

Attachment 1 - Draft Resolution Adopting the Addendum to the PEIR

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING AN ADDENDUM TO PROGRAM
ENVIRONMENTAL IMPACT REPORT SCH NO. 2021070359
AND ADOPTING THE AMENDED MITIGATION,
MONITORING AND REPORTING PROGRAM FOR THE
CLAIREMONT COMMUNITY PLAN UPDATE.

RECITALS

The City Council of the City of San Diego (City Council) adopts this Resolution based on the following:

A. On July 29, 2024, the City Council adopted San Diego Resolution R-315701 certifying the Program Environmental Impact Report (PEIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update (SCH No. 2021070359), a copy of which is on file in the Office of the City Clerk, in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.).

B. CEQA Guidelines section 15164 allows a lead agency to prepare an addendum to a program environmental impact report if the addendum meets the requirements of CEQA.

C. The Addendum to PEIR SCH No. 2021070359 (Addendum to the PEIR) included an analysis of vehicle miles traveled (VMT) impacts pursuant to mitigation measure MM-TRANS-2 as required by the PEIR SCH No. 2021070359; therefore, the requirements of MM-TRANS-2 have been completed and this mitigation measure is removed from the Mitigation, Monitoring and Reporting Program for future projects in the Clairemont Community Plan area.

D. The City of San Diego has comprehensively updated the Clairemont Community Plan (Clairemont CPU), which includes an amendment to the General Plan, an amendment to the Land Development Code, an amendment to the Balboa Avenue Station Area Specific Plan and associated San Diego Ordinance O-21120 (Sept. 12, 2019), an amendment to the Morena Corridor Specific Plan and associated Ordinance O-21122 (Sept. 12, 2019), and a rezone action to implement the new land use designations (Project).

E. The Clairemont CPU tiers off of the Blueprint SD Initiative by designating new land uses within approximately 8,539 acres of the community that were analyzed for additional intensity and density in the 2024 PEIR for the Blueprint SD Initiative (SCH No. 2021070359).

F. To effect a comprehensive update to the Clairemont Community Plan, the amendment rezones property within Clairemont to Citywide zones to implement the new land use designations.

G. The Clairemont CPU includes supplemental Community Enhancement Overlay Zone based regulations to implement plan public space requirements and other community benefits as envisioned in the Clairemont CPU.

H. The Clairemont CPU amends the Clairemont Height Limit Overlay Zone to specified height limits in specific areas of the Clairemont Community Plan area.

I. The Clairemont CPU amends the Balboa Avenue Station Area Specific Plan to update the Specific Plan's land use figure (Figure 2-1) and existing and planned bicycle facilities figure (Figure 3-6) consistent with the Clairemont CPU, and to clarify certain provisions contained within Supplemental Development Regulations (SDRs) 5 and 6 of the Specific Plan.

J. The Clairemont CPU amends the Morena Corridor Specific Plan to update the Specific Plan's land use figure and land use designations (Figure 2-1 and Table 2-2,

respectively), and existing and planned bicycle facilities figure (Figure 3-17) consistent with the Clairemont CPU, and to clarify certain provisions contained within SDR-10 of the Specific Plan.

K. On October 16, 2025, the Planning Commission of the City of San Diego considered the Clairemont CPU and voted to recommend adoption of the Addendum to the PEIR and approval of the Project.

L. The matter was set for a public hearing and heard by the City Council on December 16, 2025. At the hearing, the City Council considered the issues discussed in the Addendum to the PEIR prepared for the Project and related actions.

M. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the City Council of the City of San Diego:

1. The information contained in the PEIR SCH No. 2021070359, and the Addendum to the PEIR, including comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

2. No substantial changes are proposed to the Project, and no substantial changes to the circumstances under which the Project is to be undertaken would occur that would require major revisions to the PEIR SCH No. 2021070359 for the Project due to significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

3. No new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the PEIR SCH No.

2021070359 or that any significant effects previously examined will be substantially more severe than shown in the PEIR SCH No. 2021070359.

4. No new information of substantial importance has become available showing that mitigation measures or alternatives previously determined to infeasible are now feasible and would substantially reduce any significant effects, but which the Project proponents decline to adopt and there are no considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. Under CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to the PEIR SCH No. 2021070359, a copy of which is on file in the Office of the City Clerk, 202 C Street, San Diego, CA 92101.

6. The City Clerk or designee is directed to file a Subsequent Action Notice of Determination regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

APPROVED: HEATHER FERBERT, City Attorney

By

Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
July 2, 2025
Or. Dept: Planning Department
Doc. No. 4113500

Attachment: Exhibit A, Mitigation Monitoring and Reporting Program

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date) _____
TODD GLORIA, Mayor

Vetoed: _____
(date) _____
TODD GLORIA, Mayor

EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)

CLAIREMONT COMMUNITY PLAN UPDATE

CITY OF SAN DIEGO, CALIFORNIA

ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2021070359

This Mitigation, Monitoring and Reporting Program (MMRP) is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. The MMRP for the Addendum to Program Environmental Impact Report (PEIR) SCH No. 2021070359 for the Clairemont Community Plan Update is under the jurisdiction of the City. This MMRP identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the MMRP will be maintained at the offices of the City of San Diego (City) City Planning Department, which is currently located at 202 C Street, 5th Floor, San Diego, CA 92101. All mitigation measures contained in this MMRP will be adopted by resolution and shall be made conditions of approval of future projects implemented in accordance with the Clairemont Community Plan Update as further described below.

The 2024 Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update (SCH No. 2021070359) proposed mitigation measures for significant and unavoidable impacts to vehicle miles traveled (VMT). The Addendum included an analysis of VMT impacts pursuant to mitigation measure MM-TRANS-2 as required by the PEIR SCH No. 2021070359; therefore, the requirements of MM-TRANS-2 have been completed and this mitigation measure has been removed from the MMRP for future projects in the Clairemont Community Plan area.

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Air Quality - Air Quality Standards	MM-AQ-1 – Air Emissions Future ministerial and discretionary projects shall comply with all applicable regulations pertaining to air quality including but not limited to SDAPCD Rule 20 through 20.8, Rule 50, Rule 51, Rule 52, Rule 55, and Rule 67.1. Construction and operation of individual discretionary development projects shall not exceed criteria pollutant significance thresholds detailed in the latest City's CEQA Significance Thresholds.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Air Quality - Sensitive Receptors	MM-AQ-2 – Sensitive Receptors Future projects consistent with the project that would involve stationary source emissions subject to APCD permitting shall be required to obtain applicable APCD permits and demonstrate consistency with all permit conditions and APCD rules consistent with SDAPCD's Title V Operating Permit Program which implements Title V of the Federal Clean Air Act. Future discretionary development that involves heavy industrial land uses such as warehousing and distribution or other land uses that would involve substantial sources of mobile source diesel emissions shall be required to prepare a health risk assessment (HRA) in accordance with SDAPCD HRA Guidelines and the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics "Hot Spots" Program Risk Assessment Guidelines (OEHHA 2015). The HRA shall include calculation of the excess cancer risk and the non-cancer chronic and acute health hazard index (HHI) for the	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	maximally exposed individual resident (MEIR), and the maximally exposed individual worker (MEIW). The HRA shall identify best available control technology (BACT) required to reduce risk to less than 10 in 1,000,000.		
Air Quality - Odors	MM-AQ-3 - Odors Any discretionary project with the potential to result in objectionable odors shall be required to demonstrate compliance with SDAPCD Rule 51 (Public Nuisance), which prohibits the discharge of air contaminants or other materials that would be a nuisance or annoyance to the public. Additionally, application of SDMC Section 142.0710 prohibits odors to emanate beyond the boundaries of the premises upon which the use emitting the contaminants is located, where it endangers human health, causes damage to vegetation or property, or causes soiling.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Biological Resources – Sensitive Species, Sensitive Habitats, Wetlands, Cumulative Impacts	MM-BIO-1 - Impacts to Sensitive Biological Resources Future projects that could directly and/or indirectly impact sensitive species, sensitive habitats and/or wetlands shall comply with the City's Environmentally Sensitive Lands (ESL) Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP) and shall implement avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Cultural Resources – Historic Structures, Objects, or Sites	MM-HIST-1 – Historic Resources Future development that could directly and/or indirectly affect a historical building, structure, or object as defined in the City's Historical Resources Regulations and Historical Resources Guidelines shall comply with the City's Historical Resources Guidelines and Historical Resources Regulations (SDMC Sections 143.0201–143.0280) and shall be required to implement avoidance, minimization, and mitigation measures in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Cultural Resources - Archaeological Resources	MM-HIST-2 – Archaeological and Tribal Cultural Resources Prior to the issuance of any discretionary permit for a future development project that could directly and/or indirectly affect a cultural resource (i.e. archaeological and Tribal Cultural Resources), the City shall require the following steps be taken to determine (1) the potential presence and/or absence of cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. For the purposes of CEQA review, a cultural resource is defined in CEQA Guidelines Section 15064.5. Tribal cultural resources are defined in PRC Section 21074. Initial Determination The City's Environmental Designee shall determine the potential presence and/or absence of cultural resources at the project site by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Archaeological Map Book, the California Historical Resources Inventory System, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A review of the City's cultural resources sensitivity map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized to the extent feasible in accordance with the City's Historical Resources Guidelines. The sensitivity levels described below shall guide the appropriate steps necessary to address the potential resources. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted cultural resources, as well as new data available to the City. High Sensitivity: Indicates locations where significant cultural resources have been documented or would have the potential to be identified. High sensitivity resources include village and habitation sites and areas near fresh water sources. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high. Moderate Sensitivity: Indicates that some cultural resources have been recorded within the area or the area was developed before 1984 when CEQA review may not have been applied. Moderate sensitivity resources		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	consist of diversity or density of feature and artifact types (e.g., a moderately dense lithic scatter). Low Sensitivity: Indicates areas where there is a high level of disturbance or development, and few or no previously recorded cultural resources are present based on records search results and due to the timing of development of the project site occurring after 1984 when CEQA would have been applied. Within these areas, the potential for additional resources to be identified would be low. Phase I Based on the results of the initial determination, if there is any evidence that the project area contains archaeological and/or Tribal Cultural Resources, a site-specific records search and/or survey may be required and shall be determined on a case-by-case basis by the City's Environmental Designee. If a cultural resources study is required, it shall be prepared consistent with the City's Historical Resources Guidelines. All individuals conducting any phase of the cultural resources program shall meet the professional qualifications in accordance with the City's Historical Resources Guidelines. The cultural resources study shall include the background research conducted as part of the initial determination. This includes a record search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. The cultural resources study shall include a field survey and/or an evaluation of significance, as applicable if		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	cultural resources are identified, based on the City's Historical Resources Guidelines. Native American participation shall be required for all field work. Phase II Once a cultural resource (as defined in the PRC) has been identified, a significance determination shall be made. If a project were to impact areas identified as low sensitivity, it is assumed that any significant cultural resources no longer hold integrity or are not present. If a project impacts these areas, no additional mitigation measures shall be required. If a project were to impact areas identified as moderate sensitivity, a site-specific records search and/or survey may be required on a case-by-case basis. If cultural resources are identified in the records search and/or survey, a significance evaluation for the identified cultural resources shall be required. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action shall be required. Resources found to be non-significant as a result of a survey and/or assessment shall require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of the results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation indicate there is still a potential for resources to be present in portions of the property, then mitigation monitoring shall be required. If the resource has not been evaluated for significance, a testing plan shall be required. If		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	the resource is determined to be significant, a testing plan, data recovery plan, and mitigation monitoring shall be required. If a project were to impact areas identified as high sensitivity, a survey and testing program may be required by the qualified archaeologist to further define resource boundaries subsurface presence or absence and determine the level of significance. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City's Historical Resources Guidelines. The results from the testing program shall be evaluated against the Significance Thresholds found in the City's Historical Resources Guidelines. If significant cultural resources are identified within the area of potential effects, the site may be eligible for local designation. Preferred mitigation for direct and/or indirect impacts to cultural resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. Mitigation measures such as, but not limited to, a Research Design and Archaeological Data Recovery Program (ADRP), construction monitoring, site designation, capping, granting of deeds, designation of open space, and avoidance and/or preservation shall be required and shall be determined by the City's Environmental Designee on a case-by-case basis. Phase III <i>Archaeological Data Recovery Program</i>		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	If a cultural resource is found to be significant and preservation is not an option, a Research Design and ARDP shall be required, which includes a Collections Management Plan for review and approval by the City's Environmental Designee. The ADRP shall be based on a written research design and is subject to the provisions as outlined in PRC Section 21083.2. The ADRP shall be reviewed and approved by the City's Environmental Designee prior to distribution of a draft CEQA document. <i>Local Designation of Resources</i> The final cultural resource evaluation report shall be submitted to Historical Resources Board (HRB) staff for designation. The final cultural resource evaluation report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. <i>Monitoring and Archaeological Resource Reports</i> Archaeological monitoring may be required during building demolition and/or construction grading when significant cultural resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development, dense vegetation, or if a data recovery did not reduce the impact to the resource. Monitoring shall be documented in a consultant site visit record. Native American participation shall be required for all subsurface investigations, including geotechnical testing and		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	other ground disturbing activities whenever a tribal cultural resource or any archaeological site is present. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the PRC (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, state, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Most Likely Descendent shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. Archaeological Resource Reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City's Historical Resources Guidelines. In the event that a cultural resource deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA United States Code 3001-3013) law, and must be treated in a dignified and culturally appropriate manner with		

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation, as identified by the Native American Heritage Commission. Arrangements for long-term curation and/or repatriation, as determined appropriate by the City Environmental Designee, must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.		
Noise – Ambient Noise Levels (Construction Noise and Non-Transportation Noise Increases)	MM-NOI-1 – Noise Abatement and Control Ordinance Future projects shall be required to comply with the construction noise levels limits defined by San Diego Municipal Code Section 59.5.0404. If construction noise exceeds the construction noise limits, a permit would be required from the Noise Abatement and Control Administrator in accordance with SDMC Section 59.5.0404, which may include the incorporation of site specific noise reduction measures to meet property line limitations.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Future development with stationary sources of noise shall comply with Section 59.5.0401 et seq. of the SDMC, which specifies the maximum one-hour average sound level limits allowed at the boundary of a property.		
Noise – Groundborne Vibration	MM-NOI-2 – Vibration – Construction Activities Future projects that include pile driving and would result in vibration levels exceeding the peak particle velocity (PPV) and screening distances detailed in Table 4.11-2 shall implement vibration reduction measures to minimize construction-related vibration impacts. Measures shall be based on the results of site-specific recommendations from an acoustical analysis. Measures may include, but are not limited to, limiting the use of vibration-intensive equipment in proximity to sensitive receptors, installing low soil displacement piles (e.g., H-piles) instead of high soil displacement piles (e.g., concrete piles) for pile-driving, and pre-drilling for pile-driving. Other measures may include pre- and post-construction inspections to document any damage and provide repairs in the event damage occurs.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Transportation – Vehicle Miles Traveled	MM-TRANS-1 – Achieve VMT Reductions Future development shall be required to demonstrate compliance with the City's Mobility Choices Ordinance (SDMC Section 143.1103 et seq.) and the City's TSM, including preparation of a VMT analysis and Local Mobility Analysis, where applicable.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Tribal Cultural Resources	Refer to MM-HIST-2	Prior to the issuance of any land development permits or development activities.	City of San Diego
Wildfire - Wildfire Hazards, Pollutants from Wildfire, Infrastructure, Flooding or Landslides, Cumulative Impacts	MM-FIRE-1 – Wildfire Policy Compliance for Plan Amendments As future Community Plan Updates or other plan amendments are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map, the City shall evaluate the adequacy of evacuation routes, emergency access and fire safety in light of the proposed land use and mobility network. The City plan amendment process shall include a review of consistency with General Plan Policy LU-C.2.A.5, Policy UD-A.3.h, Policy UD-A.3.p, Policy PF-D.12, Policy PF-D.13, Policy PF-D.14, Policy PF-D.15, and Policy PF-D.16.	Prior to the adoption of any Community Plan amendments.	City of San Diego
Wildfire - Wildfire Hazards, Pollutants from Wildfire, Infrastructure, Flooding or Landslides, Cumulative Impacts	MM-FIRE-2 – Wildfire Safety Policies and Regulation Compliance Future projects shall be required to demonstrate consistency with the City's applicable regulatory and policy framework including: The latest update to the Fire Code (SDMC Sections 55.0101 through 55.9401), including requirements for adequate fire access and specifications for when two separate fire apparatus access roads are required.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	• The latest update to the City's building regulations (SDMC Chapter 14, Article 5) including acceptable construction materials for development near open space (SDMC Chapter 14, Article 5, Division 7). • The City's Brush Management Regulations (SDMC Section 142.0412) and Landscape Standards, adopted as part of the Land Development Manual. For discretionary projects with a higher level of wildfire or evacuation risk due to site and/or project specific factors, as determined by the City, additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA may be required.		

Attachment 2 - Draft Resolution Adopting the Updated Clairemont Community Plan

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING AN AMENDMENT TO THE
GENERAL PLAN, AND THE CLAIREMONT COMMUNITY
PLAN.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

- A. The current Clairemont Mesa Community Plan was adopted in 1989 and encompasses parcels within the Clairemont Planning Area.
- B. San Diego Ordinance O-_____, and Ordinance O-_____, which were considered along with this Resolution, adopt amendments to the Balboa Avenue Station Specific Plan and the Morena Corridor Specific Plan to be consistent with the comprehensive update of the Clairemont Community Plan land use and zone designations, a copy of which is on file in the office of the City Clerk as Document No._____.
- C. Ordinance O-_____, which was considered along with this Resolution, adopts amendments to the Clairemont Height Overlay Zone to allow for increased building heights in specified village to support the implementation of the land use designations provided by the comprehensive update of the Clairemont Community Plan, a copy of which is on file in the office of the City Clerk as Document No._____.
- D. This comprehensive update creates a new community plan for the Clairemont community, to recognize its unique land use and urban form characteristics.
- E. This update will benefit the community by identifying future capital improvements investments, improving local mobility, and increasing the variety of homes including deed-restricted affordable homes.

F. This update will benefit the City by guiding growth and investment in ways that support the City of San Diego's Climate Action Plan goals and fair housing goals by focusing housing near transit and neighborhood services and improving local mobility so that auto-trips are shorter distances and less frequent.

G. As part of the update, the City of San Diego's General Plan (General Plan) will be amended due to the Clairemont Community Plan being a component of the General Plan.

H. On October 16, 2025, the Planning Commission of the City of San Diego (found the comprehensive update to the Clairemont Community Plan consistent with the General Plan and Climate Action Plan.

I. On December 16, 2025, the City Council held a public hearing for the purpose of considering amendments to effect a comprehensive update to the Clairemont Community Plan and General Plan. The City Council considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the file for the amendments on record in the City, and has considered the oral presentations given at the public hearing.

J. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the comprehensive update to the Clairemont Area Community Plan, which incorporates the intent of the General Plan and Climate Action Plan a

copy of which is on file in the office of the City Clerk as Document No. RR-

_____.

2. The Council adopts the amendment to the General Plan, a copy which is on file in the office of the City Clerk as Document No. RR-_____.

3. Before becoming effective, this Resolution will be submitted to the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission (ALUC) for a consistency finding with the Airport Land Use Compatibility Plans (ALUCPs) for San Diego International Airport, Marine Corps Air Station Miramar, and Montgomery-Gibbs Executive Airport. If the ALUC determines this Ordinance is consistent with the ALUCPs for San Diego International Airport, Marine Corps Air Station Miramar, and Montgomery-Gibbs Executive Airport, this Resolution shall take effect and be in force on the date of the finding of consistency, provided that and not until at least sixty days have passed from the date of final passage, except that provisions of this Resolution inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

If the ALUC determines this Resolution is inconsistent or conditionally consistent, subject to proposed modifications, with one of the ALUCPs, the Resolution shall be submitted to the Council for reconsideration.

If the ALUC determinates this Resolution is conditionally consistent with the ALUCPs for San Diego International Airport, Marine Corps Air Station Miramar, or Montgomery-Gibbs Executive Airport, but consistency is subject to the proposed modifications, the Council may amend this Resolution to accept the proposed modifications, and this Resolution as amended

shall take effect and be in force on the sixtieth day from and after its final passage, except that provisions of this Resolution inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

A proposed decision by the Council to overrule a determination or inconsistency, or to reject the proposed modifications for a finding of conditional consistency, shall include the findings required pursuant to California Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings will be forwarded to the ALUC, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s); and the Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided. At the hearing, any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

If the Council makes a final decision to overrule a determination of inconsistency, this Resolution shall take effect and be in force on the sixtieth day from and after that final decision, except that provisions of this Resolution inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

XXX

APPROVED: HEATHER FERBERT, City Attorney

By _____
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
July 2, 2025
Or. Dept: Planning Department
Doc. No. 4113476

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date) TODD GLORIA, Mayor

Vetoed: _____
(date) TODD GLORIA, Mayor

**Attachment 3 - Draft Ordinance Amending the San Diego Municipal Code (Strikeout/
Underline**
STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 4 BY AMENDING SECTION 126.0402; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 5 BY AMENDING SECTION 126.0502; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 132.0102; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AMENDING CHAPTER 13, ARTICLE 2 BY ADDING NEW DIVISION 16 AND NEW SECTIONS 132.1601, 132.1602, 132.1605, 132.1610, 132.1615, 132.1620, 132.1625, AND 132.1630, AND 132.1635; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 141.0621; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 3 BY AMENDING SECTION 143.0302; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 9 BY AMENDING SECTION 143.0920; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 10 BY AMENDING SECTION 143.1025; AND AMENDING CHAPTER 14, ARTICLE 3, DIVISION 14 BY AMENDING SECTION 143.1410, RELATING TO THE CLAIREMONT AND COLLEGE AREA COMMUNITY PLAN UPDATES.

§113.0103 Definitions

Abutting property through Parking, shared (See shared parking), off-street [No change in text.]

Parking space, off-street (see ~~off-street parking space~~ off-street parking space)

Parkway means the area within the public right-of-way between the curb of a street and the public right-of-way line. The parkway includes the following zones:

Frontage zone means the section of the public right-of-way between the thoroughway zone and the public right-of-way line.

Furnishings zone means the section of the public right-of-way between the curb and the thoroughway zone in which street trees, lights and street furniture are provided. Street furniture, including but not limited to, trash and recycle receptacles, and bicycle parking.

Thoroughway zone means the section of the public right-of-way between the furnishings zone and the frontage zone or the building fronting the street with a sidewalk for pedestrian travel only and clear of obstacles, including, but not limited to, driveway aprons.

Penthouse through Public service easement [No change in text.]

Public space means a publicly accessible outdoor area that is adjacent to or accessible from a public right-of-way or transit station that provides opportunities for public use and recreational activities. A public space shall have signs visible from the adjacent public right-of-way or transit station stating that the public space is open to the public. Public space can include seating, shade structures and landscaping. Public spaces include the following types:

Greenway means a public space parallel to the public right-of-way with a pedestrian pathway to enhance the thoroughway zone. See Chapter 15, Article 6, Division 3, section 156.0302 for the definition of Greenway within the Centre City Planned District.

Paseo means a pedestrian path that provides a connection from a public right-of-way to public spaces or public parks abutting or within a premises.

Plaza means a public space primarily composed of hardscape at ground level with a building fronting at least one side in the front or side yard.

Podium means a public space on an upper story of a building or parking structure with public access to the ground level and at least one building entrance. A pedestrian connection can be provided to an adjacent elevated transit station or development.

Urban green means a public space primarily composed of multi-purpose turf or other active usable ground cover at ground level with a building fronting at least one side in the front or side yard.

Public vantage point through Yard [No change in text.]

§126.0402 When a Neighborhood Development Permit Is Required

(a) through (s) [No change in text.]

(t) A Neighborhood Development Permit is required for development that deviates from the required area for public spaces as described in Section 132.1615(b)(1).

§126.0502 When a Site Development Permit is Required

(a) through (b) [No change in text.]

(c) A Site Development Permit decided in accordance with Process Three is required for the following types of development.

(1) through (8) [No change in text.]

(9) In the Community Enhancement Overlay Zone, as described in Section 132.1602, *development* in the boundaries shown on a map identified in Section 132.1602 that does not comply with the *development* standards in the overlay zone, except that if the *development* is affordable housing, an in-fill project, and/or a sustainable building, as described in Section 143.0915, shall be processed in accordance with Section 126.0503 and Section 132.1602, Table 132-16B.

(d) through (g) [No change in text.]

§132.0102 Overlay Zone Designations Table 132-01A

Overlay zones are designated on the Official Zoning Map as indicated in Table 132-01A. The overlay zone designation is shown after the base zone designation on the Official Zoning Map.

**Table 132-01A
Overlay Zone Designations**

Division Number	Title of Overlay Zone	Map Designation
Division 2 through Division 15	[No change in text.]	[No change in text.]
<u>Division 16</u>	<u>Community Enhancement Overlay Zone</u>	<u>CEOZ</u>

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding

rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T)	[No change in text.]
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-4344
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O) through Uptown (See Diagram 132-14K)	[No change in text.]

(b) [No change in text.]

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

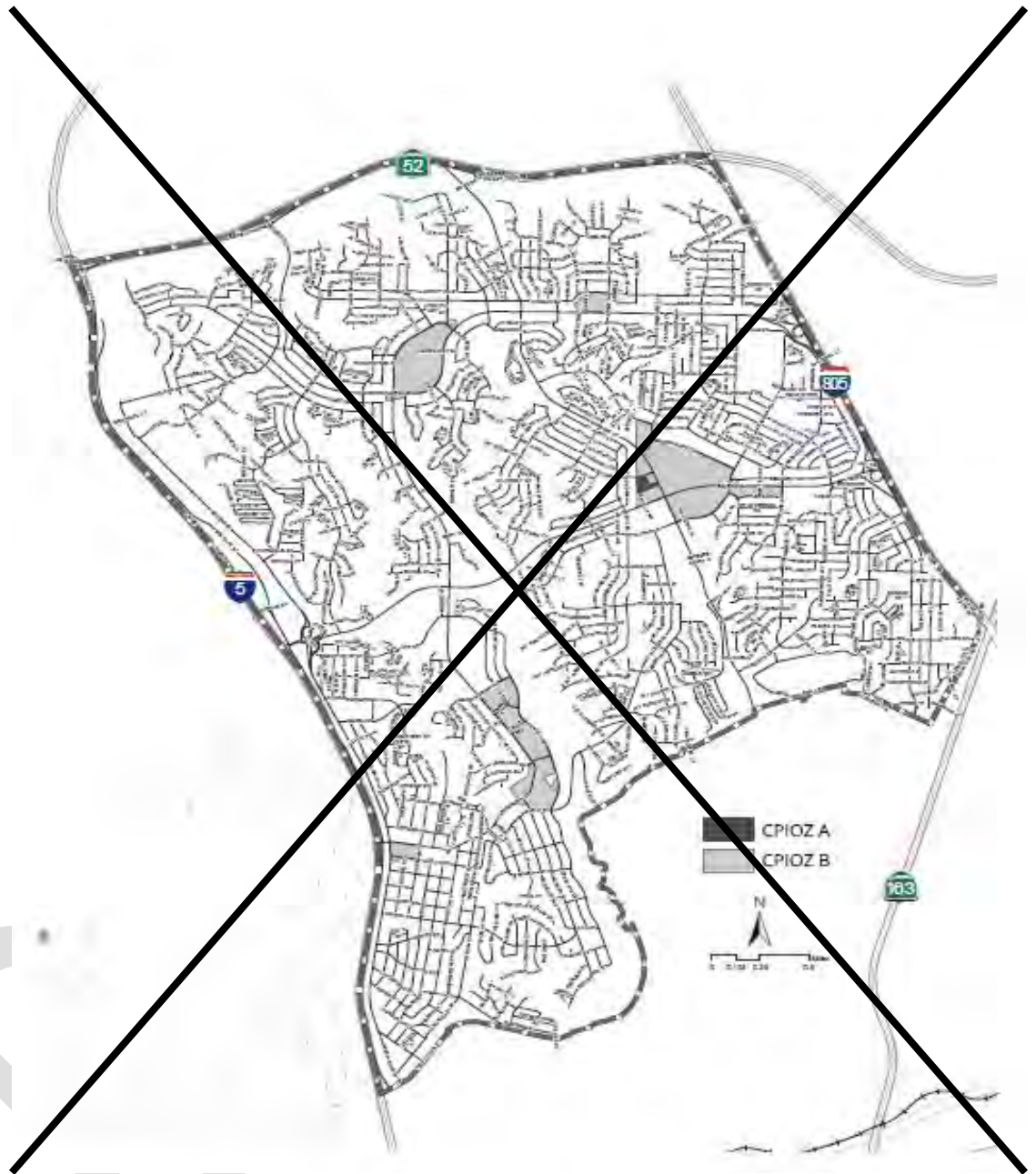


DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-4344 for illustration purposes only.

DIAGRAM 132-14B through DIAGRAM 132-14P

[No change in text.]

