



# Morena Corridor Specific Plan

Clairemont Community Planning Group – Ad-Hoc Subcommittee Mtg. 4 | CITY OF SAN DIEGO | September 21, 2015



# Schedule- Task Force Meeting Topics

- Meeting #1: Introduction to the Project, Issues & Opportunities (June 8, 2015)
- Meeting #2: Gathering Input, General Plan Guiding Principles (July 20, 2015)
- Meeting #3: Vision & Land Use Assessment (August 17, 2015)
- **Meeting #4: Preliminary Land Use Concepts & Urban Design Elements** (Tonight)
- Meeting #5: Mobility – All modes of travel (auto, bicycle, pedestrian, and transit), parking, traffic, streetscape (November 2<sup>nd</sup>)
- Meeting #6: Urban Design - Design Guidelines and Draft Land Use Plan & Supporting Infrastructure Improvements (January 2016)

# Tonight's Agenda - Land Use

- Review Project Schedule
- Confirm Vision and Guiding Principles
- Preliminary Land Use Concept
  - Consideration Sites
  - Design Elements
- Public Comment





# Specific Plan Schedule

## Community Outreach

- Kick Off – March 2015
- Establishing the Context – Spring/Summer 2015
  - Existing Conditions Review (meeting 1)
  - Establishing the Vision and Guiding Principles (meeting 2 & 3)
- Preparing the Plan Framework – Fall 2015-Winter 2016
  - Specific Plan Goals and Policies (meeting 3 & 4)
  - Land Use Consideration Areas (meeting 3 & 4)
  - Preferred Land Use and Mobility Concepts (meeting 5 & 6)
- Drafting the Document – Spring/Summer 2016
  - Draft Specific Plan
  - Draft Environmental Impact Report (EIR)
- **Public Review Draft Specific Plan and EIR – Fall 2016 for community and public review**
- Approval Process – Spring/Summer 2017
  - Final Draft Specific Plan and EIR
  - Public Hearings



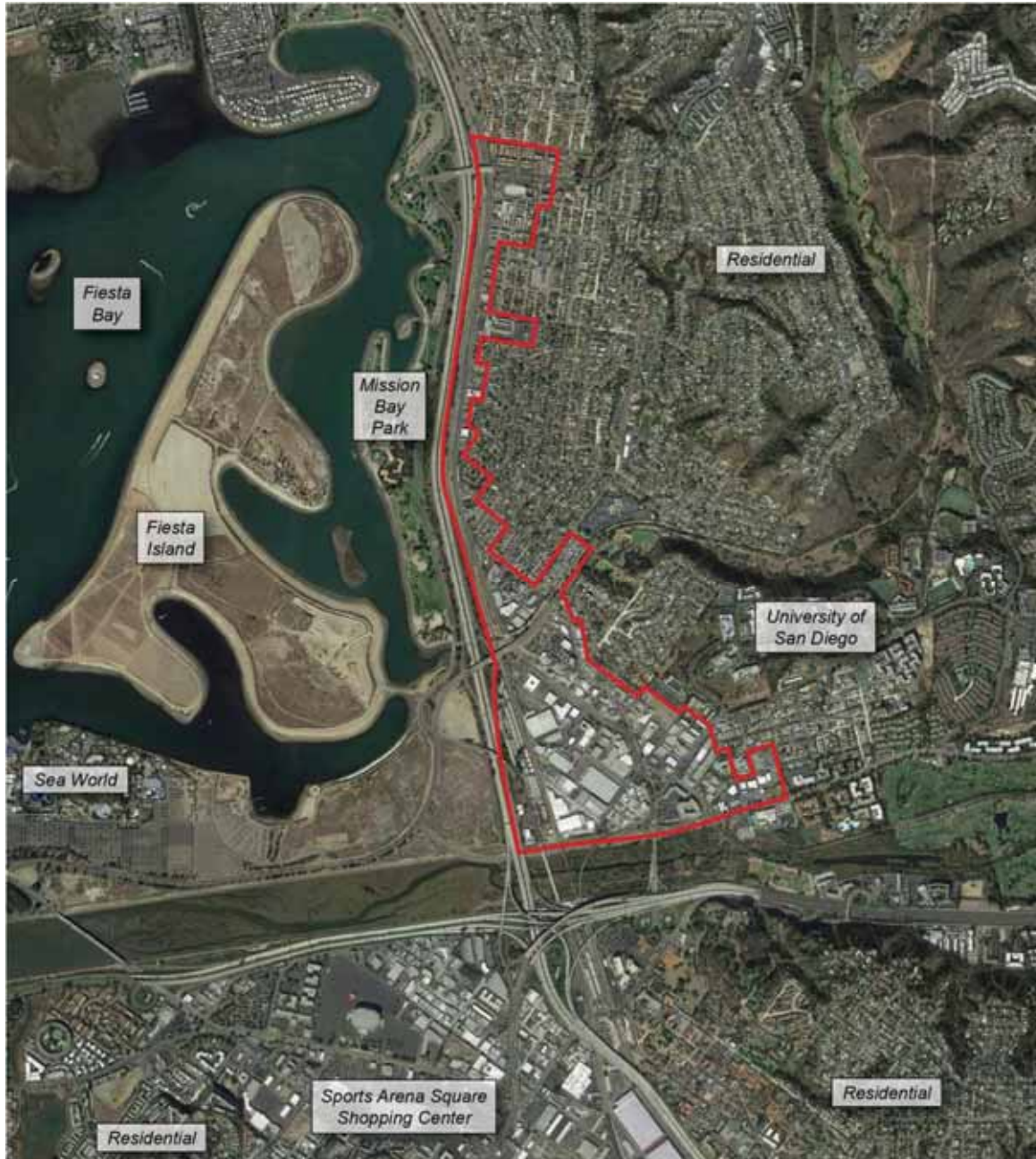
# Morena Corridor Vision Statement

Enhance the Morena Corridor as a mixed-use area that has a vibrant community core with a strong restaurant/retail component and central gathering place, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, adequate infrastructure, and public amenities.

