



Kearny Mesa Community Plan Update

Draft Land Use and Zoning - November 20, 2019

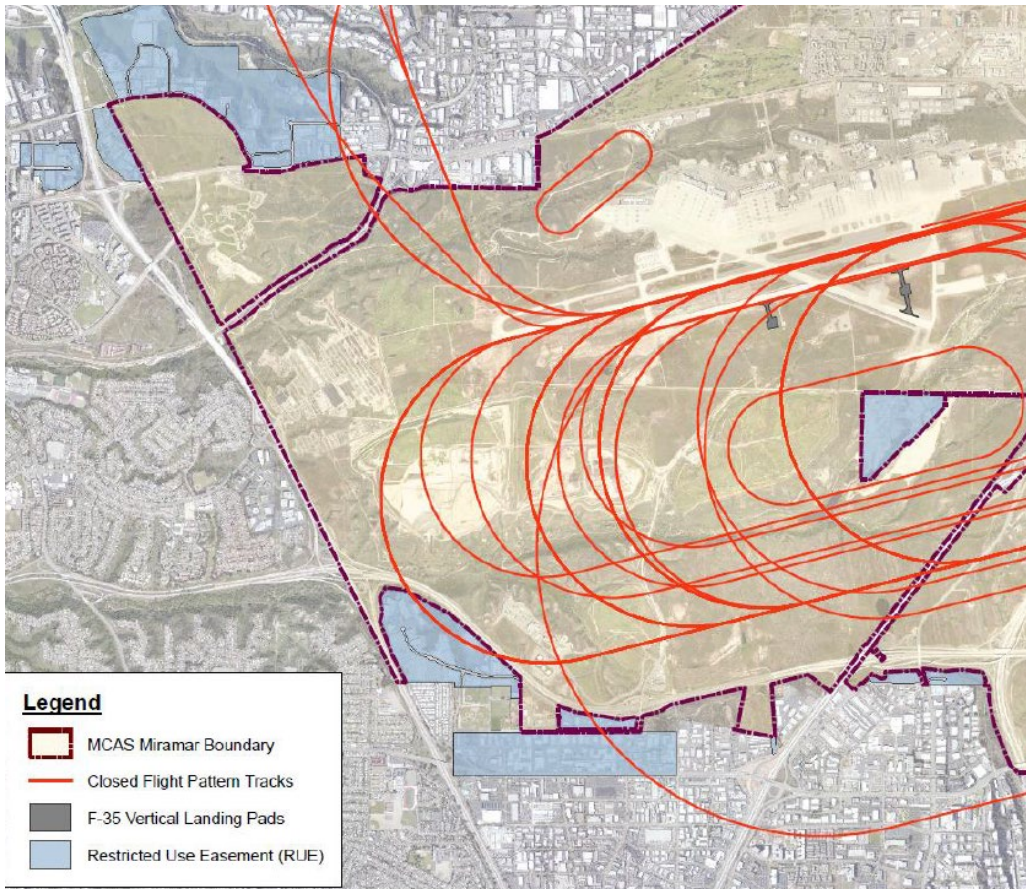


Outline

- Introductions
- Restrictive Use Easement
- Refined Draft Land Use Map
 - Community Plan Buildout
- Draft Zoning Overview
- Timeline and Project Schedule
 - Milestones and Public Comment Opportunities

Restrictive Use Easements (RUEs)

What is an aviation easement?

