

RESOLUTION NUMBER R- 300978

ADOPTED ON OCT 25 2005

WHEREAS, Fairfield Kearny Mesa L.P., requested an amendment to the Progress Guide and General Plan and the Kearny Mesa Community Plan in order to re-designate a 6.11-acre site located at 3540 Aero Court, from Industrial and Business Park to Mixed Use Commercial / Residential; and

WHEREAS, the site is legally described as those portions of Lots J and K of Research Park, Map No. 3568 lying Easterly of the Northeasterly line of Kearny Villa Road being the Northeasterly line of land described in deed to the City of San Diego recorded on December 29, 1961 as File No. 223919, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

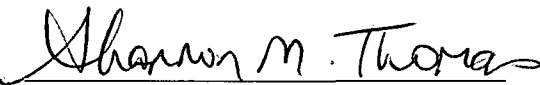
WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Kearny Mesa Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 300978.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
10/10/05
Or.Dept:DSD
R-2006-278
MMS#2588

Community Plan Amend – Applicant Initiated Amendment 11-01-04

Kearny Mesa



Community Plan

**AMENDMENT TO THE
KEARNY MESA COMMUNITY PLAN
NEW CENTURY CENTER
SEPTEMBER 1997**

**REVISED OCTOBER 2000
WITH THE ADOPTION OF THE SAN DIEGO SPECTRUM MASTER PLAN
(VOLUME 1) AS PART OF KEARNY MESA COMMUNITY PLAN**

**REVISED NOVEMBER 2002
REVISED FEBRUARY 2005**

R- 300978

Table 1

RECOMMENDED LAND USE PLAN – ACREAGE ALLOCATIONS*

Land Use	Acres (Approximate)	
<u>Industrial</u>		
Industrial and Business Park	1900.01906.0	net ac.
<u>Specific Plan Area</u>		
Stonecrest	318.0	gross ac.
<u>Commercial</u>		
General Commercial	472.6	net ac.
Mixed Use Commercial/Residential	60.454.4	net ac.
<u>Residential</u>		
Single-family Residential	22.0	net ac.
Multi-family Residential	19.0	net ac.
<u>Park and Recreation</u>		
Community Park	44.0	gross ac.
Open Space	121.3	gross ac.
<u>Government/Public Facilities</u>		
Fire Station	5.0	net ac.
Police Station	11.0	net ac.
County Sites	77.0	net ac.
General Aviation Airport (includes airport related commercial)	539.0	gross ac.
<u>Utility</u>		
San Diego Gas & Electric	18.0	net ac.
<u>Total Acreage</u>	3608.0	

Urban Design

Kearny Mesa's built environment is also a product of the unrestrictive nature of the M-1B and M-1A zones. The development regulations of these zones have not emphasized design features. Two urban design components which should be upgraded in Kearny Mesa are landscaping and signage control.

Landscaping. Prior to the adoption of the Citywide landscaping ordinance, only minimal landscaping was required in the M-1A and M-1B zones. Landscaping typically consisted of a landscaped strip adjacent to the street. The present Citywide ordinance not only requires more landscaping but, more importantly, a comprehensive plan that integrates landscaping with the overall site design. The enhanced landscape ordinance will significantly improve the individual projects now subject to its regulations, but unfortunately will have little effect on existing properties that do not redevelop.

In contrast to older developments in western Kearny Mesa, the M-1B zoned, contemporary developments along Ruffin Road in eastern Kearny Mesa present well-landscaped sites. The M-1P zoned properties on the south side of Aero Drive are similarly well-landscaped and evidence of the positive contribution that urban design requirements make to the community.

Signage. Visual clutter from the proliferation of commercial attracting signs can create street corridors that are visually unappealing and inefficient in customers to businesses. The areas most in need of signage improvements are along the commercial corridors of Clairemont Mesa Boulevard, Balboa Avenue and Convoy Street in western Kearny Mesa. The effect of the excessive signage along these major streets is community-wide since these thoroughfares carry the majority of traffic in the community.

Many of these signs are illegal and will be abated with enforcement of the Citywide sign ordinance. In order to improve the quality of the physical environment, there should be special attention given to signage for new development and redevelopment.

POLICIES

The following policies are the basis for subsequent specific recommendations pertaining to property within the Industrial and Business Park land use designation.

- Industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses as described above. Heavy commercial uses should also be accommodated given the space needs of these uses.
- New development should be located in well designed projects with adequate provisions for transit opportunities, bicycle access, off-street parking, landscaping, service areas, support commercial and employee recreation facilities.
- Most of the area south of Aero Drive and west of the Serra Mesa-Kearny Mesa Branch Library is industrially designated but includes a variety of other uses such as office and various institutional uses. The abutting or adjacent uses in Serra Mesa include residential, an elementary school, and a neighborhood park. In view of these

largely conflicting uses, there may be other more appropriate land use designations for this area of Kearny Mesa. The West Aero Drive Land Use Study (Council adoption date) provides background information to assist in the analysis of future potential community plan amendments and/or a community plan update.

