

Planning Department

Morena Corridor Specific Plan

Linda Vista ad hoc Subcommittee

February 4, 2019

Meeting Agenda

- Call to Order, Roll Call by Ad Hoc Subcommittee Chair Howard Wayne
- Non-Agenda Public Comment (2-minute limit per speaker)
- Chair's Report
- Presentation on the Final Draft Specific Plan
- Subcommittee Questions and Comment
- Public Comment
- Action Item on Specific Plan and Final PEIR
- Next Steps






Presentation Topics

- **Background and Overview**
- Mobility
- Land Use

Specific Plan Area



LEGEND

-  Specific Plan Boundary
-  Existing Station
-  Proposed Station
-  Light Rail Routes
-  Open Space
-  5' Topo
-  20' Topo
-  Community Plan Boundary

Potential Build-Out

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.*

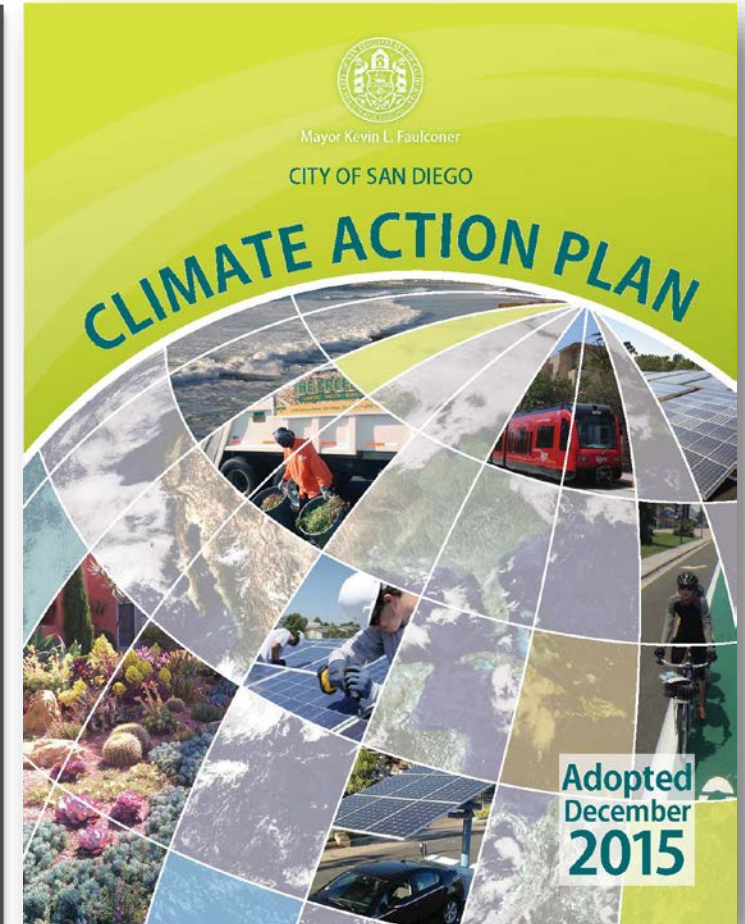
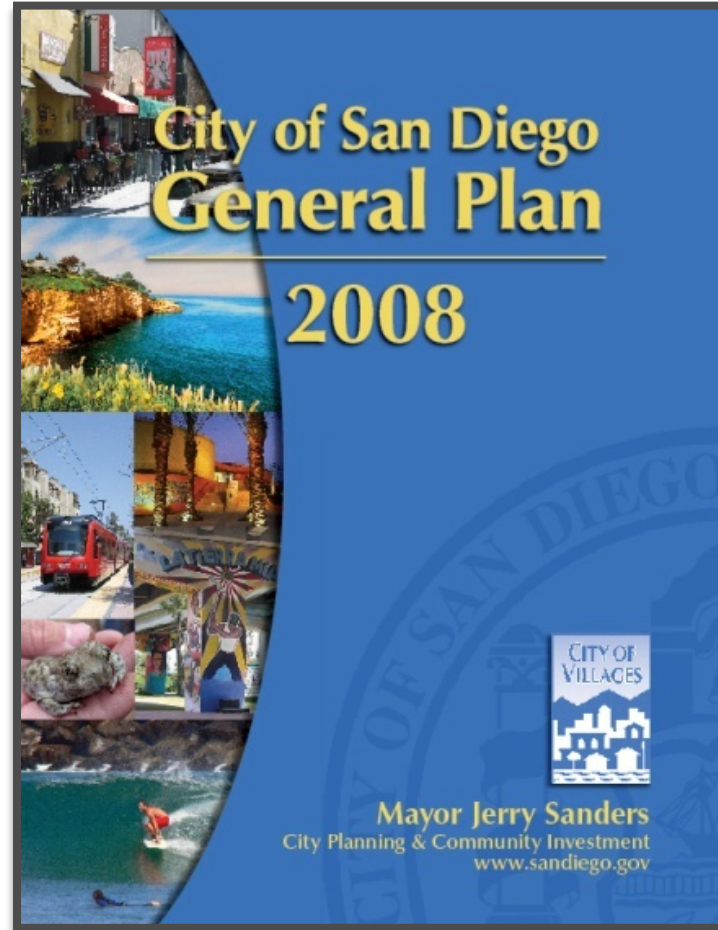
Linda Vista Subcommittee Vision Statement

- Has mixed residential/commercial uses;
- Is walkable;
- Retains current height limits;
- Provides greater mobility and no worsening traffic;
- Has density that is compatible with existing neighborhoods;
- Quality design that complements the existing unique neighborhood character;
- Provides infrastructure and parks for any increases in density; and
- Retains jobs.



Guiding Documents

- Meet Climate Action Plan objectives
- Reduce Greenhouse Gas Emissions
- Provide housing close to transit and employment

