



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 10, 2018 REPORT NO. PC-18-021

HEARING DATE: April 19, 2018

SUBJECT: Kearny Mesa Community Plan Update Workshop

REFERENCE: Workshop Report PC-17-058

SUMMARY

This is a workshop to update the Planning Commission on the Kearny Mesa Community Plan Update. No action is required on the part of the Planning Commission at this time.

BACKGROUND

The Kearny Mesa Community Planning area is a major industrial, office, and commercial center at the geographic center of the City of San Diego (Attachment 1). The current Kearny Mesa Community Plan, adopted in 1992, designates a majority of the approximately 4,400-acre planning area as Industrial and Business Parks and General Commercial. The existing development patterns throughout the community reveal that the uses are more diverse and some areas have undergone change.

In 2016, the Planning Department began a comprehensive process to update the Kearny Mesa Community Plan to align the goals and policies with those in the General Plan and the Climate Action Plan (CAP). Kearny Mesa has a strong potential for future infill growth and development that accommodates a variety of business types and sizes as well as housing. The planned extension of the trolley system to include the new Purple Line will expand the transit network and connections to Kearny Mesa. The Community Plan Update for Kearny Mesa is a collaborative effort to determine how Kearny Mesa will develop so it continues to thrive as a key employment center and support the future transit investment. The update is an opportunity to examine the needs of employers in industrial lands, the character of activity centers, and strategic locations for new transit-oriented development for employees to live closer to work and have mobility options.

In addition to scheduled community workshops, outreach events, and online activities, the Kearny Mesa Community Plan Update Subcommittee has been holding monthly meetings since February 2017. Meeting information and plan documents are available on the [project website: **http://kearnymesaconnected.com/plan-documents/**](http://kearnymesaconnected.com/plan-documents/). As this is an ongoing project, staff continues to receive input, work on the land use alternatives, and develop the plan.

DISCUSSION

Input on community needs and priorities support a vision for a vibrant Kearny Mesa with broader land use designations. Stakeholders expressed an interest in growing and expanding businesses; embracing technology and industry clusters; allowing increased building intensity along transit corridors; adding workforce and workplace housing; and creating a more functional Convoy Street for all businesses.

The draft guiding principles for land use include:

- Increase opportunities for mixed-use development with commercial, office, and residential uses;
- Build on the Convoy corridor's Pan-Asian heritage to create a regional destination;
- Identify strategic locations to allow for compatible infill housing;
- Increase job opportunities through development of office, industrial, and commercial uses;
- Protect industrial employment lands;
- Promote the airport at Montgomery Field to support the region's economy; and
- Maintain Kearny Mesa as a hub for automobile sales and service.

Three land use scenarios were developed as part of the dialogue with community stakeholders about potential areas of change. The scenarios provided potential options for the location of land use changes, intensity, and infill development. The concepts included a variety of manufacturing and light industrial uses as well as research and development, multi-tenant industrial, incubators, commercial, retail, office and residential uses. The themes of the three scenarios were as follows:

Scenario 1 - Connected Workplaces focused on enhanced employment areas throughout Kearny Mesa.

Scenario 2 - Urban Innovation Hubs focused on integrated activity centers by introducing mixed-use areas with residential near employment areas and transit corridors.

Scenario 3 - Vibrant Employment and Community focused on transforming Kearny Mesa into an urbanized center with both employment areas and village neighborhoods to maximize smart growth strategies.

Based on the extensive input received over a two-month period (December 2017 and January 2018), a draft land use map was developed that represents a hybrid of the scenarios (Attachment 2). The land use map is also presented with options in key areas, based on comments received during the March meeting of the Kearny Mesa Community Plan Update Subcommittee (Attachment 3). The draft land use map considers applicable categories from the General Plan, as well as more refined community-specific categories to guide development in Kearny Mesa (Attachment 4).

Given Kearny Mesa's role as a Subregional Employment Area, the draft land use map includes a variety of employment uses intended to support existing employers and promote continued growth as industries evolve over time. An area of Industrial and Technology Parks is identified along the Ruffin Road and Balboa Avenue corridors based on the existing concentration of industrial uses. The categories of Technology Park and Urban Industrial are introduced to Kearny Mesa to attract new industries and promote higher intensity employment uses with an urban character.

