

KEARNY MESA COMMUNITY PLAN UPDATE

January 9, 2019

Meeting Agenda

- #1 Opening Remarks
- #2 Historic Context Statement Overview
- #3 Draft Community Plan Overview
- #4 Mobility Study Overview
- #5 Impact Fee Study Process Overview
- #6 Schedule Update

Project website: **kearnymesaconnected.com**

Historic Context Statement

Purpose of a Historic Context Statement

- **Provides a Foundation for the Future Evaluation of the Built Environment, and is not a Comprehensive History of Kearny Mesa.**
 - Explains the Forces that Significantly Shaped the Community;
 - What Property Types are Associated with the Significant Forces/Themes and Why They are Important; and
 - What Characteristics Properties Need to Have to be Considered an Important Representation of Their Theme and Type.



1963

VS

1953



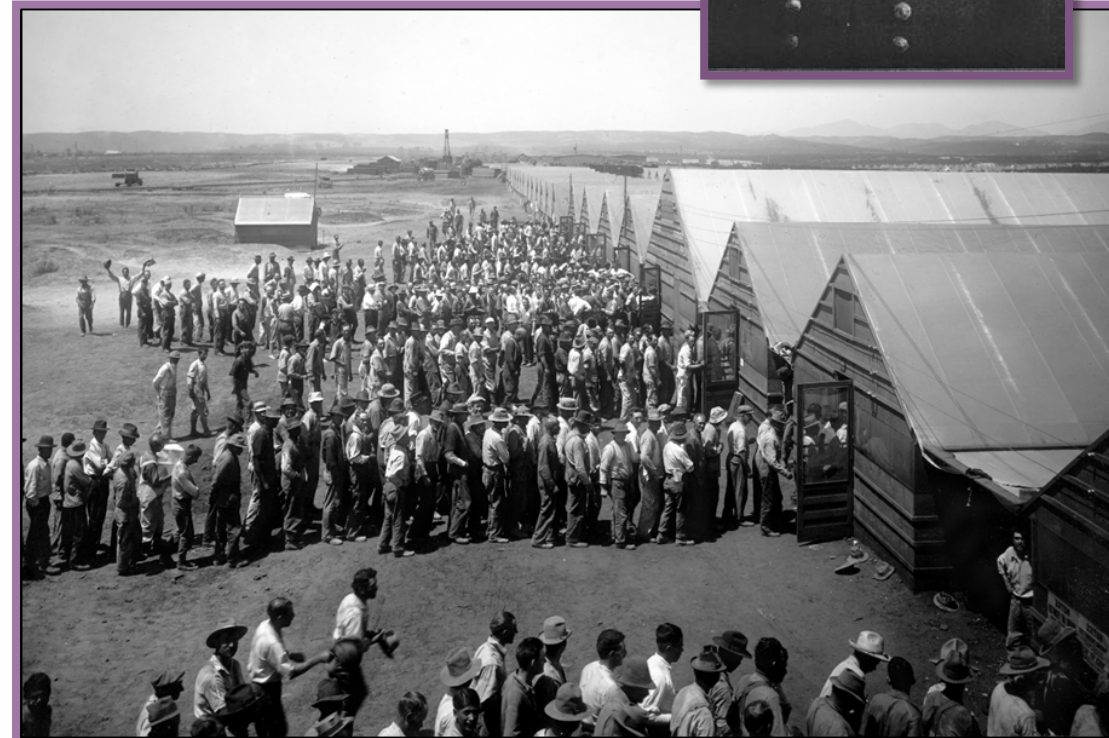
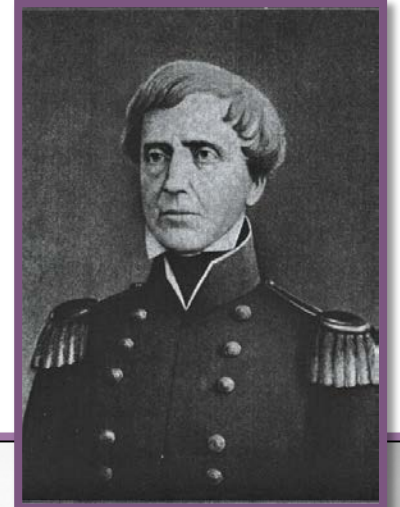
Historic Context Statement

Significant Periods, Themes and Property Types

PERIOD: Early Development and 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.

Brevet Major General
Stephen W. Kearny



Early Development In and Around Camp Kearny - 1918

Historic Context Statement

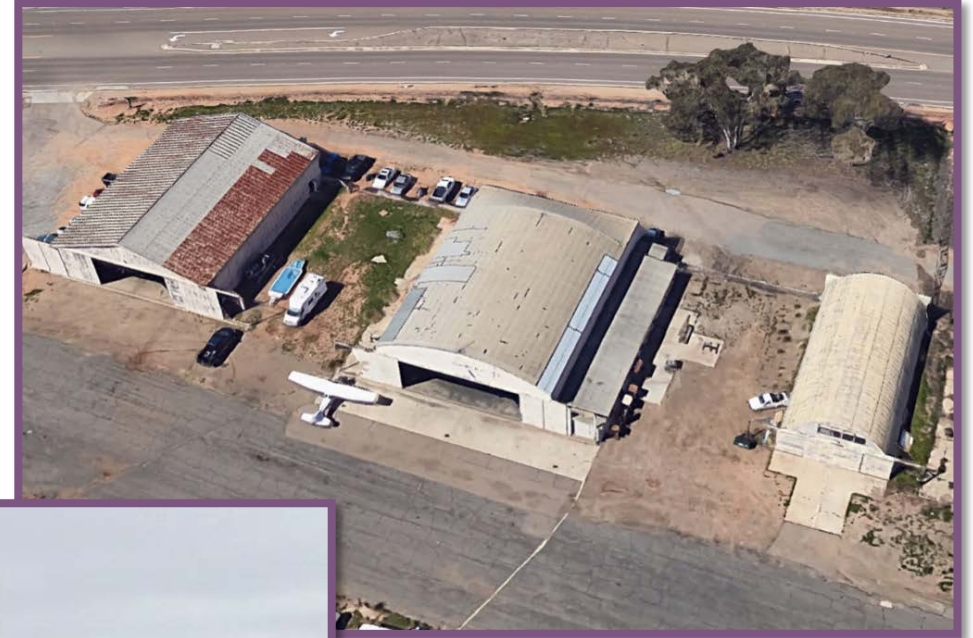
Significant Periods, Themes and Property Types

