

RESOLUTION NUMBER R- 304438

DATE OF FINAL PASSAGE NOV 18 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE KEARNY MESA COMMUNITY PLAN AND THE GENERAL PLAN FOR THE PALLADIUM AT AERO PROJECT NO. 148904.

WHEREAS, Westcore Sandrock, LLC, a Delaware limited liability company, requested amendments to the General Plan and the Kearny Mesa Community Plan to re-designate 7.52 acres of land from industrial use to residential use on a site located at 8655 Aero Drive and legally described as Lots 3, 4, and 5 of Research Park Subdivision Addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 6386, filed in the Office of the County Recorder of San Diego County, June 12, 1969; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the 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 amendments to the Kearny Mesa Community Plan consistent with the General Plan; and

WHEREAS, on November 18, 2008, the City Council of the City of San Diego held a public hearing for the purpose of considering the amendments to the General Plan and the Kearny Mesa Community 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 it adopts the amendment to the Kearny Mesa Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 304438

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the General Plan for the City of San Diego to incorporate the amended the Kearny Mesa Community Plan.

APPROVED AS TO FORM: MICHAEL J. AGUIRRE, City Attorney

By 7-7-
Nina M. Fain
Deputy City Attorney

NMF:mm
11/26/08
Or.Dept:DSD
R-2009-603
MMS#9671

ATTACHEMENT: Palladium at Aero Drive Kearny Mesa Community Plan Amendment

Palladium at Aero Drive

**Kearny Mesa Community Plan
Amendment**

September 23, 2008

Prepared for:

**Westcore Sandrock, LLC
4445 Eastgate Mall, Suite 210
San Diego CA 92121**

Prepared by:

**Latitude 33 Planning & Engineering
4933 Paramount Drive
San Diego CA 92123**

DOCUMENT NO. ^{RL-}304438

FILED NOV 18 2008

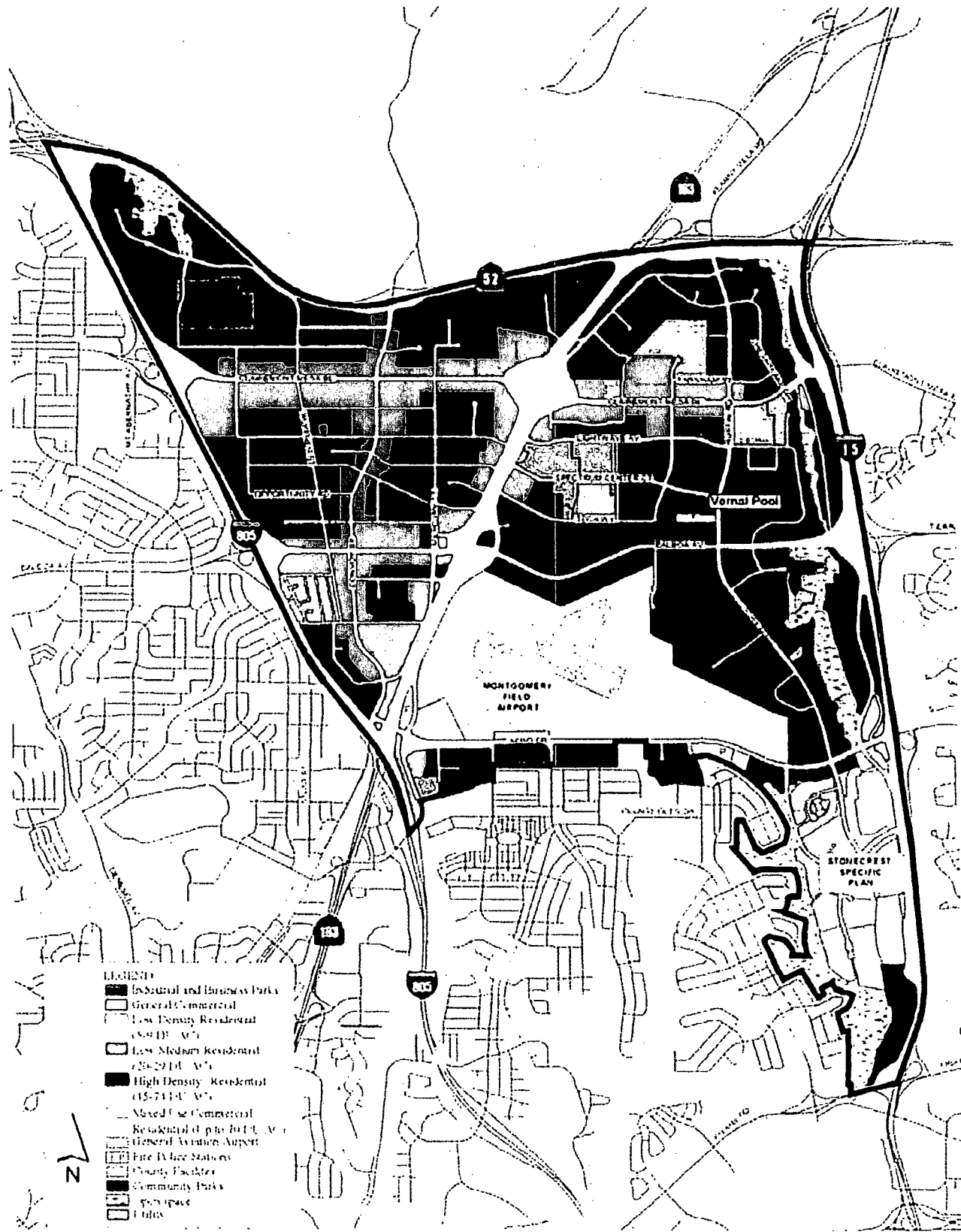
**OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA**

