

MINUTES MAY 24, 2017
KEARNY MESA COMMUNITY PLAN UPDATE SUBCOMMITTEE
11:30 am – 1:00 pm
9192 Topaz Way
San Diego, CA 92123

CALL TO ORDER—all present except : Dave Dilday, Andrea Roasati (Tim Nguyen, Ping Wang 10 min late)

APPROVAL OF MINUTES—Buzz Gibbs changed- 1. , third sentence.....PIL designation to prohibit certain types of redevelopment (strike jobs)....
Minutes approved – all voted in favor except Paul Yung , abstained.

SUBCOMMITTEE MEETINGS—discussion of meeting structure.

The Subcommittee is responsible to the Kearny Mesa Planning Group and a subcommittee of the Planning Group. The Subcommittee's role is to conduct public meetings, specifically dealing with the Kearny Mesa Community Plan Update (KMCPU).

Motions made and voted on at the Planning Group meetings may be brought to the Subcommittee (added to the subcommittee agenda) if they apply to topics that directly affect the KMCPU.

As an example, the County Air Pollution Control District (APCD) representatives spoke at the Planning Group May 17, 2017. If the Planning Group thinks the information provided by the APCD is important to the KMCPU, then the APCD will be asked to present to the subcommittee and be placed on the KMCPU agenda.

Motions and votes taken by the Planning Group, if applicable, can be placed on the Subcommittee agenda, but the reverse does not apply.

Brian Schoenfisch spoke to reinforce the City's policy where the Planning Group handles the big picture topics, and the KMCPU subcommittee deals with the specifics of the update.

PUBLIC COMMENT—these meetings are intended for public comment. Deference will be given to the public over subcommittee members if we are in a time crunch. Public comment can also be provided by writing on a Comment Card the day of the meeting, and written public comments can be made on the Web Site.....soon.

Bike Rack initiated where public comments are written down and published on the web.

KMCPU SCHEDULE REVIEW- Lisa Lind reviewed the schedule published on the Website. Stakeholder interviews can still be arranged, but they are officially closed. July 2017 will provide public workshops.

SMART GROWTH AREA DEFINED- the State of California has asked (legislated) Cities to provide areas of a community with mixed use options—shops, restaurants, employment, close to one another to reduce use of automobiles. A Smart Growth Employment Area is a compact, transit oriented business center. It focuses on connecting people to dense employment destinations through transit with enhanced streetscape and multi-mobility designs. Land use is mostly designated for employment, while there is opportunity for mixed-use residential areas

Public comment- it was suggested to not consider Ruffin near CMB a Smart growth area, but to shift the Smart Growth down Lightwave to the housing which already exists in the Spectrum. Ruffin Rd. is an employment center; residential (sensitive receptors) would cause serious conflicts with employers.

ECONOMIC CONTEXT REPORT- by Bill Anderson AECOM

Purpose of Economic Element --

- Importance of Base Sector/Traded Industries
- Regional Economic Development Strategy
- City Economic Development Strategy
- Kearny Mesa's Role in the Region – Key Clusters
- Real Estate Trends – Industrial, Commercial, Housing
- Prime Industrial Land
- Initial Issues and Concerns

DETAILS OF THIS OUTLINE CAN BE FOUND ON LINE AT:

http://kearnymesaconnected.com/wp-content/uploads/KMCPU_Econ-Study_52317_REV.pdf

HIGHLIGHTS OF THE ECONOMIC STUDY ARE FOUND BELOW:

San Diego Regional Economic Prosperity Strategy (2008)

- Focus on middle-income job growth
- Reverse trend toward low-paying, low-skilled job growth
- Reserve and expand **prime employment land** for industrial and research uses

SANDAG Traded Industry Cluster Update (2016) for KEARNY MESA

- 13 regional Traded Industry Clusters with 27% of regional employment
- 11 of 13 clusters present with 16% of total employment
- 9 clusters with more than 100 employees

Economic Base Sectors

- Manufacturing & Innovation (Substantial presence in Kearny Mesa)
- International Trade & Logistics (Substantial presence in Kearny Mesa)
- Military (Substantial presence in Kearny Mesa)

Pan Asian District Kearny Mesa Community Plan Update

- Rapid growth since 2000
- Significant City fiscal revenue source
- Aligns with City Economic Development Strategy focus on neighborhood business
- General Plan Land Use Element identifies area as an above average candidate for City Villages Strategy
- Potential for growth into Tourism base sector

Fiscal Revenue – Sales Tax Kearny Mesa Community Plan Update

- Taxable Sales
 - Six major retail corridors
 - \$16.5 million in sales tax revenues
 - Stable increases in collected sales tax since 2000
 - Strongest growth from Pan Asian district (Balboa and Convoy)
 - Highest amount from Kearny Mesa (auto dealerships and big box retail)
 - Approximately 6.5% of FY 15 City of San Diego sales tax revenue

QUESTIONS AND COMMENTS

- a. Jeff Sallen pointed to a poor use of market comparison—Kearny Mesa and Mission Valley were compared in study- re vacancies. In reality Kearny Mesa has 19Million sf of industrial, where Mission Valley has 1M.
- b. Karen Ruggels asked Bill Anderson if the 0.5 FAR were changed, what effect he thought that could have on overall economics for the community. Bill said it really depends on the land use and type.
- c. Ed Quinn- asked what keeps Anderson up at night when thinking about the Community Plan Update. Anderson answered :
 1. making sure the update responds to rapidly changing technology
 2. provide for capacity to handle job density
 3. Flexibility to respond to changing markets.
- d. Mark Olsson – commented regarding housing close to employment. Only 2 of his 250 employees live in Kearny Mesa.
- e. Turpit – commented when Kearny Mesa was created in the 50's, housing in Clairemont and later Tierra Santa was built to feed the jobs created by General Dynamics. Connect those with rapid buses on Balboa and CMB and you've reinforced and complimented the early land planning of the 50's.
- f. Royal Highland resident commented—make sure all businesses have enough parking so they don't park in residential neighborhoods.
- g. Brian Mulvaney from the public:

Kearny Mesa has old and obsolete buildings.
Our opportunity/responsibility is to provide newer upscale facilities for the future “industrial” market, which will no longer be heavy manufacturing but rather technology and research and development jobs.

Rancho Bernardo and Sorrento Mesa have newer buildings that attract technology-based companies that are the future base sector for San Diego. But neither Sorrento or RB offer freeway access and proximity as does KMESA.

FAR is low and does not allow employers, investors/developers to justify increasing density on property that exists in the market today.

No one wants another traffic nightmare like Sorrento, so increasing the FAR needs to be studied against traffic and transportation options. The concept of a 1.0 FAR does not seem unreasonable for Kearny Mesa, in contrast to much of Rancho Bernardo that currently enjoys a 2.0 FAR as does the rest of San Diego.

Balboa Avenue adjacent to the Spectrum would be a logical place to consider increased density allowing older existing buildings to be replaced with modern facilities for technology jobs.

The central location of Kearny Mesa and access to freeways makes it the most logical place for employment lands in San Diego County.

Kearny Mesa does not have an abundance of large parcels west of 163. That is not the case east of 163, where larger parcels exist and would enable the economies of scale for future development.

- h. Tim Stoaks, Cubic Corp—asked if driverless cars have been taken into consideration in the land use planning.