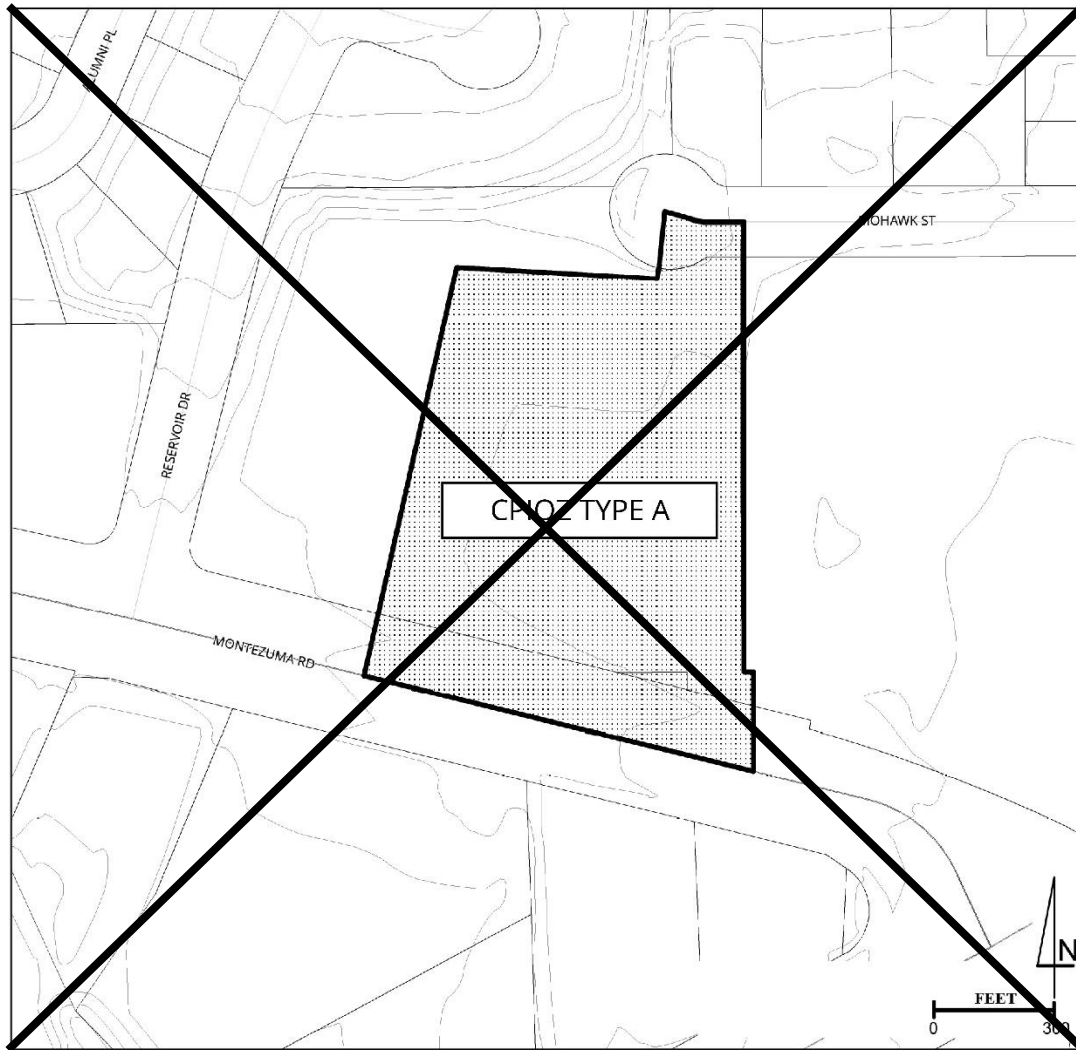


DIAGRAM 132-14Q

College Area Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4339 for illustration purposes only.
(Added 7-9-2019 by O-21097 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21097 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21097-SO.pdf

DIAGRAM 132-14R through DIAGRAM 132-14U

[No change in text.]

Chapter 13: Zones

Article 2: Overlay Zones

Division 16: Community Enhancement Overlay Zone

§132.1601 Purpose

The purpose of the Community Enhancement Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City which have increased allowed density and intensity as part of a community plan update or amendment. The intent of these regulations is to ensure that *development* provides community enhancements in locations which have benefitted from higher density and intensity near high-frequency transit stops, including additional pedestrian access, *public spaces*, and multimodal connectivity improvements.

§132.1602 Where the Community Enhancement Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified on Diagrams 132-16A through 132-16B. Table 132-16A lists the community plan areas in which this overlay zone has been applied and the corresponding maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk.

Table 132-16A

Community Plans with Property where Community Enhancement Overlay Zone Apply

<u>Community Plan</u>	<u>Map Number Showing Boundaries of CEOZ Area</u>
<u>Clairemont (See Diagram 132-16A)</u>	<u>C-1040</u>
<u>College Area (See Diagram 132-16B)</u>	<u>C-1039</u>

- (b) Table 132-16B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of development in this overlay zone.

Table 132-16B
Community Enhancement Overlay Zone Applicability

<u>Type of Development</u>	<u>Supplemental Development Regulations</u>	<u>Required Permit Type/ Decision Process</u>
(1) <u>Interior building improvements that do not involve a change in use, or provide additional floor area, or improvements that do not require a construction permit.</u>	<u>None—Exempt from this division</u>	<u>No additional permit required by this division</u>
(2) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development complies with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>No additional permit required by this division</u>
(3) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development is affordable housing, an in-fill project, and/or a sustainable building as described in Section 143.0915 and does not comply with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>Neighborhood Development Permit/ Process Two subject to Section 143.0920(d).</u>
(4) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development does not comply with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>Site Development Permit/ Process Three</u>

Diagram 132-16A
Clairemont Community Enhancement Overlay Zone

This is a reproduction of Map No. C-1040 for illustration purposes only.

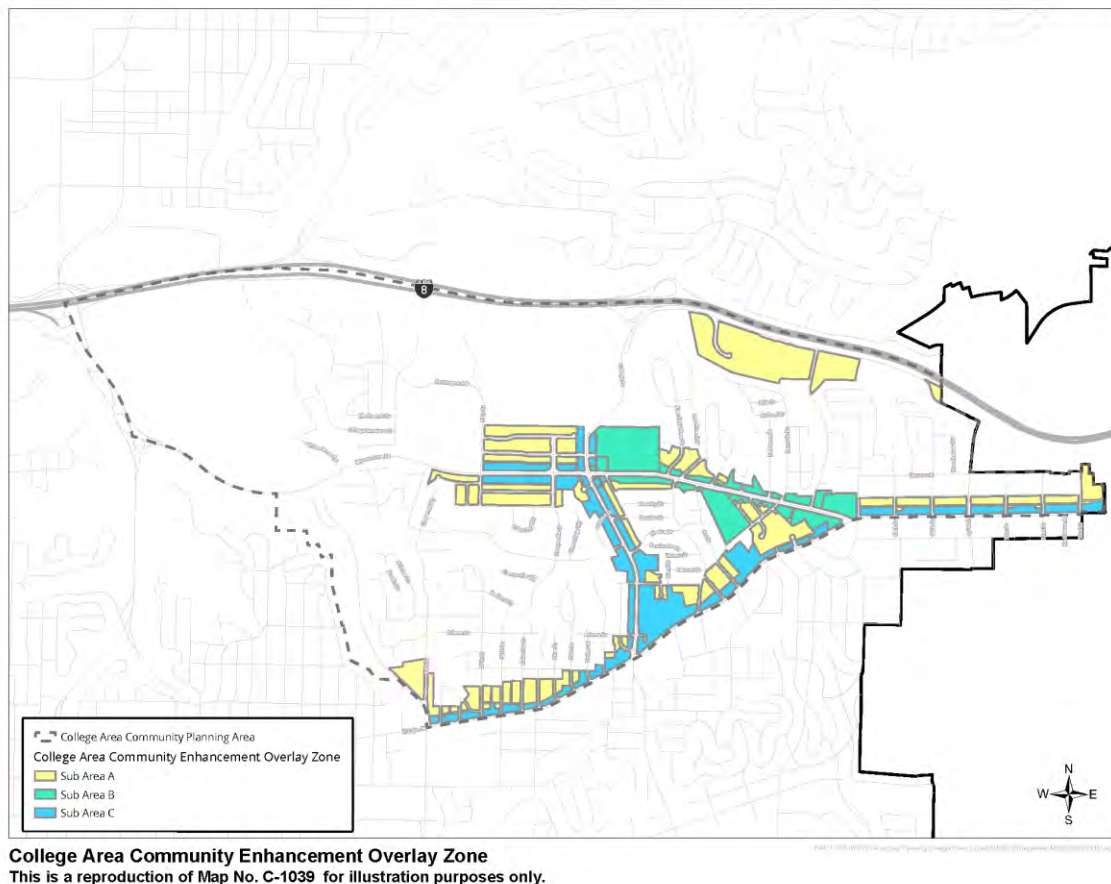


Diagram 132-16B

College Area Community Enhancement Overlay Zone

This is a reproduction of Map No. C-1039 for illustration purposes only.

§132.1605 Exception to the Community Enhancement Overlay Zone

The City Manager may grant an exception to the requirements of this division for
development that is minor, temporary, or incidental and is consistent with the
intent of this division. Exceptions made by the City Manager shall be recorded
and entered in the project files prepared in the process of approving the
development.

§132.1610 **Conflicts between Community Enhancement Overlay Zone and Other Regulations**

- (a) If there is a conflict between the supplemental development regulations for the Community Enhancement Overlay Zone and the *development* regulations of the applicable base zone, the Community Enhancement Overlay Zone supplemental development regulation shall apply.
- (b) If there is a conflict between the supplemental development regulations for the Community Enhancement Overlay Zone and the *development* regulations adopted as part of a specific plan, the specific plan regulations shall apply.

§132.1615 **Public Spaces**

- (a) Applicability.
 - (1) *Development on a premises* equal to or greater than 10,000 square feet and that proposes a total *gross floor area* of new *development* equal to or greater than a *floor area ratio* of 0.5 shall provide *public spaces* in accordance with this Section.
 - (2) *Development on a premises* less than 10,000 square feet, if an *applicant* elects to provide *public spaces* in accordance with this Section, the *development* shall receive a *floor area ratio* bonus of 1.0.
 - (3) A proposed *subdivision* of land equal to or greater than 10,000 square feet shall provide *public spaces* on all *lots* in accordance with this Section.
 - (4) *Development* that qualifies for an exemption from the Citywide

Park Development Impact Fees by constructing on-site park improvements in accordance with Section 142.0640 and Council Policy 600-33 is exempt from this Section.

(b) Size.

- (1) Development shall provide a minimum of 5 percent of the area of the premises as a public space, or 75,000 square feet, whichever is less.
- (2) For development that exceeds the minimum required area of a public space for a premises, the development may receive a floor area ratio bonus of 0.2 for every 1,000 square feet of the provided public space up to a maximum of 5,000 square feet. The floor area ratio bonus for public space shall not exceed 1.0 and cannot be used with the floor area ratio bonus in section 132.1615(a)(2)
- (3) For development on premises where resources such as important archaeological sites, traditional cultural properties, historical resources, or environmental sensitive lands limit the ability to meet the required area of a public space, the required area for the public space may be reduced to avoid the resource subject to approval of a Process Two Neighborhood Development Permit in accordance with sections 126.0402(t) and 126.0403, provided that the findings in section 126.0404(a) are met.
- (4) If required stormwater, public utility, or transit infrastructure or facilities limit the ability to meet the required area for the public

space, the required area for the *public space* may be reduced to locate the required infrastructure or facilities to the satisfaction of the City Engineer.

(3) The *applicant* may purchase a reduction in the required area of the *public space* at a rate of \$170 per square foot of reduction, which shall be increased, starting on July 1, 2026, and on each July 1st thereafter, based on the one-year change (from March to March) in the Construction Cost Index (CCI) for Los Angeles as published monthly in the Engineering News-Record, up to a maximum of 25 percent of the total required *public space* amenity size. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

(c) Type. An *applicant* shall satisfy the *public space* requirements through the provision of one or more of the following:

(1) A *plaza, urban green, or podium* shall meet the following requirements:

(i) A minimum area of 1,200 square feet; and

(ii) A minimum dimension of 20 feet in any direction.

(2) A *greenway* shall have a minimum width of 8 feet measured perpendicular from the *parkway* to the *street wall* or in accordance with Table 132-16E.

(3) A *paseo* shall have a minimum width of 8 feet or in accordance with Table 132-16G.

(d) Amenities. A *public space* shall include amenities in accordance with Table 132-16C and Table 132-16D.

- (1) Amenities in Category 2 shall satisfy two single amenities requirements in Table 132-16C.
- (2) A *development* shall not utilize the following amenity types more than once: Interactive/Technology Element; *Placemaking* Elements; Performance/Event/Cultural Space; Splash Pad; or Sports Court with Lighting.
- (3) A *development* less than 200,000 square feet may utilize either the Interactive/Technology Element amenity or *Placemaking* Elements amenity types. Use of both amenity types shall not be permitted.
- (4) An alternative compliance determination may be made by the City Manager for amenities not listed in Table 132-16D.
- (5) For development greater than 200,000 square feet , the *applicant* may purchase amenity points, up to a maximum of 30 percent of the total required amenity points based on the *premise* size of the *development* (with a minimum of 1 amenity point) at a rate of \$480,835 per amenity point, which shall be increased, starting on July 1, 2026, and on each July 1st thereafter, based on the one-year change (from March to March) in the Construction Cost Index (CCI) for Los Angeles as published monthly in the Engineering News-Record. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

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Table 132-16C
Public Space – Number of Required Amenities

<u>Premise Size</u>	<u>Required Amenities</u>
<u>Equal to or greater than 10,000 square feet but less than 100,000 square feet.</u>	<u>1 amenity</u>
<u>Equal to or greater than 100,000 square feet but less than 200,000 square feet.</u>	<u>2 amenities</u>
<u>Equal to or greater than 200,000 square feet but less than 400,000 square feet.</u>	<u>3 amenities</u>
<u>Equal to or greater than 400,000 square feet.</u>	<u>6 amenities</u>

Table 132-16D
Public Space Amenity Type

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
<u>All-Weather Shade Cover/Pavilion with Tables and Seating</u>	<u>Minimum of 400 square feet and a minimum of two sets of fixed or movable tables and chairs. Shade covers shall not replace appropriate tree plantings or count toward tree canopy coverage.</u>	<u>1</u>
<u>Community Garden</u>	<u>Minimum of 1,500 square feet, containing at least 10 plots with a minimum of 80 square feet of soil area per plot, communal refuse/recycling area, and a dedicated water meter with hose bibbs.</u>	<u>1</u>
<u>Fitness Circuit</u>	<u>Minimum of 3 pieces of fitness equipment, clear signage and a connecting path.</u>	<u>1</u>
<u>Interactive/Technology Element</u>	<u>Provides features which can include, but are not limited to the following: publicly accessible Wi-Fi, solar panel furniture/feature, touchable information board, and smart kiosks, to the satisfaction of the City Manager. The element shall be accessible to the public during operating hours.</u>	<u>1</u>
<u>Multi-Purpose Natural Turf Area</u>	<u>Minimum of 10,000 square feet of continuous natural turf with a slope of 5 percent or less to support universal access. Multi-purpose turf area to be used for athletic competition shall provide a slope 2 percent or less.</u>	<u>1</u>
<u>Off-Leash Dog Area</u>	<u>Minimum of 2,000 square feet of fenced-in area.</u>	<u>1</u>
<u>Placemaking Elements</u>	<u>Minimum of 2 elements which can include, but are not limited to the following: artwork, interactive playscape, climbing structures, elements of historical or cultural</u>	<u>1</u>

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
	<u>relevance, or community activation elements/games, to the satisfaction of the City Manager.</u>	
<u>Play Area</u>	<u>Minimum of 750 square feet with children’s play equipment and safety surfacing. Separate play areas shall be provided for children ages 2 to 5 and 5 to 12. A minimum of three play pieces shall be provided per play area.</u>	<u>1</u>
<u>Performance/Event /Cultural Space</u>	<u>Minimum of 2,500 square feet of paved area with seating for a minimum of 40 people, lighting, and utilities including power, data and sound.</u>	<u>2</u>
<u>Splash Pad</u>	<u>A Splash Pad (otherwise considered a “water playground”) measuring a minimum of 750 square feet.</u>	<u>2</u>
<u>Sports Court with Lighting</u>	<u>Minimum of one full court or two half-courts for sports, which can include but are not limited to the following: basketball, tennis, pickleball, and sand volleyball, to the satisfaction of the City Manager. Lighting appropriate to the sport shall be provided, and shall be sited and directed to minimize impacts to nearby residential uses in accordance with Chapter 14, Article 2, Division 16, section 142.0740.</u>	<u>2</u>

(e) Landscaping.

- (1) A minimum of 20 percent of a *public space* area shall be comprised of permeable landscape planting. This requirement is in addition to the landscape regulations in Chapter 14, Article 2, Division 4.
- (2) At least 30 percent of all paving within the *public space* on a ground level shall be shaded by a minimum of one, 24-inch box canopy form street tree, standard trunk, evergreen species for each 30 feet of *public space* on a ground level abutting a *street frontage*. The street tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City’s Street Tree Selection Guide.

(f) Trash and Recycling Containers. At least one trash and recycling container shall be provided with a minimum of one for every 1,000 square feet of public space.

(g) Seating and Tables.

(1) A minimum of one linear foot of seating shall be provided for every 100 square feet of public space. All or a portion of the required seating can be moveable.

(2) Tables and seating operated by on-site commercial tenants, or the record owner, may be included within the public space if they are accessible to the public and are limited to no more than 20 percent of the public space area.

(h) Lighting.

(1) A public space shall have lighting provided on either poles or bollards at the entrance, pedestrian pathways and edges.

(2) The lighting design within the public space shall coordinate with the architectural lighting of the abutting property.

(i) Access and Visibility.

(1) A public space on a ground level shall be designed to be visible from the abutting property and parkway.

(2) The public space at a ground level shall use different paving material from the public right-of-way to delineate the area maintained by the record owner.

(3) A minimum of 50 percent of a public space at a ground level shall

be free of physical barriers or obstructions to ensure universal access.

- (4) *Public space* at a ground level shall provide pedestrian connections to the abutting *parkway* and building entrances.

(i) *Fire Apparatus Access*

- (1) *Development* shall provide fire sprinklers and meet the access requirements of the California Fire Code, Appendix D, Sections 105.2 and 105.3 for all *structures* that exceed 30 feet in *structure height* where *public space* at a ground level would result in the distance between the *building facade* and the *street* being greater than 30 feet.

- (2) Any deviation from the fire sprinklers and access requirements shall comply with the construction type exceptions identified in the California Fire Code, Appendix D, Section 105.1.

(j) *Hours of Public Access.*

- (1) *A public space* and amenities shall be publicly accessible from at least 7:00 a.m. to 8:00 p.m. seven days a week or during the hours of operation of the commercial use.
- (2) A minimum of one wayfinding *sign* shall be provided per 100 feet of *street frontage*. The *sign(s)* shall be at least 2 square feet in size, located along and legible from the *public right-of-way*, advise the public of the hours of public access, and direct the public to any *public spaces* not located adjacent to a *public right-of-way*.

(k) Maintenance. A *public space* shall be maintained by the *record owner*.

(l) Building Façade. A minimum of one *building façade* shall face the *public space* in accordance with the following:

(1) The abutting *public space* shall be accessible from the adjacent building entrances as follows:

(i) Each commercial retail tenant space or residential *dwelling unit*; or

(ii) A building's common area for buildings without retail tenant space or residential *dwelling units*.

(2) An upper *story* of a building with a finish *floor* elevation of more than 25 feet above a *public space* at a ground level may have balconies, building elements or habitable space that projects over the *public space* to the *property line* or *setback* specified by the base zone.

(m) Common Open Space. A *public space* may be counted towards common open space requirements of the base zone.

(n) Garage Entrance or Driveway. A garage entrance or driveway is only allowed within a *public space* if the *premises* does not have access to another *public right-of-way*, subject to the satisfaction of the City Engineer.

(o) Automobile *parking spaces*, loading berths/zones, trash storage facilities, utility boxes, as well as the access or service for these facilities are not permitted within the *public space*.

- (p) Best management practices for stormwater may be constructed within the landscaped area of a *public space* at ground level in accordance with Chapter 4: Health and Sanitation, Article 3: Environmental Health Quality Controls, Division 3: Stormwater Management and Discharge Control, only if pedestrian access to and within a *public space* is not hindered by the best management practices subject to the satisfaction of the City Engineer.
- (q) *Development* on a property with a mixed-use base zone and a *premise* greater than five acres shall be exempted from the requirements of Section 131.0718(d)(6) if the *development* provides *public spaces* in accordance with this Section.

§132.1620 Public Space – Greenway Site Specific Requirements.

- (a) *Development* with a *premises* identified on Table 132-16E that is subject to the *public space* requirements in accordance with Section 132.1615 shall provide a *public space – greenway*.
- (b) A *greenway* shall satisfy all or a portion of the *public space* size requirements in accordance with Section 132.1615(b).
- (c) A *greenway* shall have a minimum width as specified on Table 132-16E, measured perpendicular from the *parkway* to the *street wall*.

Table 132-16E
Public Space – Greenway Width

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Public Space – Greenway Width</u>
<u>College Area</u>	<u>C-1039</u>	<u>C</u>	<u>North side of El Cajon Boulevard between 54th Street and Keeny Street</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>B</u>	<u>Both sides of College Avenue between El Cajon Boulevard and Cantina Way</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>D</u>	<u>Both sides of Montezuma Road between 55th Street and College Avenue \</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>E</u>	<u>Both sides of Montezuma Road between College Avenue and El Cajon Boulevard \</u>	<u>8 Feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard</u>	<u>30 Feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive</u>	<u>30 Feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>North side of Mount Alifan Drive and Mount Abraham Avenue to Genesee Avenue</u>	<u>30 Feet</u>

§132.1625 **Parkway Site Specific Requirements.**

- (a) Development with a premises identified on Table 132-16F shall provide a parkway with a minimum width as specified on Table 132-16F.
- (b) The parkway shall be measured in accordance the Street Design Manual of the Land Development Manual.
- (c) Improvements within the parkway shall be designed and constructed in accordance with the requirements of Chapter 14, Article 2, Division 6 and the Street Design Manual of the Land Development Manual.

Table 132-16F
Parkways Width Requirements

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Parkway Width</u>
<u>College Area</u>	<u>C-1039</u>	<u>E</u>	<u>Both sides of Montezuma Road between College Avenue and El Cajon Boulevard</u>	<u>14 Feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard</u>	<u>14 feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>D</u>	<u>North side of Ingulf Street between Morena Boulevard and Denver Steet</u>	<u>10 feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>D</u>	<u>South side of Clairemont Drive between Morena Boulevard and Denver Street</u>	<u>10 feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive</u>	<u>14 feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>E</u>	<u>North side of Mount Alifan Drive between Mount Abraham Avenue and Genesee Avenue</u>	<u>14 feet</u>

§132.1630 **Public Space – Paseo Site Specific Requirements.**

- (a) Development with a premises identified on Table 132-16G shall provide a *paseo*.
- (b) A *paseo* shall satisfy all or a portion of the *public space* size requirements in accordance with Section 132.1615(b).
- (c) A *paseo* shall have a minimum width as specified on Table 132-16G.

Table 132-16G
Paseo Width Requirements

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Paseo Width</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>C</u>	<u>Abutting Tecolote Creek.</u>	<u>14 feet</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>D</u>	<u>Between Denver Street and Morena Boulevard</u>	<u>14 feet</u>

§132.1635 Public Park Specific Requirements.

- (a) Development with a premises identified in Table 132-16H shall provide a public park.
- (b) A public park shall have a minimum area as specified on Table 132-16H.

Table 132-16H
Public Park Width Requirements

<u>Community Plan Area</u>	<u>Diagram</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Area</u>
<u>Clairemont</u>	<u>C-1040</u>	<u>B</u>	<u>A public park within the Rose Canyon Gateway Village</u>	<u>3-acres</u>

§141.0621 Sidewalk Cafes, Streetaries, and Active Sidewalks

The sidewalk cafes, streetaries, and active sidewalks regulations establish requirements for outdoor dining and other uses located within the *public right-of-way*. For the purposes of this Section, sidewalk cafes are defined as outdoor dining spaces located within the sidewalk area of the *public right-of-way* that are associated with adjacent eating and drinking establishments; streetaries are defined as outdoor spaces located in a *street* space formerly dedicated to parking spaces that serves as an extension of an eating and drinking establishment; and active sidewalks are defined as the permanent extension of the curb into the *public right-of-way* to facilitate activation of the *public right-of-way* through recreational amenities, landscaped areas, seating areas, farmers market, *artworks* or outdoor dining. Sidewalk cafes, streetaries, and active sidewalks are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. It is not

the intent of this Section to regulate outdoor eating and drinking establishment areas that are located on private property.

- (a) [No change in text.]
- (b) Limited Use Regulations for Streetaries
 - (1) through (3) [No change in text.]
 - (4) Accessibility
 - (A) through (G) [No change in text.]
 - (H) Terraced or Multi-Level Streetaries
 - (i) through (iii) [No change in text.]
 - (iv) The wheelchair accessible entry shall include a *structure* on the sidewalk within the sidewalk ~~furnishing zone~~ furnishings zone that provides a transition between the sidewalk and streetary deck.
 - (v) through (vi) [No change in text.]
 - (5) [No change in text.]
- (c) [No change in text.]

§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply

This Division applies to any *development* for which a Neighborhood Development Permit or Site Development Permit is required as described in Sections 126.0402 and 126.0502, in accordance with Table 143-03A.

Legend for Table 143-03A

NDP	Neighborhood Development Permit
SDP	Site Development Permit

Table 143-03A

**Supplemental Neighborhood Development Permit or Site Development Permit
Regulations Applicability**

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
Affordable housing, in-fill projects, and sustainable buildings projects as described in Section 143.0915 where a Site Development Permit or Planned Development Permit would otherwise be required.	126.0503, 126.0603, 143.0303, 143.0305, 143.0910, 143.0915, 143.0920	NDP/Process Two
<i>Development of a large retail establishment of 50,000 or more square feet gross floor area in all commercial, industrial, and mixed-use zones, and in all planned districts, except the Centre City Planned District</i>	143.0303, 143.0305, 143.0355, 143.0375	NDP/Process Two
<i>Development of a large retail establishment of 100,000 or more square feet gross floor area in all commercial, industrial, and mixed-use zones, and in all planned districts</i>	143.0303, 143.0305, 143.0355, 143.0375	SDP/Process Four
Site Containing <i>Environmentally Sensitive Lands</i>	143.0101-143.0160, 143.0303, 143.0305, 143.0350, 143.0375, 143.0380	NDP/Process Two or SDP/Process Three or Four

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
<i>Any capital improvement program project on a Site Containing Environmentally Sensitive Lands</i>	143.0101-143.0160, 143.0303, 143.0305, 143.0350, 143.0375, 143.0380	SDP/Process CIP-Two or SDP/Process CIP-Five
<i>Any capital improvement program project on a Site Containing Historical Resources</i>	143.0201, 143.0260, 143.0303, 143.0305, 143.0360, 143.0375, 143.0380	SDP/Process CIP-Two or SDP/Process CIP-Five
<i>Site Containing Historical Resources</i>	143.0201, 143.0240, 143.0260, 143.0303, 143.0305, 143.0360, 143.0375, 143.0380	NDP/Process Two or SDP/Process Four
<i>Fences or Retaining Walls Exceeding the Permitted Height</i>	143.0303, 143.0305, 142.0350, 143.0375	NDP/Process Two
<i>Relocated Building Onto a Site With an Existing Building</i>	143.0303, 143.0305, 143.0345, 143.0375	NDP/Process Two
<i>Site with Previously Conforming Conditions</i>	127.0102-127.0106, 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Nonresidential Development Exceeding the Maximum Permitted Parking</i>	142.0540(b), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Shared Parking for Uses Not Listed in Section 142.0545(c)</i>	142.0545(b)(7), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Previously Conforming Parking for a discontinued use</i>	142.0510(d)(4), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Mobilehome Parks in RM Zones</i>	143.0303, 143.0305, 143.0340, 143.0375	NDP/Process Two
<i>Mobilehome Parks in RS, RX Zones</i>	143.0303, 143.0305, 143.0340, 143.0375	SDP/Process Three
<i>Discontinuance of Mobilehome Park</i>	143.0610-143.0640, 132.0701-132.0705, 143.0303, 143.0305, 143.0375	SDP/Process Three

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
Multiple Dwelling Unit <i>Development</i> that Varies from Minimum Parking Requirements	142.0525(b), 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Nonresidential <i>Development</i> (With TDM Plan) that Varies from Minimum Parking Requirements	142.0525(b), 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Community Plan Implementation Overlay Zone	132.1401-132.1405, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Mission Trails Design District	132.1201-132.1205, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Development</i> of a small <i>lot subdivision</i> in accordance with Section 143.0365	143.0303, 143.0305, 143.0310, 143.0365, 143.0375	SDP/Process Three
<i>Development</i> Within the Urban Village Overlay Zone	132.1101-132.1110, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Public improvements</i> on More Than 3,000 Feet of Frontage or Where City Standards Do Not Apply	142.0601-142.0670, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Any capital improvement program project</i> on More Than 3,000 Feet of Frontage or Where City Standards Do Not Apply	142.0601-142.0670, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process CIP-Two
Manufactured Slopes in Excess of 25% Gradient and 25 Feet in Height	142.0101-142.0149, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Condominium Conversions</i> with Deviations from Development Regulations	143.0303, 143.0305, 143.0360, 143.0375	SDP/Process Four

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process
Clairemont Mesa Height Limit Overlay Zone	132.1301-132.1306, 143.0303, 143.0305, 143.0375,143.0380	SDP/Process Five
<i>Development</i> requesting a deviation from the Climate Action Plan Consistency Regulations in Chapter 14, Article 3, Division 14.	143.0303, 143.0305, 143.0375	NDP/Process Two
<u>Community Enhancement Overlay Zone</u>	<u>132.1601-132.1635, 143.0303, 143.0305, 143.0375,143.0380</u>	<u>SDP/Process Three</u>

§143.0920 Affordable Housing, In-Fill Projects, and Sustainable Buildings Deviations

Development identified in Section 143.0915 may be permitted with a Neighborhood Development Permit decided in accordance with Process Two, except as provided in Section 143.0920(e), for the following:

(a) through (e) [No change in text.]

(f) Residential *development* in the Community Enhancement Overlay Zone that does not comply with the *development* standards within the Community Enhancement Overlay Zone, as described in section 132.1602, provided that the findings in section 126.0404(a) are made. If a deviation is requested, the supplemental findings in Section 126.0404(f) shall also be made.

§143.1025 Supplemental Development Regulations

Development utilizing the regulations in this Division must comply with the following Supplemental Development Regulations and may not utilize the

waivers provided in Section 143.1010(g) to deviate from the requirements in Section 143.1025.

