



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: 7/23/2020

REPORT NO. PC-20-038

HEARING DATE: 7/30/2020

SUBJECT: Kearny Mesa Community Plan Update. Process Five Decision

REFERENCE: Report Nos. **PC-19-006**, **PC-18-021**, **PC-17-058**

### SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the update to the Kearny Mesa Community Plan?

#### Staff Recommendations:

1. RECOMMEND to the City Council CERTIFICATION of Program Environmental Impact Report No. 607857/Sch. No. 2018111024.
2. RECOMMEND to the City Council APPROVAL of a resolution adopting the Kearny Mesa Community Plan and amending the General Plan.
3. RECOMMEND to the City Council APPROVAL of resolution repealing the StoneCrest Specific Plan.
4. RECOMMEND to the City Council APPROVAL of an ordinance amending the Land Development Code Chapter 13, Article 1, Division 5; Chapter 13, Article 1, Division 6; and Chapter 13, Article 2, Division 14 and amending the City's certified Local Coastal Program.
5. RECOMMEND to the City Council APPROVAL of an ordinance rezoning land within the Kearny Mesa Community Planning Area consistent with the Kearny Mesa Community Plan.

Community Planning Group Recommendation: On May 20, 2020, the Kearny Mesa Community Planning Group voted 11-2-0 to support the Kearny Mesa Community Plan Update (Attachment 1).

Mobility Board: On June 3, 2020, the Mobility Board voted 9-1-0 to support the Kearny Mesa Community Plan Update.

Park and Recreation Board: On June 18, 2020, the Park and Recreation Board voted 6-1-0 to support Parks, Recreation, and Open Space section of the Kearny Mesa Community Plan Update.

Historical Resources Board: On July 23, 2020, the Historical Resources Board voted on the Kearny Mesa Cultural Resources Constraints Analysis, Historic Context Statement, the Historic Preservation section of the Kearny Mesa Community Plan, and the portions of the Program Environmental Impact Report related to Cultural/Historical Resources. The result of the vote will be provided within staff's presentation during the hearing.

Environmental Review: The City of San Diego, as Lead Agency under the California Environmental Quality Act (CEQA), prepared and completed a Program Environmental Impact Report (PEIR) No. 607857/Sch. No. 2018111024 covering this activity. A Notice of Preparation (NOP) soliciting input on the scope of the PEIR

was issued on November 9, 2018. The Draft PEIR was made available for a 45-day public review beginning March 17, 2020. The Final PEIR prepared for the Kearny Mesa Community Plan Update includes responses to public comments and has been distributed under separate cover (Attachment 2).

Fiscal Impact Statement: NA

Code Enforcement Impact: NA

Housing Impact Statement: There are approximately 4,368 residential dwelling units within the Kearny Mesa Community Planning Area (Planning Area). The Planning Area has approximately 113 existing affordable housing units. The adopted 1992 Kearny Mesa Community Plan (1992 Community Plan) has an estimated build out of 5,882 residential dwelling units. The Kearny Mesa Community Plan Update would provide capacity for 19,944 additional residential dwelling units to be built for an estimated total buildout of 25,826 residential dwelling units. This is a 339 percent increase over the 1992 Community Plan.

## BACKGROUND

The Planning Area encompasses approximately 4,400 acres bounded by State Route 52 (SR 52) on the north, Interstate 805 (I-805) on the west, Interstate 15 (I-15) on the east, and properties lying to the south of Aero Drive and extending to Friars Road on the south (Attachment 3). Kearny Mesa is identified as one of the City's Subregional Employment Areas due to its concentration of employment and contribution to the economic prosperity of the City. Approximately 85 percent of the Planning Area is within a Transit Priority Area (TPA), or within a half-mile of a major transit stop. Given its central location, status as an employment center, and planned improvements to the regional transit system within the community, the conditions are ripe for Kearny Mesa to evolve into a community with a higher intensity of land use.

The Kearny Mesa Community Plan Update (updated Community Plan) was initiated to determine how Kearny Mesa will develop so it continues to thrive as an employment center and support future transit investments. From public engagement events, surveys, and meetings with the community, a vision emerged for Kearny Mesa as a vibrant employment community. The updated Community Plan's compact land use strategy, policy framework, and multimodal network achieve the vision and accommodate growth consistent with the General Plan City of Villages Strategy and the City's Climate Action Plan goals (Attachments 4 and 5).

## DISCUSSION:

### A. Why is an update to the current Kearny Mesa Community Plan needed?

The 1992 Community Plan provided for the development of industrial and business park uses with limitations on development intensity intended to control impacts of new development on existing development and public facilities. Current planned land uses and the auto-oriented mobility network for the Planning Area were developed during a time with a development context that is dramatically different than what is present today. In addition, the 1992 Community Plan has been amended over ten times, with more than half of the amendments involving land use changes to allow residential development. For the next phase of Kearny Mesa's growth, the updated Community Plan envisions a shift to a well-connected employment area with opportunities for people to live closer to a job center.

The updated Community Plan builds on the 1992 Community Plan by adding capacity for employment uses while also identifying areas for residential uses in mixed-use setting within villages. The updated land use plan for Kearny Mesa is designed to facilitate transit-oriented development near existing and future transit routes. The updated Community Plan also incorporates a mobility network that supports all travel modes and provides multimodal connections for more efficient trips. To support mobility and address recreation needs, the updated Community Plan proposes an urban pathway system to provide new connections and opportunities for linear parks. The accompanying rezone and amendments to the Land Development Code are intended to provide room for businesses to grow, facilitate a transition in land

uses in the proposed mixed-use villages, and support the economic growth of an important employment area.

Increasing jobs and workforce housing in a transit-rich environment makes the updated Community Plan a significant step in implementing the Climate Action Plan and City of Villages Strategy to reinvest in existing communities, address the housing crisis, and reduce transportation-related greenhouse gas emissions. Overall, the updated Community Plan creates a better balance between employment and housing in TPAs and provides a mobility network and land uses that function for more people and for a greater range of users, from employees to residents and visitors.

B. What are some of the more significant changes being proposed in the updated Community Plan?

1. Vision and Land Use

Through the update process, a land use plan was developed that retains strong employment areas with industrial land use designations and introduces Urban Employment Village land use designations and a range of Community Commercial land use designations. This combination emphasizes the importance of Kearny Mesa as an employment area, while also supporting a mix of uses to include residential development. The updated Community Plan focuses the intensity of land uses and new connections in four main areas named for the community's corridors: Ruffin Technology Cluster supports the concentration and collocation of successful businesses in a unique setting; Aero Drive Village adds areas of medium and high-density residential development that contribute to an active neighborhood; Clairemont Mesa Boulevard Village proposes the highest density of residential uses in the land use plan as the main east-west corridor; and Convoy Corridor Village continues to support a wide range of businesses as a regional destination and identifies segments of the corridor for mixed-use in combination with an active streetscape.

2. Regulatory Framework and Policies

The updated Community Plan contains a summary of applicable City plans and regulations and a comprehensive policy table for streamlined review and evaluation of future development. This section also contains a new Community Plan Implementation Overlay Zone (CPIOZ) intended to implement essential components of a pedestrian-oriented environment and provide connectivity within villages and to jobs and transit. A key component of the CPIOZ is a series of supplemental development regulations for urban pathways, inviting pedestrian-oriented enhancements, and parks to serve the growing population. The CPIOZ also includes regulations to apply area-specific buffers to some future development with residential uses.

3. Historic Preservation

The Historic Preservation section summarizes the pre-history of the community, as well as the periods of development and significant historical themes that have shaped Kearny Mesa. The updated Community Plan addresses historic preservation with policies to identify and preserve the historical, archaeological and tribal cultural resources in Kearny Mesa, and to create commemorative, interpretive, and educational opportunities for important sites and events in the community's history.

4. Mobility

To provide a balanced and reliable mobility network, planned mobility infrastructure and operational improvements focus on better serving transit users, bicyclist, and pedestrians, in addition to motorists. A major component is the creation of safe and convenient active transportation facilities that connect to mixed-use villages, employment areas, recreational

facilities, and transit. The updated Community Plan proposes more than 40 miles of bicycle facilities, with most designed or upgraded to be multi-use paths and cycle tracks that work in tandem with a system of urban pathways. Building these multimodal connections will ensure that Kearny Mesa is positioned for sustainable growth and becomes a model for the kind of walkable, accessible, and connected community envisioned in the City of Villages Strategy.

Based on the region's future transit investments that will provide options for ways that people get to work and get around, the updated Community Plan recommends transit priority treatments and strategically placed mobility hubs to improve transit's reliability and accessibility. In combination with these transit improvements, Sustainable Mobility for Adaptable and Reliable Transportation corridors, also known as SMART corridors, are also proposed along Clairemont Mesa Boulevard and Balboa Avenue for transit and other congestion-reducing improvements. The mobility improvements in combination with the use of intelligent technologies and practice of transportation systems management techniques will efficiently move more people, not just vehicles, in the community; help proactively manage congestion; reduce automobile dependence; and improve the experience for all road users.

#### 5. Urban Design

The updated Community Plan promotes pedestrian-oriented environments, an active public realm, and increased tree canopy to create a sense of place. The Urban Design section envisions a combination of walkable blocks, publicly accessible plazas and outdoor gathering spaces, and signature urban pathways to support the vision. This section also spotlights the Convoy area, which has additional design guidelines for a more cohesive approach to development and public realm improvements for the popular area. Finally, the tree species in the new street tree matrix introduce more diversity and emphasize shade trees and planted areas for the benefits related to reduction in the urban heat island effects and retention of storm water.

#### 6. Parks, Recreation, and Open Space

The Parks, Recreation, and Open Space section provides a summary of the community's future recreational and park needs and identifies opportunities for parks, recreation facilities, and aquatic centers. Consistent with the Draft Parks Master Plan methodology and standards, the section outlines approximately 721 Recreational Value Points of planned facilities, which is a surplus of approximately 14 points. To address future park needs, the updated Community Plan envisions a combination of parks including traditional City parks, City parks in available rights-of-way and along urban pathways, and publicly accessible parks on private lands.

#### 7. Public Facilities, Services and Safety

Facilities for public and community facilities to serve existing needs and accommodate growth have also been updated, and policies are identified reduce exposure to hazards to support and improve quality of life in Kearny Mesa in line with Citywide programs and procedures.

### C. How does the Kearny Mesa Community Plan Update implement the Climate Action Plan?

Community plan updates play a role in implementing greenhouse gas reduction strategies of the Climate Action Plan related to Bicycling, Walking, Transit & Land Use, as discussed further in the Climate Action Plan (CAP) Conformance Evaluation (Attachment 6). The updated Community Plan complies with the Climate Action Plan community plan-related actions by: directing growth into TPAs; applying land use designations, residential densities, and implementing zoning to support transit-oriented development; providing policies and planned improvements to support transit operations and access; and designing a planned multimodal mobility network with robust pedestrian and bicycle facilities that connect people to transit.



D. How will the Community Plan be implemented?

Community plans guide decisionmakers, staff, property owners, and citizens engaged in community development. Key actions to implement the updated Community Plan include private investment through development consistent with the zoning program; public facilities included in the City's Capital Improvement Program (CIP) that are funded in part through impact fees; and other sources of public, private, and non-profit investment and initiatives such as regional transportation improvements, districts, and programs for enhanced facilities and maintenance. Appendix A to the updated Community Plan summarizes the planned projects needed to implement the Community Plan (Attachment 7).