THEME: Aviation

- First Introduced with Establishment of Military
- Gibbs Field Established 1937

PROPERTY TYPES

- Aviation Hangar
- Control Tower



Significant Periods, Themes and Property Types

PERIOD: 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



Historic Context Statement

Significant Periods, Themes and 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 Complexes



Significant Periods, Themes and Property Types

PERIOD: 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



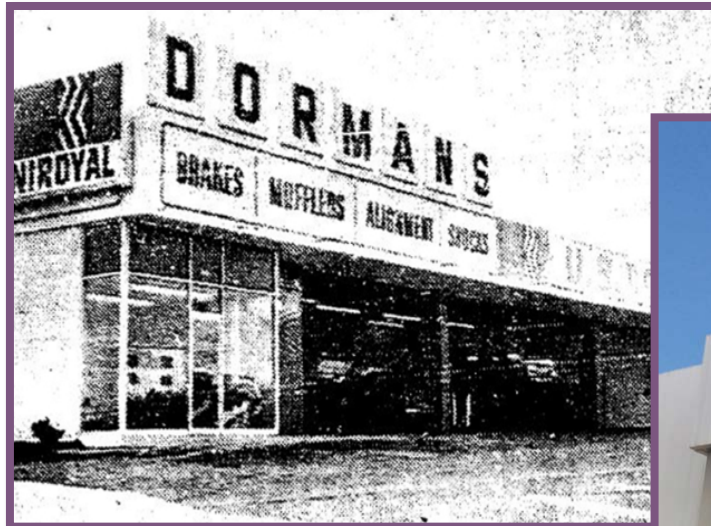
Significant Periods, Themes and Property Types

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



Implementation of a Historic Context Statement

- **Draft Reviewed by Historical Resources Board in November 2018**
- **Will Be Adopted by City Council as Part of the CPU Process.**
- **How it will be Used:**
 - Informed the Historic Preservation Policies in the KMCPU.
 - Will Provide a Baseline for the PEIR.
 - Available to the Public as a Resource for Understanding Kearny Mesa and its Possible Resources.
 - Will be Referenced by Staff During Possible Future Survey Work, and During Review of Properties Considered for Designation.



Draft Community Plan



Community Review Draft Community Plan

Project website:

<http://kearnymesaconnected.com/plan-documents/>

City's website:

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

Written comments due **February 15th**.

Email: edickson@sandiego.gov.

A flyer for the Kearny Mesa Community Plan Draft. The top section features a collage of images: a sign for "KEARNY MESA", a modern glass building, and a white lion statue. Below the images is the title "A COMMUNITY PLAN FOR A CONNECTED KEARNY MESA" in yellow. This is followed by a list of five bullet points in white text on a purple background. The next section, "YOUR VOICE COUNTS", is in yellow text on a red background, followed by a paragraph in white text. To the right of this is a small graphic with the text "KEARNY MESA COMMUNITY PLAN" and "January 2019 Community Review DRAFT". The bottom left section has the text "For more information please visit KearnyMesaConnected.com" and "The City of SAN DIEGO" with the city logo. The bottom right section features a collage of images including a modern building and a white lion statue, with the text "The City of SAN DIEGO" and the city logo.

A COMMUNITY PLAN FOR A CONNECTED KEARNY MESA

- Reinforce Kearny Mesa's role as an employment center.
- Provide opportunities for people to live near their workplace.
- Increase mobility options that enhance how people commute to implement the Climate Action Plan.
- Promote the Convoy corridor as a walkable and active destination.
- Create inviting and connected spaces with urban pathways, paseos, and linear parks.

YOUR VOICE COUNTS

The January 2019 Community Review Draft Kearny Mesa Community Plan is available. We invite you to review the draft and provide written comments to the Planning Department by **February 15, 2019**. Please email comments to Elizabeth Dickson at edickson@sandiego.gov.