(a) Pedestrian Circulation Space. All *development* shall include the following pedestrian circulation improvements:

(1) Urban *Parkway* Requirements. The *applicant* shall provide an urban *parkway* that is at least 14 feet in width measured from the face of the curb or at a width required per Section 142.0670(a)(3), whichever is greater. For a *premises* that is less than 25,000 square feet, an *applicant* may elect to provide a bicycle repair station, a wayfinding ~~sign~~ sign, public seating, a public drinking fountain or a smart kiosk, in lieu of an urban *parkway*. All *development* in this Section shall meet the minimum *parkway* requirements in Section 142.0670(a)(3).

(A) through (B) [No change in text.]

(C) An *applicant* may meet the urban *parkway* minimum width requirement in Section 143.1025(a)(1) by providing a *public space* fronting the urban *parkway* if all the following requirements are met:

(i) Up to 4 feet of the urban *parkway* may be satisfied through the provision of a public space fronting the urban *parkway*, so long as the minimum *parkway* requirements in Section 142.0670(a)(3), ~~and~~ Community Plan Implementation Overlay Zone

regulations in Chapter 13, Article 2, Division 14, or
Community Enhancement Overlay Zone regulations
in Chapter 13, Article 2, Division 16, if applicable,
are met;

(ii) through (viii) [No change in text.]

(2) through (4) [No change in text.]

(b) through (e) [No change in text.]

§143.1410 Mobility and Land Use Regulations

The following regulations support alternative mobility options, such as walking and biking, that reduce vehicle dependency and associated greenhouse gas emissions.

(a) Pedestrian enhancements that reduce heat island effects shall be provided as follows:

(1) *Development on a premises* that contains a *street yard* or abuts a *public right-of-way* with a ~~Furnishings Zone~~furnishings zone, at least 50 percent of the ~~Throughway Zone~~throughway zone shall be shaded as specified below.

(A) If the abutting *public right-of-way* contains a ~~Furnishings Zone~~furnishings zone, shading shall be provided by street trees.

(B) If the abutting *public right-of-way* does not contain a ~~Furnishings Zone~~furnishings zone, shading may be

provided by a combination of trees and shade structures
placed in the *street yard*.

(C) through (E) [No change in text.]

- (2) *Development* on a *premises* that does not contain a *street yard* and
does not abut a *public right-of-way* with a ~~Furnishings~~
~~Zone~~*furnishings zone*, the *applicant* shall do one of the following:

(A) through (B) [No change in text.]

(b) through (c) [No change in text.]

SCE:cm
September 9, 2025
Or.Dept: City Planning
Doc. No. 4184481

Attachment 4 - Draft Ordinance Amending the Morena Corridor Specific Plan

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO AMENDING THE MORENA CORRIDOR
SPECIFIC PLAN IN THE CLAIREMONT MESA
COMMUNITY PLAN AREA; AND AMENDING ORDINANCE
NO. O-21122 ADOPTED SEPTEMBER 12, 2019, OF THE
ORDINANCES OF THE CITY OF SAN DIEGO, INsofar AS
IT CONFLICTS HERewith.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

- A. The City of San Diego desires to update the Clairemont Mesa Community Plan, which was adopted in 1989.
- B. The Morena Corridor Specific Plan was adopted by San Diego Ordinance No. O-21122 (Sept. 12, 2019) and includes land within the Clairemont Mesa Community Plan area.
- C. San Diego Resolution R-YYYYYY (Clairemont Community Plan Update), which was considered along with this Ordinance, proposes a comprehensive update to the Clairemont Community Plan (Clairemont Community Plan Update) to increase housing capacity along the corridors and village areas near high-frequency transit in accordance with the General Plan's Village Climate Goal Propensity map, and provide new public spaces and improved services for the community; and
- D. As part of the Clairemont Community Plan Update, the City of San Diego desires to amend the Morena Corridor Specific Plan to be consistent with land use designations and zones proposed by the Clairemont Community Plan Update.

E. On October 16, 2025, the Planning Commission of the City of San Diego considered the Morena Corridor Specific Plan amendment and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council.

F. On December 16, 2025, the City Council held a public hearing for the purpose of considering the amendments to the Morena Corridor Specific Plan. The City Council considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the file for the amendments on record in the City, and has considered the oral presentations given at the public hearing.

G. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. This action amends the Balboa Avenue Station Area Specific Plan adopted by Ordinance O-21122 on September 12, 2019.

Section 2. Ordinance O-21120 adopted on September 12, 2019 is repealed insofar as the same conflict with this Ordinance.

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. Before becoming effective, this Ordinance will be submitted to the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission (ALUC) for a consistency finding with the Airport Land Use Compatibility Plans

(ALUCPs) for San Diego International Airport and Montgomery-Gibbs Executive Airport. If the ALUC determines this Ordinance is consistent with the ALUCPs for San Diego International Airport and Montgomery-Gibbs Executive Airport, this Ordinance shall take effect and be in force on the date of the finding of consistency, provided that and not until at least thirty days have passed from the date of final passage.

If the ALUC determines this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for San Diego International Airport or Montgomery-Gibbs Executive Airport, the Ordinance shall be submitted to the Council for reconsideration.

If the ALUC determines this Ordinance is conditionally consistent with the ALUCPs for San Diego International Airport or Montgomery-Gibbs Executive Airport, but consistency is subject to the proposed modifications, the Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the sixtieth day from and after its final passage.

A proposed decision by the Council to overrule a determination or inconsistency, or to reject the proposed modifications for a finding of conditional consistency, shall include the findings required pursuant to California Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings will be forwarded to the ALUC, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s); and the Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided. At the hearing, any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

If the Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in forth on the thirtieth day from and after that final decision.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
September XX, 2025
Or. Dept: Planning Department
Doc. No. XXXXXX

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Attachment 5 - Draft Ordinance Amending the Balboa Avenue Station Area Specific Plan

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO AMENDING THE BALBOA AVENUE STATION
AREA SPECIFIC PLAN IN THE CLAIREMONT MESA
COMMUNITY PLAN AREAS; AND AMENDING
ORDINANCE NO. O-21120, ADOPTED SEPTEMBER 12, 2019,
OF THE ORDINANCES OF THE CITY OF SAN DIEGO,
INSOFAR AS IT CONFLICTS HEREWITH.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

- A. The City of San Diego desires to update the Clairemont Mesa Community Plan, which was adopted in 1989.
- B. The Balboa Avenue Station Area Specific Plan was adopted by San Diego Ordinance No. O-21120 (Sept. 12, 2019) and includes land within the Clairemont Mesa Community Plan area.
- C. San Diego Resolution R-YYYYYYY (Clairemont Community Plan Update), which was considered along with this Ordinance, proposes a comprehensive update to the Clairemont Community Plan (Clairemont Community Plan Update) to increase housing capacity along corridors and village areas near high-frequency transit in accordance with the General Plan's Village Climate Goal Propensity map, and provide new public spaces and improved services for the community.
- D. As part of the Clairemont Community Plan Update, the City of San Diego desires to amend the Balboa Avenue Station Area Specific Plan to be consistent with land use designations and zones proposed by the Clairemont Community Plan Update.

E. On October 16, 2025, the Planning Commission of the City of San Diego considered the Balboa Avenue Station Area Specific Plan amendment and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council.

F. On December 16, 2025, the City Council held a public hearing for the purpose of considering the amendments to the Balboa Avenue Station Area Specific Plan. The City Council considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the file for the amendments on record in the City, and has considered the oral presentations given at the public hearing.

G. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

H. ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. This action amends the Balboa Avenue Station Area Specific Plan adopted by Ordinance O-21120 on September 12, 2019.

Section 2. Ordinance O-21120 adopted on September 12, 2019 is repealed insofar as the same conflict with this Ordinance.

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. This Ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment, or until the sixtieth day from and after its final passage, whichever occurs later. If this Ordinance is

not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this Ordinance shall be null and void.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
September XX, 2025
Or. Dept: Planning Department
Doc. No. XXXXXX

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Morena Corridor Specific Plan



July 2019



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Morena Corridor Specific Plan

July 2019

Prepared by:



With contributions from:



Adoption of Morena Corridor Specific Plan

	DATE APPROVED BY PLANNING COMMISSION	REPORT NUMBER	DATE ADOPTED BY CITY COUNCIL	RESOLUTION NUMBER
Morena Corridor Specific Plan	2/21/19	PC-19-008	9/10/19	O-21122
<u>Amendment to reflect the Clairemont Community Plan Update</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>

ACKNOWLEDGMENTS

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1 | Introduction

1.1. OVERVIEW

The Morena Corridor Specific Plan (Specific Plan) envisions the transformation of an auto-oriented commercial corridor into a pedestrian-oriented village with employment areas, retail, and residential uses linked by pedestrian and bicycle facilities adjacent to the Tecolote and Morena/Linda Vista trolley stations in the Linda Vista community. The Specific Plan implements the goals of the City's General Plan and Climate Action Plan (CAP) by increasing employment and housing opportunities near transit, promoting walking and bicycle use as viable travel choices, and improving transit access and frequency.

The Specific Plan contains policies and supplemental development regulations for development within the Specific Plan area, which is located on the western edge of the communities of Clairemont Mesa and Linda Vista. Properties located within Clairemont Mesa are not subject to the Specific Plan supplemental development regulations in the Implementation Chapter. The Specific Plan maintains the Clairemont Mesa Height Limit Overlay Zone. The policies provide direction on the qualitative aspects of development and the flexibility necessary to encourage creative design. Photographs depict concepts related to building elements and site design rather than a specific architectural theme or style. The Specific Plan identifies mobility, streetscape and public realm improvements, and facility recommendations.

The City prepared a previous planning study of the areas adjacent to the future trolley stations at Tecolote Road and Clairemont Drive and the existing Morena/Linda Vista trolley station. The planning study included recommendations to focus development within the station areas; identified a modified grid network within Linda Vista; and identified additional mobility improvements that would enhance access and safety for bicyclists, pedestrians, vehicles, and transit users. The Specific Plan builds upon and refines the technical analyses, recommendations, and public input from the prior planning study.

1.2. VISION

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

1.3. GUIDING PRINCIPLES

- Protect and enhance the Morena Corridor's unique neighborhood character.
- Ensure that new development respects general mass, volume, and scale of 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 complement the existing neighborhood character.
- Improve the Morena Corridor as a place of services, shopping, and small business with a design district theme.
- Create additional gathering and recreational open space opportunities.
- Improve mobility for all modes of transportation.
- Ensure safe and efficient travel for pedestrians, bicycles, and vehicles.
- Improve access to Mission Bay Park.
- Celebrate community history that dates back to the turn of the 20th century.
- Maximize sustainable development.

1.4. SPECIFIC PLAN AREA

The Specific Plan area is approximately 280 acres along Morena Boulevard and West Morena Boulevard between Clairemont Drive and Friars Road. This area is within the Clairemont Mesa Community Plan Area and the Linda Vista Community Plan Area, as shown on Figure 1-1.

The Specific Plan is located in the low-lying area north of the San Diego River generally 7 feet above sea level, east of Mission Bay, south of Clairemont Drive, and west of the rolling hills and canyons that define the surrounding neighborhoods in Linda Vista and Clairemont Mesa. These neighborhoods, known as Bay Park and Overlook Heights, are situated in the hills above the Specific Plan area that climb to an elevation of approximately 200 feet above sea level.

To the west, the Specific Plan area is bounded by the railroad right-of-way and Interstate 5 (I-5). To the north and east, the Specific Plan area is shaped by the sloping topography and cohesive single-family residential neighborhoods in Clairemont Mesa; the University of San Diego (USD); and multifamily and student housing in Linda Vista. To the south is the San Diego River and Interstate 8 (I-8), which separate the Specific Plan area from Old Town San Diego and Mission Valley.

The San Diego Trolley connects Downtown San Diego to the University of California, San Diego and University Towne Center along the west side of Morena Boulevard. The Specific Plan area includes the Morena/Linda Vista Trolley Station at Morena Boulevard and Linda Vista Road, the Tecolote Trolley Station at West Morena Boulevard and Tecolote Road, and the Clairemont Drive Trolley Station at Morena Boulevard and Clairemont Drive, as shown on Figure 1-1.

1.5. RELATIONSHIP TO OTHER PLANNING DOCUMENTS

General Plan

The General Plan expresses a Citywide vision and provides a comprehensive policy framework for how the City should grow and develop. The Specific Plan furthers the goals and policies of the General Plan by providing detailed criteria for development of a mixed-use “village” as part of the “City of Villages Strategy.” The Specific Plan conforms with the General Plan and guides land use, circulation, and infrastructure improvements in the Specific Plan area.

Clairemont Mesa and Linda Vista Community Plans

The Clairemont Mesa and Linda Vista Community Plans are part of the Land Use Element of the General Plan. Community plans provide more detailed land use designations than the General Plan and provide community-specific policy recommendations. The community plans also provide the basis for zoning. The General Plan and community plans work together to establish the framework for growth and development.

Figure 1-1 - Location of Specific Plan Area



Climate Action Plan (CAP)

The CAP is intended to ensure the City achieves State mandates for greenhouse gas (GHG) reductions through local action. The CAP identifies five primary strategies implemented by a number of actions to meet the GHG reduction target for 2020 as well as an interim target set for 2035 that is on the trajectory to a 2050 statewide goal. One of the five primary strategies identified in the CAP is to implement mobility and land use strategies that promote increased capacity for transit-supportive residential and employment densities and provide more walking and biking opportunities. These concepts are consistent with the General Plan and include a focus on increased capacity in Transit Priority Areas (TPAs); areas within one-half mile from a major transit stop. Portions of the Specific Plan area are within a TPA. The Specific Plan increases housing and employment adjacent to the trolley stations and provides mobility recommendations to improve pedestrian and bicycle connectivity consistent with the CAP land use and mobility strategies.

Morena Corridor Specific Plan Environmental Impact Report

The Environmental Impact Report (EIR) for the Morena Corridor is a comprehensive assessment of the environmental effects that could result from implementation of the proposed Specific Plan. The EIR for the Specific Plan complies with the California Environmental Quality Act (CEQA). In addition to addressing potential impacts related to community concerns such as aesthetics, air quality, traffic, and infrastructure, the EIR identifies mitigation to reduce or avoid significant impacts.

1.6. PLANNING PROCESS

The Specific Plan has been developed through a community outreach process that included online and in-person forums. Specifically, the public outreach for the Specific Plan was primarily conducted through the Morena Corridor subcommittees of the Clairemont Mesa and Linda Vista Community Planning Groups. The community outreach was a collaborative process between community members and the City, with the participation strategy designed to:

- Provide multiple venues for participation.
- Solicit input, ideas, and feedback.
- Share process information.
- Report to the community planning group on decisions made at key stages of the planning process.
- Engage the diversity of people, perspectives, and priorities in the Clairemont Mesa and Linda Vista communities.



For illustrative purposes only. Conceptual rendering of potential development and public space with the Tecolote Village and Morena Station districts.

2 | Land Use and Districts

LAND USE AND DISTRICTS GOALS

- A distinct identity through a cohesive mix of uses.
- A diverse mix of land uses surrounding the transit stations.
- Connections to transit through a modified grid street network.
- Economic vitality through a mix of employment uses.
- A vibrant retail and restaurant sector.

The land use chapter establishes land use and districts to guide development and integrate a mix of uses, primarily focused around nodes of activity, to promote a thriving, mixed-use environment.

2.1. LAND USE DESIGNATIONS

Table 2-1 shows potential buildout within the Specific Plan area.

The land uses and residential intensities are illustrated on the Land Use Map (Figure 2-1). The Land Use Map provides a general guide to land use distribution and illustrates allocation of residential density.

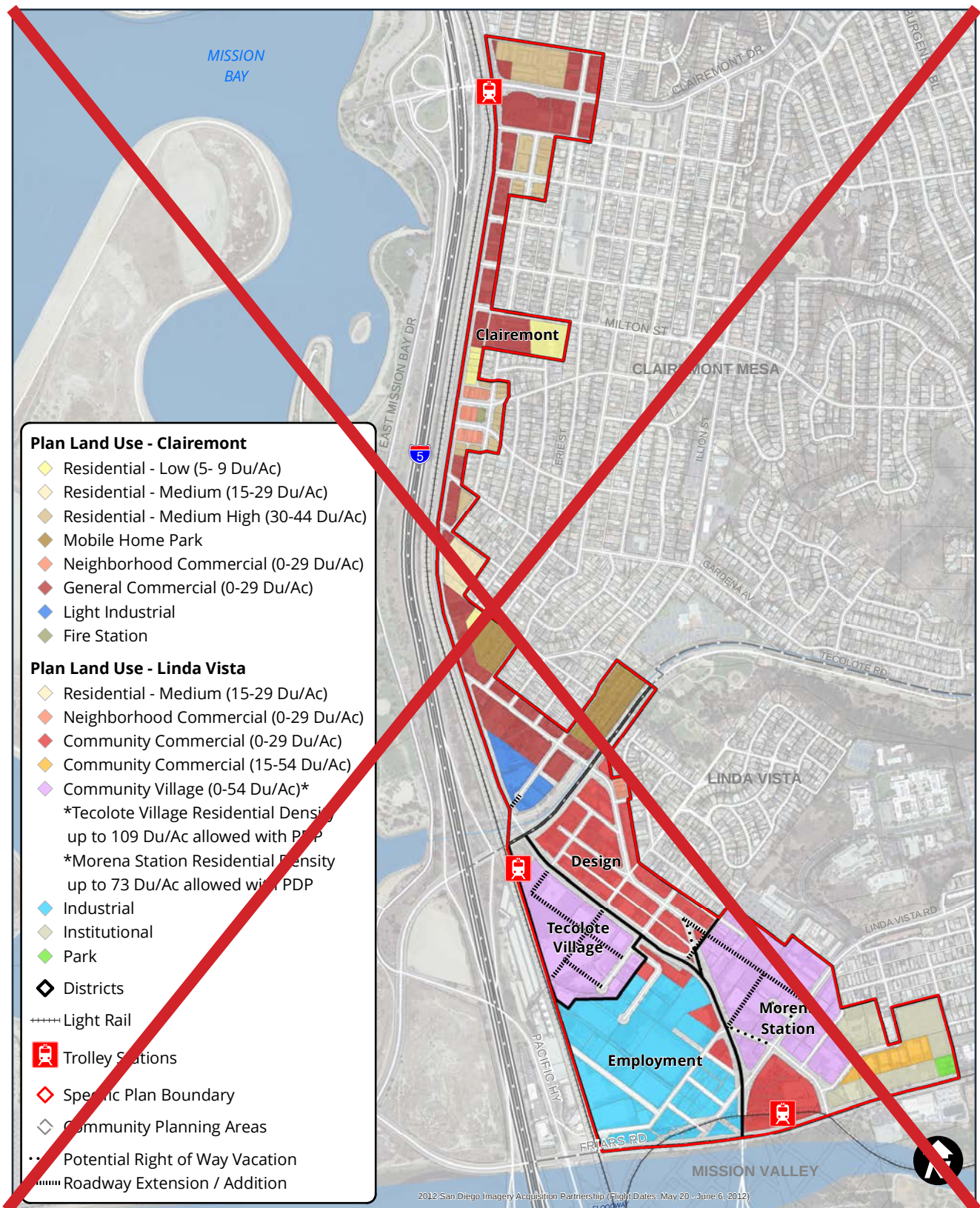
Table 2-2, beginning on page 9, summarizes and describes the Land Use Designations within the Morena Corridor.

Table 2-1 - Morena Corridor Potential Build-Out

	Existing 2010	Build Out
Residential Development (Number of Dwelling Units)		
Single-Family	27	18
Multi-Family	969	6,898
Total Residential	996	7,016
Non-Residential Development (Floor Area Square Footage)*		
Commercial, Employment, Retail & Services	2,990,000	2,535,000
Institutional	150,000	150,000
Total Non-Residential	3,140,000	2,685,000

**Square footages reflect rounded estimations.*

Figure 2-1 - Specific Plan Land Use Map



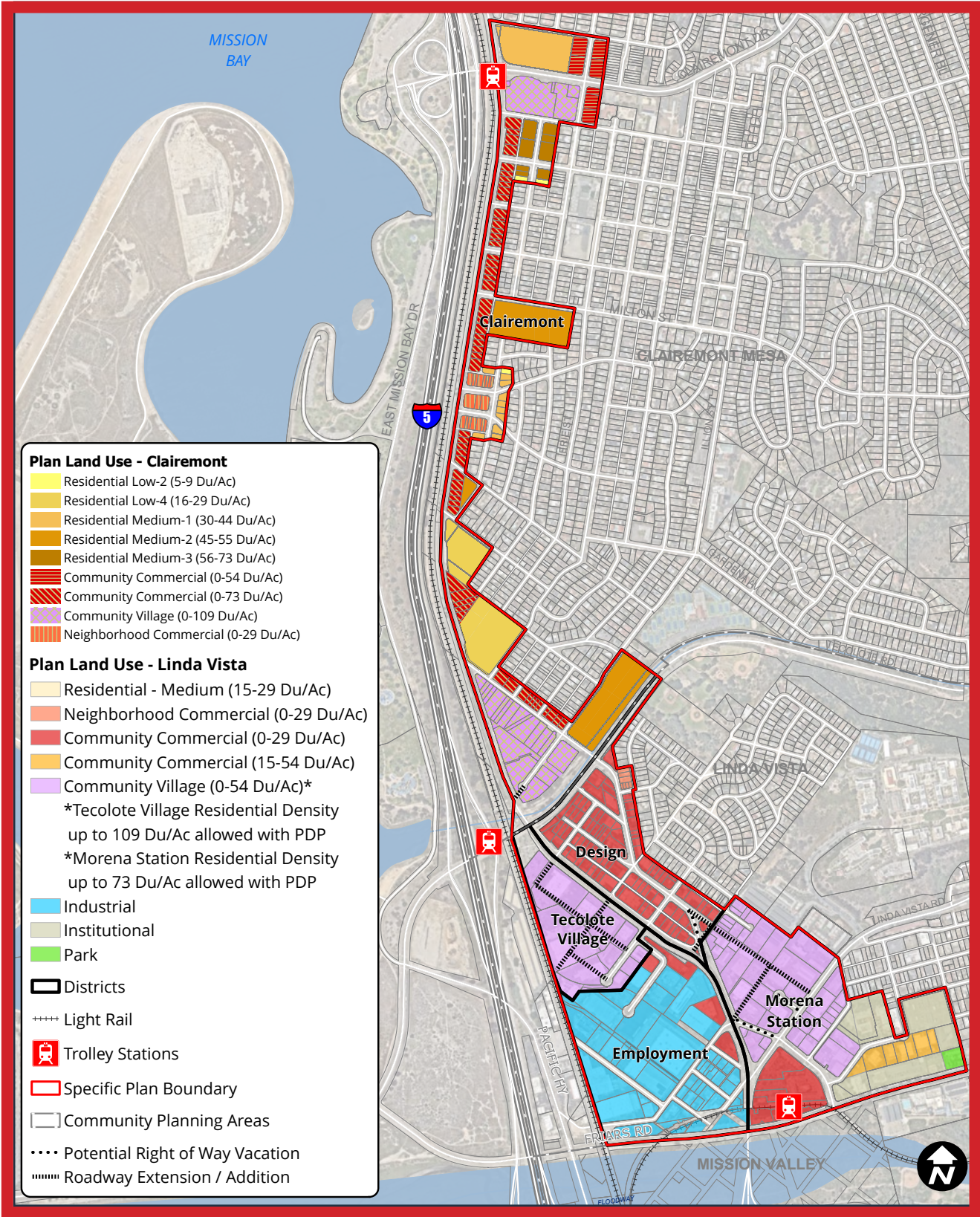


Table 2-2 - Land Use Designations

Residential - Low 2 (5-9 DU/AC)

Provides for very low-density single-family homes and accessory dwelling unit homes on larger lots.

Provides for single family housing within a low-density.



Residential - Low 4 (16-29 DU/AC)

Provides for small lot single-family and attached townhomes, rowhomes or stacked flats.



Residential - Medium (15-29 DU/AC)

Provides for a range of multifamily housing such as duplex, triplex, four-plex, townhomes, and apartments that range between 2 and 3 stories.



Residential - Medium 1 High (30-44 DU/AC)	
<u>Provides for attached townhomes, rowhomes, stacked flats and multifamily buildings.</u> <u>Provides for multifamily housing within a medium-high density range of 30-44 du/ac, including condominiums, town homes, apartments, row homes, senior housing, and assisted care units. Limited commercial uses are allowed but not required.</u>	

Residential - Medium 2 (45-55 DU/AC)	
<u>Provides for multi-family buildings.</u>	

Residential - Medium 3 (56-73 DU/AC)	
<u>Provides for multi-family home buildings and can have retail uses and public spaces.</u>	

Mobile Home Park

Provides for mobilehome park sites.



Neighborhood Commercial (0-29 DU/AC)

Neighborhood Commercial allows small-scale, pedestrian-oriented, mixed-use areas with neighborhood-serving office, visitor, retail, and institutional uses. This designation promotes primarily 1- to 2-story development with active ground-floor commercial uses and allows residential uses above or behind commercial uses.



Neighborhood Commercial - Residential Permitted (15-29 DU/AC)

Provides for a mix of local serving retail, dining, convenience shopping, office, and civic uses with auto orientation and residential uses.



General/Community Commercial- Residential Permitted (15-29 DU/AC)

Provides for high-intensity commercial uses and residential uses in a mixed-use setting with a pedestrian orientation.

This land use designation is identified as General Commercial in Clairemont Mesa and Community Commercial in Linda Vista.



Community Commercial (15-54 DU/AC)

Provides for high-intensity commercial uses and residential uses in a mixed-use setting with a pedestrian orientation.



Community Commercial (0-73 DU/AC)

Community Commercial allows a variety of commercial uses, such as retail, financial services, hotels, service stations and office, that serve residents and workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses.



Community Village (0-54 DU/AC)* - Morena Station District

Provides for a high-density mix of retail, service, dining, and office commercial uses as well as civic, institutional, and multifamily residential uses in a mixed-use setting.

*Residential density up to 73 DU/AC allowed through a public review and decision process via a Planned Development Permit. Please refer to Chapter 8.



Community Village (0-54 DU/AC)* - Tecolote Village District

Provides for a high-density mix of retail, service, dining, and office commercial uses as well as civic, institutional, and multifamily residential uses.

*Residential density up to 109 DU/AC allowed through a public review and decision process via a Planned Development Permit. Please refer to Chapter 8.



Community Village (0-109 DU/AC) - Clairemont District

Community Village allows for commercial, office, and multi-family residential uses including mixed-use with office or residential space above retail space, with an emphasis on employment uses. This use also contains public gathering spaces and/or civic uses. Solar panels and/or an increased tree canopy are encouraged where paved areas occur to provide shade and reduce heat island effect. Large surface parking areas are discouraged.



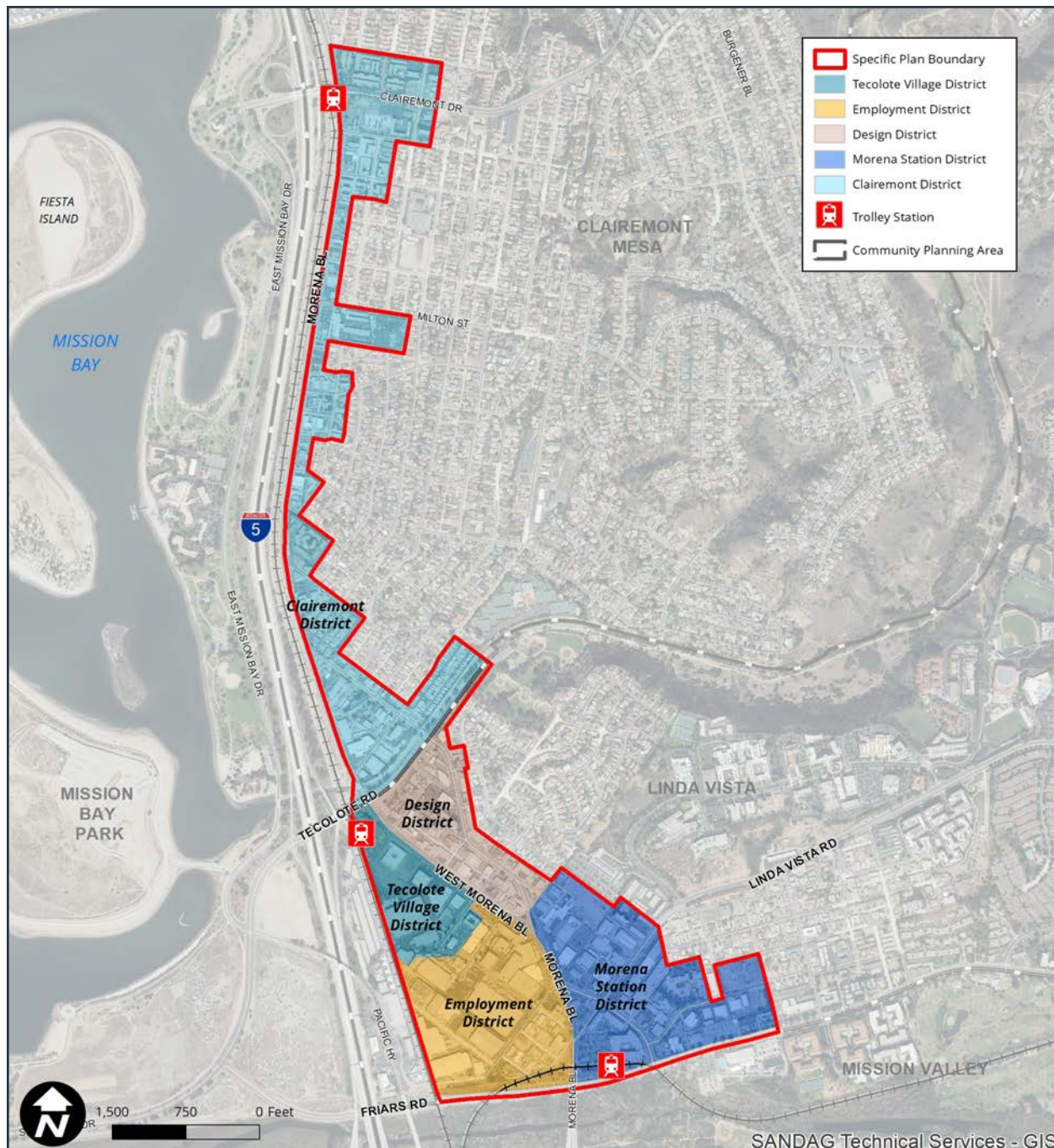
Institutional	
Includes community and institutional facilities for education, community centers, police and fire protection, health care, and public utilities.	

