# Morena Corridor Specific Plan

Clairemont Community Planning Group – Ad-Hoc Subcommittee Mtg. 6| CITY OF SAN DIEGO | January 11, 2016

# Task and Goal

- TASK: To hold open meetings with representatives of the City of San Diego and interested members of the community to discuss components of a Morena Blvd Station Area Specific Plan that fall within the Clairemont Mesa community (from Gesner St. to Tecolote Rd.).

- GOAL: To make recommendations to the CCPG regarding components of a Morena Blvd Station Area Specific Plan that fall within the Clairemont Mesa community (from Gesner St. to Tecolote Rd.) and/or the completed Morena Blvd Station Area Specific Plan.

# Schedule- Task Force Meeting Topics

- Meeting #1: Introduction to the Plan, 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 (September 21, 2015)
- Meeting #5: Mobility – (November 2nd)
- **Meeting #6: Land Use Changes (Mobile home sites)/Potential Site Concepts (Mobile home sites/Town Center Park)** (Tonight)
- Meeting #7: Draft Land Use and Mobility Plan & Design Guidelines (March 2016)

# Specific Plan Schedule

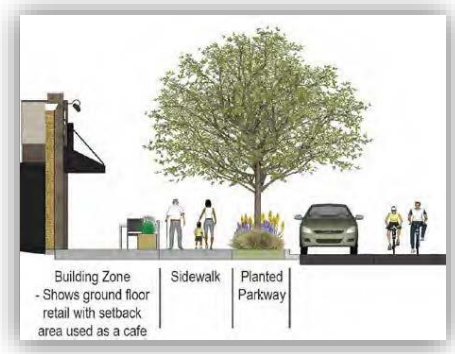
Community Outreach

- Kick Off – March 2015
- Establishing the Context – Spring/Summer 2015
  - Existing Conditions Review (meeting 1)
  - 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 Considerations (meeting 3, 4 & 6)
  - Mobility Concepts (meeting 5)
  - Preferred Land Use and Mobility Concepts/Design Guidelines (meeting 7)
- 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 exiting 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

