

Palladium at Aero Drive

Kearny Mesa Community Plan – Draft Amendment

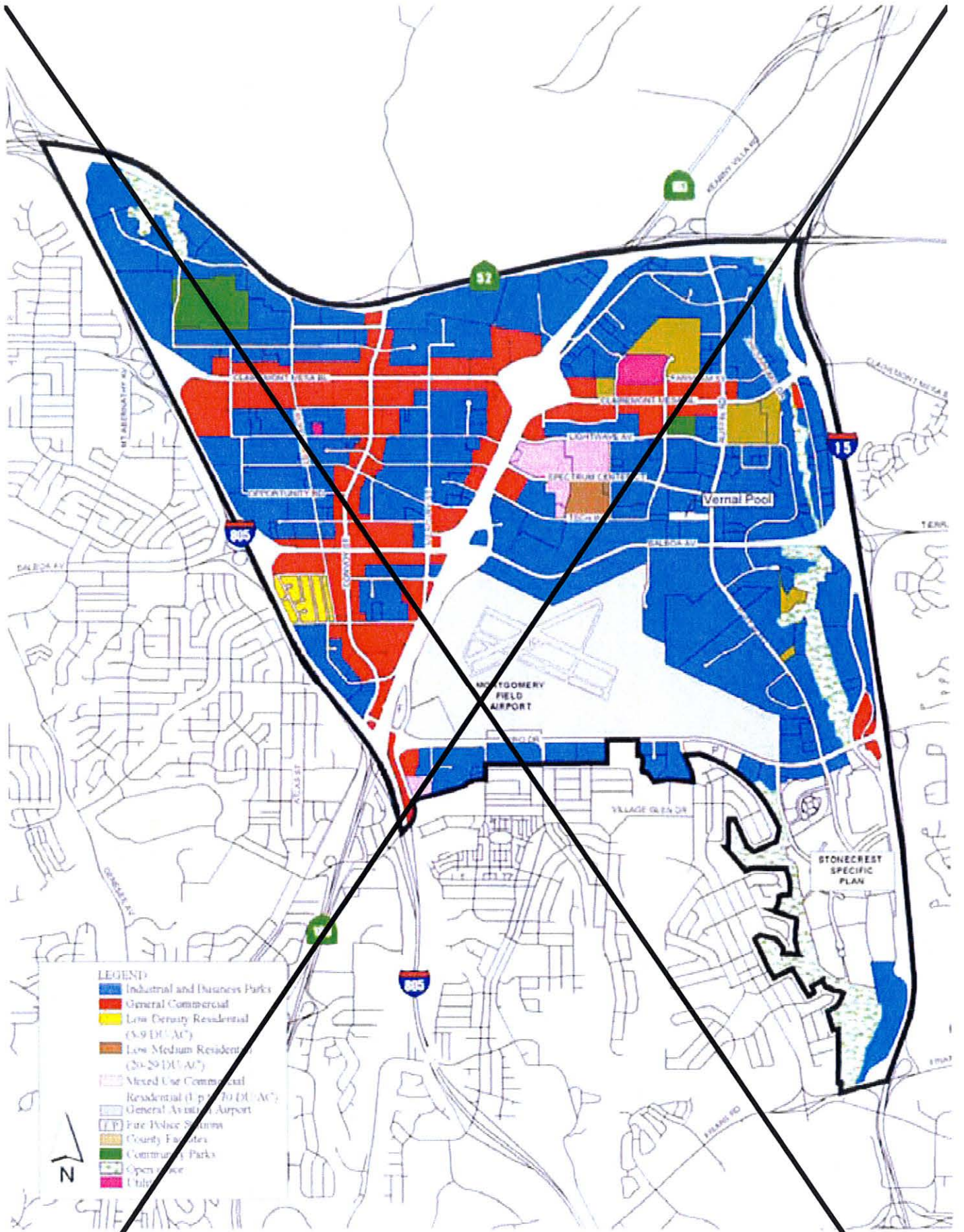
September 16, 2008

Prepared for:

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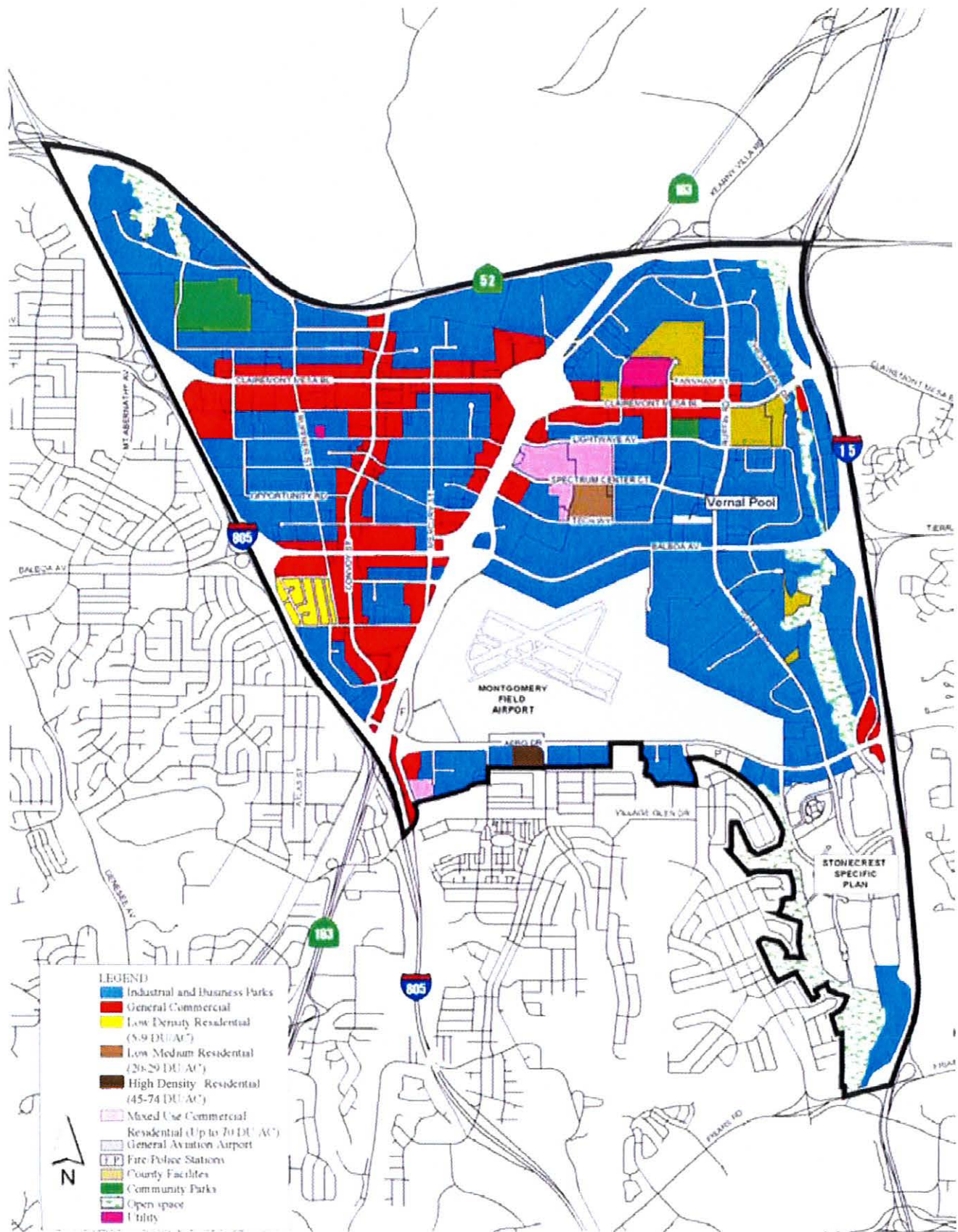
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- LEGEND**
- Industrial and Business Parks
 - General Commercial
 - Low Density Residential (5.9 DU/AC)
 - Low Medium Residential (20-29 DU/AC)
 - Mixed Use Commercial Residential (1 p. 20 DU/AC)
 - General Aviation Airport
 - County Facilities
 - Community Parks
 - Utilities