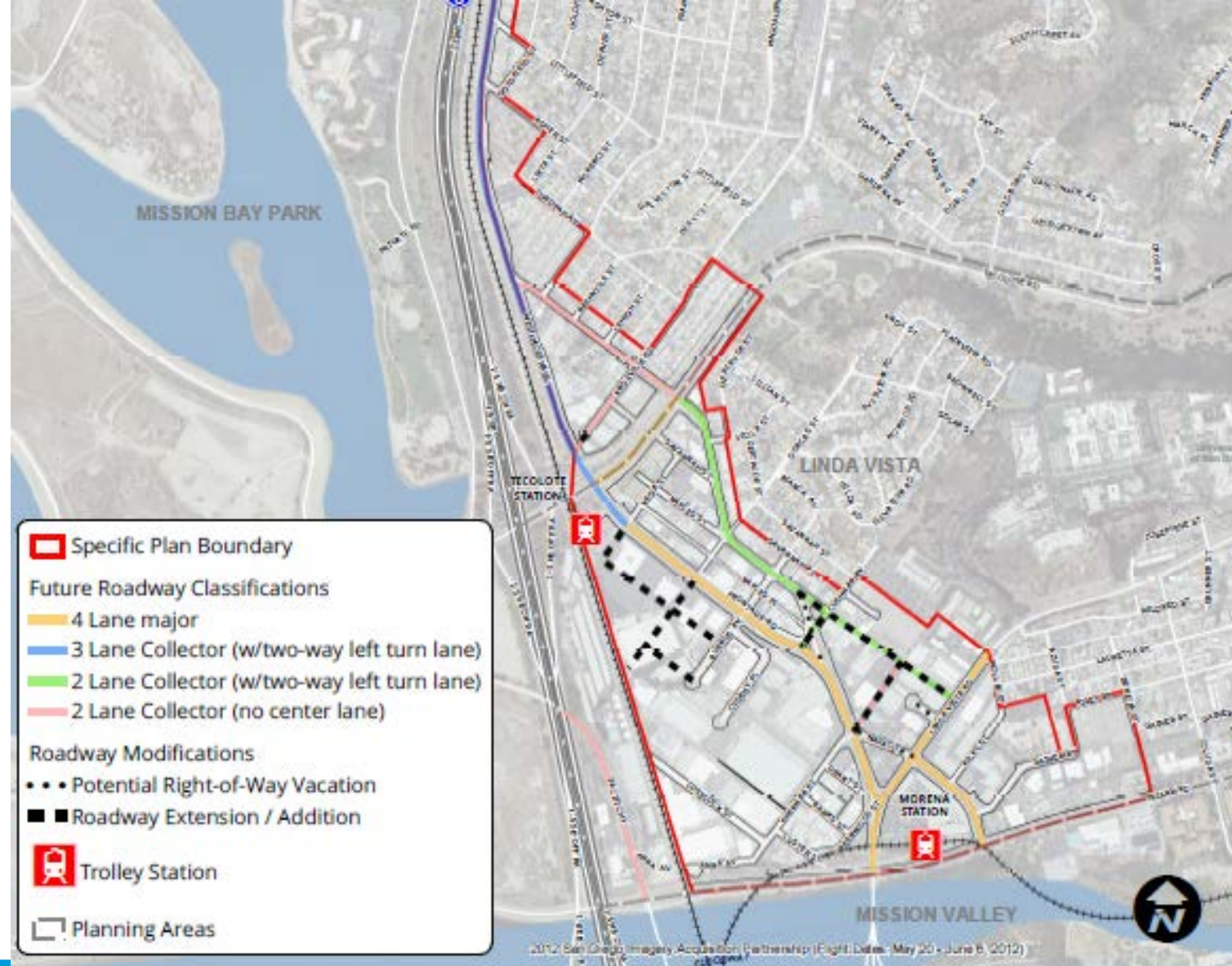


Meeting Topics

- Background and Overview
- **Mobility**
- Land Use

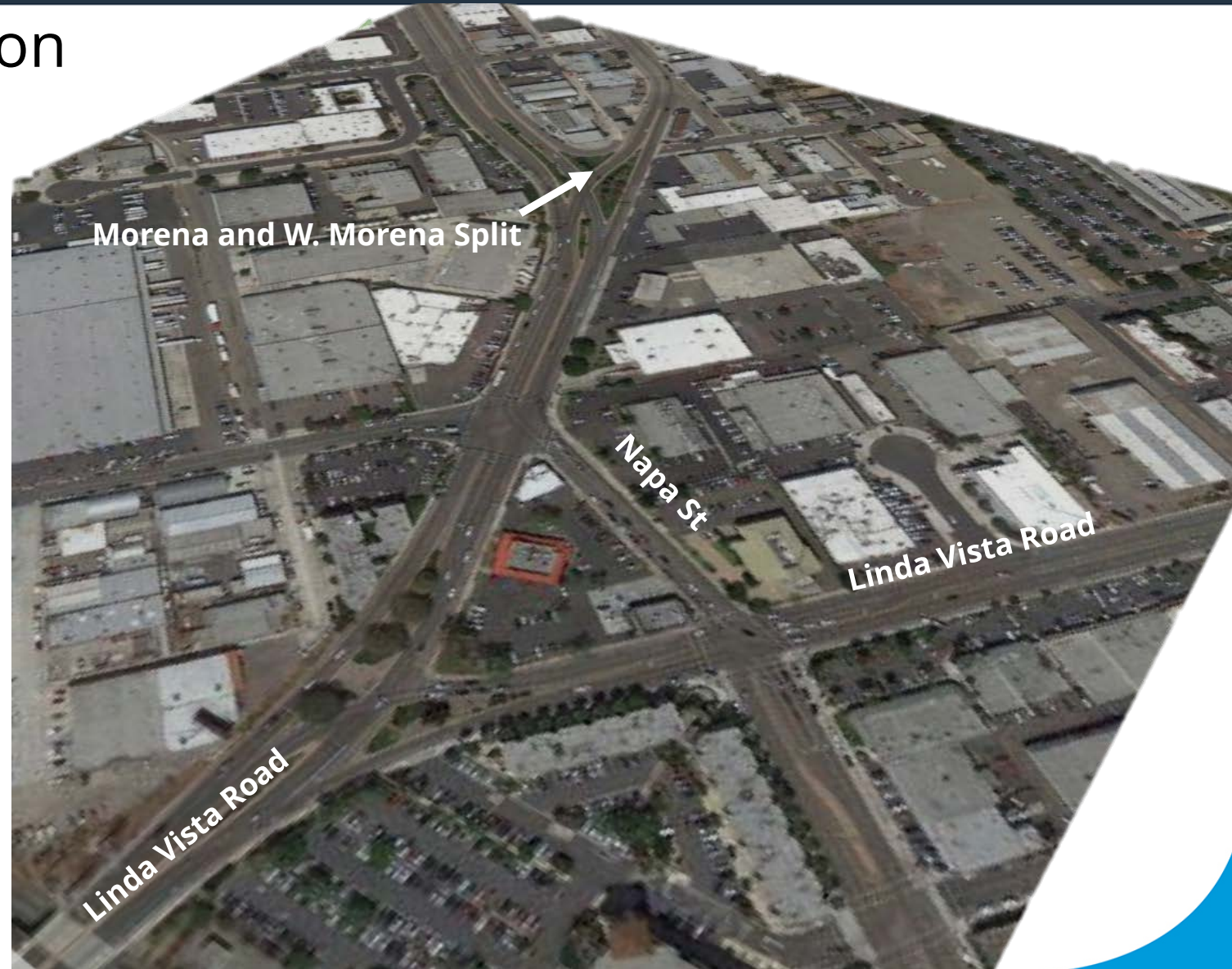
Mobility Network

- Establish a modified street grid in Linda Vista
- Enhance sidewalks and bike lanes to facilitate greater amount of walking and biking
- Improved network helps to reduce vehicle trips