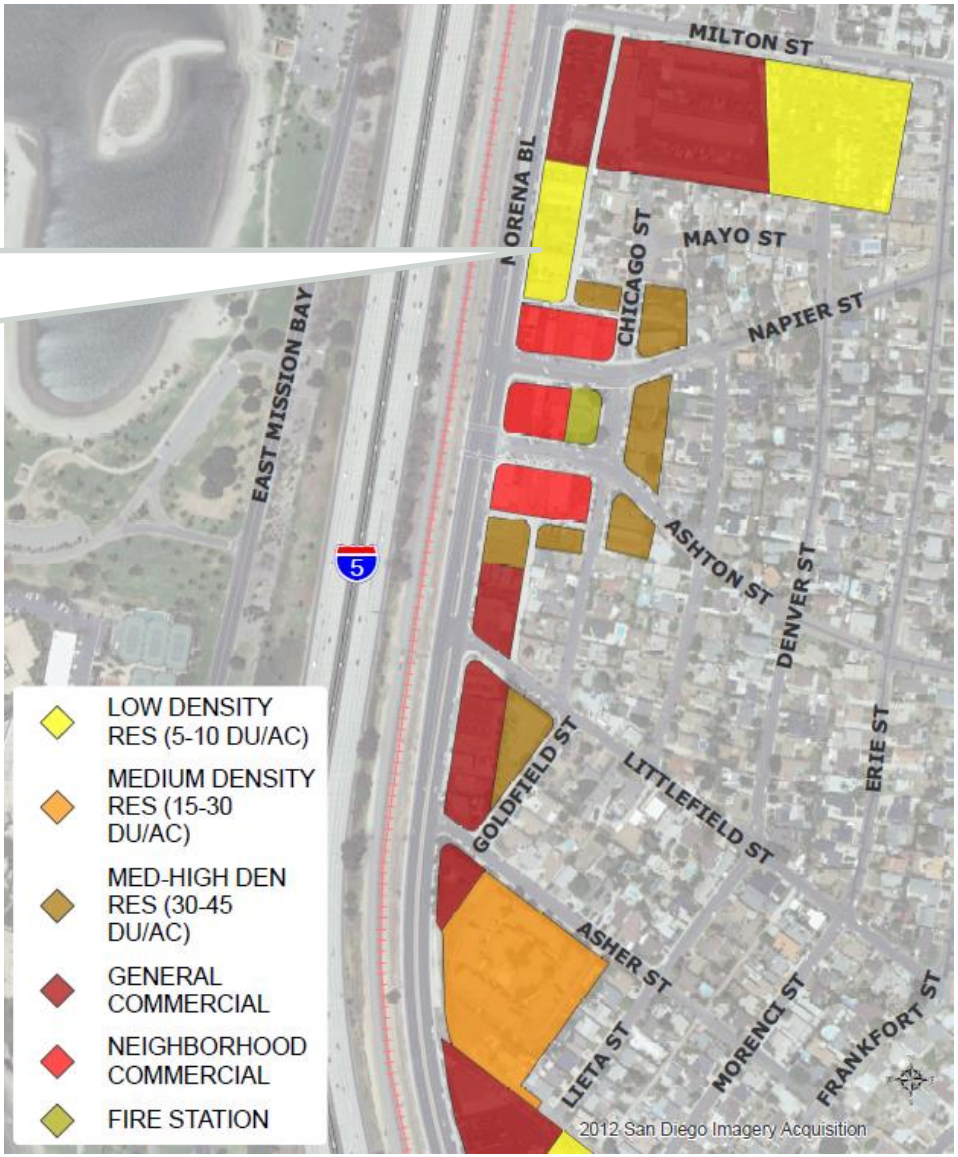
- No changes proposed

Adopted Land Use Map

Adopted Land Use Map

Redesignate to General Commercial to match existing zone

The existing zone is CC-4-2



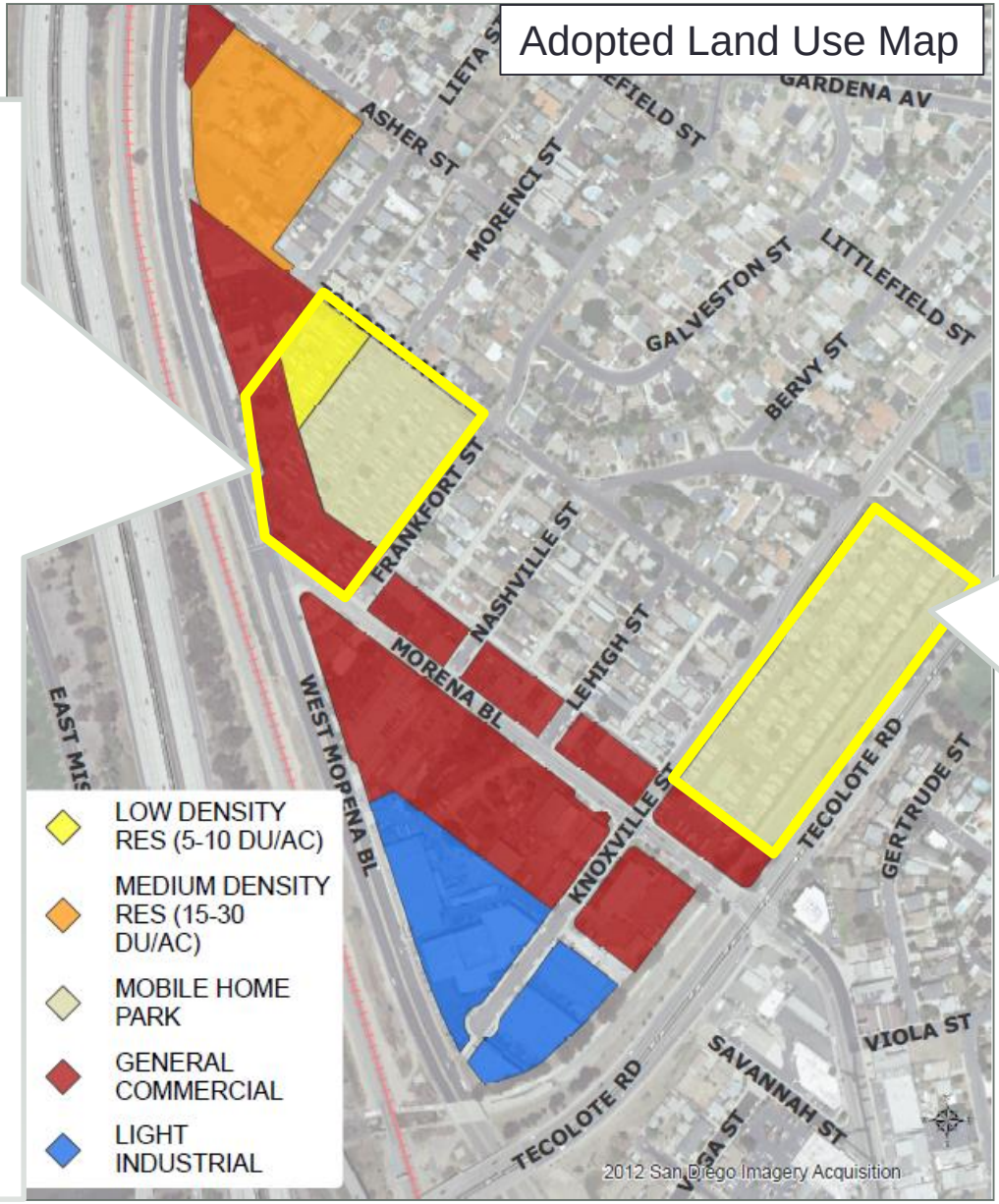
