


NEW · CENTURY · CENTER

VOLUME 1 MASTER PLAN

PLANNED COMMERCIAL DEVELOPMENT ; PLANNED INDUSTRIAL DEVELOPMENT
PLANNED RESIDENTIAL DEVELOPMENT

EXHIBIT "A"

APPROVED BY THE CITY COUNCIL -
NOVEMBER 12, 2002.



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VOLUME 1 FINAL MASTER PLAN PLANNED COMMERCIAL DEVELOPMENT, PLANNED INDUSTRIAL DEVELOPMENT PLANNED RESIDENTIAL DEVELOPMENT

Adopted by the City Council on November 18, 1997
By Resolution No. 289453 (for Volumes 2 and 3)
By Resolution No. 289452 (for Volume 1)
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By Resolution No. 293926

Associated Permits include Amendment to Planned Commercial Development Permit,
Planned Industrial Development Permit, Planned Residential Development
LDR No. 99-1269 and
Resource Protection Ordinance Permit
LDR No. 96-0165.

Associated Vesting Tentative Map LDR No. 99-1269.
Associated Development Agreement LDR No. 99-1269.
Associated Environmental Impact Report LDR No. 99-1269.

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I. NEW CENTURY CENTER PROJECT DESCRIPTION

A. EXECUTIVE SUMMARY

The General Dynamics Property ("Property") is located in the community of Kearny Mesa in the City of San Diego. The approximate 244-acre Property, includes the approximate 233 acre General Dynamics site and the approximate 11 acre Computer Science Corporation (CSC) site.

Development is proposed for the Property that will transform the strategically located General Dynamics facility into a vital and economically productive center, offering new employment and residential opportunities. The "Master Plan," "Development Standards," and "Design Manual" are outlined in three separate volumes of which this is Volume 1. The major objectives and elements of this development are set forth within this New Century Center Master Plan ("NCC Master Plan"), which will serve as the policy guide to shape the development of the Property.

The NCC Master Plan Project ("Project") is also proposed to include Planned Commercial Development (PCD), Planned Residential Development (PRD) and Planned Industrial Development (PID) overlays ("Master PCD/PRD/PID"), the details of which are covered in the accompanying New Century Center Development Standards (Volume 2) and Design Manual (Volume 3). Together with the NCC Master Plan, these are the Project governing documents. The NCC Master Plan is proposed for adoption as an amendment to the *Kearny Mesa Community Plan*, and would be adopted concurrent with the Master PCD/PRD/PID Permit.

B. PROJECT OVERVIEW

The Property is generally bounded by Clairemont Mesa Boulevard to the north, State Route 163 (SR-163) and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the south. Reference the following Figure 1, *Regional Location*, and Figure 2, *Vicinity Map*, to locate the Property in a regional and local context, respectively, and Figure 3, *NCC Master Plan Area Boundaries*. Existing land uses around the perimeter of the Property are predominately industrial, office, and commercial. The community of Kearny Mesa provides employment, business, and retail needs for a large portion of the City's population, as well as providing limited residential development; however, none of the residential development is in the immediate vicinity of the Property.

This Master Plan outlines a development concept that takes advantage of the unique attributes of the General Dynamics Property, including its size, ownership, strategic location, regional accessibility, and frontage onto SR-163 by establishing market-oriented residential, retail, office, and light industrial uses.

Planning Areas 1A, 1B, 1D, 2B, 3A and 3B (the General Commercial, and Mixed Use Commercial/Residential and Residential areas in the western portion of the Property) and ~~their associated streets and parkways~~ total approximately ~~85~~ 75.6 acres. These uses within these areas would be comprised of Mixed-use Commercial, that would include, but are not restricted to; residential, offices, retail, cafes, delicatessens and other miscellaneous commercial uses. A centrally located landscape amenity, such as a "Spectrum Commons" will be provided for use by the project tenants and visitors, and will provide hardscape, walkways, open-air seating and dining areas and large areas of turf. Food court uses will be permitted and shall locate at the neighboring edges or within the "Spectrum Commons".

The Industrial and Business Park area of the Property is located in the central and eastern portions of the site, totals approximately ~~159~~ 151 acres, and is proposed for Industrial and Business Park uses along with Business Support Commercial uses. Planning Areas 1C, ~~3A~~, 4A, 4B, 6A, 6B and 9 would be developed with office and light industrial uses. Planning Area 5A would be developed with similar uses with the exception of the "southern section," which would be limited to a "vernal pool conservation bank." Planning Areas 6C, 6D, 6E, 8A, and 8B are planned for Business Support Commercial uses within the Industrial and Business Park. These latter Planning Areas are located along Ruffin Road and Clairemont Mesa Boulevard. The intent of Business Support Commercial uses in the Industrial and Business Park area is to serve the needs of the business center within the Project. Missile Park, Planning Area 7, is intended to provide an amenity for onsite employees and users of the Project as well as the surrounding community.

C. PROJECT OBJECTIVES

In response to existing conditions, Community Plan issues, and input from the community and City of San Diego staff, the following overall objectives have been established for the Project:

- Develop a Project that will create a substantial number of jobs and growth opportunities, including office, research & development, industrial and manufacturing jobs, while generating both significant revenues and a positive net fiscal impact for the City of San Diego.
- Take advantage of the Project's strategic location central to the City of San Diego and near the confluence of four major freeways, by promoting a marketable commercial, office and retail focus on the freeway-visible western portion of the site, multi-family residential (for sale or rent) on the middle of the site and multi-use office/industrial uses on the eastern portion of the site.
- Facilitate an imaginative, innovative, and flexible multi-use framework which is adaptable to emerging market opportunities and fosters compatible residential, commercial, and employment opportunities.
- Establish site planning standards and architectural design guidelines that will attract development and further a sense of community identity by creating a comfortable

environment (*i.e.*, themed hardscape and landscaping, entry features, pedestrian access, and open spaces that provide complementary amenities).

- Create a featured location within a landscaped setting within the commercial area that will establish an important central focus for the overall site and, in particular, the surrounding development parcels. This featured location would be open to the public and organized with a mixture of revenue-generating venues to create an economical, self-sustaining activity for the Kearny Mesa community providing pedestrian non-vehicular linkages within the project.
- Create an economically viable and market responsive re-use plan that provides the opportunity to successfully support the costs associated with infrastructure improvements necessary to implement the plan.
- Promote, through a variety of land uses, a diversified economic base that can help expand employment and housing opportunities and promote revitalization of the Kearny Mesa community.
- Phase development on an incremental project-by-project basis to respond to market opportunities, subject to Project design guidelines and related public improvements.
- Provide a flexible internal circulation plan capable of withstanding the benefits of future progress in the anticipated development of a regional public transit station near the Project site.
- Provide a circulation system that reduces dependence on the automobile. The Project will be pedestrian-oriented, including both a bicycle and pedestrian network and transit center.
- Retain portions of Missile Park for public recreational purposes.
- Create a plan that underscores the viability, image, and identity of Kearny Mesa.
- Incorporate into the Project sufficient business acreage to provide business uses to help preserve and create high-paying industrial and manufacturing employment opportunities.
- Create a vernal pool conservation bank.