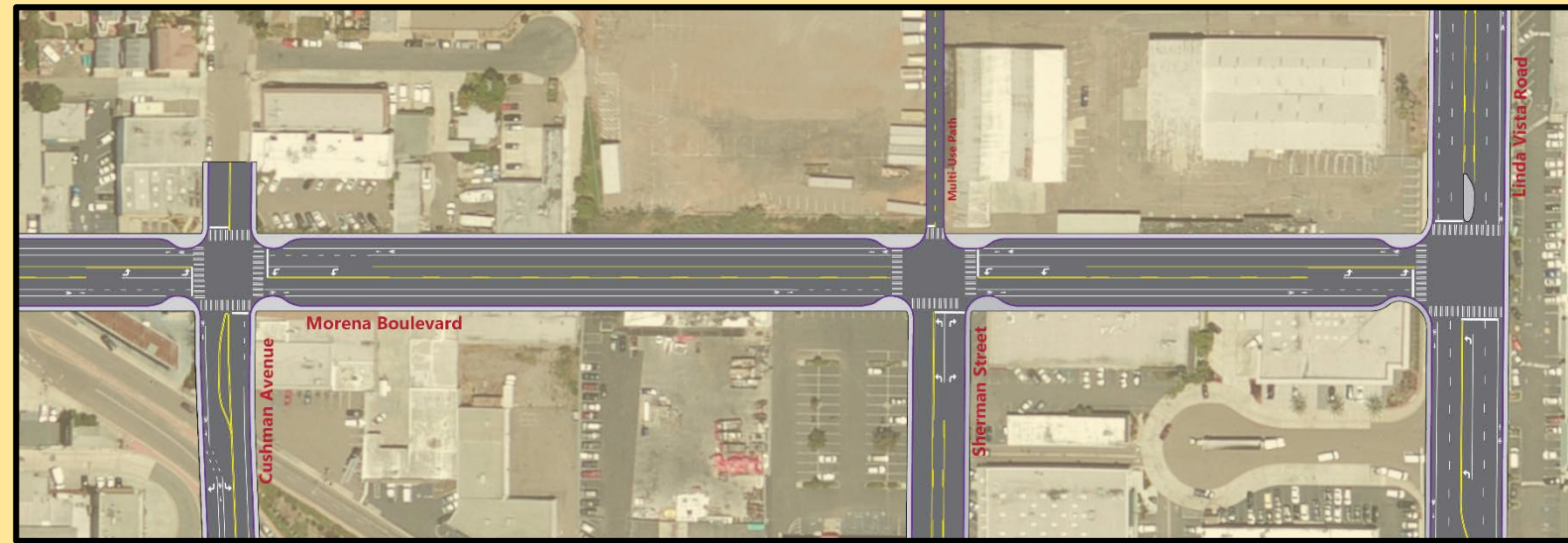
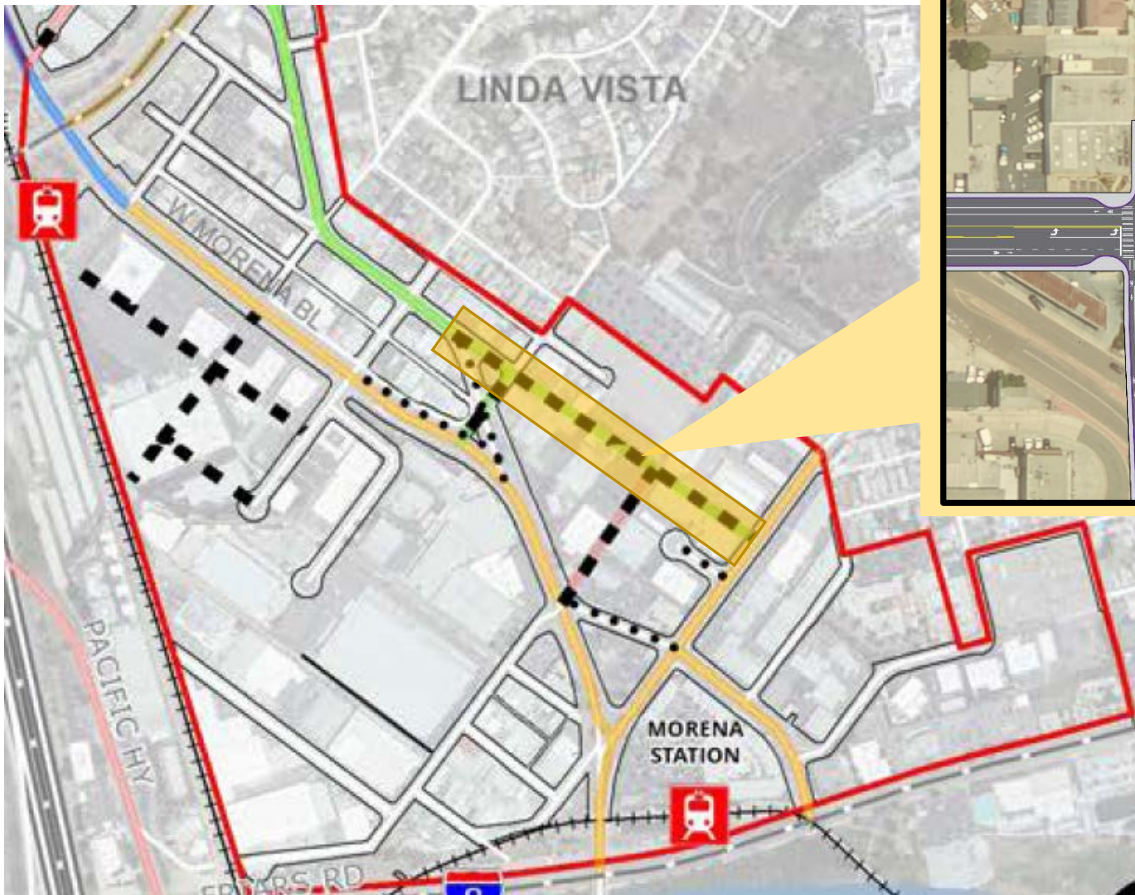
Current Roadway Configuration



Proposed Roadway Configuration



Morena Boulevard Extension



- Greater capacity for motorists
- Additional connections for all users
- Additional on-street parking within community

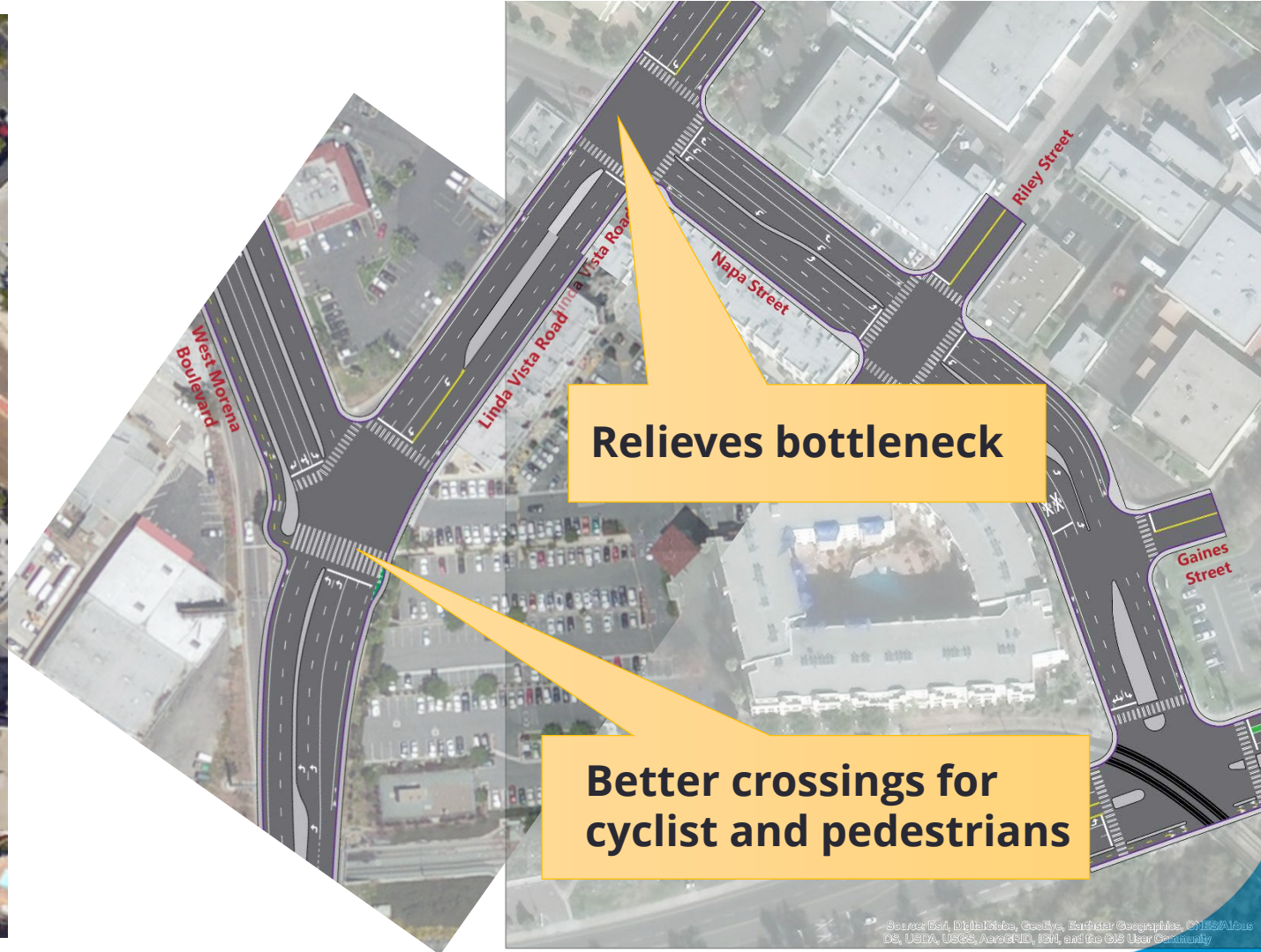
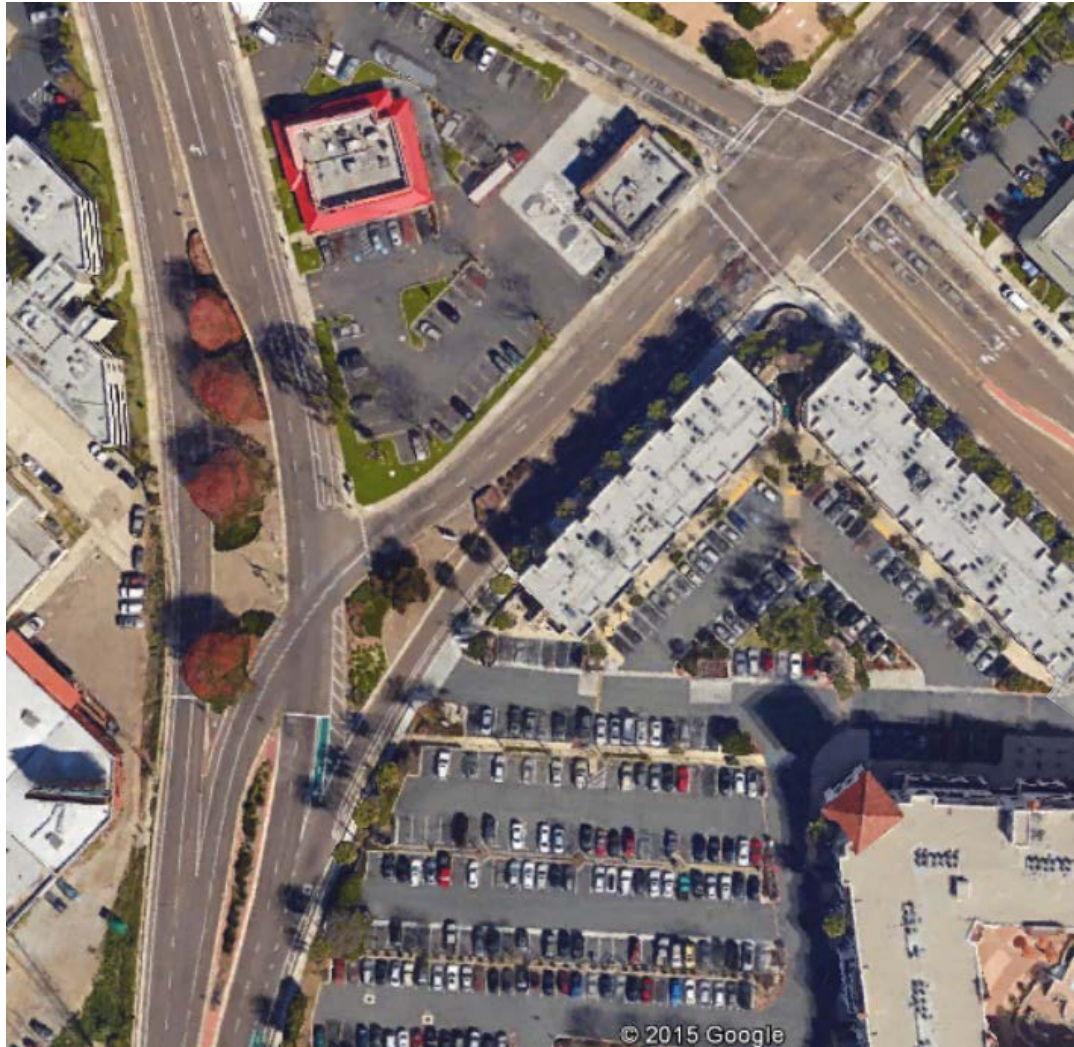


Morena Boulevard Split Reconfiguration



Intersection redesigned as a standard "T" intersection

West Morena Boulevard and Linda Vista Road



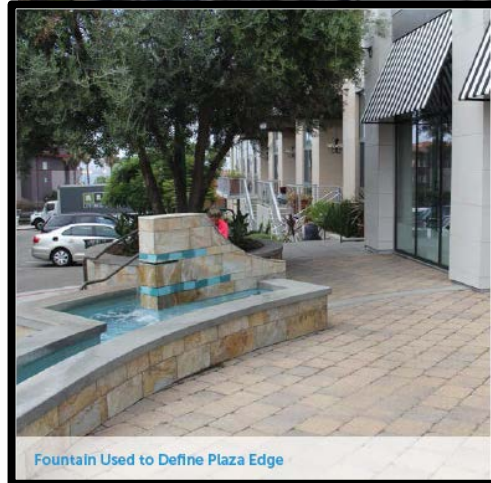
- Intersection redesigned as a standard “T” intersection

Vision Statement Priorities

- Network should provide greater mobility and not worsen traffic
- Area is walkable and inviting

Grid System Improves Mobility

- Relieves congested roadways
- Reduces confusion and improves safety
- Increases bike and pedestrian safety





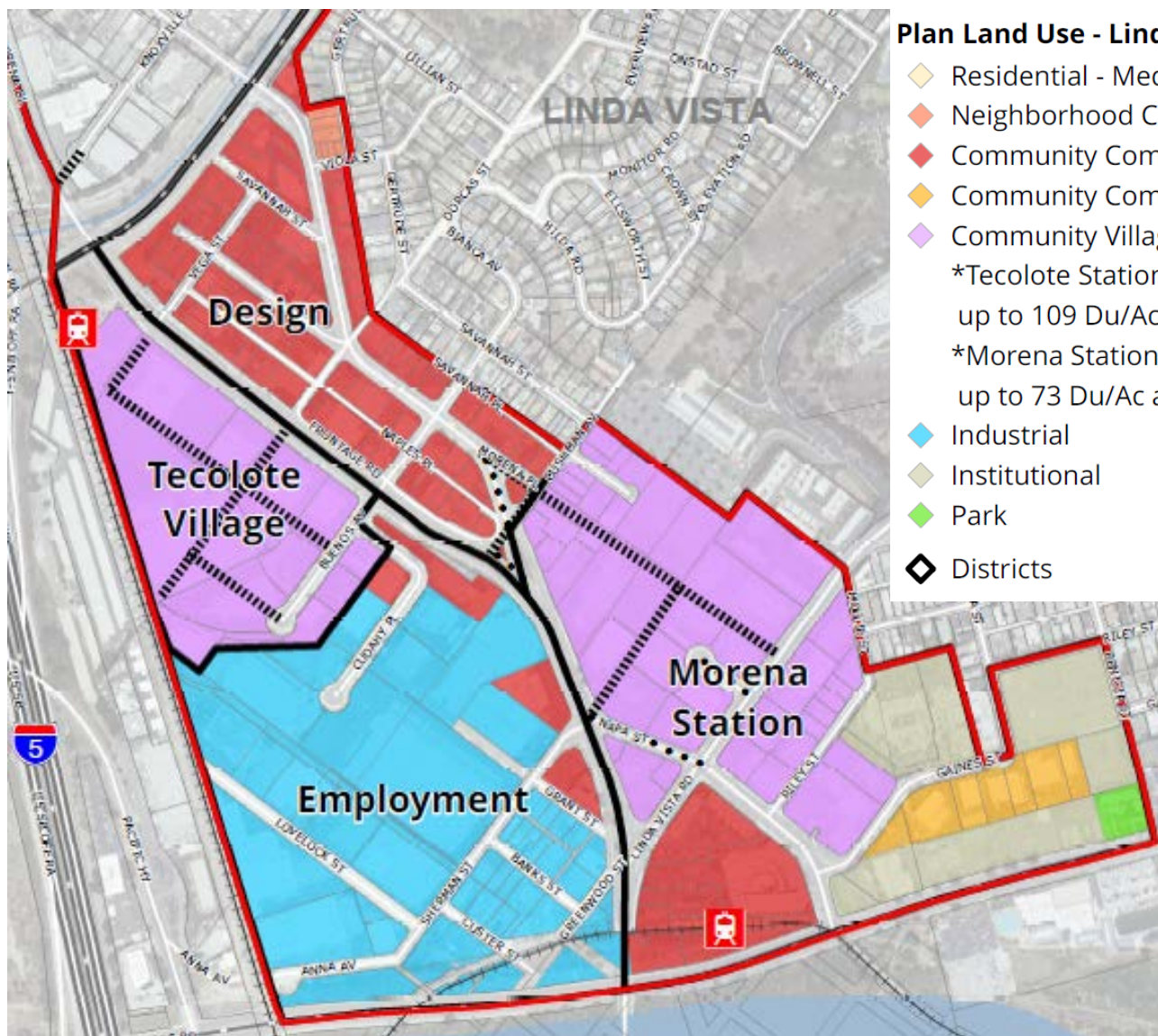


Meeting Topics

- Background and Overview
- Mobility
- **Land Use**

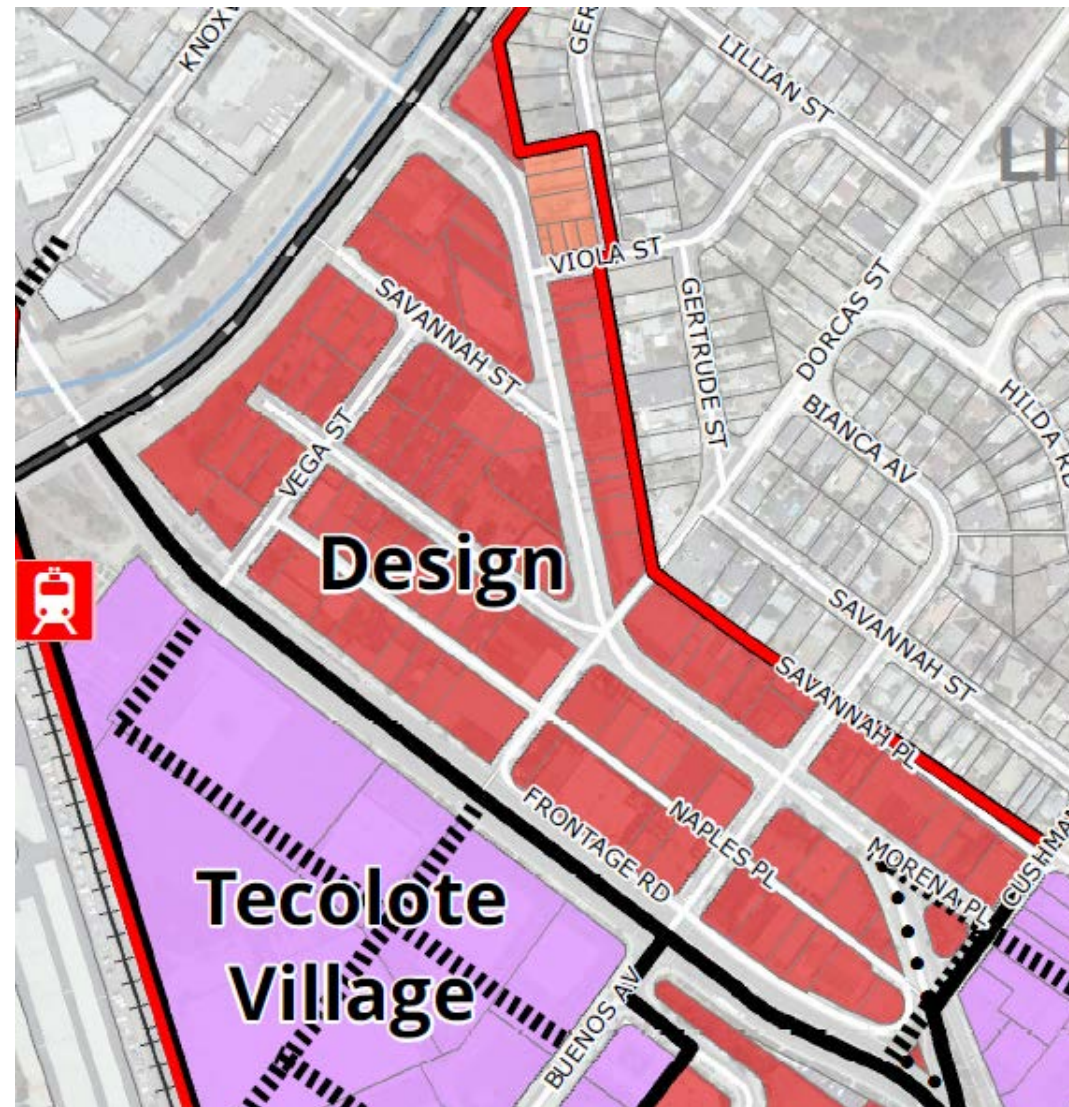
Land Use

- Focus increased density around trolley stations
- Establish transition between higher density residential and nearby single family neighborhoods
- Maintain industrial land uses



Design District

- Encourage small and craft goods production
- Promote Morena as a design district



Employment District

- Promote small manufacturing and goods production that supports local businesses
- Maintain the Industrial and commercial land use designations for the district

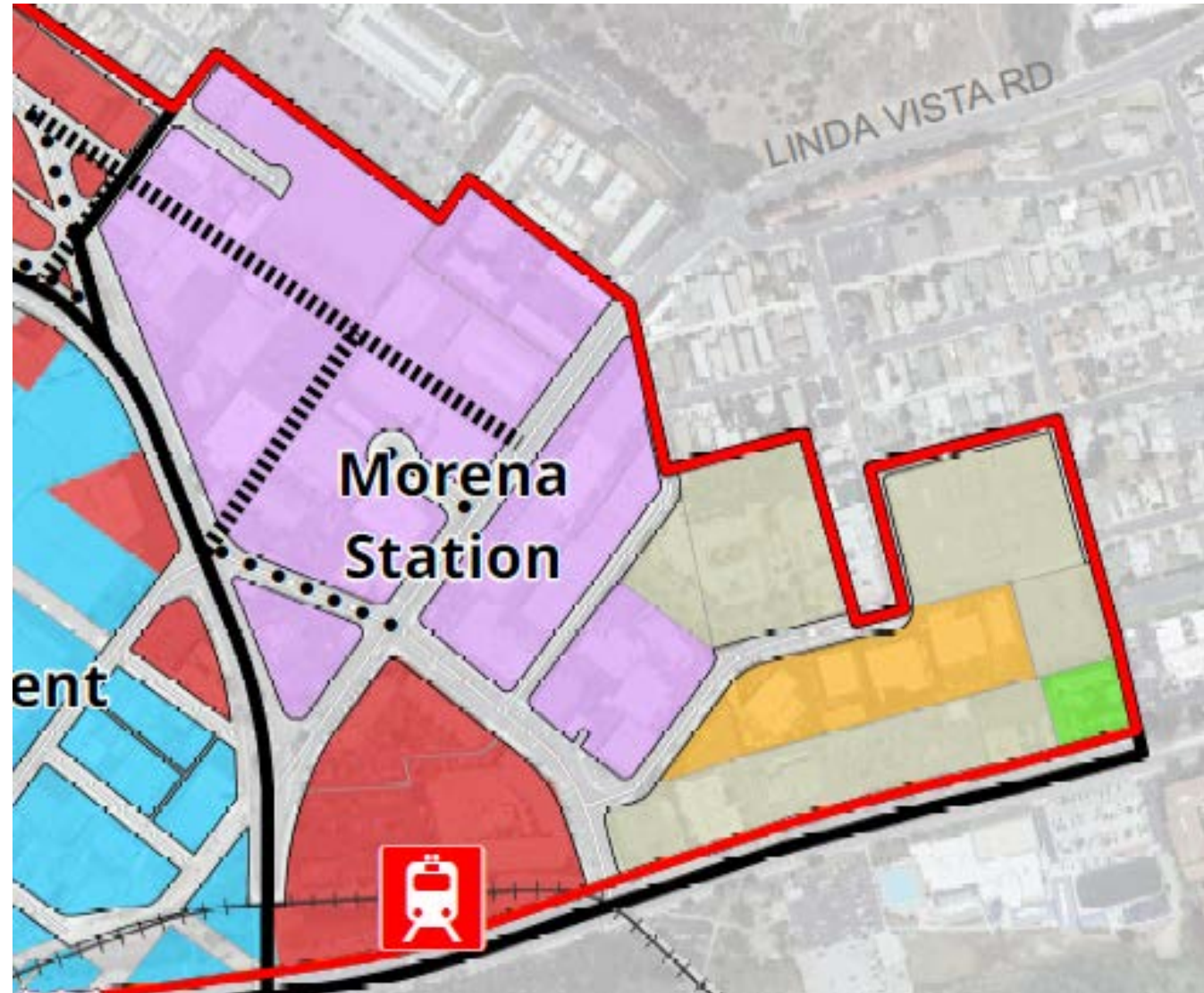
Vision Statement Priority

- Retains Jobs

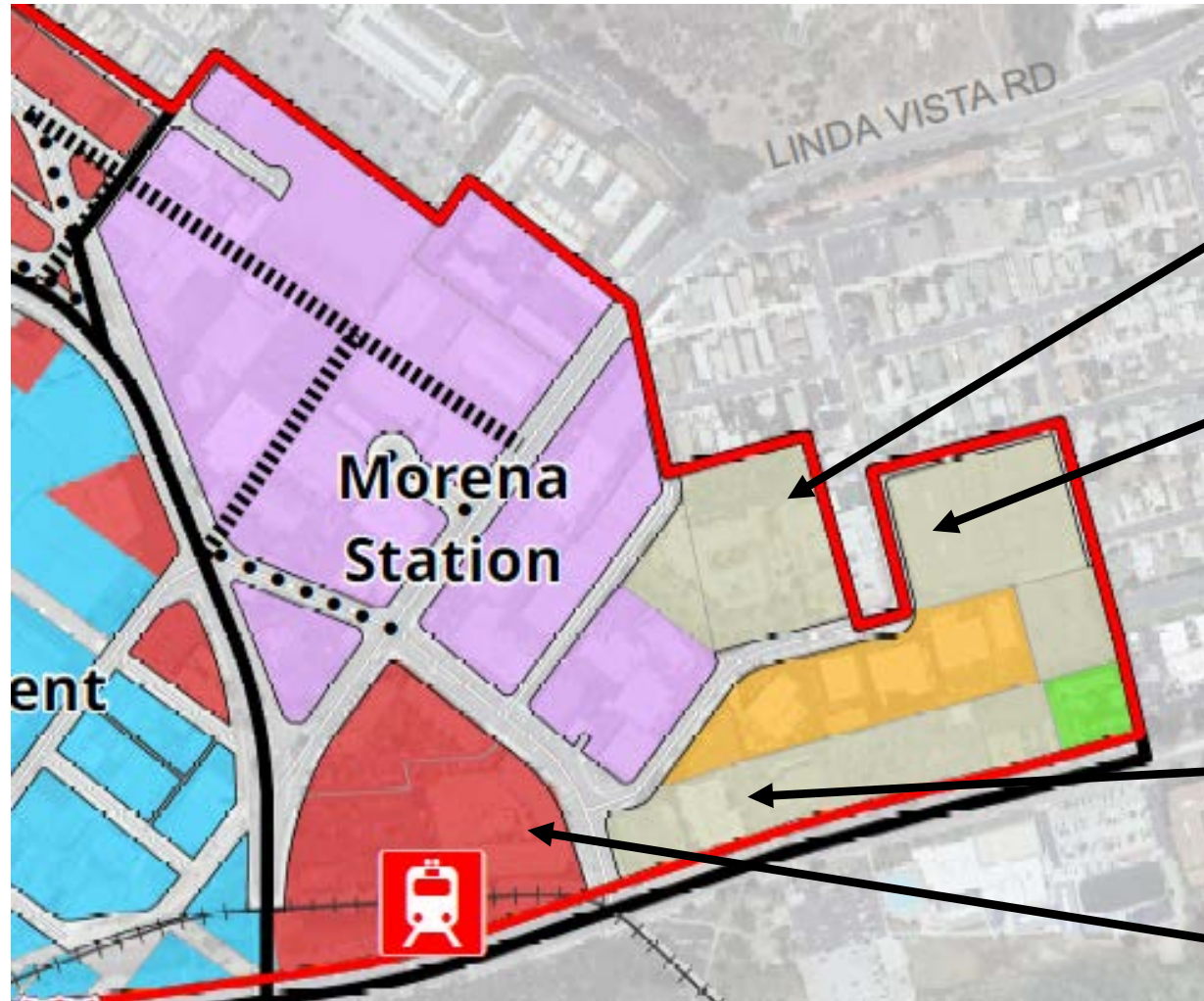


Morena Station District

- Opportunity for a mixed use village adjacent to USD and the trolley
- Village development would complete grid network through extension of Morena Boulevard



Morena Station District – Areas of No Change



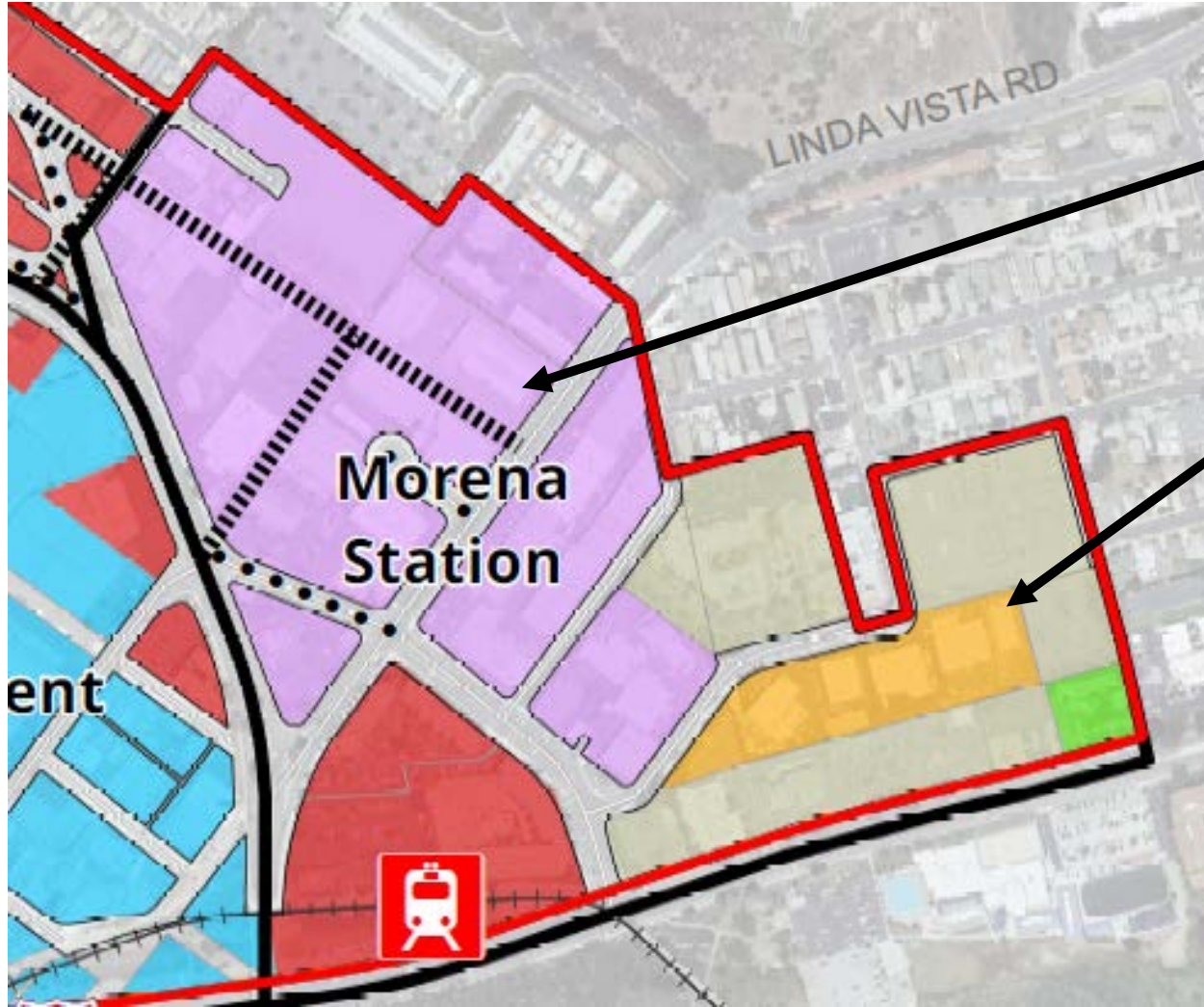
San Diego Humane Society

SDG&E Substation

Police Department Western
Division

Village at Morena Vista

Morena Station District – Areas of Change



Community Village
Allow up to 73 du/acre

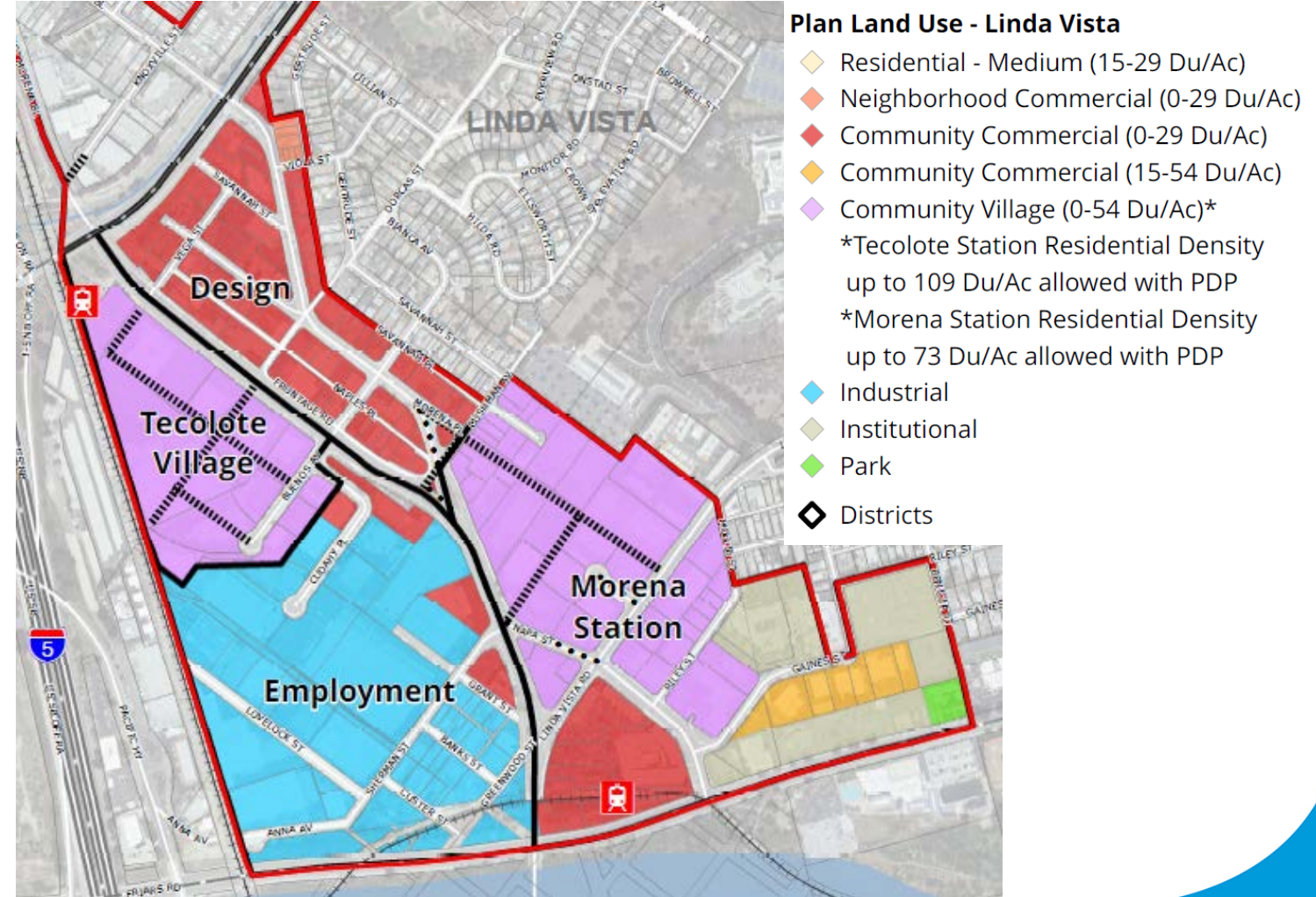
General Commercial
Allow up to 54 du/acre

Vision Statement Priorities

- Mixed residential/commercial uses
- Walkable
- Provides greater mobility
- Quality design
- Provides infrastructure

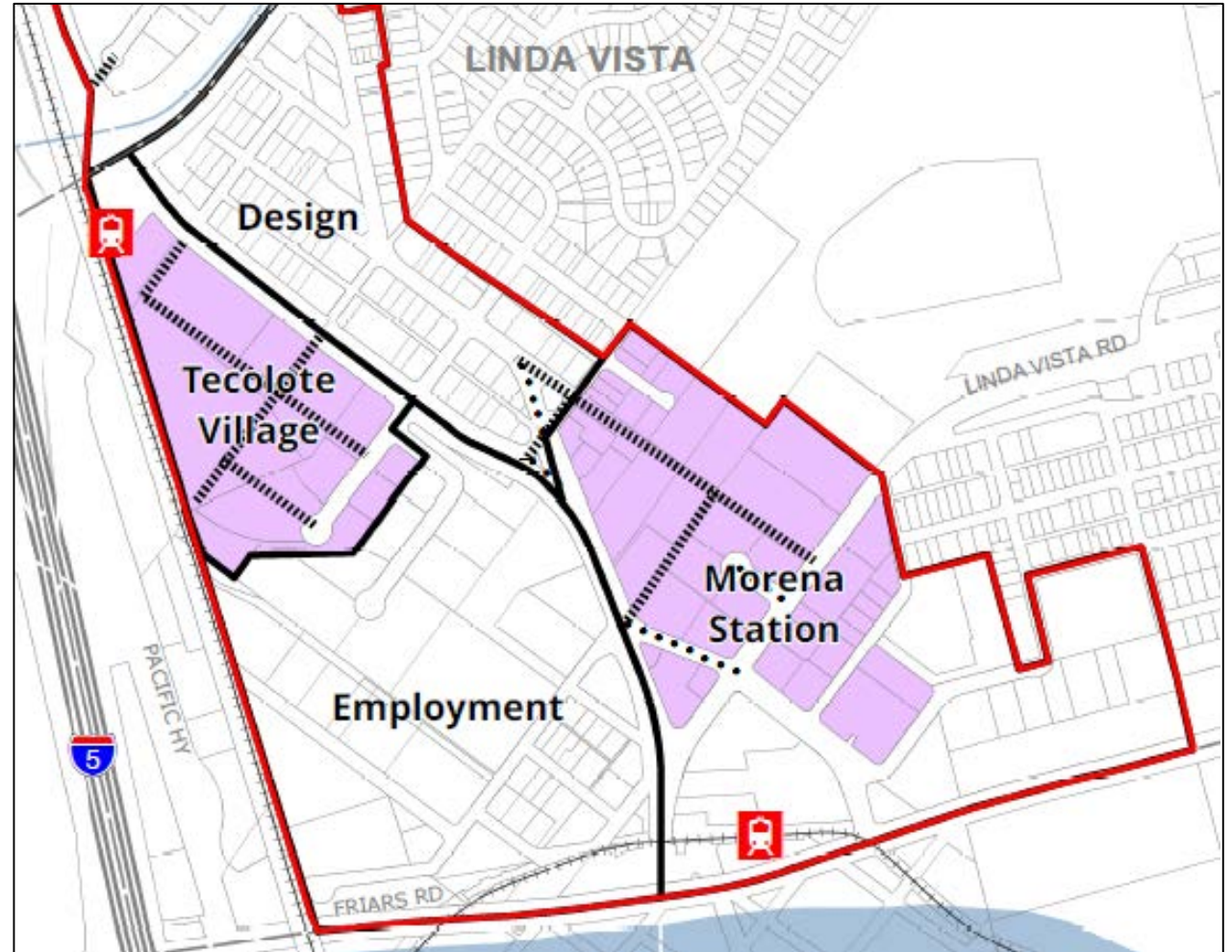
Implementation – Tecolote and Morena Districts