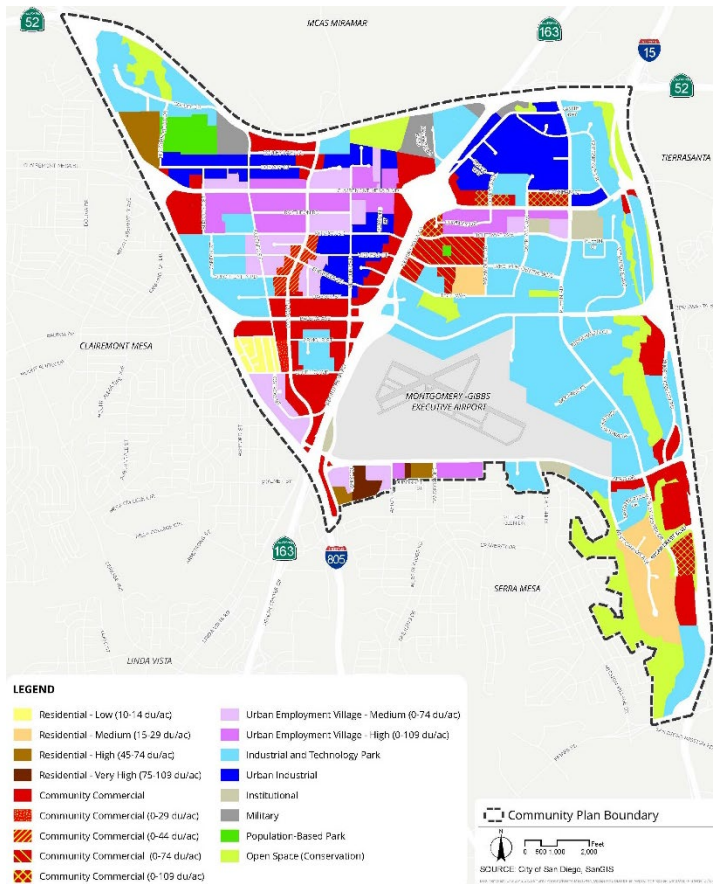


RUEs grant the U.S. Government property rights to designate acceptable land uses, the densities or intensities of people and structures allowed on the site, and the maximum height of man-made and natural structures.

<http://kearnymesaconnected.com/faq/>

Draft Land Use

Revised Draft November 2019



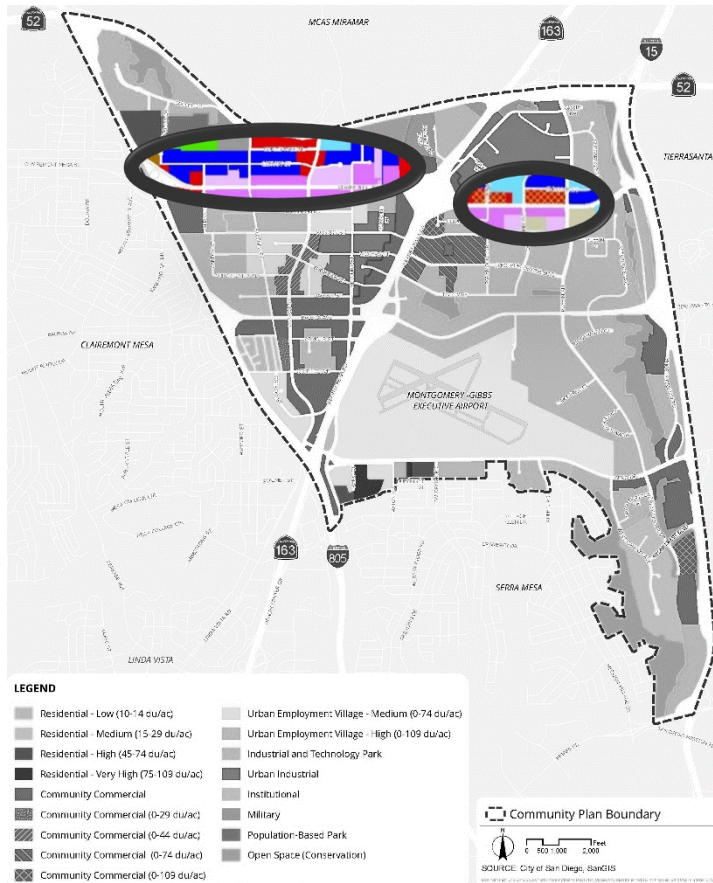
Refinements:

- ✓ Modifications to
 - support Mobility Network
 - **address compatibility**
 - maintain buildout estimates
- ✓ Clarification on legend
- ✓ Corrections to Open Space sites and density