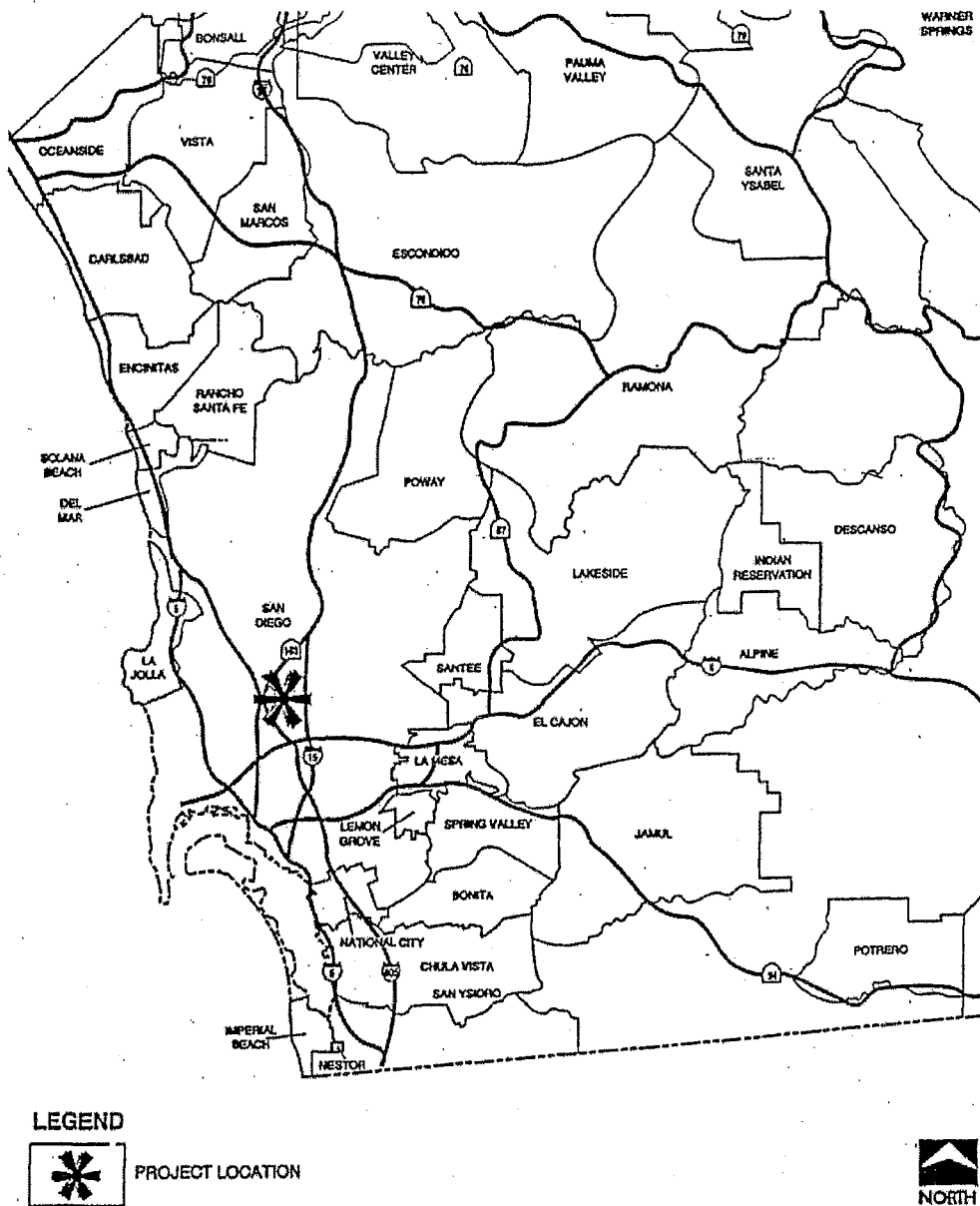


FIGURE 1
REGIONAL LOCATION

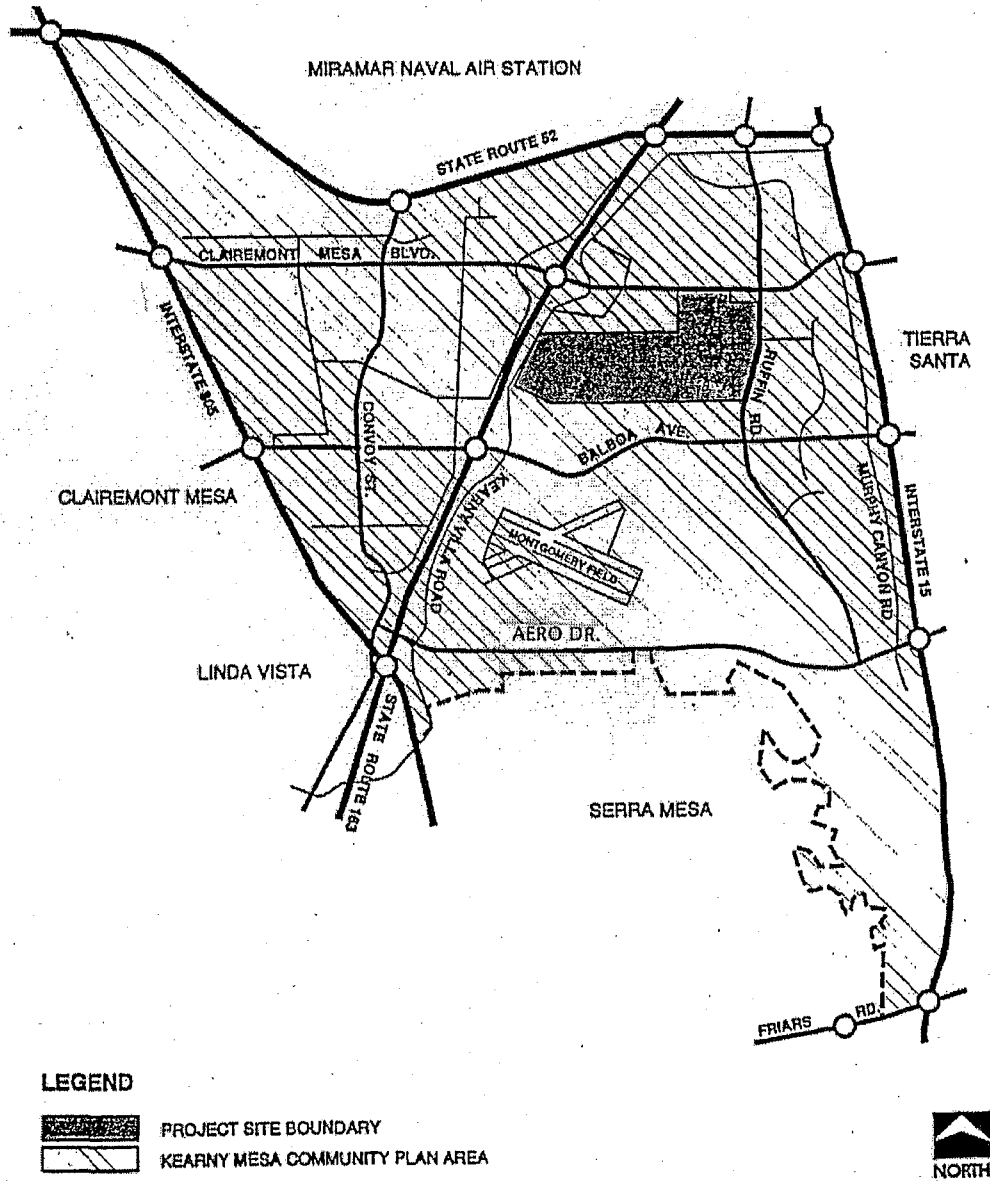


FIGURE 2
VICINITY MAP