Recommended Land Use
Kearny Mesa Community Plan

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 FIGURE



Recommended Land Use
Kearny Mesa Community Plan

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FIGURE

TABLE 1
RECOMMENDED LAND USE PLAN – ACREAGE ALLOCATIONS*

Land Use	Acres
Industrial	
Industrial and Business Park	1,900 net ac. <u>1,649 net ac.</u>
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. <u>26 net ac.</u>
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

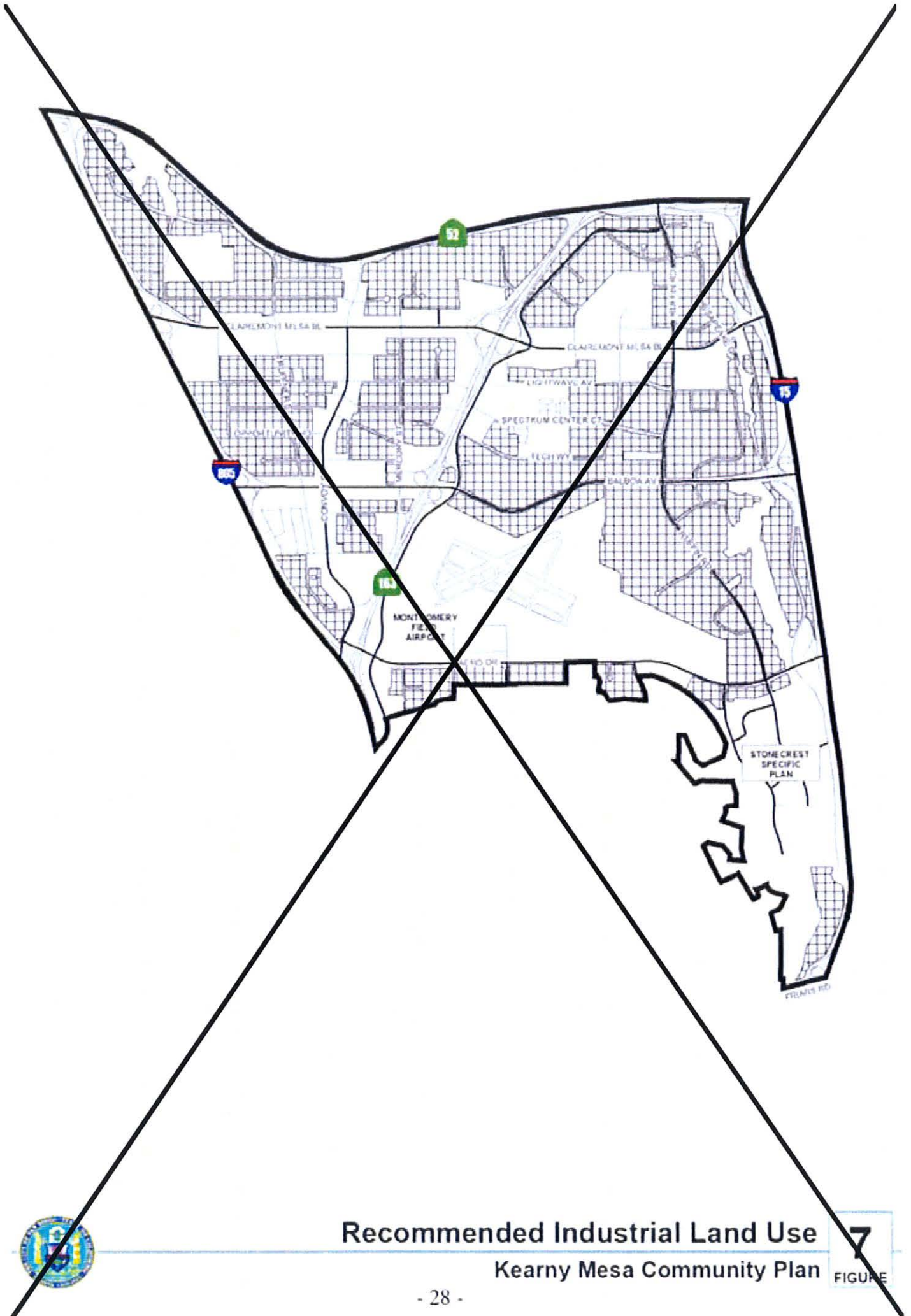
Implementing Zones

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

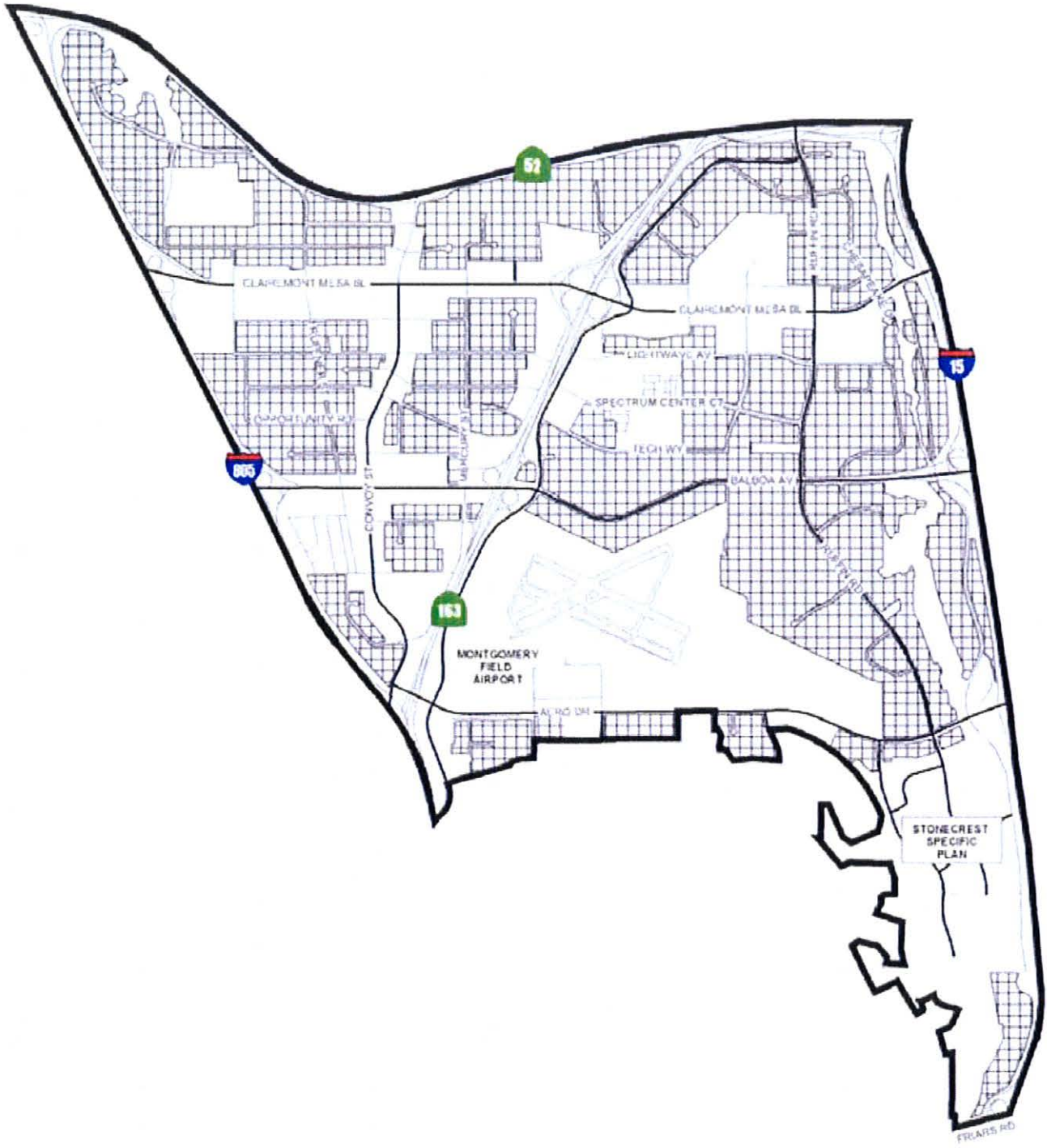
The maximum floor area ratio for industrial and office development in Kearny Mesa, other than M-LI zoned parcels, is 0.5. Development proposals which exceed 0.50 FAR could be considered through a discretionary permit process that would address potential traffic and environmental impacts.