Note: Draft map is for presentation only and is intended to be viewed as download at: <http://kearnymesaconnected.com/plan-documents/>

Draft Land Use

Draft November 2019

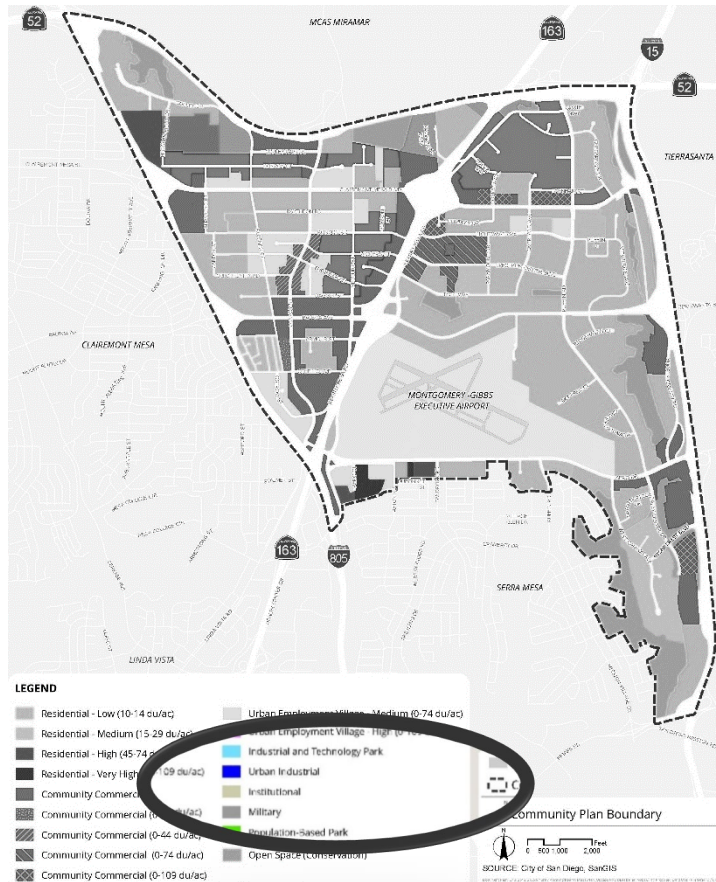


Modifications to address compatibility and maintain buildout estimates

- Retain industrial land uses north of Mercury Court
- Reduce extent of *Urban Employment Village* north of Clairemont Mesa Boulevard
- Consider optional residential sites identified for alternative
- Add mixed use on south side of Clairemont Mesa Boulevard east of Overland Avenue and on Ruffin Road north of Lightwave Avenue

