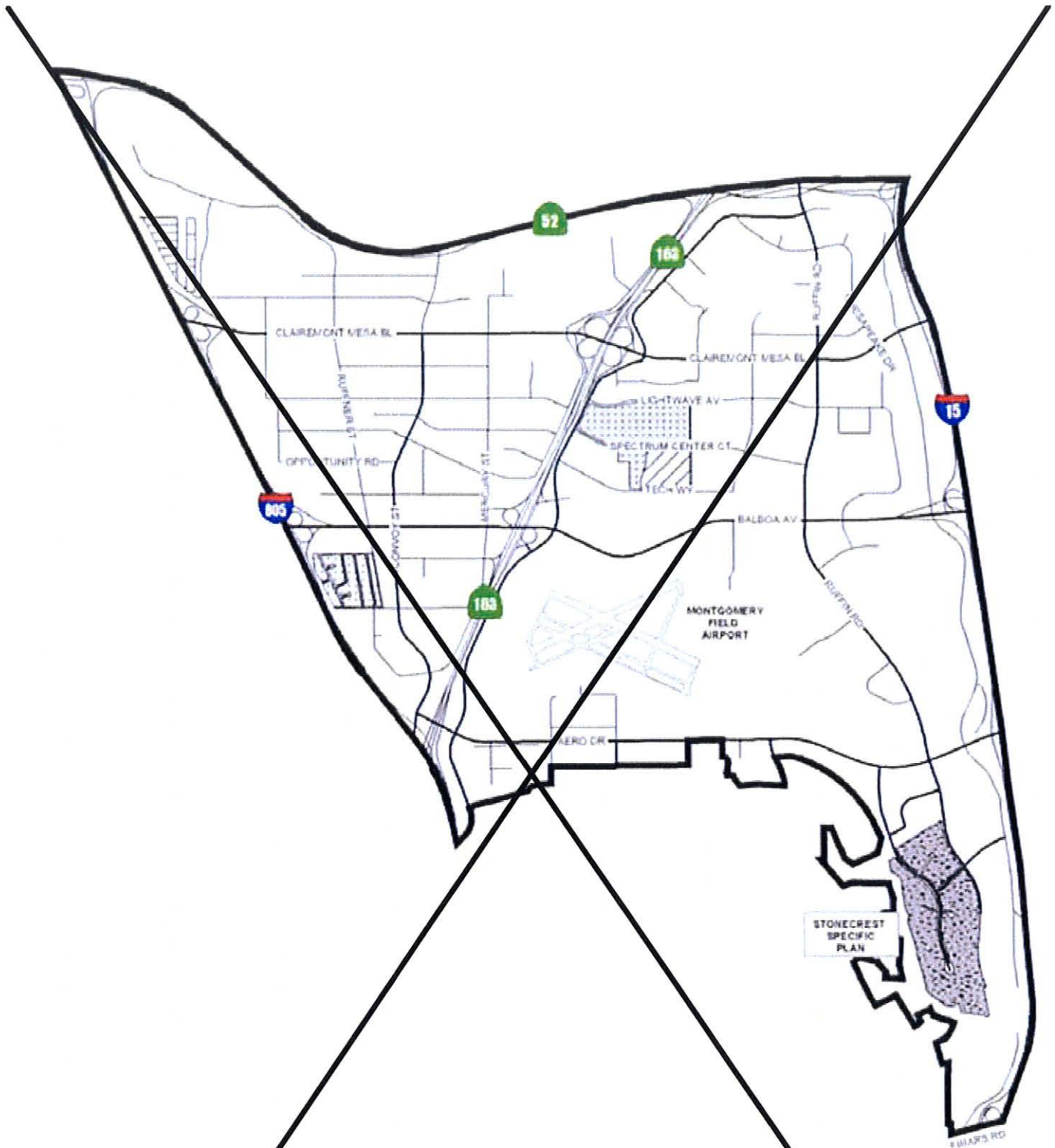
Kearny Mesa contains ~~two~~ **a few** small areas of residential development (Figure 16). A 143-unit, single-family tract is located adjacent to I-805 between Balboa and Othello Avenues. ~~The other residential area is a 300-unit mobile home park also located adjacent to I-805 between SR-52 and Convoy Court~~ **and a 412-unit multi-family residential development located east of I-163 at the intersection of Aero Drive and Sandrock Road. As discussed in the Mixed-Use Element, the Parkview project includes 288 dwelling units (multi-family) as well and 20,000 square-feet of office space.** The combined population of ~~the two areas~~ **these developments** is approximately ~~1,000~~ **2,400** residents. In addition, the Stone Crest Specific Plan allows for the development of approximately 1,235 residential units in an urban infill location, south of Aero Drive and west of I-15; **as well as the New Century Center Master Plan allows a maximum development of 1568 multi-family residential units, located east of Kearny Villa Road, south of Clairemont Mesa Blvd and west of Ruffin Road.**