- Redevelopment should include upgrading the property to meet current development standards including landscaping and signage regulations.
- Industrially designated land should achieve and maintain lot sizes which allow the full range of development recommended by this plan.
- Development should be reviewed for consistency with adopted airport policies, such as those set forth in the comprehensive land use plans of Montgomery Field and Miramar Naval Air Station.

RECOMMENDATIONS

Implementing Zones

Establish the following zoning for industrially designated areas:

- Rezone industrially designated properties which are currently zoned M-1A to M-1B in order to prevent new commercial retail use from locating on industrially designated property.
- Retain the M-1B and M-1P zones on industrially designated properties to encourage industrial and business park developments in such areas.
- Encourage the provision of M-LI zoning in Kearny Mesa to accommodate large user industrial development.

Floor Area Ratio

The maximum floor area ratio for industrial and office development in Kearny Mesa, other than M-LI zoned parcels, is 0.5. Development proposals which exceed 0.50 FAR could be considered through a discretionary permit process that would address potential traffic and environmental impacts.

Lot size (for new subdivisions)

The minimum lot size should be one acre. However, for M-IP zoned properties the minimum lot size should be consistent with the lot size set forth in the M-IP Zone (40,000 square feet).

Compatibility with Open Space Areas and Residential Uses

Buffer open space areas and residential uses from industrial developments on industrially designated land. Twenty-five-foot setbacks with appropriately landscaped berms are the preferred treatment. If lot sizes preclude twenty-five-foot setbacks, walls, berms and landscaping should be used with a smaller setback.

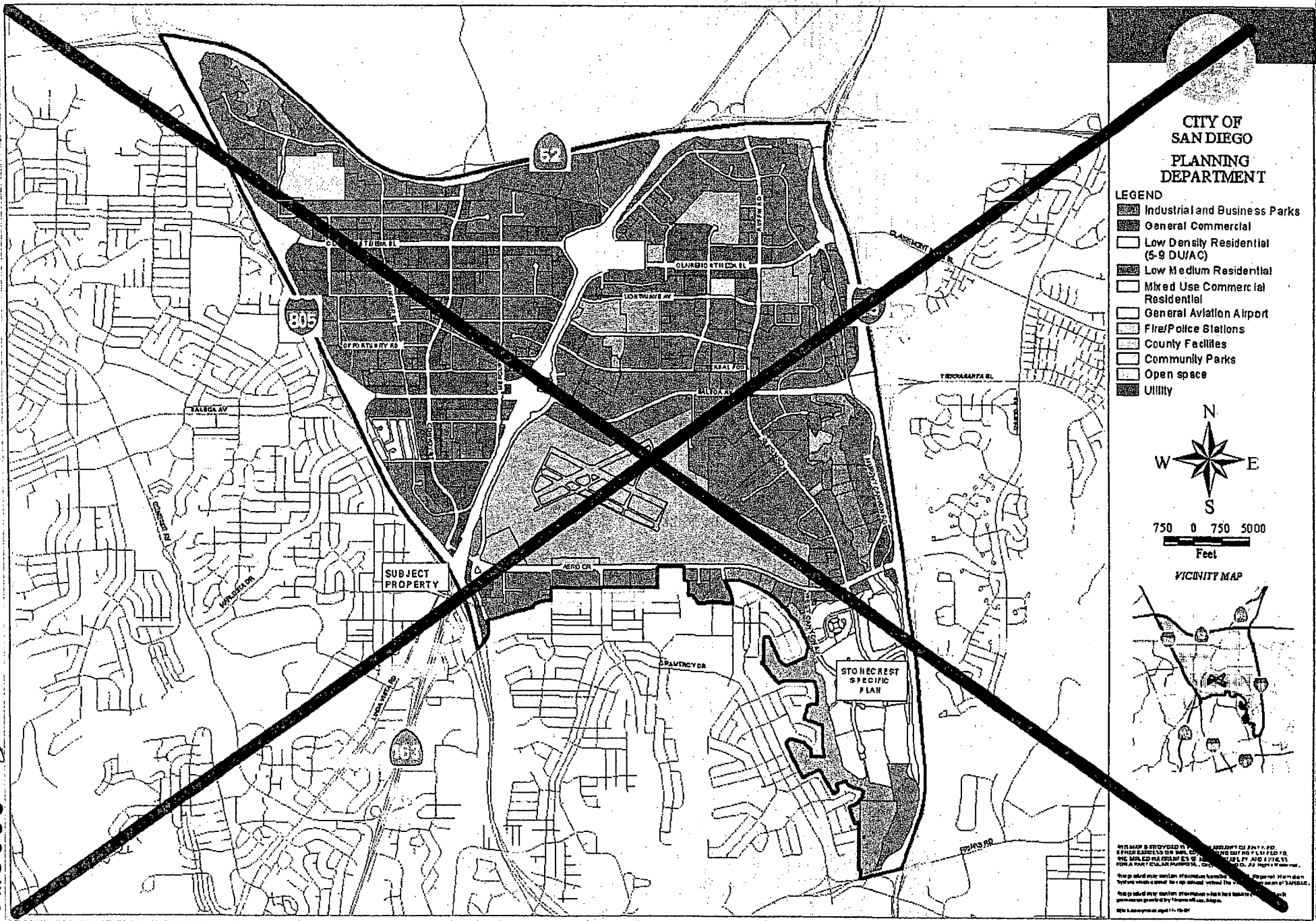
Page 36

Implementing Zones

Establishing the following zoning for areas designated General Commercial or Mixed Use Commercial/Residential:

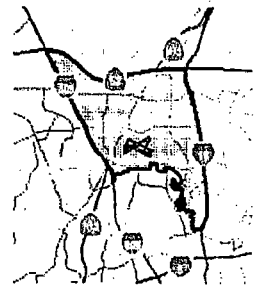
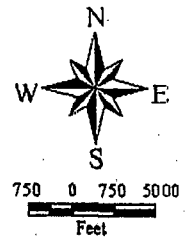
- Mixed Use Commercial/Residential properties should retain (or be rezoned) to the CA or CO Zone. Lands designated for General Commercial use currently zoned M-1A should retain the M-1A zoning and properties zoned M-1B should be rezoned M-1A or where appropriate, CA or CO.

KEARNY MESA COMMUNITY PLAN LAND USE



CITY OF
SAN DIEGO
PLANNING
DEPARTMENT

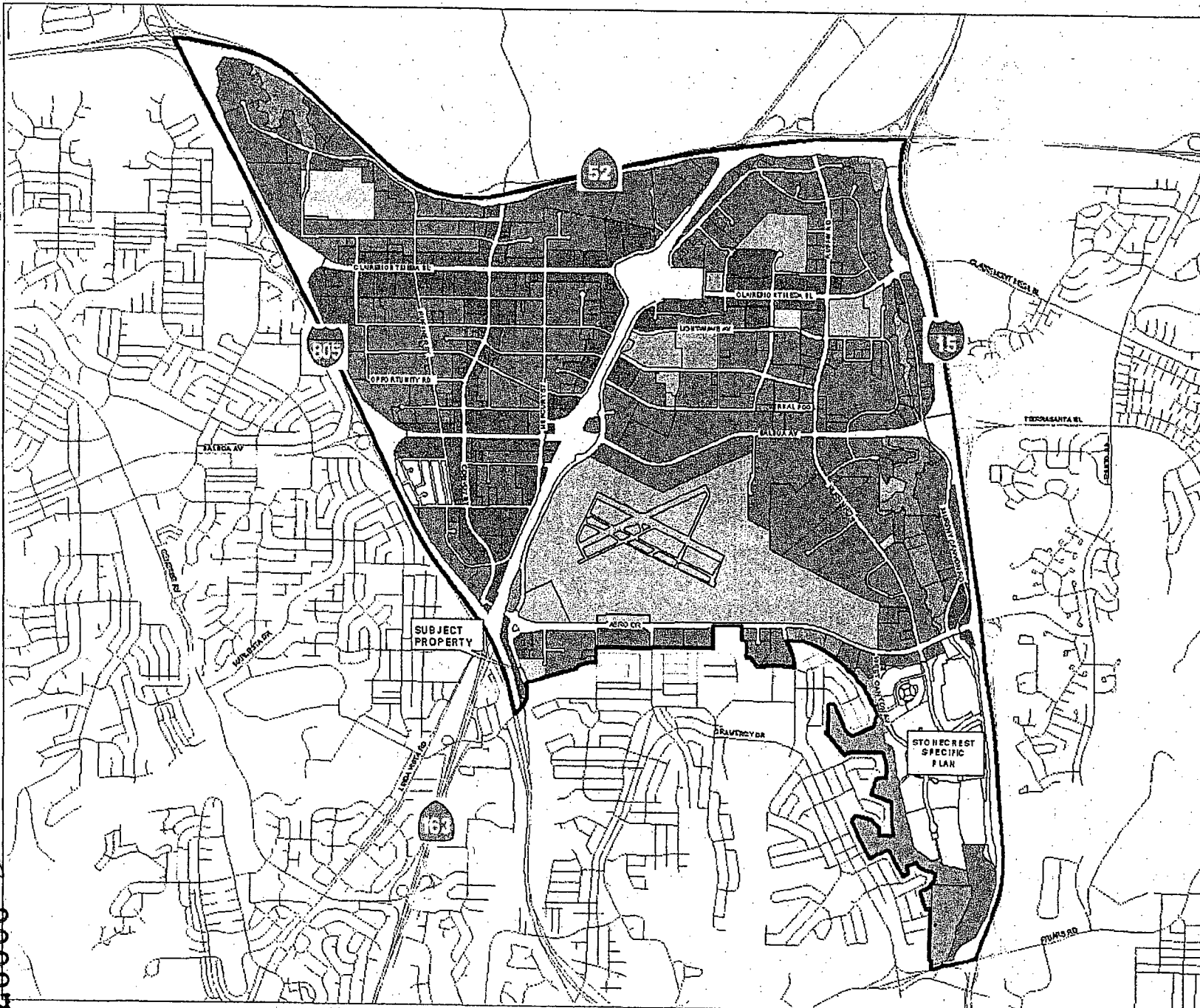
- LEGEND**
- Industrial and Business Parks
 - General Commercial
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential
 - Mixed Use Commercial Residential
 - General Aviation Airport
 - Fire/Police Stations
 - County Facilities
 - Community Parks
 - Open space
 - Utility