Draft Land Use

Draft November 2019

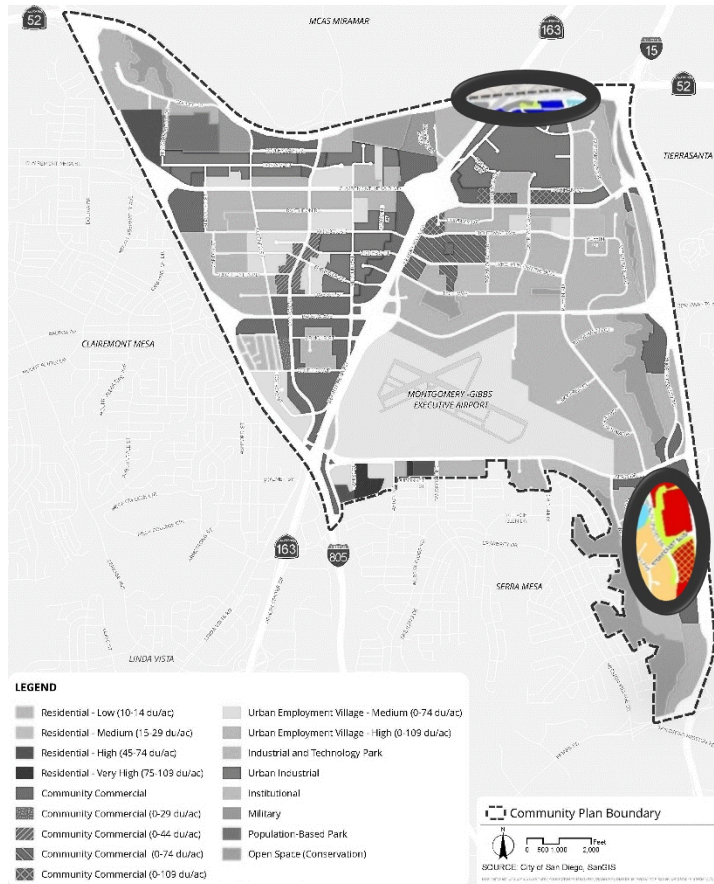


Clarification on legend

- Add *Military*
- Consolidate *Industrial and Technology Parks*

Draft Land Use

Draft November 2019

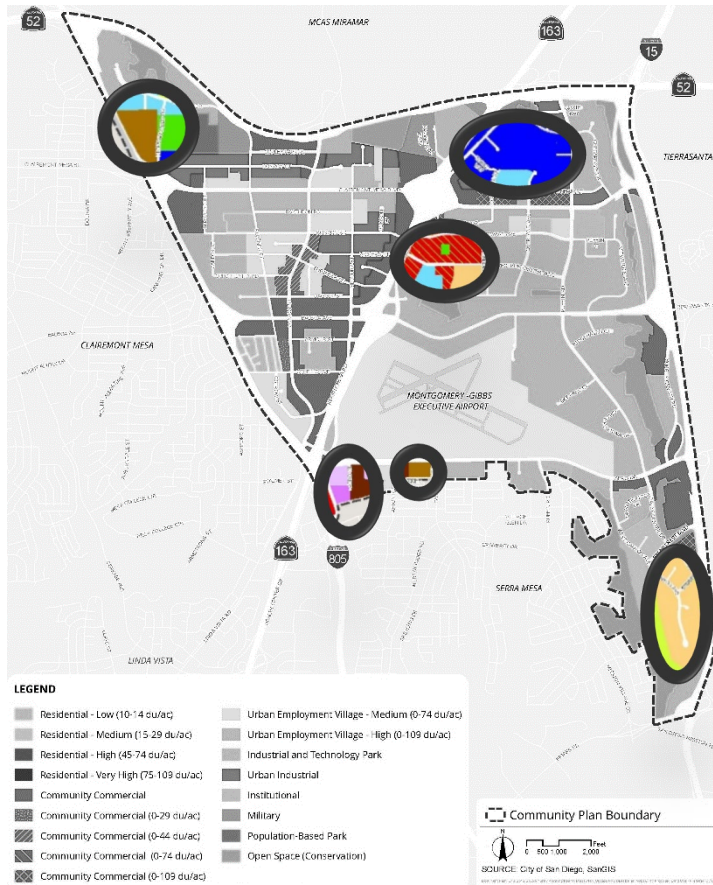


Corrections to Open Space sites and density

- Vernal pool sites as *Open Space*
- StoneCrest open space network as *Open Space*

