



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 4, 2017 REPORT NO. 17-033

HEARING DATE: April 13, 2017

SUBJECT: Kearny Mesa Community Plan Amendment Initiation for 8575 Aero Drive

PROJECT NUMBER: 524316

OWNER/APPLICANT: Winchester Temecula LLC/Latitude 33 Planning and Engineering

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Kearny Mesa Community Plan to re-designate the land use from Industrial and Business Parks to a mixed-use designation that would allow for high-density residential and employment uses on a 2.11-acre site located at 8575 Aero Drive?

Staff Recommendation: **INITIATE the plan amendment process.**

Community Planning Group Recommendation: On February 15, 2017, the Kearny Mesa Planning Group voted 11-0-1 in support of initiating an amendment to the Kearny Mesa Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3: (Create and sustain a resilient and economically prosperous City).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: Processing costs would be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed land use amendment would re-designate the site to allow for residential mixed-use development.

BACKGROUND

The site is located at 8575 Aero Drive within the Kearny Mesa Community Planning Area (Attachment 2). The former Canyon Pottery building, which is now vacant, is located on the site. Office uses and the Montgomery-Gibbs Executive Airport are to the north of the site. To the east of the site is the Broadstone Corsair multi-family residential development. To the west is the Social Security Administration office building. Single family residential uses in the Serra Mesa Community Plan area are located to the south of the site.

The Kearny Mesa Community Plan designated the site as Industrial and Business Parks (Attachment 3). The allowed uses include general industrial, business park, scientific research and development, and heavy commercial. Kearny Mesa is identified as a Subregional Employment Area in the General Plan and is intended to target new growth of employment uses. The General Plan encourages the creation of a diversity of employment opportunities in Subregional Employment Areas. The site and the surrounding area on the south side of Aero Drive are designated as Other Industrial Lands in the General Plan Economic Prosperity Element.

The applicant is requesting amendment to the Community Plan in anticipation of a mixed-use, residential and commercial development. The applicant noted that several amendments to the Kearny Mesa Community Plan have shifted land uses from industrial to residential uses and that allowing high-density residential uses would be consistent with the residential uses in the surrounding area. If initiated, the amendment to the Community Plan would be processed concurrently with other required discretionary actions required to allow residential development on the site.

The City is in the process of updating the Kearny Mesa Community Plan. The Kearny Mesa Community Plan Update is in its first year, and staff is in the process of gathering public input and finalizing the existing conditions analysis. Generally, the Community Plan Update is anticipated to increase employment opportunities, improve the transportation system to enhance employee commutes, and implement the City's Climate Action Plan. It is anticipated that the proposed amendment to the Community Plan and concurrent approvals would be processed prior to the completion of the Community Plan Update.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria can be met:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The General Plan's Economic Prosperity Element designates Kearny Mesa as a Subregional Employment Center, established to target new growth of employment uses. Community plans are intended to preserve land for base sectors and consider mixed-use where appropriate. Additionally, new employment growth is encouraged in areas connected by transit to minimize the economic, social, and environmental costs of growth. Building on this framework, the Kearny Mesa Community Plan includes the following goals:

- Ensure the continued development of Kearny Mesa as a regional employment center, containing a mix of industrial, office, retail and compatible housing land uses
- Encourage the provision of multi-modal transportation system that provides access to the entire community as efficiently as possible
- Create a sense of community identity by encouraging the provision of high quality urban design, complementary mixed uses and the provision of focal points that advertise Kearny Mesa as a regional employment center, consumer destination and a mix of other complementary uses that support these primary uses.
- Mixed-use projects containing residential development on urban infill sites should be encouraged where appropriate and where it furthers community and City land use and urban design policies.

The Kearny Mesa Community Plan describes the area around the proposed site for the amendment to the Community Plan as "...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." A study of the land uses south of Aero Drive and west of the Serra Mesa-Kearny Mesa Branch Library, referenced in the Industrial Element of the Kearny Mesa Community Plan, recommended the area should integrate uses (vertically and/or horizontally) to serve the community and provide a transition between Montgomery Field to the north and single family to the south with a mix of land uses to include multifamily residential uses, commercial, and office.

The site of the proposed amendment to the Community Plan is immediately adjacent to a residential uses in the Kearny Mesa and Serra Mesa communities and is not an appropriate site for traditional industrial, heavy industrial, or heavy commercial uses. Therefore, a mixed-use residential/employment development in close proximity to employment areas that also provides opportunities to walk, bike, or take transit to work would support the City's General Plan Subregional Employment Areas and vision of a City of Villages.

