

Planning Department

Morena Corridor Specific Plan

Linda Vista ad hoc Subcommittee

August 28, 2018

Meeting Agenda

1. (6:00 pm) Call to Order, Roll Call by Ad Hoc Subcommittee Chair Howard Wayne
2. (6:05 pm) Non-Agenda Public Comment (2-minute limit per speaker)
3. (6:15 pm) Chair's Report
4. (6:25 pm) Presentation of the Draft Morena Corridor Specific Plan (Planning Department Staff)
5. (6:50 pm) Action Item: Recommendation to the Linda Vista Planning Group on the Morena Corridor Specific Plan
6. (7:30 pm) Discussion of the draft Program Environmental Impact Report, including public input.
7. (7:55 pm) Next Steps and Schedule of Next Meeting
8. (8:00 pm) Adjournment





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.*

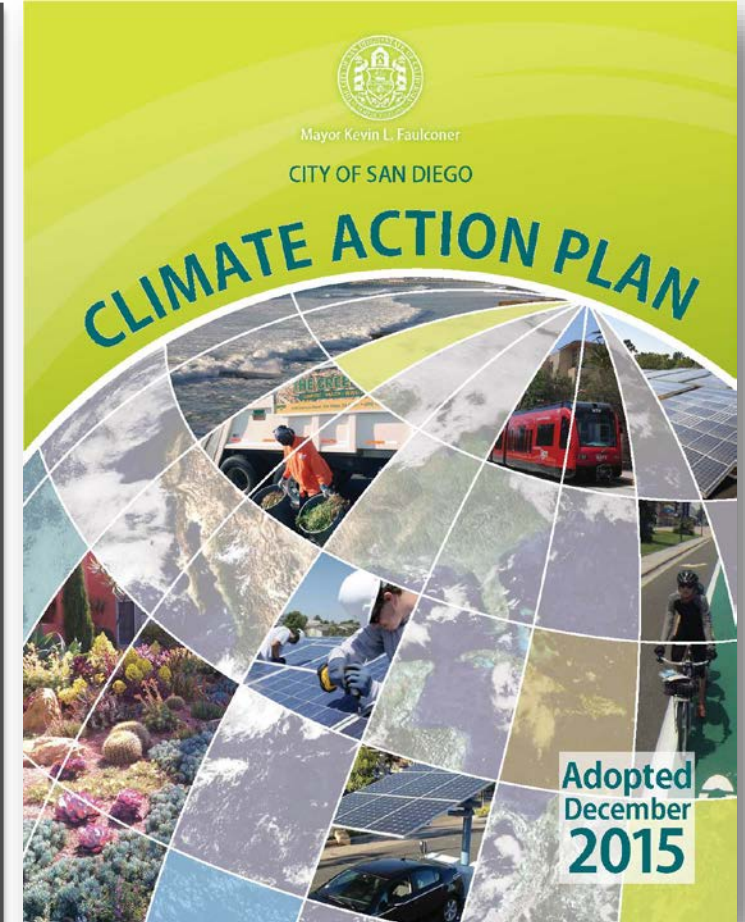
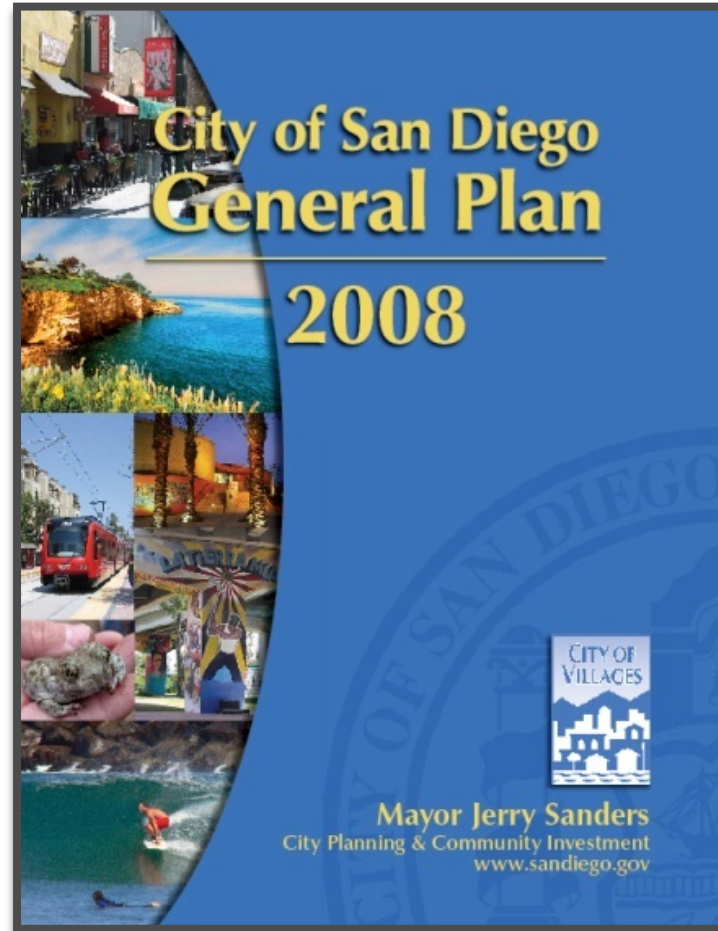
Linda Vista Subcommittee Vision Statement