*City of San Diego
Planning Department*



Recommended Land Use
Kearny Mesa Community Plan

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FIGURE



Recommended Land Use
Kearny Mesa Community Plan

4
FIGURE

TABLE 1
RECOMMENDED LAND USE PLAN – ACREAGE ALLOCATIONS*

Land Use	Acres
Industrial	
Industrial and Business Park	1,900 net ac. 1,649 net ac.
Specific Plan Area	
StoneCrest	318 gross ac.
<u>New Century Center</u>	<u>244 gross ac.</u>
Commercial	
General Commercial	473 net ac.
Mixed Use Commercial/Residential	60 net ac.
Residential	
Single-Family Residential	22 net ac.
Multi-Family Residential	19 net ac. 26 net ac.
Park and Recreation	
Community Park	44 gross ac.
Open Space	121 gross ac.
Government / Public Facilities	
Fire Station	5 net ac.
Police Station	11 net ac.
County Sites	77 net
General Aviation Airport (includes airport-related commercial)	539 gross ac.
Utility	
San Diego Gas & Electric	18 net ac.
Total Acreage	3,607

***Notes:**

- All acreages except StoneCrest acreage are derived from parcel maps of County of San Diego Assessor's Office.
- Net Acreage Excludes Public Streets.
- All Acreages have been rounded to whole numbers.
- To calculate street acreage, a rule of thumb is to assume that streets comprise 10-15% of the land for urbanized areas such as Kearny Mesa.

- 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 industrial 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 updated West Aero Drive Land Use Study (September, 2008) provides background information to assist in the analysis of future 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 that 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.
- A business-serving hotel should be permitted to locate in the industrially-designated area on Murphy Canyon Road between Balboa Avenue and Aero Drive to accommodate business travelers.