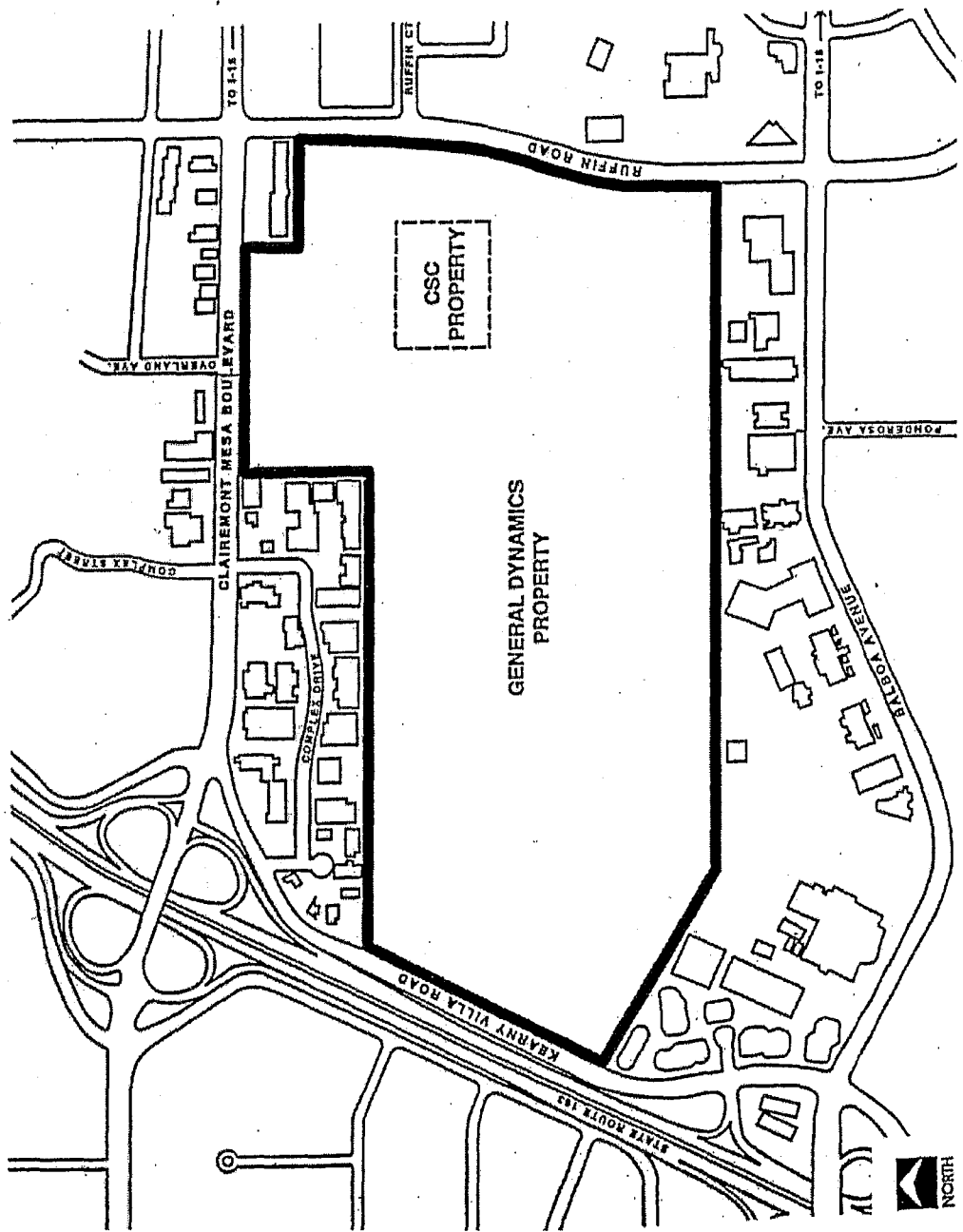


FIGURE 3

NCC MASTER PLAN AREA BOUNDARIES

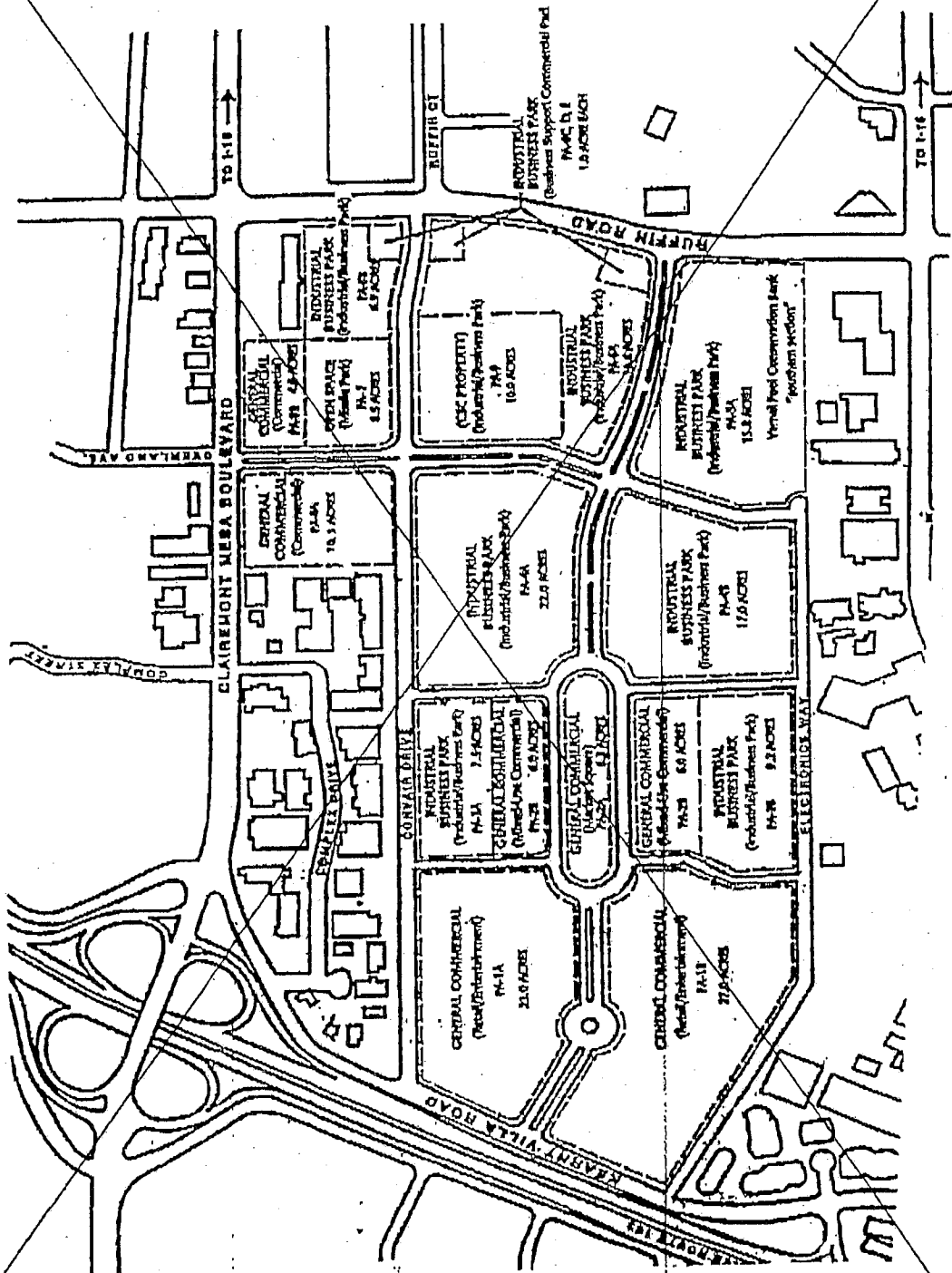
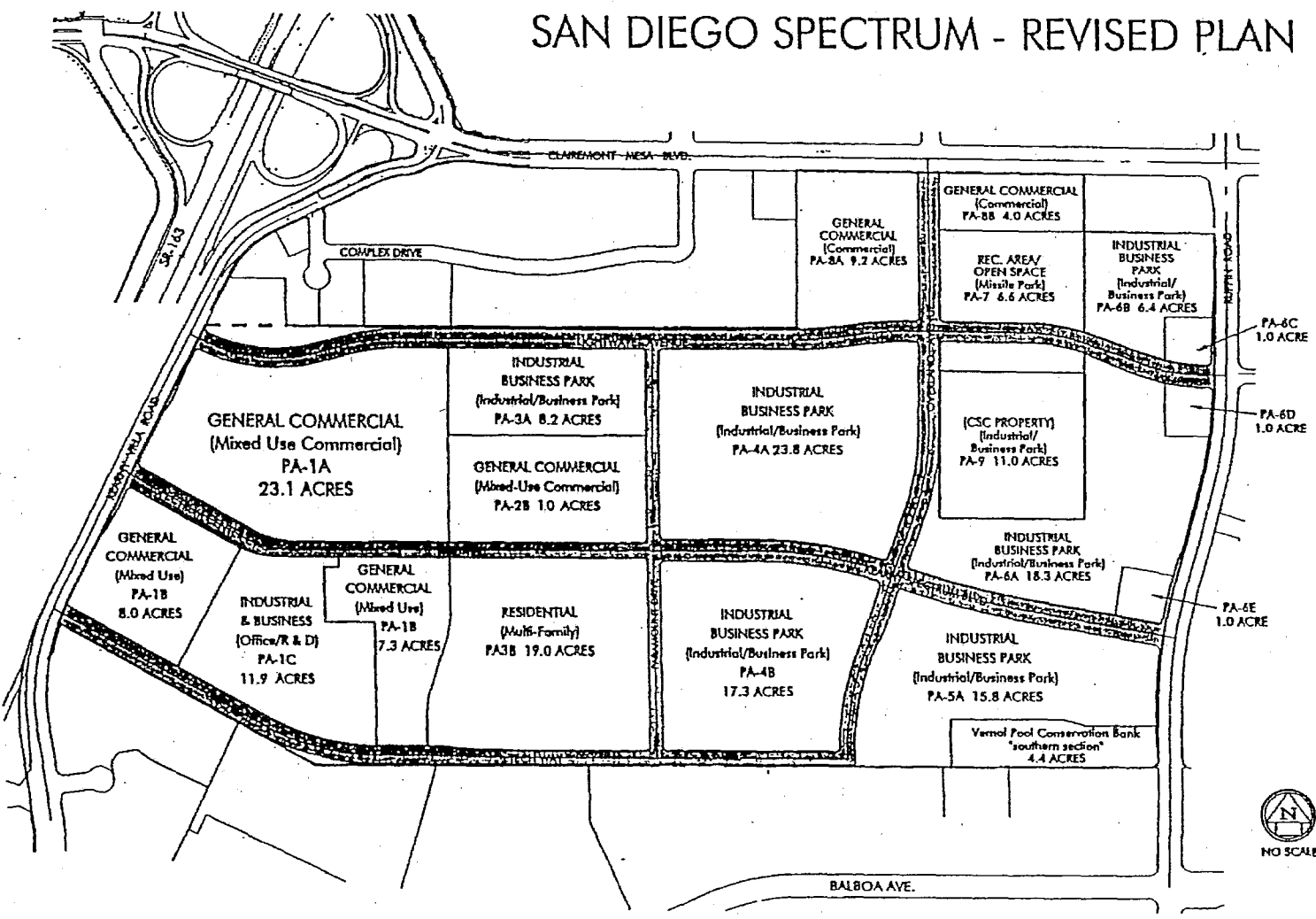


