

KEARNY MESA COMMUNITY PLAN UPDATE

October 26, 2017
SUBCOMMITTEE MEETING

Meeting Timeline and Topics

Activity Feedback

- Oct. 26th

Land Use Concepts

- Monday, December 4th
- 11:30am-1pm

Mobility and Urban Design

- January

Refined Land Use Plan

- February

Map Activities

- Opportunities for Growth
- Minimum Lot Size and Building Intensity
- Community Character

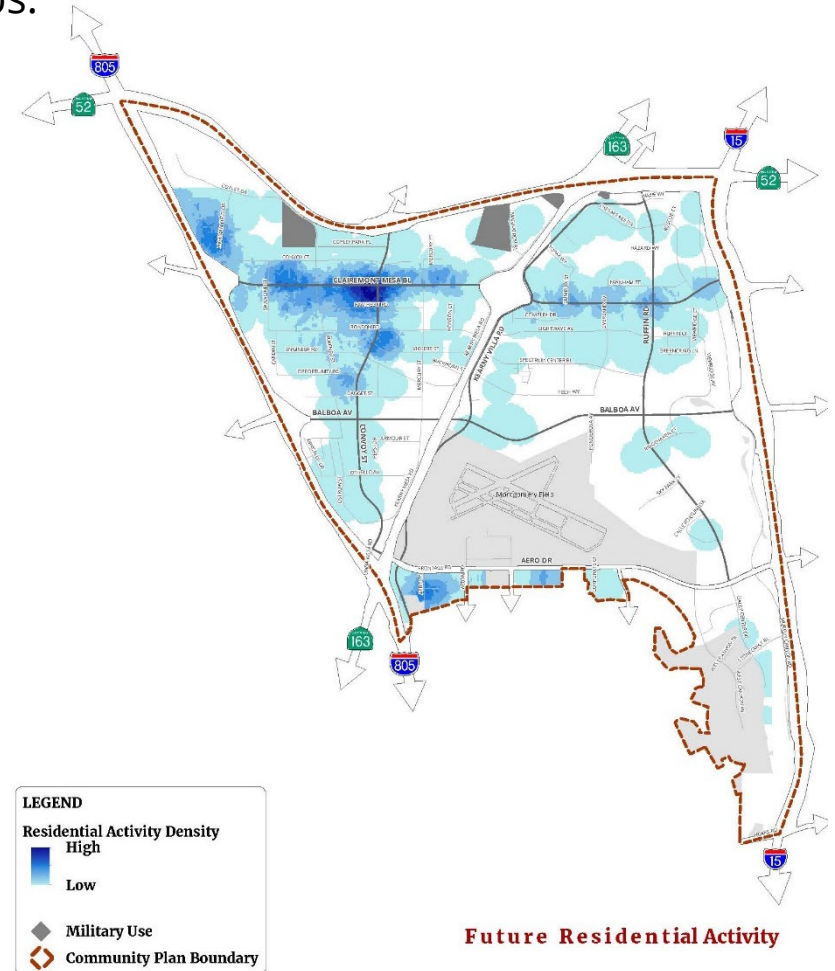
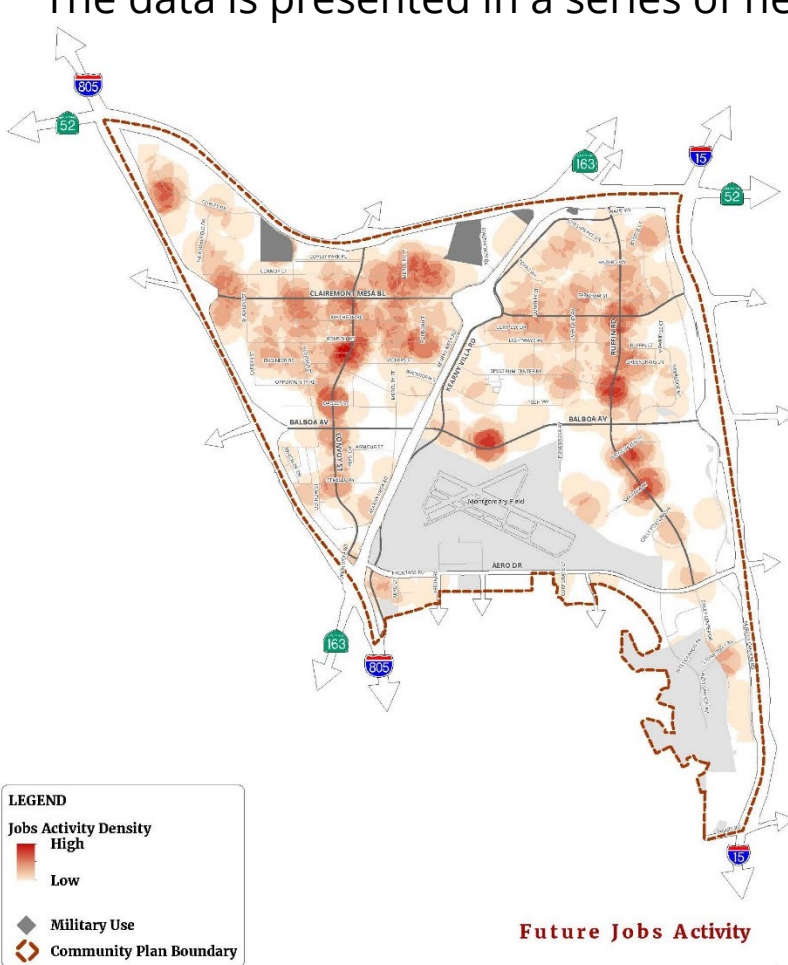
Employment Lands