RECOMMENDATIONS

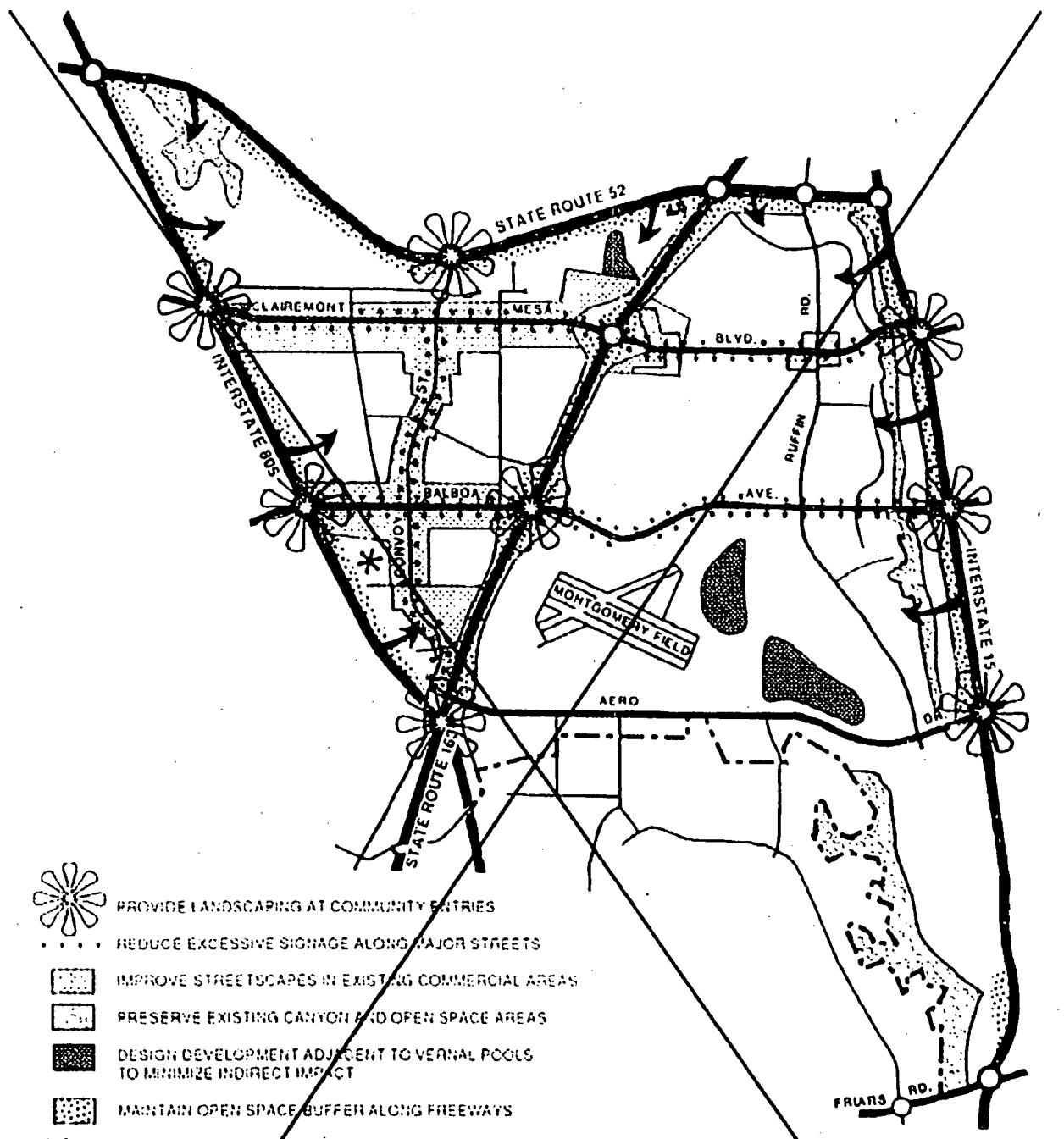
Implementing Zones









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.

