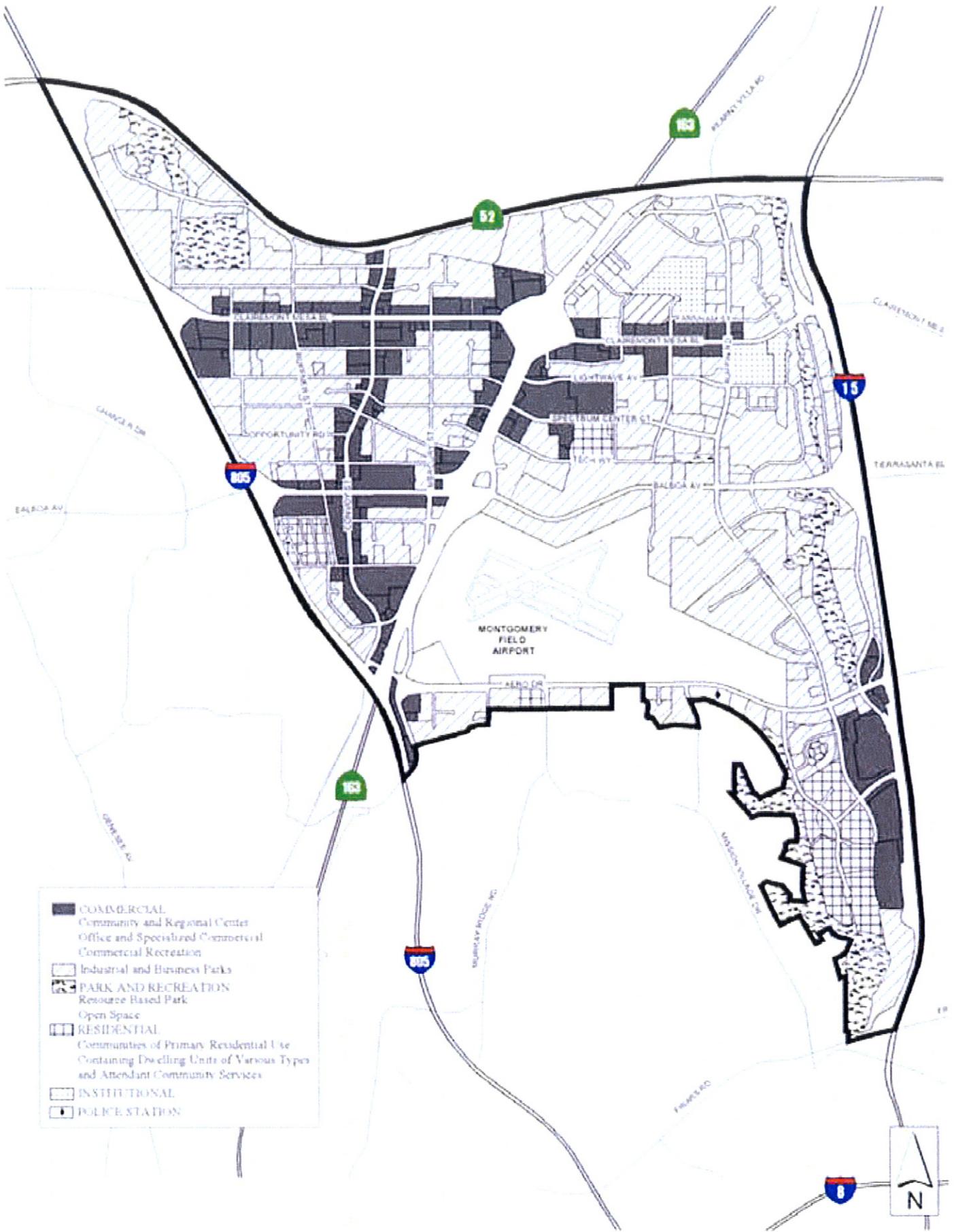


Proposed General Plan Land Use Designations

Kearny Mesa Community Plan

29

FIGURE



Proposed General Plan Land Use Designations
Kearny Mesa Community Plan

29
FIGURE

URBAN DESIGN

The General Plan's goal to emphasize community activity and focal points through building design and locations is achievable with the implementation of the specific recommendations contained in the **Urban Design Element**. Included in the element are guidelines for building location, size and design, and special opportunities, including the preservation of view corridors and open space areas. These guidelines will help implement the Goals of the General Plan when used in the review of discretionary actions.

HOUSING

The residential development in Kearny Mesa comprises a small portion of the land area in the community. **Residential developments include** a 143-unit single-family residential area, a 300-unit mobile home park, **a 288-unit mixed-use development, and a 412-unit multi-family residential development** ~~are the only housing stock provided in Kearny Mesa.~~ In addition, the StoneCrest Specific Plan will allow the development of an additional 1,235 dwelling units. The Housing Element of this plan discourages any residential development that might negatively impact upon the character of Kearny Mesa as a regional employment center. The plan encourages the retention the existing single-family residential area. In addition, it allows for the redevelopment of new residential communities, such as the StoneCrest Specific Plan, when it can be demonstrated that that the proposed new development will not impact upon or disrupt the primary commercial/industrial "fabric" and function of Kearny Mesa and, in fact, enhances the primary uses of the community. This is consistent with the General Plan goal of retaining existing well-maintained residential communities and promoting quality urban infill development.

CONSERVATION

This plan recommends that sites designated as open space be preserved. Future developments should be required to preserve open space through the use of non-building or negative open space easements. This will help implement the General Plan goal to preserve the City's unique landforms.