- 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

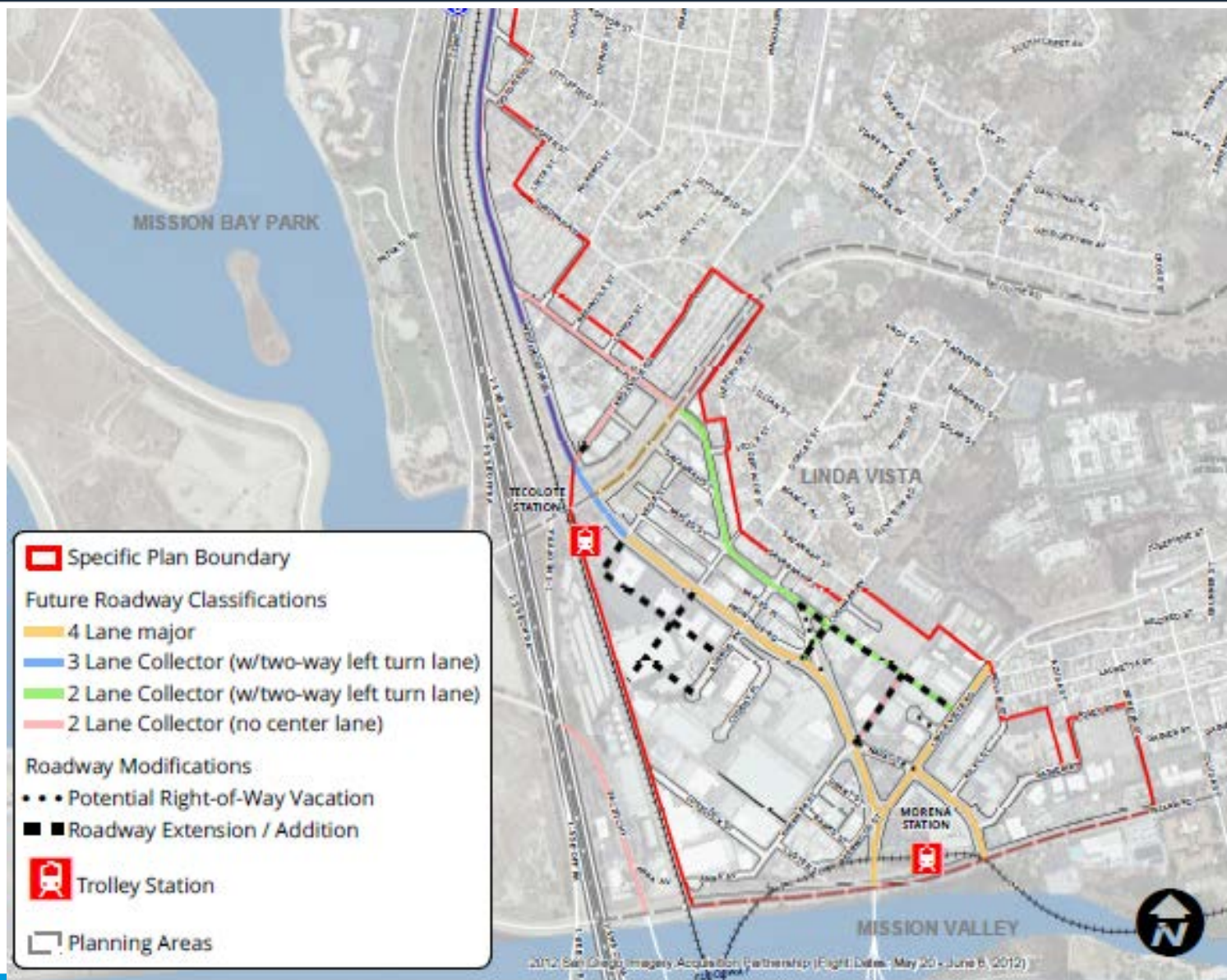


Meeting Topics