Recommended Industrial Land Use
Kearny Mesa Community Plan

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FIGURE













Recommended Industrial Land Use
 Kearny Mesa Community Plan

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 FIGURE

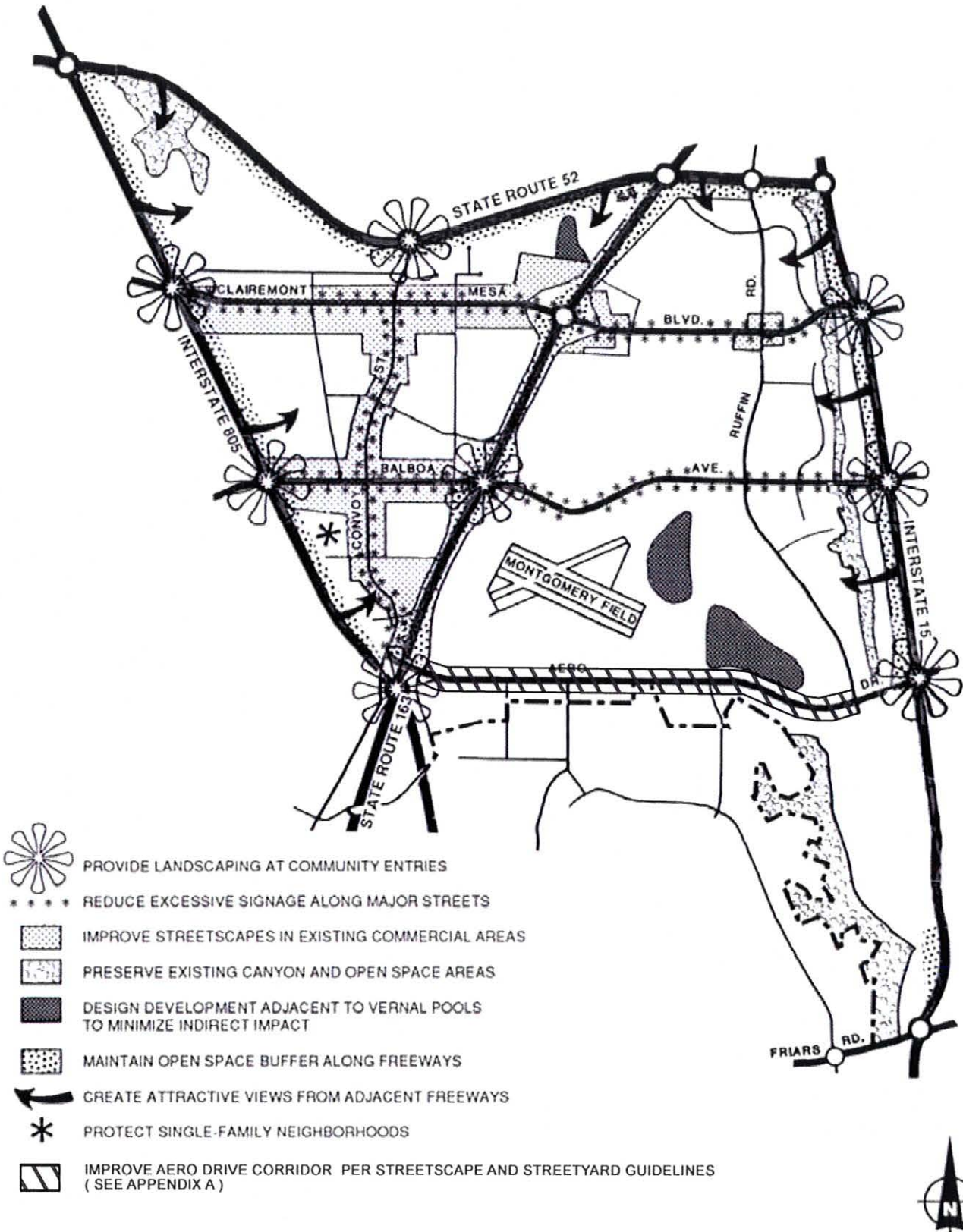


-  PROVIDE LANDSCAPING AT COMMUNITY ENTRIES
-  REDUCE EXCESSIVE SIGNAGE ALONG MAJOR STREETS
-  IMPROVE STREETSCAPES IN EXISTING COMMERCIAL AREAS
-  PRESERVE EXISTING CANYON AND OPEN SPACE AREAS
-  DESIGN DEVELOPMENT ADJACENT TO VERNAL POOLS TO MINIMIZE INDIRECT IMPACT