Compile Feedback on Land Use Concepts

Traffic Modeling and Environmental Review

Activity Results

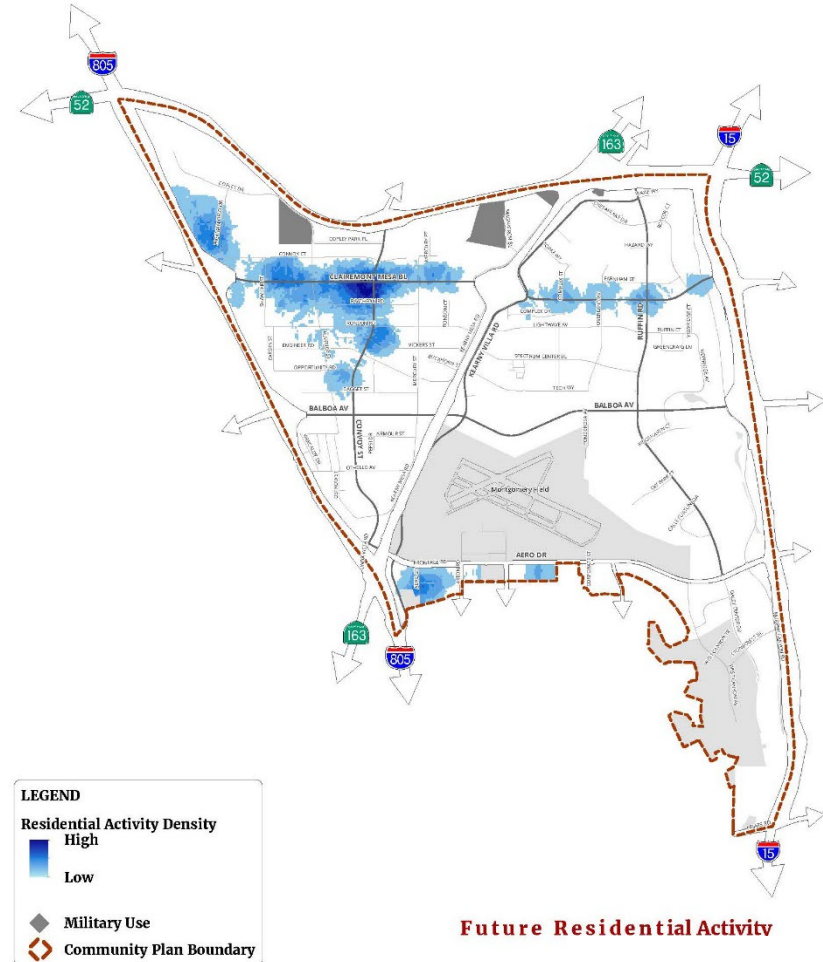
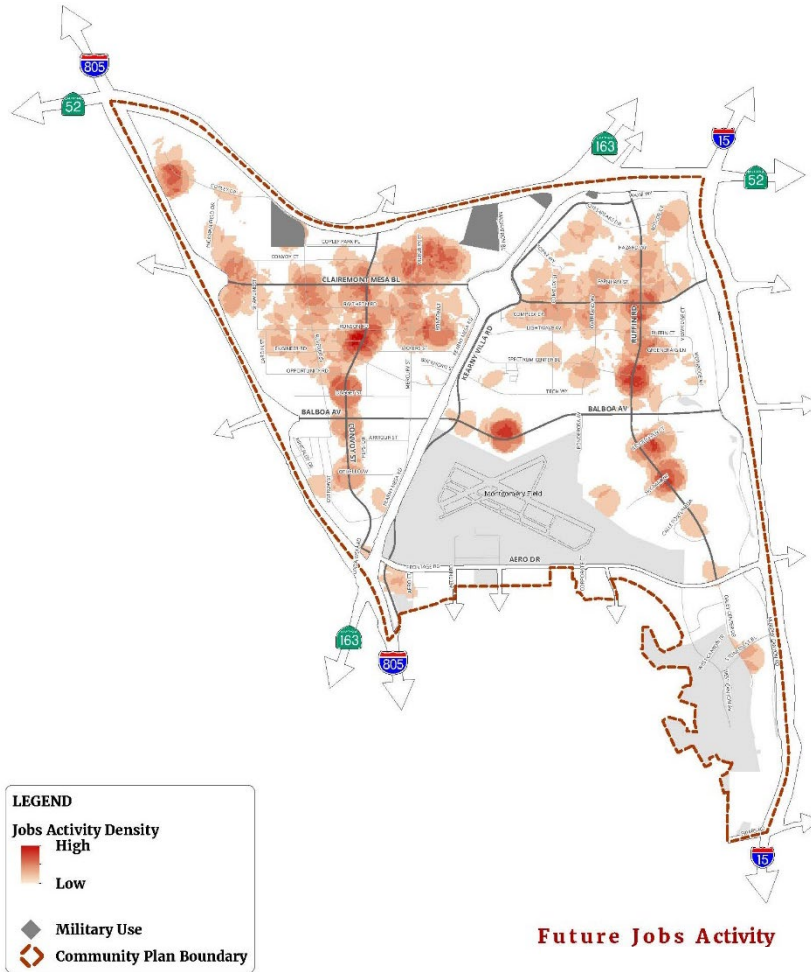
- The location of data points reflects the input received from the 46 people who participated.
- The data is presented in a series of heat maps.