# Guiding Principles

- Protect and enhance the Corridor's **unique neighborhood character**.
  - Ensure that new development respects the existing built environment
  - Improve visual quality along Morena Boulevard
  - Preserve public views of Mission Bay
- Establish a varied and **balanced mix** of uses.
  - Encourage the preservation of existing restaurants and the development of new restaurants along the Morena Corridor
  - Provide a range of housing options
  - Integrate new uses that compliment the existing neighborhood character
- Promote the Corridor as a place of **services, shopping and small business**.
- Create additional **gathering and recreational open space** opportunities.
- Improve **mobility** for all modes.
  - Establish safe access to the trolley stations
  - Provide adequate parking for all new development
  - Ensure safe and efficient travel for pedestrians, bicycles and vehicles
- **Celebrate community history** that dates back to the turn of the 20th century
- Maximize **sustainable development**.





Specific Plan  
Area

# Plan Area - NORTH



Existing Land Use



Adopted Land Use



Existing Zoning





Existing Land Use



Adopted Land Use



Existing Zoning

# Plan Area - SOUTH



Existing Land Use

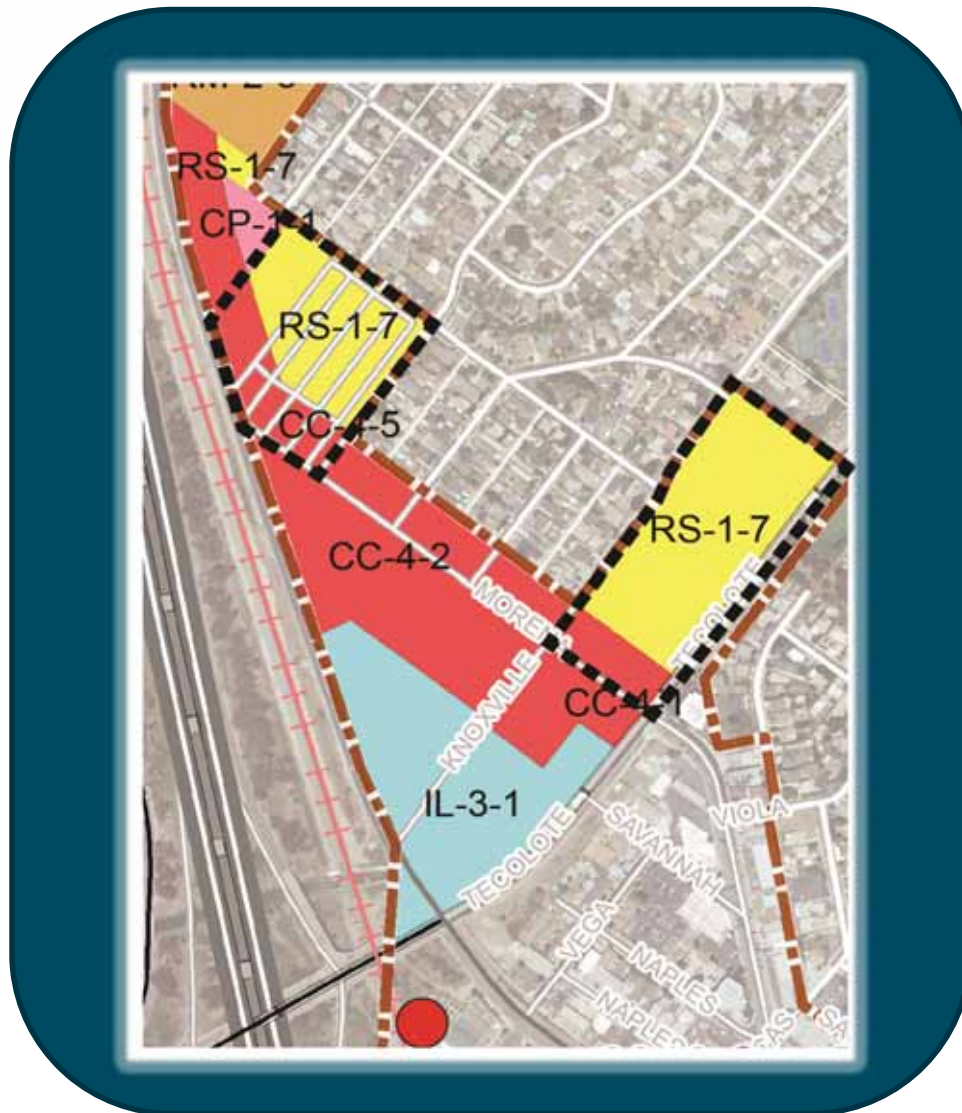


Adopted Land Use



Existing Zoning

# Preliminary Land Use Concept – Consideration Sites



Plan Area - SOUTH



# Preliminary Land Use Concept – Consideration Sites

- What are potential long-term visions for Morena Blvd from Asher St to Tecolote?
  - Maintain the Clairemont Mesa 30 ft height limit overlay zone
- What building forms or styles could enhance the overall community character?
- What other design features are important such as:
  - site design
  - building design
  - streetscape design and improvements



# Public Comment

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- ✓ Maximum 2 minutes
- ✓ No ceding time to others



## Feedback & Questions

Next Ad-Hoc Subcommittee Meeting – November 2, 2015