-  MAINTAIN OPEN SPACE BUFFER ALONG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



Urban Design Recommendations
Kearny Mesa Community Plan

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 FIGURE



Urban Design Recommendations
Kearny Mesa Community Plan

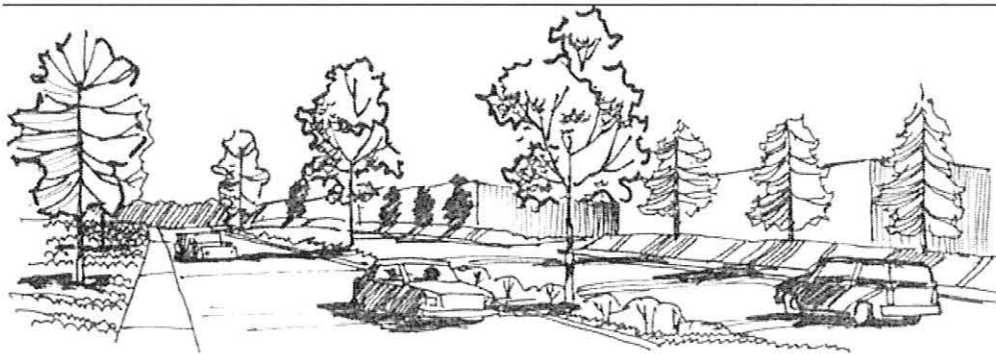
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FIGURE

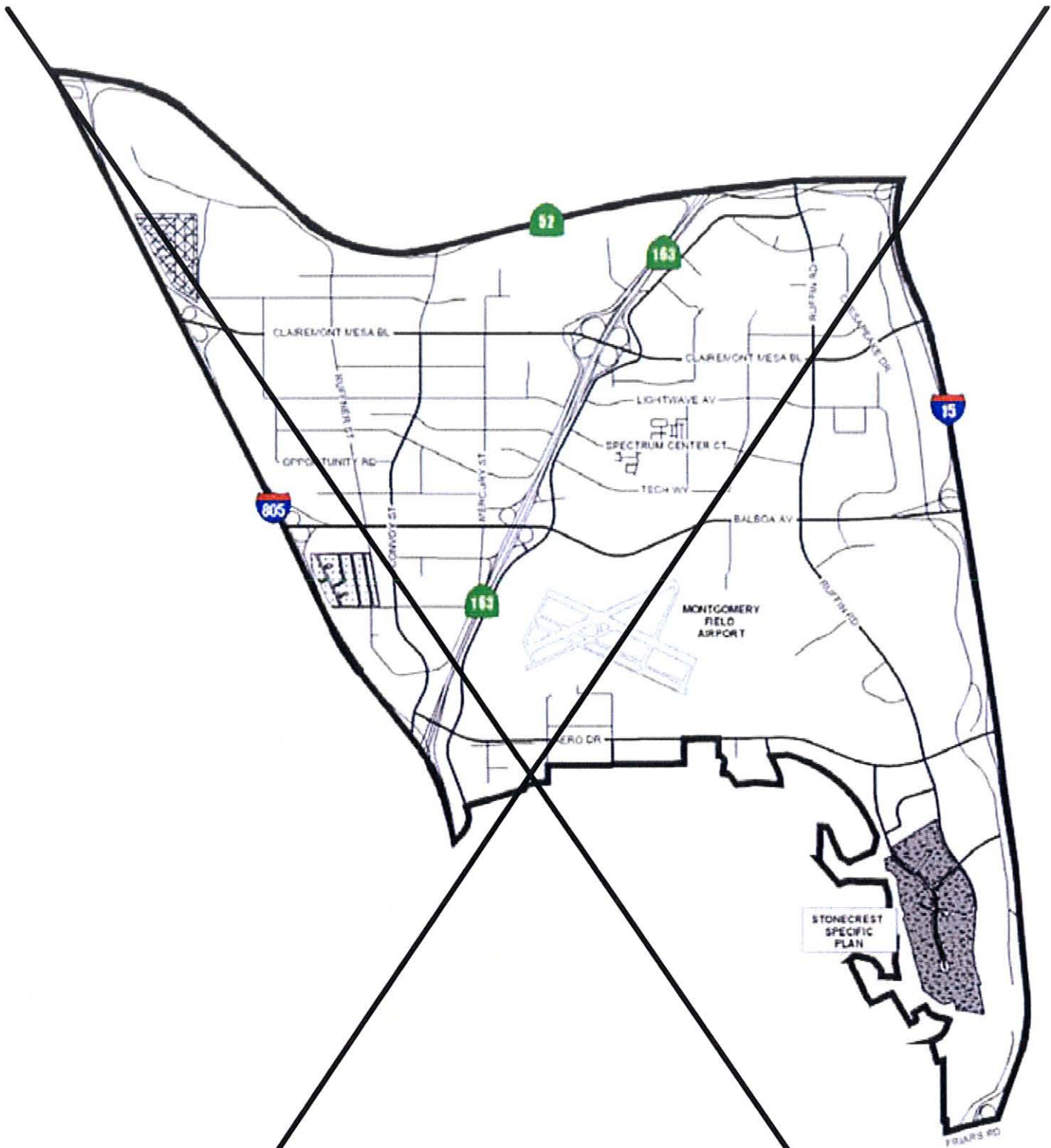
A private lighting and landscaping district should be established on the following streets:

- 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




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 conclude 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 Streetyard 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.





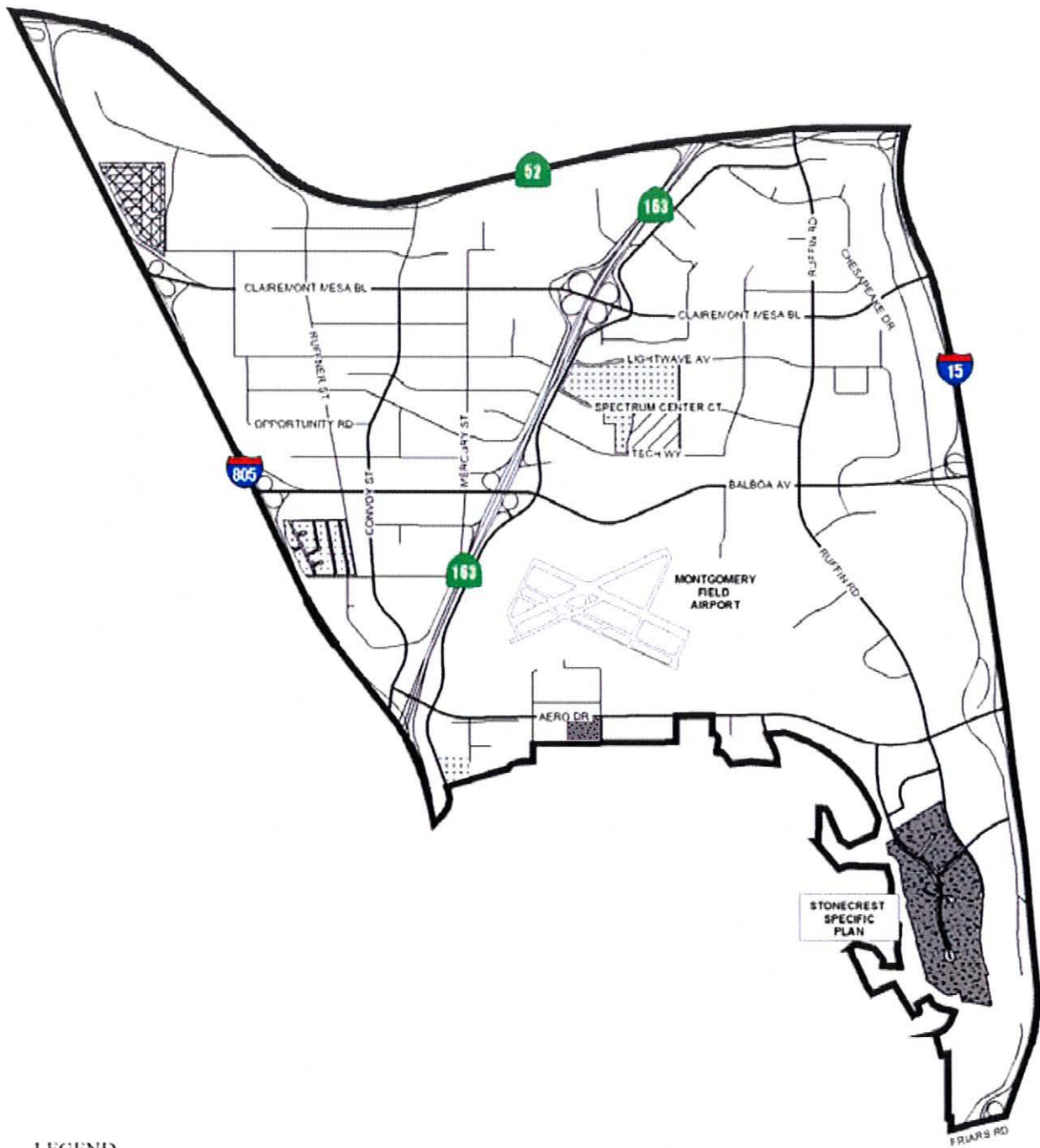
LEGEND

-  Low Density Residential
(5-9 DU/A2) (Approx. 143 Single-Family Detached Units)
-  Medium Density Residential (Approx. 1235 Units)
-  Mobilehome Park (Approximately 300 units)









Existing Residential Land Uses
Kearny Mesa Community Plan

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FIGURE



LEGEND

-  Low Density Residential
(5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
-  Low Medium Density Residential (Approx. 448 Units)
-  Medium Density Residential (Approx. 1235 Units)
-  High Density Residential (Approx. 412 Units)
-  Mixed Use Commercial Residential (Approx. 1,408 Units)
-  Mobilehome Park (Approximately 300 units)



Existing Residential Land Uses
Kearny Mesa Community Plan

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FIGURE

HOUSING ELEMENT

PRIMARY GOAL

Where not in conflict with overall community goals, preserve or allow infill residential neighborhoods within Kearny Mesa, and protect them from commercial and industrial encroachment.