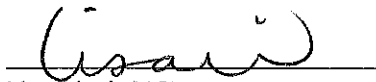
Along with increasing employment uses, the draft map includes a mix of uses to promote vertical and horizontal integration of employment and introduce additional housing near transit. Urban Employment Village is a multiple use category for high-intensity, mixed-use areas with employment and residential uses. Employment uses can include business/professional office, commercial, and retail along with incubator businesses and flexible work spaces. Urban Employment Village locates medium and high residential densities along key multi-modal and transit corridors.

Further, the draft land use map reinforces the importance of strong commercial corridors throughout Kearny Mesa. The Community Commercial land use designation expands commercial areas for a combination of retail, office, and services to serve the neighborhood and the region. Areas identified as Community Commercial – Residential Permitted have been strategically located to facilitate the transformation of these corridors into mixed-use areas that will provide additional housing near activity centers, such as the Convoy Street Corridor and Spectrum Center. Residential land uses are identified for existing sites and concentrated area near west Aero Drive to provide horizontal mixed-use with housing opportunities that complement the existing businesses.

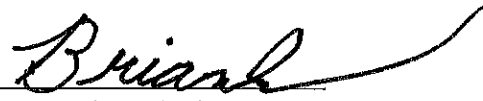
CONCLUSION

The Planning Commission has expressed a desire to review the draft land uses in order to be able to provide meaningful input on the plan's substantive framework before policies are developed and the CEQA analysis process begins. It is anticipated that the updated Kearny Mesa Community Plan will be completed in the fall of 2019.

Respectfully submitted,



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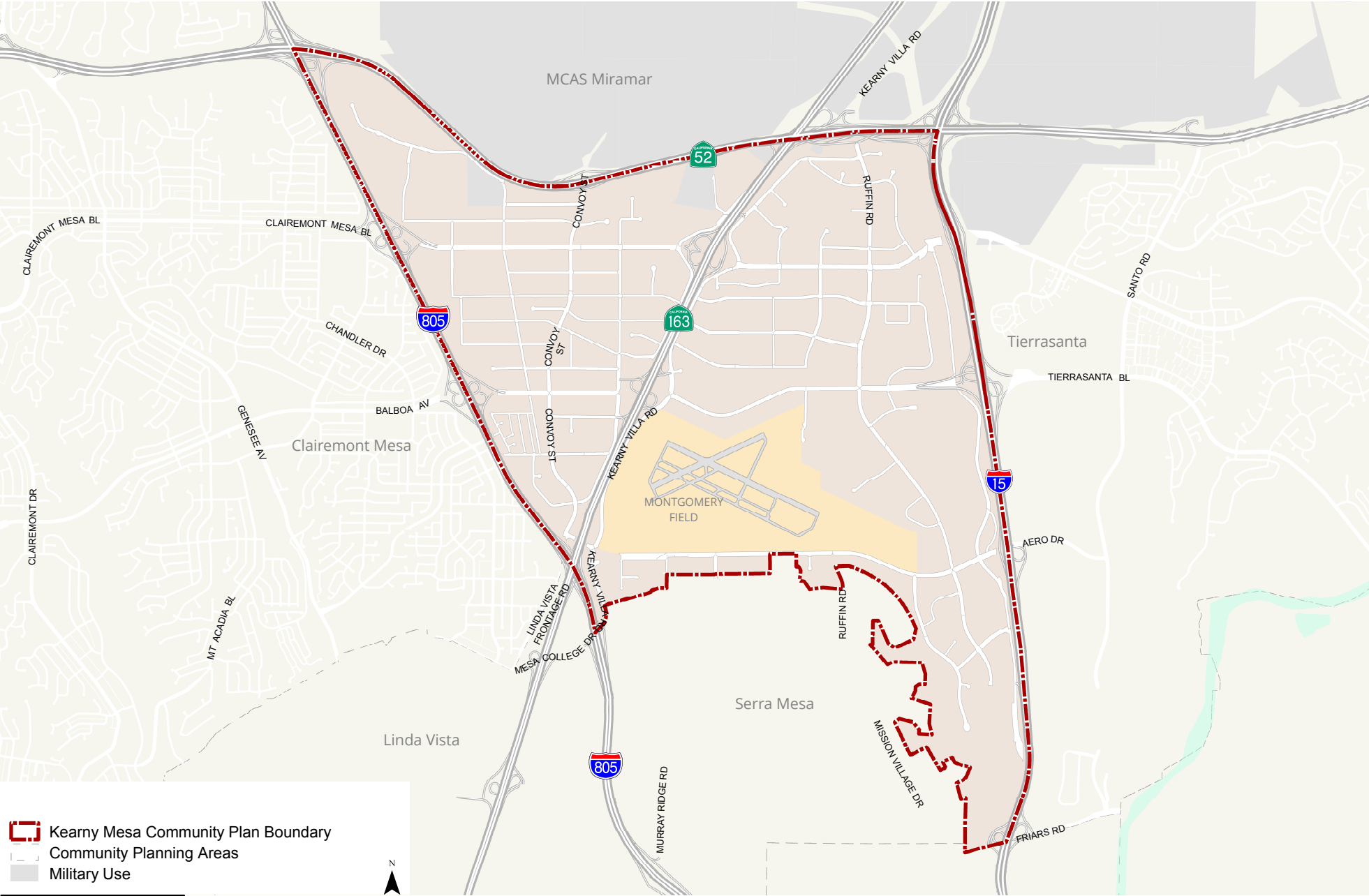