# Plan Area - SOUTH

Proposed – Medium Density Residential

5.8 acre site

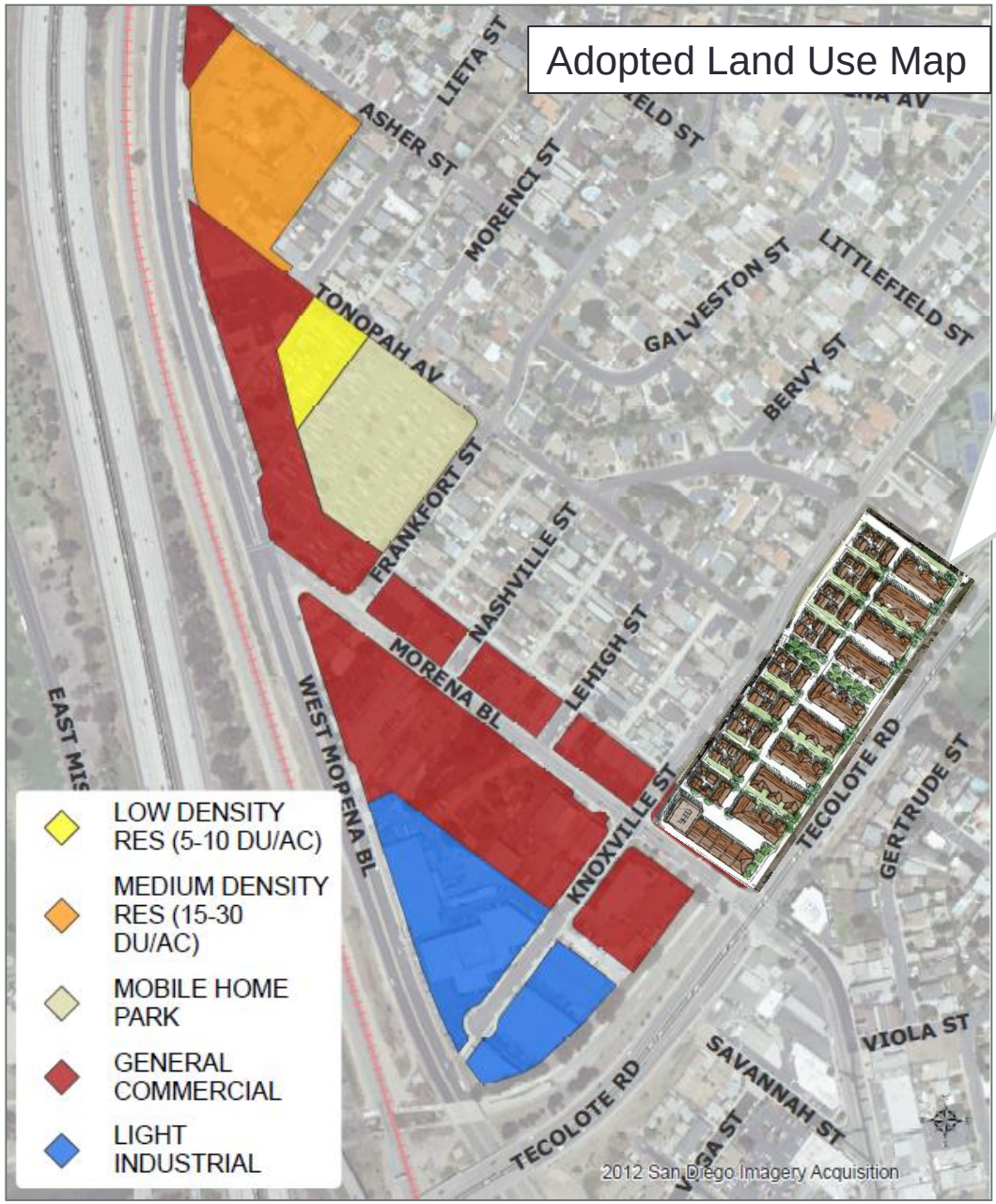
Could allow for up to 1<u>70 dwelling units</u> at 29 dwelling units per acre

Considerations – Maintain Commercial along Morena Blvd?