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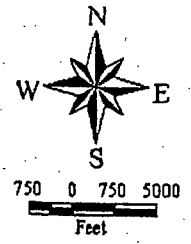
KEARNY MESA COMMUNITY PLAN LAND USE



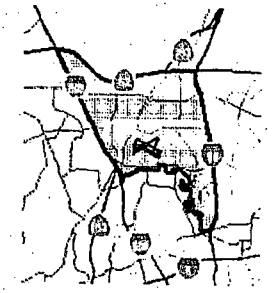
CITY OF SAN DIEGO PLANNING DEPARTMENT

LEGEND

- Industrial and Business Parks
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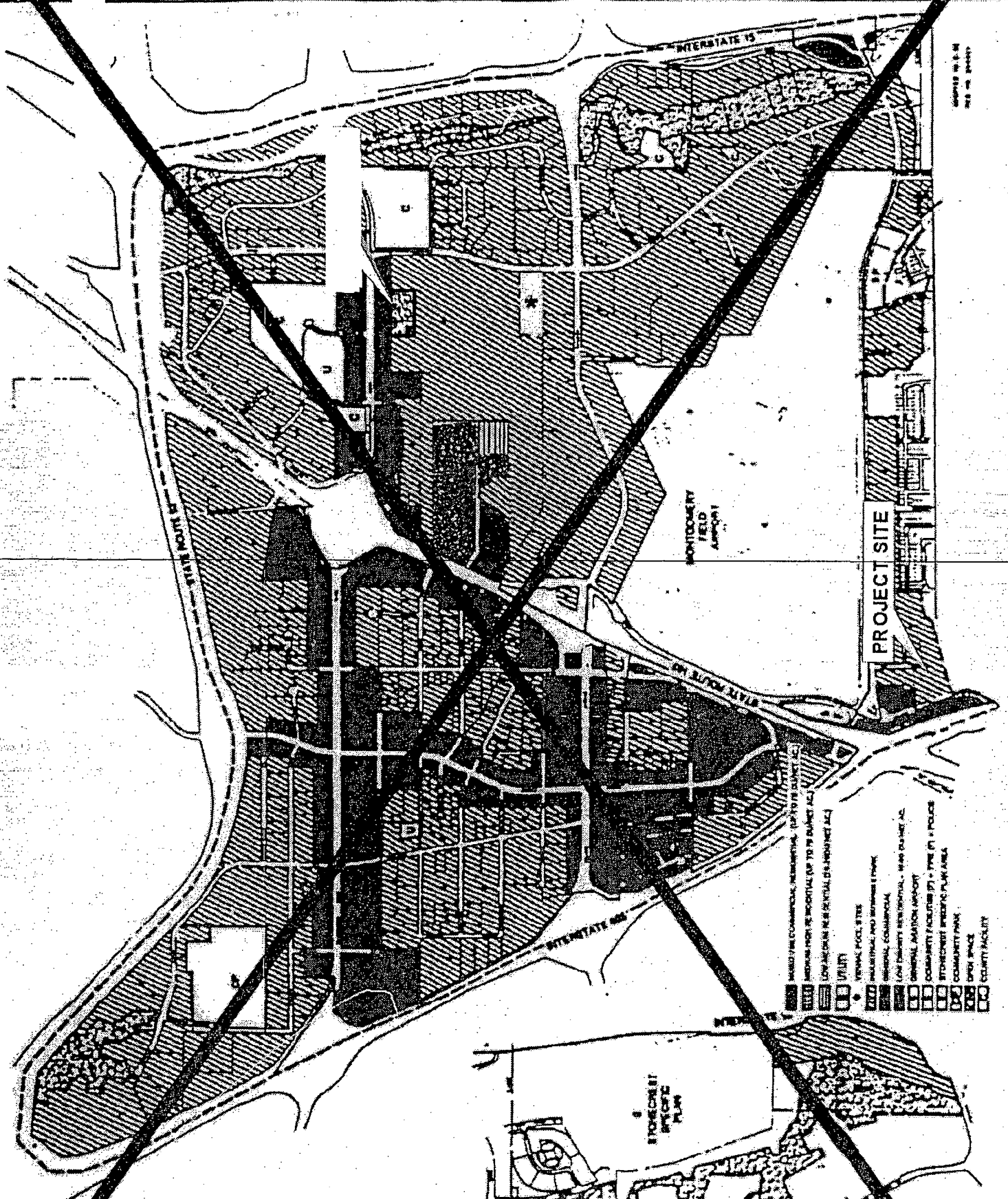