1. Zoning Program and Land Development Code Amendments

Areas within the Planning Area would be rezoned consistent with the updated Community Plan, and a Community Plan Implementation Overlay Zone (CPIOZ) would be applied to the mixed-use village areas (Attachments 8, 9, and 10). Citywide zones would also be applied to StoneCrest neighborhood concurrent with the repeal of the StoneCrest Specific Plan (Attachment 11). To implement the updated Community Plan, amendments to the San Diego Municipal Code's Land Development Code would remove Kearny Mesa-specific floor area ratio (FAR) limitations in commercial, IP, and IBT zones, increase the Kearny Mesa-specific maximum FAR in the IL zones from 0.5 FAR to 1.0 FAR, make revisions to the IS zones, and apply the Kearny Mesa CPIOZ (Attachment 12). The proposed amendments to the San Diego Municipal Code will also require Coastal Commission certification, as the Municipal Code is also part of the City's Local Coastal Program.

2. Streamlining for Infill Projects

PEIR No. 607857/Sch. No. 2018111024 has been prepared for this project pursuant to CEQA. CEQA Guidelines Sections 15162, 15183, and 15183.3 allow the City to streamline environmental review for individual infill projects. Under Section 15183.3, future development projects can rely on the analyses in the PEIR if the project meets applicable criteria for an infill project and would need to address project-specific impacts not addressed in the PEIR.

E. Conclusion

Through the extensive outreach process, the community expressed a new vision and recommended a land use plan and zoning program for a vibrant employment community along with a supportive mobility network, urban design framework, and parks and recreation strategy to help direct the next phase for one of the City's important urban communities. The updated Community Plan aims to improve mobility options for a greater number of people and provide infrastructure that can influence travel mode choice toward active transportation modes and transit use. The policies in the updated Community Plan stress the importance of a connected, walkable community with more transit-oriented development, all of which help put the community on a positive trajectory for sustainability goals.

Respectfully submitted,



Lisa Lind, AICP  
Senior Planner  
Planning Department



Laura C. Black, AICP  
Deputy Director  
Planning Department

HANSEN/LGL

#### Attachments

1. Community Planning Group Recommendation
2. Kearny Mesa Community Plan Update Final PEIR (under separate cover)
3. Kearny Mesa Planning Area
4. Draft Resolution for the Kearny Mesa Community Plan and General Plan
5. Kearny Mesa Community Plan (under separate cover)
6. Climate Action Plan (CAP) Conformance Evaluation
7. Draft Planned Public Facilities
8. Kearny Mesa Community Plan Proposed Zoning Map (C-1010)
9. Kearny Mesa Community Plan Proposed Community Plan Implementation Overlay Zone (CPIOZ) Map (C-1011)
10. Kearny Mesa Community Plan Update Rezone Parcel List by Assessor's Parcel Number (APN)
11. Draft Resolution Repealing the StoneCrest Specific Plan
12. Draft Land Development Code Amendments

## Attachment 1: Community Planning Group Recommendation

Minutes of the Monthly Meeting of the  
Kearny Mesa Planning Group  
May 20, 2020  
Serra Mesa/Kearny Mesa Public Library  
9005 Aero Drive, San Diego, CA 92123

### Planning Group Members in Attendance:

<input checked="" type="checkbox"/> Derek Applbaum	<input checked="" type="checkbox"/> Juan Arriaga	<input checked="" type="checkbox"/> Robyn Badilla	<input checked="" type="checkbox"/> Dave Dilday
<input checked="" type="checkbox"/> Buzz Gibbs	<input checked="" type="checkbox"/> Dana Hooper	<input checked="" type="checkbox"/> Mike Huntoon	<input type="checkbox"/> Tana Lorah
<input checked="" type="checkbox"/> Meridith Marquis	<input checked="" type="checkbox"/> John Mulvihill	<input checked="" type="checkbox"/> Tim Nguyen	<input type="checkbox"/> Ray Richmond
<input checked="" type="checkbox"/> Karen Ruggels	<input checked="" type="checkbox"/> Jeff Sallen	<input checked="" type="checkbox"/> Isaac Wang	<input checked="" type="checkbox"/> Paul Yung

### Community Members in Attendance:

Paul Robinson, Deborah Clem, Matt Semic, Sherm Harmer, Kari Logan, Craig Benedetto, Scott Sandel, Scott Moffatt, Sandra Stahl, Brian Schoenfisch, John Shiner, Laura Black, Tom Tomlinson, Cindy Moore, Gerald Gaucher, Andrea Contreras, Steven Rossi, Kelley Stanco, Jamas Gwilliam, Christine Mercado, Kathi Riser, Gabriela Aramayo, Marissa Tucker, Wesley Quach, Vince Vasquez, Jon Shiner, Tom Tomlinson, Samir Hajjiri, Luis Delgado, Yegin Chen,

1. **Call to Order:** The Meeting was brought to order at 11:38 AM by Jeff Sallen, Chair of the Kearny Mesa Planning Group. Jeff thanked everybody for participating on the meeting via Zoom and provided guidance on how the meeting would be conducted under this format.
2. **Meeting Minutes:** Copies of the Minutes of the February 19, 2020 meeting were shown to all participants. A motion to approve the minutes was given and the minutes were approved (11-0-1).
3. **Non-Agenda Public Comments:**
  - Jeff S. asked if there was any public comments. There was no public comments.
4. **Information Item(s):**
  - Jeff S explained that Planning Group Elections will be postponed until meeting can be held in person at the Mesa/Serra Mesa Public Library. Current board members will maintain their position until then.
5. **Action Item(s):**
  - a. Cynthia Morgan-Reed (CEO & Partner) with Vanst Law represents MedMen which owns the retail outlet at 5125 Convoy Street. MedMen is processing a CUP amendment to change from an MMCC to a Cannabis Outlet as well as extend their CUP for an additional five years since the current CUP expires on June 25, 2020. Their application was deemed complete by the City on May 4, 2020 and first round of non-environmental comments will be available by May 18, 2020.

Applicant canceled presentation and postponed until the next meeting.

- b. Lisa Lind, Planning Department, presented to the Community Planning Group an update on the Kearny Mesa Community Plan. The draft Community Plan establishes a vision for a vibrant employment community. Strategies in support of the vision include mixed-use villages areas that encourage transit-oriented development and provide workforce housing closer to a job center. The draft Community Plan proposes multimodal facilities to increase the options for how people commute and a system of community connections with urban pathways and walkable areas to get to destinations in Kearny Mesa.

The Kearny Mesa Community Plan Update included numerous public engagement activities, including workshops as well as online input and Kearny Mesa Community Plan Update Subcommittee meetings. Draft documents are available for review on the project website at this link: <http://kearnymesaconnected.com/plan-documents/>. Contact: Lisa Lind, Senior Planner, [llind@saniego.gov](mailto:llind@saniego.gov).

Comments were provided by the KMPG board and other community members. Lisa and other members of the Planning department addressed the comments. A motion to approve The draft Community Plan was given and it was approved (11-2-0).

- 6. **Adjournment to next regular meeting:** June 17, 2020. Jeff Sallen thanked everyone for attending and concluded the Zoom meeting.

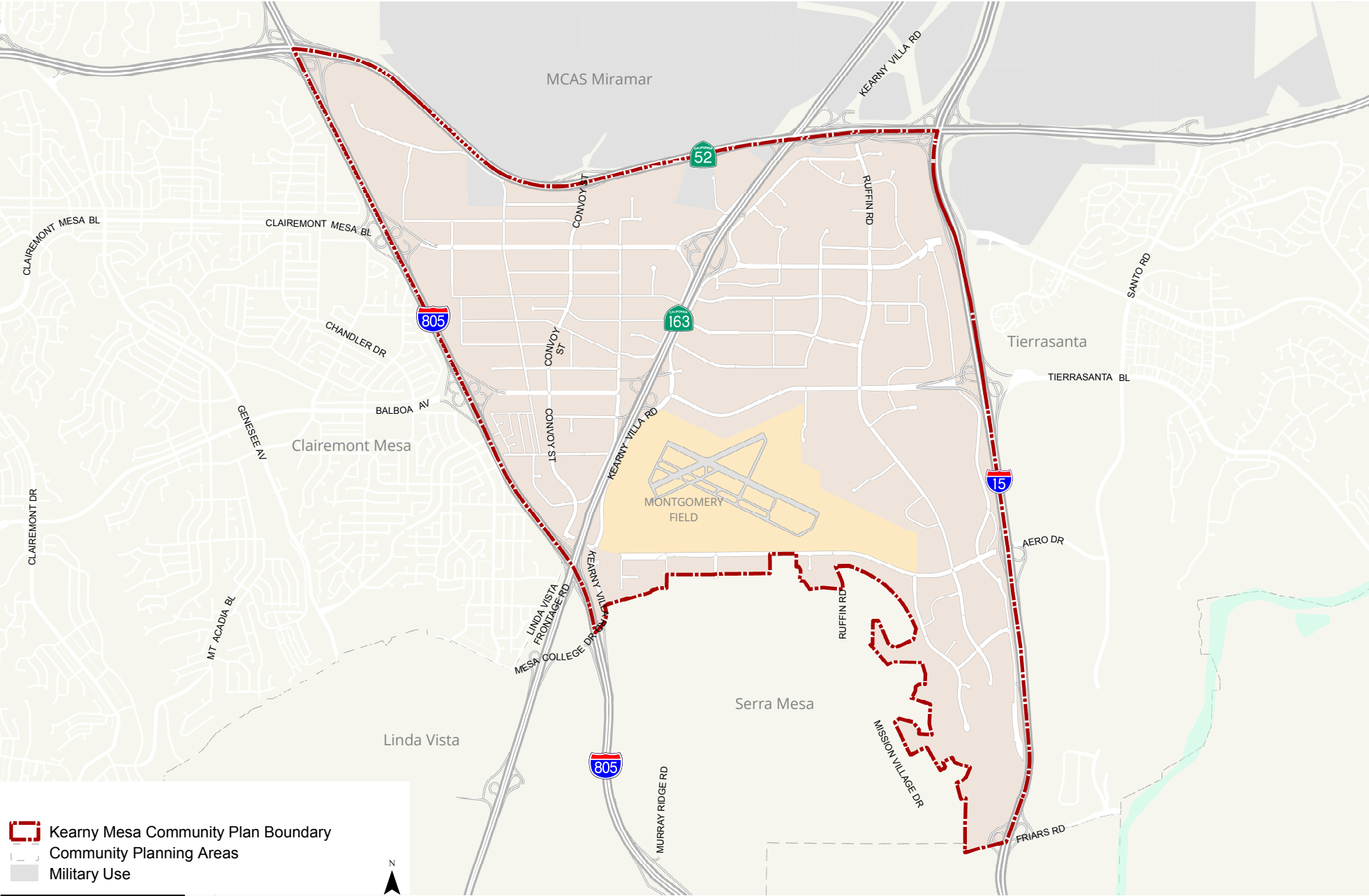
**Attachment 2: Kearny Mesa Community Plan Update Final PEIR**

Kearny Mesa Community Plan Update  
Final Program Environmental Impact Report (PEIR)

Available under separate cover:

<https://www.sandiego.gov/ceqa/final>

Attachment 3: Kearny Mesa Planning Area



Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. (www.sangis.org)  
AECOM, 2016

Date: 4/5/2018 Document Path: L:\GIS\PGIS\Community Planning\Kearny Mesa\Plan\_Update\MXDs\PrePlan\KearnyMesa\_PlanningArea.mxd



**Attachment 4: Draft Resolution for the Kearny Mesa Community Plan and General Plan**

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL ADOPTING A  
COMPREHENSIVE UPDATE TO THE KEARNY MESA  
VALLEY COMMUNITY PLAN, AND AMENDING THE  
GENERAL PLAN TO EFFECT A COMPREHENSIVE UPDATE  
TO THE KEARNY MESA COMMUNITY PLAN.