Population Based Parks	
Provides for areas designated for passive and/or active recreational uses. Allows for facilities and services to meet the recreational needs of the community.	

2.2. PLANNING DISTRICTS

The Specific Plan area consists of five planning districts, as shown in Figure 2-2. Each planning district includes a vision and policies that address the form and character envisioned for each area. The Implementation Chapter contains supplemental development regulations for the Tecolote Village District and the Morena Station District.

Figure 2-2 - Planning Districts



2.3. TECOLOTE VILLAGE DISTRICT

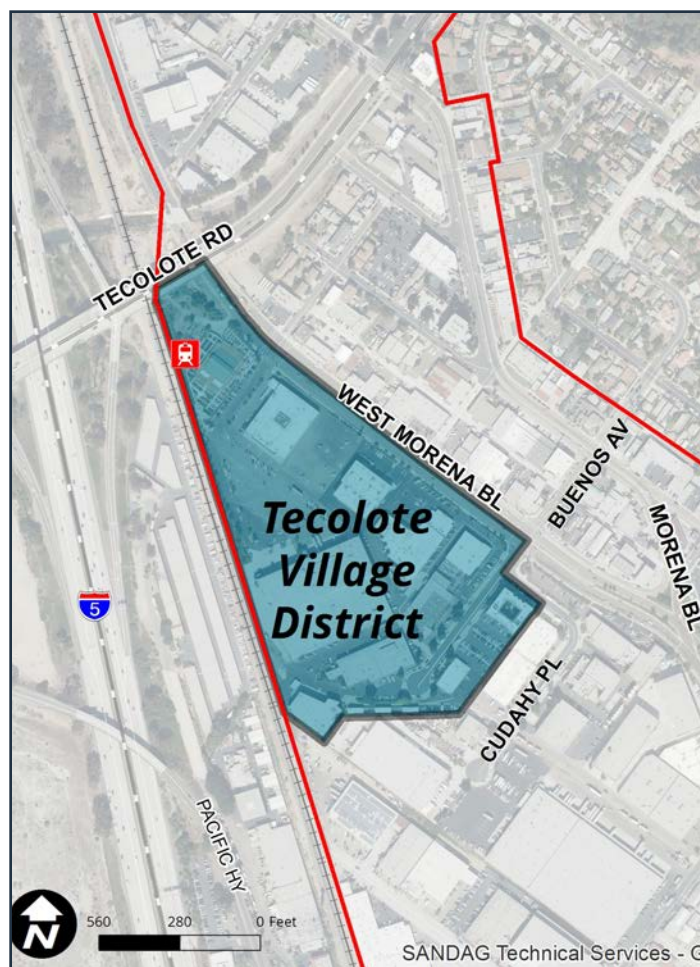
The Specific Plan envisions the establishment of a community village as a vibrant, pedestrian- and transit-oriented entertainment area adjacent to the Tecolote Trolley Station (see Figure 2-3). The village will incorporate a mix of commercial, residential, public space and civic uses to activate the area. The West Morena Boulevard streetscape will create an inviting gateway to the village. The Tecolote Transit Station will be integrated into the village to create a strong transit link to serve employees and residents.

The integration of residential, retail, office, entertainment, and civic uses will provide activity and vitality to the village. Public and private streets and pedestrian and bicycle paths will break up the existing superblock to create a walkable block pattern while improving multi-modal access to the transit center and adjacent districts. Both West Morena and a primary village entrance street can provide neighborhood design elements with pedestrian-oriented retail uses for shopping and dining, and spaces for social interaction and gathering. Public parks, plazas, or urban greens in the village will provide active and passive recreation opportunities. Refer to the Mobility, Urban Design, and Recreation Chapters for further direction.

Transit-Oriented Development Enhancement Program

The Transit-Oriented Development (TOD) Enhancement Program can be utilized within the Tecolote Village District, which is designated Community Village (54 DU/AC) as shown on the Specific Plan Land Use Map, Figure 2-1. The intent of the TOD Enhancement Program is to allow for increased residential density to create TOD that supports the implementation of the CAP and implements the Mobility and Urban Design policies of the Specific Plan. The TOD Enhancement Program allows for the density range for this area to be increased up to 109 dwelling units per acre through a discretionary review process. The Program also allows for structure heights up to 100 feet and a maximum floor area ratio of 5.0 through a public review and decision processes outlined in the Implementation Chapter. A project using the TOD Enhancement Program must be consistent with the Specific Plan Urban Design and Mobility policies and conform with the supplemental development regulations outlined in the Implementation Chapter.

Figure 2-3 - Tecolote Village District



Policies

Land Use

- 2.3.1. Establish a pedestrian- and transit-oriented development integrated with the Tecolote Transit Station to create a vibrant community village.
- 2.3.2. Provide a mix of entertainment, office, retail, residential, recreational, public, and park uses.
- 2.3.3. Provide a range of housing opportunities, types, and affordability.
- 2.3.4. Encourage the inclusion of on-site affordable housing units in residential development.
- 2.3.5. Provide a mix of service, retail, office, and entertainment uses to support residential uses and attract visitors and employment to the district.

Mobility

- 2.3.6. Incorporate a primary village entrance street or drive from West Morena Boulevard with pedestrian-oriented ground floor retail uses.
- 2.3.7. Incorporate new public streets or private drives with pedestrian and bicycle facilities to create a walkable scale for development.
- 2.3.8. Provide a system of interconnected pedestrian paths, paseos, and sidewalks to provide enhanced connectivity to adjacent buildings and public space.
- 2.3.9. Support the use of shared structured parking between uses.

Public Space/Recreation

- 2.3.10. Provide a population-based park component to serve the needs of residential uses located within the village, which can include a mini park, plazas, or urban greens for active as well as passive recreation.



Active street frontages within mixed-use villages will promote pedestrian activity.

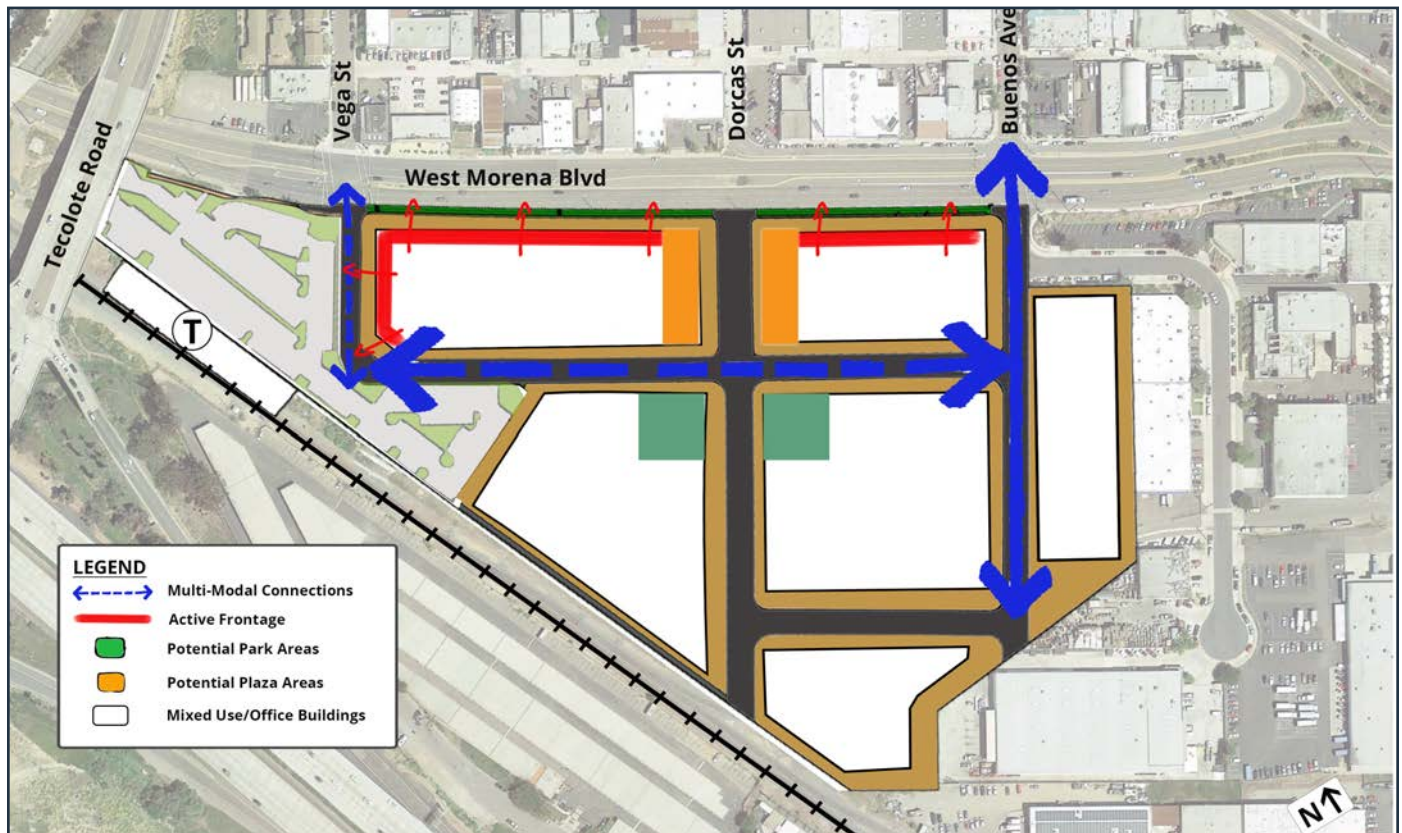
Urban Design

- 2.3.11. Orient buildings along compact blocks that are delineated on all sides by public streets, private drives, or pedestrian paseos to create a grid circulation pattern.
- 2.3.12. Design blocks to be pedestrian-oriented by limiting the total perimeter to 1,500 feet, where feasible.
- 2.3.13. Establish a grid pattern by aligning public streets or private drives with Vega, Dorcas, and Buenos Avenues at West Morena Boulevard (See Figure 2-4 for illustration).
- 2.3.14. Locate ground floor active frontages with pedestrian-oriented uses along West Morena Boulevard to activate the street and public spaces.



Non-contiguous sidewalks provide attractive and safe connections and promote walkability.

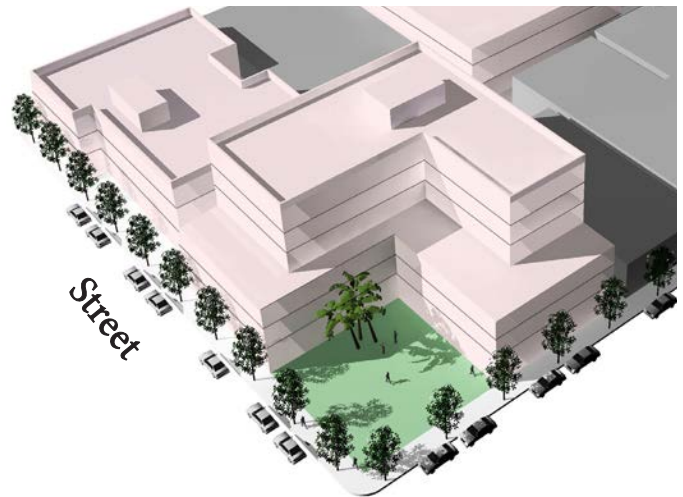
Figure 2-4 - Illustrative Site Plan of Tecolote Village District



For illustrative purposes only. Future development has the flexibility to design the site layout consistent with the Tecolote Village District policies in this section.

- 2.3.15. Provide a public space such as a plaza or urban green that serves as a focal point for the village area.
- 2.3.16. Provide pedestrian plazas, within the village or at building street corners, where possible, to help activate street corners and to complement fronting uses.
- 2.3.17. Provide seating areas located along or adjacent to pedestrian paths and public spaces.
- 2.3.18. Employ a combination of setbacks, upper-story stepbacks, and articulated sub-volumes to reduce the perceived scale of buildings fronting West Morena Boulevard (see Figure 2-5).

Figure 2-5 - Upper-Story Stepbacks from Street



For illustrative purposes only.



For illustrative purposes only. Future development has the flexibility to design the site layout consistent with the Tecolote Village District policies in this section.

2.4. MORENA STATION DISTRICT

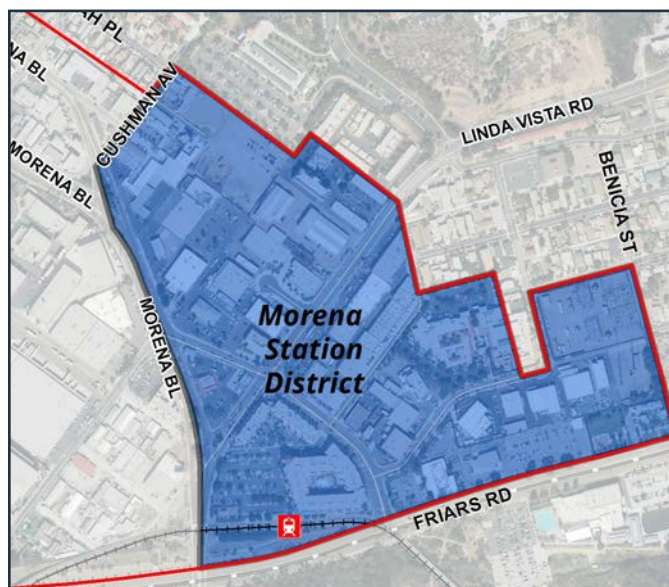
The Specific Plan envisions the establishment of a community village near the Morena/Linda Vista Transit Station as a thriving location for people who want to live in an active, compact and connected urban environment. The Morena Station District is adjacent to the University of San Diego.

The District will include the extensions of Morena Boulevard and Sherman Street to complete the grid network – establishing a street system that encourages a pedestrian scale, and walkable development pattern as shown in Figure 3-1. The district grid network will improve mobility for all modes of transportation and support a mix of housing types, retail, commercial, and office uses. Office, flex and innovation space will support and complement the University of San Diego. The Morena Boulevard and Linda Vista Road streetscapes will create inviting gateways to the village. Pedestrian and bicycle linkages will create a strong transit link to the Morena/Linda Vista Trolley Station to serve employees, students, faculty of USD and residents.

Plazas or urban greens will function as focal points within the village by providing social and recreation opportunities for residents, employees, and students. Pedestrian and bicycle access to Friars Road will connect the village to the San Diego River and Mission Bay Park. New streets in conjunction with pedestrian and bicycle paths will provide a pedestrian-scaled framework for development, and improve public north-south connections. Buildings will front onto streets, pedestrian paths, and public spaces and incorporate active street-level uses to encourage pedestrian activity. Refer to the Urban Design Chapter for policies regarding public space and development design.

Refer to the Mobility, Urban Design, and Recreation Chapters for additional discussion and policies addressing planned improvements.

Figure 2-6 - Morena Station District



Transit-Oriented Development (TOD) Enhancement Program

The Transit-Oriented Development (TOD) Enhancement Program can be utilized within the Morena Station District, which is designated Community Village (54 DU/AC) as shown on the Specific Plan Land Use Map, Figure 2-1. The intent of the TOD Enhancement Program is to allow for increased residential density to create transit-oriented development that supports the implementation of the CAP and implements the Mobility and Urban Design policies of the Specific Plan.

The TOD Enhancement Program allows for the density range for this area to be increased up to 73 dwelling units per acre through a discretionary review process. The Program allows for structure heights up to 65 feet and a maximum floor area ratio of 4.5 through a public review and decision process. The Program also allows for the calculation of residential density based on gross site area, including any dedication of right-of-way (see Implementation Chapter for further detail). A project using the TOD Enhancement Program must be consistent with the Specific Plan Urban Design and Mobility policies and conform with the supplemental development regulations outlined in the Implementation Chapter.

Policies

Land Uses

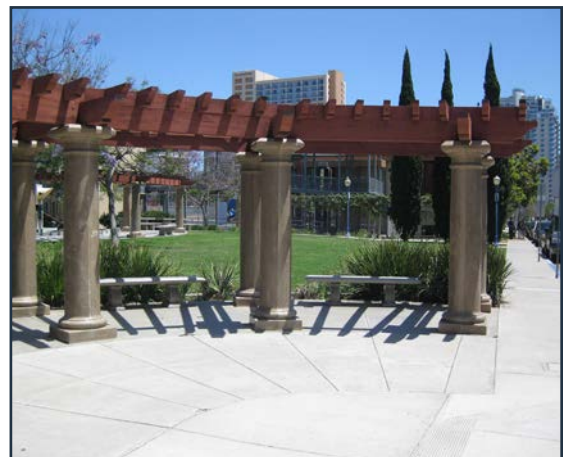
- 2.4.1.** Develop a mixed-use, pedestrian-oriented district supported by a grid network of public streets.
- 2.4.2.** Provide a mix of entertainment, office, retail, residential, recreational, public, and park uses.
- 2.4.3.** Provide a variety of housing types that meet the needs of all age, income, and social groups.
- 2.4.4.** Encourage the inclusion of on-site affordable housing units in residential development.



Mixed-use villages will incorporate housing, public spaces, jobs, and services in proximity to transit.



Clearly defined pedestrian paths help create a functional and attractive pedestrian environment.



Pedestrian-oriented public spaces in villages will enhance the public realm.



Active frontages with entrances facing the street or public plaza space encourage pedestrian activity.

Mobility

- 2.4.5. Connect Morena Boulevard and Sherman Street within the Morena Village District to establish a grid network that enhances multi-modal connectivity.
- 2.4.6. Complete the roadway extensions through potential acquisition or dedication of right-of-way. The acquisition of necessary right-of-way from affected property owners could include a transfer of City-owned right-of-way that would be vacated through the process.
- 2.4.7. Consider the vacation and sale of excess right-of-way not needed for circulation as part of development project approvals or use as public space, paseos, or linear parks.
- 2.4.8. Provide a system of interconnected pedestrian paths that connect to sidewalks to provide enhanced connectivity to the University of San Diego and the Morena Trolley Station.
- 2.4.9. Provide continuous, clearly marked walkways within development that connect across streets and drives with enhanced paving.
- 2.4.10. Utilize shared structured parking serving multiple uses to efficiently meet the parking needs of the village.

Public Space/Recreation

- 2.4.11. Provide a population-based park component to serve the needs of residential uses located within the village which can include mini-parks, plazas or urban greens for active and passive recreation.
- 2.4.12. Increase public space and recreational opportunities by acquiring and developing land through right-of-way vacations, where appropriate, to provide areas for mini-parks and recreation uses.

Urban Design

- 2.4.13. Orient building entrances fronting public streets, while allowing for the incorporation of public plazas, public spaces, and other pedestrian amenities.
- 2.4.14. Consider use of a combination of upper-story step-backs, articulated sub-volumes, and setbacks to transition buildings from Cushman Avenue to Linda Vista Road.
- 2.4.15. Provide pedestrian plazas, where possible, to help activate street corners and to complement fronting uses.

Figure 2-7 - Illustrative Example of Development in Morena Village District



For illustrative purposes only. New streets with varying building massing that provide active commercial frontages and incorporate public space.

2.5. EMPLOYMENT DISTRICT

The Specific Plan envisions a range of urban-oriented light industrial, creative office/flex space business, and commercial uses that provide a sub-regional job center for small- and medium-size businesses adjacent to the transit centers consistent with the General Plan identification of this area as a Subregional Employment Area. Streetscape enhancements would improve walkability to the transit stations.

Policies

- 2.5.1. Support commercial, office, and light industrial employment uses to preserve and expand local and regional job opportunities and stimulate business growth and development.
- 2.5.2. Coordinate with SANDAG and the Metropolitan Transit System (MTS) to provide a pedestrian and bicycle connection from the Employment District to the Morena/Linda Vista Trolley Station.
- 2.5.3. Provide a pedestrian and bicycle connection from Buenos Avenue to the Tecolote Trolley Station as part of the Tecolote Village District.
- 2.5.4. Provide sidewalks along all public streets within the district when property develops. This could include the dedication of additional right-of-way where needed.
- 2.5.5. Explore opportunities to provide linear park space along Friars Road.

Figure 2-8 - Employment District



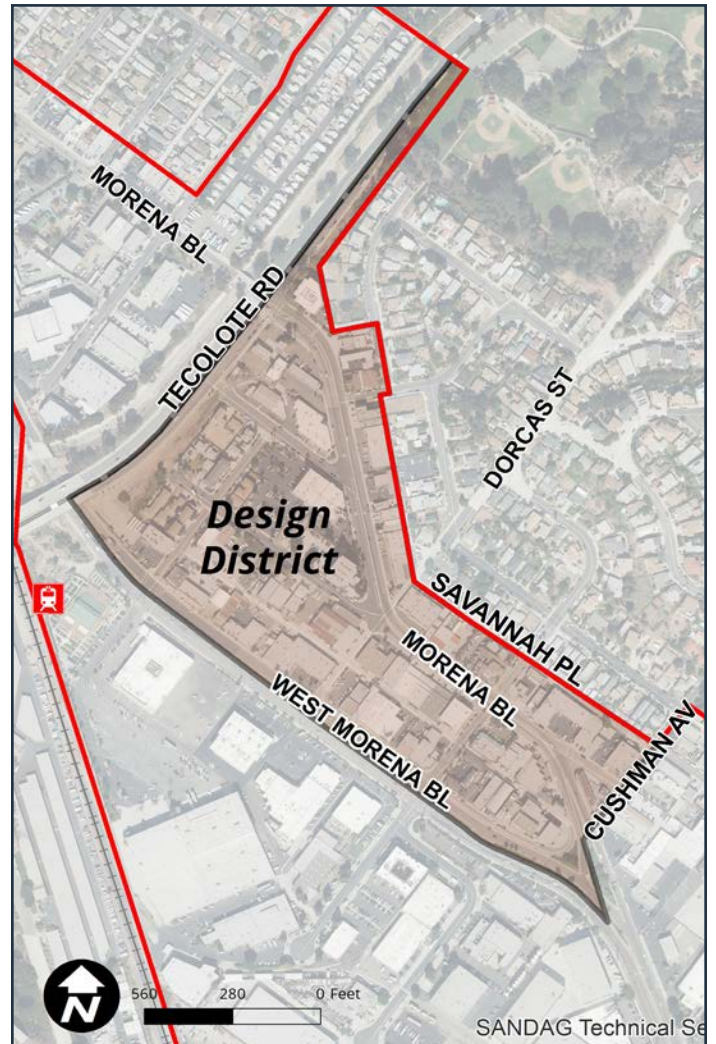
2.6. DESIGN DISTRICT

The Specific Plan envisions a Design District as a location for design firms, distinct products, and specialty foods and beverages to cluster with similar businesses. The foundation for the district is the production of artisan goods, food, and beverages with wholesale and retail sales supported through tasting rooms, show rooms, galleries, shops, and eateries as a commercial node along Morena Boulevard. The Tecolote Linear Park (addressed in Recreation) would provide passive recreational space, serving as a defining feature of the district.

Policies

- 2.6.1.** Encourage local businesses to create a design district through branding, identity, wayfinding signage, and improvements to the public realm.
- 2.6.2.** Create a distinct place that allows for a thriving district that supports artisan and incubator businesses offering a variety of goods and services.
- 2.6.3.** Encourage artisan and craft businesses that produce goods, food, and beverages.
- 2.6.4.** Support the consolidation of lots to allow for larger buildings, yet maintain the appearance of smaller buildings with the use of facade modulation.
 - a.** Incorporate setbacks, recesses or projections above the ground floor to create vertical rhythm.
 - b.** Encourage irregularity of vertical rhythm to achieve greater diversity.
 - c.** Encourage the use of different materials and openings along the façade planes.
- 2.6.5.** Support the development of the Tecolote Linear Park as a defining urban design feature that provides passive recreational opportunities (also see the Recreation Chapter).
- 2.6.6.** Design buildings fronting the linear park to help define the park area as an urban public space with ground floor interface.

Figure 2-9 - Design District



2.7. CLAIREMONT DISTRICT

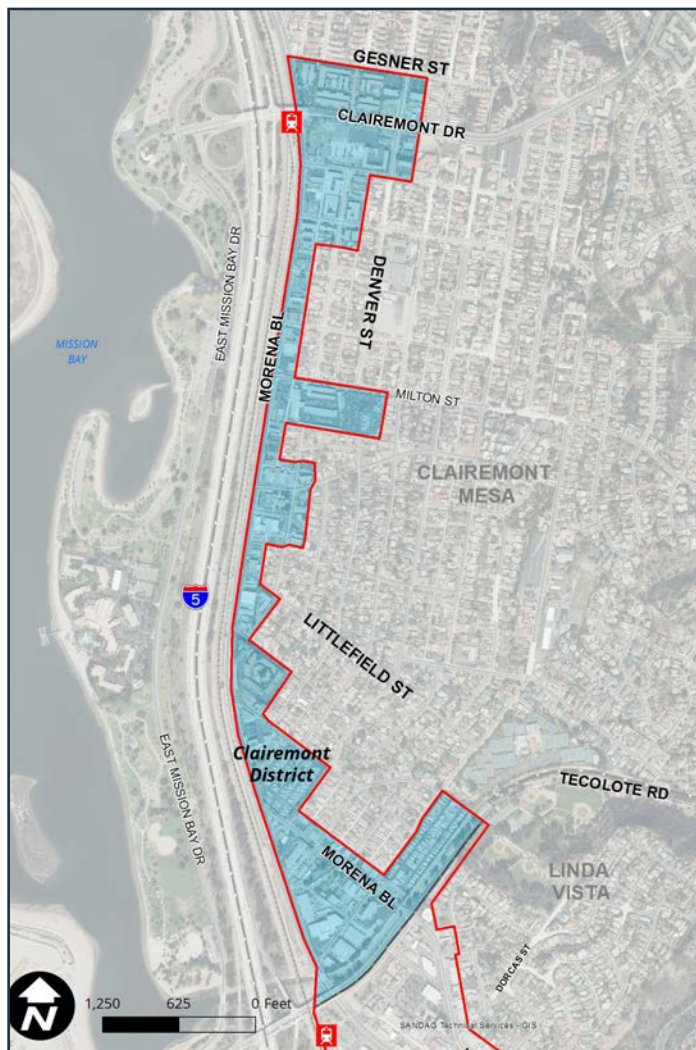
The Specific Plan envisions the Clairemont District as an expansion of commercial nodes of pedestrian activity along Morena Boulevard—primarily between Ashton Street and Napier Street—that includes restaurants and stores to further create a neighborhood village-like setting to serve residents and visitors.

Mobility connections to the Clairemont Drive Trolley Station and to Mission Bay will encourage pedestrian and bicycle activity and activate the street.

Policies

- 2.7.1.** Support expansion of restaurant and retail store uses in the “village core” between Ashton Street and Napier Street.
- 2.7.2.** Implement a complete street multi-modal design for Morena Boulevard that provides safe and accessible travel for bicycles and pedestrians while maintaining traffic flow.
- 2.7.3.** Design buildings with active frontage elements such as enhanced windows, storefront treatments, and public spaces that front on Morena Boulevard to enliven the streetscape.

Figure 2-10 - Clairemont District



2.8. SEISMIC HAZARDS

Surface Fault Rupture

Much of the Morena Corridor Specific Plan area is located within or adjacent to the northwest trending Rose Canyon fault zone. The fault zone is characterized by anastomosing and en echelon fault strands, which likely could present a surface fault rupture hazard. While the zone of faulting is relatively well defined on a regional scale, the precise location and activity of the fault strands within the zone are less defined in the area of the Morena Corridor. Several fault strands have been tentatively located by interpretation of geomorphic features from aerial photographs and these faults are shown on the San Diego Seismic Safety Study Geologic Hazards and Faults Mapsⁱ. Detailed geologic studies are necessary to precisely locate faults and determine fault activity within the broader fault zone.

ⁱ City of San Diego Seismic Safety Study, Geologic Hazards and Faults Updated 2008: <http://archive.sandiego.gov/development-services/industry/hazards/pdf/seismicstudy.pdf>



For illustrative purposes only. Conceptual rendering of proposed West Morena Boulevard improvements.

3 | Mobility

MOBILITY GOALS

- Promote community connection, access, and ease of travel by prioritization of multi-modal roadways designed and operated to enable safe, attractive, and comfortable travel for all users.
- Improve mobility for all modes of transportation.
- Implement long-term roadway improvements including restoration of a grid-network through new roadways.
- Provide adequate parking for all new development.
- Ensure safe and efficient travel for pedestrians, bicycles, and vehicles.
- Improve access to Mission Bay Park.

3.1. MOBILITY POLICIES

The Mobility Chapter provides recommendations for a complete streets network by providing multi-modal benefits that would improve the safety, comfort, and operations of pedestrians, bicyclists, transit riders, and motorists. Significant mobility improvements include the extensions of roadways that establish a grid network in the Linda Vista community as illustrated in Figure 3-1 and shown in Figure 3-2. The roadway extensions are provided through potential acquisition or dedication of right-of-way. The locations shown in the Specific Plan are for illustrative purposes. The exact location and design of the roadway extensions would be subject to further engineering analysis to the satisfaction of the City Engineer.

