

Info Item A

Kearny Mesa Historic Context Statement

Kearny Mesa Community Plan Update

November 15, 2018

Historical Resources Board

Presentation Overview

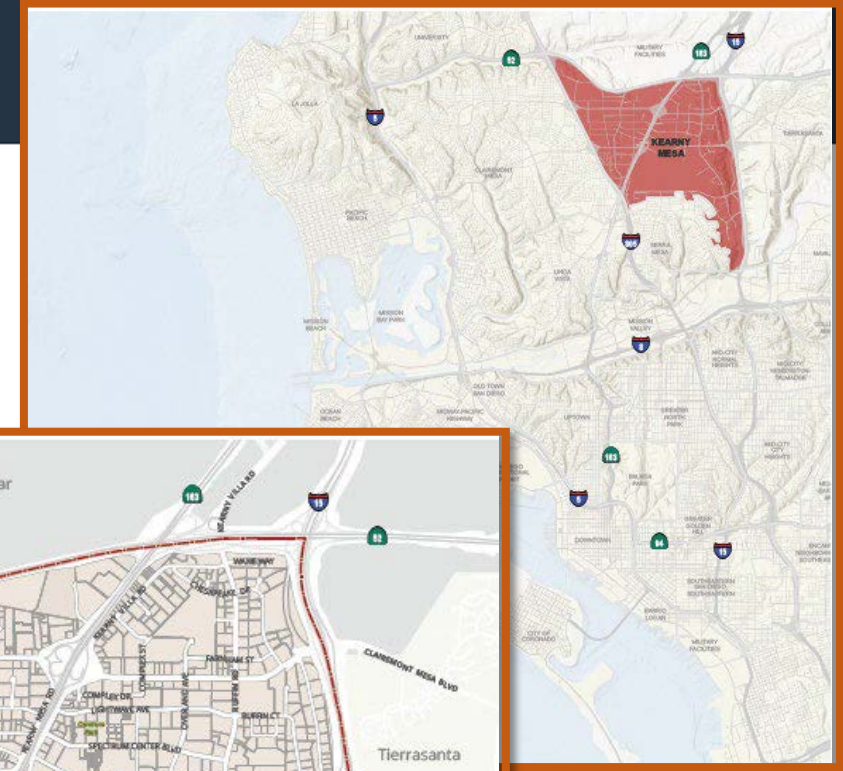
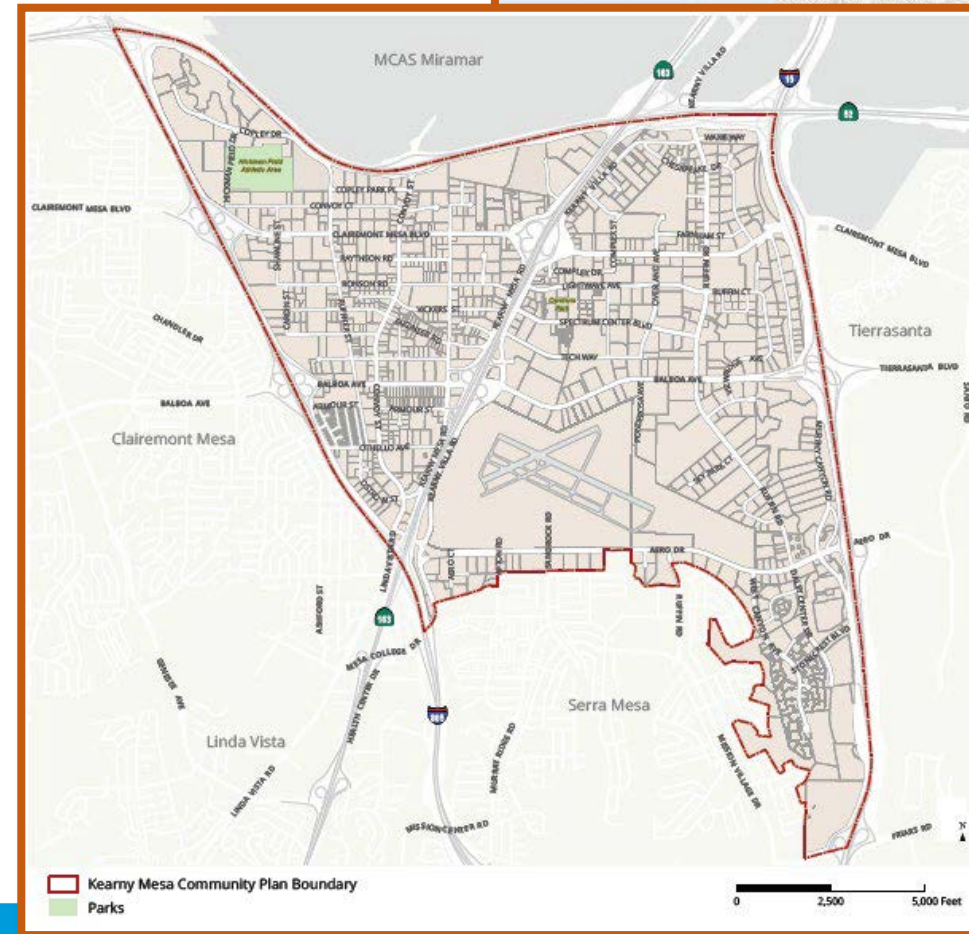
- Background
- Purpose of a Historic Context Statement
- Significant Periods, Themes and Property Types
- Next Steps



1963 VS 1953

Background

- CPU Effort Began in June 2016
- Historic Context Statement Commissioned February 2018
 - Identifies Themes and Property Types Significant to the Development of Kearny Mesa
 - Will Inform Historic Preservation Policies of CPU
 - Provides Baseline for PEIR Analysis
 - Draft Completed in October 2018



Purpose of a Historic Context Statement

- Serves as a Foundation for the Future Evaluation of the Extant Built Environment
 - Buildings, Structures, Objects, Sites and Districts
- It is Not a Comprehensive History of It's Subject Matter
- Provides an Analytical Framework for Identifying and Evaluating Resources by:
 - Concisely Explaining Forces that Significantly Shaped the Physical Development of a Community;
 - What Important Property Types were Associated with Those Developments;
 - Why they are Important; and
 - What Characteristics they Need to Have to be Considered an Important Representation of their Type and Context.

Purpose of a Historic Context Statement

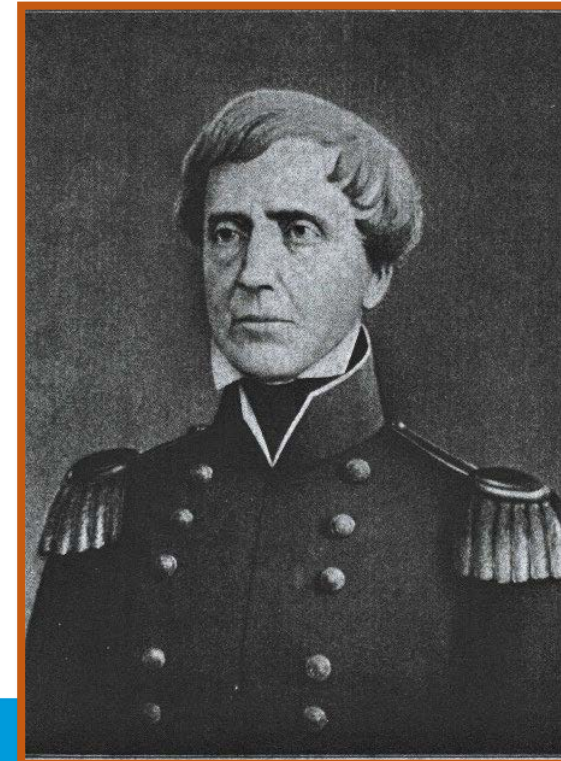
How it will be Used:

- Inform the Policies in the Kearny Mesa CPU
- Provide a Baseline for the PEIR
- Available to the Public as a Resource
- Contributes to a Broader Understanding of Kearny Mesa and its Possible Resources
- Will be Referenced by Staff During Review of:
 - Properties Nominated for Historic Designation
 - Properties Associated with Permit Applications
 - Possible Future Survey Work

Significant Periods, Themes & Property Types

Early Development & the Influence of Surrounding Development (1918-1949)

- Remained Undeveloped Through Early 20th Century.
- Targeted as Location of a Major Army Camp Due to Proximity to City and Availability of Land, and Utilities.
- Aviation Uses by the Military Attracted Civilian Aviation as well, with the Establishment of Gibbs Field in 1937.



Significant Periods, Themes & Property Types

- Theme: Aviation
 - First Introduced with Establishment of Military
 - Gibbs Field Established 1937
- Property Types:
 - Aviation Hangar
 - Control Tower



Significant Periods, Themes & Property Types

Mid-Century Development Boom (1950-1969)

- By 1940's Residential Development had Reached the Kearny mesa.
- Tension Between the Need for Residential Development and Industrial Land.
- Most Land within Kearny Mesa Zoned for Industrial, with Residential in Surrounding Communities



Significant Periods, Themes & Property Types

- Theme: Industry
 - City Actively Recruited Companies to Relocate to Kearny Mesa
 - Large Expanses of Land Attractive to Aviation and Aeronautical Companies, as well as Electronics and Misc Manufacturing
- Property Types:
 - Office-Production Buildings
 - Industrial Park Complex



Significant Periods, Themes & Property Types

Transition to Commercial, Retail, and Office Development (1965-1989)

- Most Available Industrial Land Developed by 1969
- As Industrial Development Slowed, Commercial Development Increased
- By Mid-1970s Offices Developed



Significant Periods, Themes & Property Types

- Theme: Commercial, Retail and Office Development
 - Commercial Development Occurred Primarily in the West, Adjacent to Residential
 - Office Development Outpaced Other Development by the Mid-1970s.
- Property Types:
 - Strip Malls
 - Office Parks
 - Purpose-Built Commercial
 - Franchise Architecture



Next Steps

- Program Environmental Impact Report (PEIR) will be Prepared Over the Next Several Months
 - Anticipate Public Release Spring 2019.
- Review by HRB Tentatively Scheduled for Last Few Months of 2019.
 - Recommendation on Historic Preservation Policies of the CPU, the Historic Context Statement, the Prehistoric Cultural Resources Study and the Environmental Mitigation Related to Impacts to Historical Resources.
- Hearings by Planning Commission and City Council at End of 2019.



Thank you