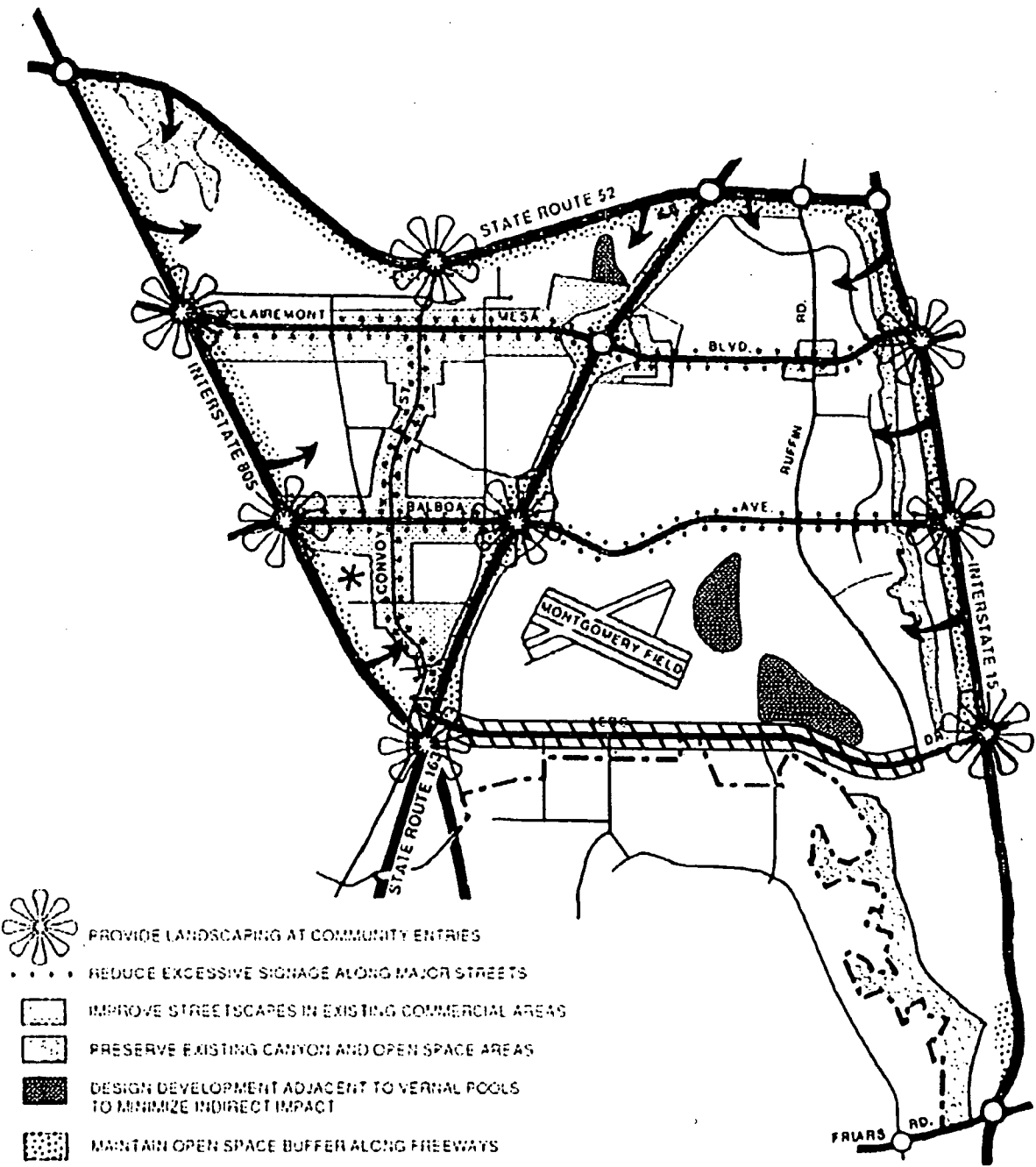











-  PROVIDE LANDSCAPING AT COMMUNITY ENTRIES
-  REDUCE EXCESSIVE SIGNAGE ALONG MAJOR STREETS
-  IMPROVE STREETSCAPES IN EXISTING COMMERCIAL AREAS
-  PRESERVE EXISTING CANYON AND OPEN SPACE AREAS
-  DESIGN DEVELOPMENT ADJACENT TO VERNAL POOLS TO MINIMIZE INDIRECT IMPACT
-  MAINTAIN OPEN SPACE BUFFER ALONG FREEWAYS
-  CREATE ATTRACTIVE VIEWS FROM ADJACENT FREEWAYS
-  * PROTECT SINGLE FAMILY NEIGHBORHOODS