Activity Results

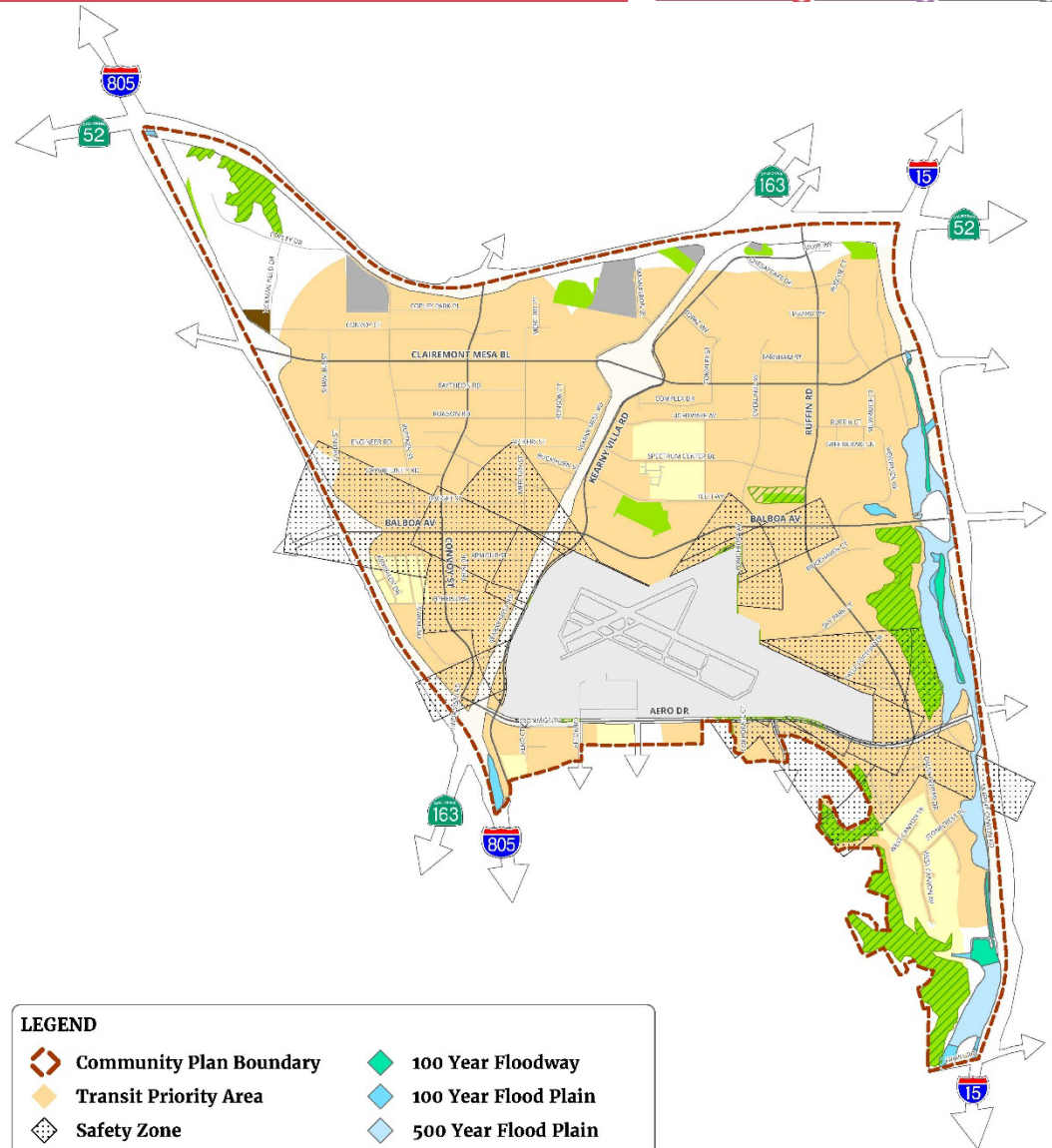
Activity Results

- This map series was created to show the areas of concentration with multiple data points.



Concentration Areas

- The final heat maps show concentration areas within Transit Priority Areas (TPA) and outside of the constraints areas (e.g., floodplain, biological sensitivity, etc.).
- Although residential is an allowed use in some airport safety zones, the low density would not support higher transit use and policies in the General Plan.