For more information please visit KearnyMesaConnected.com

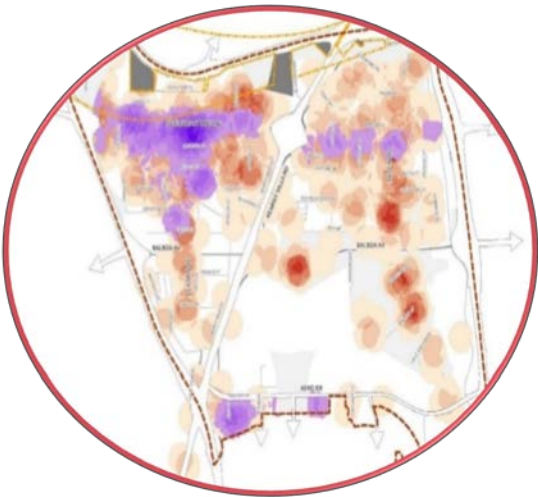
The City of **SAN DIEGO**

KEARNY MESA COMMUNITY PLAN

January 2019 Community Review DRAFT

The City of **SAN DIEGO**

Kearny Mesa Connected Input and Recommendations



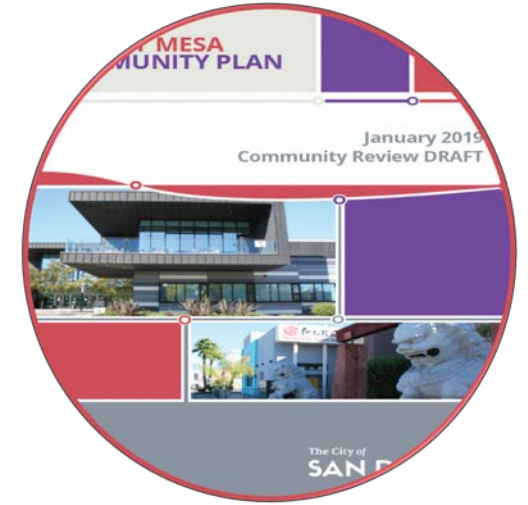
**Meeting Activities
and Input**



**Vibrant Employment
Community**



**Draft Land Use Map
with Options**



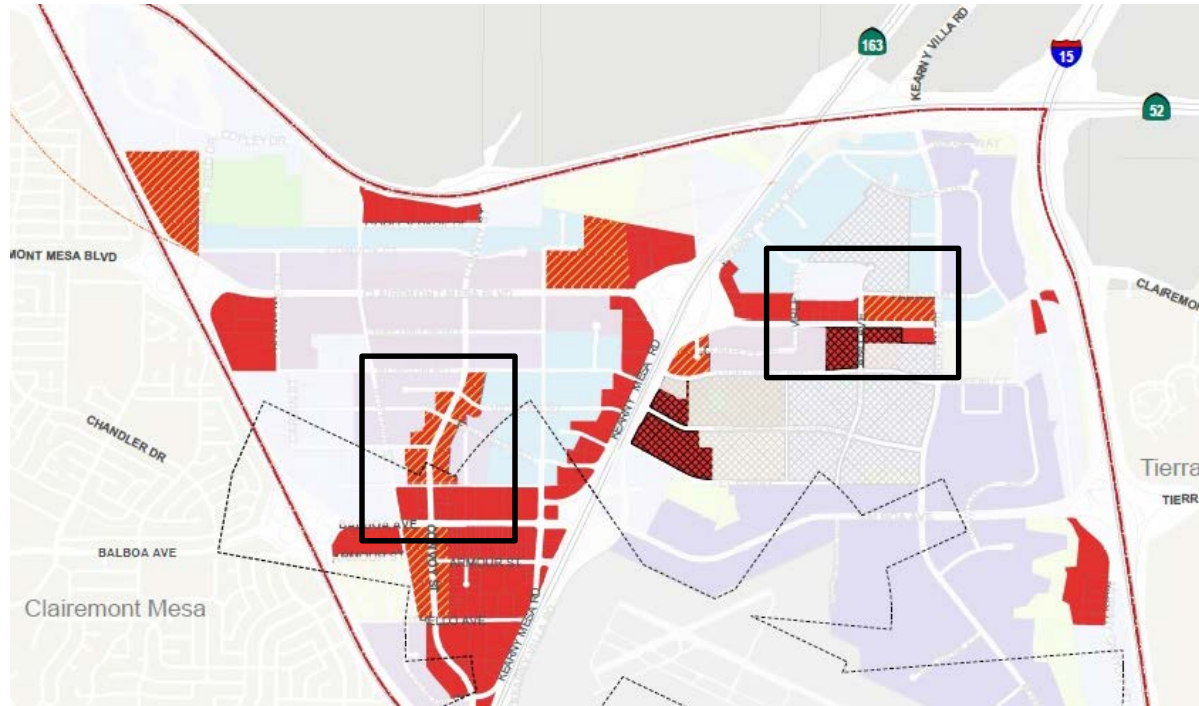
**Community Review
Draft**

Draft Community Plan Estimates

Category	Base Year (2012)	Adopted Community Plan Buildout	Draft Community Plan Buildout
Commercial (Office, Industrial, Retail) Square Feet*	35.4M	45.1M	57.4M
Residential Dwelling Units	2,857	5,882	25,826
Population*	5,600	11,700	51,000
* Totals are rounded.			

Plan Options and Alternatives

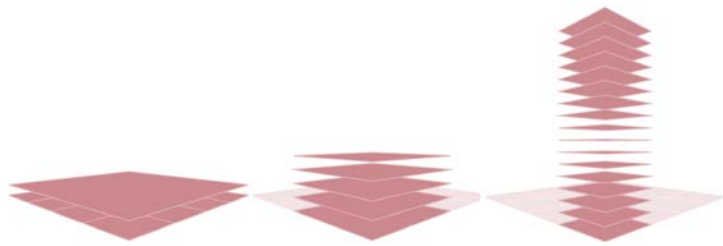
Option: Convoy Street



Option: Clairemont Mesa Boulevard



Plan Options and Alternatives



Floor Area Ratio (FAR)