The City's 2015 Climate Action Plan set targets for greenhouse gas emission reductions through a variety of strategies. One strategy is to convert commuter trips mode share in Transit Priority Areas from single occupancy vehicles to walking, biking, and transit. A Transit Priority Area is an area within one-half mile of a major transit stop that is existing or planned, as identified on the City's Transit Priority Areas Map. The site of the proposed site for the amendment to the Community Plan is within one-half mile of the intersection of Aero Drive and Kearny Villa Road, which is the location of a major transit stop in Kearny Mesa. As the site falls within a Transit Priority Area, the amendment to the Community Plan should help to further the City's Climate Action Plan goals.

Similar to the City of Villages concept, the proposed amendment would allow for mixed-used

residential and commercial development on a previously developed infill site. The applicant has stated they will work closely with community stakeholders and City staff to create a live/work balance through creative design and use opportunities.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

Given the site's proximity to multiple transit routes, the applicant has indicated they will consider an additional public benefit that would assist the City in furthering its Climate Action Plan goals with transit access and better pedestrian and bicycle connectivity. The applicant has also stated the intention to work with community stakeholders and City staff to provide enhanced options related to walking, biking, and transit use.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The Kearny Mesa Community planning area is an urbanized community and all necessary public services are available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Analyze and address the Collocation/Conversion Suitability Factors in General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to airport land use compatibility and provision of public services for the proposed land use changes and park facilities to support increases in residential uses
- Evaluate the appropriate transit supportive density and intensity for proposed residential and employment uses given the site's location in a Transit Priority Area and Subregional Employment Area
- Evaluate the ability of the project to incorporate a variety of residential unit types within the project to accommodate a diversity of housing types and income groups
- Evaluate the proposal to ensure the appropriate types of employment opportunities to be provided on the site
- Evaluate the pedestrian and bicycle access into and within the subject property, in particular, maximizing walkability and establishing pedestrian linkages to and from the site to surrounding development as well as enhanced options for mobility and streetscape improvements in the vicinity as an additional community benefit
- Evaluate the ability of the project to ensure integrated site design, building orientation, and architecture compatible with surrounding development, including the relationship and transition to single family residential to the south of the site

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Lisa Lind
Senior Planner
Planning Department

Brian Schoenfisch
Program Manager
Planning Department

Attachments:

1. Kearny Mesa Community Planning Group Draft Minutes for February 15, 2017
2. Vicinity Map
3. Kearny Mesa Community Plan Land Use Map
4. Draft Resolution
5. Ownership Disclosure Statement

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
February 15, 2017
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Attachment 1

Planning Group Members in Attendance:

Ping Wang Mark Olsson Peter Fayette Brian Gates Paul Yung Lorah Tana Todd Matcher
 Ray Richmond Jeff Sallen Mark Stevens John Turpit Kate Phin Jacob Hensel Buzz Gibbs
 Richard Vernon Ed Quinn

Community Members in Attendance: Robyn Badilla, Lenett Hewitt, Allen Chan, Michael Huntoon, Andrea Rosati, Roger Blankenship, Pasha Johnson, Karen Ruggets, John Muluihill, Mark Smith, Cindi Volitier, Dolores Ork, Brian Kuochuhower (?), Melissa Agulera (JIB), Dana Hooper, Casey Kurode, Sam Wolfsohm, Dercy Applbow, Tom Bostedt

1. The Meeting was brought to order at 11:38 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the Minutes of the October meeting were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. There was one, item #2 5th paragraph change Allen Chan to Allen Young, with that they were approved 8-0-3.

2. Public comments:

A resident of royal highlands, spoke about how the city should be helping improve KM and take care of the medians. She asked the business pf KM to set up a group to discuss issues with the city directly, like had been done in the past.

Dana Hooper and Officer Bostedt discussed the homeless challenge in Royal Highlands. They stated that they had some successes (removing Mr. Weever, towed some cars, pink sheeted others, etc.), but still more work to be done. He spoke about trimming the bushes and reminded people about the Letter of Agency that needs to be completed so that the police can come on site to address homeless people.

A women from the library also spoke about homeless people camping at the library.

Richard mentioned another area that needs red curbs and Officer Bolsted stated that people should take photos and email them to him.

A women spoke about west nile virus and the need to have proper paving for the drainage in the area, as well as filling up drainage holes.