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Kearny Mesa Community Plan and General Plan and other actions associated with the comprehensive update to the Kearny Mesa Community Plan; and

WHEREAS, the current Kearny Mesa Community Plan was adopted in 1992 and encompasses parcels within Kearny Mesa; and

WHEREAS, this update creates a new community plan for the Kearny Mesa community, in order to recognize its unique land use characteristics, identity as a Subregional Employment Area, and urban form characteristics; and

WHEREAS, as part of the plan update, the City's General Plan will be amended due to the Community Plan being part of the adopted General Plan; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on July 30, 2020 to consider this comprehensive update to the Kearny Mesa Community Plan;

WHEREAS, the Planning Commission recommended certification of Program Environmental Impact Report (Project No. No. 607857/Sch. No. 2018111024) prepared as part of this project; and

WHEREAS, the Planning Commission found, based on its hearing record, that this comprehensive community plan update is consistent with and implements the City of San

Diego's General Plan and Climate Action Plan and that the proposed update helps achieve long-term goals within the community as well as meets city-wide goals; and

WHEREAS, on May 20, 2020, the Airport Land Use Commission determined that the proposed Kearny Mesa Community Plan is conditionally consistent with the Montgomery-Gibbs Executive Airport ALUCP and Marine Corps Air Station Miramar ALUCP, with the condition that future construction within the project area complies with the airspace protection policies of the applicable ALUCP, including obtaining and complying with the conditions of a determination of no hazard from the Federal Aviation Administration (FAA) for any project meeting FAA notice criteria, and the City of San Diego Airport Land Use Compatibility Overlay Zone (ALUCOZ), which implements the noise compatibility policies of the applicable ALUCP;

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for these updates on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Kearny Mesa Community Plan incorporates the policies of the City of San Diego General Plan and Climate Action Plan.

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego hereby updates the Kearny Mesa Community Plan, and amends the General Plan, with a copy of said update and new plan being on file in the office of the City Clerk as Document No. R-

\_\_\_\_\_.

APPROVED: MARA W. ELLIOT, City Attorney

By \_\_\_\_\_  
Noah J. Brazier



Deputy City Attorney

ST:

DATE

Or.Dept: PLANNING

Doc. No.: XXXXX

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN FAULCONER, Mayor

**Attachment 5: Kearny Mesa Community Plan**

Kearny Mesa Community Plan  
July 2020 Draft

Available under separate cover:

<https://www.sandiego.gov/planning/community/cpu/kearnymesa>

## CLIMATE ACTION PLAN CONFORMANCE EVALUATION FOR COMMUNITY PLAN UPDATES

The following Climate Action Plan (CAP) conformance questions relate to implementation actions identified in the CAP. These questions are to serve as a tool to help guide the CAP-related discussion and inform the community plan update process in conjunction with other quantifiable evaluation programs as well as an understanding of the local context of each community planning area. This information should be considered at the outset of the community plan update process and written analysis should be prepared demonstrating conformance with the following questions prior to presenting the plan to the public, the Planning Commission, and the City Council for approval.

### COMMUNITY PLAN:

#### 1. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S CITY OF VILLAGES STRATEGY IN TRANSIT PRIORITY AREAS (TPAS) TO INCREASE THE CAPACITY FOR TRANSIT-SUPPORTIVE RESIDENTIAL AND/OR EMPLOYMENT DENSITIES? (STRATEGY 3)

##### Considerations:

- Does the land use and zoning associated with the plan provide capacity for transit-supportive residential densities within TPAs?

- Is a majority of the additional residential density proposed within TPAs?

- Does the land use and zoning associated with the plan provide capacity for transit-supportive employment intensities within TPAs?

- Is there community-specific data to demonstrate that the proposed plan will lead to an increased number of jobs within TPAs?

- Does the plan identify sites suitable to accommodate mixed-use, village development, as defined in the General Plan, within identified TPAs?

- Does the plan include community-specific policies to facilitate the development of affordable housing within TPAs?

- Does the plan update process include accompanying implementation regulations to facilitate achievement of the plan's densities and intensities?

**2. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S MOBILITY ELEMENT IN TRANSIT PRIORITY AREAS TO INCREASE THE USE OF TRANSIT? (STRATEGY 3)**

Considerations:

- Does the plan support identified transit routes and stops/stations?

- Does the plan identify transit priority measures, such as: exclusive transit lanes, transit ways, direct freeway HOV access ramps, transit signal priority, Safe Routes to Transit, and first mile/last mile initiatives?

- Does the plan circulation system address the potential for re-purposing of existing street right-of-way for multi-modal transportation?

**3. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT PEDESTRIAN IMPROVEMENTS IN TRANSIT PRIORITY AREAS TO INCREASE WALKING OPPORTUNITIES? (STRATEGY 3)**

Considerations:

- Does the plan's circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers, such as transit stations, schools, shopping centers, and libraries?



- Does the plan's urban design element include design recommendations for walkability to promote pedestrian supportive design?

**4. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE CITY OF SAN DIEGO'S BICYCLE MASTER PLAN TO INCREASE BICYCLING OPPORTUNITIES? (STRATEGY 3)**

Considerations:

- Does the plan's circulation system identify bicycle improvements in consideration of the Bicycle Master Plan that include, but are not limited to: Class I bicycle path, Class II bicycle lanes with buffers, Class III bicycle routes, or Class IV protected bicycle facilities?

- Does the plan's circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

**5. DOES THE PROPOSED COMMUNITY PLAN IDENTIFY IMPLEMENTATION MECHANISMS TO SUPPORT TRANSIT ORIENTED DEVELOPMENT? (STRATEGY 3)**

Considerations:

- Does the plan identify new or expanded urban public spaces such as plazas, pocket parks, or greenways in TPAs?

- Does the plan locate new public facilities that generate large numbers of person trips, such as libraries and recreational facilities in TPAs?

- Does the plan and associated Impact Fee Study include new transit-supportive infrastructure within TPAs and census tracks ranking in the top 30% of [CalEnviroScreen](#) scores? (Where Applicable)

- Do the zoning/implementing regulations associated with the plan support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

- For increases in density/intensity outside of a TPA, does the plan include policies to reduce auto dependence at those locations?

**6. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC ADAPTATION AND RESOURCE CONSERVATION MEASURES? (STRATEGY 5)**

Considerations:

- Does the plan include a street tree master plan that provides at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?

- Does the plan include policies or strategies for preserving existing trees?

- Does the plan call for tree planting in villages, sidewalks, and other urban public spaces or include a strategy for contributing to the City's tree canopy goal?

- Does the plan include policies which address climate resiliency measures (sea-level rise, increased fire risk, flooding, urban heat island, or other locally specific impact of climate change)?

- 7. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC STRATEGIES TO SUPPORT CITYWIDE ENERGY, WATER, WASTE REDUCTION OR ANY OTHER CAP GOALS IN ADDITION TO THOSE DESCRIBED ABOVE? (STRATEGIES 1, 2,3,4, AND 5)**

**KEARNY MESA**  
**COMMUNITY PLAN**  
APPENDIX A

Draft Planned Public Facilities  
July 2020



Community plans work together with the General Plan to provide policies and recommendations for community facilities and infrastructure in the City's community planning areas. Policies in both the General Plan and Community Plan address public safety and health and the facilities needed for the Community Plan's projected population. To serve Kearny Mesa's existing needs and accommodate growth, public facilities and services need to be prioritized, financed, and developed within the community. This appendix has been prepared for the Kearny Mesa Community Plan and Mobility Technical Report available at this link:

<https://www.sandiego.gov/planning/community/profiles/kearnymesa/plan>. The Mobility Technical Report prepared for the Kearny Mesa Community Plan Update provides concepts and additional explanation of the planned network and related projects.

The table below summarizes the planned projects that are needed to implement the goals of the Kearny Mesa Community Plan and support the community as growth occurs. The list has been compiled from the Mobility, Urban Design, Parks, Recreation, and Open Space, and Public Facilities, Services, and Safety sections of the Community Plan. Projects may be those that serve the needs of the community while others may be shared or citywide facilities benefitting the public and include but are not limited to mobility, parks and recreation, and fire-rescue. To remain responsive to community and City needs, and in line with best practices related to sustainability, public services, and healthy communities, the projects in this appendix may be prioritized, updated, and revised when necessary.

Projects and public improvements described in the Community Plan include new and upgraded facilities and therefore vary in their scope and cost. The projects also vary in regards to implementation, with some to be scheduled as street maintenance or as development occurs and/or through the collection of appropriate fees, and others to be implemented incrementally through programs, such as the City's Capital Improvement Program (CIP) or upon capital funding from city, state, regional, and federal agencies. Still, some projects will require cooperation and collaboration of City departments in conjunction with private sector developers and partnerships with public agencies.

It should be noted that additional projects may be proposed for Kearny Mesa and implemented as part of development projects, capital improvements, or as part of Citywide efforts and as required by state and federal mandates. Additional projects not individually listed in this appendix can also include projects related to climate resiliency planning, storm water improvements, freeway access improvements, and active transportation facilities, including but not limited to those required by the City of San Diego Street Design Manual (e.g., curb ramps, sidewalks with landscaped parkways, pavement markings, crossings) and those required for compliance with Americans with Disabilities Act (ADA) accessibility guidelines (e.g., audible pedestrian signals). The City of San Diego Street Design Manual establishes guidelines to carry out the City's street design functions and provides an explanation of roadway designs and applicable components. The Street Design Manual can be accessed at this link:

<https://www.sandiego.gov/planning/programs/transportation/library/stdesign>. Also, at project-level implementation of proposed facilities and infrastructure would have to be designed to meet City standards and to the satisfaction of the City of San Diego City Engineer. Additionally, dedication of additional right-of-way for noncontiguous sidewalks and wider parkway area in accordance to the City's Street Design Manual would occur at the project-level.

Name or Category <sup>1</sup>	Description
F-1: Fire Station 28	Replacement / expansion of Fire Stations 28

F-2: Fire Station 36	Replacement / expansion of Fire Station 36
F-3: Fire Air Operations Facility	Expansion of the Fire Air Operations Facility at Montgomery Field
F-4: Emergency Command and Dispatch Center	Expansion of the Emergency Command and Dispatch Center
F-5: Fire/Police Joint Use Training Facility	Establishment of a Fire/Police Joint Use Training Facility
P-1: Hickman Field Athletic Area - Recreation Building	Recreation building per approved General Development Permit (GDP)
P-2: North Murphy Canyon Rec Center Aquatics Facilities	Conversion to public use and joint-use facility for recreation/athletics use if Police Department discontinues occupancy
P-3: Hickman Athletic Field - Community Swimming Pool	Community swimming pool per approved GDP
P-4: North Murphy Canyon Aquatic Center Community Parks	Conversion to public use and aquatics center use if Police Department discontinues occupancy
P-5: Hickman Field	Picnic areas, children's play areas, and phased improvements per approved GDP
P-6: Kearny Mesa Community Park	Development of amenities such as hardcourts, children's play area, open play areas, picnic area and shelter, expanded off-leash dog facilities and other facilities
P-7: North Murphy Canyon Community Park	Conversion to public use and public park use if Police Department discontinues occupancy
P-8: South Murphy Canyon Community Park Neighborhood Parks	Park or recreation facility if the site is considered for public use and/or redevelopment
P-9: Hickman West Neighborhood Park	On-site park facilities in conjunction with any redevelopment of the site
P-10: Aero Promenade Mini Parks	Park and recreation facilities on right-of-way between Kearny Villa Road and Afton Road
P-11: Centrum Park	Existing 2.0-acre mini park
P-12: Nature Discovery Park	Native plantings and passive park improvements on City-owned site
P-13: Aero Park	Park development on the western portion of City-owned land along the Aero Promenade
P-14: Opportunity Trail Parks	Public plazas, paseos, or linear parks on private property or as dedicated park lands
P-15: Convoy Park Link Parks	Public plazas, paseos, or linear parks on private property or as dedicated park lands

P-16: Aero Promenade Parks	Public plazas, paseos, or linear parks on private property or as dedicated park lands
P-17: JH Kearny Mini Park	Public plazas, paseos, or linear parks on private property or as dedicated park lands
P-18: Murphy Canyon Linear Park	Linear park
P-19: Bamboo Grove Park	Linear Park
P-20: National University Green Pocket Parks / Plazas	Privately-owned public park
P-21: Airport View Pocket Park	Linear Park
P-22: Opportunity Trail "A"	1/4-mile trail
P-23: Opportunity Trail "B"	Privately-owned public paseo-park
P-24: Othello Bridge Park	Park at the bridge landing
P-25: Paseo to Cabrillo Heights Park Trails, Joint-Use Parks & Other Recreation Facilities	Privately-owned public paseo-park
P-26: Centrum Park Jogging Trail	Linear jogging path on private property per approved GDP
P-27: New School Park	Joint-use facility in conjunction with establishing new elementary school(s)
P-28: Murphy Canyon Bike Path Trailhead	Trail staging area park on City-owned parcel
P-29: Historic 395 Trailhead/Loop	Trail and staging area
P-30: Canyon Trail	Trail and staging area
P-31: Ruffin Canyon Overlook Private Parks	Trail and passive park facilities
P-32: Easting Park & Toby Wells YMCA	Existing private park
P-33: ResMed Passive Park	Private use and passive recreation trails
P-34: Stone Crest Village Trail & Park	Privately maintained park and recreation center and trails
M-1: Urban Pathways	Urban pathways are designed as wide sidewalks that provide connections within the urban village areas at the locations listed below. For segments, where a Class 1 multi-use path is proposed under the planned bicycle network (refer to M-3), the urban pathway may replace the installation of the multi-use path where they overlap. Ruffin Technology Cluster/Airport Loop

	<ul style="list-style-type: none"> <li>• South side of Balboa Avenue from Kearny Villa Road to Ruffin Road</li> <li>• West side of Ruffin Road from Farnham Street to Lightwave Avenue</li> <li>• West side of Ruffin Road from Lightwave Avenue to Aero drive</li> </ul> <p>Aero Drive Village/Aero Promenade</p> <ul style="list-style-type: none"> <li>• South side of Aero Drive from Convoy Street to West Canyon Avenue</li> </ul> <p>Clairemont Mesa Boulevard Village/Opportunity Trails</p> <ul style="list-style-type: none"> <li>• North and south sides of Clairemont Mesa Boulevard from Shawline Street to Ruffin Road</li> <li>• North side of Lightwave Avenue from Kearny Villa Road to Ruffin Road</li> <li>• East side of Kearny Villa Road from Lightwave Avenue to Clairemont Mesa Boulevard</li> <li>• North side of Ronson Road from Shawline Street to Ronson Court</li> <li>• East and west sides of Shawline Street from Convoy Court to Ronson Road</li> <li>• North and south sides of Raytheon Road from Ruffner Street to Convoy Street</li> <li>• East and west sides of Industrial Park Drive and Ronson Court and between Industrial Park Drive and Ronson Court</li> <li>• South side of Convoy Court from Hickman Field Drive to Industrial Park Way</li> </ul> <p>Convoy Corridor Village/Park Link</p> <ul style="list-style-type: none"> <li>• East and west sides of Convoy Street from Convoy Court to Kearny Mesa Road</li> <li>• East side of Ruffner Street from Copley Park Place to south of intersection of Balboa Avenue</li> <li>• South side of Copley Park Place from Ruffner Street to Convoy Street</li> </ul>
M-2: Pedestrian Improvements	<p>Corridors and District route types include pedestrian treatments including, but not limited to, walkways greater than five feet, pedestrian actuated traffic control signals, bulb outs, and pedestrian scale lighting and furnishings, along the following proposed Corridor and District roadway segments:</p> <ul style="list-style-type: none"> <li>• Clairemont Mesa Boulevard, from Shawline Street to Kearny Mesa Road; from Kearny Villa Road to Ruffin Road</li> <li>• Spectrum Center Boulevard, from Kearny Villa Road to Paramount Drive</li> <li>• Balboa Avenue, from Convoy Street to Mercury Street</li> <li>• Armour Street, from Convoy Street to Kearny Mesa Road</li> <li>• Aero Drive, from Kearny Villa Road to Sandro Rock Road; from West Canyon Avenue to Murphy Canyon Road</li> <li>• Kearny Villa Road, from Clairemont Mesa Boulevard to Lightwave Avenue/Ruffin Court</li> <li>• Mercury Street, from Engineer Road to Armour Street</li> <li>• Murphy Canyon Road, from Aero Drive to Stonecrest Boulevard</li> </ul>

	<ul style="list-style-type: none"> <li>• Convoy Street, from Convoy Court to Aero Drive</li> </ul> <p>Lead pedestrian intervals (LPI) provide pedestrians a head start when entering an intersection and reinforce their right-of-way over turning vehicles. It is assumed that pedestrian countdown signal upgrades would occur in conjunction with LPI implementation. Facilities may include, but are not limited to, the following locations (all legs, unless otherwise noted):</p> <ul style="list-style-type: none"> <li>• Convoy Street and Convoy Court</li> <li>• Shawline Street and Clairemont Mesa Boulevard (north, south, east legs)</li> <li>• Ruffner Street and Clairemont Mesa Boulevard</li> <li>• Convoy Street and Clairemont Mesa Boulevard</li> <li>• Mercury Street and Clairemont Mesa Boulevard</li> <li>• Kearny Mesa Road and Clairemont Mesa Boulevard (north, south, west legs)</li> <li>• Kearny Villa Road and Clairemont Mesa Boulevard (north, south, east legs)</li> <li>• Complex Drive and Clairemont Mesa Boulevard</li> <li>• Overland Avenue and Clairemont Mesa Boulevard</li> <li>• Convoy Street and Ronson Road</li> <li>• Ruffin Road and Lightwave Avenue/Ruffin Court</li> <li>• Convoy Street and Engineer Road</li> <li>• Mercury Street and Engineer Road</li> <li>• Ruffner Street and Balboa Avenue</li> <li>• Convoy Street and Balboa Avenue</li> <li>• Mercury Street and Balboa Avenue</li> <li>• Convoy Street and Armour Street</li> <li>• Mercury Street and Armour Street</li> <li>• Convoy Street and Othello Avenue</li> <li>• Convoy Street and Ostrow Street/Kearny Mesa Road</li> <li>• Aero Court and Aero Drive (north, south, east legs)</li> <li>• Afton Road/Glenn H. Curtiss Road and Aero Drive (south, east legs)</li> <li>• Broadstone Driveway and Aero Drive (south, east legs)</li> <li>• Sandrock Road/John J. Montgomery Drive and Aero Drive</li> <li>• West Canyon Avenue and Aero Drive (south, east legs)</li> <li>• Murphy Canyon Road and Aero Drive (north, south, west legs)</li> </ul> <p>Sidewalk facilities would be implemented along new roadways and segments where missing sidewalks have been identified at locations including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Convoy Street, from SR52 EB Ramps to Copley Park Place (east side and portions of west side)</li> <li>• Convoy Street, from Copley Park Place to approximately 150 feet south of Copley Park Place (east side)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Convoy Street, from Aero Drive to southern community boundary (east side)</li> <li>• Shawline Street, from Convoy Court to Clairemont Mesa Boulevard (east side)</li> <li>• Raytheon Road, from approximately 240 feet east of Ruffner Street to 380 feet east of Ruffner Street (south side)</li> <li>• Raytheon Road, from approximately 510 feet west of Convoy Street to 280 feet west of Convoy Street (south side)</li> <li>• Clairemont Mesa Boulevard, from I-805 SB Ramps to I-805 NB Ramps (south side)</li> <li>• Clairemont Mesa Boulevard, from Kearny Mesa Road to SR163 SB Ramps (both sides)</li> <li>• Ronson Road, from Mercury Street to approximately 300 feet west of Kearny Mesa Road (north side)</li> <li>• Kearny Villa Road, from northern community boundary to Waxie Way (both sides)</li> <li>• Kearny Villa Road, from Waxie Way to Topaz Way (west side)</li> <li>• Kearny Villa Road, from Topaz Way to Clairemont Mesa Boulevard (west side)</li> <li>• Kearny Villa Road, from Clairemont Mesa Boulevard to Lightwave Avenue (west side)</li> <li>• Kearny Villa Road, from Lightwave Avenue to Century Park Court (west side)</li> <li>• Kearny Villa Road, from Balboa Avenue to Aero Drive (both sides)</li> <li>• Armour Street, approximately 790 feet east of Convoy Street to 1,040 feet east of Convoy Street</li> <li>• Kearny Mesa Road, from northern end to Clairemont Mesa Boulevard (both sides)</li> <li>• Kearny Mesa Road, from Clairemont Mesa Boulevard to Engineer Road (east side)</li> <li>• Kearny Mesa Road, from Othello Avenue to approximately 370 feet east of Convoy Street (east side)</li> <li>• Mercury Street, from Mercury Court to Clairemont Mesa Boulevard (west side)</li> <li>• Mercury Street, from approximately 375 feet north of Clairemont Mesa Boulevard to 220 feet north of Clairemont Mesa Boulevard (east side)</li> <li>• Mercury Street, from Clairemont Mesa Boulevard to Raytheon Road (east side)</li> <li>• Lightwave Avenue, from Kearny Villa Road to Paramount Drive (north side)</li> <li>• Ponderosa Avenue, from Balboa Avenue to southern end (both sides)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Viewridge Avenue, from Balboa Avenue to Ridgheaven Court (both sides)</li> <li>• Complex Drive, from Topaz Way to Clairemont Mesa Boulevard (east side)</li> <li>• Complex Drive, from Clairemont Mesa Boulevard to Kearny Villa Way (both sides)</li> <li>• Balboa Avenue, from Kearny Villa Road to Ruffin Road (both sides)</li> <li>• Balboa Avenue, from Viewridge Avenue to I-15 SB Off-ramps (south side)</li> <li>• Aero Drive, from Convoy Street to Kearny Villa Road (south side)</li> <li>• Aero Drive, from Kearny Villa Road to Afton Road/Glenn H. Curtiss Road (both sides)</li> <li>• Aero Drive, from Sandrock Road to West Canyon Avenue (north side)</li> <li>• Aero Drive, from Murphy Canyon Road to eastern community boundary (south side)</li> <li>• Ruffin Road, from Spectrum Center Boulevard to Balboa Avenue (east side)</li> <li>• Ruffin Road, from Balboa Avenue to approximately 530 feet south of Balboa Avenue (west side)</li> <li>• Ruffin Road, from approximately 170 feet south of Ridgheaven Court to 610 feet south of Ridgheaven Court (east side)</li> <li>• Ruffin Road, from Calle Fortunada (north) to approximately 830 feet north of Aero Drive (east side)</li> <li>• Murphy Canyon Road, from approximately 250 feet north of Balboa Avenue overcrossing to 1,480 feet south of Balboa Avenue overcrossing (east side)</li> <li>• Murphy Canyon Road, from Aero Drive to south end (both sides)</li> <li>• Daley Center Drive, south end of cul-de-sac</li> </ul>
M-3: Bicycle Network Improvements <sup>2</sup>	<p>Class I Multi Use Paths</p> <ul style="list-style-type: none"> <li>• SR 52 Bikeway (San Clemente Canyon)</li> <li>• Convoy Court from Hickman Field Drive to Mercury Street</li> <li>• Raytheon Road from Ruffner Street to Mercury Street</li> <li>• Engineer Road from Cardin Street to Kearny Mesa Road</li> <li>• Kearny Mesa Road from Engineer Road to Clairemont Mesa Boulevard</li> <li>• New connector from Ruffner Street terminus to Othello Avenue</li> <li>• Stonecrest Boulevard from Daley Center Drive to Murphy Canyon Road</li> <li>• Ponderosa Avenue from Balboa Avenue to Tech Way</li> <li>• New connector from southern terminus of Daley Center Drive to Murphy Canyon Road</li> <li>• Murphy Canyon Road from Aero Drive to existing Class I multi-use path</li> </ul>