County Operations Center, San Diego: 0.4 FAR



Resmed, San Diego: 0.5 FAR



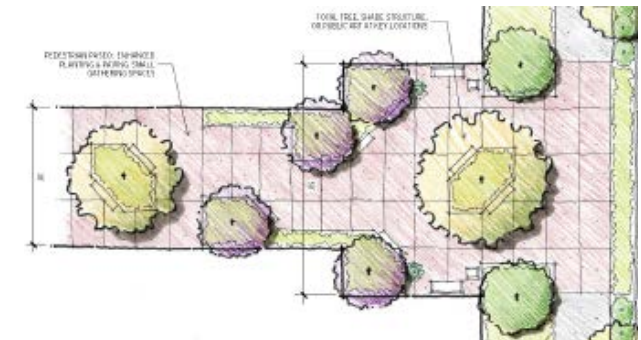
N1 Campus, San Jose: 1.0 FAR



Intuit HQ, Mountain View: 0.9 FAR

Executive Summary and Land Use Map

1. Introduction
2. Historic Preservation
3. Land Use and Economic Prosperity
4. Mobility
5. Urban Design and Sustainability
6. Parks, Open Space, and Resource Protection
7. Public Facilities, Services and Safety
8. Policies



Executive Summary

- Draft Land Use Map
- Land Use Descriptions

1. Introduction

- Vision
- General Plan Summary
- Regulatory Framework



Executive Summary



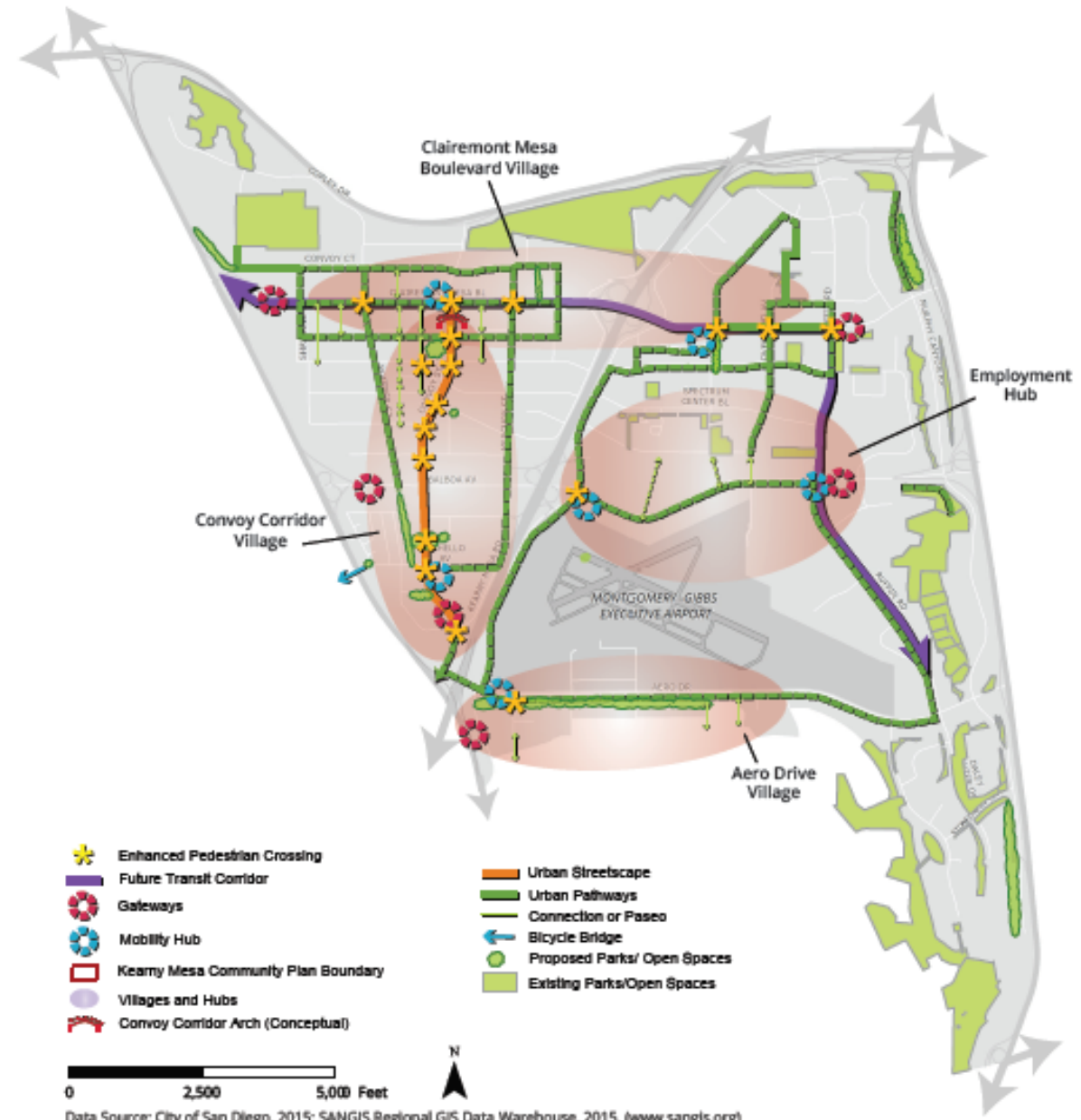
Introduction

Community connections

- Urban pathways, paseos, and linear parks
- Pedestrian-oriented streetscape
- Multi-modal facilities

Transit-oriented development and mixed-use villages

- Employment Hub
- Clairemont Mesa Village
- Convoy Corridor Village
- Aero Drive Village