FIGURE 4

NEW CENTURY CENTER LAND USE PLAN

SAN DIEGO SPECTRUM - REVISED PLAN



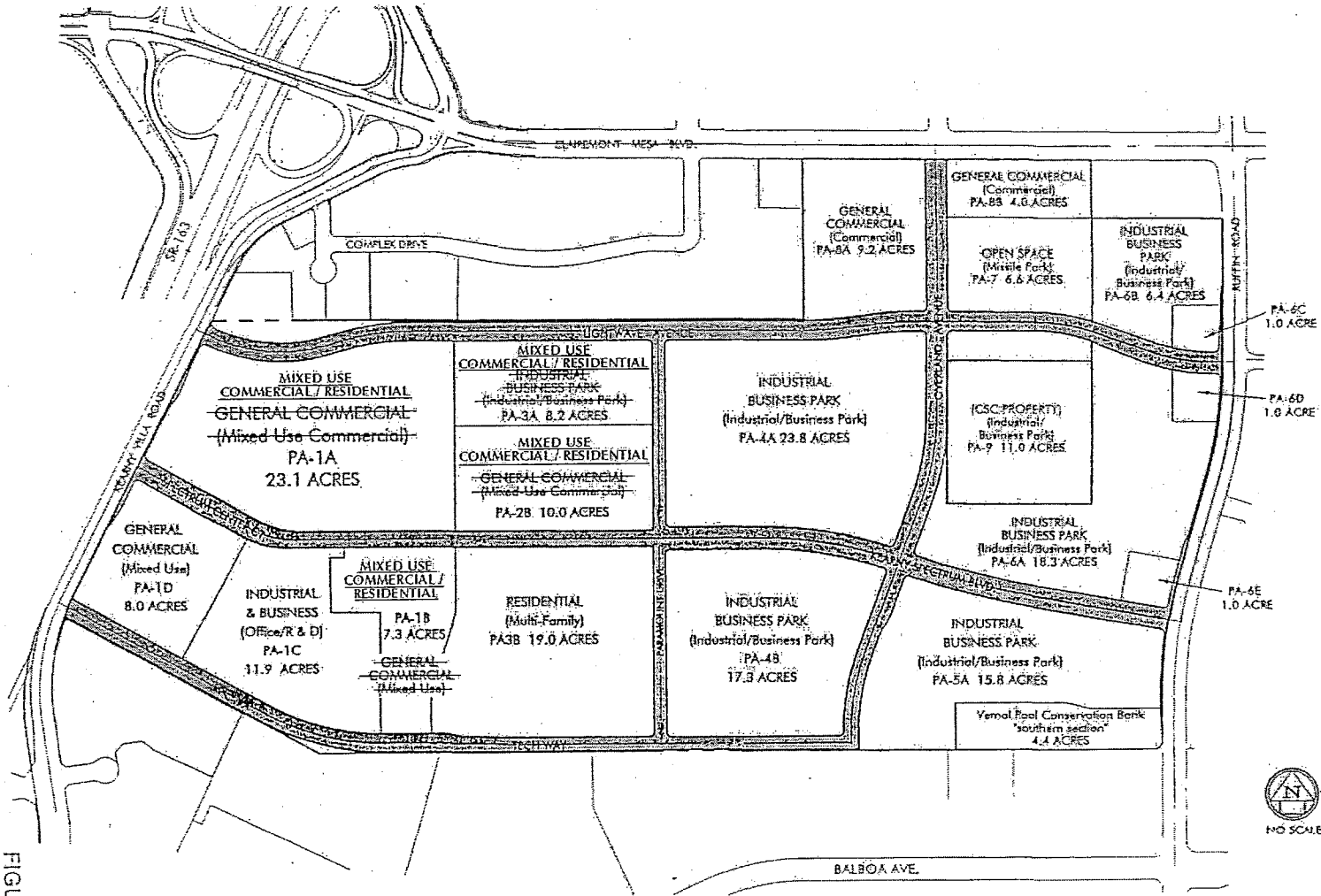
I

EXISTING NEW CENTURY CENTER LAND USE PLAN

FIGURE 4

NEW CENTURY CENTER LAND USE PLAN

FIGURE 4.1



II. MASTER PLAN ELEMENTS

The NCC Master Plan contains five elements:

- Land Use Elements: Residential, General Commercial, Industrial/Business Park, and Open Space Elements
- Transportation Element
- Urban Design Element
- Community Facilities and Services Element
- Conservation and Open Space Element

A. LAND USE ELEMENTS: RESIDENTIAL, GENERAL COMMERCIAL, INDUSTRIAL/BUSINESS PARK AND OPEN SPACE ELEMENTS

Reference Figure 4, "New Century Center Land Use Plan," for conceptual location, size, and land uses of the Planning Areas described below.