	<p>Class II Bike Lanes</p> <ul style="list-style-type: none"> <li>• Chesapeake Drive from Kearny Villa Road to Clairemont Mesa Boulevard</li> <li>• Ronson Road from Shawline Street to Ruffner Street</li> <li>• Balboa Avenue from Ruffin Road to eastern planning area boundary</li> <li>• Othello Avenue from western terminus to eastern terminus</li> <li>• Aero Drive from Murphy Canyon Road to eastern planning area boundary</li> <li>• Shawline Street from Ronson Road to Convoy Court</li> <li>• Ostrow Street from Othello Avenue to Convoy Street</li> <li>• Convoy Street from Copley Park Place to Aero Drive</li> <li>• Mercury Street from Convoy Court to Engineer Road</li> <li>• Ruffin Road from Aero Drive to southern planning area boundary</li> <li>• Murphy Canyon Road from Balboa Avenue to approximately 1,500 feet south of Balboa Avenue</li> </ul> <p>Class II Bike Lane (NB) and Class III Bike Route (SB)</p> <ul style="list-style-type: none"> <li>• Murphy Canyon Road from Clairemont Mesa Boulevard to Balboa Avenue</li> </ul> <p>Class III Bike Routes</p> <ul style="list-style-type: none"> <li>• Spectrum Center Boulevard from Sunroad Centrum Lane to Paramount Drive</li> <li>• Afton Road, from Aero Drive to southern planning area boundary.</li> </ul> <p>Class IV Cycle Tracks (One-Way Cycle Tracks provided in both directions)</p> <ul style="list-style-type: none"> <li>• Copley Park Place, from Ruffner Street to Convoy Street</li> <li>• Clairemont Mesa Boulevard, from western planning area boundary to I-15 SB Ramps</li> <li>• Lightwave Avenue, from Kearny Villa Road to Ruffin Road</li> <li>• Tech Way, from Kearny Villa Road to Overland Avenue</li> <li>• Balboa Avenue, from western planning area boundary to Ruffin Road</li> <li>• Aero Drive, from West Canyon Avenue to Murphy Canyon Road</li> <li>• Aero Drive, from Convoy Street to Kearny Villa Road</li> <li>• Kearny Mesa Road, from Engineer Road to Convoy Street</li> <li>• Kearny Villa Road, from Ruffin Road to Balboa Avenue</li> <li>• Kearny Villa Road, from Aero Drive to southern planning area boundary</li> <li>• Ruffin Road, from Kearny Villa Road to Aero Drive</li> <li>• Daley Center Drive, from Aero Drive to southern terminus of roadway</li> <li>• Murphy Canyon Road, from approximately 1,500 feet south of Balboa Avenue to Aero Drive</li> </ul> <p>Class IV Cycle Track (Two-Way)</p> <ul style="list-style-type: none"> <li>• Ruffner Street (east side), from Copley Park Place to approximately 200 feet south of Balboa Avenue</li> </ul> <p>Class I Multi Use Paths and Class IV Cycle Tracks (One-Way)</p>
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	<ul style="list-style-type: none"> <li>• Kearny Villa Road (Class I on east side, Class IV on west side) from Balboa Avenue to Aero Drive</li> <li>• Aero Drive (Class I on north side, Class IV on south side) from Kearny Villa Road to West Canyon Avenue</li> </ul> <p>Bicycle signal phasing provide bicyclists a head start when entering an intersection. In the case where intersection include LPIs, the lead bike signal would occur at the same time. Facilities may include, but are not limited to, the following locations (all legs unless otherwise noted):</p> <ul style="list-style-type: none"> <li>• Ruffin Road and Kearny Villa Road/Waxie Way</li> <li>• Ruffin Road and Chesapeake Drive (north, south legs)</li> <li>• Ruffin Road and Hazard Way (north, south legs)</li> <li>• I-805 NB Off-ramp and Clairemont Mesa Boulevard (east, west legs)</li> <li>• Shawline Street and Clairemont Mesa Boulevard (lead bike signals with LPIs on legs with crosswalks)</li> <li>• Ruffner Street and Clairemont Mesa Boulevard (signal with LPI)</li> <li>• Convoy Street and Clairemont Mesa Boulevard (signal with LPI)</li> <li>• Mercury Street and Clairemont Mesa Boulevard (signal with LPI)</li> <li>• Industrial Park Driveway and Clairemont Mesa Boulevard (east, west legs)</li> <li>• Kearny Mesa Road and Clairemont Mesa Boulevard (lead bike signals with LPI on legs with crosswalks)</li> <li>• SR 163 SB On-ramp/SR 163 SB Off-ramp and Clairemont Mesa Boulevard (east, west legs)</li> <li>• SR 163 NB Off-ramp/SR 163 NB On-ramp and Clairemont Mesa Boulevard (east, west legs)</li> <li>• Kearny Villa Road and Clairemont Mesa Boulevard (lead bike signals with LPI on legs with crosswalks)</li> <li>• Complex Street and Clairemont Mesa Boulevard (signal with LPI)</li> <li>• Overland Avenue and Clairemont Mesa Boulevard (signal with LPI)</li> <li>• Ruffin Road and Farnham Street (north, south legs)</li> <li>• Ruffin Road and Clairemont Mesa Boulevard</li> <li>• Murphy Canyon Road and Clairemont Mesa Boulevard (east, west legs)</li> <li>• Clairemont Mesa Boulevard and SR 52 EB and I-15 SB Off-ramps (east, west legs)</li> <li>• I-15 NB Ramps and Clairemont Mesa Boulevard (east, west legs)</li> <li>• Kearny Villa Road and Lightwave Avenue</li> <li>• Overland Avenue and Lightwave Avenue (east, west legs)</li> <li>• Ruffin Road and Lightwave Avenue/Ruffin Court (signal with LPI)</li> <li>• Convoy Street and Engineer Road (signal with LPI)</li> <li>• Kearny Villa Road and Spectrum Center Boulevard (north, south legs)</li> <li>• Ruffin Road and Spectrum Center Boulevard (north, south legs)</li> <li>• Mercury Street and Engineer Road (signal with LPI)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Kearny Villa Road and Tech Way</li> <li>• Mercury Street and SR 163 SB Ramps (north, south legs)</li> <li>• Kearny Villa Road and SR 163 NB Ramps/Century Park Court (north, south legs)</li> <li>• Balboa Avenue and Ruffner Street (signal with LPI)</li> <li>• Convoy Street and Balboa Avenue (signal with LPI)</li> <li>• Mercury Street and Balboa Avenue (signal with LPI)</li> <li>• Kearny Villa Road and Balboa Avenue</li> <li>• Balboa Avenue and Pepsi Driveway (east, west legs)</li> <li>• Ponderosa Avenue and Balboa Avenue (east, west legs)</li> <li>• Ruffin Road and Balboa Avenue</li> <li>• Mercury Street and Armour Street (signal with LPI)</li> <li>• Kearny Villa Road and SR163 Ramps (north, south legs)</li> <li>• Ruffin Road and Ridgehaven Court (north, south legs)</li> <li>• Ruffin Road and Sky Park Court (north, south legs)</li> <li>• Convoy Street and Aero Drive (north, south, east legs)</li> <li>• Kearny Villa Road and Aero Drive</li> <li>• Aero Court and Aero Drive (signal with LPI)</li> <li>• Afton Road/Glenn H Curtiss Road and Aero Drive (lead bike signals on east and west legs with LPIs on legs with crosswalks)</li> <li>• Broadstone Driveway and Aero Drive (lead bike signals on east and west legs with LPIs on legs with crosswalks)</li> <li>• Sandrock Road/John J Montgomery Drive and Aero Drive (signal with LPI)</li> <li>• Ruffin Road and Aero Drive (east, west legs)</li> <li>• West Canyon Avenue and Aero Drive (lead bike signals on east and west legs with LPIs on legs with crosswalks)</li> <li>• Daley Center Drive/Ruffin Road and Aero Drive</li> <li>• Murphy Canyon Road and Aero Drive</li> <li>• Daley Center Drive and Granite Ridge Drive (north, south legs)</li> <li>• Mesa College Drive/Kearny Villa Road and Berger Avenue (east, west legs)</li> <li>• I-805 NB Off-ramp and Kearny Villa Road (east, west legs)</li> <li>• Murphy Canyon Road and Stonecrest Boulevard</li> </ul> <p>Protected intersections for at-grade physical separations to promote yielding to bicyclists, offer comfort for pedestrians and bicyclists traversing through the intersection, and slow down vehicle travel speeds include, but are not limited to, the following locations:</p> <ul style="list-style-type: none"> <li>• Ruffin Road and Clairemont Mesa Boulevard</li> <li>• Kearny Villa Road and Balboa Avenue</li> <li>• Ruffin Road and Balboa Avenue</li> <li>• Kearny Villa Road and Aero Drive</li> <li>• Ruffin Road and Aero Drive</li> </ul>
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M-4: Transit Priority Measures	<p>Measures to give transit priority at intersections (e.g., transit signal priority, queue jump lanes, and transit only lanes, or shared transit/right-turn lanes) along the following roadway segments:</p> <ul style="list-style-type: none"> <li>• Clairemont Mesa Boulevard (SMART Corridor) throughout the entire community planning area</li> <li>• Balboa Avenue (SMART Corridor) between I-805 NB and SR 163 SB Ramps</li> <li>• Balboa Avenue between SR 163 SB Ramps and I-15 NB Ramps</li> <li>• Aero Drive between Convoy Road and I-15 NB Ramps</li> <li>• Convoy Street between SR 52 WB Ramps and Aero Drive</li> <li>• Ruffin Road between Chesapeake Drive and Aero Drive</li> </ul>
M-5: Roadway Improvements	<p>Roadway modifications to accommodate transit and multimodal improvements within the public right-of-way (refer to M-3 and M-4) includes Sustainable Mobility for Adaptable and Reliable Transportation (SMART) Corridors, where roadway space along certain major roadways are repurposed for transit and other congestion reducing strategies and technologies. Roadway reclassifications and modifications at the following segments:</p> <ul style="list-style-type: none"> <li>• Balboa Avenue from I-805 NB On-ramp to SR163 SB On-ramp – Reclassify this segment to a SMART Corridor</li> <li>• Clairemont Mesa Boulevard from I-805 NB On-ramp to I-15 SB On-ramp – Reclassify this segment to a SMART Corridor</li> <li>• Copley Park Place from Copley Drive to Convoy Street – Reclassify this segment to a 2-Lane Collector with two-way left-turn lane (TWLTL)</li> <li>• Daley Center Drive from Aero Drive to Stonecrest Boulevard – Reclassify this segment to a 2-Lane Collector without TWLTL</li> <li>• Kearny Mesa Road from Armour Street to Convoy Street – Reclassify this segment to a 3-Lane collector (2 southbound and 1 northbound) with TWLTL</li> <li>• Kearny Villa Road, from Ruffin Road to Chesapeake Drive –Reclassify this segment to a 4-Lane Collector without TWLTL</li> <li>• Kearny Villa Road from Chesapeake Drive to Clairemont Mesa Boulevard – Reclassify this segment to a 4-Lane Major Arterial</li> <li>• Tech Way from Kearny Villa Road to Overland Avenue – Reclassify this segment to a 2-Lane Collector with TWLTL</li> <li>• Murphy Canyon Road from 1,300 feet south of Balboa Avenue Overcrossing to 1,600 feet north of Aero Drive – Reclassify this segment to a 3-Lane Collector with no median (2 northbound lanes and 1 southbound lane)</li> <li>• Ronson Road from Shawline Street to Ruffner Street – Reclassify this segment to 2-Lane Collector without TWLTL</li> </ul>