Urban Design Recommendations
Kearny Mesa Community Plan

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FIGURE



-  PROVIDE LANDSCAPING AT COMMUNITY ENTRIES
-  REDUCE EXCESSIVE SIGNAGE ALONG MAJOR STREETS
-  IMPROVE STREET ESCAPES IN EXISTING COMMERCIAL AREAS
-  PRESERVE EXISTING CANYON AND OPEN SPACE AREAS
-  DESIGN DEVELOPMENT ADJACENT TO VERNAL POOLS TO MINIMIZE INDIRECT IMPACT
-  MAINTAIN OPEN SPACE BUFFER ALONG FREEWAYS
-  CREATE ATTRACTIVE VIEWS FROM ADJACENT FREEWAYS
-  PROTECT SINGLE FAMILY NEIGHBORHOODS
-  IMPROVE AERO DRIVE CORRIDOR PER STREETSCAPE AND STREETYARD GUIDELINES (SEE APPENDIX A)



Urban Design Recommendations
Kearny Mesa Community Plan

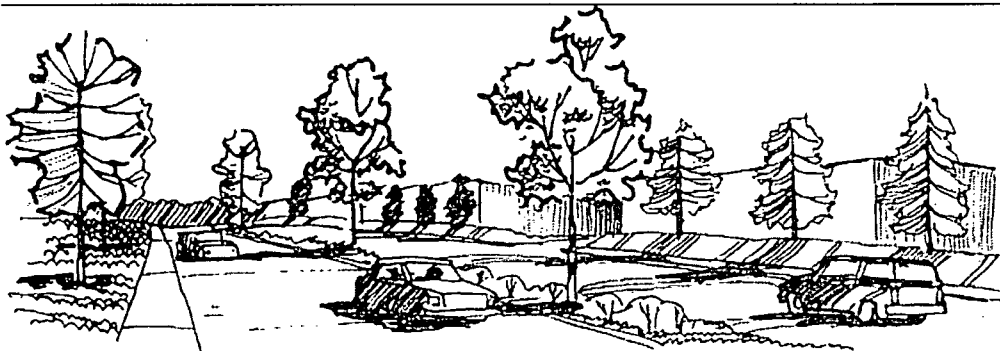
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FIGURE