2. Historic Preservation
 - Prehistory and Historic Context
 - Resource Preservation



Historic Preservation

3. Land Use & Economic Prosperity
 - Villages and Hubs
 - Economic Prosperity
 - Airport Land Use Compatibility



Land Use & Economic Prosperity

4. Mobility

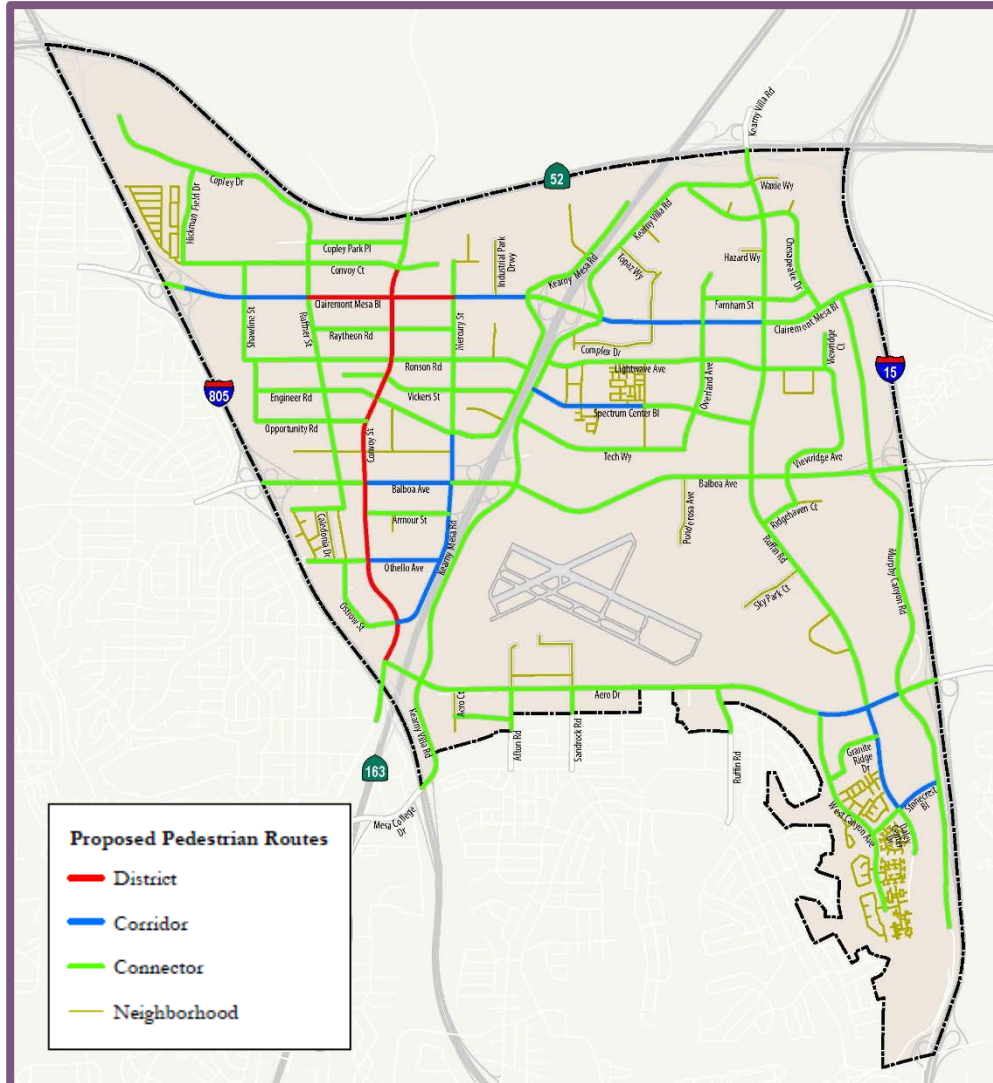
- Walking and Bicycling
- Transit
- Streets and Freeways
- Mobility Strategies