3. Mail and other items received since the last meeting. –NONE
4. Action Item: Election of KMPG Members for the upcoming Kearny Mesa Community Plan Update Sub-Committee. Formation of a Community Plan Update Subcommittee of the Kearny Mesa Planning Group

The Kearny Mesa Planning Group should vote to form a 13-member subcommittee focusing on the update to the Kearny Mesa Community Plan. The subcommittee would provide feedback to City staff and its consultant team on all aspects of the plan and provide recommendations to the full Kearny Mesa Planning Group. The subcommittee shall consist of no more than seven (7) members of the Kearny Mesa Planning Group and no more than six (6) community members who are not on the Kearny Mesa Planning Group and submitted applications to participate on the subcommittee. The subcommittee will meet in public either every month or every other month and will publicly notice all meetings pursuant to City and State requirements.

Seth discussed the basic roles of being on the sub-committee. The following people were voted to the sub-committee (11-0-0).

	KMPG Board Members	Organization
7	Buzz Gibbs	Gibbs Flying Service
8	Mark Olsson	SeeScan
9	Kate Phin	Kyocera
10	Ed Quinn	Montgomery Field Business Park Association
11	John Turpit	Merill Architects
12	Ping Wang	Convoy District
13	Paul Young	Convoy District

	Public Members	Organization
1	Allen Chan	Jasmine Restaurant
2	Dave Dilday	Pacific Coast Commercial
3	Sherman Harmer	Urban Housing Partners
4	Michael Huntoon	Solar Turbines
5	Tim Nguyen	Convoy District
6	Andrea Rosati	Sunroad Enterprises

5. Action Item: Sunroad Centrum 4 Bldg. 3 SCR. PTS – Tom Story will be presenting on a proposed modification to the future planned Bldg 3 at Sunroad Centrum. The proposed SCR would increase the total bldg. square footage from approx. 275,000 square feet to 306,000 square feet. **Approved 11-0-1**

6. Action Item: PTS#524316 – 8575 Aero Drive, San Diego, CA 92123. Latitude 33 has been retained by the ownership of the above referenced property to design and permit a residential structure

on the existing site. The property owner is seeking a vote of approval to the plan initiation request.

Melissa from Latitude 33 wanted a vote to start the process of re-zoning the light industrial space to a mixed use (residential/commercial) site. This vote is not to actually change the zone, just to allow Latitude 33 to start the process.

Approved 11-0-1

7. KMPG discussed members who term was expiring next month:

- Mark Olsson (would like to run again)
- Peter Fayette (unknown)
- Lorah Tana (unknown)
- Ray Richmond (unknown)
- Mark Stevens (would like to run again)
- John Turpit (would like to run again)
- Richard Vernon (will not run again)
- Ed Quin (would like to run again)

In order to run for the board you have to have:

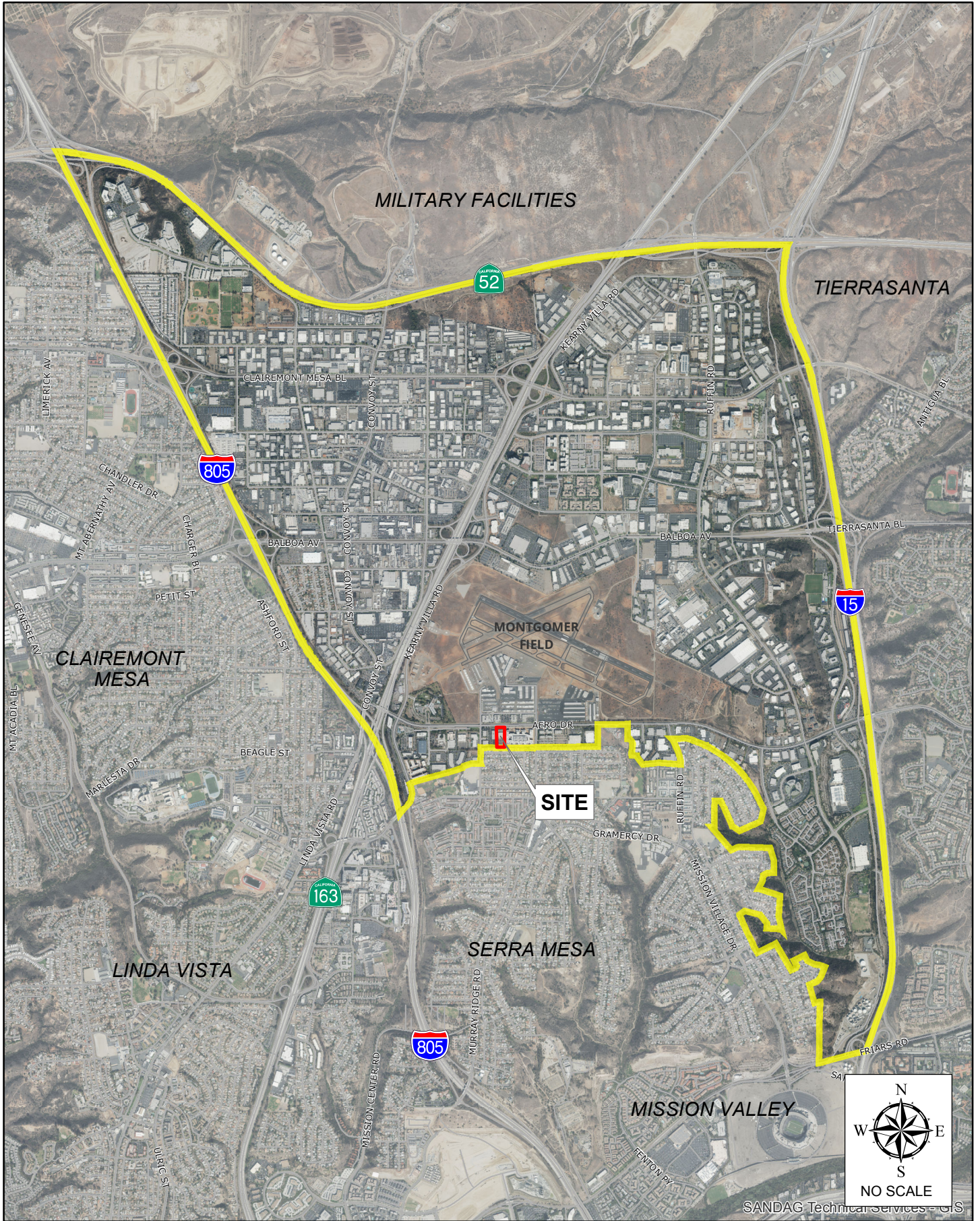
1. attended 2 meetings in the last year, **and**
2. either be a resident in KM, or work/do work in KM or own a business in KM.

In order to vote for board members:

1. attended 2 meetings in the last year, **and**
2. either be a resident in KM, or work/do work in KM or own a business in KM.

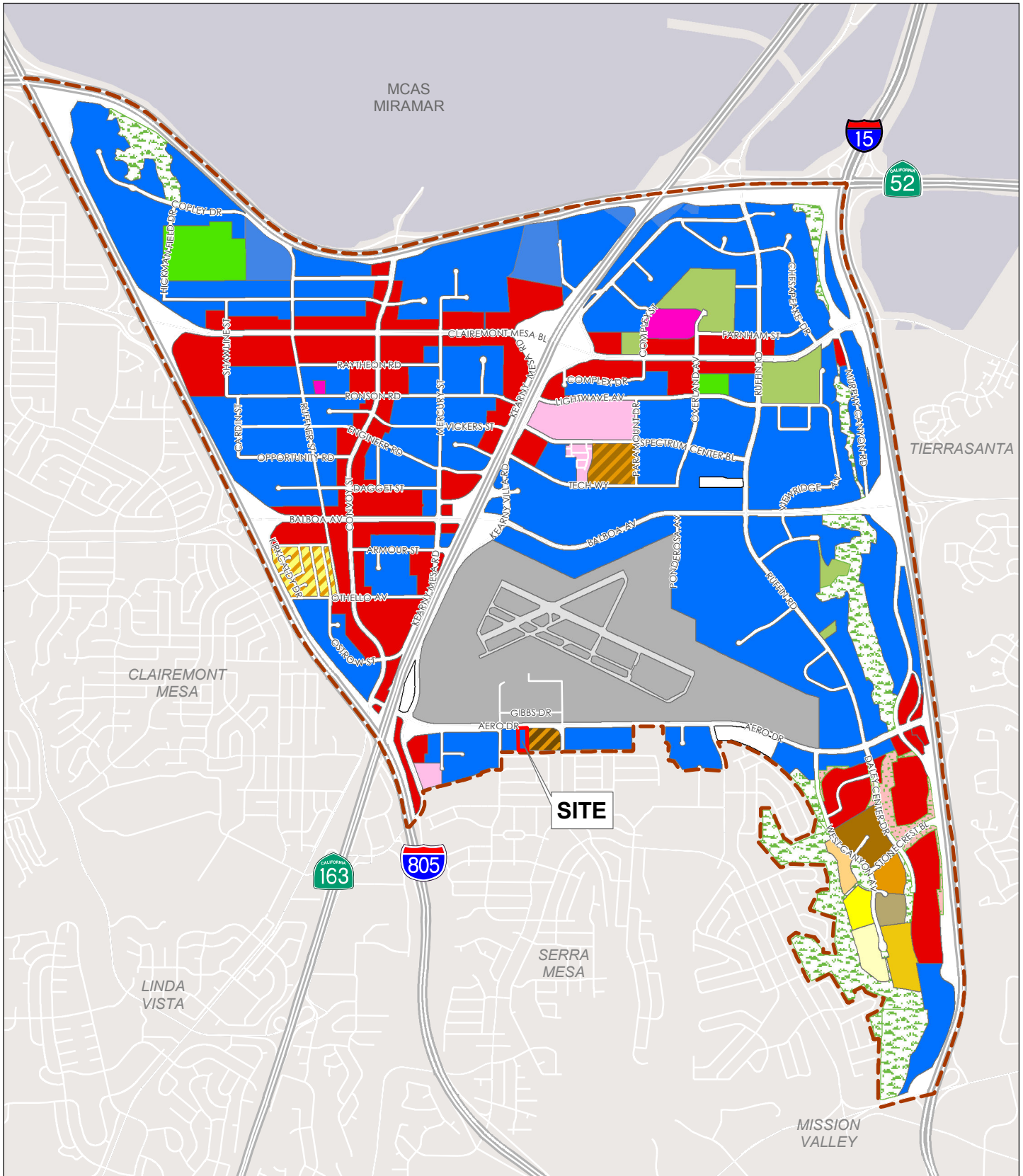
Seth also stated that you cannot be a public member on the subcommittee for the plan update and run for the KMPG, because then we would have too many KMPG members and not enough public members.