VICINITY MAP



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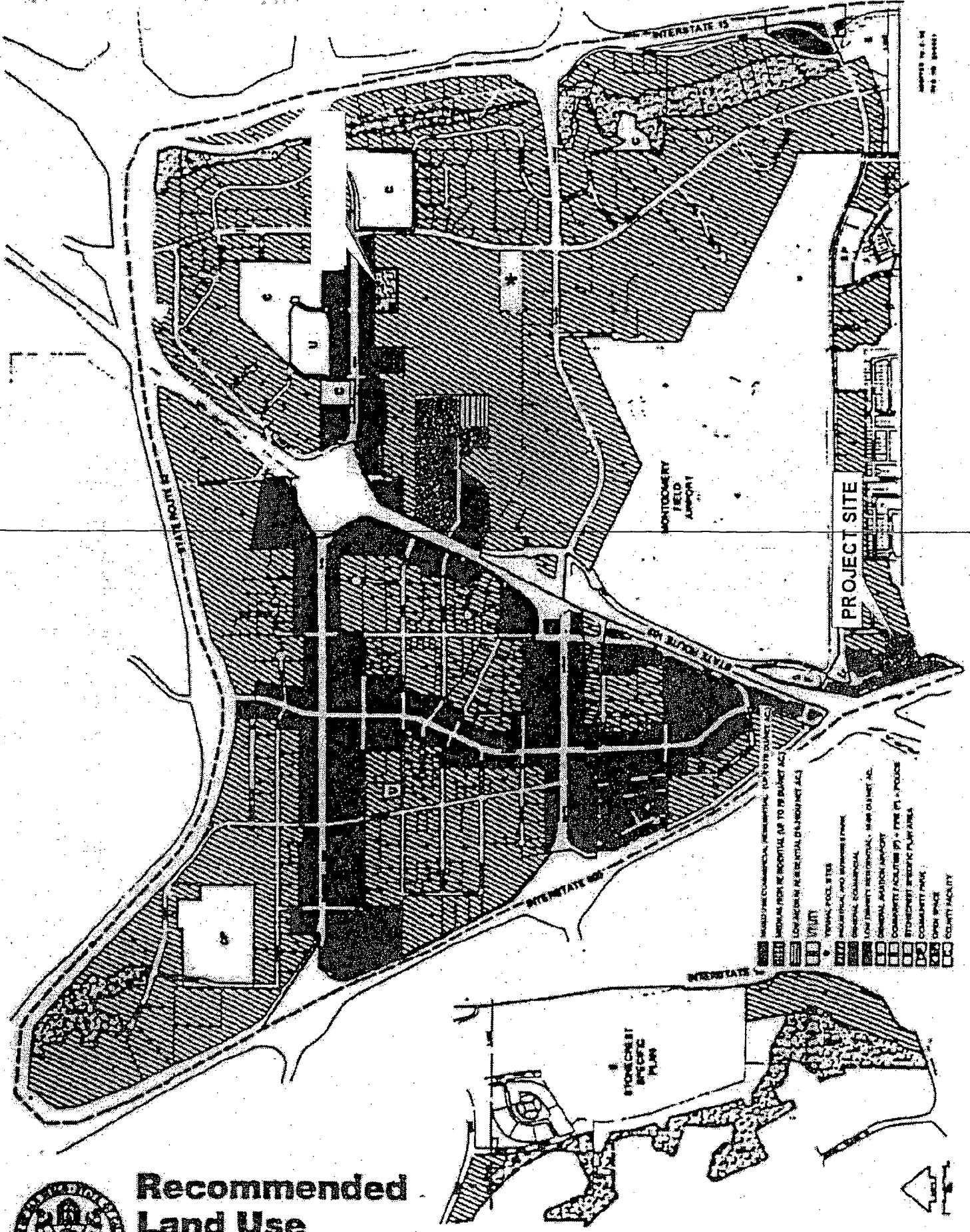