Brian Schoenfisch
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Attachments:

1. Kearny Mesa Planning Area Map
2. Draft Land Use Map
3. Draft Land Use Map with Options
4. Draft Land Use Descriptions

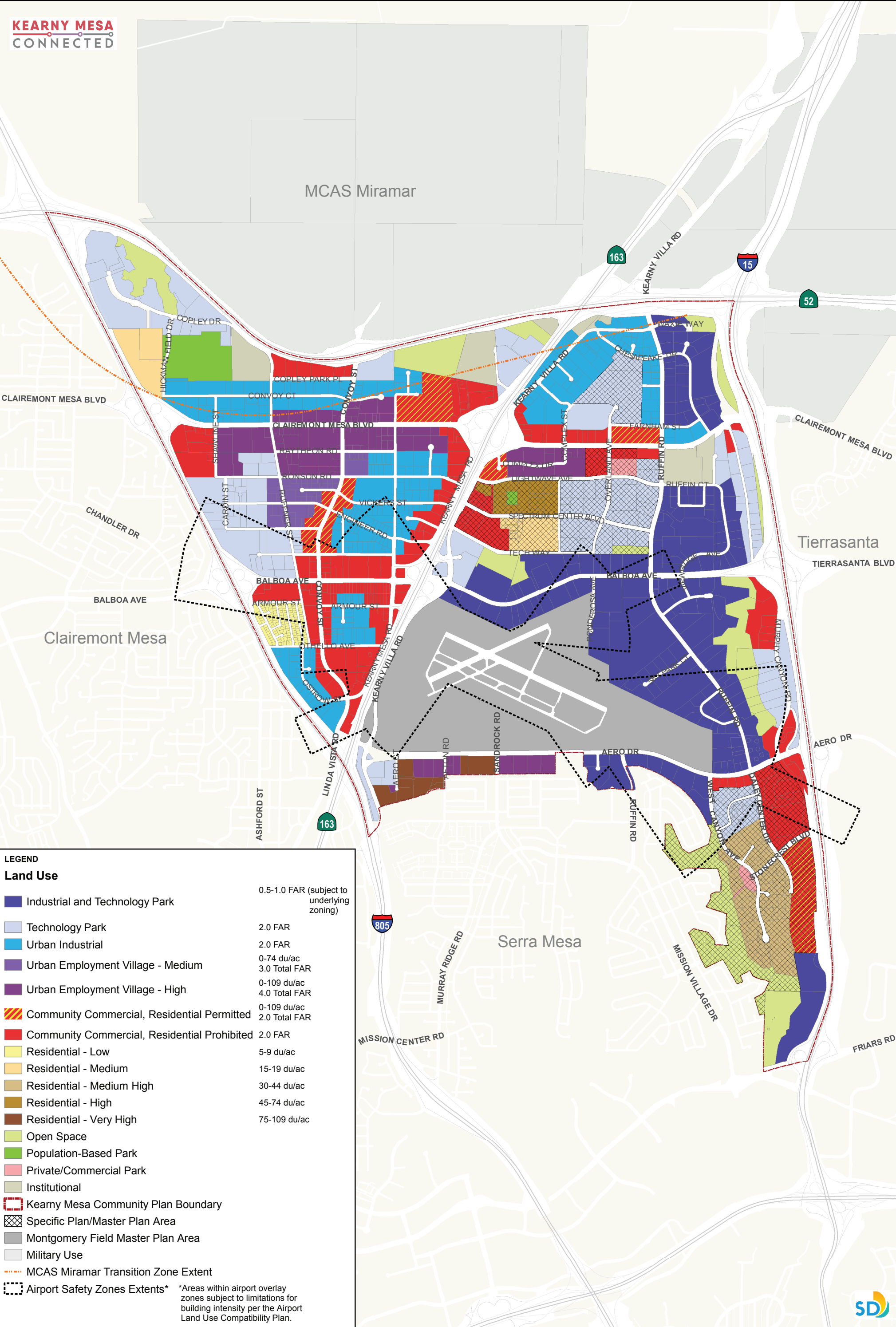
Attachment 1: Kearny Mesa Planning Area

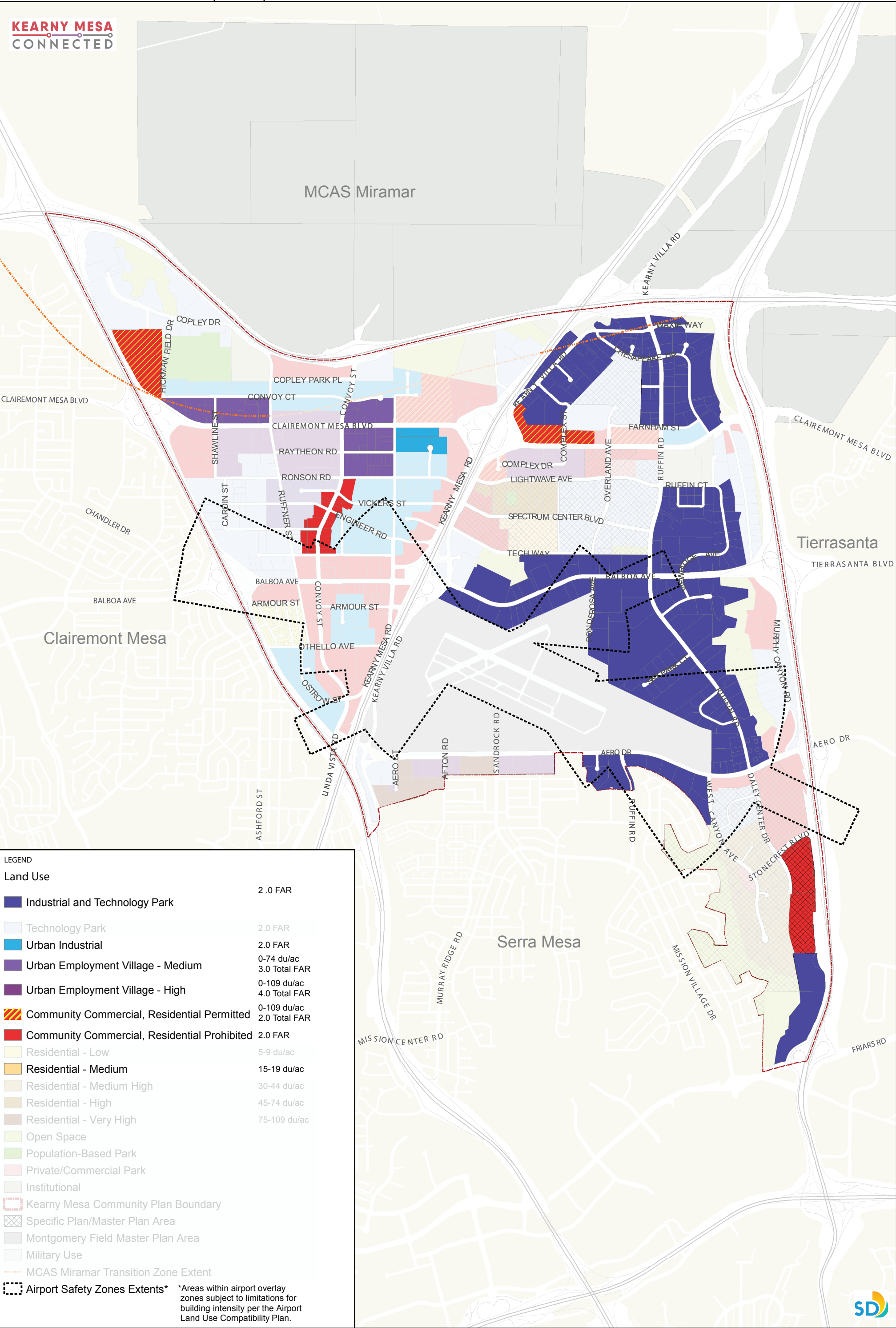


Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. (www.sangis.org)
AECOM, 2016

Date: 4/5/2018 Document Path: L:\GIS\PGIS\Community Planning\Kearny Mesa\Plan_Update\MXDs\PrePlan\KearnyMesa_PlanningArea.mxd









DRAFT LAND USE DESCRIPTIONS

MARCH 2018

Industrial and Technology Parks

0.5 - 1.0 FAR*

Subject to underlying zone

Industrial and Technology Park allows a wide variety of industrial uses by permitting base sector industrial uses, manufacturing, research and development, while also allowing other industrial uses, such as storage and distribution, to locate. Multi-tenant industrial, office, and accessory uses are allowed.

*The allowable FAR for the Solar Turbines site will not be changed through this Community Plan Update.



Technology Park

2.0 FAR

Technology Park allows high technology related to applied sciences, including: light manufacturing, research and development, corporate headquarters, and storage and distribution uses. This designation also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, and flexible innovation spaces are encouraged.



Urban Industrial

2.0 FAR

Urban Industrial provides for higher intensity employment uses with an urban character. Uses such as research and development, flexible work spaces, and business/professional office are encouraged. This category allows a higher intensity of employment development along with more active and enhanced streetscapes with strong connections between blocks and to amenities.