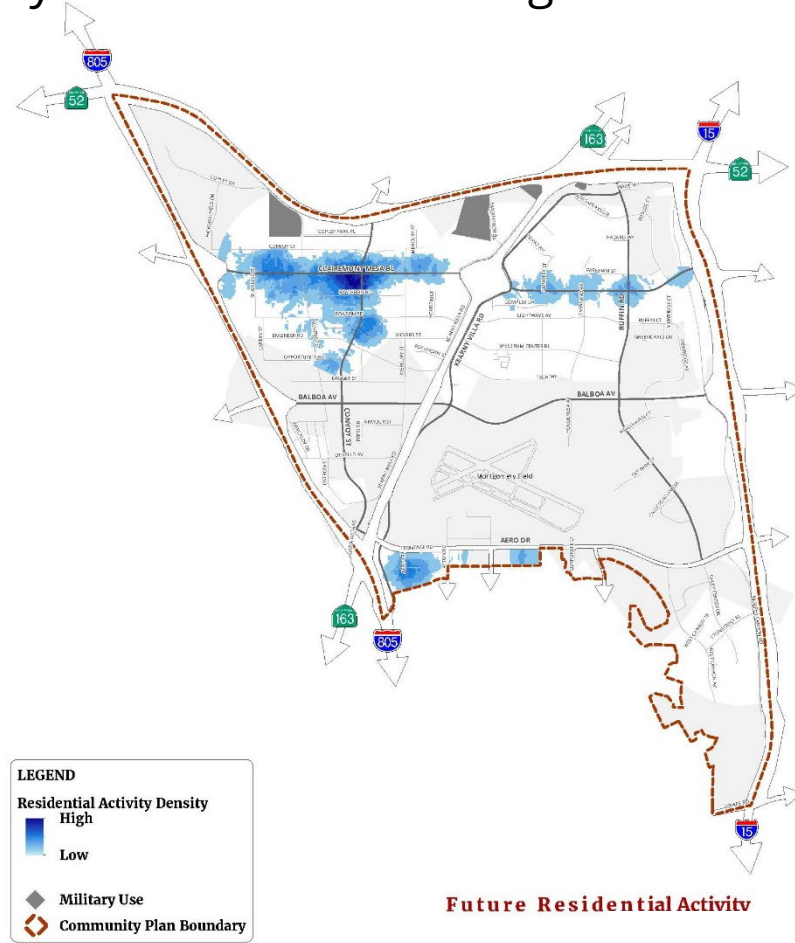
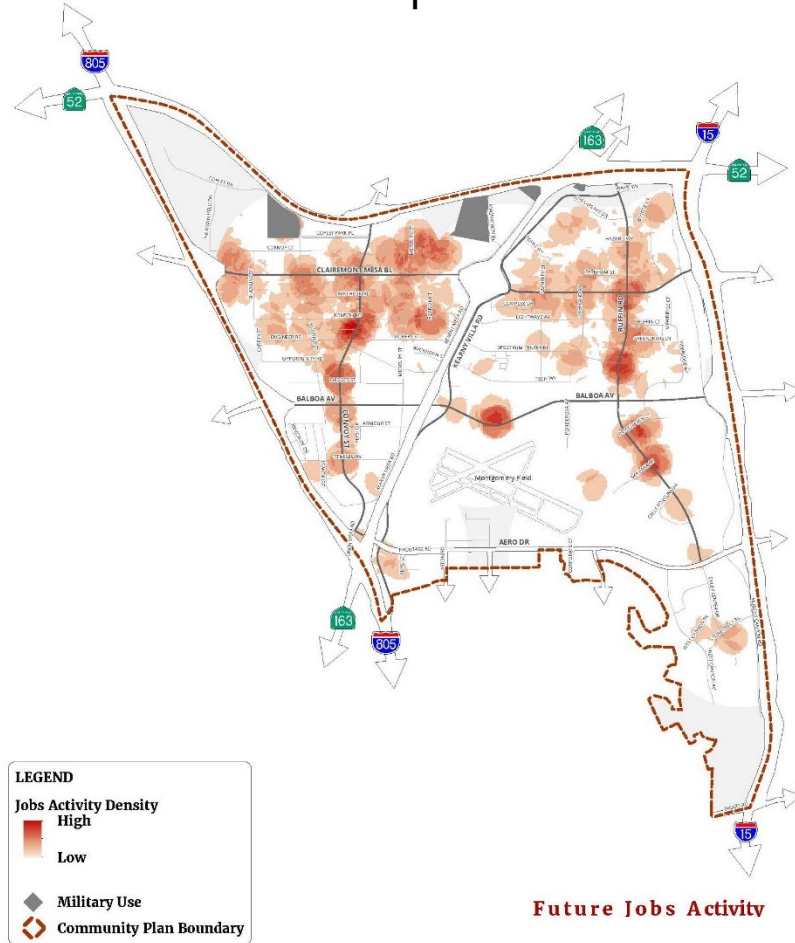


LEGEND

Community Plan Boundary	100 Year Floodway
Transit Priority Area	100 Year Flood Plain
Safety Zone	500 Year Flood Plain
Multi-Habitat Planning Area	Residential Areas
VPHCP	Mobilehome Park Overlay
	Military Use