EXISTING CONDITIONS

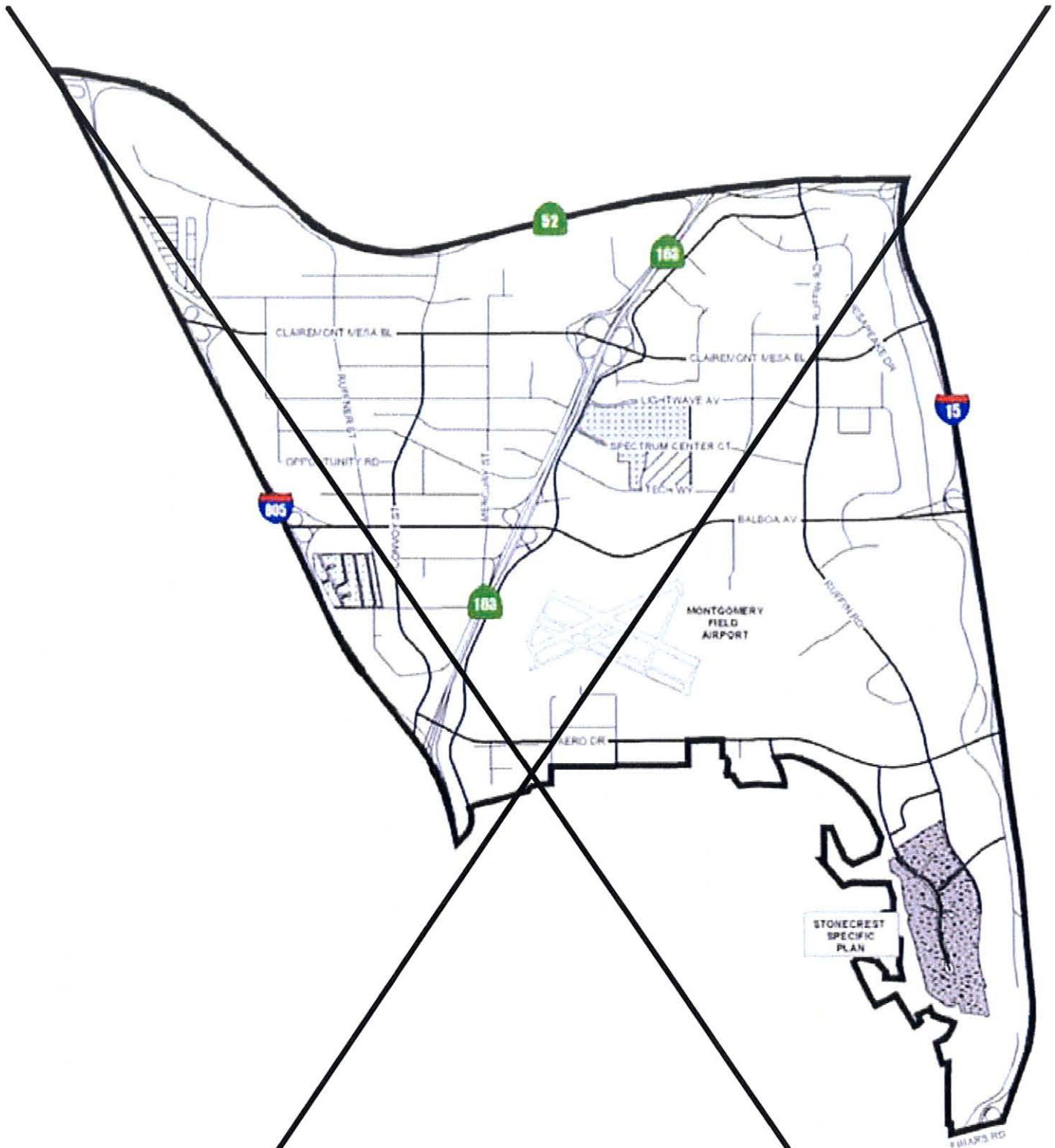
Kearny Mesa contains ~~two~~ **a few** small areas of residential development (Figure 16). A 143-unit, single-family tract is located adjacent to I-805 between Balboa and Othello Avenues. ~~The other residential area is a 300-unit mobile home park also located adjacent to I-805 between SR-52 and Convoy Court~~ **and a 412-unit multi-family residential development located east of I-163 at the intersection of Aero Drive and Sandrock Road. As discussed in the Mixed-Use Element, the Parkview project includes 288 dwelling units (multi-family) as well and 20,000 square-feet of office space.** The combined population of ~~the two areas~~ **these developments** is approximately ~~1,000~~ **2,400** residents. In addition, the Stone Crest Specific Plan allows for the development of approximately 1,235 residential units in an urban infill location, south of Aero Drive and west of I-15; **as well as the New Century Center Master Plan allows a maximum development of 1568 multi-family residential units, located east of Kearny Villa Road, south of Clairemont Mesa Blvd and west of Ruffin Road.**

Single-Family Development





The 33-acre Royal Highlands single-family residential development is surrounded by non-residential uses. Commercial development is located to the north and east, industrial development to the south and I-805 bounds the Royal Highlands on the west. The Royal Highlands subdivision is zoned R1-5000 and is landscaped well maintained in spite of the apparent incompatibility with surrounding development. This subdivision has remained a stable, single-family residential neighborhood since its development in 1960.

Mobile Home Park

The 32-acre Kearny Lodge Mobile Home Park is also surrounded by nonresidential uses, including I-80S to the west, industrial development to the south, the Hickman Field recreational area to the east and a proposed industrial park to the north. The mobile home park is zoned A-I-10 and R1-20000, with a Mobile Home Park Overlay Zone. The Mobile Home Park Overlay Zone is intended to provide adequate sites for mobile homes as an alternative housing type. The overlay zone provides a means of preserving existing mobile home parks and reserving vacant sites designated in community plans for mobile home parks.