The existing General Dynamics site was previously developed to meet the needs of aerospace manufacturing on a large site under single ownership. As a result, the General Dynamics site was not designed as an integral element of the Kearny Mesa community. The *Community Plan's* requirement that a Master Plan be developed for the General Dynamics site is an acknowledgment of the need to ensure that future uses on-site are compatible with adjacent land uses.

~~The NCC Master Plan calls for a few land use changes. The *General Plan* and *Community Plan's* designation of a portion of Planning Area 1B will change from commercial to industrial as PA 1C. The *General Plan* designation of Planning Area 3B will change from "Commercial" and "Industrial" to "Residential" and the *Community Plan's* designation of the same areas will change from "General Commercial" and "Industrial and Business Park" to "Multi-family Residential".~~

Descriptions of proposed land uses within each of the land use elements as referred to within the *Community Plan* are provided below.

1. ~~Residential Element: Planning Area 3B~~ Residential Element (PA-3B)

a) Existing Conditions and Planning Considerations

Located near the center of the Property, the Residential Planning Area is currently designated industrial and commercial development. The Residential Planning Area is adjacent to the Office Development, General Commercial, Business Park and Metropolitan Transit Development Board (MTDB) transit center land uses. The population growth and changing economic base in the San Diego region provides an opportunity to develop a mixed-use project that capitalizes on the excellent accessibility and visibility of the site.

The Residential Area is bound by the MTDB transit center (southwest corner), General Commercial (north and west sides) and Business Park (south and east sides). These areas also have easy access to Interstate 15 and State Route 163. The residential development will about the pedestrian linkage between the various uses within the project and the "commons area" which is located adjacent to the northwest corner of the Residential Area. By the recreation area and leasing office in the northwest corner of the Residential Area, the site becomes aesthetically integrated to the adjacent "commons area".

b) Planning Objectives

The following objectives apply to the Residential land use areas of the property:

- Establish a portion of the project's central area as the Residential land use in order to create a market-based focal point that features a combination of residential, commercial, and business park land uses.
- Capitalize on the central location of the residential land use to create a pedestrian oriented development that is convenient to the commercial, industrial user base and the Transit Center.
- Orient residential development to promote outdoor commercial and recreational uses, and provide easy pedestrian access to and through the site and utilize architectural features and orientation to create various urban settings (from fronting on Kearny Spectrum Boulevard to quiet internal units.
- Integrate land uses by, including the residential development within an area that includes: retail, recreational, office, hotel, restaurants, mixed-use commercial, civic, institutional, and educational.

c) Description of Proposed Uses

Reference Figure 4.1, "New Century Center Land Use Plan," to locate the Planning Area referred to below.

Planning Area 3B is located between commercial and industrial land uses and public transit and freeways. These conditions result in the need to provide residential opportunities in the area. This Planning Area is designated medium density residential. This zone permits residential densities that will promote and generate 24-hour activity in the community.

The primary entrance into the residential area is envisioned to be a tree lined driveway with a security gate, which fronts onto Kearny Villa Road. The broad pedestrian parkway (adjacent to Kearny Spectrum Boulevard) will provide the primary east-west pedestrian linkage between the industrial uses and the commercial. The secondary entrance will be provided at the eastern boundary of the Planning Area and will include a security gate. The residential project will include a Clubhouse,

gymnasium, business center, meeting rooms, pool and spa facilities (in the northwest corner to relate to the "commons area"), as well as passive open space (in the northeast corner).

d) **Residential Area Building Envelopes**

Residential development will be governed by the lot area, building height, setback, and lot coverage requirements set forth in the Planned Residential Development (PRD). The PRD restrictions shall constitute the sole means to regulate the density of the residential development proposal within the confines of the underlying zone.

2. **Mixed Use Commercial/Residential Element: Planning Areas 1A, 1B, 2B and 3A and General Commercial Element: Planning Areas 1A, 1B, 2A, 2B, 1D, 8A and 8B**

a) **Existing Conditions and Planning Considerations**

At the western edge of the Property, the SR-163 corridor has been developing with a mix of commercial/retail and industrial/business park uses requiring freeway and primary arterial access. These uses have been developed on land that has the same/similar zoning as the General Dynamics property. The changing dynamics of the San Diego economic base provides an opportunity to develop a unique mixed-use commercial/retail/residential development that capitalizes on the excellent accessibility and visibility of the site. Planning Areas 1A, 1B, and 2B and 3A will become a pedestrian focal point and transitional area referred to as Spectrum Commons, with uses ranging from a hotel, offices and retail. Medium to high density residential use is also permitted subject to the limitations in Volume 2 (Master PCD/PRD/PID) and approval of a PRD decided in accordance with Process 4.

The eastern half of the property is situated in an area that has been developing with business park, light industrial uses, and Business Support Commercial development, which are limited primarily to daytime activities serving the large employee base in Kearny Mesa.

As indicated, Planning Areas 1A and 1B, 2B and 3A are planned for mixed use office, hotel, residential and retail uses, which capitalize on the freeway visibility and access. This area combined with Planning Area 2B will provide an opportunity to evolve into the center of activity for the entire project. Retail spaces will provide support for and be compatible with the office and residential uses.

The General Mixed Use Commercial/Residential land uses located within the western portion of the site (~~Planning Areas 1A, 1B and 2B~~), will focus on a pedestrian-oriented environment with connections between office, retail, restaurant and residential.

~~General Commercial land use will remain located within the northeastern perimeter of the Property along Clairemont Mesa Boulevard (Planning~~

Areas 1D, 8A and 8B) and will provide office and/or retail commercial uses to complement the business park. These are intended to provide commercial uses that will serve the employee base and residents of New Century Center.

b) **Planning Objectives**

The following objectives apply to the Mixed Use Commercial/Residential and/or General Commercial (as applicable) land use areas of the Property:

- Establish the western portion of the NCC Property (~~fronting onto Kearny Villa Road and SR-163~~) as a General Commercial or Mixed Use Commercial/Residential land use area with zoning flexibility to create a mix of residential and employment uses, including support/accessory retail uses an employment-based regional destination.
- Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.
- Capitalize on the ~~northern perimeter~~premier locations of the Property for placement of mixed commercial uses convenient to the residential and business park user base.
- Establish a centrally located landscape amenity, such as a "Spectrum Commons" to provide opportunities for passive recreation and limited retail uses such as food courts, cafes and vendor kiosks, provide the interior of the project with a special address and appeal for surrounding uses, and promote outdoor use by project tenants and visitors. As indicated in Volume III, Exhibit 5, the commons could instead be developed as a park.
- Provide a broad mix of land uses, including retail, office, hotel, residential, restaurants, mixed-use commercial, civic, institutional, and educational, that complement each other, and the Industrial, business Park, and residential areas of the Property.
- Create a strong sense of entry and central focal point with a circulation spine extending from the western to the eastern portion of Property. This circulation spine would serve as a vehicular and pedestrian link connecting commercial and industrial use areas.
- Facilitate an imaginative, innovative, and flexible multi-use framework which is adaptable to emerging market opportunities and fosters compatible commercial, residential and employment opportunities.
- Promote site planning that considers multiple Planning Areas, particularly if under a single ownership. PID, & PCD and PRD boundaries should not present a barrier for site planning.

Residential areas should be linked to adjacent commercial areas by pedestrian paths and "unified" through the use of common landscape themes and hardscape treatment along contiguous property lines.

c) **Description of Proposed Uses**

Described by Planning Area, the following types of land uses are proposed.

Reference Figure 4, "New Century Center Land Use Plan," to locate the Planning Areas referred to below.