Policies

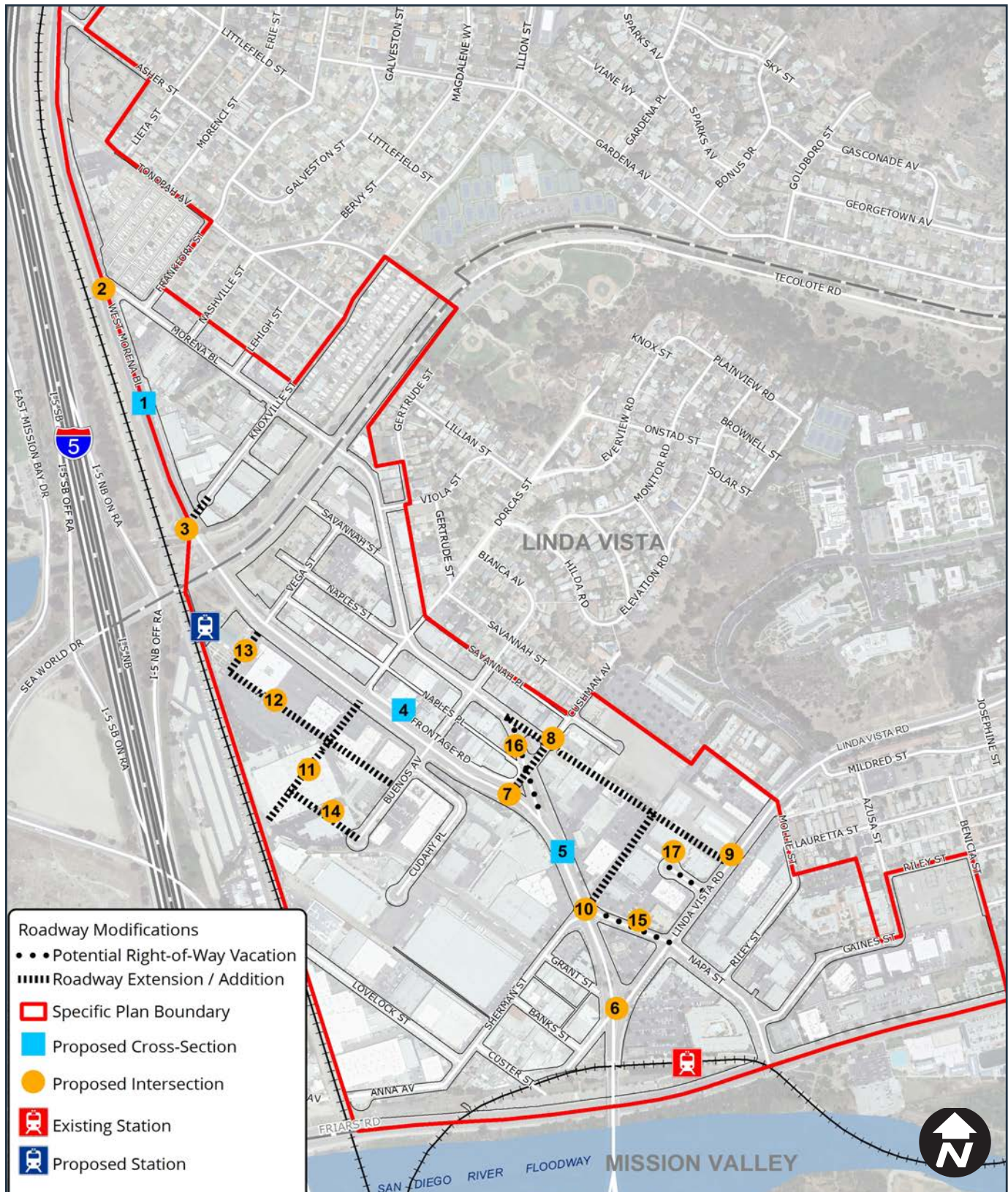
- 3.1.1.** Implement street right-of-way extensions or vacations identified in Section 3.2 as part of the development review process following the public right-of-way vacation and subdivision procedures established in the Land Development Code.
- a.** In addition to all noticing procedures in the Land Development Code, consult with adjacent property owners with property located within or directly adjacent to the right-of-way extension or vacation to inform and obtain input.
 - b.** Identify mechanisms for addressing phasing for right-of-way shared by other property owners to maintain access until the adjacent properties redevelop.
- 3.1.2.** Evaluate access to affected property owners abutting Napa Street between West Morena Boulevard and Linda Vista Road prior to implementation of any public right-of-way vacation.
- 3.1.3.** Maintain multi-modal access to properties affected by street vacations through the implementation of the Specific Plan recommendations.
- 3.1.4.** Consider the use of public access easements for bicycle/pedestrian paths to village areas along Napa Street, if utility easements remain.

Figure 3-1 - Illustrative of Future Streets in Linda Vista



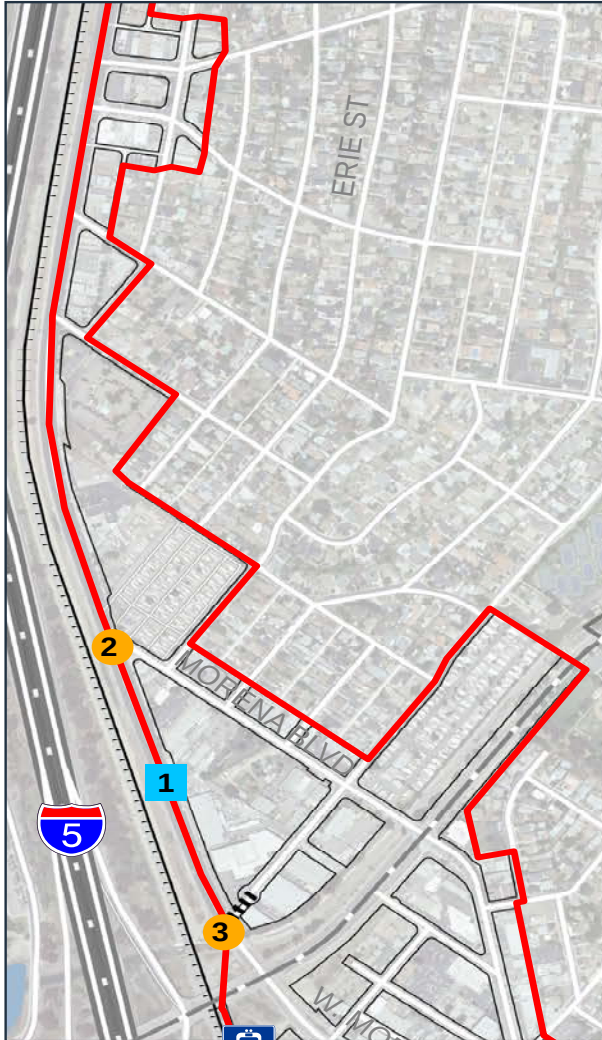
The location shown for new public streets or private driveways is conceptual. The exact location for new street alignments would need to be addressed during the development review process for projects within the Morena Station District.

Figure 3-2 - Location of Proposed Mobility Network Improvements



3.2. MOBILITY IMPROVEMENTS

The mobility improvements benefit all modes of transportation by providing direct routes of travel and addressing safety through increased visibility. Figure 3-1 illustrates the proposed mobility improvements and Figure 3-2 identifies the locations of the proposed improvements. The street extensions and intersections should be designed consistent with the City's Street Design Manual for their respective classifications.

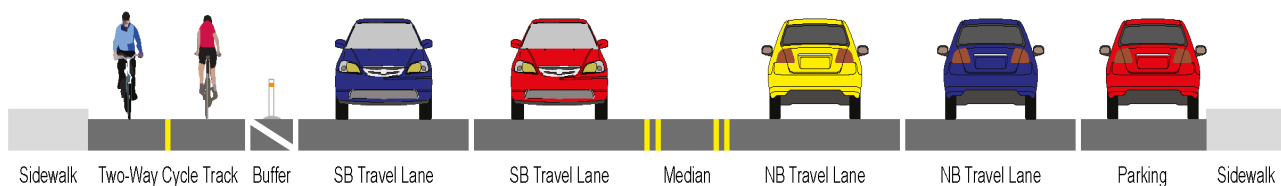


Improvement 1: Morena Boulevard/ West Morena Boulevard From Ingulf Street to Knoxville Street

The segment of Morena Boulevard/West Morena Boulevard is currently a four-lane major arterial with on-street parking along the east side and some areas of on-street parking along the west side.

- Provide two lanes southbound and two lanes northbound with left-turn pockets at intersections and a two-way cycle track along the west side of the roadway, as shown in Figure 3-3.
- Provide a mountable curb or flexible delineator separating the bike facility from the vehicular travel lane.
- Maintain parking along the east side of this segment. Where feasible, provide on-street parking along the west side of the roadway.

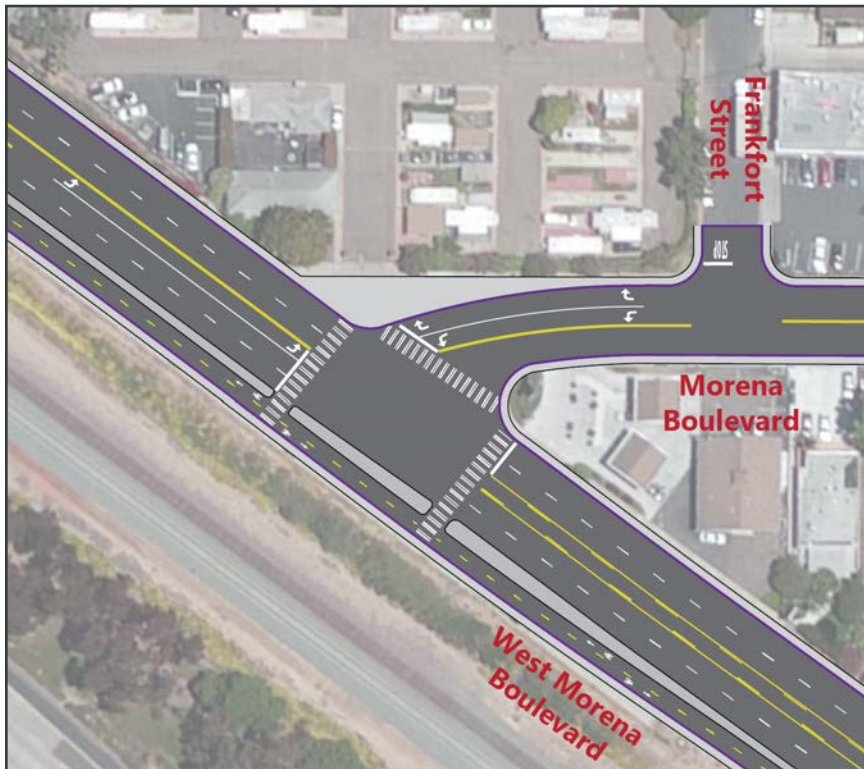
Figure 3-3 - Proposed Cross Section for Improvement 1



Improvement 2: Intersection of Morena Boulevard and West Morena Boulevard

- Reconfigure the 'Y' intersection at Morena Boulevard/West Morena Boulevard by squaring up the Morena Boulevard approach of the intersection to a standard "T" intersection as shown in Figure 3-4.
- Consider a roundabout at the intersection if deemed feasible within the right-of-way.

Figure 3-4 - Proposed Intersection Conceptual Design for Improvement 2



Roundabouts and other right-of-way improvements, such as those implemented in the Bird Rock area, could be considered to improve traffic flow while also calming traffic and creating a more comfortable and attractive environment for bicyclists and pedestrians.

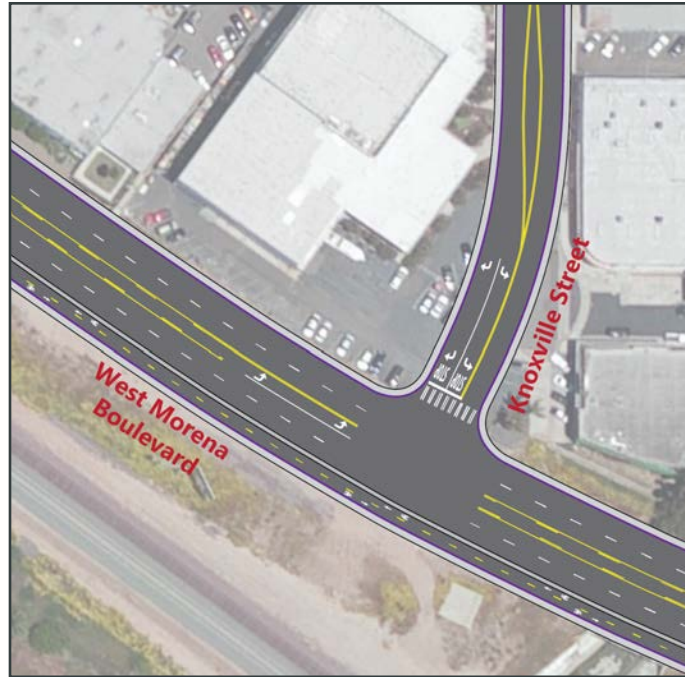
In addition to the mobility improvements identified in this section, the following improvements are recommended to improve mobility within the Clairemont Mesa area:

- E. Mission Bay Drive and Clairemont Drive – Signalize the intersection and restripe the northbound approach to include a dedicated right-turn lane. Subject to the approval of the City Engineer, a roundabout may be utilized in-lieu of signalization at this location.
- Morena Boulevard and Jellett Street – Signalize the intersection. Subject to the approval of the City Engineer, a left-turn restriction may be utilized in-lieu of signalization at this location.
- Morena Boulevard and Savannah Street – Signalize the intersection. Subject to the approval of the City Engineer, a left-turn restriction may be utilized in-lieu of signalization at this location.

Improvement 3: Knoxville Street Extension

- Extend the two-lane collector and create a new “T” intersection at Knoxville Street and West Morena Boulevard, as shown in Figure 3-5.

Figure 3-5 - Proposed Intersection Conceptual Design for Improvement 3

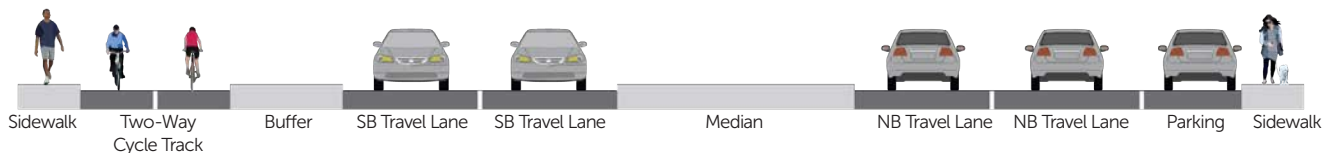


Improvement 4: West Morena Boulevard from Vega Street to Cushman Avenue Road Diet

The segment of West Morena Boulevard is currently a five-lane major arterial with on-street parking along the west side and some areas of on-street parking along the east side.

- Remove one southbound lane and maintain two northbound lanes with left-turn pockets at intersections and provide a two-way cycle track along the west side of the roadway, as shown in Figure 3-6.

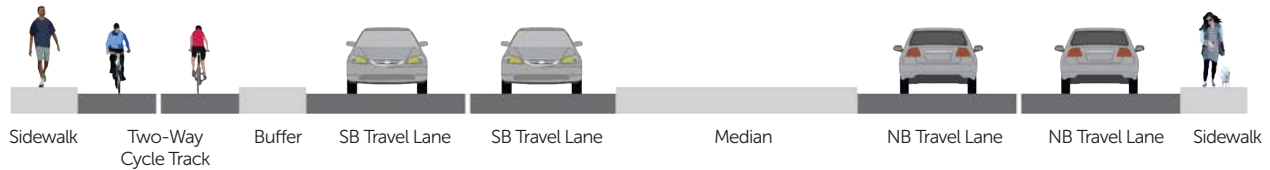
Figure 3-6 - Proposed Cross Section for Improvement 4



Improvement 5: Morena Boulevard from Cushman Avenue to Linda Vista Road

- Reconfigure the buffered bike lanes to a two-way cycle track along the west side of the street, as shown in Figure 3-7.

Figure 3-7 - Proposed Cross Section for Improvement 5



Improvement 6: Intersection of Linda Vista Road and West Morena Boulevard

- Reconfigure intersection to allow more turning movements and pedestrian crossings, as shown in Figure 3-8.

Figure 3-8 - Proposed Intersection Conceptual Design for Improvement 6



Improvement 7: Cushman Avenue Extension towards West Morena Boulevard

- Extend Cushman Avenue to West Morena Boulevard and provide bike lanes along Cushman Avenue, as shown in Figure 3-9. This extension would improve mobility and help to reduce congestion by distributing traffic along Morena Boulevard and West Morena Boulevard.

Figure 3-9 - Proposed Intersection Conceptual Design for Improvement 7



Improvement 8: Morena Boulevard Extension

- Extend Morena Boulevard to Linda Vista Road and continue bike lanes along the new segment of Morena Boulevard as shown in Figures 3-10 and 3-11. This roadway extension would improve mobility for all modes, by providing additional pedestrian and bicycle connections and would help redistribute traffic on the street system.
- Figure 3-10 shows the proposed cross section for the new Morena Boulevard extension.
- Figure 3-11 shows the conceptual design of the intersection of Morena Boulevard and Cushman Avenue.

Figure 3-10 - Proposed Cross Section for Improvement 8

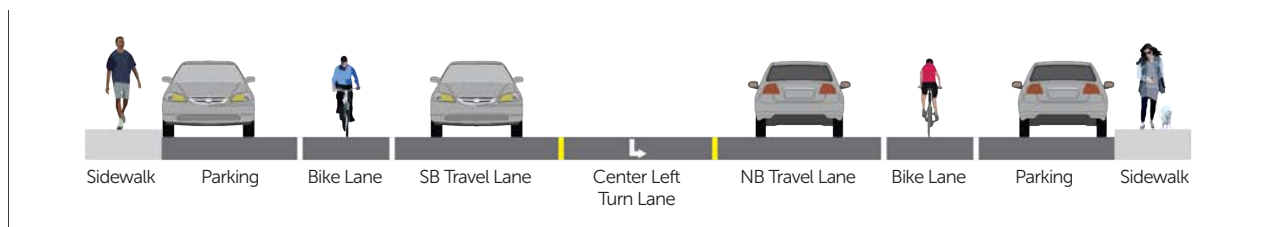
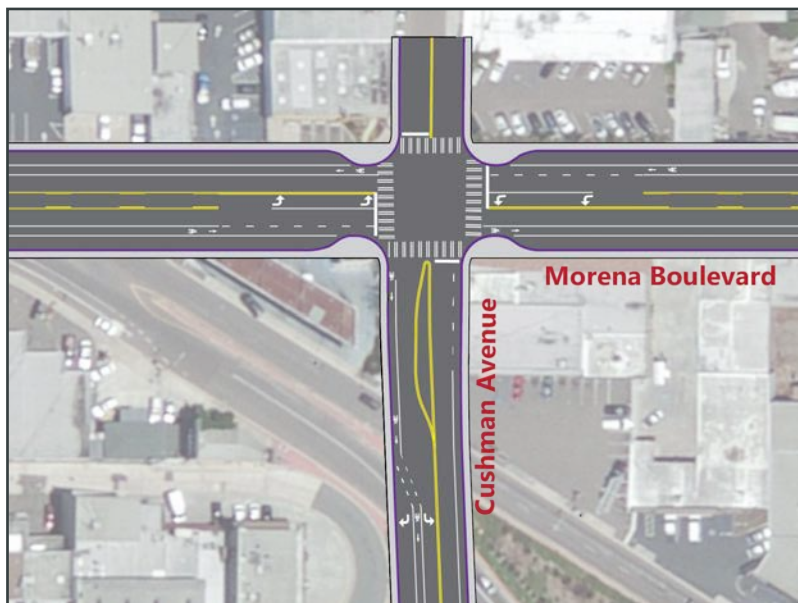


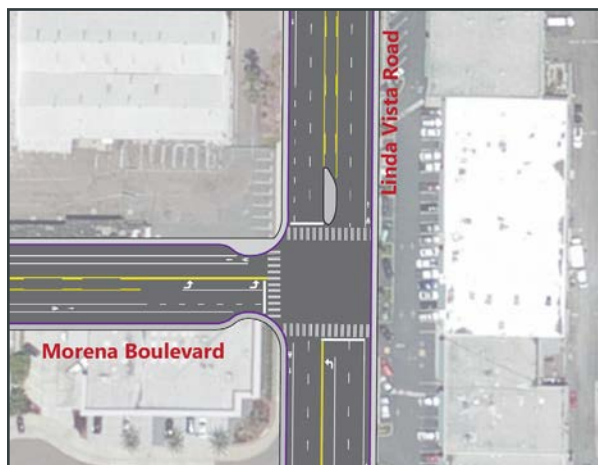
Figure 3-11 - Proposed Intersection Conceptual Design for Improvement 8



Improvement 9: Intersection of Linda Vista Road and Morena Boulevard

- Figure 3-12 shows the conceptual design of the proposed Morena Boulevard extension and Linda Vista Road Intersection.

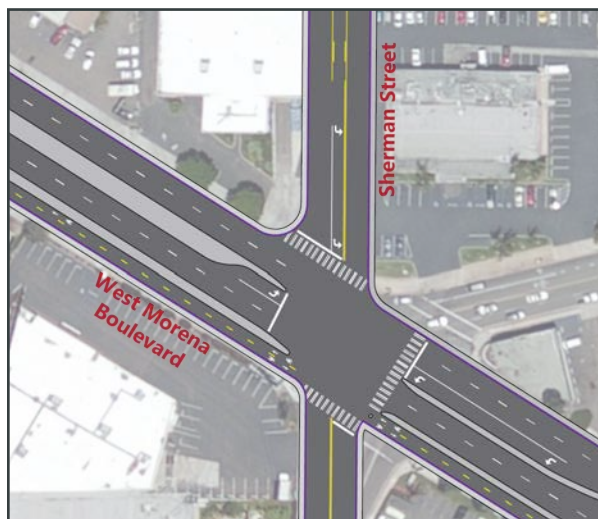
Figure 3-12 - Proposed Intersection Conceptual Design for Improvement 9



Improvement 10: Sherman Street Extension

- Extend Sherman Street to connect to the extension of Morena Boulevard as a two-lane collector (with a two-way left turn lane) to provide pedestrian and low speed bicycle connections.
- Figure 3-13 shows the conceptual design for the proposed West Morena Boulevard and Sherman Street intersection.

Figure 3-13 - Proposed Intersection Conceptual Design for Improvement 10



Improvement 11: Dorcas Street Extension

- Extend Dorcas Street so that it continues west of West Morena Boulevard and re-establishes street grid, as shown on Figure 3-14.

Improvement 12: New Street (Buenos Avenue to Vega Street)

- Create a new public street or private driveway parallel to West Morena Boulevard that is located on the west side of West Morena Boulevard that would extend from Buenos Avenue to Vega Street and intersect with the Dorcas Street extension, as shown on Figure 3-14.
- This improvement would be key in reintroducing and connecting the street grid on the west side of West Morena Boulevard.

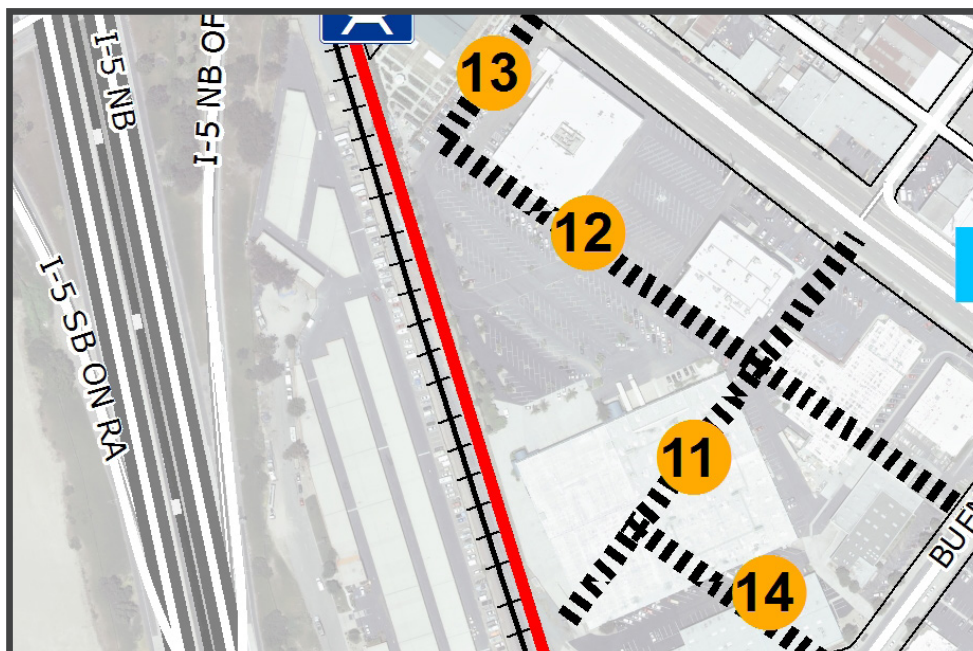
Improvement 13: Vega Street Extension

- Extend Vega Street so that it continues south of West Morena Boulevard and re-establishes street grid, as shown on Figure 3-14.

Improvement 14: New Street or Private Driveway (Buenos Avenue to Dorcas Street)

- Create a one-block street segment between Buenos Avenue and Dorcas Street that is parallel to West Morena Boulevard and another new public street or private driveway (Improvement 12), as shown on Figure 3-14.

Figure 3-14 - Proposed Conceptual Design for Improvements 11-14



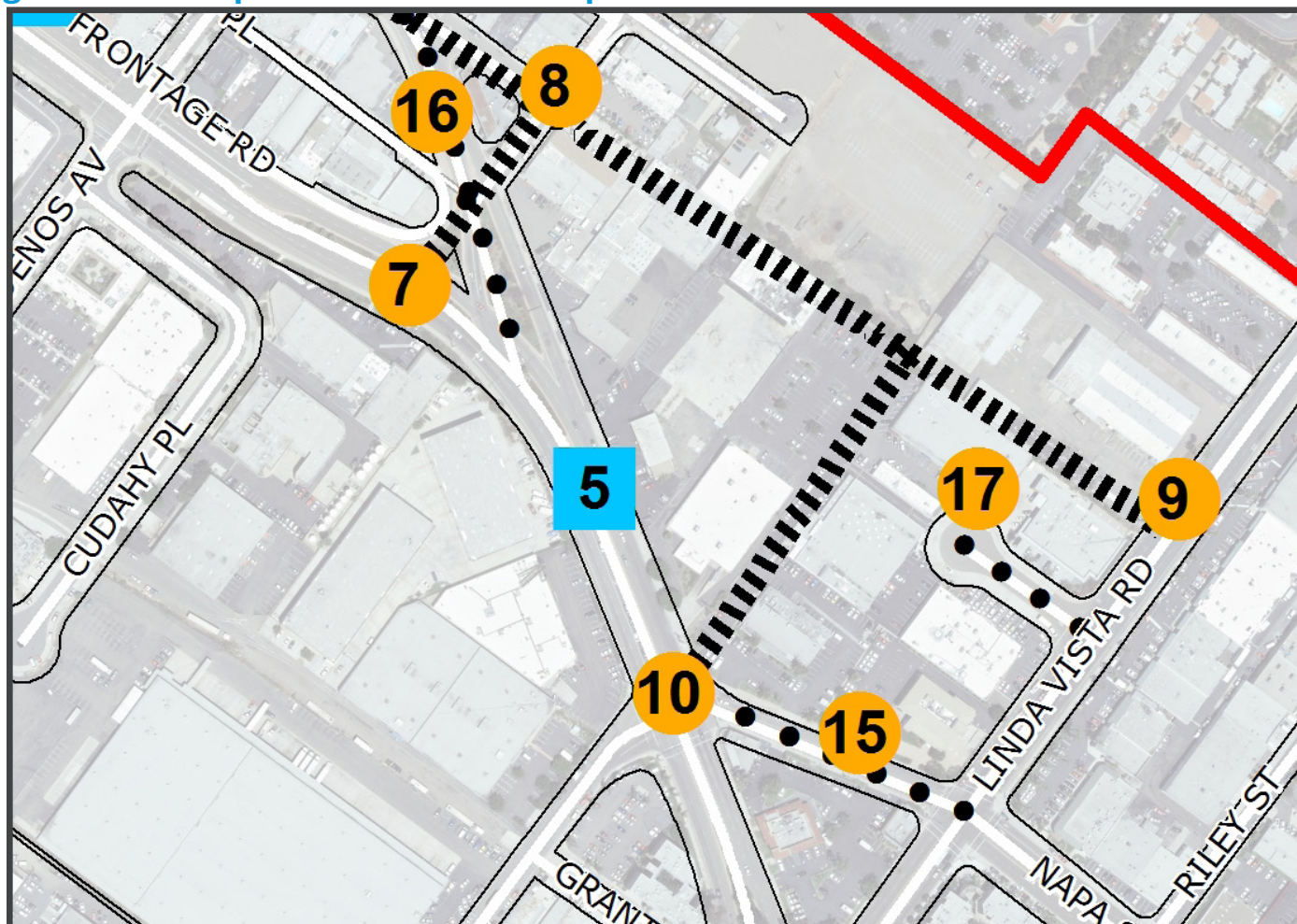
The location shown for new public streets or private driveways is conceptual. The exact location would need to be addressed during the development review process.

Improvement 15: Napa Street Vacation between Morena Boulevard and Linda Vista Road

Napa Street between Morena Boulevard and Linda Vista Road is a four-lane collector without on-street parking or bicycle facilities.

- Vacate Napa Street between Morena Boulevard and Linda Vista Road as part of new development as shown on Figure 3-15.
- Implement improvement upon completion of the Morena Boulevard extension to Linda Vista Road (Improvement 8). There is currently not enough street width to provide bicycle facilities along this roadway without acquiring additional right-of-way. The close proximity of this street to Linda Vista Road and Morena Boulevard is currently causing congestion in this area due to high concentrations of traffic volumes in a small area. Improvement 8 would redistribute traffic and provide more distance between signalized intersections.

Figure 3-15 - Proposed Location for Improvement 15



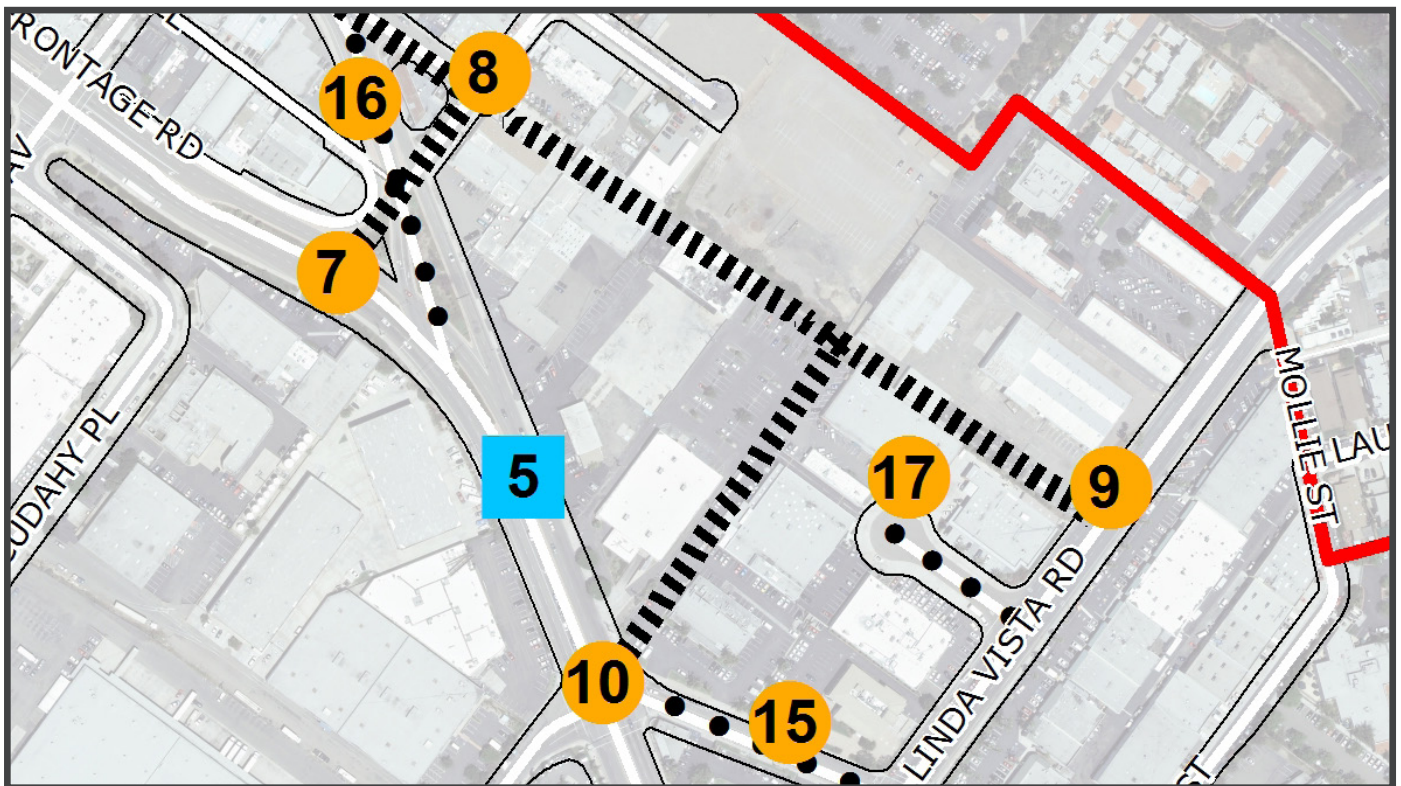
Improvement 16: Morena Boulevard Vacation between West Morena Boulevard and Morena Place

- Vacate this segment of Morena Boulevard to allow for a two lane collector with a left turn lane consistent with the Street Design Manual and to help establish a street grid shown on Figure 3-16.
- Vacate Morena Boulevard between the extension of Morena Boulevard and West Morena Boulevard. Cushman Avenue extension bisects this vacated segment.

Improvement 17: Metro Street Vacation

- Vacate Metro Street north of Linda Vista Road, if necessary, for future development within the Morena Station District, to minimize the number of full access intersections along Linda Vista Road, as shown on Figure 3-16.

Figure 3-16 - Proposed Location for Improvements 16 & 17



The location shown for new public streets or private driveways is conceptual. The exact location would need to be addressed during the development review process.

3.3. WALKABILITY

The recommended mobility network reconfiguration would re-establish a street grid network, benefiting pedestrian mobility. Street grids provide direct routes as well as alternative parallel routes that maximize connections.



Curb bulb-outs reduce the crossing distance for pedestrians and provided space for amenities such as bicycle parking, landscaping and street furniture.



Creating new complete street connections and improving existing streets to accommodate all modes of travel will help meet the community's travel demand.

Policies

- 3.3.1. Consider pedestrian count down timers at signalized intersections, and lighting as part of the design of future streets.
- 3.3.2. Incorporate high visibility "continental crosswalks" at signalized intersections.
- 3.3.3. Consider the use of curb bulb-outs to minimize the pedestrian crossing distance, where feasible.
- 3.3.4. Provide non-contiguous sidewalks where possible, with an emphasis on the roadways of Morena Boulevard and West Morena Boulevard.
- 3.3.5. Coordinate with SANDAG and MTS to improve pedestrian access to the transit stops/stations.

3.4. BICYCLING

The recommended mobility improvements would help improve bicycle mobility and access. Bicycle facilities would be included with the street network reconfiguration, the recommended bicycle network is displayed in Figure 3-17. The recommended two-way cycle track would provide an enhanced regional facility that would run along the west side of Morena Boulevard/West Morena Boulevard from Gesner Street to Linda Vista Road would improve bicyclist comfort and safety by providing a physically separated facility with limited interruptions from driveways and intersections.



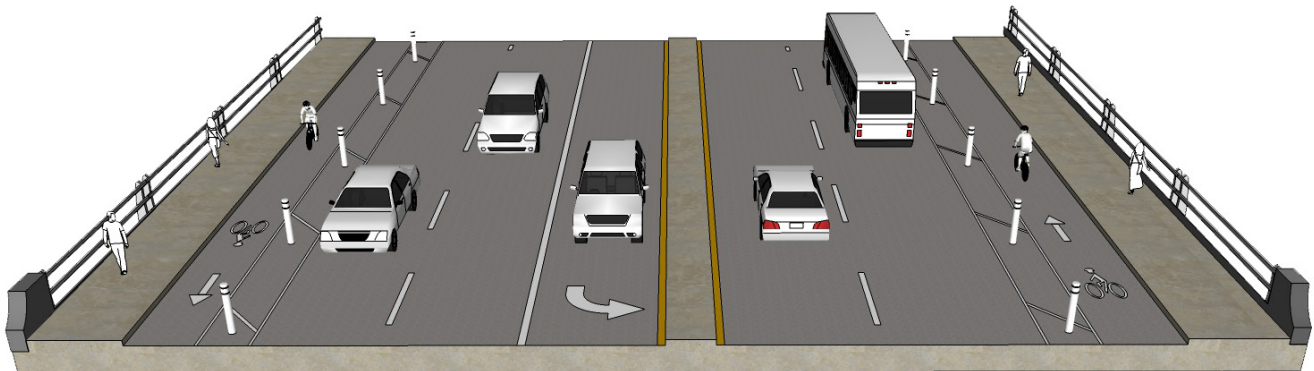
Physically separated bicycle facilities provide comfort for users of all ages.



Buffered bicycle lanes place cyclists away from motorists and parked vehicles.

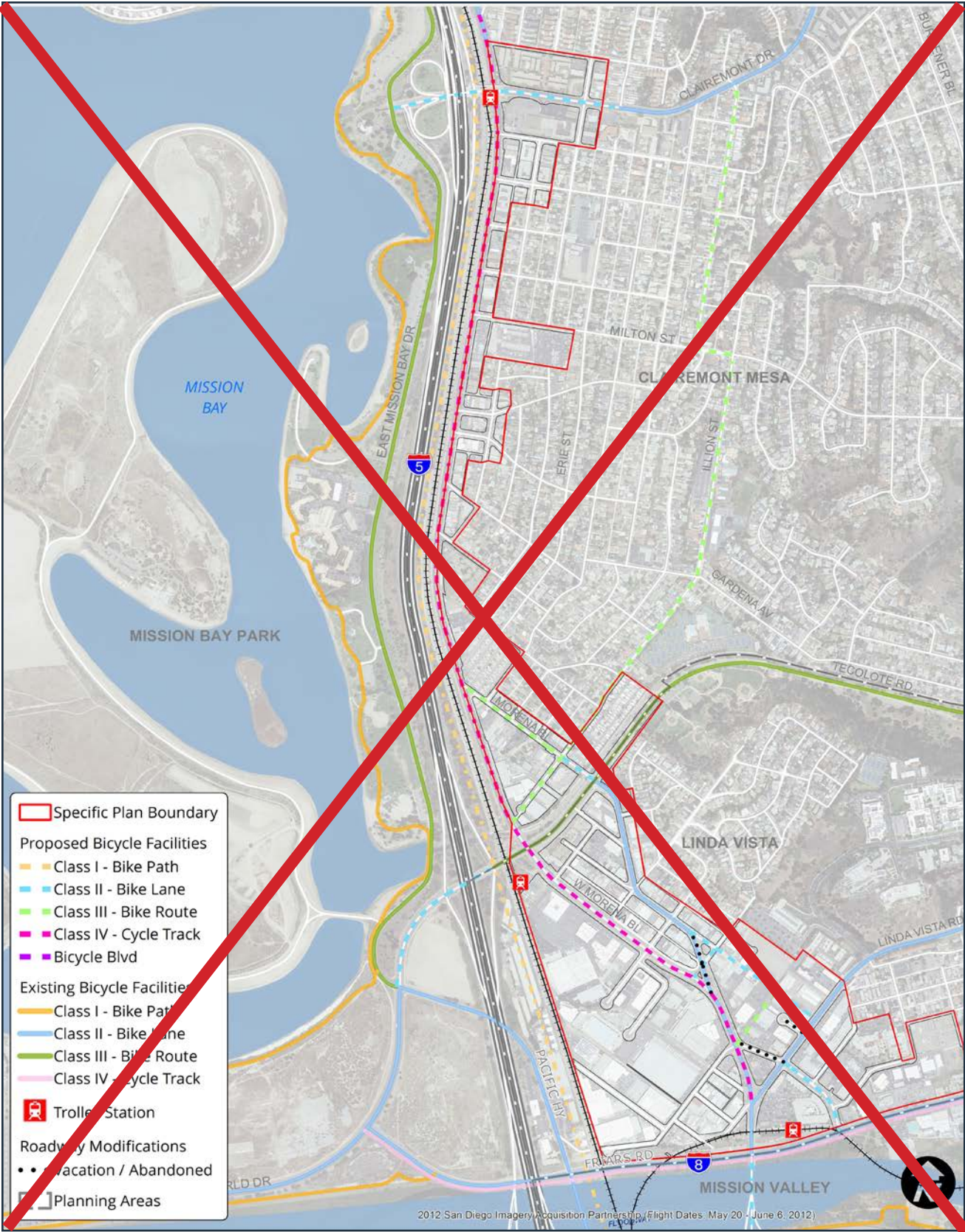
Policies

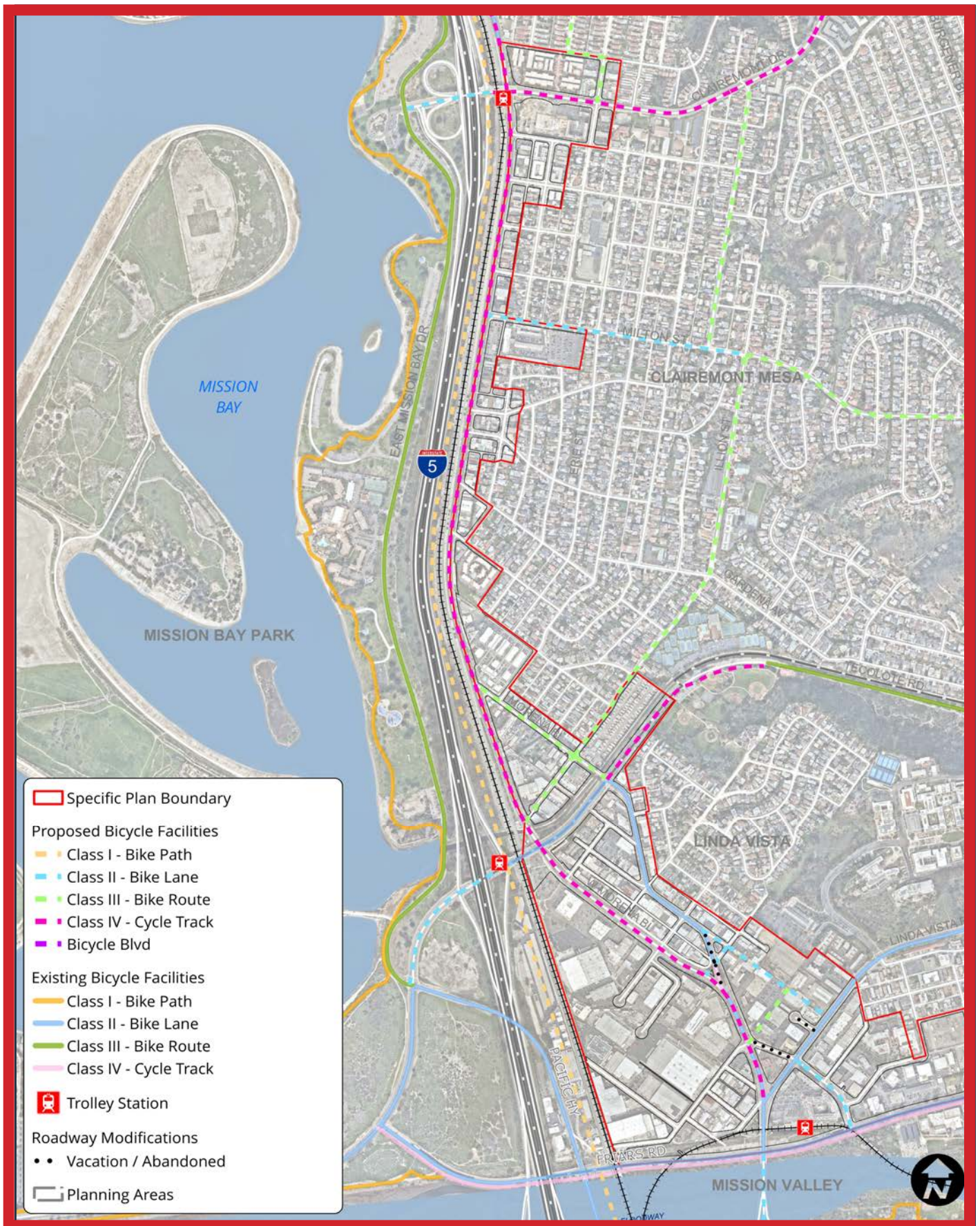
- 3.4.6. Coordinate with Caltrans to improve pedestrian and bicycle connections along the Clairemont Drive freeway bridge to provide access from the Clairemont and Linda Vista community to Mission Bay Park. This could include “squaring-up” the southbound Interstate-5 on- and off-ramps at Clairemont Drive/East Mission Bay Drive.
- 3.4.7. Coordinate with Caltrans and SANDAG to improve pedestrian and bicyclist mobility along the Clairemont Drive/East Mission Bay Drive bridge and the Sea World Drive/Tecolote Road bridge over I-5 to connect with existing bicycle facilities and to provide access to Fiesta Island.
- 3.4.8. Provide accessible, secure and well-signed bicycle parking at convenient and visible locations throughout the Morena Corridor including, but not limited to, villages and commercial nodes.
- 3.4.9. Coordinate with SANDAG and Caltrans to provide a pedestrian/bicycle bridge over I-5. The location of the bridge should improve access from the community and transit stations to Mission Bay Park.



Conceptual design of enhanced Class II bicycle facility along Clairemont Drive at the I-5 Overpass bridge, physical separation where feasible.

Figure 3-17 - Existing and Planned Bicycle Facilities





3.5. TRANSIT SERVICE

Public transit in the Specific Plan area includes trolley and bus routes operated by MTS. The San Diego Trolley Green Line provides service to Linda Vista/Morena Transit Station and operates between Santee and Downtown San Diego. The Blue Line provides service to the Tecolote and Clairemont Transit Stations and operates between the Downtown and University communities.

Policies

- 3.5.10.** Coordinate with MTS and SANDAG to provide bus stop waiting areas with shelters and next time bus information as improvements are implemented.
- 3.5.11.** Coordinate with MTS and SANDAG to provide a shuttle servicing key destination areas such as Mission Bay Park, Fiesta Island, and Sea World.
- 3.5.12.** Encourage the continuation of the shuttle from USD to the Old Town Transit Center.
- 3.5.13.** Encourage coordination between USD and MTS to provide a shuttle service to the Tecolote Station.

3.6. VEHICULAR MOBILITY

The street network reconfiguration would improve movement of vehicles throughout the Specific Plan area by increasing capacity and reducing congestion. The street grid pattern would increase connectivity, which allows for shorter travel distances and improves efficiency through the area. Figure 3-18 displays the existing (2018) functional street classifications, and Figure 3-19 displays the planned street network and classifications.

Policies

- 3.6.14.** Provide an interconnected grid street network between communities to enhance mobility for all modes while providing adequate capacity and reducing congestion on the street system.
- 3.6.15.** Consider installation of adaptive traffic signals along Morena Boulevard.
- 3.6.16.** Encourage infrastructure for electric vehicles, including vehicle charging stations for multi-family residential, commercial, and industrial uses based on future demand and changes in technology.
- 3.6.17.** Encourage the evaluation of infrastructure for autonomous vehicles when designing right-of-way infrastructure projects and operational improvements based on future demand and changes in technology.
- 3.6.18.** Consider the installation of roundabouts to minimize conflicts, reduce traffic speeds, and reduce fuel consumption, where feasible.

Figure 3-18 - Existing Functional Street Classifications (2018)

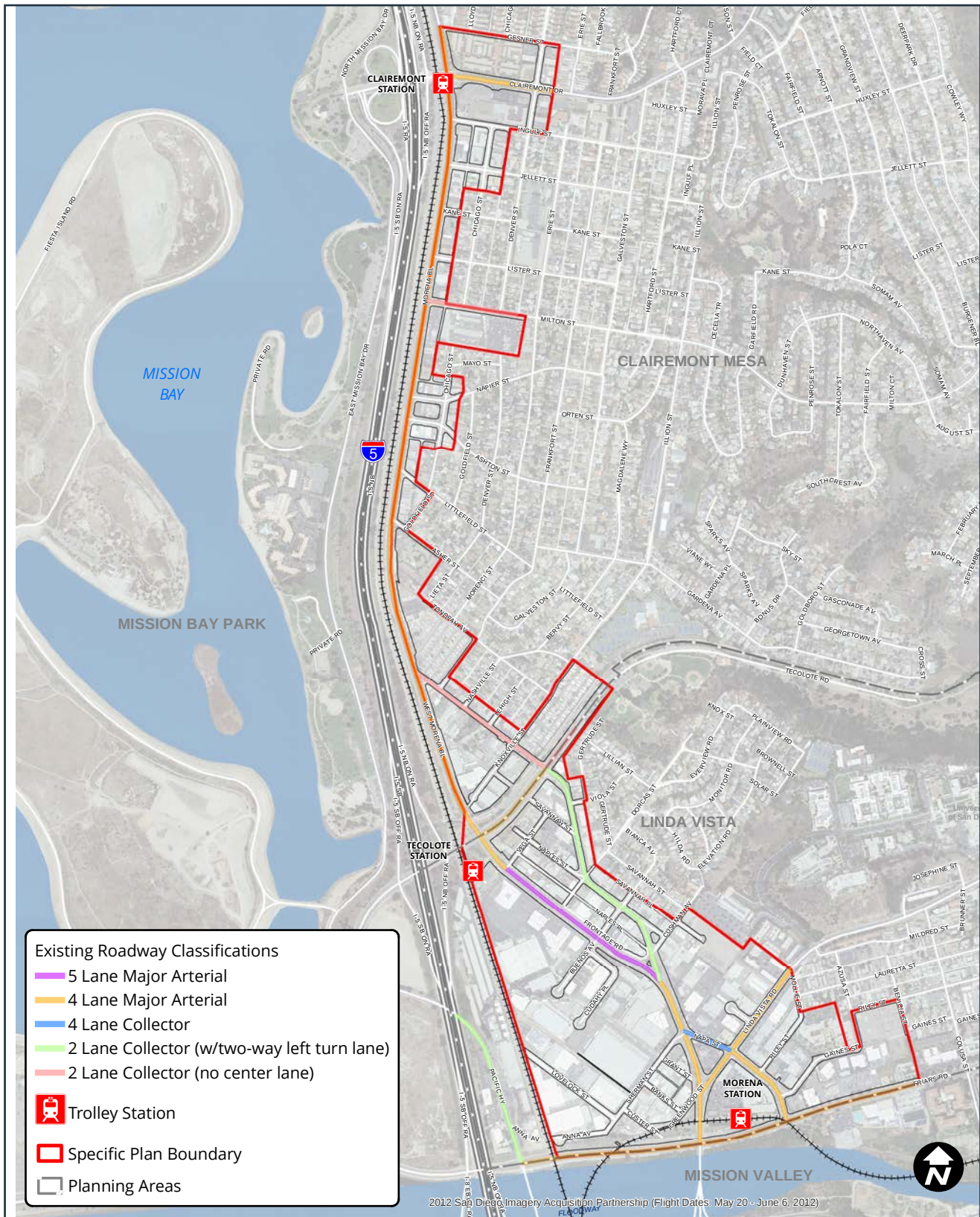
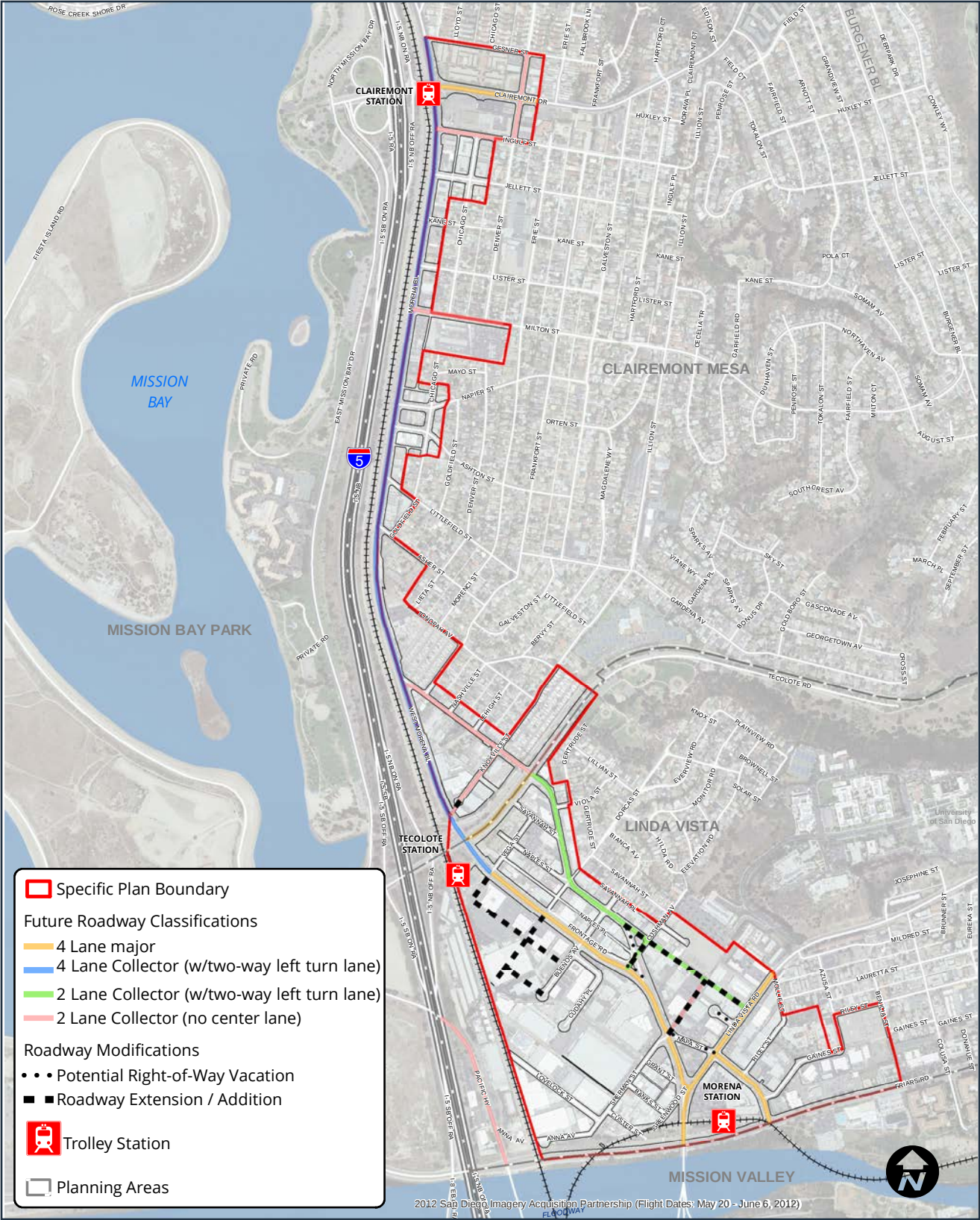


Figure 3-19 - Planned Street Classifications





Conceptual rendering of proposed Morena Boulevard extension.

4 | Urban Design

URBAN DESIGN GOALS

- A built environment that enhances quality of life and community character.
- New buildings that enhance the Morena Corridor's distinctive identity.
- Gateways that establish the Morena Corridor as a destination.
- A pedestrian oriented public realm with high aesthetic quality, functionality and sustainability.

4.1. URBAN DESIGN FRAMEWORK

Urban Design addresses the features and relationships of buildings, private and public spaces, and landscapes within the Specific Plan area. The relationship between public and private spaces, including roadway design, building design and architectural character; as well as outdoor spaces and landscaping which all contribute to a “sense of place” that would be distinctive and attractive.

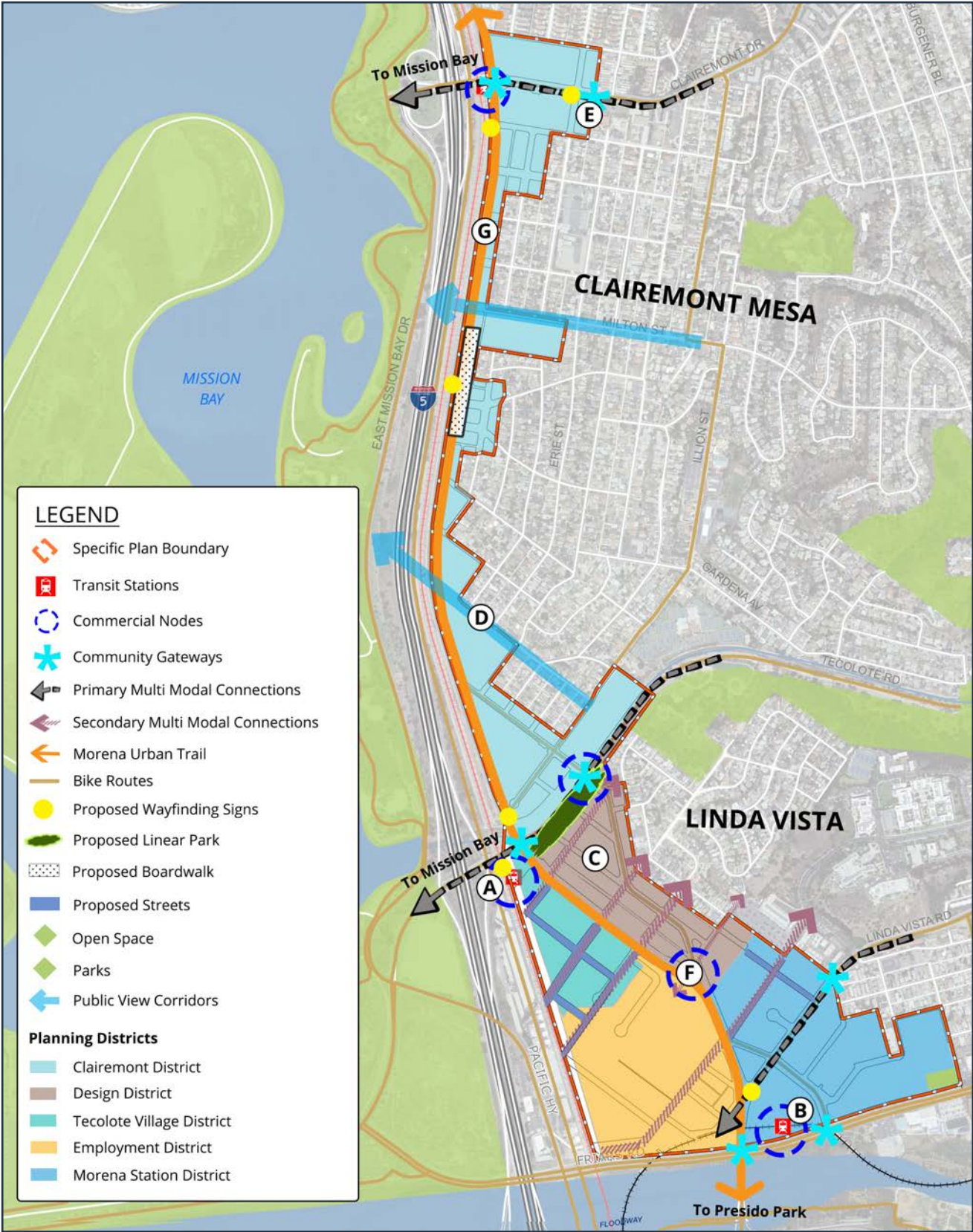
The Specific Plan urban design policies guide the relationship between buildings and public spaces, including where access should occur, and how structures and spaces are located in relation to each other. The urban design policies work in conjunction with the land use policies. The urban design policies serve to foster innovative design and site features that complement the public realm and provide connectivity between uses. They are general and illustrative to provide flexibility and encourage creativity and variety through site specific implementation. As the area experiences infill development and building renovations, the Specific Plan encourages development to include innovative and dynamic forms.