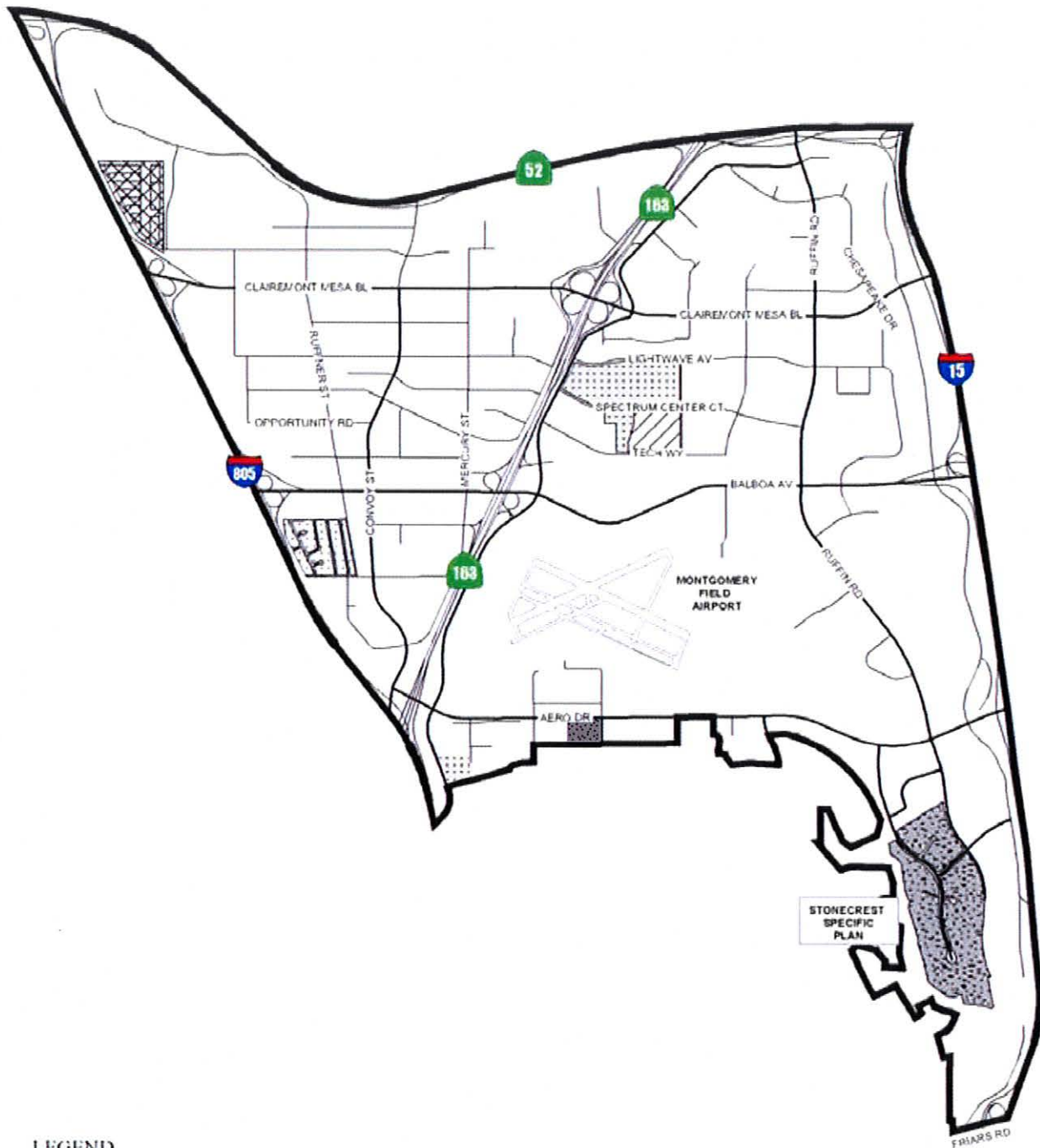
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Recommended Residential Land Uses
Kearny Mesa Community Plan

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FIGURE



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Recommended Residential Land Uses
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FIGURE

A mobile home park may be used for a purpose other than mobile homes if an application to discontinue the mobile home park is filed with the Planning Department. Primary to a discontinuance application is the submittal of a relocation plan that provides for the relocation of displaced tenants.

Multi-Family Development

The multi-family land use categories currently utilized in Kearny Mesa include medium density developments ranging from 15-44 DU/AC and high density developments ranging between 45-74 DU/AC. The developments will most likely consist of low-rise structures such as townhomes, condominiums and apartment units.

The Palladium at Aero Drive multi-family residential development is planned to develop with a maximum of 412 multi-family residential units and approximately 5,000 square feet of commercial space on 7 acres, located at the intersection of Aero Drive and Sandrock Road.

Mixed-Use Development

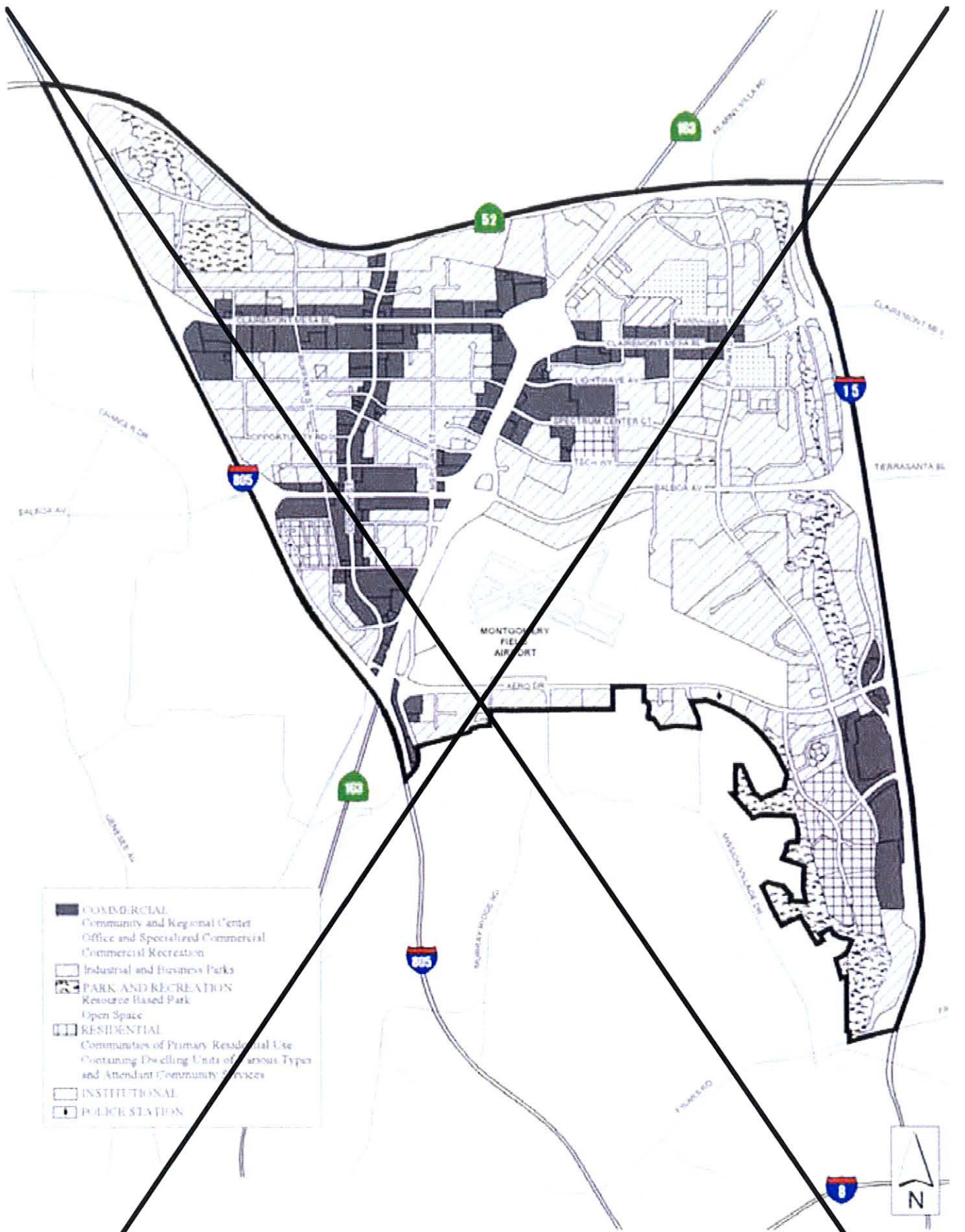
The Parkview project includes 288 dwelling units and 20,000 square feet of office space on 6.11 acres, located at the south end of Aero Court. In addition, the New Century Center Master Plan is a 244 acre development that includes residential, offices, retail and other miscellaneous commercial uses, as well as industrial and business park area.