Proposed – Medium Density Residential (up to 29 dwelling units per acre)

# Plan Area - SOUTH




## Morena Mobile Village

- ~5.5 acre site
- Existing mobile home park with 105 spaces
- Could allow for up to <u>160 dwelling units</u> at 29 dwelling units per acres
- Maintains 30' height limit

# Potential Site Concept – Morena Mobile Village

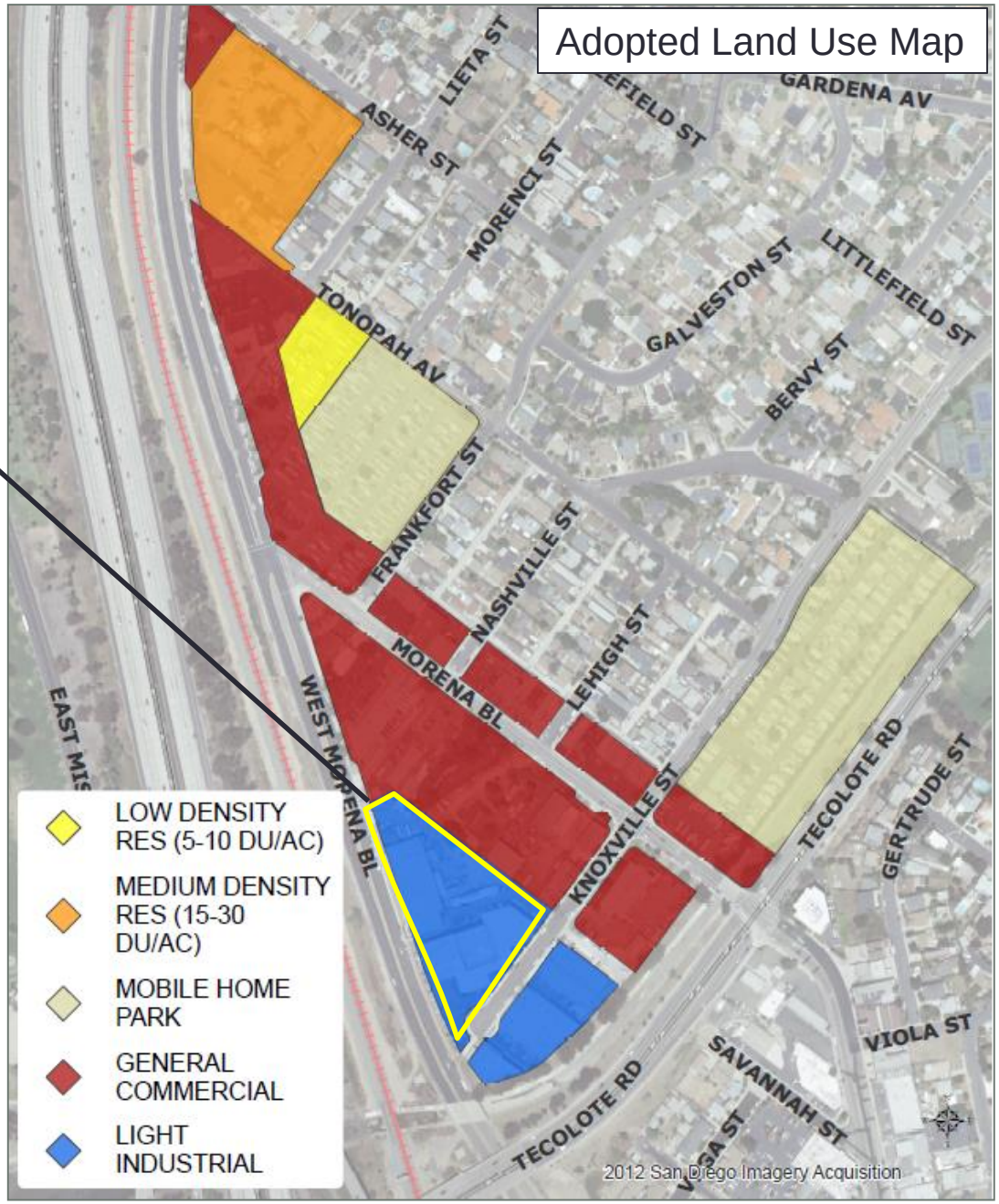
- Mixed-use commercial/residential on Morena Blvd
- Alley-loaded tuck-under parking
- Opportunities for amenity open space

# Cabrillo Point Loma Condos

- 7 acre site in Midway
- 170 unit development
- (24 units per acre)
- 3 stories at 30’

# Plan Area - SOUTH

- Existing – Industrial designation and use
- Just under 3 acres
- Within ¼ mile of transit station
- Considerations – Extend Commercial designation and allow for residential



# Industrial Properties

- Potential for mixed-use commercial residential near transit
- Improved walkability
- Streetscape enhancements near community entry
- Opportunity for neighborhood-serving retail

# Public Comment

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

# Feedback & Questions

**Next Ad-Hoc Subcommittee Meeting – March 2016**