(1) Planning Areas 1A, 1B, 2B and 3A: Mixed Use Commercial/Residential

~~Planning Areas 1A and 1B front onto Kearny Villa Road and SR-163. With visibility from SR-163, access from two interchanges via Kearny Villa Road, and the anticipated Business/Industrial Park user based in the immediate vicinity, Planning Areas 1A and 1B these PAs are well-suited for mixed office, and retail commercial and medium to high density residential uses, and as a result these Planning Areas are within the CA zone.~~

The approximate ~~50~~ 48 acres are envisioned for a Mixed-Use Commercial center with a pedestrian-focused area. A tree-lined entry boulevard would provide a primary western gateway centered along the Kearny Villa Road frontage providing an entry portal feature. Secondary/service entrances would be provided at the northern and southern Property lines along the Kearny Villa Road frontage. The entry boulevard will transition through unique landscaped features that will serve as west and east "gateways" to a centrally located landscape amenity, such as a "Spectrum Commons" that will serve to provide a focal point and pedestrian gathering area within the Mixed-use Commercial portion of the site.

Office will be the predominant use in these planning areas along with hotel, residential, restaurant and retail. Market-flexible retail use could include ~~anchor and specialty~~ tenants such as:

- General retail, anchor stores, specialty retail, interactive retail, community and neighborhood serving retail etc. Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.
- Food and beverage uses including restaurants, cafes, food courts, sports bar, etc.
- Health Club or fitness studios

Residential use (for sale or rent) is also permitted with the approval of a PRD decided in accordance with Process 4. A maximum of ~~550~~ 1,120 units are permitted in PAs 1A, 1B, 2B and 3A, plus 448 units in PA 3B (residential element), for a total of ~~998~~ dwelling units within the Master Plan area. Within PA 1B, residential use shall be the sole or dominant land use.

3 d) ~~(4) Planning Areas 8A and 8B:~~ General Commercial Element: Planning Areas 1D, 8A and 8B

Planning Area 1D, 8A and 8B are ideal sites for a consolidated retail/business service center because it would avoid the shallow lot, multiple-curb cut-type of strip development that is present along Clairemont Mesa Boulevard. Consistent with the current zoning classification for these Planning Areas, the proposed zoning classification would remain CA for PA 1D and M-1A for PAs 8A and 8B. Permitted uses would include office, convenience retail, restaurants/fast foods, hotel and services oriented to the office and industrial users in the area such as banks and credit unions, copy centers, mail and delivery services, equipment parts and repair services, health clubs, and child care centers. Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.

e) ~~General Commercial Area Building Envelopes~~

Individual development proposals within the General Commercial areas will be governed by the lot area, building height, setback, and lot coverage requirements set forth in the Master PCD/PID. These building envelope restrictions shall constitute the sole means to regulate the density of individual development proposals; no FAR limitations will be imposed on individual projects.

4 Industrial/Business Park Element: Planning Areas 1C, 4A, 4B, 5A, 6A, 6B, 6C, 6D, 6E and 9

a) Existing Conditions and Planning Considerations

The eastern half of the property is situated in a surrounding community area that has been developing with business park/light industrial uses and Business Support Commercial development.

The Industrial/Business Park element of the Property consists of approximately ~~450~~ 151 acres that are currently zoned M-1B. The Property is currently surrounded by office, industrial, manufacturing, and Business Support Commercial uses that have been developed on sites with the same zoning as the NCC Property. The new growth industries, such as bio-medical, high technology, and telecommunications, have located in the San Diego area on sites with attractive, campus-like settings, that can accommodate both offices and production facilities, while providing employees with convenient support facilities nearby.

This portion of the Property will be designed to take advantage of Missile Park, the commercial frontage along Clairemont Mesa Boulevard, the available access from Ruffin Road, and to acknowledge a vernal pool conservation bank. The existing Computer Science Corporation (CSC) facility (Planning Area 9) will be retained in the Property, and provides an initial anchor facility for development in the Industrial and Business Park area.

The residential land use at the western end of this area should be respected regarding site planning, architecture, and land uses. Development adjacent to the residential area should not be allowed to place their loading docks within 500 feet of a residential building. The site lighting for all industrial and commercial sites should be oriented away from the residential area. Land uses within 500 feet of a residential building should not include fast-food restaurants or other drive through establishments.

The Property provides attractive industrial business park development opportunities due to its regional access and location in a desirable employment center that is close to downtown. The NCC Master Plan proposes to implement a high quality development program that builds upon the industrial/business park development in the Ruffin Road area.

b) Planning Objectives

- Establish a "campus-style" Industrial and Business Park area, incorporating a compatible mix of office, research and development, light manufacturing, and other related uses.
- Create strong Project entry portal statements along Clairemont Mesa Boulevard and Ruffin Road and attractive parkway-type entry roads.
- Provide lot sizes that allow the flexibility to accommodate the full range of anticipated land uses addressed in the NCC Master Plan.
- Provide building envelope and urban design guidelines in the Master PCD/PRD/PID Development Standards and Design Manual to be implemented through a Master PCD/PRD/PID permit.
- Establish a vernal pool conservation bank.
- Ensure compatibility with abutting residential use.
- Encourage site planning across PID/PCD/PRD boundaries. These boundaries should not present a barrier to comprehensive site planning.

c) **Description of Proposed Land Uses**

All uses otherwise permitted within the M-1B zone (which incorporates uses in the M-1P, SR, and M-1 zones) and compatible business support commercial, institutional, etc. uses identified in the Master PCD/PRD/PID would be permitted in the Industrial and Business Park area of the NCC Property. Described by Planning Area, the following types of land uses are proposed.

~~Planning Area 3A is located to the north of Planning Area 2B and is flanked on the west by commercial uses (Planning Area 1A) and on the east by Business Park uses within Planning Areas 4A. This Planning Area is a transitional area between the mixed commercial and business park elements of the Project and is likely to include offices and other business park uses integrated with the uses of Planning Area 1A, 1B, and 2B. It is understood that non-commercial uses may be transferred from Planning Area 3A, into Planning Area 1A, 1B, and 2B under provisions set forth in the Development Standards, Sections IV.B.7 and V.B.7.~~

(2 1) Planning Areas 4A and 4B: Industrial and Business Park

Planning Areas 4A is likely to emphasize office uses and other business park uses. These Planning Areas are transitional areas between the residential and mixed-use commercial uses to the west (in Planning Areas 3A, 2B and 3B) and light industrial uses to the east (in Planning Areas 5A, 6A, 6B, and 9).

(3 2) Planning Area 5A: Industrial and Business Park

A 4.3 acre area within the "southern section" of this Planning Area has been set aside as a vernal pool conservation bank. The remainder of the land uses in Planning Area 5A are expected to include research and development and light manufacturing-type users. Building locations would be required to be oriented along Ruffin Road and the entry parkway frontage roads with internal service and parking courts located behind the buildings. Potential users would include technology-oriented businesses including bio-medical, electronics, and telecommunications.

(4 3) Planning Areas 6A and 6B: Industrial and Business Park

Office, flex-type research and development, high technology, light manufacturing, and other uses would provide a compatible transition to the surrounding area. Buildings would be oriented along the Ruffin Road frontage and along the entry parkway drive, with internal service and parking courts located behind. Secondary uses such as governmental administrative offices, operations centers, and community facilities would be permitted fronting onto Missile Park.

(5 4) Planning Areas 6C, 6D and 6E: Industrial and Business Park

Entrances into the Project from Ruffin Road would be flanked by Business Support Commercial pad sites (Planning Areas 6C, 6D, and 6E) providing complementary land uses to the adjacent onsite and offsite

office and light industrial uses in the area. These Planning Areas would create a distinctive entry to the Industrial and Business Park area.