Single-Family Development





The 33-acre Royal Highlands single-family residential development is surrounded by non-residential uses. Commercial development is located to the north and east, industrial development to the south and I-805 bounds the Royal Highlands on the west. The Royal Highlands subdivision is zoned R1-5000 and is landscaped well maintained in spite of the apparent incompatibility with surrounding development. This subdivision has remained a stable, single-family residential neighborhood since its development in 1960.

Mobile Home Park

The 32-acre Kearny Lodge Mobile Home Park is also surrounded by nonresidential uses, including I-805 to the west, industrial development to the south, the Hickman Field recreational area to the east and a proposed industrial park to the north. The mobile home park is zoned A-I-10 and R1-20000, with a Mobile Home Park Overlay Zone. The Mobile Home Park Overlay Zone is intended to provide adequate sites for mobile homes as an alternative housing type. The overlay zone provides a means of preserving existing mobile home parks and reserving vacant sites designated in community plans for mobile home parks.



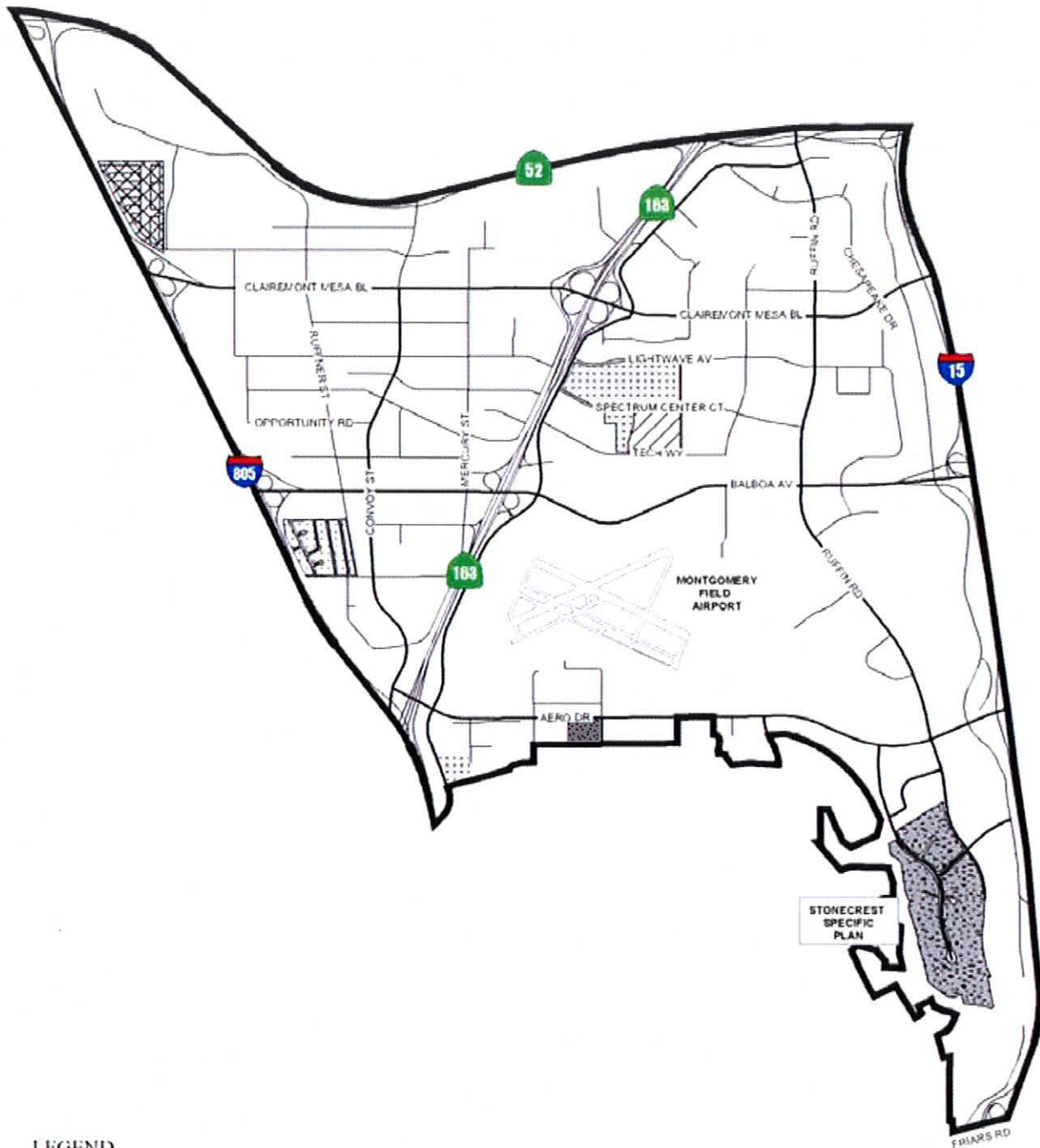
LEGEND

-  Low Density Residential
(5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
-  Low Medium Residential
-  Medium Residential (Approx. 1235 Units)
-  Mixed Use Commercial Residential









Recommended Residential Land Uses
Kearny Mesa Community Plan

47
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)



Recommended Residential Land Uses
Kearny Mesa Community Plan

17
FIGURE

A mobile home park may be used for a purpose other than mobile homes if an application to discontinue the mobile home park is filed with the Planning Department. Primary to a discontinuance application is the submittal of a relocation plan that provides for the relocation of displaced tenants.

Multi-Family Development