Draft Land Use

Draft November 2019

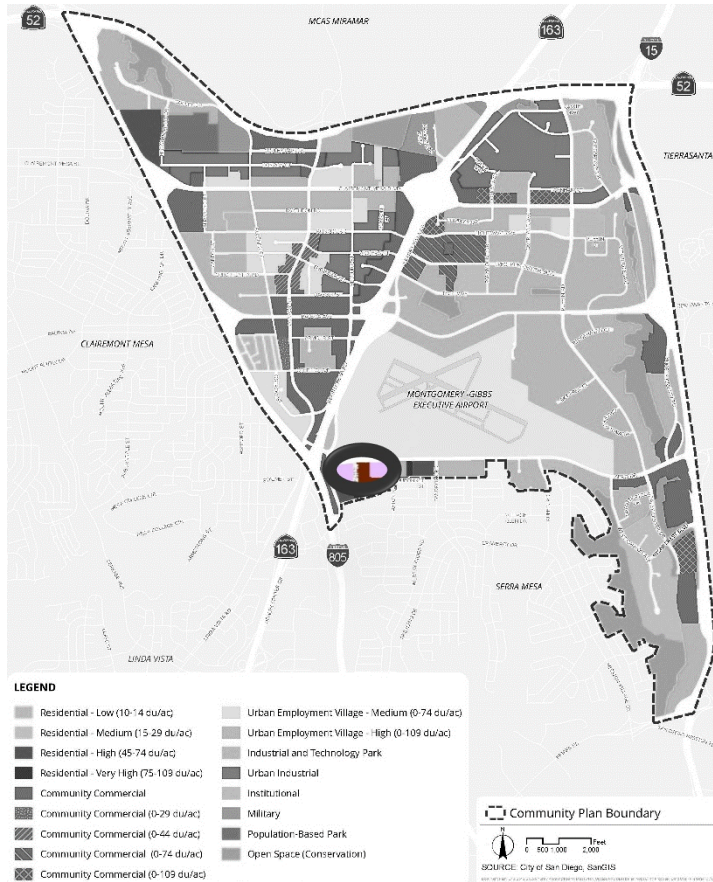


Corrections to Open Space sites and density

- Kearny Lodge as *Residential*
- County Operations site as *Urban Industrial*
- Mixed-use land uses in western New Century Center Master Plan Planning Areas
- *Residential Medium High and High*
- Aero Drive and Kearny Villa Road as *Urban Employment Village*

Draft Land Use

Draft November 2019

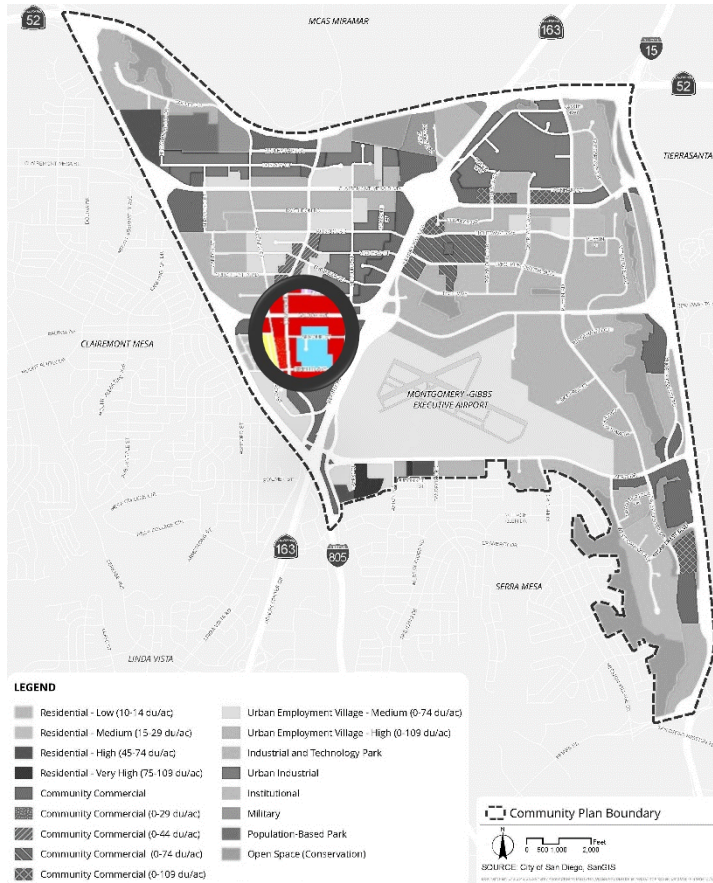


Modifications to support Mobility Network

- Aero Drive between Aero Place and Afton changed to *Urban Employment Village - Medium* based on removing Aero Place extension from Circulation Network

Draft Land Use

Draft November 2019



Modifications to address compatibility

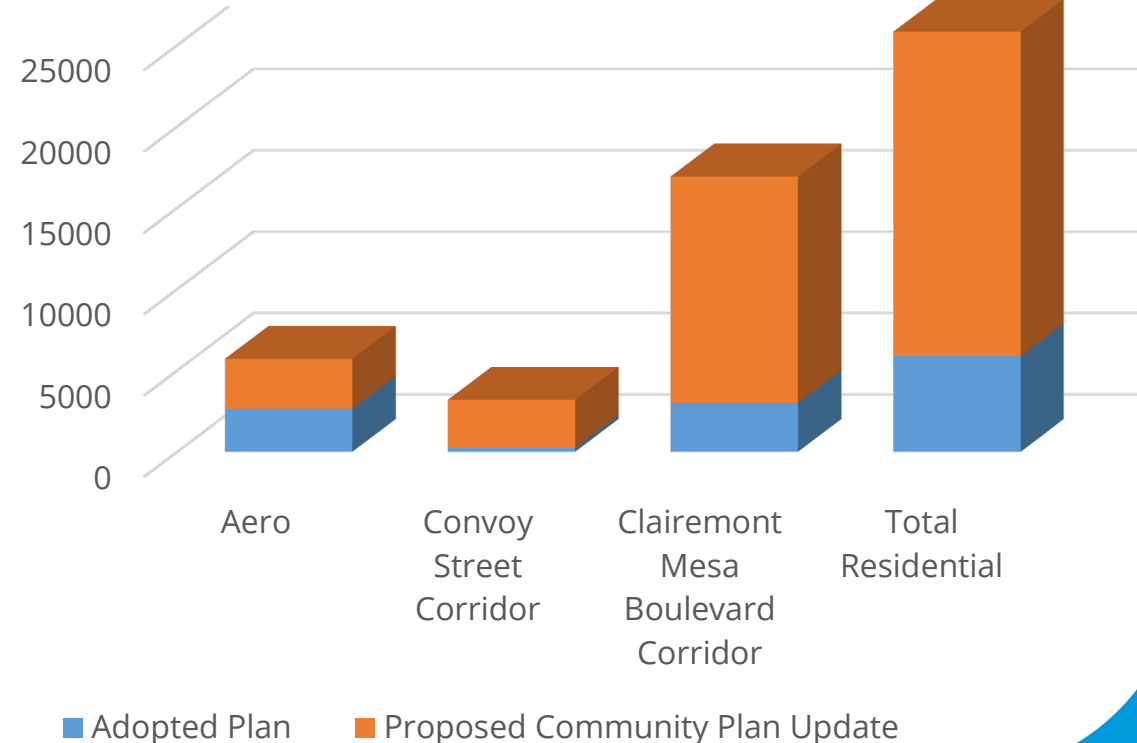
- Retain industrial land uses near Pepsi Drive
- Retain commercial land uses east of Convoy Street and south of Balboa Avenue

Community Plan Buildout

Category*	Base Year (2012)	Adopted Community Plan (2050)	Draft Community Plan (2050)
Commercial (Office, Industrial, Retail) Square Feet	35.4M	45.1M	57.8M
Residential Dwelling Units	2,800	5,800	25,800

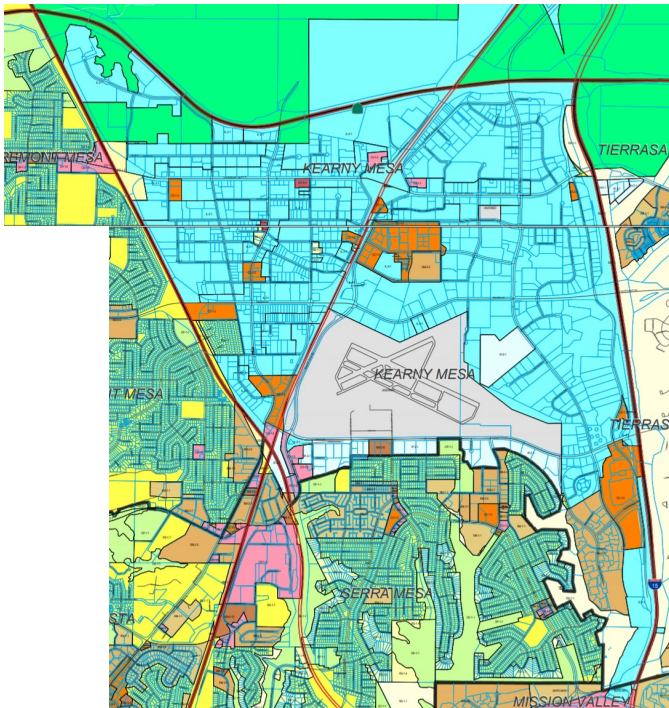
*Totals are rounded

Village Areas Summary

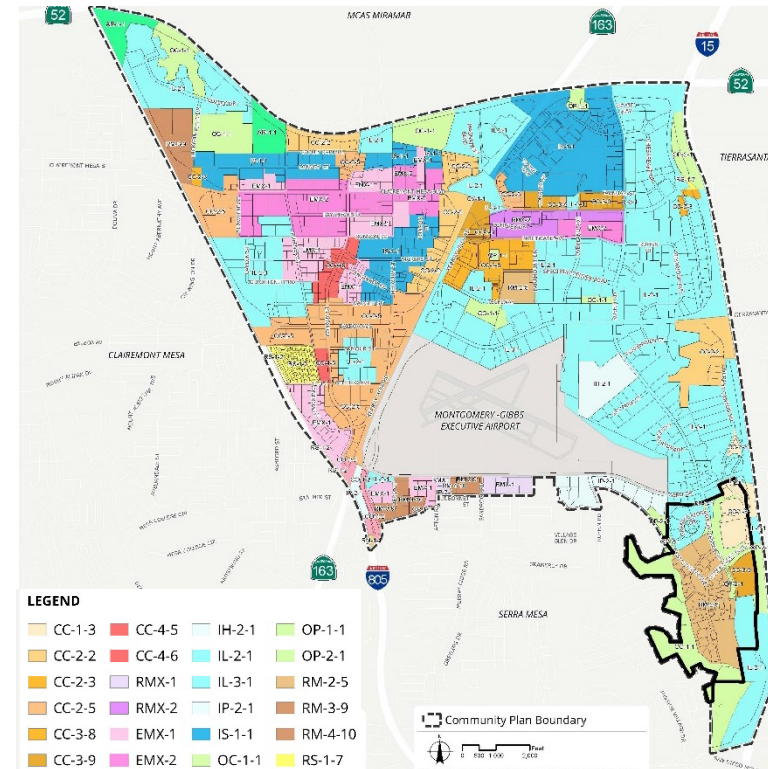


Draft Zoning

Current Zoning (Grids 28, 23)