	<ul style="list-style-type: none"> <li>• Ruffner Street south of Balboa Avenue – Remove this segment by truncating the 2-Lane Collector of Ruffner Street segment south of Balboa Avenue at the existing driveway</li> </ul> <p>Intersection modifications to include roadway configuration, signal modification, and/or new traffic control at the following locations:</p> <ul style="list-style-type: none"> <li>• Kearny Villa Road and SR 52 WB Ramps</li> <li>• Ruffin Road and Chesapeake Drive</li> <li>• Convoy Street and Convoy Court</li> <li>• Shawline Street and Clairemont Mesa Boulevard</li> <li>• Ruffner Street and Clairemont Mesa Boulevard</li> <li>• Convoy Street and Clairemont Mesa Boulevard</li> <li>• Mercury Street and Clairemont Mesa Boulevard</li> <li>• Industrial Park Driveway and Clairemont Mesa Boulevard</li> <li>• Kearny Mesa Road and Clairemont Mesa Boulevard</li> <li>• SR 163 SB On-ramp/SR 163 SB Off-ramp and Clairemont Mesa Boulevard</li> <li>• SR 163 NB Off-ramp/SR 163 NB On-ramp and Clairemont Mesa Boulevard</li> <li>• Kearny Villa Road and Clairemont Mesa Boulevard</li> <li>• Complex Drive and Clairemont Mesa Boulevard</li> <li>• Overland Avenue and Clairemont Mesa Boulevard</li> <li>• Ruffin Road and Farnham Street</li> <li>• Ruffin Road and Clairemont Mesa Boulevard</li> <li>• Murphy Canyon Road and Clairemont Mesa Boulevard</li> <li>• Mercury Street and Engineer Road</li> <li>• Ruffner Street and Balboa Avenue (new traffic control: signal)</li> <li>• Convoy Street and Balboa Avenue</li> <li>• Mercury Street and Balboa Avenue</li> <li>• Kearny Villa Road and Balboa Avenue</li> <li>• Ruffin Road and Balboa Avenue</li> <li>• Viewridge Avenue and Balboa Avenue</li> <li>• Mercury Street/Kearny Mesa Road and Armour Street/SR 163 SB Ramps</li> <li>• Ruffin Road and Ridgehaven Court</li> <li>• Kearny Villa Road and Aero Drive</li> <li>• Sandrock Road/John J Montgomery Drive and Aero Drive</li> <li>• Daley Center Drive/Ruffin Road and Aero Drive</li> <li>• Daley Center Drive and Granite Ridge Drive</li> </ul>
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Notes:

<sup>1</sup> "F" refers to existing and planned police and fire facilities. Kearny Mesa is served by the Serra Mesa-Kearny Mesa Branch Library. No future library facilities are included at the time of the Community Plan preparation. If added over time, "L" would refer to projects involving planned library facilities; "P" refers to existing and planned park and recreational facilities; and "M" refers to planned mobility facilities.

<sup>2</sup>Class I Multi-Use Paths are designed for the exclusive use of bicycles and pedestrians and completely separated from the right-of-way; Class II Bike Lanes are striped and buffered lanes in the right-of-way designated for the exclusive or semi-exclusive use of bicycles; Class III Bike Routes provide shared use of traffic lanes with cyclists and motor vehicles, sometimes identified as sharrows; and Class IV Cycle Tracks are lanes designated exclusively for one-way or two-way bicycle travel that are physically protected from vehicular traffic.



**KEARNY MESA REZONE**

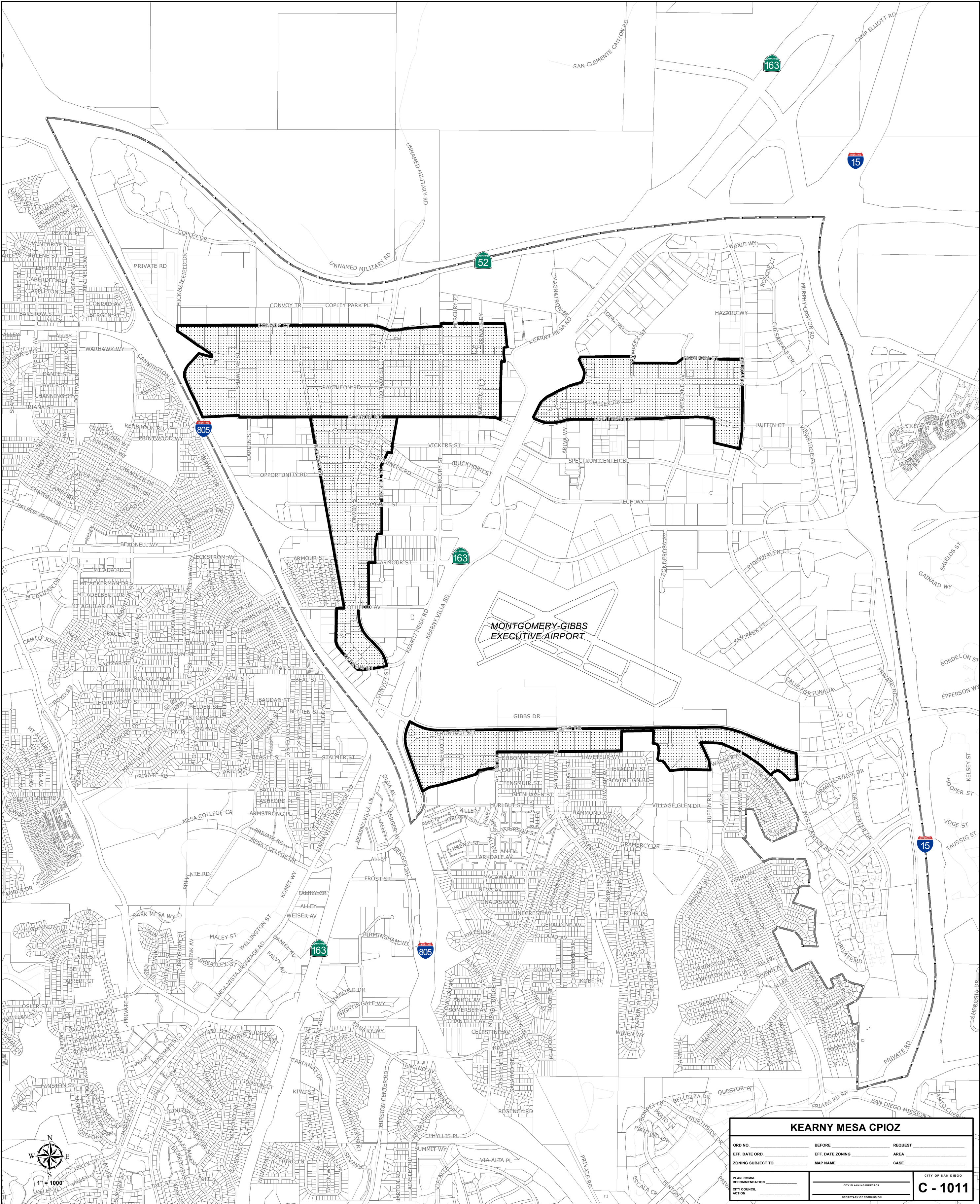
ORD NO.	BEFORE	REQUEST
EFF. DATE ORD.	EFF. DATE ZONING	
ZONING SUBJECT TO	MAP NAME	CASE

PLAN COMM. RECOMMENDATION	CITY PLANNING DIRECTOR	<b>C - 1010</b>
CITY COUNCIL ACTION	SECRETARY OF COMMISSION	



Attachment 9: Kearny Mesa Community Plan Proposed Community Plan Implementation Overlay Zone (CPIOZ) Map (C-1011)



KEARNY MESA CPIOZ			
ORD NO.	BEFORE	REQUEST	
EFF. DATE ORD.	EFF. DATE ZONING	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
PLAN COMM. RECOMMENDATION	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO	
CITY COUNCIL ACTION	SECRETARY OF COMMISSION	C - 1011	



**Attachment 10: Kearny Mesa Community Plan Update Rezone Parcel List by Assessor's Parcel Number (APN)**

APN	7735601423	7735601730	7735601463
3690402400	7735601424	7735601731	7735601464
4332402700	7735601425	7735601732	7735601465
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3692210707	3692211437	3692211478	3692211618
3692210708	3692211438	3692211479	3692211619
3692210709	3692211439	3692211480	3692211620
3692210710	3692211440	3692211701	3692211621
3560111200	3692211441	3692211702	3692211622
3692211401	3692211442	3692211703	3692211623
3692211402	3692211443	3692211704	3692211624
3692211403	3692211444	3692211705	3692211625
3692211404	3692211445	3692211706	3692211626
3692211405	3692211446	3692211707	3692211627
3692211406	3692211447	3692211708	3692211628
3692211407	3692211448	3692211709	3692211629
3692211408	3692211449	3692211710	3692211630
3692211409	3692211450	3692211711	3692211631
3692211410	3692211451	3692211712	3692211632
3692211411	3692211452	3692208600	3692211633
3692211412	3692211453	3692208800	3692211634
3692211413	3692211454	3691214700	3692211635
3692211414	3692211455	3691215200	3692211636
3692211415	3692211456	3692301200	3692211637
3692211416	3692211457	3692301300	3692211638