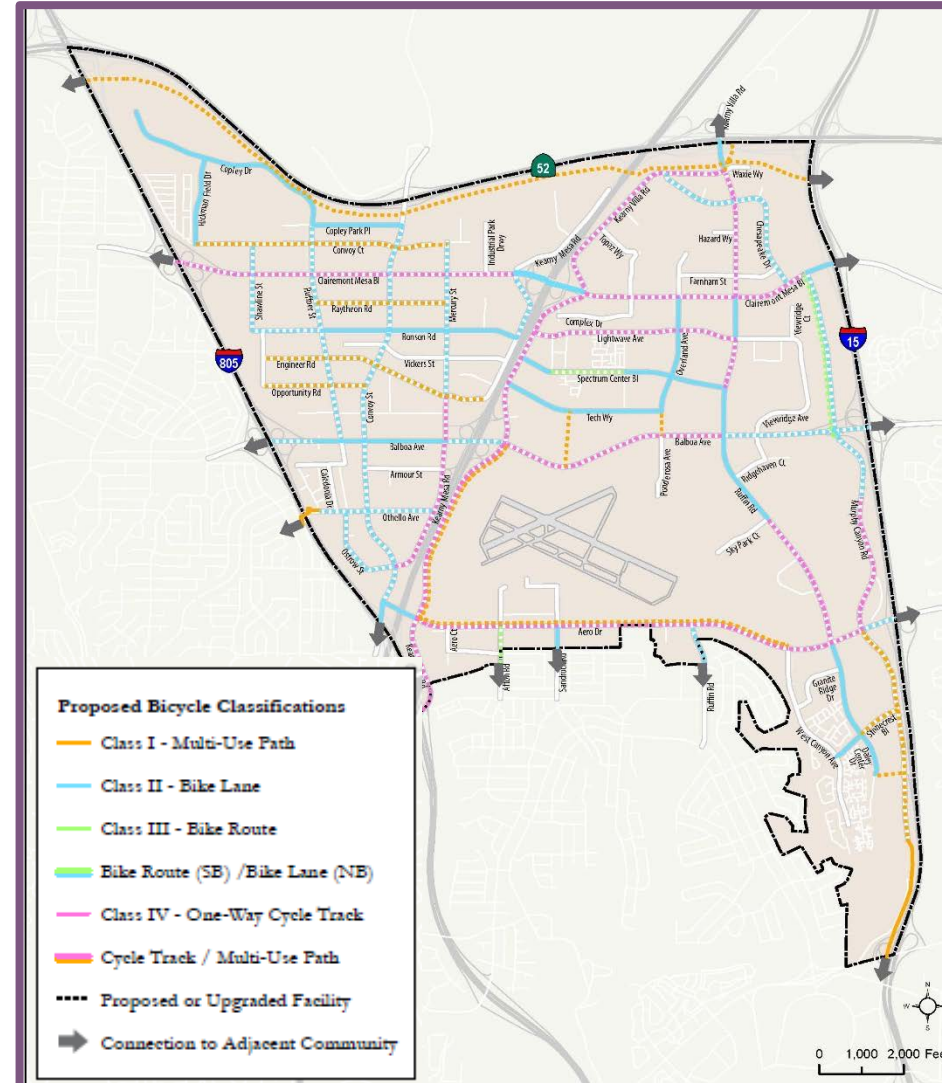
Mobility

Draft Community Plan

Proposed Pedestrian Route Types



Proposed Bicycle Network



Class I Multi-Use Path



Class II Bike Lane



Class III Bike Route



Class IV Cycle Track Lane

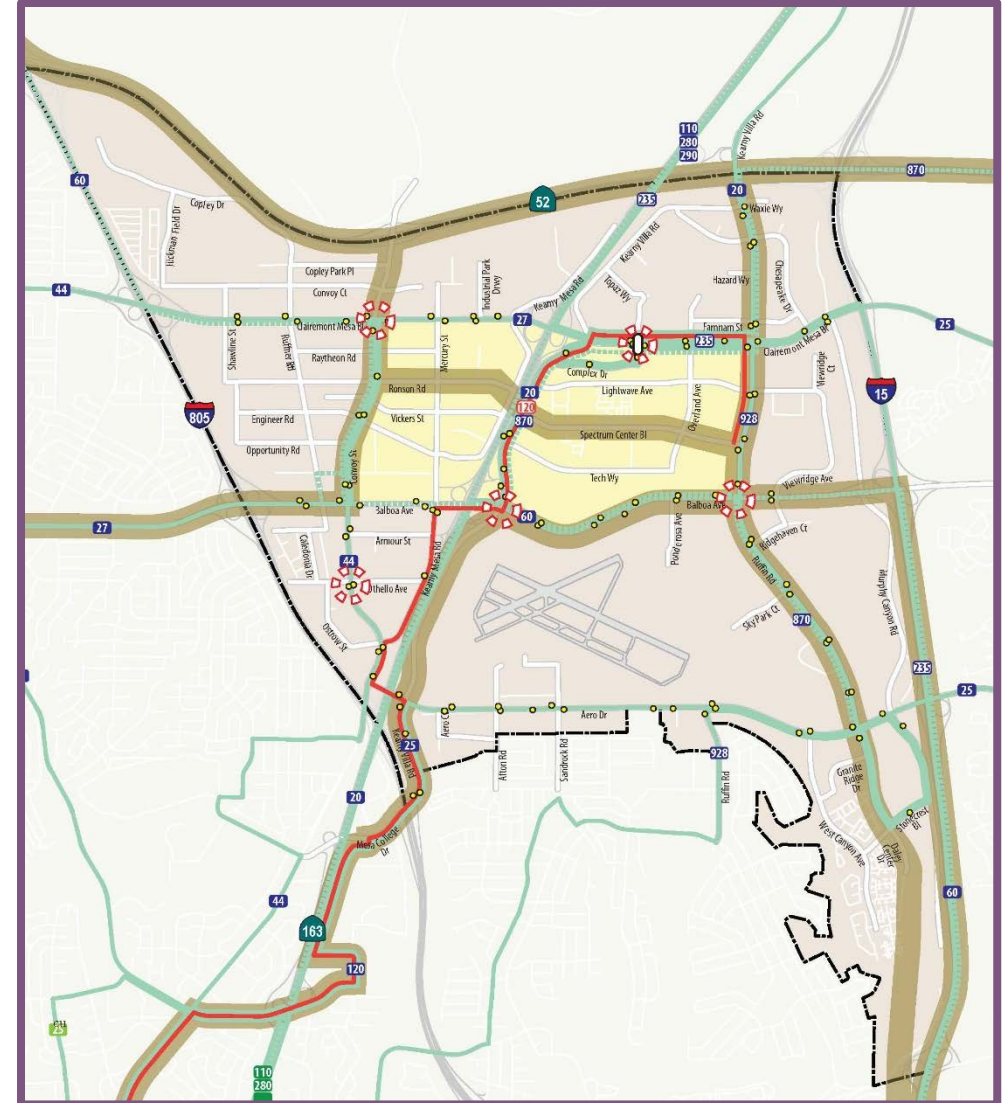


Planned Transit

- San Diego Forward: The Regional Plan (2015)