Proposed Draft Zoning



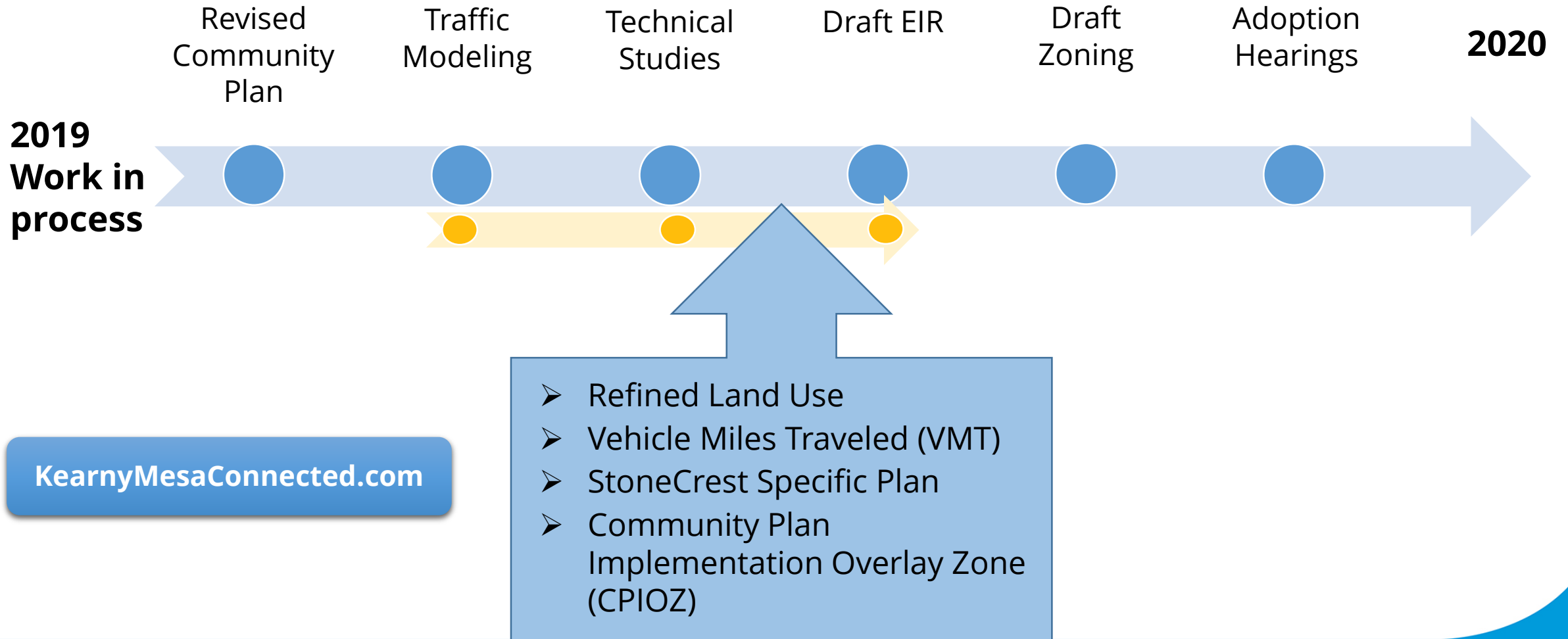
Note: Draft map is for presentation only and is intended to be viewed as download at: <http://kearnymesaconnected.com/planning-documents/>

Zoning and Municipal Code: <https://www.sandiego.gov/development-services/zoning-maps>

Timeline

2016 → 2017 → 2018/2019/2020				
PLAN UPDATE LAUNCH	EXISTING CONDITIONS	PLAN ALTERNATIVES	ENVIRONMENTAL REVIEW	FINAL PLANS
Plan Update Kick-off Data Collection	Existing Conditions Documentation Subcommittee Meetings	Opportunities and Constraints Land Use Alternatives Mobility Concepts	Draft Community Plan Draft Environmental Impact Report (EIR) Preparation	Public Review Draft EIR ad Preparation of Final Community Plan and EIR Public hearing process

Schedule



Milestones and Public Comment Opportunities

End of 2019:

- Draft Zoning Map
- Revise Mobility Study/Technical analysis

Early 2020:

- Revised Draft Plan with *Community Plan Implementation Overlay Zone* (CPIOZ)
- Public Review Draft EIR
- Revised Zoning Map

Schedule is on the project website

- ✓ Draft Zoning Map
Office hours at 9485 Aero Drive
Today from 3:00 - 5:00 p.m.
December 4th 11:00 a.m. - 3:00 p.m.
- ✓ Draft EIR
- ✓ Community Planning Group
- ✓ Hearing process

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Community Plan Draft EIR Alternatives

Alternative	No Project	Draft Community Plan <i>Refined Nov. 2019</i>	Reduced Density	Reduced Height	Reduced Industrial	Residential Options
Land Use Map	Adopted Community Plan	Revised Draft	Retains Industrial Land	Revised Draft	May 2018	May 2018
Residential Dwelling Units (DU within RUE)	5,800 (0)	25,800 (1,670)	14,000 (0)	25,800 (1,670)	25,800 (3,400)	25,800 (3,400)
Commercial (Office, Retail) FAR	0.5	Citywide	Citywide	Citywide	Citywide	Citywide
Industrial FAR	0.5	1.0-2.0	1.0-2.0	1.0-2.0	2.0	1.0-2.0