

**General Plan Land Use Designations Prior to Plan Adoption**

**Kearny Mesa Community Plan**

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FIGURE

# GENERAL PLAN CONSISTENCY ELEMENT

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Amendments to the General Plan land use map will be adopted to reflect the land use adjustments made as part of the community plan update process.

Specific recommendations to implement the goals and objectives of the General Plan have been included in this Plan. This Plan contains a number of proposals that help to meet General Plan goals in the areas of industrial development, commercial development, transportation, urban design, housing, and conservation. Outlined below are proposed actions that help to implement or otherwise affect General Plan goals:

## **INDUSTRIAL DEVELOPMENT**

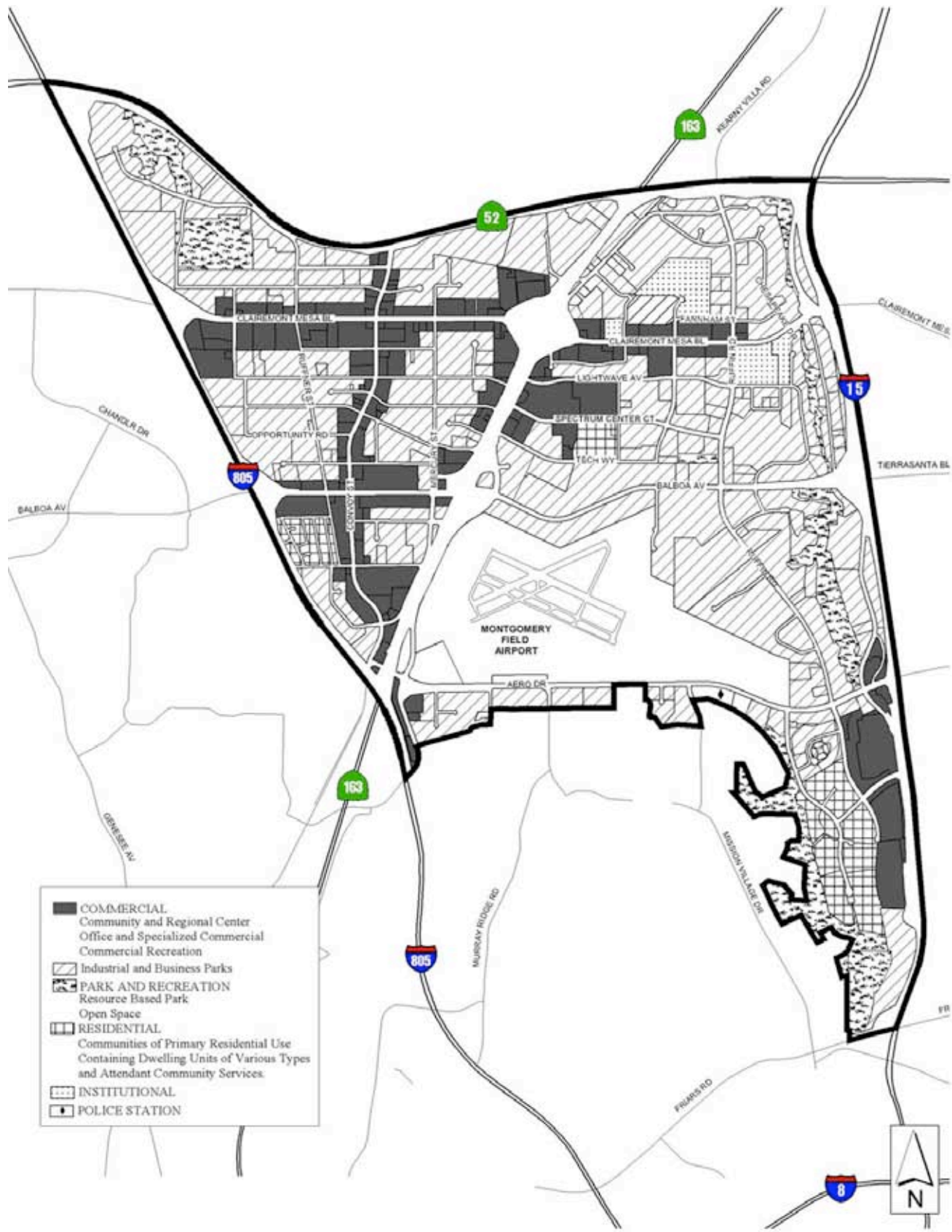
The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities. In particular, a substantial land area that could develop with light industrial uses is located south of SR-52.

## **COMMERCIAL DEVELOPMENT**

The General Plan recognizes the importance of new shopping centers that combine a mixture of uses such as retail, office, and recreation. The major commercial corridors of Clairemont Mesa Boulevard and Convoy Street are designated for general commercial use, which provides for a variety of commercial services. To implement the General Plan, office and visitor-serving commercial uses are permitted uses along both corridors to provide a mix of commercial uses. This Plan limits the location of commercial uses in designated industrial areas consistent with the General Plan recommendation regarding preemption of industrial development by non-industrial uses. In addition, the proposed expansion of existing commercial development to serve the employee-based community and surrounding residential communities is supportive of the General Plan recommendation to develop a balance of commercial facilities which complement existing commercial areas.

## **TRANSPORTATION**

As part of the preparation of this Plan, the proposed street and freeway circulation system was evaluated for functional and operational improvements to increase efficiency and support citywide mass transit service, consistent with the General Plan recommendations for transportation planning. The I-15 corridor LRT alignments being studied by the MTDB is consistent with the General Plan objective of upgrading mass transit throughout the City. This Kearny Mesa Community Plan supports alignment and financing studies for the I-15 light rail corridor. Improving existing and providing additional community bikeway and pedestrian path systems are consistent with the General Plan goal of providing a coordinated non-motorized transportation system.



## Proposed General Plan Land Use Designations

### Kearny Mesa Community Plan

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FIGURE

## **URBAN DESIGN**

The General Plan's goal to emphasize community activity and focal points through building design and location is achievable with the implementation of the specific recommendations contained in the **Urban Design Element**. Included in the element are guidelines for building location, size and design, and special opportunities, including the preservation of view corridors and open space areas. These guidelines will help implement the goals of the General Plan when used in the review of discretionary actions.

## **HOUSING**

The residential development in Kearny Mesa comprises a very small portion of the land area in the community. A 143-unit single-family residential area and a 300-unit mobile home park are the only housing stock provided in Kearny Mesa. In addition, the StoneCrest Specific Plan will allow the development of an additional 1,235 dwelling units. The **Housing Element** of this Plan discourages any residential development that might negatively impact upon the character of Kearny Mesa as a regional employment center. The Plan encourages the retention of the existing single-family residential area. In addition, it allows for the development of new residential community, such as the StoneCrest Specific Plan, when it can be demonstrated that the proposed new development will not impact upon or disrupt the primary commercial/industrial “fabric” and function of Kearny Mesa and, in fact, enhances the primary uses of the community. This is consistent with the General Plan goal of retaining existing well-maintained residential communities and promoting quality urban infill development.

## **CONSERVATION**

This Plan recommends that sites designated as open space be preserved. Future developments should be required to preserve open space through the use of non-building or negative open space easements. This will help implement the General Plan goal to preserve the City's unique landforms.