- Supplemental development regulations
- Building height limit – Linda Vista
 - Discretionary review for any project that exceeds 45-foot height limit



Building Height Limits

- Tecolote Station
 - Up to 100 feet with community review
- Artisan and Employment
 - Up to 45 feet
- Morena Station
 - Up to 65 feet with community review





Future Tecolote
Transit Station

Future Tecolote
Village

Morena / Linda Vista
Transit Station

Future Morena Village

USD Campus







View position

View angle











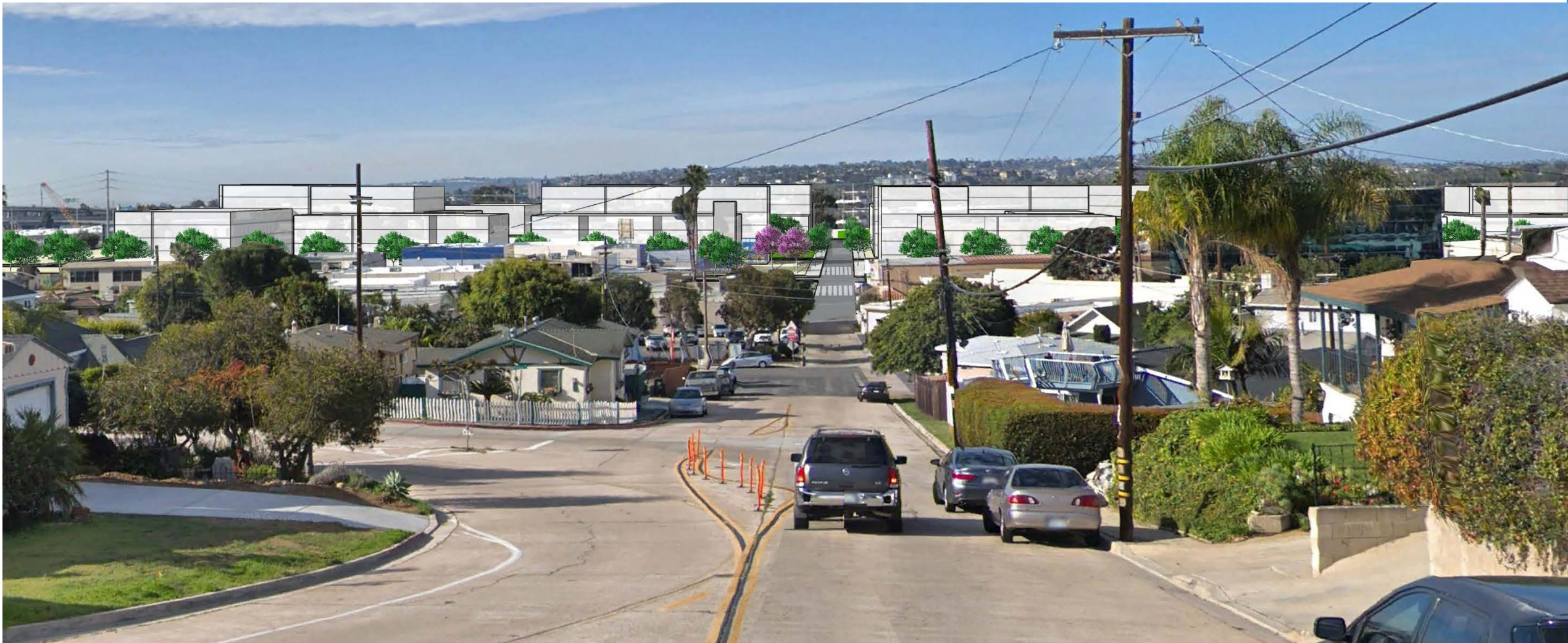
View of Tecolote Village from Overlook Heights



Tecolote Village at 45'

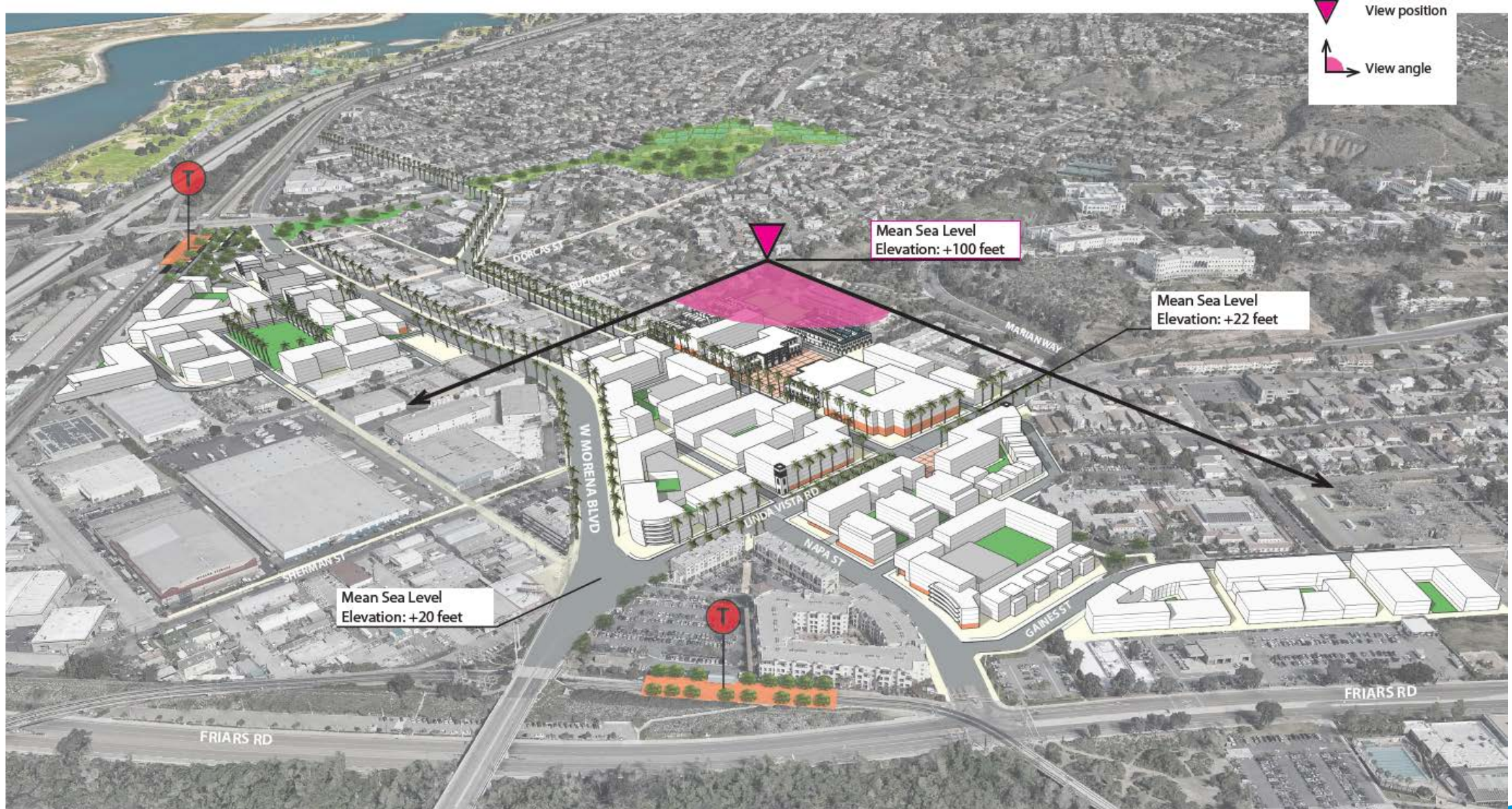


Tecolote Village at 65'



Tecolote Village at 100'











Next Steps

- ❖ February 21st Planning Commission
- ❖ March Land Use & Housing
- ❖ Spring 2019 City Council