Potential Improvements

- Mobility Hubs
- Circulators
- Operational Treatments

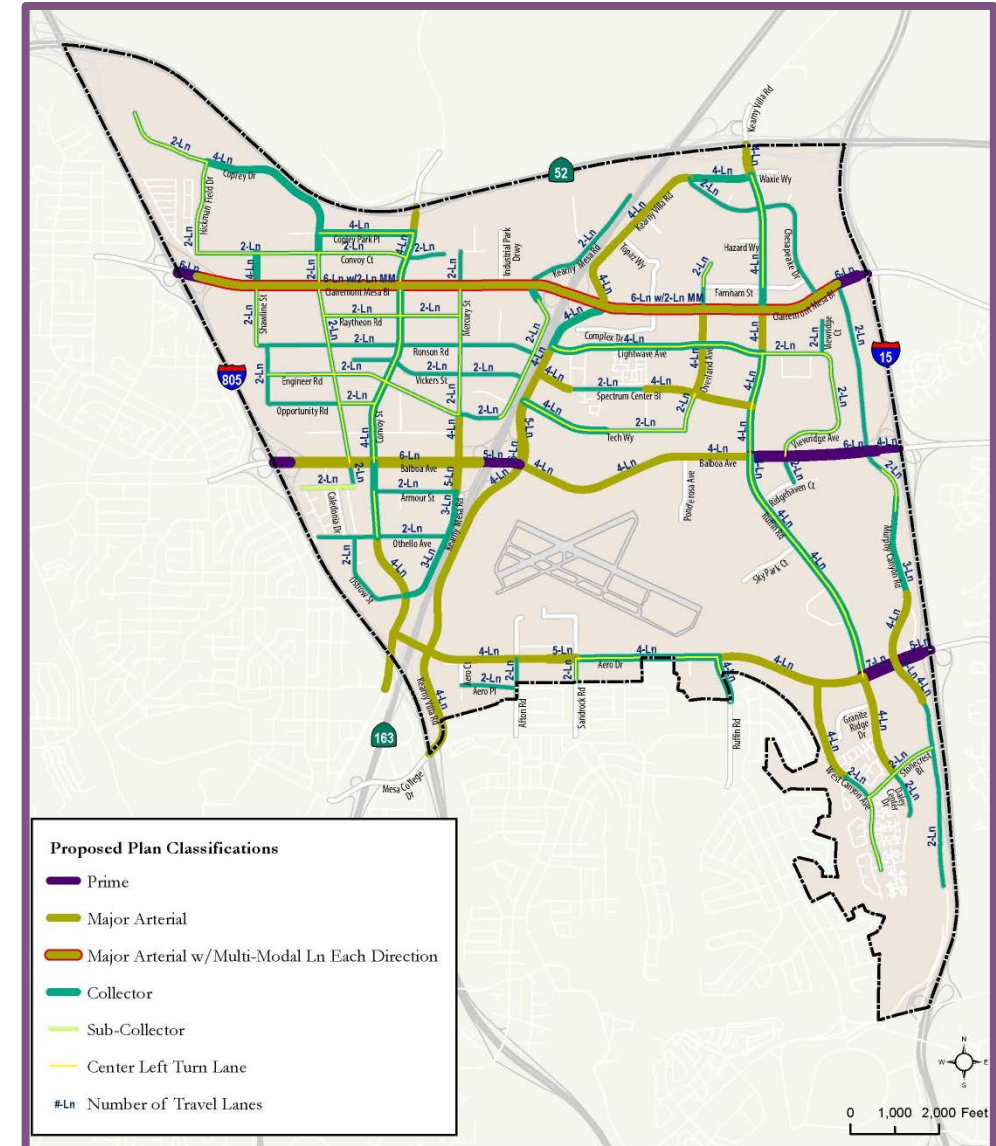


Potential Future Roadway Network

- Aero Place extension
- Multimodal lanes

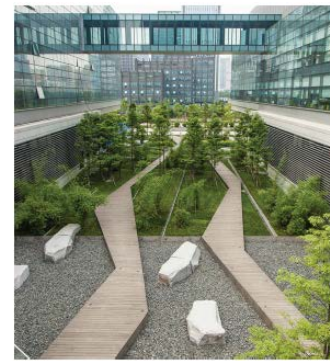
Opportunities

- Intelligent Transportation Systems
- Accommodation of emerging trends in vehicle autonomy, rideshare, scooter-share, and bikeshare



5. Urban Design and Sustainability

- Streetscape and Public Realm
- Urban Pathways, Paseos, and Plazas
- Convoy Corridor
- Storm Water Management, Green Streets, and Urban Forestry



Urban Design & Sustainability

6. Parks, Open Space, and Resource Protection

- Park Development, Preservation, and Access
- Open Space and Resource Protection



Parks, Open Space, and Resource Protection

7. Public Facilities, Services, and Safety

- Public Facility and Services
- Geologic and Seismic Hazards, Noise
- Sustainable Technologies



Public Facilities, Services, and Safety

8. Policies

Appendices:

- Planned Mobility Improvements
- Planned Roadway Improvements
- Parks and Recreation



Policies

- Implementation Document of the Community Plan
- Identifies the public infrastructure needed to support the Kearny Mesa Community Plan
- Establishes the Development Impact Fees (DIF) for the Community
- DIF is a partial funding source for Kearny Mesa infrastructure.