Recommended Land Use

KEARNY MESA COMMUNITY PLAN
CITY OF SAN DIEGO - PLANNING DEPARTMENT

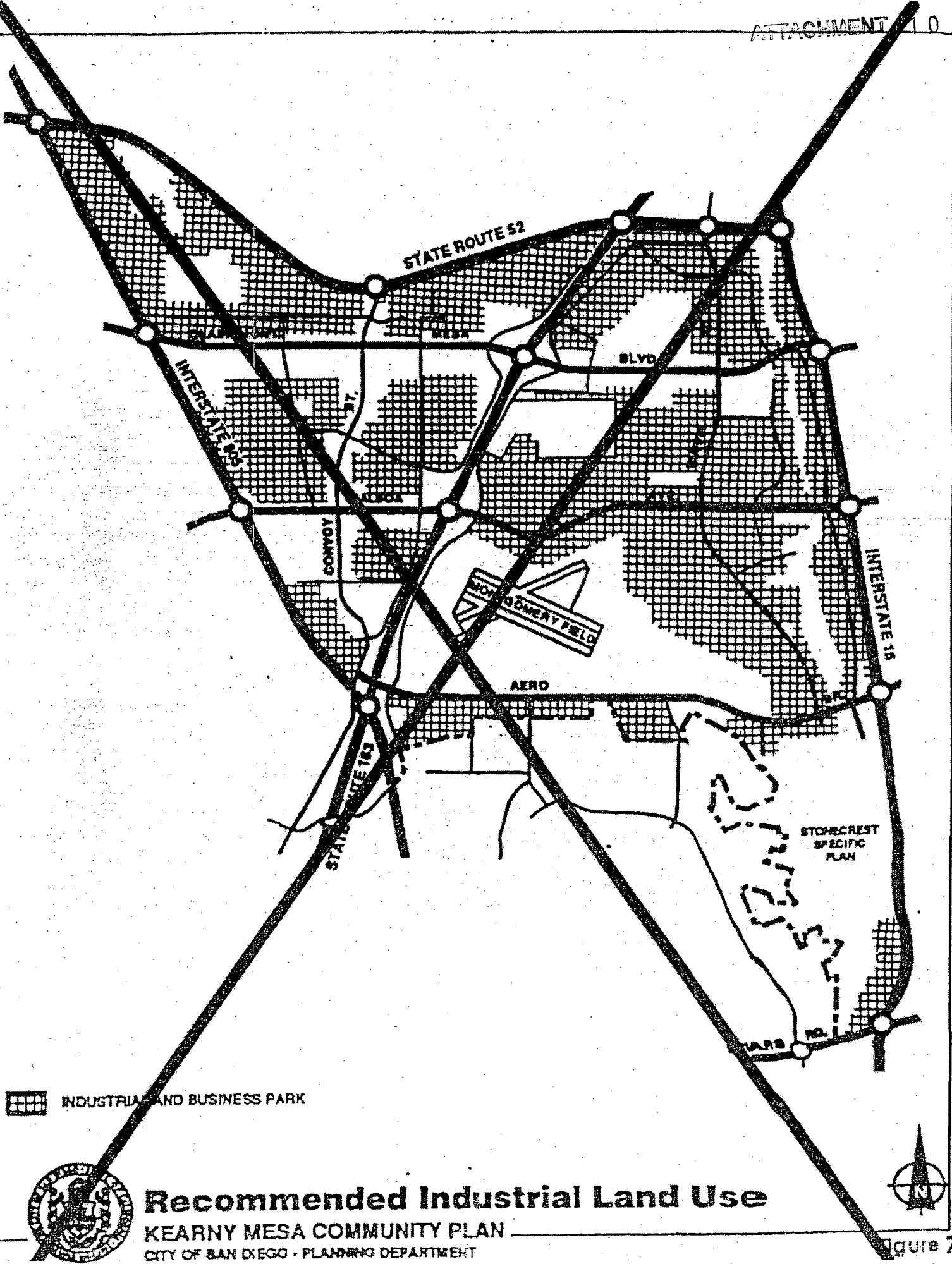
Figure 4

R-300978



Recommended Land Use
KEARNY MESA COMMUNITY PLAN
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