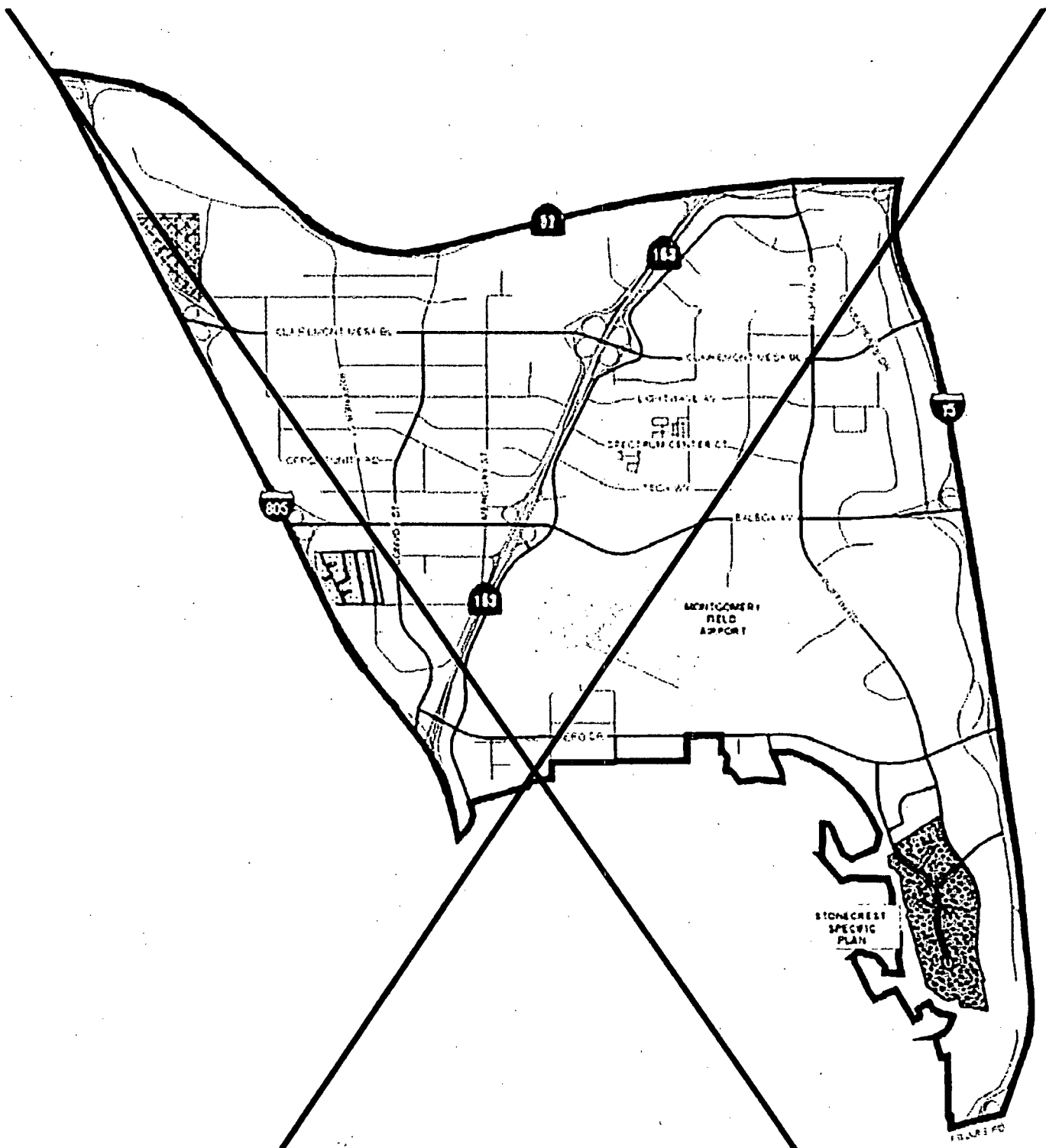
A private lighting and landscaping district should be established on the following streets:




- Clairemont Mesa Boulevard between I-805 to I-15
- Balboa Avenue between I-805 to I-15
- Convoy Street between SR-52 to Aero Drive
- Ruffin Road between SF-52 to Aero Drive
- Daley Center Drive between Aero Drive to Friars Road
- The General Dynamics redevelopment project site
- **Aero Drive between Kearny Villa Road to Ruffin Road.**

This district could be administered by the City of San Diego to collect assessments from property owners who desire the improvements. Additional implementing tools include encroachment removal agreements and the establishment of a private, nonprofit, community organization, charged with providing improvements and administering their maintenance.

In 2008, an update to the West Aero Drive Land Study was completed which concludes that the industrial area on the south side of Aero Drive is in transition to other non-industrial uses such as institutional, residential, office and retail. As the area redevelops over the next 10-15 years, the Urban Design, Streetscape and Streetward Guidelines contained in Appendix A should be utilized with the goal of improving the form and function of the Aero Drive Corridor from Kearny Villa Road to Ruffin Road.





- LEGEND**
-  Low Density Residential (5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
 -  Medium Density Residential (Approx. 1245 Units)
 -  Mobile Home Park (Approximately 400 units)



Existing Residential Land Uses **16**
 Kearny Mesa Community Plan **FIGURE**