- 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





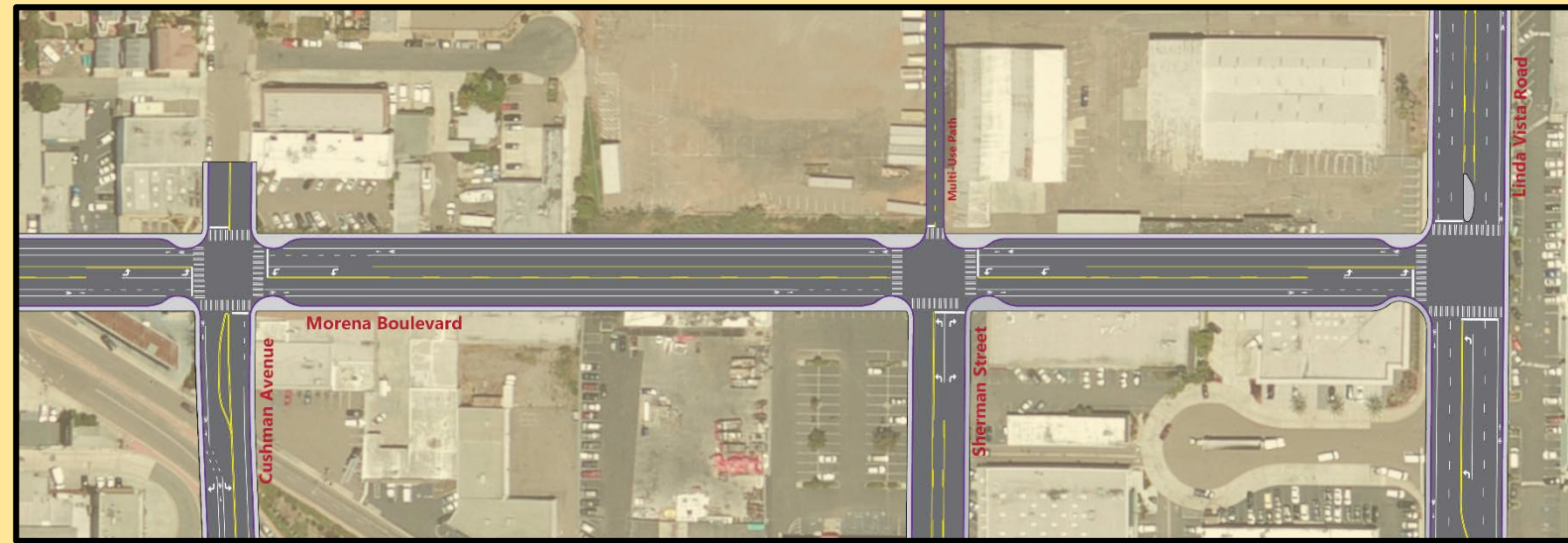