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3692301700
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3692301500
3691000600
3691000700
3691000800
3691000300
3691000100
4210400700
3562405700

3562900600
3563903700
4210400800
4210400900
4213202300
3563903600
4213202400
3691100400
3691102700
3691102600
7602261200
7602269300
3690835600
3562901400
4210305400
4210305500
4210305700
4210305801
4210305600
3560813100
3560813200
3560813000
3560813700

4212302301
4211800801
4213600900
3561607300
3561607400
3561607500
3561607600
3561607700
3561607800
3560812900
4210501500
4210500900
4213600100
4213600200
4213600300
4213600400
3691000600
3691000700
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3691000300
3691000100
3690401500

## **Attachment 11: Draft Resolution Repealing the StoneCrest Specific Plan**

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

### **A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO REPEALING THE STONECREST SPECIFIC PLAN.**

WHEREAS, the StoneCrest Specific Plan was adopted by the City Council in 1988 by Resolution R-293496 for the StoneCrest neighborhood of the Kearny Mesa Community Plan area, subsequently amended with the most recent amendment adopted by City Council in 2000 by Resolution R-293496, and the land use and development policies and regulations have not been updated since that date; and

WHEREAS, the Kearny Mesa Community Plan was comprehensively updated in 2020 with the Kearny Mesa Community Plan Update; and

WHEREAS, the StoneCrest neighborhood has been built out under the StoneCrest Specific Plan; and

WHEREAS, the StoneCrest neighborhood has been considered in the update for the land use plan, multimodal network, and rezone as part of the Kearny Mesa Community Plan; and

WHEREAS, the City Council finds that the Kearny Mesa Community Plan in combination with the Land Development Code are the best applicable planning documents to implement the goals and policies of the City of San Diego General Plan within the StoneCrest neighborhood; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the StoneCrest Specific Plan is repealed.

APPROVED: MARA W. ELLIOT, City Attorney

By \_\_\_\_\_  
Noah J. Brazier  
Deputy City Attorney

ST:  
DATE  
Or.Dept: PLANNING  
Doc. No.: XXXXX

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN FAULCONER, Mayor

## **Attachment 12: Draft Land Development Code Amendments**

Amendments to the San Diego Municipal Code's Land Development Code and Local Coastal Program are proposed to implement the Community Plan. The proposed amendments address development regulations for commercial and industrial zones, and the Kearny Mesa Community Plan Update is including a proposed Community Plan Implementation Overlay Zone (CPIOZ) as shown in ~~strikeout~~/underline in the exhibits attached.

- Section 131.0531 (Development Regulations Tables for Commercial Zones) to apply citywide development regulations related to maximum floor area ratio (FAR) for Commercial - Neighborhood (CN), Commercial – Regional (CR), Commercial – Office (CO), Commercial – Visitor (CV), Commercial – Parking (CP), and Commercial - Community (CC) (see Exhibit A: Chapter 13, Article 1, Division 5 ~~strikeout~~).
- Section 131.0631 (Development Regulations Table for Industrial Zones) to apply citywide development regulations related to maximum FAR to International–Business and Trade zones (IBT), and Industrial – Park (IP) zones and increase the maximum FAR to 1.0 for Industrial – Light zones (IL) for by-right development in Kearny Mesa (see Exhibit B: Chapter 13, Article 1, Division 6 ~~strikeout~~).
- Section 131.0605 (Purpose of the IS Zone) to update the Industrial – Small Lot (IS) to Industrial – Small Scale and remove the maximum lot size that would apply citywide to all areas with IS zones (see Exhibit B: Chapter 13, Article 1, Division 6 ~~strikeout~~).
- Section 132.1402 (Community Plan Implementation Overlay Zone) to adopt a new CPIOZ and apply supplemental development regulations for specific areas within the Kearny Mesa Community Plan area (see Exhibit C: Chapter 13, Article 2, Division 14 ~~strikeout~~).

[illegible]

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)] [No change in text.]							
<i>Minimum Floor Area Ratio</i> for Residential Use [No change in text.]							
<b>Ground-floor Height through Visibility Area</b> [No change in text.]							

**Footnotes for Table 131-05C**

- <sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See Section 131.0543(a)(2).
- <sup>3</sup> ~~Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50 and the portion of the maximum allowed gross floor area that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.~~
- <sup>3</sup> Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.30.
- <sup>4</sup>~~5~~ Placemaking on private property shall not be subject to setback regulations, in accordance with Section 141.0421.

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations for CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >> 3rd >> 4th >>	CR-		CO-						CV-		CP-
		1-	2-	1-		2-		3-		1-		1-
		1		1	2	1-	2-	1	2	3	1	2
Max Permitted Residential <i>Density</i> <sup>(1)</sup>		1,500	1,000	1,500	-	-	1,000	800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		--	--	--	--	--	applies	--	--	--	--	--
Lot Area												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--	--
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	--
Setback Requirements <sup>(5) (6)</sup>												
Min Front Setback (ft) Max Front Setback (ft) [See Section 131.0543(a)]		10 --	10 25 <sup>(2)</sup>	10 --	10 25 <sup>(2)</sup>	10 --	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	10 --	-- 10 <sup>(2)</sup>	10 --
Min Side Setback (ft) Optional Side Setback (ft)		10 --	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0	10 0	10 0	10 --	10 0 <sup>(3)</sup>	10 --
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side Setback (ft) Max Street Side Setback (ft) [See Section 131.0543(a)]		10 --	10 25 <sup>(2)</sup>	10 --	10 25 <sup>(2)</sup>	10 --	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- --



Min Rear <i>Setback</i> (ft) Optional Rear <i>Setback</i> (ft)	10 --	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<b>Max Structure Height</b> (ft)	60	45	60	45	65	50	65	70	60	45	30
<b>Min Lot Coverage</b> (%)	--	--	--	--	--	--	--	--	--	35	--
<b>Max Floor Area Ratio</b>	1.0 <sup>(4)(5)</sup>	0.75 <sup>(4)</sup> (5)	1.5 <sup>(4)(5)</sup>	0.75 <sup>(4)(5)</sup>	1.5 <sup>(4)(5)</sup>	2.0 <sup>(4)(5)</sup>	2.0 <sup>(4)(5)</sup>	2.0 <sup>(4)(5)</sup>	2.0 <sup>(4)(5)</sup>	2.0 <sup>(4)(5)</sup>	1.0 <sup>(4)(5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	1.0	2.5	2.5	--	--	--
Minimum <i>Floor Area Ratio</i> for Residential Use	0.5	1.0	0.75	---	---	1.0	1.5	2.5	--	--	--
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	applies	--	--	--
<b>Ground-floor Height</b> [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Pedestrian Paths</b> [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Transparency</b> [See Section 131.0552]	--	applies	--	applies	--	applies	applies	applies	--	applies	--
<b>Building Articulation</b> [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Street Yard Parking Restriction</b> [See Section 131.0555]	--	applies	--	applies	--	applies	applies	applies	--	--	--
<b>Parking Lot Orientation</b> [See Section 131.0556]	applies	--	applies	--	applies	applies	--	--	applies	applies	--
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

**Footnotes for Table 131-05D**

- <sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See section 131.0543(a)(2).
- <sup>3</sup> See section 131.0543(b).

- (c) CC Zones

**Table 131-05E**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CC-															
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
		1				2				3				4			
<b>Max Permitted Residential <i>Density</i></b> <sup>(1)</sup>		1,500				1,500				1,500				1,500			
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies				applies				applies				applies			
<b>Lot Area</b>																	
Min <i>Lot</i> Area (sq. ft.)		5,000				5,000				5,000				2,500			
Max <i>Lot</i> Area (ac)		--				--				--				--			
<b>Lot Dimensions</b>																	
Min <i>Lot</i> Width (ft)		50				50				100				25			
Min <i>Street Frontage</i> (ft)		50				50				100				25			
Min <i>Lot</i> Depth (ft)		100				100				--				--			
Max <i>Lot</i> Depth (ft)		150				150				--				--			
<b>Setback Requirements</b> <sup>(5) (6)</sup>																	
Min Front <i>Setback</i> (ft)		--				--				--				--			
Max Front <i>Setback</i> (ft)		100 <sup>(2,3)</sup>				100 <sup>(2,3)</sup>				--				10 <sup>(2)</sup>			
[See Section 131.0543(a)]																	
Min Side <i>Setback</i> (ft)		10				10				10				10			
Optional Side <i>Setback</i> (ft)		0				0				0				0			
[See Section 131.0543(b)]																	
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Min <i>Street</i> Side <i>Setback</i> (ft)		--				--				--				--			
Max <i>Street</i> Side <i>Setback</i> (ft)		--				--				--				10 <sup>(2)</sup>			
[See Section 131.0543(a)]																	
Min Rear <i>Setback</i> (ft)		10				10				10				10			
Optional Rear <i>Setback</i> (ft)		0				0				0				0			
[See Section 131.0543(b)]																	

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max <i>Structure Height</i> (ft)		30				60				45				30			
Min <i>Lot Coverage</i> (%) <sup>(5)</sup> <sup>(6)</sup>		--				--				--				35			
Max <i>Floor Area Ratio</i>		0.75 <sup>(4)</sup> <sup>(5)</sup>				2.0 <sup>(4)</sup> <sup>(5)</sup>				0.75 <sup>(4)</sup> <sup>(5)</sup>				1.0 <sup>(4)</sup> <sup>(5)</sup>			
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.75				--				0.75				0.5			
Minimum <i>Floor Area Ratio</i> for Residential Use		0.56				--				0.56				0.25			
Ground-floor Height [See Section 131.0548]		--				applies				applies				--			
Pedestrian Paths [See Section 131.0550]		applies				applies				applies				applies			
Transparency [See Section 131.0552]		---				---				---				applies			
Building Articulation [See Section 131.0554]		applies				applies				applies				applies			
Parking <i>Lot Orientation</i> [See Section 131.0556]		applies				applies				applies				applies			
Refuse and Recyclable Material Storage [See Section 142.0805]		applies				applies				applies				applies			
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies				applies				applies				applies			
Visibility Area [See Section 113.0273]		applies				applies				applies				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
	4th >>	5				6			7	8	9
Max permitted Residential <i>Density</i> <sup>(1)</sup>		1,500				1,000			800	600	400
Supplemental Residential Regulations [See Section 131.0540]		applies				applies			applies	applies	applies
Lot Area											
Min <i>Lot</i> Area (sq. ft.)		2,500				2,500			2,500	2,500	2,500
Max <i>Lot</i> Area (ac)		--				--			--	--	--
Lot Dimensions											
Min <i>Lot</i> Width (ft)		25				25			25	25	25
Min <i>Street Frontage</i> (ft)		25				25			25	25	25
Min <i>Lot</i> Depth (ft)		--				--			--	--	--
Max <i>Lot</i> Depth (ft)		--				--			--	--	--
Setback Requirements <sup>(5)</sup> <sup>(6)</sup>											
Min Front <i>Setback</i> (ft)		--				--			--	--	--
Max Front <i>Setback</i> (ft)		10 <sup>(2)</sup>				10 <sup>(2)</sup>			10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
	4th >>	5			6			7		8	9
[See Section 131.0543(a)]											
Min Side <i>Setback</i> (ft)		10				10			10	10	10
Optional Side <i>Setback</i> (ft)		0				0			0	0	0
[See Section 131.0543(b)]											
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies			applies	applies	applies
Min <i>Street</i> Side <i>Setback</i> (ft)		--				--			--	--	--
Max <i>Street</i> Side- <i>Setback</i> (ft)		10 <sup>(2)</sup>				10 <sup>(2)</sup>			10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]											
Min Rear <i>Setback</i> (ft)		10				10			10	10	10
Optional Rear <i>Setback</i> (ft)		0				0			0	0	0
[See Section 131.0543(b)]											
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies			applies	applies	applies
Max <i>Structure Height</i> (ft)		100				65			65	100	-
Min <i>Lot Coverage</i> (%) <sup>(4) (5) <del>(5) (6)</del></sup>		35				35			35	35	35
Max <i>Floor Area Ratio</i>		2.0 <sup>(4) (5)</sup>				2.0 <sup>(4) (5)</sup>			2.0 <sup>(4) (5)</sup>	2.0 <sup>(4) (5)</sup>	2.0 <sup>(4) (5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0				2.0			2.5	2.5	3.0
Minimum <i>Floor Area Ratio</i> for Residential Use		1.0				1.0			1.5	1.5	2.0
Ground-floor Height [See Section 131.0548]		applies				applies			applies	applies	applies
Pedestrian Paths [See Section 131.0550]		applies				applies			applies	applies	applies
Transparency [See Section 131.0552]		applies				applies			applies	applies	applies
Building Articulation [See Section 131.0554]		applies				applies			applies	applies	applies
Parking <i>Lot Orientation</i> [See Section 131.0556]		-				-			-	-	-
Refuse and Recyclable Material Storage [See Section 142.0805]		applies				applies			applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies				applies			applies	applies	applies
Visibility Area [See Section 113.0273]		applies				applies			applies	applies	applies