(6-5) Planning Area 9: Industrial and Business Park (CSC Parcel)

Permitted uses would include the existing CSC office building and all uses included in the M-1B zone. The CSC building is approximately 161,200 gross square feet (gsf) with a 15,000 gsf cogeneration facility located on an approximate 11 acre parcel owned by CSC. Should a change in use be proposed for Planning Area 9, the proposed new use would be subject to the regulations established in the NCC Master Plan and Master PCD/PRD/PID. Uses permitted under the M-1B zone would be permitted uses for Planning Area 9.

d) Industrial and Business Park: Building Envelopes

Individual development proposals within the Planned Industrial and Business Park area will be governed by the lot area, building height, setback, and lot coverage requirements set forth in the NCC Master PCD/PRD/PID. These building envelope restrictions shall constitute the sole means to regulate the density of individual development proposals; no floor area ratio (FAR) limitations will be imposed on individual projects.

5.4. Open Space Element: Planning Area 7

a) Existing Conditions and Planning Considerations

Approximately 7 acres of the existing Missile Park (Planning Area 7) will be retained within the Property, for use as an open space Project amenity.

b) Planning Objectives

Retain a portion of Missile Park to provide a passive recreational area in the northeastern portion of the Property.

c) Description of Proposed Land Uses

Missile Park will be used as a Project amenity for public use. No development will be permitted within this Planning Area.

B. TRANSPORTATION ELEMENT

The Transportation Plan described below outlines the roadway, pedestrian, bicycle, and transit system necessary to serve the Property in a manner consistent with the circulation objectives of the NCC Master Plan.

1. Planning Objectives

Implement a flexible internal circulation system that is phased with Project development. The system shall be designed to reduce the dependence on the automobile. The Project is pedestrian-oriented, includes an enhanced bicycle and pedestrian network, and is able to benefit from future progress in the development of a regional public transit station near the site.

Enhanced paving, unique trees and ground plane plantings will be utilized to indicate gateways into the Spectrum Commons area and the Spectrum Commons area itself.

2. Vehicular Circulation

In order to reduce a dependency on vehicles, the Project is designed to facilitate pedestrian, bicycle, and transit use within the Project, as well as to existing offsite systems. Because of the pedestrian-orientation of the Project, the Project proposes modifications to the City's street standards. All public streets within the Property will be reviewed and approved by the City Engineer and the Fire Marshall.

Vehicular circulation and proposed street designs are further detailed within the NCC Development Standards, Volume 2, Section III.

3. Pedestrian Circulation

The pedestrian circulation network will be a central feature of the Property. A pedestrian circulation system including walkways, plazas, and crosswalks will be designed to accommodate users safely and efficiently.

Further detail regarding the proposed pedestrian circulation may be found within NCC Development Standards, Volume 2, Section III.

Enhanced paving within enlarged parkways will be used at the Spectrum Commons area as a pedestrian promenade indicator and traffic calming device.

4. Bicycle Circulation

The NCC Master Plan incorporates Class II bike paths (a 6-foot-wide striped lane within the roadway pavement) into major roadways to ensure safe usage for bicyclists. Refer to the NCC Development Standards (Volume 2) for more details.

5. Transit Facilities

Two bus stops are proposed within the Property. These facilities will connect external bus routes to the proposed internal loop and bus route. Figure 7, *Public Transportation and Shuttle Circulation*, found within the NCC Development Standards (Volume 2), depicts the existing onsite bus service route, the proposed locations of bus stops, and a conceptual internal loop bus/shuttle route connecting these facilities. Alternative bus stop locations are also shown. Refer to the NCC Development Standards (Volume 2) for more details. In addition, a 1.7-acre bus transit station site is reserved for future transfer to and development by MTDB should MTDB determine it is necessary.

6. Transportation Demand Management (TDM)

The Master Plan incorporates design features consistent with Transportation Demand Management objectives, as recommended by the *Kearny Mesa Community Plan*. These features are enumerated in Section III A of the Development Standards (Volume 2)

C. URBAN DESIGN ELEMENT

1. Existing Conditions and Planning Considerations

The 244-acre Property is a large, prominent site at one time dominated by a complex of approximately 58 buildings with extensive areas of surface parking and limited landscaping. A demolition program for all onsite structures with the exception of the CSC facility, former building No. 24, now occupied by Sharp Healthcare in Planning Area 1C and Missile Park has been implemented and is complete.

The Property was developed in accordance with the M-1A and M-1B zones; at the time of development of the Property, the City had less stringent landscape and signage design standards than found in current City regulations. Because of defense-related security precautions, the Property was not designed as a public place; therefore, no effort was made to integrate it into the surrounding community. The surrounding area contains predominately low-scale buildings generally developed along strip commercial corridors that do not provide visually distinctive gateways into the Kearny Mesa community.

2. Urban Design Objectives

- Encourage medium to high density mixed commercial and residential uses on the western portions of the site (west of Paramount Drive)

- Create a strong "sense of place" to enhance the image of Kearny Mesa as a regional employment center and retail destination.
- Provide new development with high-quality design, materials, and workmanship that enhance the area, but which are also consistent with the general scale and character of the surrounding area.
- Create an attractive entrance from SR-163 and the surrounding arterial roads with attractive entry portals and edge treatments.
- Use streetscape design as a unifying tool that focuses development and creates a pedestrian-friendly environment.
- Implement a system of linkages and focal points that provide outdoor amenities for surrounding development.
- Create a centrally located landscape amenity for use by project tenants and visitors to serve as a gathering place and focal point for surrounding development.
- Create a development that provides an inviting environment for indoor/outdoor and daytime/nighttime activities.

3. Urban Design Policies

The NCC Design Manual (Volume 3) contains architecture, streetscape, landscape, lighting, and signage guidelines that will govern the Project-wide and parcel-specific development. Principal urban design features of the Project include the following:

a) Building Scale and Design

- New development should enhance the general scale and character of the surrounding development and be of high-quality design, materials, and workmanship.
- Building design should be at a human scale.
- Building design should provide visual interest and avoid monotony.
- Rooftop equipment and service areas should be screened from view by elements that are integrated into the overall building design.
- Parking structures should be of compatible design to the architectural character of adjacent buildings.

b) Project Gateways and Edges

- Overall design character should serve to provide attractive edges and distinctive Project gateways that enhance the image of Kearny Mesa as a regional employment center and commercial destination.

- Building orientation and design should provide an attractive image from the freeway and arterial streets with view corridors to/from the Property.
- The entry road leading to the centrally located landscape amenity should also contain uniquely designed landscape "gateways" serving as arrival points to this destination, while also acting as a traffic-calming device.

c) Streetscapes

- Entry parkways should provide a pleasant street environment for automobiles and pedestrians and provide such amenities as street trees, street lights, landscaped areas and enhanced paving in appropriate areas, as well as pedestrian amenities.
- Development should have a coordinated signage program.
- Sidewalks should be buffered from automobile traffic, where possible, to encourage pedestrian safety.
- Landscaped setbacks are generally encouraged between the public rights-of-way and buildings.
- Parking shall be provided in offstreet facilities.
- The entry boulevard throughout the Mixed-use Commercial/Residential area should incorporate traffic-calming devices along Spectrum Commons, such as raised and enhanced pedestrian crossings, stop signs and narrowed street sections. The design of the traffic-calming devices should balance pedestrian circulation with public safety. This section of road should include increased landscape and landscape setbacks to encourage pedestrian circulation.

d) Spectrum Commons

- The Spectrum Commons should be designed to serve as a central focal element and common area amenity of the westerly portion of the Master Plan.
- A park-like environment should be created with landscaping, hardscape and potentially sculptural elements, including a gateway element at the east and west ends.
- Pedestrian activity should be attracted with seating, outdoor cafes, kiosks or other specialty retail.
- Enhanced pedestrian connections to all surrounding uses should be provided.