New Century Center Master Plan

The New Century Center is a 244 acre multiple use development of approximately 244 acres located south of Clairement Mesa Blvd, east of Kearny Villa Road and west of Ruffin Road. The Plan will include a Mixed-use Commercial area in the western portion of the Property, would include; residential (maximum 1568 multi-family residential units), offices, retail, cafes, delicatessens and other miscellaneous commercial uses. In addition, located in the central and eastern portions of the site, the Plan includes Industrial and Business Park uses along with Business Support Commercial uses.

StoneCrest Specific Plan

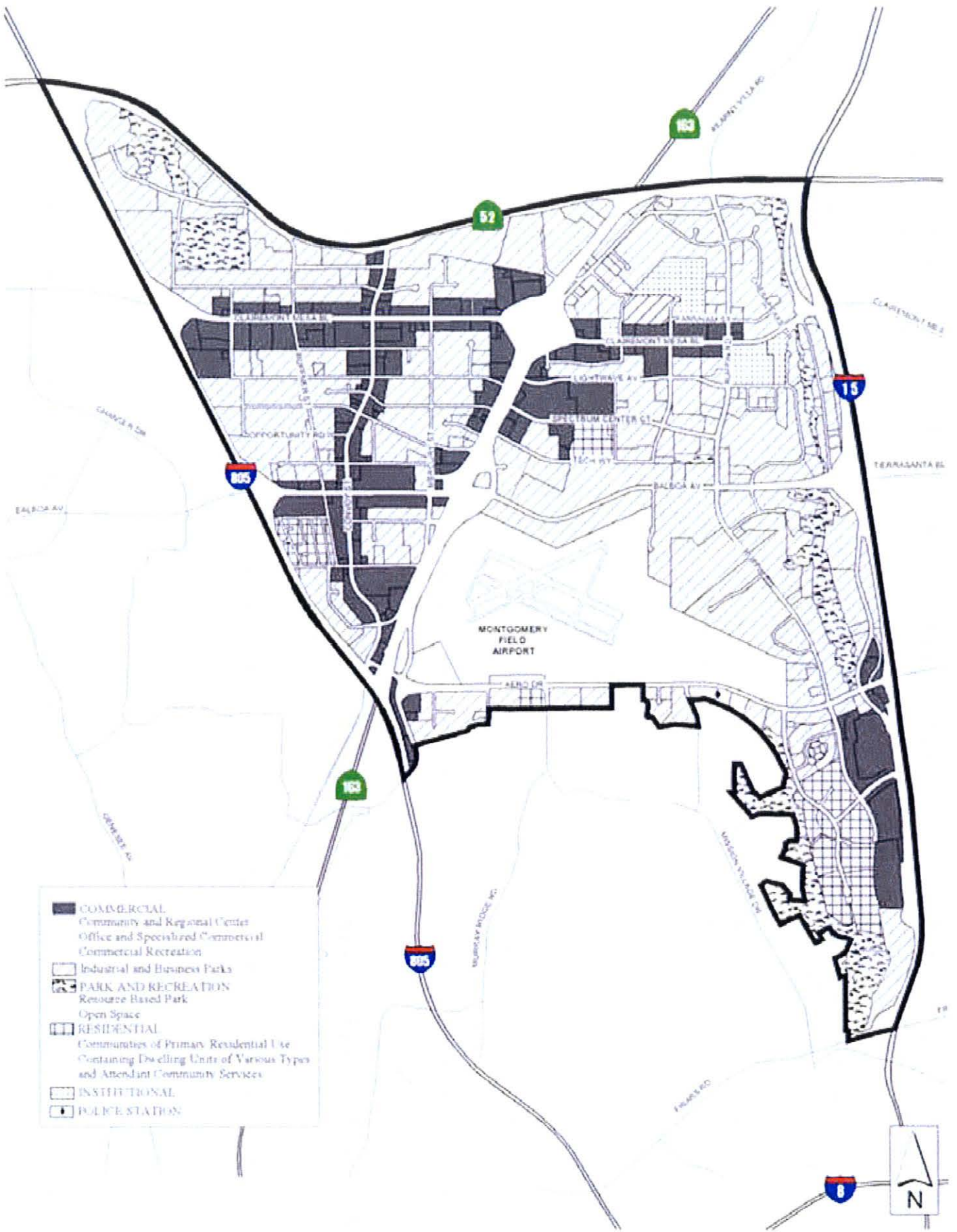
The StoneCrest Specific Plan is a multiple use development of approximately 318 acres located at the most southerly terminus of the Kearny Mesa Planning Area outside of the central commercial core. In addition to existing office and commercial uses, the Plan provides for 1,235 residential dwelling units to be located along the westerly edge of the Plan area. The residential component of the Plan is zoned R-1500, and will allow the development of a medium-density residential urban infill project.



Proposed General Plan Land Use Designations

Kearny Mesa Community Plan

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FIGURE



Proposed General Plan Land Use Designations
Kearny Mesa Community Plan

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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.