Footnotes for Table 131-05E

- <sup>1</sup> One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.

<sup>2</sup> See Section 131.0543(a)(2).

<sup>3</sup> See Section 131.0543(a)(3).

<sup>4</sup> ~~Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.~~

<sup>4</sup> ~~§~~ Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

<sup>5</sup> <sup>6</sup> *Placemaking* on private property shall not be subject to *setback* or minimum *lot coverage* regulations, in accordance with Section 141.0421.

**131.0540 through 131.0556** [No change in text.]

## Chapter 13

## Article 1: Base Zones

## Division 6: Industrial Base Zones

DRAFT

131.0601 through 131.0604 [No change in text.]

131.0605 Purpose of the IS (Industrial--Small ~~Lot~~ **Scale**) Zone

The purpose of the IS zone is to provide for small-scale, **multi-tenant, and flexible** industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements **and promoting pedestrian-oriented environments**.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

131.0606 through 131.0630 [No change in text.]

## 131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C**  
**Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >> 3rd >> 4th >>	IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1			1			1		1	1
Max permitted residential density <sup>(10)</sup>		1,000		-		-		-		-	
Supplemental residential regulations [see Section 131. 0623(i)]		applies		-		-		-		-	
Lot Area											
Min Lot Area (sf)		40,000		15,000 <sup>(1)</sup>		30,000		10,000		40,000	
Max Lot Area (sf)		-		-		-		-15,000		-	
Min Lot Dimensions											
Lot Width (ft)		100		75		100		50		100	
Street Frontage (ft)		100 <sup>(2)</sup>		75		100		50		100 <sup>(2)</sup>	
Lot Depth (ft)		200		100		150		100		200	
Setback Requirements											

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13	1	6	1
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Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1			1			1		1	1
Min Front <i>Setback</i> (ft)		20 <sup>(3)</sup>			15 <sup>(3)</sup>			20 <sup>(3)</sup>		10	20 <sup>(3)</sup>
Std Front <i>Setback</i> (ft)		25 <sup>(3)</sup>			20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>
[See Section 131.0643(b)]											
Min Side <i>Setback</i> (ft)		15			10			15		5/0 <sup>(8)</sup>	15
Min <i>Street Side Setback</i> (ft)		20 <sup>(4)</sup>			15 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>
Std <i>Street Side Setback</i> (ft)					20 <sup>(4),(5)</sup>			25 <sup>(4),(5)</sup>			
Min Side <i>Setback</i> Abutting Residential (ft)		30			25			30		10	30
Min Rear <i>Setback</i> (ft)		25			0 <sup>(6)</sup>			20		10	25
Std Rear <i>Setback</i> (ft)					15 <sup>(6)</sup>						
Min Rear <i>Setback</i> Abutting Residential (ft)		50			25			30		15	50
<b>Max Structure Height</b> [See Section 131.0644]		-			-			-		-	-
<b>Max Floor Area Ratio</b>		2.0 <sup>(7)(11)</sup>			2.0 <sup>(7)(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7)(11)</sup>
<b>Street Wall Requirements</b> [See Section 142.1030]		-			applies			applies		-	-
<b>Outdoor Amenities</b> [See Section 131.0665]		applies			applies			applies		-	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies			applies			applies		applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies			applies			applies		applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies			applies			applies		applies	applies

Footnotes for Table 131-06C

- <sup>1</sup> Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- <sup>2</sup> See Section 131.0642.
- <sup>3</sup> See Section 131.0643(a).
- <sup>4</sup> See Section 131.0643(c).
- <sup>5</sup> See Section 131.0643(e).
- <sup>6</sup> See Section 131.0643(d).
- <sup>7</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is ~~1.00-50~~.
- <sup>8</sup> See Section 131.0643(f).
- <sup>9</sup> See Section 131.0643(g).
- <sup>10</sup> One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.

- <sup>11</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

*(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)*

*(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)*

*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*

*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**131.0642 through 131.0665** [No change in text.]



## Chapter 13

## Article 2: Overlay Zones

## Division 14: Community Plan Implementation Overlay Zone

DRAFT

§132.1401 [No change in text.]

## §132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14SQ.

Table 132-14A

## Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O)	C-962
<u>Kearny Mesa (See Diagram 132-14S)</u>	<u>C-1011</u>
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
Mission Valley (See Diagram 132-14R)	C-998
Navajo (See Diagram 132-14E)	C-954

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-989

- (b) Table 132-14B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

**Table 132-14B**  
**Community Plan Implementation Overlay Zone Applicability**

[No change in text.]

**§132.1403 Exception to the Community Plan Implementation Overlay Zone**

[No change in text.]

**DIAGRAM 132-14A**  
**Clairemont Mesa Community Plan Implementation Overlay Zone**  
This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14B**  
**Otay Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14C**

**Linda Vista Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14D**

**Midway-Pacific Highway**

**Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4331 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14E**

**Navajo Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14F**

**Pacific Beach Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14G**

**Peninsula Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14H**

**Rancho Bernardo Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14I**

**Rancho Penasquitos Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14J**

**University Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14K**

**Uptown Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-978 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14L**

**Skyline-Paradise Hills Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14M**

**Sherman Heights and Grant Hill Historic Districts**

This is a reproduction of Map No. B-4312 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14N**

**Mid-City Eastern Area – Chollas Triangle Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14O**

**Encanto Neighborhoods Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14P**

**Southeastern San Diego Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14Q**

**Mission Valley Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-998 for illustration purposes only.

[No change in text.]

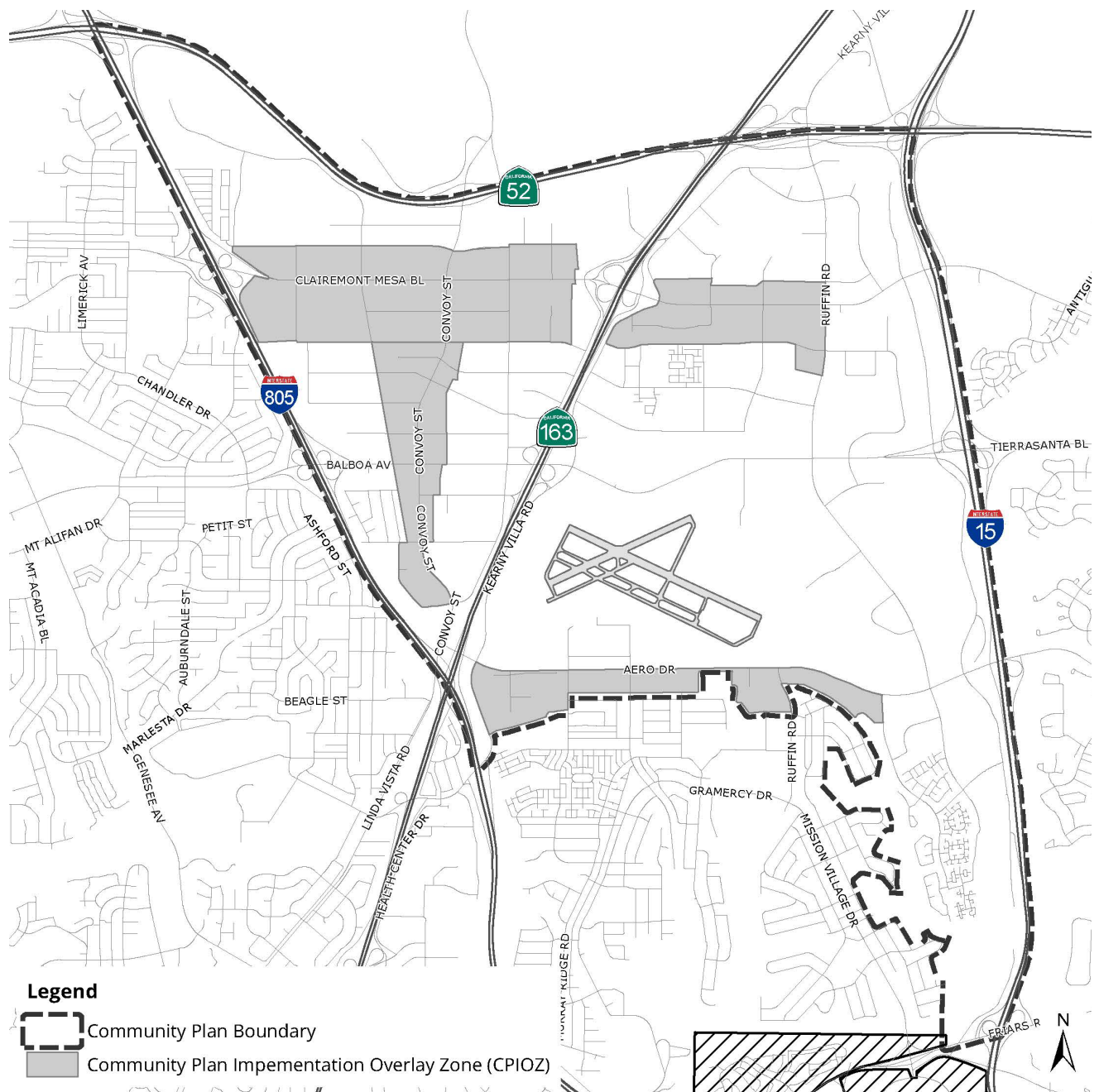
**DIAGRAM 132-14R**

**College Area Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4339 for illustration purposes only.

[No change in text.]

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### **DIAGRAM 132-14S**

### **Kearny Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map. No. C-1011 for illustration purposes only.

(Added x-x-2020 by O-xxxxx N.S.; effective x-x-2020.)