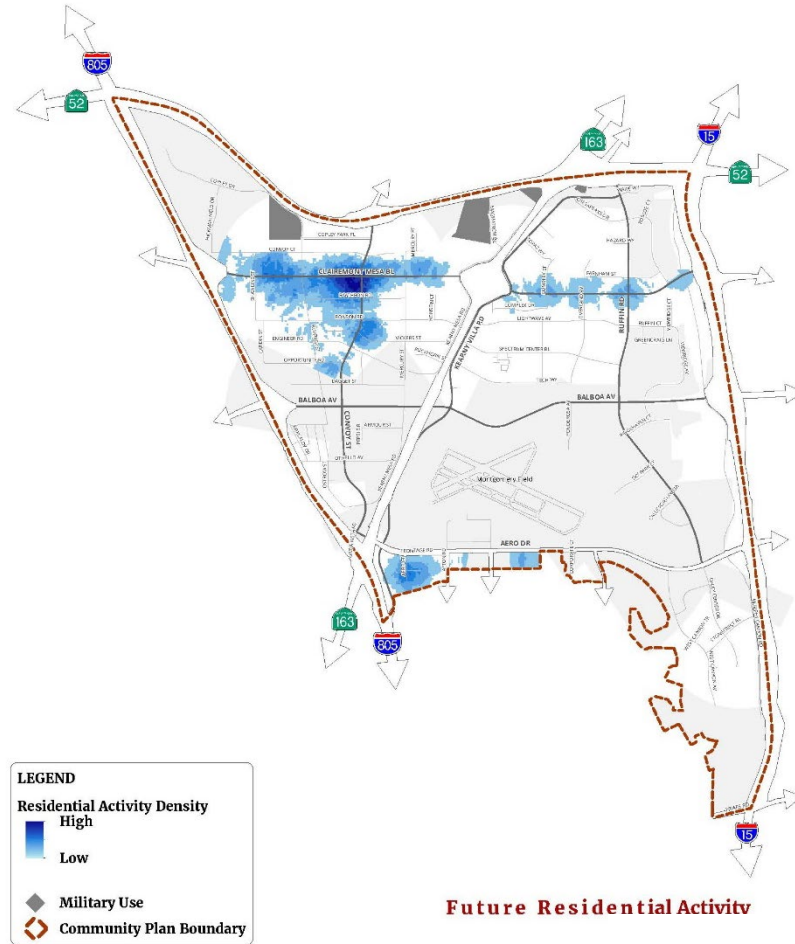
Transit Priority Area

- The final heat maps in the series show the areas of concentration with the most potential for future employment and residential growth.



Activity Results with Constraints