Jeff concluded the meeting at 12:39 pm.



Date: 4/4/2017 Document Path: L:\GIS\PGIS\Community Planning\Kearny Mesa\CPA_PROJECTS\KearnyMesa_Aerial_Map_2017.mxd

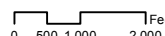
KEARNY MESA



LEGEND	
	General Commercial
	General Commercial-Landscape OS
	Residential 7 DU/AC
	Residential 9 DU/AC
	Residential 11 DU/AC
	Residential 14 DU/AC
	Residential 16 DU/AC
	Residential 22 DU/AC
	Residential 24 DU/AC
	Low Density Residential (5-9 du/ac)
	Low Medium Density Residential (20-29 du/ac)
	High Density Residential (45-74 du/ac)
	Industrial and Business Parks
	Mixed Use Commercial Residential (Up to 70 Du/ac)
	General Aviation Airport
	Community Parks
	Open Space
	Utility
	Police Station
	Fire Station
	County Facilities
	Vernal Pool
	Military Use
	Community Plan Boundary

Adopted Land Use Map

DRAFT



PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
KEARNY MESA COMMUNITY PLAN

WHEREAS, on April 13, 2017, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the Kearny Mesa Community Plan; and

WHEREAS, the proposed amendment would change the land use to allow for high-density residential and employment uses on a site located at 8575 Aero Drive; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Analyze and address the Collocation/Conversion Suitability Factors in

General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to airport land use compatibility and provision of public services for the proposed land use changes and park facilities to support increases in residential uses

- Evaluate the appropriate transit supportive density and intensity for proposed residential and employment uses given the site's location in a Transit Priority Area and Subregional Employment Area
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- Evaluate the pedestrian and bicycle access into and within the subject property, in particular, maximizing walkability and establishing pedestrian linkages to and from the site to surrounding development as well as enhanced options for mobility and streetscape improvements in the vicinity as an additional community benefit
- Evaluate the ability of the project to ensure integrated site design, building orientation, and architecture compatible with surrounding development, including the relationship and transition to single family residential to the south of the site

Lisa Lind
Senior Planner
Planning Department

Approved on April 13, 2017

Vote: x-x-x

PTS No. 524316

cc. Legislative Recorder, Development Services Department

Attachment 5



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title

8575 Aero Drive

Project No. For City Use Only

Project Address:

8575 Aero Drive, San Diego, CA 92123

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:


Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 200810910299
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Winchester Temecula, LLC
 Owner Tenant/Lessee
Street Address:
931 East Ball Road
City/State/Zip:
Anaheim CA, 92805
Phone No: (714) 808-9771 Fax No: (714) 808-9787
Name of Corporate Officer/Partner (type or print):
JACKIE SHMETOV
Title (type or print):
PRESIDENT
Signature:  Date: 11/17/16

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
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Title (type or print):
Signature : Date:

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Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date: