

Planning Department

# Morena Corridor Specific Plan Clairemont ad hoc Subcommittee

June 19, 2017

# Meeting Agenda

- Letter to Clairemont  
Community Plan Update  
Subcommittee
- Presentation of Draft Morena  
Corridor Specific Plan



# Planning Department

June 19, 2017

Susan Mournian, chair  
Clairemont Community Plan Update  
Ad Hoc Sub Committee

Dear Ms. Mournian,

We, the Morena Corridor Specific Plan Ad Hoc Sub Committee, wish to convey to you and the Community Plan Update Ad Hoc Sub Committee the “Land Use” decisions that were made during the course of our meetings. We do this because “Land Use” for the area that falls within Clairemont will no longer be included in the Morena Corridor Specific Plan, but will be addressed in the Clairemont Community Plan update process.

The attached map delineates the Specific Plan area. The four parcels outlined in black are those that had been proposed by the City of San Diego Planning Department for a change in land use designation. For only two of these sites (marked #1 & #2 on attached map) specific motions by our Ad Hoc Sub Committee in support of the proposed changes were made, seconded, and passed. Although discussion occurred in regard to the remaining sites, no motion was made nor action taken.

We recommended that the land use designation for the current Coastal Trailer Villas site (#1 on attached map) be modified to Multi-Family Residential, allowing 29 dwelling units/acre (RM-2-5 zone). We further recommended that the land use designation for the triangular site on the northwest side of Knoxville St (#2 on attached map) be modified from Light Industrial to General Commercial (CC-1-3 zone). This designation would also allow 29 dwelling units/acre.

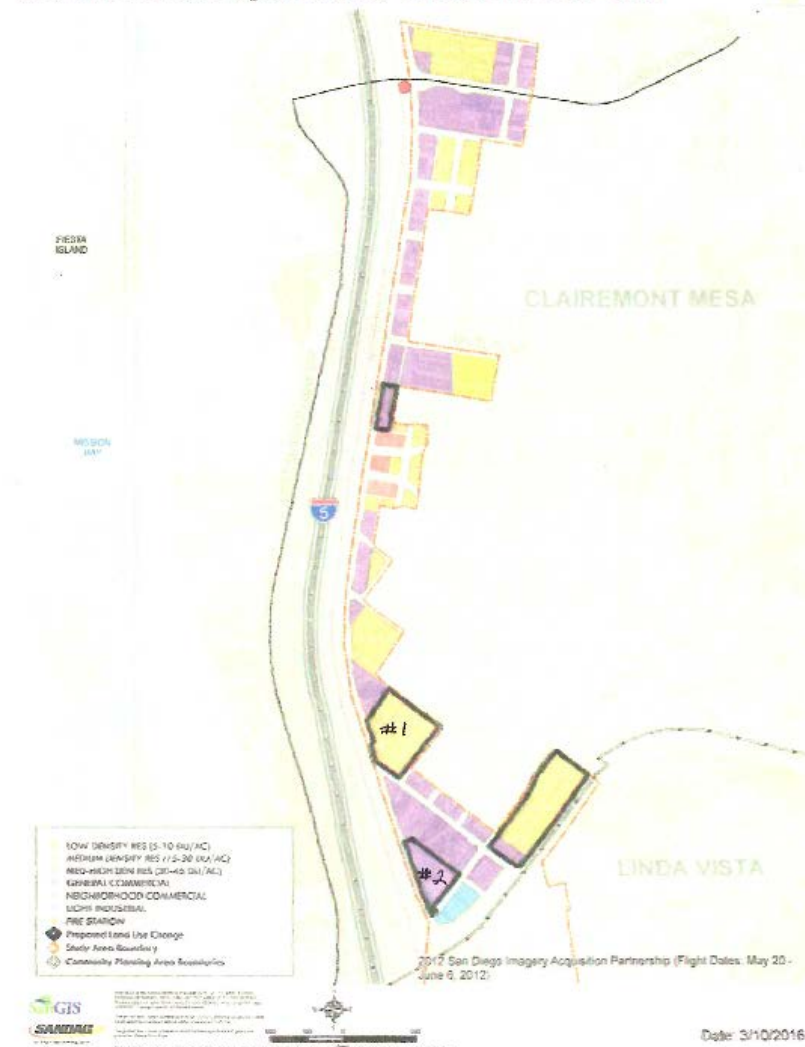
The above recommended changes would in no way alter the existing 30 foot height overlay for these sites. At our meetings it was clearly stated by the City of San Diego Planning Department that no change would occur to the 30 foot height overlay in the Morena Corridor Specific Plan area of Clairemont, thus no motion was made nor action taken in this regard.

We hope that this information and these decisions will be taken into consideration by the Clairemont Community Plan Update Ad Hoc Sub Committee.

Sincerely,

Margaret Schmidt, chair  
Morena Corridor Specific Plan  
Ad Hoc Sub Committee

## Morena Corridor Specific Plan - Draft LU March 2016



# Specific Plan Area



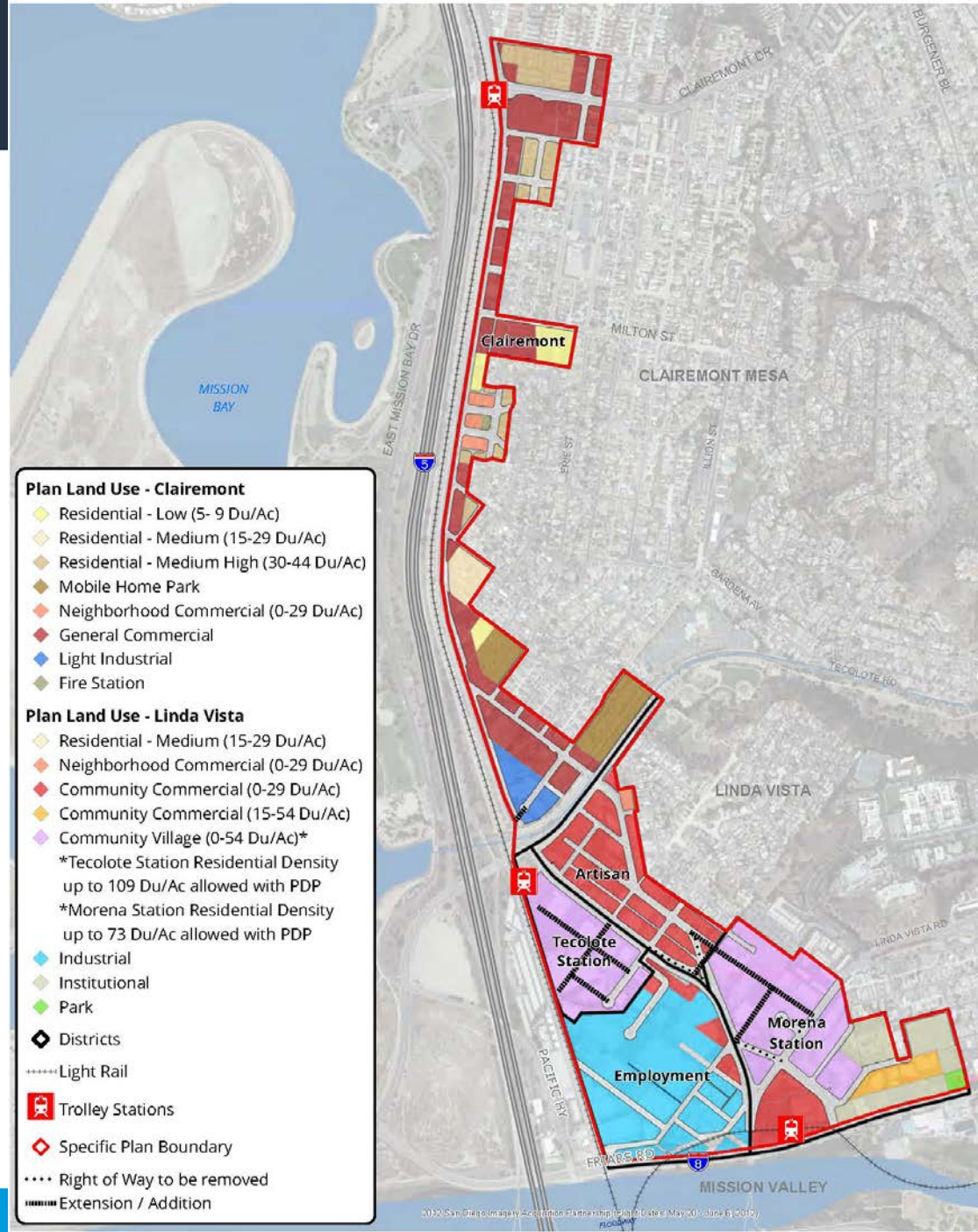
## 1.2. VISION

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



# Land Use Chapter

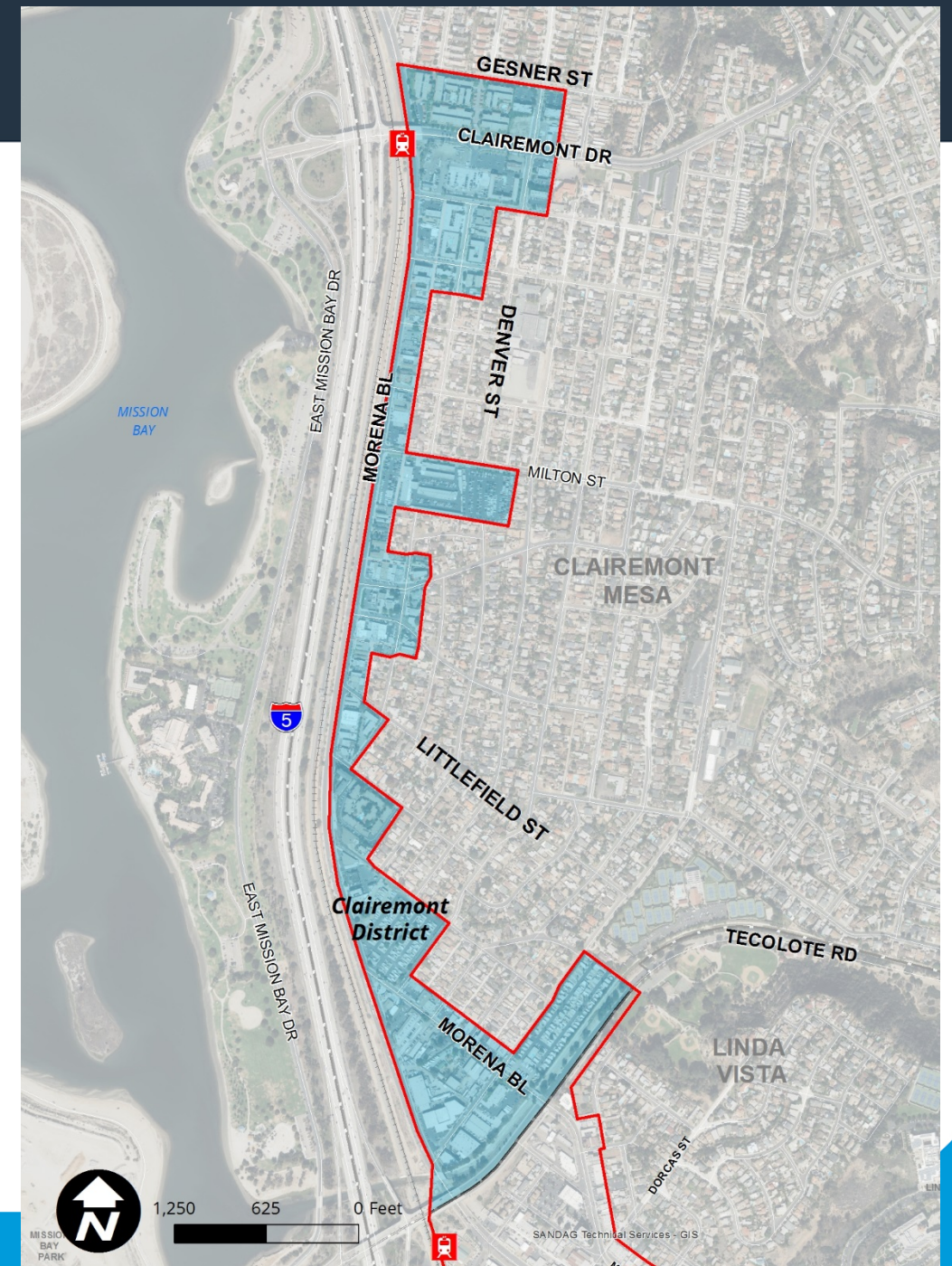
- Establishes districts to guide development
- Promotes mixed-use environment along Morena Boulevard
- Maintains adopted land uses in Clairemont
  - Land uses will be addressed comprehensively through the Community Plan update





# Clairemont District

- Policies to:
  - Support expansion of restaurant and retail uses
  - Incorporate boardwalk concept
  - Support public space in the heart of Bay Park
  - Design buildings with active street frontages





# Mobility Network

- Establish a modified street grid in Linda Vista
- Reclassify Morena Boulevard to enhance pedestrian and bike facilities
- Identify improvements to Clairemont Drive bridge





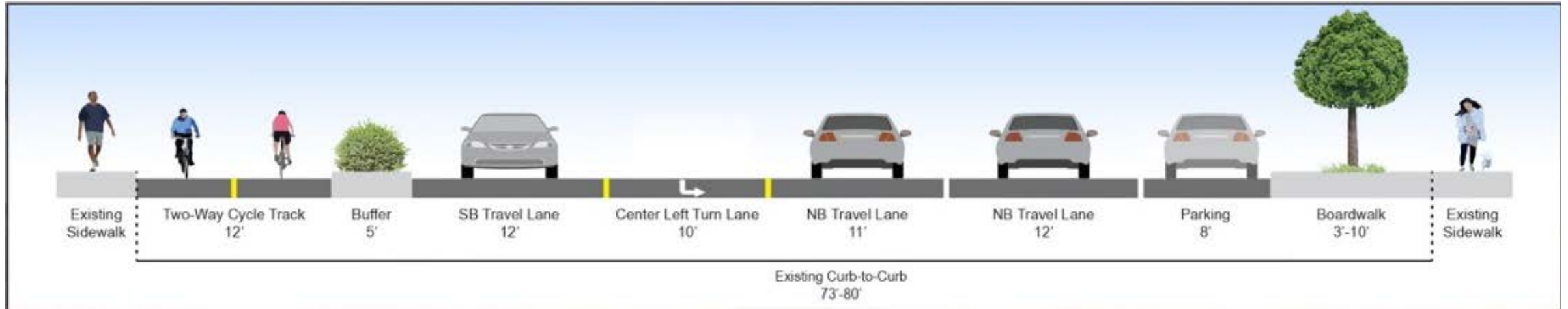
# Morena Boulevard Existing Configuration – 4 lanes\*



\*Currently operating as a 3-lane road during trolley construction



# Morena Boulevard – Proposed 3-lane Collector



- Create a 2-way Cycle track on west side of Morena
- Allow for enhanced sidewalk consistent with community vision

Conceptual  
illustration

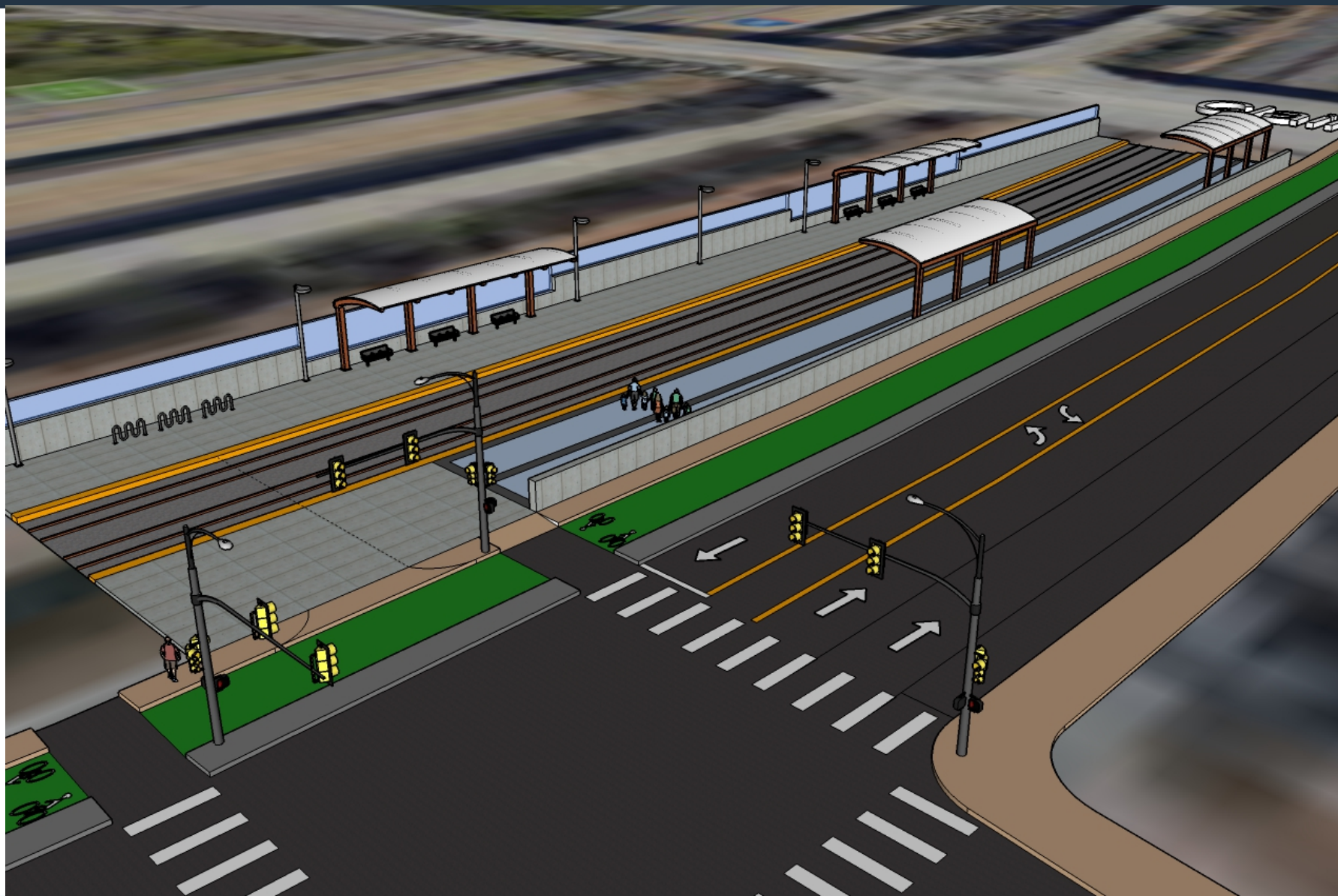
Morena Blvd  
in Clairemont





Conceptual  
illustration

Morena Blvd  
at Clairemont  
Trolley Station



# Morena / West Morena

- Reconfigure the intersection at Morena/West Morena Blvd.
- Create a standard “T” intersection to improve safety for all modes