Urban Design Framework

- Ⓐ A Tecolote Station Village with a vibrant mix of uses, entertainment, and a highly walkable streetscape focused around the transit station.
- Ⓑ A Morena Station Village with a vibrant mix of uses, an improved circulation network, and strong pedestrian connections to the University of San Diego and the transit station.
- Ⓒ A Morena Design District that draws from the surrounding communities and the region that promotes the district as a center for artisan crafts, food, and beverages with the Tecolote Linear Park as a defining feature.
- Ⓓ Public view corridors that are preserved.
- Ⓔ Iconic gateways at key locations that generate a sense of place and arrival through the use architecture, community signs, public art, landscape features and public space.
- Ⓕ Commercial nodes located along Morena Boulevard at key intersections within Clairemont where building storefronts define the street environment and support social and pedestrian activity.
- Ⓖ An urban trail that provides connections to Mission Bay Park, San Diego River Park, Presidio Park, and Old Town for bicyclists and pedestrians.

(Refer to Figure 4-1)

Figure 4-1 - Urban Design Framework Map



4.2. STREETSCAPE AND PUBLIC REALM

The public realm includes all the spaces between buildings that can be freely accessed; it encompasses all outdoor areas including streets and public spaces. The design of the public realm can create opportunities for social interaction, business activation, and attractive pedestrian areas. Streetscape elements are the functional and decorative elements within the public realm. Sidewalks can incorporate pedestrian access, gathering space, unique design, and public art.

The Specific Plan envisions transforming auto-oriented streets into multi-modal streets that accommodate all users while also incorporating elements of sustainability. This vision should be accomplished through a combination of design strategies including expansion and enhancement of sidewalks and public spaces to improve the pedestrian environment primarily along the streets of Morena Boulevard and West Morena Boulevard, also referred to as the Morena Corridor.

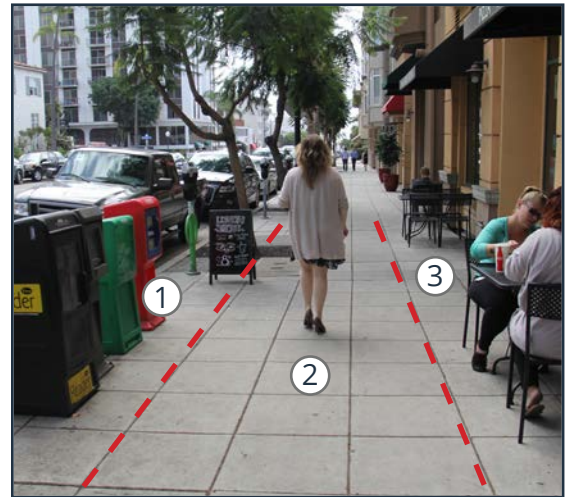
Policies

Sidewalks

- 4.2.1. Provide wider sidewalks along Morena Boulevard and within village areas where feasible.
- 4.2.2. Keep the pedestrian path of travel and street corners clear of obstructions and visual clutter.
- 4.2.3. Locate and design any new utilities, where feasible, outside of the sidewalk to maintain a clear path of travel.

Public Spaces

- 4.2.4. Encourage pedestrian activity by siting retail stores, restaurants, offices, or other activities that encourage pedestrian activity at the edges of public spaces.



① **Furnishings Zone** – Transition area and buffer between pedestrian zone and the roadway. Consider placement of elements that compliment the street such as lighting, signs, trees, driveway aprons, parking meters, and news racks.

② **Throughway/Pedestrian Zone** – Main travel way intended for mobility access. Maintain a continuous, clearly defined, unobstructed route clear of obstacles and accessible to users of all abilities.

③ **Frontage Zone** – Transition area between the pedestrian zone and abutting property. Consider outdoor amenities associated with the building frontage such as awnings, overhangs, café railings, planters, doorways, security grills, and business signs.



- 4.2.5. Incorporate public spaces, such as plazas, and paseos, and pocket parks in areas visible from the street, or link to the street with a clear connection feature such as an open passage.
- 4.2.6. Incorporate public space to expand and add interest to the public realm and to serve as village gathering areas including, but not limited to pocket parks, urban greens, plazas, courtyards, mini parks within villages, and commercial nodes.
- 4.2.7. Incorporate landscape and architecture elements at village entryways, commercial nodes and public spaces to establish a strong sense of identity and wayfinding.



Seating

- 4.2.8. Incorporate public seating, cafe and restaurant spaces, patios, and plazas along the sidewalk to activate the public realm along Morena Corridor within commercial nodes and community villages.
- 4.2.9. Provide benches and other forms of seating (e.g. low walls, planter edges, wide steps), particularly along the Morena Corridor within commercial nodes and community villages.



Pedestrian-oriented public spaces in villages will enhance the public realm.

Paving

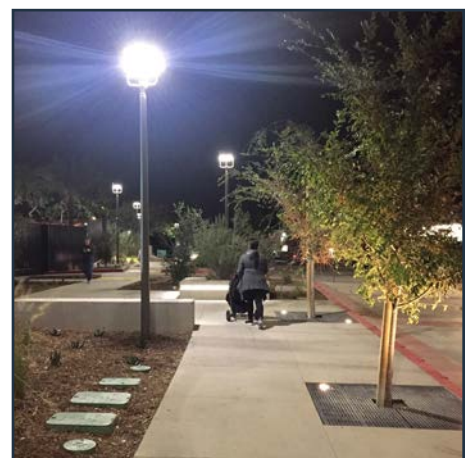
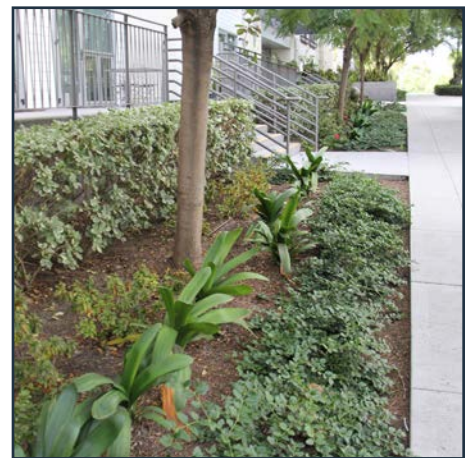
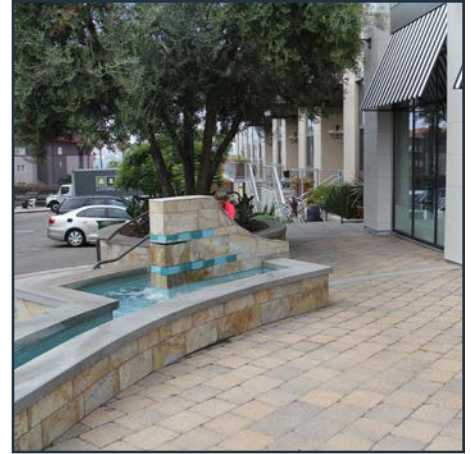
- 4.2.10. Incorporate enhanced paving design into parking lot design, driveway entries, pedestrian walkways, and plazas, where feasible.

Stormwater

- 4.2.11. Use permeable ground surfaces in public spaces to the extent possible and install materials that allow access in all weather conditions.
- 4.2.12. Incorporate permeable paving to reduce storm water runoff and absorption of rainwater.
- 4.2.13. Incorporate bio-filtration and bio-retention measures in parking lot design, edges of paved areas, and other landscaped areas to capture storm water runoff.
- 4.2.14. Create green streets that provide “urban greening” features that enhance the pedestrian and bicycle environment, storm water management features, and opportunities for additional street trees.

Lighting

- 4.2.15. Design the lighting of outdoor areas, such as streets, walkways, parking lots, and public spaces to improve the nighttime environment for safe and enjoyable use.
- 4.2.16. Utilize outdoor lighting that conserves energy and resources, while providing for safety.
- 4.2.17. Design outdoor lighting to shield residential areas from adverse effects of night lighting.
- 4.2.18. Consider the placement, intensity, timing, duration, and color of outdoor lighting.



Enhanced paving, landscaping, and lighting help contribute to a comfortable and attractive pedestrian environment.



Urban Forest

- 4.2.19. Utilize street trees to establish linkages between blocks and to frame public views. Refer to the City's Street Tree Selection Guide for selecting trees.
- 4.2.20. Maximize root growth area by increasing tree well and parkway sizes and soil volumes through the use of suspended pavements or structural soils in deep wells.
- 4.2.21. Retain mature trees with good health and appearance and incorporate them into the landscape design.



Unique building design can enhance visual interest and create a distinct identity for the community.

4.3. BRANDING AND GATEWAYS

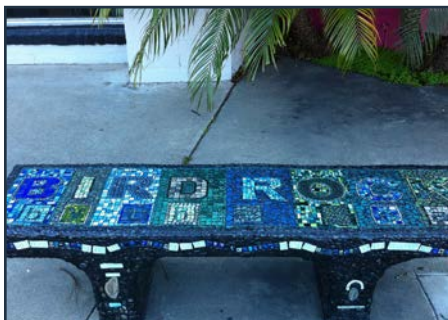
Gateways help create a sense of arrival and sense of place that indicates entry to a unique location by providing a visual experience for pedestrians, bicyclists, and motorists. Signage, monuments, public realm improvements, and architectural and site design help define gateways. Morena Boulevard and West Morena Boulevard are linear gateways that connect the San Diego River and Old Town San Diego to Clairemont Drive. Gateway nodes are points along these linear gateways and other significant streets that mark key entrances to the community. The Public Facilities chapter addresses funding for the installation and maintenance of gateway landscaping and lighting that exceeds basic City standards. Figure 4-2 shows both the linear gateways and gateway nodes.



A banner program will highlight the Morena Corridor as a unique business district and destination.



Wayfinding signs and markers will highlight community character and support mobility.



Public art can be incorporated into amenities in the public realm.

Policies

Branding

- 4.3.1. Support development of a unique sign and banner branding program for the Morena Corridor to create an attractive and identifiable area which could include gateway signage, directional signage, and district-specific banners displaying events and characteristic uses.
- 4.3.2. Incorporate the Morena Corridor or district logo and a greeting that is unique to the Morena Corridor on gateway signage.
- 4.3.3. Support the installation of directional wayfinding signage to define pedestrian, bicycle, and vehicular linkages at gateways nodes and along the Morena Corridor linear gateway.

Gateway Nodes

- 4.3.4. Incorporate gateway nodes and pedestrian-oriented retail uses at major entrances to the community that enhance the sense of arrival and establish community character for pedestrians, bicyclists, and vehicles.

Figure 4-2 - Conceptual Gateway Sign Locations



- 4.3.5.** Incorporate lighting and signage, community markers, or unique landscape themes that reinforces the Morena Corridor “brand” to place emphasis at community gateway nodes.
- 4.3.6.** Design buildings located at gateway nodes to be oriented to the gateway corner with pedestrian spaces, and/or iconic architectural features.
- 4.3.7.** Incorporate architecture, landscape features, lighting, and/or public art to emphasize the entrance into the Morena Corridor, which could include, but are not limited to:
- Tower elements as prominent massing features
 - Entry plazas on corner sites
 - Fountains or other water features
 - Distinct changes in the building volume at the primary entry
 - Prominent landscape features, such as large or growing tall trees
 - Unique building lighting for nighttime effect
 - Public art installations that reinforce themes reflective of the Morena Corridor
 - Buildings designed as iconic representations of their district’s character



Gateways that incorporate signage help establish unique entryways into the community.

4.4. DEVELOPMENT DESIGN

The Specific Plan envisions activating the ground floor spaces along the Morena Corridor and within villages to improve the pedestrian environment and encourage higher pedestrian activity within the area. Building design should incorporate different modulations, articulations, transparencies, and step backs, and use materials with varying colors and textures, in order to provide buildings with a pedestrian-oriented scale and visual appeal.



Policies

General

- 4.4.1. Design buildings to front directly onto and be oriented to public streets, pedestrian pathways, and/or public space.
- 4.4.2. Design buildings to avoid uninterrupted blank walls along all building facades.
- 4.4.3. Design buildings to create a strong sense of edge along streets by providing consistent buildings setbacks.
- 4.4.4. Incorporate Crime Prevention Through Environmental Design (CPTED) concepts within developments, along sidewalks, paseos, and walkways, at transit stops/stations, and public space to enhance the safety and comfort of the pedestrian experience as appropriate.



Pedestrian-Oriented Frontages

- 4.4.5. Design buildings to incorporate modulation, façade articulation, and offsetting planes to help reduce their visual bulk and to provide visual interest by avoiding monotonous facades.
- 4.4.6. Pedestrian-oriented areas for outdoor dining, shopping, and passive recreation or cultural events should be integrated into buildings and development sites to provide additional vitality to the public realm.
- 4.4.7. Design buildings emphasizing their pedestrian orientation by differentiating the ground floor from the upper floors by providing changes in massing and a greater degree of material textures, articulation, and transparency.



Design that incorporates facade articulation and active street frontages enhances pedestrian activity.

- 4.4.8. Design commercial and mixed-use buildings with active frontage elements such as enlarged windows, storefronts and public spaces that front on to the public realm to enliven the streetscape and provide eyes on the street
- 4.4.9. Encourage the use of non-reflective vision glass on all ground floor retail, commercial, and office uses along street frontages.
- 4.4.10. Design the side and rear elevations of commercial and mixed-use buildings with comparable design features as the front façade.
- 4.4.11. Encourage public realm enhancements such as increased setbacks for plazas, in conjunction with active building frontages, to help create a sense of place.
- 4.4.12. Incorporate enhanced building materials, textures, and detailing at the ground level, and into commercial and mixed-use building features such as plane changes, entries, and corners.
- 4.4.13. Incorporate accent landscape plantings along building facades that highlight architectural features and help create inviting, pedestrian-oriented frontages.



Entrances

- 4.4.14. Orient primary building entries toward public sidewalks, plazas, parks, and public or private pathways that connect to the public sidewalk to encourage an active public realm.
- 4.4.15. Design buildings with pedestrian-oriented ground floor entrances that incorporate street wall articulation.
- 4.4.16. Design entryways that add interest and attract pedestrians.



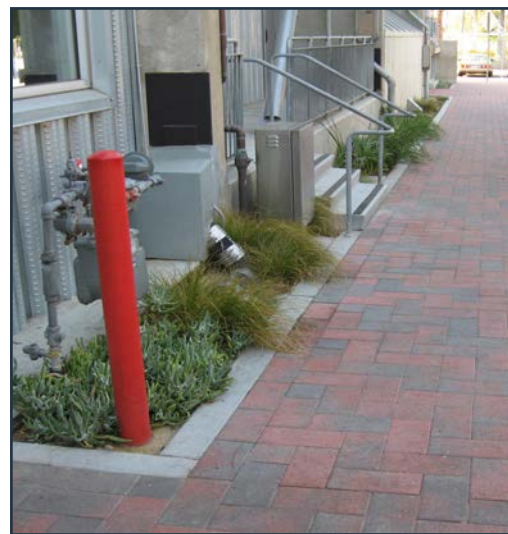
The use of quality materials and finishes in building design can enhance the identity of the corridor.

Massing and Articulation

- 4.4.17. Design buildings with a pedestrian-oriented scale by differentiating the mass and scale of buildings, varying rooflines, incorporating vertical and horizontal modulations, and using color and/or architectural elements.
- 4.4.18. Design buildings with vertical articulation of façades through recessed façade elements, balconies, bays, and changes in wall materials and colors.
- 4.4.19. Use appropriate and adequate variation in setbacks, frontal planes, massing, corner cuts, and building footprints to minimize bulk, promote visibility, and create variety with rhythm and order.
- 4.4.20. Provide visual interest and reduce the overall mass of buildings with variations in roof form, height, and profiles.

Parking

- 4.4.21. Design and locate parking areas in relation to buildings to minimize the exposure of parked vehicles to the public view and the primary street.
 - a. Locate parking areas behind buildings where feasible.
 - b. Use active frontages (residential, retail, or commercial) to wrap parking structures when placing adjacent to a primary street frontage or public space.
 - c. Utilize buildings, architectural features, public art, or landscaped buffers to screen parking areas.
 - d. Encourage structured parking in order to minimize area dedicated to automobile parking.
 - e. Consider articulated parking structure facades to minimize bulk and scale.
 - f. Avoid placing parking areas at the intersection of the primary streets with a secondary street.



Design that incorporates articulation and offsetting planes helps to avoid monotonous facades.



- 4.4.22. Incorporate pedestrian pathways in surface parking and parking structure design to provide linkages between transit stops/stations, building entrances, retail uses, parking areas, and streets.
- 4.4.23. Share parking and loading access to the maximum extent feasible and locate access points away from a primary building entrance, pedestrian pathway, or public outdoor gathering area.
- 4.4.24. Design parking structures that serve a group of buildings to be compatible in architectural treatment to the buildings they serve.



Service Areas and Mechanical Equipment

- 4.4.25. Locate service and loading access at the rear of buildings. If this is not possible, then screen with low building elements that integrate living walls, landscaping, public art, and lighting.
- 4.4.26. Locate utilities, storage, and refuse collection at side or rear of buildings, and away from the public realm.
- 4.4.27. Locate mechanical equipment, including ground, building, and roof-mounted equipment away from the public view.
- 4.4.28. Screen mechanical equipment from the street frontage with building elements and landscaping that are consistent with the overall character and design of the building facades.



Parking structures that are consistent in architectural treatment to the buildings that they serve creates visual harmony and minimizes the visual prominence of parking.

4.5. SUSTAINABLE DESIGN

Sustainable design can minimize energy consumption and encourage pedestrian activity by relating well to its site, the surrounding environment, and the climate. The Climate Action Plan identifies strategies and actions to meet specific citywide greenhouse gas reduction targets including strategies related to building and site design. To improve sustainability, building retrofits and new construction should utilize environmentally conscious building practices and materials, increase energy and water efficiency, increase on-site energy generation, reduce waste generation, and support active modes of transportation in addition to automobiles.

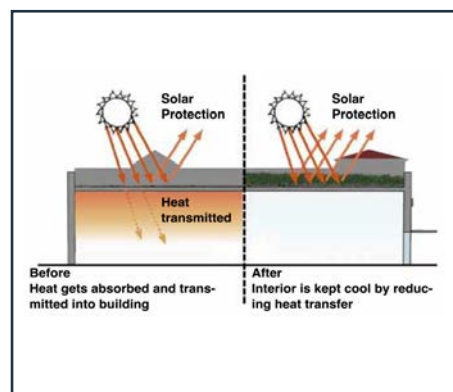
Policies

Energy

- 4.6.1. Design buildings and sites to incorporate passive solar design.
- 4.6.2. Maximize the use of solar energy through installation of photovoltaic panels, solar water heating systems, and other technologies.
- 4.6.3. Encourage the installation of solar energy generation systems where large roof surfaces, surface parking areas, or parking structures that are discretely located to limit visibility from the street or glare to adjacent properties.
- 4.6.4. Encourage the implementation of wind energy generation systems that are compatible with surrounding development.
- 4.6.5. Encourage the adaptive reuse of existing buildings, in conjunction with improvements to increase energy efficiency and building longevity.

Heating and Cooling

- 4.6.6. Design buildings and landscaping to minimize building heat gain.
 - a. Employ trees and landscaping strategically in site design for their benefits in building, window, and outdoor space shading.



New public and private development and building retrofits are encouraged to incorporate energy- and water-efficient building and site design.

- b. Choose “cool” roofing materials or green roof designs.
- c. Utilize window sunshades, extended roof eaves, and low emissivity (“low-e”) window glass to control solar exposure for building interiors.



- 4.6.7. Maximize natural and passive cooling that builds on the proximity of Mission Bay and the Pacific Ocean by employing building design that incorporates vents oriented to capture prevailing winds; ceiling vaults; and thermal chimneys to facilitate air movement.

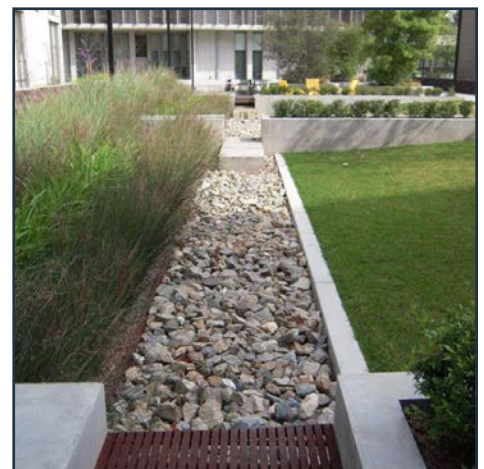
Landscape

- 4.6.8. Utilize drought-tolerant and native species in landscaping and parkway design to minimize water usage while providing attractive streets and environments.
- 4.6.9. Discourage the use of turf in new ornamental landscaping areas, and strongly encourage the replacement of ornamental turf with water-wise landscaping in existing landscaping areas.
- 4.6.10. Design and retrofit buildings to capture and utilize rain water for landscape irrigation.
- 4.6.11. Encourage the uses of graywater reuse systems for landscape irrigation to supplement potable water supplies.



Stormwater

- 4.6.12. Integrate storm water and urban runoff capture and treatment facilities into landscaping and parking areas.
- 4.6.13. Minimize on-site impermeable surfaces, such as concrete and asphalt.
- 4.6.14. Where feasible, utilize permeable paving materials, such as porous asphalt, permeable pavers, reinforced grass pavement (turf-crete), cobblestone block pavement, to allow storm water and urban runoff infiltration.



Drought-tolerant landscaping and storm water features can enhance sites while furthering sustainability goals.

5 | Recreation

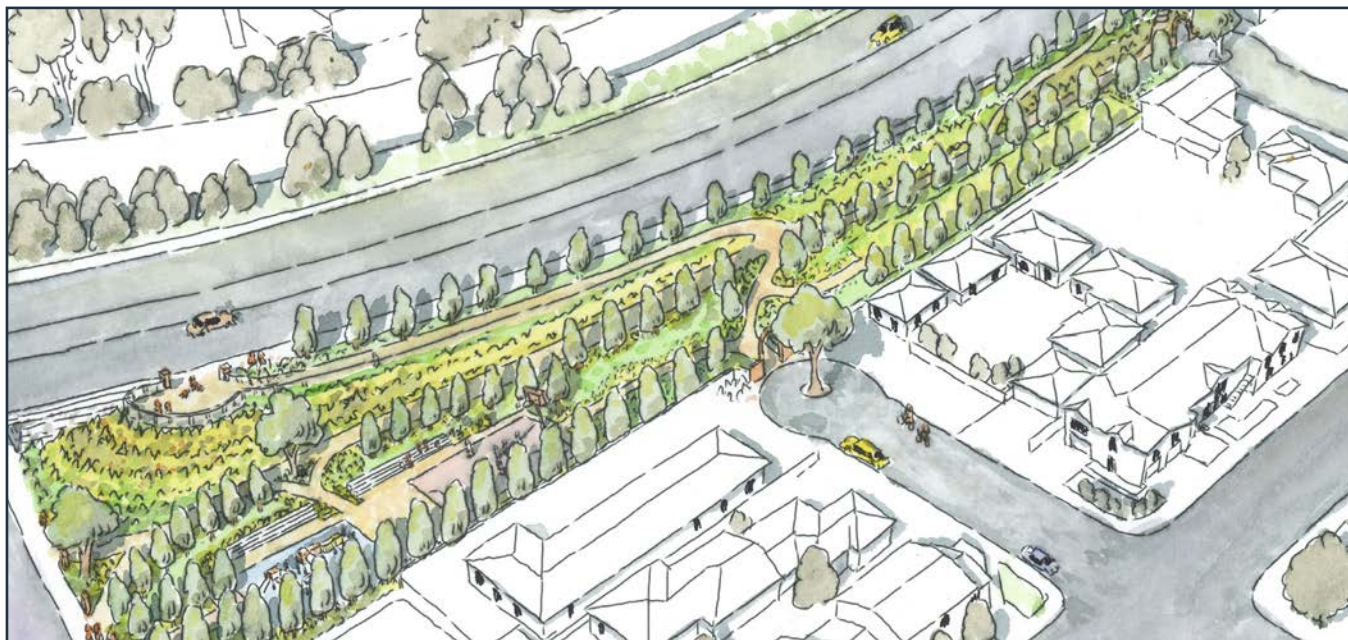
The Specific Plan area is a generally linear area in a mostly developed, urbanized area of San Diego. Within the Specific Plan area, the only park is the Silver Terrace Mini Park (1.28 acres) along Friars Road in Linda Vista. However, the area surrounding the Specific Plan has many opportunities for public access to parks and recreation facilities, including Tecolote Community park and recreation Center, Tecolote Canyon Natural Park, Western Hills Neighborhood Park, Sefton Field, as well as Mission Bay Park.

RECREATION GOALS

- Additional parks and recreational opportunities that meet the needs of the residents in the Specific Plan area.
- Privately owned/publicly-used parks that are built on site when new infill development occurs.

5.1. PARK OPPORTUNITIES

Figure 5-1 - Illustrative Drawing of Tecolote Linear Park in the Design District



PARK AND RECREATION FACILITIES

Opportunities for additional park land and recreation facilities within the Specific Plan area are anticipated to occur primarily through redevelopment of private properties and through the application of park equivalencies. While the City's primary goal is to obtain land for population-based parks, where vacant land is limited, unavailable or cost prohibitive, the City's General Plan allows for the promotion of alternative methods (park equivalencies) such as providing privately owned/publicly-used parks and non-traditional parks such as rooftop parks. Further discussion of equivalencies can be found in the Recreation Element of the General Plan.



A system of parks and recreational facilities, including linear parks along key corridors, will meet the community's park needs and enhance its livability.

Policies

- 5.1.1.** Provide sufficient community park and recreational facilities to meet the needs of the future residential population.
- 5.1.2.** Provide flexibility in placement of population-based parks while ensuring their public accessibility and visibility from the public right-of-way.
- 5.1.3.** Pursue the creation of linear parks as a component of the Specific Plan's park and recreational system.

Tecolote Linear Park

Provide a linear park along the southern side of Tecolote Road between the terminus of Savannah Street and West Morena Boulevard to create a park that provides a multi-use trail as well as typical neighborhood park amenities on City-owned land in the Linda Vista Community. This could be a highly utilized public park that provides a pedestrian connection to the Tecolote Village, Tecolote Road and Mission Bay as well as the Design District. Figure 5-1 illustrates a conceptual development design. The design of the park would occur through a public process.

6 | Conservation

CONSERVATION GOALS

- Development and improvements that help to reduce per capita greenhouse gas emissions, support active transportation and transit use, and support the local economy.
- Sustainable development, building practices, and landscapes that reduce dependence on non-renewable energy sources and natural resources.
- Implementation of sustainable storm water management techniques to support the surrounding landscape and reduce impacts on urban infrastructure and the downstream environment.

6.1. Sustainable Development

The concepts of conservation and sustainability address the relationship of the built environment to the natural environment with the objective of achieving environmental benefits through energy and resource conservation and sustainable development.

Building upon the General Plan, the City adopted a Climate Action Plan (CAP) to achieve the State of California's mandates for greenhouse gas (GHG) emission reductions through local action and to the benefit of San Diego's environment and economy. The CAP calls for eliminating half of all GHG emissions within the City by 2035.

Sustainable development in the Morena Corridor will incorporate building features and streetscape design that reduce energy and water consumption, improve water and air quality, reduce waste, and facilitate and encourage alternatives to travel by single-occupant vehicles. The Specific Plan area benefits from the location of three transit centers along the corridor. Residential, commercial, and visitor-oriented uses in the community can take advantage of the easy access to regional transit services that the transit centers provide and reduce transportation-related GHG emissions.

In order to convey the importance of resource conservation and sustainable building and site design, conservation policies have also been incorporated into the Urban Design Chapter in Section 4.5, Sustainable Design.

Sustainable development has a renewed importance due to the visible effects of global climate change resulting from greenhouse gas emissions. Potential impacts of a changing climate – higher seasonal temperatures, diminished water supplies, disruption of agricultural cycles – affect the built and natural environment and the Morena Corridor’s health and economic vitality.

The General Plan’s goals and policies regarding climate change and natural resources aim for a balance between natural resources and economic prosperity while protecting the public health, safety, and welfare of residents by making our built environment more resilient and healthy. The CAP provides a package of policies with steps the City can take to achieve the 2035 GHG emissions reductions targets and address climate change. The CAP supports implementation of the General Plan through support for continued incremental changes to the urban land use and urban form, providing a greater variety of transportation choices, and transforming how we produce and use energy and water. Further, the CAP will complement the General Plan policies to reduce greenhouse gas emissions with quantifiable data and benchmarks for success.

The CAP policies and actions are organized around the following five strategies:

1. Energy & water efficient buildings
2. Clean & renewable energy
3. Bicycle, walking, transit & land use
4. Zero waste
5. Climate resilience

The CAP’s mobility and land use strategy aims to expand bicycling, walking, and transit use as alternatives to automobile trips, particularly for work commute trips. The strategy’s land use component would advance the General Plan’s “City of Villages” concept of walkable and pedestrian-friendly neighborhoods with a mix of uses. The Morena Corridor is well-positioned to reduce dependence on the private automobile due to the community’s central location in the region, walkable size, and access to transit services. A majority of the specific plan area is within a Transit Priority Area (TPA), defined as an area with half-mile distance of a major transit stop, which makes public transit a viable transportation option. The land use plan (Figure 2-1) implements the CAP’s land use and mobility strategy by designing areas for higher density housing within the TPA.

The Specific Plan identifies bicycle and pedestrian facility improvements that complement the land use strategy to provide housing growth opportunities within TPAs. The Specific Plan establishes a modified grid network that facilitates shifting trips to transit, walking, and bicycling, while also accommodating vehicle traffic and minimizing conflicts between travel modes. The identified mobility improvements include intersection, sidewalk, and roadway improvements to increase accessibility and improve connectivity for bicyclists and pedestrians. The identified infrastructure improvements,

as well as improved connections of the bicycle and pedestrian network to the transit stations will support the Morena Corridor's residential and employment capacity with less increase in per capita vehicle emissions.

Sustainable development practices will implement the other CAP strategies and help meet the CAP's GHG emissions reduction goals. Modern sustainable building features can include alternative building materials, energy and water conservation systems, and alternative sources of energy.