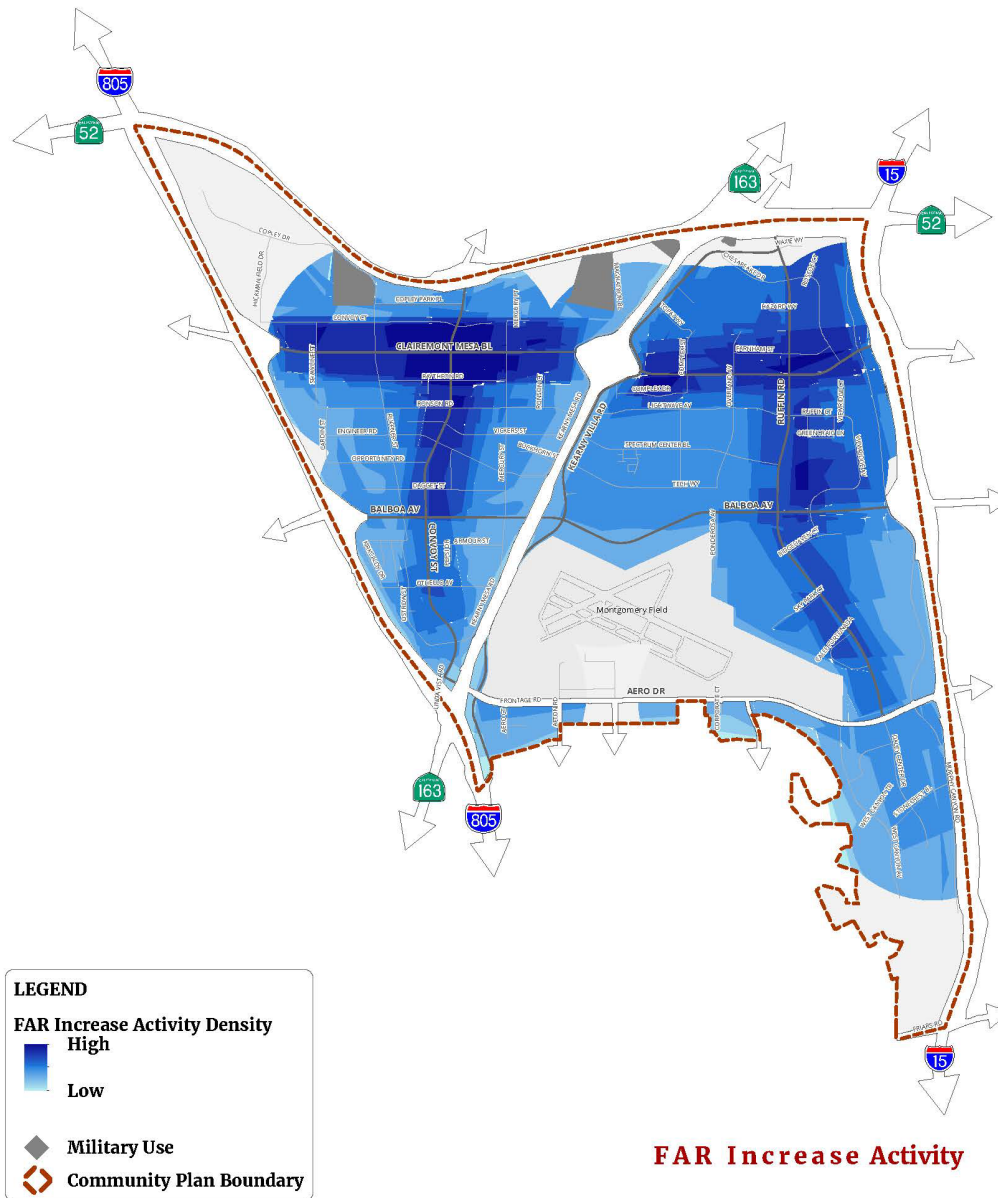
- The refined residential map is also limited within Prime Industrial Lands due to potential challenges with collocating residential infill in areas with existing facilities/operations.

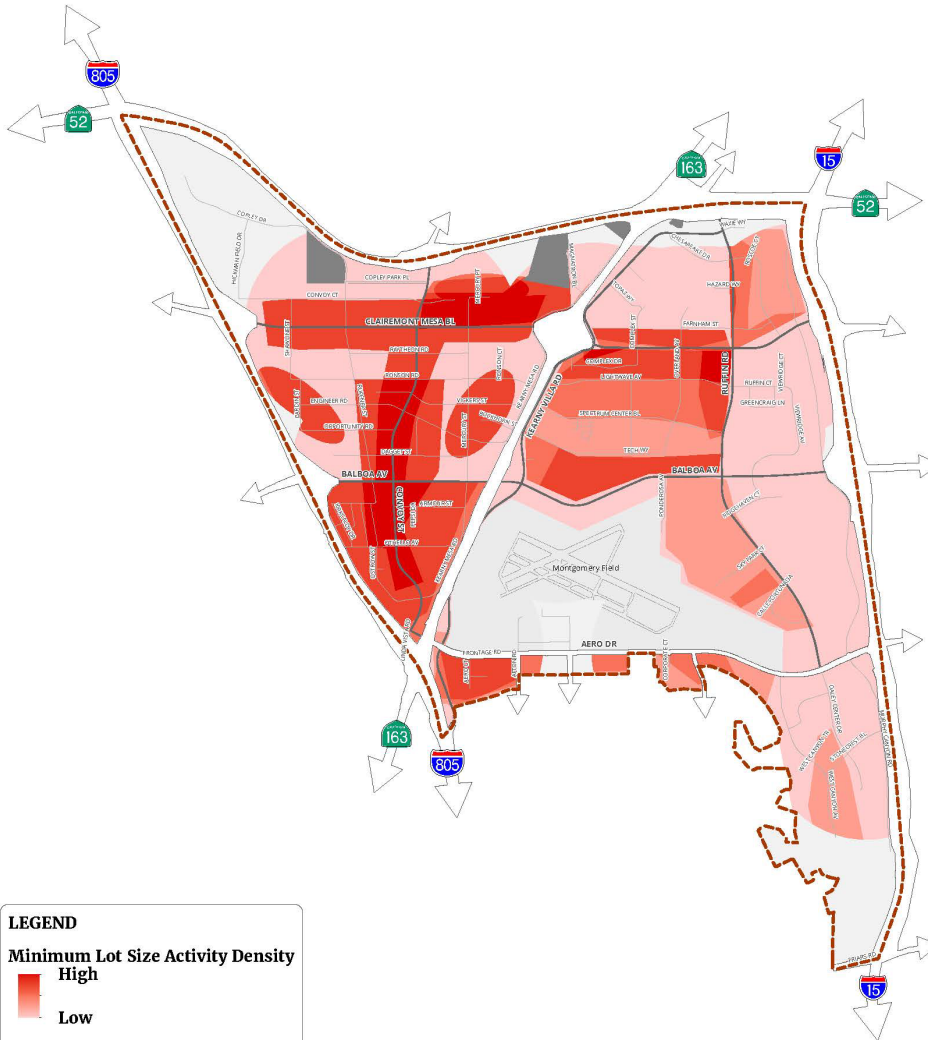


Activity Results with Constraints

Activity Results

- This heat map shows the locations where participants circled their preferred areas to increase Floor Area Ratio (FAR) within the Transit Priority Areas (TPA)





- The concentration of data reflects the areas where participants circled their preferred areas to decrease the minimum lot size regulations within Transit Priority Areas (TPA).

LEGEND

Minimum Lot Size Activity Density

- High
- Low

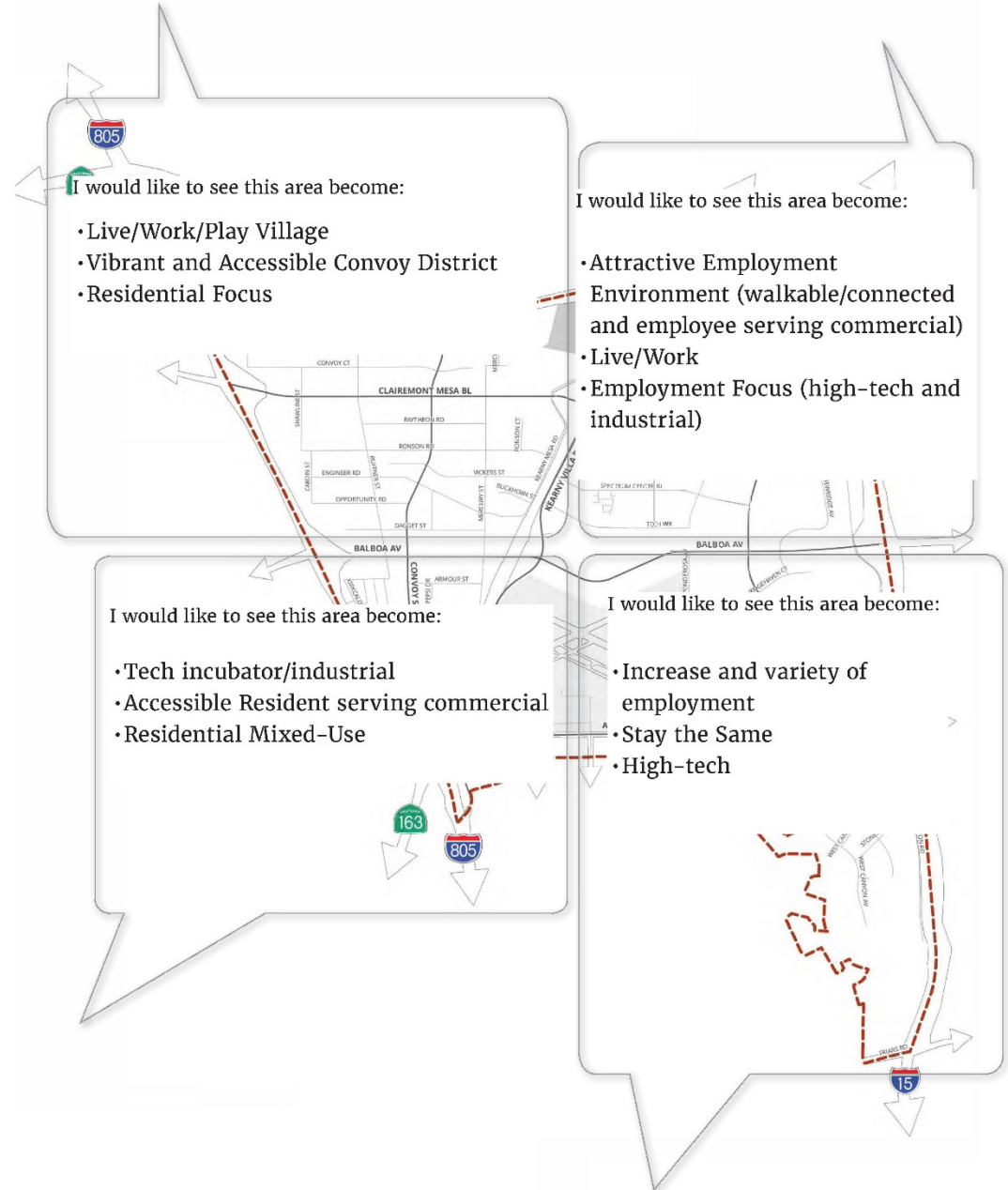
◆ Military Use

◇ Community Plan Boundary

**Minimum Lot Size
Decrease Activity**

Activity Results

- The Community Character feedback was compiled and organized by common themes.



Group Activity and Discussion

1. Where in the City of San Diego are the five identified Subregional Employment Centers located?

- Kearny Mesa
- Midway-Pacific Highway
- Otay Mesa
- Mission Valley/Morena/Grantville
- University/Sorrento Mesa

Note: Downtown is a Regional Center

2. Approximately how many businesses are located in Kearny Mesa?

- 4,520 businesses

Note: Data obtained from ESRI's/InfoGroup Business Summary Report for the Kearny Mesa area.

3. What year were Prime Industrial Lands adopted?

- 2008 General Plan

4. How many acres of Prime Industrial Lands are in Kearny Mesa?

- 550 acres