



Proposed Rezoning (1992)  
Kearny Mesa Community Plan

**30**  
FIGURE

# IMPLEMENTATION

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This Plan identifies community goals and presents policy proposals and recommendations to achieve these goals. The primary goals addressed in the Plan relate to the preservation of Kearny Mesa as an employment center with a circulation system that functions at an acceptable service level. The following summary of key proposals highlights the actions necessary to implement the Plan.

## INDUSTRIAL LAND USE

- Industrially designated properties which are zoned M-1A are to be rezoned to M-1B to preclude further retail development on industrially designated land.
- Allow a business-serving hotel to locate in the industrially-designated area on Murphy Canyon Road between Balboa Avenue and Aero Drive with the approval of a Planned Development Permit and subject to the recommendations of the **Industrial Element**.

## COMMERCIAL LAND USE

- Commercially designated properties which are zoned M-1B are to be rezoned to M-1A in order to permit commercial uses but also allow for industrial uses.
- Hotel/motel development are to be permitted only with a Planned Commercial Development (PCD) permit to ensure compatibility with NAS Miramar and Montgomery Field Comprehensive Land Use Plans (CLUP), and the guidelines in this Plan.

## TRANSPORTATION

- Construct the recommended improvements to the street system as listed in the **Transportation Element**.
- Implement an intra-community shuttle/loop system.
- Construct a transit center in the vicinity of General Dynamics along Kearny Villa Road.

## HOUSING

- Retain the R1-5000 zoning in the Royal Highlands neighborhood and designate the neighborhood as a “Protected Single-Family” area.
- Retain the Mobile Home Park Overlay Zone on the Kearny Lodge Mobile Home Park.
- Rezone a portion of the StoneCrest Specific Plan to R-1500 to allow the development of an infill residential project and thus create a fully integrated community.

## **MONTGOMERY FIELD**

Development of Montgomery Field is to be reviewed for consistency with the Montgomery Field Comprehensive Land Use Plan (CLUP).

## **CONSERVATION AND OPEN SPACE**

- Sites designated as open space are to be preserved with non-building or negative open space easements to be determined on a case-by-case basis.
- Noise impacts are to be minimized through conformance to the Noise Compatibility and Land Use Matrix.
- Vernal pools on Montgomery Field are to be preserved in accordance with the adopted Montgomery Field Airport Master Plan.

## **FINANCING**

The Capital Improvements Program (CIP) is the standard method of financing public improvements. The CIP is a six-year program that correlates identified public improvements to funding sources. Capital improvements scheduled in the first year of the CIP receive funds appropriated by the City Council in that fiscal year's budget. The improvements scheduled for the next five years are to be funded from anticipated revenues in subsequent years.

A Kearny Mesa Public Facilities Financing Plan describes the needed capital improvements to complete development of the community in accordance with this Plan. Various mechanisms are available to finance public facilities including the following:

- **Issuance of Special Bonds** - Local governments have traditionally issued bonds to raise the capital needed to construct major public improvements -- sewer plants, water systems and public buildings.

Revenue bonds are backed by a reliable flow of future revenues from the facility or enterprise they fund, such as the construction of parking facilities and other such public facilities. Because revenue bonds are secured by the proceeds from the enterprise they fund, they carry higher interest rates than general obligation bonds.

Lease revenue bonds are issued by a nonprofit corporation or special authority that constructs a facility and leases it to the City. Lease payments provide the revenue to payoff the bond and, when the bond is retired, the facility is turned over to the City. Some local agencies have used this method for financing administrative centers and schools.

Special assessment bonds are a traditional tool for financing sewer, water, street, sidewalk, street lighting, open space acquisition, and similar projects that benefit property owners within a given area. Assessment bonds issued under the Improvement Act of 1911 are secured solely by the properties that benefit from and are assessed for the improvements.

Assessment bonds issued under the Improvement Act of 1915 are secured by the assessed property plus a special reserve fund authorized by 1979 legislation to cover delinquencies.

Any of these special bond measures could conceivably be used for improvements in the Kearny Mesa community. However, all would entail the prospect of additional financial participation by all property owners within the assessment district.

- **Business Improvement Districts** - Business Improvement Districts are a mechanism by which business owners may assess themselves, with the City's authorization, to raise money for promotional and other activities that will benefit the business district. A Business Improvement District (BID) is formed under the City's authority but is done so only by petition of business owners. Payments are made through a surcharge on the business license fee.

Funds may be used for the following:

- Acquisition, construction or maintenance of parking facilities for benefit of the area.
  - Decoration of public places.
  - Promotion of public events.
  - Furnishing of music in a public place.
  - General promotion of businesses in the district.
- **Fees** - Another potential mechanism for funding facilities and amenities is the imposition of special fees on new development within the area.

Unlike taxes, which are levied to raise general revenue, fees are levied to finance a specific activity, facility or service that confers a direct, identifiable benefit on those paying the fee. There are several sources of authority for imposing fees.

An important class of fees is development impact fees charged to new development at the time the project is approved or a building permit is issued. Such a fee has been established for the community based upon major public improvement needs in the community. The fee addresses the following:

- Transportation, including street widenings, rehabilitation of existing roadways, traffic signals, pedestrian ramps, and storm drains.
- Fire stations, for rehabilitation and reconstruction of existing stations, as well as construction of new stations.
- Park facilities, to serve the recreational needs of residents and the working population.
- Libraries, for placement of the existing facility with a larger structure to serve the residential and business community.

A “fair share” allocation of the community-wide costs was made to a new development on the basis of the relative amount of development planned for the future compared to the total community plan buildout, including both industrial and commercial projects.

The Subdivision Map Act also authorizes a city to impose fees in-lieu-of dedications of land or improvements as a condition of subdivision approval, provided that the fee is reasonably related to the project being approved.

Water and sewer fees collected from users are used in part to finance the continuing replacement of the aging concrete sewer mains and cast iron water mains.

Under various statutory provisions, local governments can charge fees for services such as police and fire protection and for maintenance of existing facilities. In addition to specific state authorization, charter cities, such as San Diego, have a broad implied constitutional authority to impose fees for municipal facilities and services.

- **San Diego Gas and Electric Company** - The undergrounding of utilities on major streets should continue to be accomplished by SDG&E. These projects are included in the Capital Improvements Program.