Policies

- 6.1.1.** Reduce greenhouse gas emissions through a wide range of actions consistent with the General Plan and Climate Action Plan.
 - a.** Implement pedestrian and bicycle infrastructure improvements in Transit Priority Areas to increase commuter walking and bicycling opportunities.
 - b.** Support higher density/intensity housing and employment development in Transit Priority Areas to increase transit ridership.
 - c.** Provide additional bicycle and pedestrian improvements in coordination with street resurfacing as feasible.
 - d.** Coordinate with San Diego Association of Governments to identify transit right-of-way and priority measures to support existing and planned transit routes, prioritizing for implementation the highest priority bicycle and pedestrian improvements.
 - e.** Support regional improvements that promote alternative modes of transportation, such as mobility hubs.
 - f.** Provide bicycle- and car-sharing programs and their facilities such as bicycle-sharing stations and car-sharing vehicle access points.
 - g.** Re-time traffic signals and install roundabouts where needed to reduce vehicle fuel consumption.
 - h.** Apply the CAP consistency checklist as a part of the development permit review process, as applicable.
 - i.** Support and implement improvements to enhance transit accessibility and operations, as feasible.
 - j.** Monitor the mode share within the Specific Plan's TPAs to support the CAP Annual Monitoring Report Program.
- 6.1.2.** Implement mobility measures that reduce dependence on single-occupant vehicle use, increase fuel efficiency and promote the use of alternative more sustainable energy sources.
- 6.1.3.** Promote car and bicycle sharing programs as cost-effective alternatives to car ownership for residents and employees.
- 6.1.4.** Encourage community organizations and businesses to educate residents, employees and visitors about the accessibility of transit, community destinations, and regional recreational resources via walking and bicycling.

- 6.1.5. Promote the adaptive reuse of existing buildings in conjunction with any needed renovations to increase their energy efficiency as part of a comprehensive energy use reduction strategy.
- 6.1.6. Ensure that development is consistent with General Plan and Community Plan sustainability policies and supports implementation of the Climate Action Plan. Reduce development project-level greenhouse gas emissions to acceptable levels by incorporating sustainable building and development practices (refer to Urban Design Element, Building Design: Sustainability section), applying site-specific mitigation measures, and adhering to specific strategies and actions outlined in the Climate Action Plan.
- 6.1.7. Improve energy and water conservation in the operation and design of existing and new public facilities and public landscaping areas.
- 6.1.8. Encourage the implementation of energy- and water-efficient measures for commercial uses that exceed California Code, such as energy-efficient and water-efficient machinery for laundry operations; energy-efficient and water-efficient kitchens in restaurants; and storefront shading.
- 6.1.9. Encourage new development and building retrofits to incorporate as many water-wise practices as possible.
 - a. Encourage the replacement of existing ornamental lawns with native and drought-tolerant landscaping.
 - b. Encourage use of recycled and/or graywater landscape irrigation systems;
 - c. Ensure that any community greening or community garden projects utilize water-efficient landscape and irrigation design.
- 6.1.10. Encourage residential, commercial, and institutional development to implement composting for landscaping waste and compatible food waste.
- 6.1.11. Encourage restaurant uses to participate in commercial food waste recycling programs and utilize eco-friendly take-out containers and reusable drink containers without plastic straws.
- 6.1.12. Increase the community's overall tree canopy within the public right-of-way and development sites to provide air quality benefits and urban runoff management.
- 6.1.13. Design and construct development to retain significant, mature and healthy trees located within required landscape setbacks, and within other portions of the site as feasible (also refer to Urban Design Chapter).
- 6.1.14. Plant or replace street trees to provide continuous, regularly spaced tree canopies.
- 6.1.15. Consider air quality and air pollution sources in the siting, design, and construction of residential development and other development with sensitive receptors.
- 6.1.16. Incorporate building features into new building with residential units and other sensitive receptors located within 500 feet of the outside freeway travel lane to reduce the effects of air pollution.

6.2. Urban Runoff Management

Urbanization and development alter and inhibit the natural hydrologic process of surface water infiltration, percolation to groundwater, evapotranspiration, and transpiration. Urban runoff is surface water runoff generated from developed or disturbed land, and storm water is one significant type of urban runoff. Increases in impervious surfaces lead to fewer opportunities for water runoff to infiltrate into the ground. This increases the magnitude and duration of storm water flows, contributing to urban flooding, and results in sediment and pollutants entering watersheds and downstream waterbodies. Urban runoff is the largest pollution source of San Diego's coastal beaches and near shore waters.

Improvements in the management of storm water runoff can help address flooding in the community during wet weather and assist regional efforts to protect water quality within streams, bays, and the ocean. Low Impact Development (LID) techniques are approaches to storm water and urban runoff management that increase the ability of water to infiltrate into the ground. LID techniques that can be implemented through development projects include reduction of impermeable surfaces and installation of bio-infiltration and bio-retention areas, green roofs, and permeable pavement. Incorporation of storm water management facilities in the public right-of-way will further improve storm water management along the Morena Corridor.

Policies

- 6.2.1. Incorporate Low Impact Development practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff.
- 6.2.2. Incorporate and maintain storm water best management practices in public infrastructure and private development projects, including streetscape improvements to limit water pollution, erosion, and sedimentation.
- 6.2.3. Prioritize Low Impact Development practices that encourage water infiltration to minimize reliance on storm drains that could be impaired by sea level rise.

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7 | Infrastructure, Public Facilities and Services

The Morena Corridor is a developed area with basic infrastructure and facilities. Certain utilities may need to be expanded to serve future growth.

7.1. Water

Water lines are generally located in the public streets and range in size from 5 to 16 inches. The Specific Plan area is primarily served by a 16-inch main running the length of Morena Boulevard, which connects to a 16-inch main in Friars Road. Other large water lines in the area include 12-inch lines in Cushman Avenue, Knoxville Street, Littlefield Street, Milton Street, Jellett Street, and Gesner Street. The water lines are primarily made of cast iron (CI), asbestos cement (AC), and poly-vinyl chloride (PVC).

The City Public Utilities Department has planned maintenance that will upgrade/replace some of the older and undersized water lines in the Specific Plan area. This work is scheduled to be completed from 2018 to 2023. This work includes replacing the 16-inch CI line in Morena Boulevard with a 16-inch PVC line and replacing numerous AC lines with PVC. Where the existing AC lines are undersized, the new PVC lines will be upsized to meet current standards. The City currently requires an 8-inch-minimum diameter for public water mains, with a 12-inch minimum in commercial zones to meet fire flow requirements.

Implementation of the Specific Plan could require upgrades to the existing water system infrastructure to ensure adequate capacity and sufficient water flow.

7.2. Wastewater

Lines in the existing sewer system in the Specific Plan area can be divided into two classes: small mains and trunk sewers. The small mains form the collection system and convey sewer flows from individual properties to the trunk sewers. The trunk sewers are larger sewer lines that convey flows from multiple small mains as well as from adjacent neighborhoods.

The small mains are 8 to 15 inches in diameter and made of vitrified clay (VC) and PVC. Generally, the small mains are considered to operate within their capacity, with no capacity-related issues in the project area. Similar to the water system, the City has identified required maintenance and upgrades for the sewer system. Sewer lines that have been inspected were identified as requiring routine maintenance only, point repair, rehabilitation, or replacement.

The major trunk sewers include lines in Morena Boulevard, Anna Avenue, Tecolote Road, Lehigh Street, Frankfort Street, and Ingulf Street. To assess the capacity of the trunk sewers to accept a potential increase in flows from the project area, the 2012 and 2025 flow data was examined. Implementation of the Specific Plan could require upgrades to the existing wastewater system infrastructure to ensure adequate capacity and sufficient flow.

7.3. Stormwater

The topography of the Specific Plan area generally falls from east to west, which is the direction of storm drain flow. The public storm drain system in the Specific Plan area has been divided into six drainage basins based on discharge points. Basin A consists of the southeastern portion of the Specific Plan area that drains to the San Diego River. Runoff in this area is collected by storm drains that convey flows southwest to the river. Basin B is in the southwest portion of the Specific Plan area and drains to a 60-inch-diameter storm drain that discharges to an open channel along I-5.

Basin C drains to Tecolote Creek via multiple underground storm drains and includes the south-central portion of the Specific Plan area both north and south of Tecolote Creek. Basin D is in the north-central portion of the Specific Plan area and ultimately discharges to Mission Bay via multiple underground storm drains. Basins E and F are in the northern portion of the Specific Plan area and drain to large-diameter storm drains that also collect runoff from the offsite areas to the east. The storm drains in Basins E and F both discharge to Mission Bay.

The Municipal Separate Storm Sewer System (MS4) Permit (Order No. R9-2013-0001 as amended by Order No. R9-2015-001 and Order No. R9-2015-0100) provides the City of San Diego discretion to allow priority development project (PDP) applicants to transfer onsite obligations to implement pollutant control and hydromodification controls to an offsite project under specific conditions. The City of San Diego has developed the Offsite Alternative Compliance Program to allow developments to implement offsite treatment under this provision.

It is recommended that future development in the Morena Corridor Specific Plan take advantage of Alternative Compliance Program, as described in Part 3 of the City of San Diego Storm Water Standards Manual, to help facilitate compliance with storm water treatment standards and promote locating treatment facilities in an optimal location to treat regional stormwater runoff.

7.4. Dry Utilities

Telecommunications and Cable Service

Communications systems for telephone, computers, and cable television for the Specific Plan area are serviced by utility providers such as AT&T, Cox, and other independent telecommunications companies. The City works with service providers to underground overhead wires, cables, conductors, and other structures associated with communication systems in residential areas in accordance with proposed development projects.

Energy (Electricity and Natural Gas)

San Diego Gas and Electric Company (SDG&E) is responsible for supply, transmission, and distribution of electricity and natural gas to customers in the Specific Plan area.

7.5. Public Facilities

Library

The City of San Diego's Public Library system has two libraries that serve the Specific Plan area: the Clairemont Library (2920 Burgener Boulevard) further east along Clairemont Drive, and the Linda Vista Library (2160 Ulric Street) further east off of Linda Vista Road.

Public Schools

The San Diego Unified School District provides kindergarten to 12th grade schools that serve the Specific Plan area: Bay Park Elementary School (K-5th grade), Marston Middle School (6th-8th grade), and Clairemont High School (9th-12th grade).

Police

The San Diego Police Department (SDPD) provides police services that include patrol, traffic, investigative, records, laboratory, and support services. The SDPD Western Division station is in the Specific Plan area on Gaines Street. The Western Division serves the portion of the Specific Plan area south of Tecolote Road, within Beat 622-Morena. The Northern Division serves the northern portion of the Specific Plan area, north of Tecolote Road within Beat 116-Bay Park.

Fire/Emergency Services

The Specific Plan area is serviced by San Diego Fire-Rescue Station 25 at 1972 Chicago Street. Fire Station 25 has a battalion chief's vehicle and an engine. The engine responds to both fire and medical incidents. Rural/Metro San Diego is contracted with the City to provide emergency medical services.

Solid Waste

The City's Environmental Services Department provides refuse, recycling, and yard waste collection and disposal services to primarily single-family homes as well as some multifamily and commercial/business customers. Most multifamily residences and commercial and industrial business customers are not served by the City and are required to fund and contract directly with private haulers for trash and recycling collection.

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8 | Implementation

8.1. Purpose

The Municipal Code establishes requirements for specific plans by referencing the California Government Code, which requires that a specific plan be consistent with the General Plan. The Morena Corridor Specific Plan contains policies and supplemental development regulations that are consistent with the General Plan. This Specific Plan has been adopted by ordinance.

8.2. Severability

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Specific Plan document or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more section, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

8.3. Administration

The Development Services Director shall administer the Specific Plan and ensure compliance with the regulations and conformance with the policies of the Specific Plan. Where lands are subject to the jurisdiction of other agencies and organizations, including the State of California, MTS, and SANDAG any superseding land use authority of those agencies shall apply.

8.4. Environmental Review

Senate Bill 743 (SB 743) provides an exemption from environmental review for development that is consistent with a Specific Plan (See Public Resources Code Section 21155.4). The exemption applies if a development meets all of the following criteria:

- It is a residential, employment center, or mixed-use project;
- It is located within a transit priority area;
- It is consistent with a specific plan for which an environmental impact report was certified; and
- It is consistent with an adopted sustainable communities strategy or alternative planning strategy.

8.5. Land Development Code

Chapters 11, 12, 13, 14, and 15 of the Municipal Code are collectively referred to as the Land Development Code. The Land Development Code (LDC) sets forth the procedures used in the application of land use regulations, the processes of development review, and the regulations that apply to the use and development of land in the City of San Diego including the Specific Plan.

Review Process

The Specific Plan shall not establish new decision processes or permit types, but shall use Process One through Process Five as established in Chapter 11 (Land Development Procedures) and permit types described in Chapter 12 (Land Development Reviews). All provisions of the Land Development Code apply except as supplemented by the Specific Plan. Proposed development within the Specific Plan Area will be reviewed for conformance with General Plan policies, Specific Plan policies and supplemental development regulations, and all other applicable regulations in the LDC, including base zones and overlay zone development regulations.

8.6. Supplemental Development Regulations

The Specific Plan contains supplemental development regulations, provided below. The purpose of these regulations is to provide standards for the evaluation of development projects. It is intended that these supplemental regulations, in combination with the development regulations of the applicable base zone, create the type of development envisioned by the Specific Plan. Where there is a conflict between the supplemental development regulation and the development regulation of the applicable base zone, the supplemental development regulation within the Specific Plan applies. Where the Specific Plan is silent on a topic, the Municipal Code requirements remain in effect. The Specific Plan supplemental development regulations are only applicable within the Linda Vista Community Plan area.

Applicable regulations of the LDC shall apply to property within the Design District, Employment District, Tecolote Village District and Morena Station District, boundaries as shown on Figure 8-1, except for the supplemental requirements listed below. Refer to the Transit-Oriented Development (TOD) Enhancement Program for additional supplemental development regulations for the Tecolote Village and Morena Station Districts.

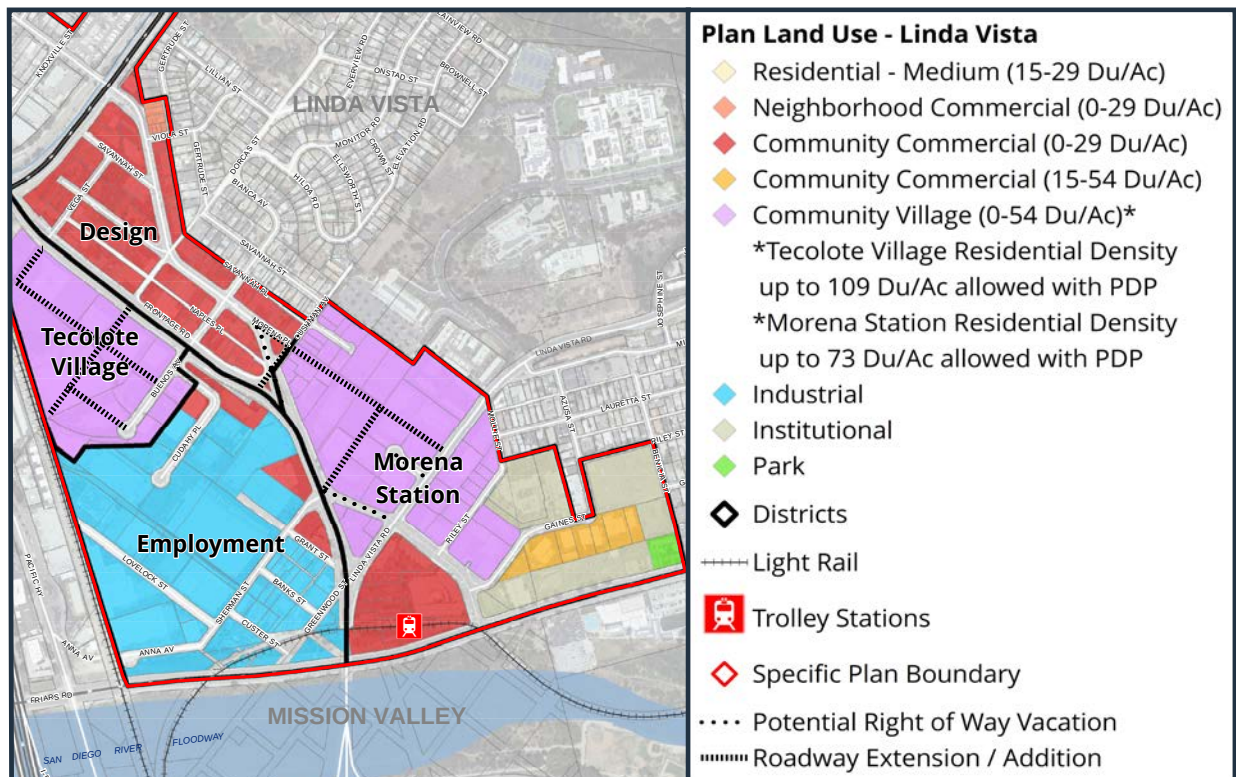
All Districts

- SDR-1.** Mobility Improvements. No building permits shall be issued for projects that would generate more than 1,000 Average Daily Trips (ADT) or 100 peak hour trips unless existing streets and related public facilities are improved to accommodate traffic generated by the project to the satisfaction of the City Engineer, including the following:
- a. Installation of traffic signals, turn lanes, turn lane storage capacity, and bicycle serving infrastructure at intersections, entrances, and exits that serve the project;
 - b. Modification of existing traffic signal at access points that serve the project; and
 - c. Installation of bicycle and pedestrian-serving infrastructure along the frontage of the project at intersections, entrances, and exits that serve the project.

Tecolote Village District and Morena Station District

- SDR-2.** Structure Height. Maximum structure height shall be limited to 45 feet. Architectural projections may exceed this limit by 5 feet.
- SDR-3.** Building Entrances. Primary building entrances shall front a public street.
- SDR-4.** Sidewalks. Provide noncontiguous sidewalks consistent with the requirements of the City of San Diego Street Design Manual.
- SDR-5.** Drive-Throughs. Commercial uses with a drive-through are not permitted. Properties with existing drive-through restaurants permitted on or before January 1, 2018 are exempt from this regulation and may be maintained or relocated on the same property.

Figure 8-1 - Morena Corridor Districts Map



- SDR-6.** Calculation of Residential Density and Floor Area. The calculation of residential density and floor area shall be based upon gross site area including any dedication of right-of-way on any site where new public streets, parks, or linear parks are planned or will be constructed.
- SDR-7.** Traffic Signal Installation. No building permits shall be issued in the Tecolote Village and Morena Station Districts for any project until a traffic signal has been installed at the intersection of Morena Boulevard & Savannah Street or left turn movements have been restricted from Savannah Street onto Morena Boulevard, unless the warrants for a traffic signal are not met as determined by the City Engineer in accordance with Council Policy 200-06.
- SDR-8.** Roadway Extensions. The roadway extensions identified in Figure 8-1 illustrate the future right-of-way area for the Morena Station District. Prior to the construction of the roadway extension, no new development, including structures, shall be constructed or permitted within the area identified for the roadway extension, except for the following: landscaping, parking facilities, or driveways.

Design District and Employment District

- SDR-9.** Structure Height. Maximum structure height shall be limited to 45 feet. Architectural projections may exceed this limit by 5 feet.

Clairemont District

SDR-10. Transportation Improvements. No building permits shall be issued in the Clairemont District for any project that would generate more than 1,000 Average Daily Trips (ADT) or 100 peak hour trips until the following transportation improvements are installed, unless the warrants for the traffic signals are not met as determined by the City Engineer in accordance with Council Policy 200-06:

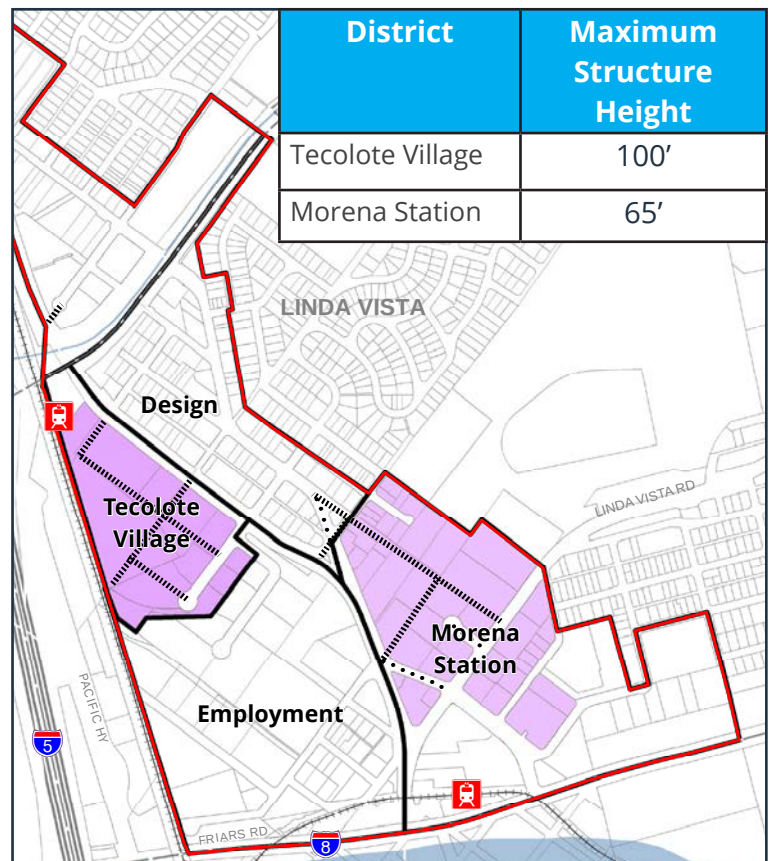
- a. Installation of a traffic signal at the intersection of Morena Boulevard & Jellett Street, or restriction of left turn movements from Jellett Street onto Morena Boulevard; and
- b. Installation of a traffic signal at the intersection of E. Mission Bay Drive and Clairemont Drive.

Transit-Oriented Development Enhancement Program

The Transit-Oriented Development Enhancement Program can be utilized within land designated Community Village (0-54 DU/AC) in the Tecolote Village and Morena Station Districts, as shown on Figure 8-2. The intent of the Transit-Oriented Development Enhancement Program is to allow for increased residential density, to create transit-oriented development that supports the implementation of the CAP and implements the Mobility and Urban Design policies of the Specific Plan. The Transit-Oriented Development Enhancement Program allows for the density range for this area to be increased up to 109 dwelling units per acre in the Tecolote Village District, and 73 dwelling units per acre in the Morena Station District, whereby an applicant may request approval of the increased density on a specific property through a Planned Development Permit (PDP).

A project using the Transit-Oriented Development Enhancement Program must be consistent with the Specific Plan Urban Design and Mobility policies and conform with the requirements set forth in Section 143.0402 of the LDC for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a) as amended.

Figure 8-2 - Transit-Oriented Development Enhancement Program



Tecolote Village District

- SDR-11.** Within the Tecolote Village District as shown on Figure 8-2, allow the following through a Planned Development Permit for proposed mixed-use development:
- a. A maximum residential density of 109 dwelling units per gross acre.
 - b. Maximum structure height of 100 feet.
 - c. Maximum floor area ratio of 5.0.

Morena Station District

- SDR-12.** Within the Morena Station District as shown on Figure 8-2, allow the following through a Planned Development Permit for proposed mixed-use development:
- a. A maximum residential density of 73 dwelling units per gross acre.
 - b. Maximum structure height of 65 feet.
 - c. Maximum floor area ratio of 4.5.

Morena Station District

- SDR-13.** Inclusionary Housing Requirement. A minimum of fifteen (15) percent of the total dwelling units in a proposed residential or mixed-use development of 10 or more dwelling units shall be set aside as affordable to and occupied by median income household, which are defined as any household whose income does not exceed the median income as adjusted for household size as defined by the U.S. Department of Housing and Urban Development for the San Diego Standard Metropolitan Statistical Area. All other Inclusionary Affordable Housing Regulations as set forth in Chapter 14, Article 2, Division 13 of the Land Development Code shall apply, except that the only alternative method of compliance allowed is construction or rehabilitation of units off-site, as set forth in Section 142.1307 in Ordinance O-2020-1, within the Community Plan Area, except that 15% of the units must be affordable to households whose income does not exceed 80% of the area median income as adjusted for household size as defined by the U.S. Department of Housing and Urban Development for the San Diego Standard Metropolitan Statistical Area. Italicized terms in Ordinance No. O-2020-1 shall have the meanings set forth in San Diego Municipal Code Section 113.0103 and in Ordinance No. O-2020-1.

8.7. Affordable Housing Density Bonus Regulations

The Transit-Oriented Development Enhancement Program, described above, is separate from the City's Affordable Housing Regulations found in LDC Chapter 14, Article 3, Division 7, which implements the State of California's Affordable Housing Density Bonus Program. The density bonus program provided in the City's Affordable Housing Regulations is available to eligible development citywide. Under the program, applicants may receive a density bonus beyond the maximum allowable residential density per the Specific Plan in exchange for construction of affordable units or donation of land to be used for affordable housing.

For the purposes of the Affordable Housing Regulations' density bonus program, the maximum allowable residential density per the Specific Plan means the maximum allowable residential density for the designated zoning ranges, including any additional density obtained through the Transit-Oriented Development Enhancement Program.

8.8. Specific Plan Amendments

Land Use Plan Amendments

The process for land use plan amendments, which includes specific plans, is provided by San Diego Municipal Code and the General Plan. Amendments to the Specific Plan require a Planning Commission initiation hearing and City Council adoption.

Technical Amendments

The General Plan provides the process for Technical Amendments which requires City Council adoption without a Planning Commission initiation hearing. Applicable technical amendments to the Specific Plan are specified in the General Plan, Land Use Element for land use plans.

8.9. Implementation Action Plan

Actions with respect to public facilities associated with Specific Plan implementation are identified in the Clairemont Mesa and Linda Vista Public Facilities Financing Plans and below. This provides a mechanism to establish annual programmatic and budgeting priorities consistent with Council Policy 800-14, and monitors progress in achieving the Specific Plan's vision. In conjunction with the City's annual budget process, the identified tasks and projects and their priority may be adjusted given funding availability, feasibility of implementation, timing of private development, or as new project-funding opportunities present themselves over time.

Mobility Improvements

A summary of the mobility improvements is shown in Table 8-1.

Table 8-1 - Summary of Mobility Improvements

#	Improvement	Existing Condition	Proposed Condition
1	Morena Boulevard from Ingulf Street to Knoxville Street	4-lane roadway with on-street parking along east side and some areas of on-street parking along the west side.	Two lanes southbound and two lanes northbound with left-turn pockets at intersections and a two-way cycle track along the west side of the roadway. Some on-street parking along the east side will remain.
2	Intersection of Morena Boulevard and West Morena Boulevard	"Y" Intersection	"T" Intersection
3	Knoxville Street Extension	Two lane roadway with on-street parking on both sides of the street.	Extend two-lane roadway and create new intersection at Knoxville Street and West Morena Boulevard.
4	West Morena Boulevard Road Diet (Vega Street to Cushman Street)	3 lanes southbound and 2 lanes northbound with on-street parking along the west side and some areas of on-street parking along the east side.	Two southbound lanes and two northbound lanes with left-turn pockets at intersections and a two-way cycle track along the west side of the roadway. Parking along the west side and some areas along the east side.
5	Morena Boulevard (Cushman Street to Linda Vista Road)	4-lane roadway with buffered bike lanes on each side of the roadway.	Maintain the 4 travel lanes and reconfigure the buffered bike lanes to a two-way cycle track along the west side of the roadway.
6	Intersection of Linda Vista Road and Morena Boulevard	"Y" Intersection	Reconfigure the intersection allowing for turning movements and pedestrian and bicycle crossings.
7	Cushman Avenue Extension	Two-lane roadway with parking along both sides of the roadway	Extend Cushman Avenue west towards West Morena Boulevard to create a "T" intersection. The new intersection should be a standard "T" intersection and should replace the southern Morena Boulevard split. Cushman Avenue should be constructed as a two-lane roadway with Class II bike lanes and sidewalks on either side.
8	"East" Morena Boulevard Extension from Cushman Avenue to Linda Vista Road	None	A two-lane collector roadway with center left-turn lane and Class II bike lanes on either side. The existing Morena Boulevard should be renamed "West Morena."
9	Intersection of Linda Vista Road and Morena Boulevard	None	Create a new intersection between the new "East" Morena Boulevard extension and Linda Vista Road.

#	Improvement	Existing Condition	Proposed Condition
10	Sherman Street Extension	Two lane roadway with parking along both sides that exists west of Morena Boulevard to its terminus west.	Extend Sherman Street east, from the existing Morena Boulevard to the extension of Morena Boulevard, as a two-lane roadway with a center left turn lane with pedestrian facilities and a Class III bicycle facility. East of the Morena Boulevard extension, Sherman Street should continue as a pedestrian and bicycle connection (Class I Multi Use Path) to the USD parking lot.
11	Dorcas Street Extension (South of West Morena Boulevard)	None	Extend Dorcas Street so that it continues south of West Morena Boulevard and reestablishes street grid.
12	New Street Extension (Cudahy Place to Vega Street)	None	Create new street south of, and parallel to, West Morena Boulevard to connect from Dorcas Street
13	Vega Street Extension	None	Extend Vega Street to continue south of West Morena Boulevard and reestablishes the street grid.
14	New Street Extension (Buenos Avenue to Dorcas Street)	None	Create a one-block segment between Buenos Avenue and Dorcas Street, parallel to West Morena Boulevard.
15	Street Vacation - Napa Street (Between Linda Vista Road and West Morena Boulevard)	Four lane roadway with no on-street parking nor bicycle facilities.	Vacated upon completion of the Morena Boulevard extension to Linda Vista Road.
16	Street Vacation - Morena Boulevard (Between West Morena Boulevard and Morena Place)	One lane roadway northbound, with buffered bike lane part of the way. 2 lanes southbound with bike lane.	Morena Boulevard between West Morena Boulevard and Morena Place should be vacated to allow the reestablishment of a street grid.
17	Street Vacation - Metro Street	Currently a cul-de-sac with one lane in each direction.	Metro Street should be vacated.