The multi-family land use categories currently utilized in Kearny Mesa include medium density developments ranging from 15-44 DU/AC and high density developments ranging between 45-74 DU/AC. The developments will most likely consist of low-rise structures such as townhomes, condominiums and apartment units.

The Palladium at Aero Drive multi-family residential development is planned to develop with a maximum of 412 multi-family residential units and approximately 5,000 square feet of commercial space on 7 acres, located at the intersection of Aero Drive and Sandrock Road.

Mixed-Use Development

The Parkview project includes 288 dwelling units and 20,000 square feet of office space on 6.11 acres, located at the south end of Aero Court. In addition, the New Century Center Master Plan is a 244 acre development that includes residential, offices, retail and other miscellaneous commercial uses, as well as industrial and business park area.

New Century Center Master Plan

The New Century Center is a 244 acre multiple use development of approximately 244 acres located south of Clairement Mesa Blvd, east of Kearny Villa Road and west of Ruffin Road. The Plan will include a Mixed-use Commercial area in the western portion of the Property, would include; residential (maximum 1568 multi-family residential units), offices, retail, cafes, delicatessens and other miscellaneous commercial uses. In addition, located in the central and eastern portions of the site, the Plan includes Industrial and Business Park uses along with Business Support Commercial uses.

StoneCrest Specific Plan

The StoneCrest Specific Plan is a multiple use development of approximately 318 acres located at the most southerly terminus of the Kearny Mesa Planning Area outside of the central commercial core. In addition to existing office and commercial uses, the Plan provides for 1,235 residential dwelling units to be located along the westerly edge of the Plan area. The residential component of the Plan is zoned R-1500, and will allow the development of a medium-density residential urban infill project.