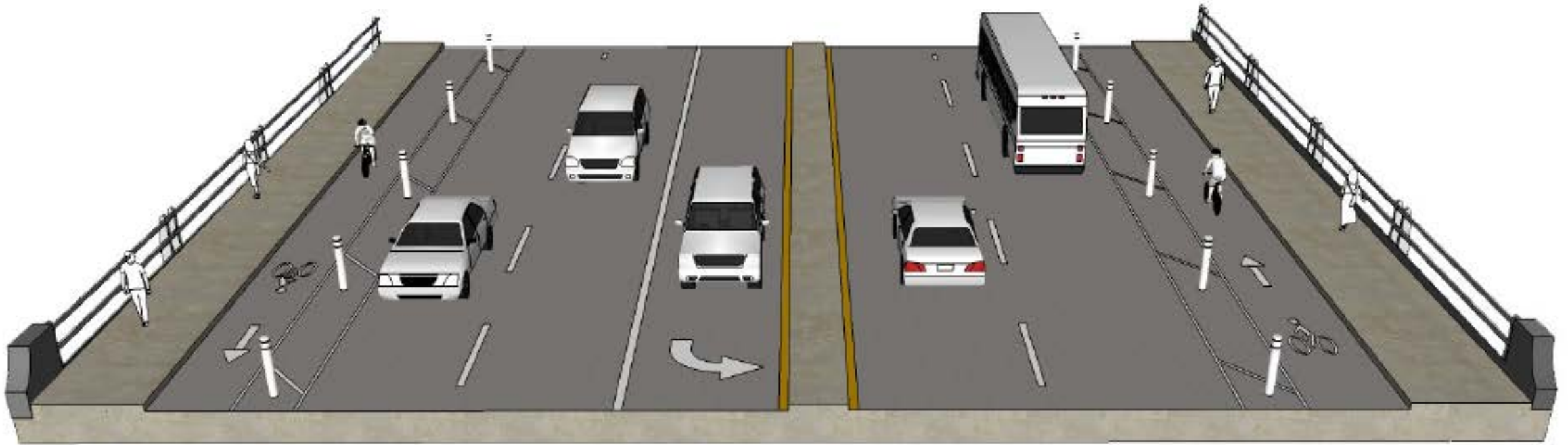
# Knoxville Extension

- Extend the two-lane collector to create a new "T" intersection





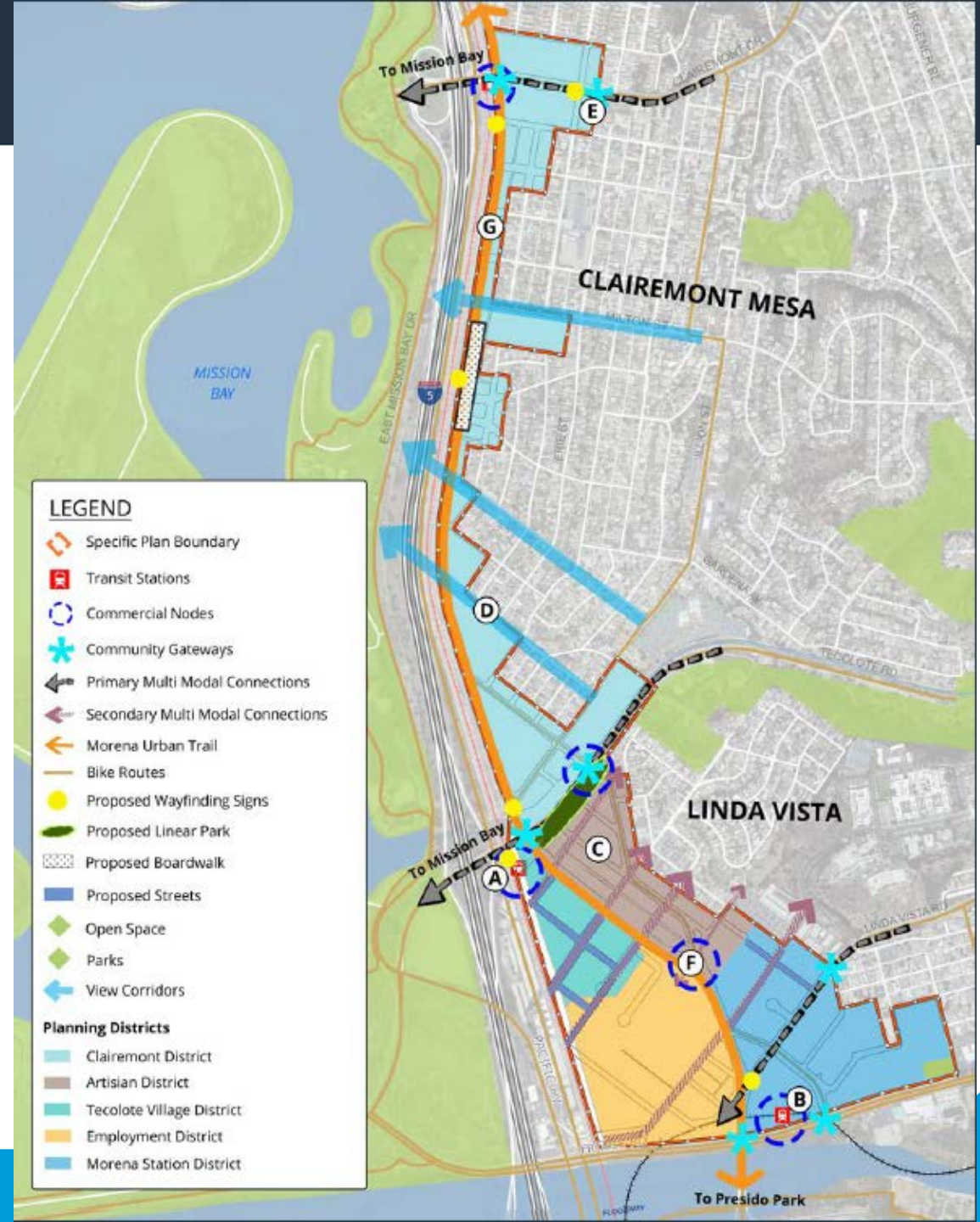
# Clairemont Drive Pedestrian and Bicycle Improvements



*Conceptual design of enhanced Class II bicycle facility along Clairemont Drive at the I-5 Overpass bridge.*

# Urban Design

- Streetscape and Public Realm
  - Provide wider sidewalks along Morena Boulevard
  - Maintain public view corridors
  - Incorporate public space to add interest to the public realm
- Development Design
  - Design buildings with a pedestrian-oriented scale
- Sustainable Design
  - Maximize the use of solar energy
  - Promote adapted reuse of existing buildings
  - Drought tolerant landscaping



# Next Steps

- ❖ Summer 2017 – Public Review and Comment on Specific Plan Draft
- ❖ December 2017 – EIR Public Review Draft
- ❖ March-May 2018 – Public Hearings