Urban Employment Village - Medium

0 - 74 du/ac

3.0 FAR

Urban Employment Village-Medium allows mixed-use development where employment and commercial uses are balanced with residential uses. Employment uses would be the primary use, and residential uses are allowed. Active street frontages and pedestrian-oriented design are encouraged. Developments can create unique urban housing opportunities that support creative office, business incubators, and high-tech research and development uses.



Urban Employment Village - High

0 - 109 du/ac

4.0 FAR

Urban Employment Village - High supports infill development in a higher intensity mixed-use setting. Employment, office, technology related uses with complementary commercial are encouraged. Higher-density residential is permitted to promote vertical and horizontal integration of employment and housing. This category would also allow residential with groundfloor shopkeeper units. Along prominent corridors, pedestrian oriented development with active storefronts, and outdoor social space is encouraged.



Residential - Medium High 30 - 44 du/ac

Residential - Medium-High provides for multi-family housing within a medium-high density range. This category supports compact condominium/apartment buildings. Private and shared open space is a key component of the design, along with community amenities. Clear pedestrian connections should be made throughout the site and to other areas within the community.



Residential - High 45 - 74 du/ac

Residential - High allows condominium/apartment buildings within a high-density range. Development typically consists of a large block of residential units. Pedestrian connections and usable common outdoor space and amenities would allow these areas to contribute to the neighborhood character.



Residential - Very High 75 - 109 du/ac

Residential - Very High allows for condominium/apartment buildings in the highest density range. Development typically consists of a large block of residential units with a pedestrian orientation. Advantageous site conditions or smaller residential unit sizes can facilitate development at this density. Multifamily dwellings sited with prominent outdoor space, plazas, courtyards, pedestrian paseos, and greenways are desired.



Community Commercial 2.0 FAR

Community Commercial provides for shopping areas with retail, office, and services for the community at large. Community Commercial includes community-serving uses while also including office, hotel, automobile sales, as well as limited industrial uses of moderate intensity, that serve residents and workers in the community and adjacent communities. Areas designated as Community Commercial may range from pedestrian-friendly commercial streets to shopping centers and corridors.



Community Commercial - Residential Permitted 0 - 109 du/ac 2.0 FAR - *Subject to underlying zone*

Community Commercial-Residential Permitted provides for a variety of commercial uses, such as retail, personal services, office, and hotel, that serve residents and workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces.