Figure 4



 INDUSTRIAL AND BUSINESS PARK

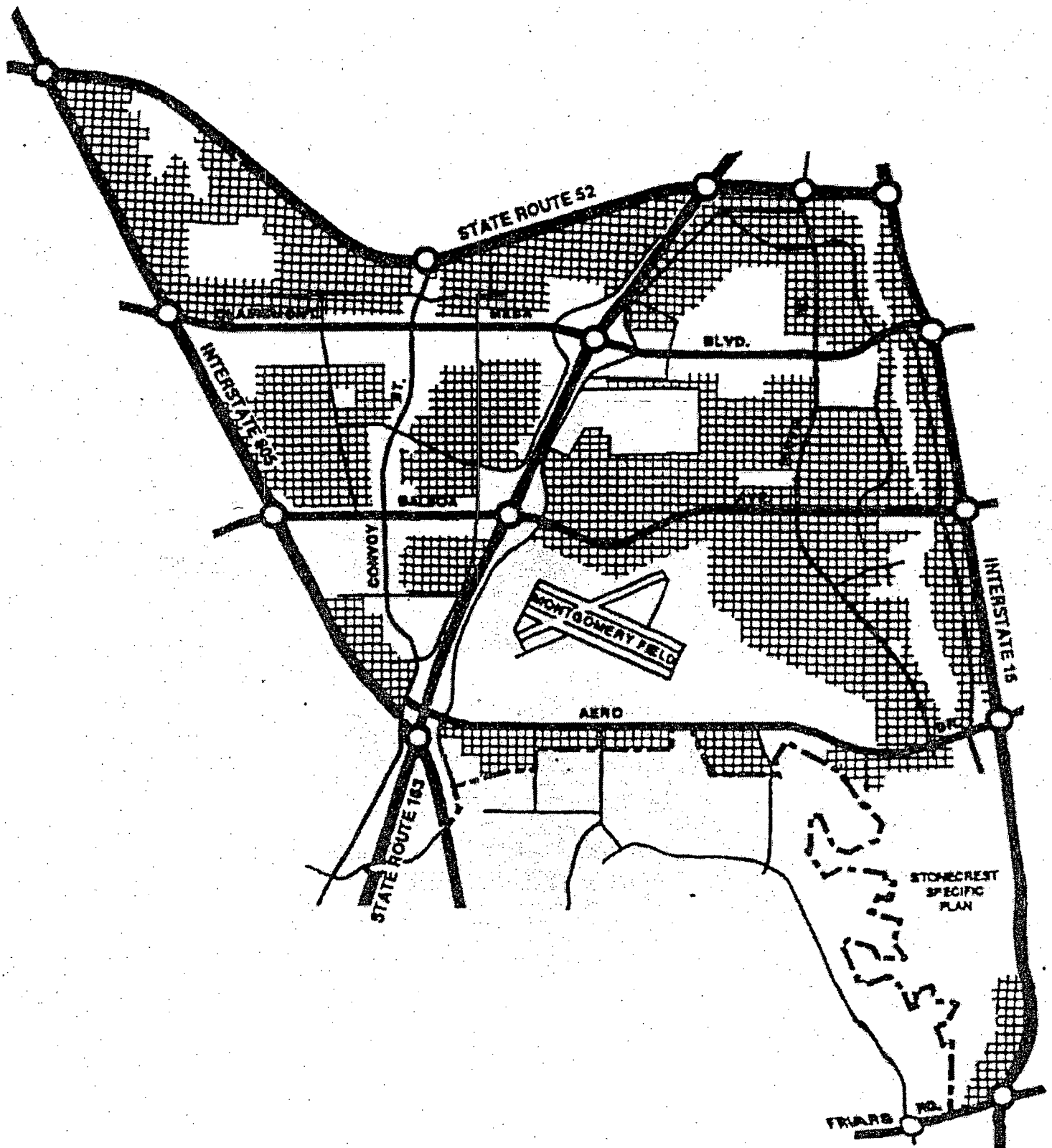


Recommended Industrial Land Use

KEARNY MESA COMMUNITY PLAN
CITY OF SAN DIEGO - PLANNING DEPARTMENT



Figure 7



 INDUSTRIAL AND BUSINESS PARK

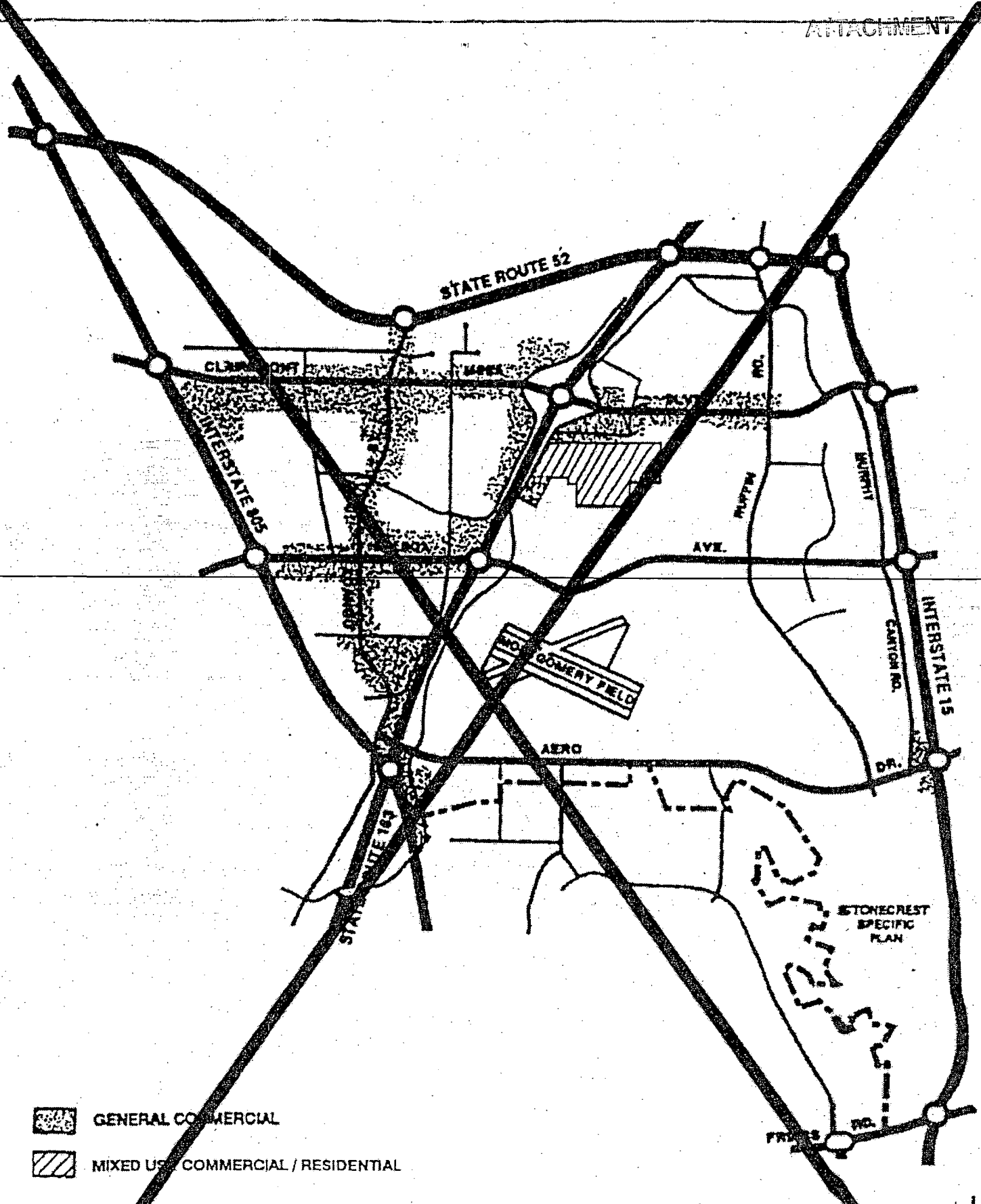


Recommended Industrial Land Use

KEARNY MESA COMMUNITY PLAN
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Figure 7