Community Plan

- Draft Community Plan – *January 2019*
- Draft Mobility Study
- Draft Zoning Map
- Draft Impact Fee Study (IFS)

Environmental Impact Report

- Technical Background Reports
- Notice of Preparation (NOP) – *November 2018*
- Draft Environmental Impact Report

Hearings

- Community Plan and Environmental Impact Report
- Plan adoption
- Final Impact Fee Study (IFS)

Schedule Update



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 of Final Community Plan and EIR Public hearing process

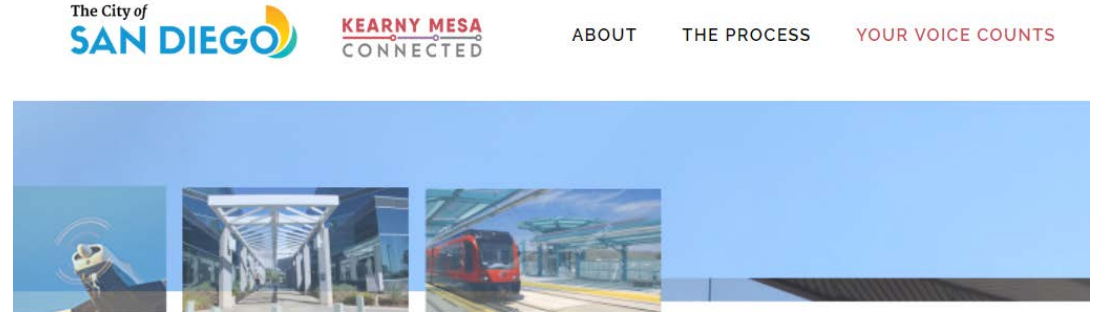
Community Office Hours at Aero Drive:

- Wednesday, January 16th from 2-4pm
- Wednesday, January 23rd from 11am-2pm

Planning Commission Workshop on Thursday, January 31st

For upcoming meetings, visit the project website:

kearnymesaconnected.com/your-voice-counts/



YOUR VOICE COUNTS



PUBLIC MEETING CALENDAR

RELEASE OF COMMUNITY REVIEW DRAFT

Wednesday, January 9th

3:00PM

Planning Department

9485 Aero Drive

San Diego, CA 92123

Draft Community Plan

KEARNY MESA
CONNECTED

Community Review Draft Community Plan is available online for review.

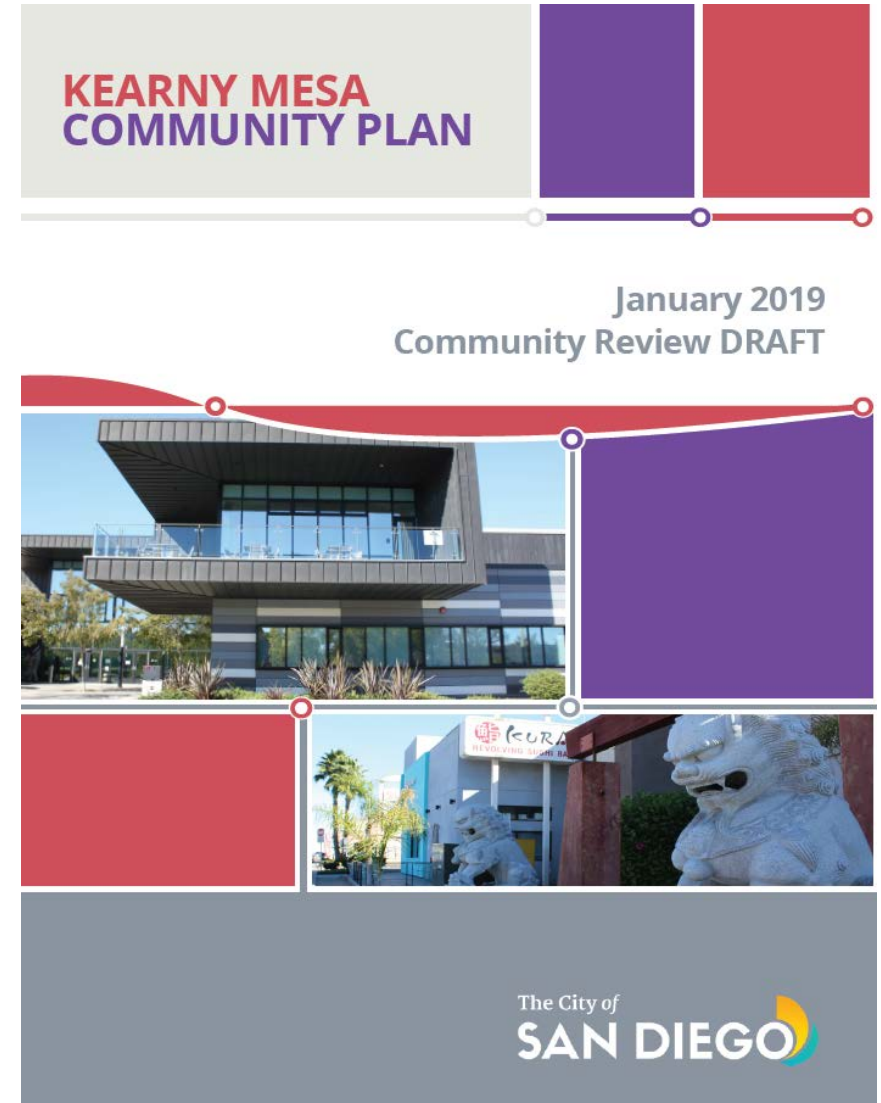
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THANK YOU