- Adjacent buildings should be oriented towards and accessed from Spectrum Commons. Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.
- As indicated in Volume III, Exhibit 5, the commons could instead be developed as a park.

e) **Residential Projects**

- Residential projects should be integrated into the overall project and by provide convenient pedestrian access to all surrounding uses, particularly retail uses and the transit center.
- The site design should take into account known and potential effects of surrounding uses, including noise, glare, traffic and shadows.
- Mixed-use development with residential over-adjacent to or above pedestrian-oriented retail use or office use is encouraged, as is shared parking.
- Higher density residential is encouraged as well as a variety of housing types, including senior housing and units affordable to lower income households.

D. **COMMUNITY FACILITIES AND SERVICE ELEMENT**

1. **Existing Conditions and Planning Considerations**

a) **Parks**

Missile Park is an existing passive and active approximately 23-acre facility containing play fields, picnic and barbecue facilities; community facilities, open space, and parking areas. The park is located along Clairemont Mesa Boulevard between Complex Drive and Ruffin Road (Planning Area 7). It was developed by General Dynamics as a private recreation facility for its employees and guests; limited public access is provided. Because the General Dynamics Property is undergoing demolition, Missile Park no longer serves its primary intended purpose, as an amenity to General Dynamics employees. Private funds generated from onsite activities to maintain the park are no longer provided. Further, the Convair Recreation Association, the organization that maintained the facility, has been disbanded. As part of the proposed NCC Master Plan, approximately 7 acres of Missile Park will be retained and maintained as a passive /recreational amenity for the Project and the community.

b) Police

Police protection for the Property is provided by the Eastern Division of the San Diego Police Department. The Eastern Division substation is located on the southern perimeter of the community of Kearny Mesa at Aero Drive and Ruffin Road, approximately 5 miles from the Property.

c) Fire

Fire protection for the Property is provided by the City of San Diego Fire Department, Station 28, located at Aero Drive and Kearny Villa Road. This station provides fire protection for Kearny Mesa areas east of SR-163 and meets the Fire Demand Zone standard of a 6-minute response time.

d) Utilities

Gas and electric service is provided by San Diego Gas and Electric (SDG&E) which operates and maintains gas pipelines and electric power lines throughout the community of Kearny Mesa, including the Property. Major transmission lines with overhead wires emanate from the Missions Substation, located at the end of Sandrock Avenue. In addition, SDG&E facilities in the area include eight gas regulator stations and two electric substations. These systems are considered adequate to meet all current needs, but may require expansion to meet future increases in energy needs in and around Kearny Mesa.

Water service is provided by the San Diego Municipal Water District via the Shepherd Canyon Pipeline, which supplies the Kearny Mesa area, including the Property. Potable water is fed by the San Diego Second Aqueduct. As a supplement, the Miramar/Elliott Pipeline system transports treated Miramar Reservoir water to Kearny Mesa.

Kearny Mesa is served by three trunk sewers: Murphy Canyon, Mission Valley, and Kearny Mesa. The Kearny Mesa facility collects sewage from the Property.

2. Planning Objectives

- Provide public services, infrastructure, and utilities needed to meet Project service demands.
- Continue to provide and encourage recreational amenities within the Property, including innovative on-site recreation and exercise opportunities to serve employees and residents.
- Provide bicycle and jogging paths within the Project that focus on the pedestrian nature of the east-west spine.

- Maintain approximately 7 acres of Missile Park as a passive recreational amenity to the Project and community.

E. CONSERVATION AND OPEN SPACE ELEMENT

1. Existing Conditions and Planning Considerations

As previously noted, all onsite structures with the exception of the CSC facility and Missile Park have been demolished. The Property is not noted for any significant faults or geologic hazards, varying topography, flooding, resource extraction, or noise constraints.

A biological resources study was conducted as part of the NCC Master Plan analysis to determine the extent of biological resources within two areas on the southern and eastern portions of the Property near Ruffin Road. Vernal pools and coastal sage scrub were identified within these areas. Two plant species, San Diego mesa mint and San Diego button-celery, are listed as endangered by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and were located within the vernal pools. A third plant species, spreading navarretia, and two animal species, the California gnatcatcher and the San Diego fairy shrimp, are proposed as threatened by the USFWS, and are also located within the vernal pools. It is the intent of the NCC Master Plan Project to compensate for the loss of onsite vernal pool and coastal sage scrub habitats through a mitigation program identified in the Program EIR, which includes the establishment of a vernal pool conservation bank.

2. Planning Objectives

- Integrate open space areas, including Missile Park and Spectrum Commons, within the Project to provide visual relief and temporary respite from the workplace.
- Implement a landscape program that includes native and drought-tolerant plant species.
- Mitigate for the loss of onsite vernal pool habitat, coastal sage scrub habitat and listed plants and animals.
- Establish vernal pool conservation bank

3. Description of Proposed Land Use

a) Planning Area 7: Open Space

Approximately 7 acres of the existing Missile Park would be retained and integrated into the Project as a passive public recreational facility that is

privately owned, maintained, and operated. Missile Park would also serve as an open space amenity to the surrounding land uses and a distinctive feature flanking the Clairemont Mesa Boulevard Project entry.

III. IMPLEMENTATION

A. SITE PLAN REVIEW

Prior to the construction or development of any buildings within the NCC Property, the developer of such improvements (the "Site Developer") shall prepare a site plan and such other documents as may be required pursuant to the implementation provisions of the Master PCD/PRD/PID (collectively, the "Site Plan Submissions"). The Site Plan Submissions initially shall be reviewed by the Design Review Board of the Property Owners' Association and shall be subject to a substantial conformance review and approval ("Site Plan Review") by the City pursuant to Process Two in accordance with the procedures and requirements set forth in the Master PCD/PRD/PID (Volume 2). However, after the City approval of a Process Four PRD, projects the PRDs shall not be subject to a substantial conformance review and approval by the City or the procedures and requirements of Volumes 2 and 3 of the NCC Master Plan. Approval of the PRD by the City precludes additional review provided the project does not change between discretionary approval and the submittal of the ministerial Building Permit application. If additional dwelling units are proposed for Planning Area 3B, an amendment to the PRD will be required, to be processed in accordance with Process 4. New residential development within Planning Areas 1A, 1B, 2B and 3A shall also be required to process a Process Four PRD.

B. DENSITY TRANSFERS

A transfer of density of up to 10% of the Commercial Square Footage Ceiling shall be permitted from the PCD to the M-1B zoned areas of the PID. PID entitlements may be transferred into the PCD area within the same ownership, without limitations provided all development standards are met. The master developer will ensure that development rights will remain for each Planning Area or ownership. Transfers of density shall also be permitted between lots or parcels within the PCD or PID providing that all other development standards are met. Such transfers will be implemented and administered through the site plan review procedures described further within the NCC Development Standards (Volume 2). The proposed transfer of density provisions shall be reviewed, along with the Site Plan Submission in accordance with such procedures to determine whether the transfer complies with the requirements set forth in this NCC Master Plan and the Master PCD/PRD/PID. In the event that such transfer does comply, no further approvals of the density transfer will be required. In the event that density transfer in excess of that permitted under this NCC Master Plan are proposed, an amendment to this NCC Master Plan shall be required.

C. DEVELOPMENT OF RESIDENTIAL USE IN THE MIXED USE COMMERCIAL/
RESIDENTIAL AREAS

Residential use (for sale or rent) may be developed within the Mixed Use Commercial/Residential Areas with the approval of a PRD decided in accordance with Process 4. Up to ~~550~~1,120 dwelling units may be developed without the loss of non-residential square footage, subject to the Aggregate Trip Limitation determination as described in the PCD, PRD, and PID Processing Requirements ~~provided that the total number of dwelling units within the Master Plan Area does not exceed 998.~~