-  GENERAL COMMERCIAL
-  MIXED USE COMMERCIAL / RESIDENTIAL

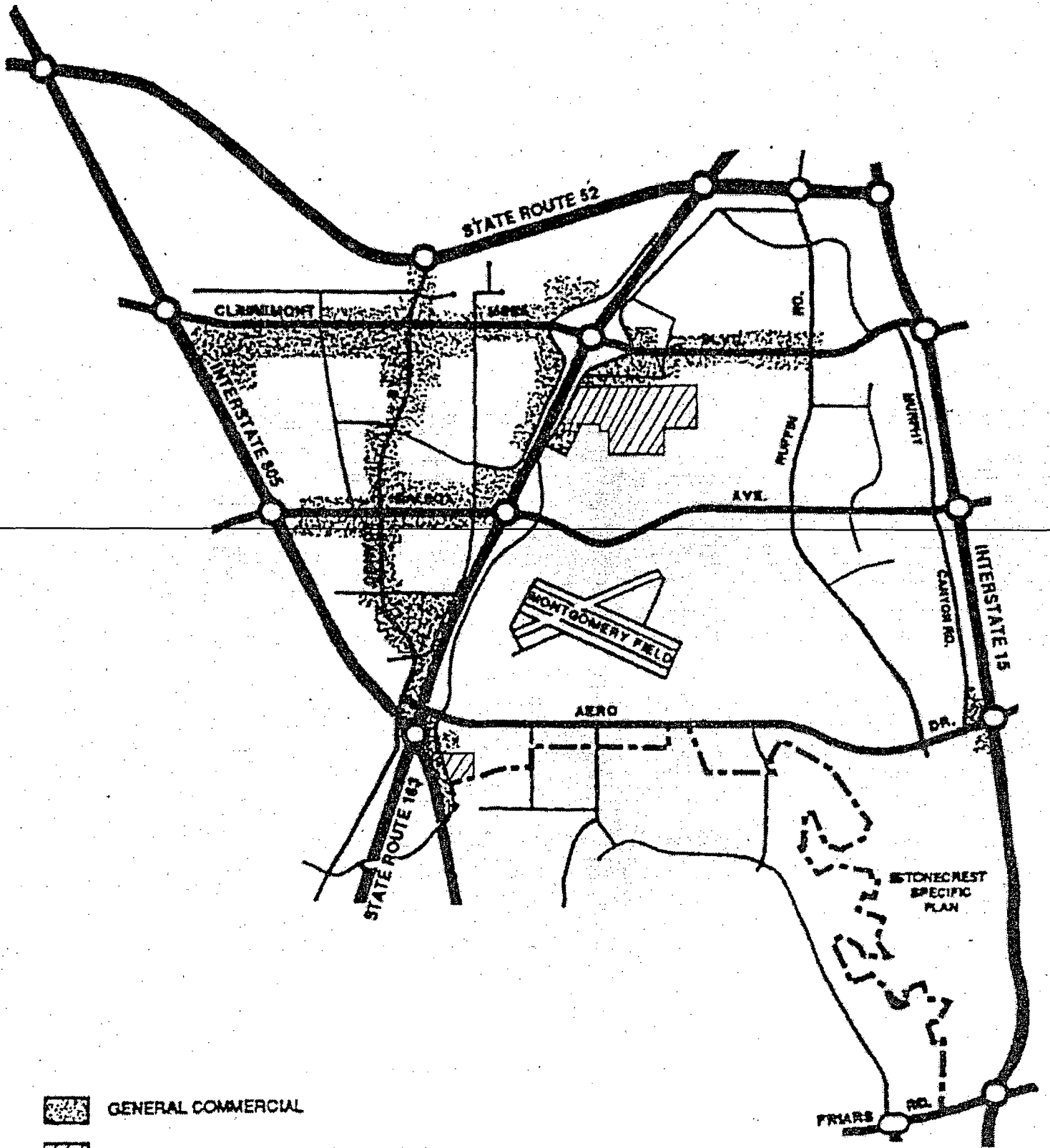


Recommended Commercial Land Use

KEARNY MESA COMMUNITY PLAN
CITY OF SAN DIEGO - PLANNING DEPARTMENT



Figure 8



-  GENERAL COMMERCIAL
-  MIXED USE COMMERCIAL / RESIDENTIAL



Recommended Commercial Land Use

KEARNY MESA COMMUNITY PLAN
CITY OF SAN DIEGO - PLANNING DEPARTMENT



Figure 8