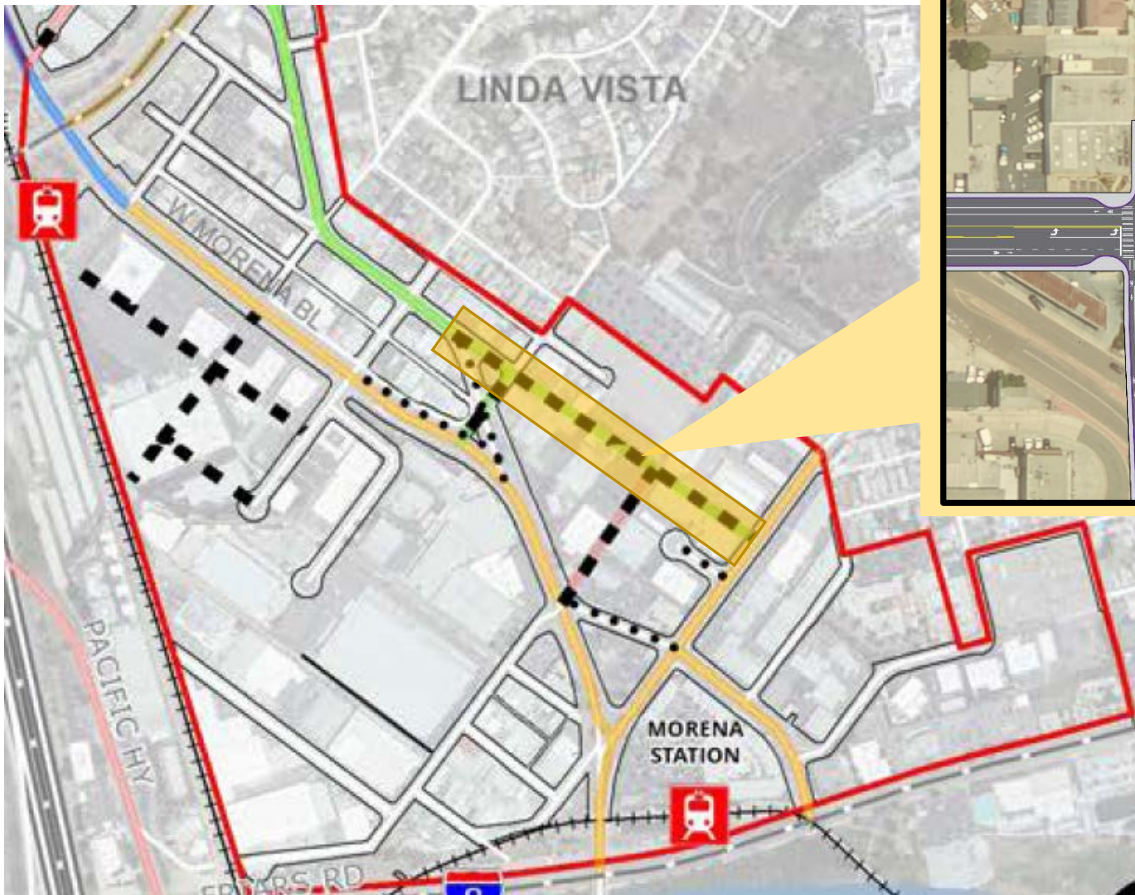
Current Roadway Configuration



Proposed Roadway Configuration



Morena Boulevard Extension



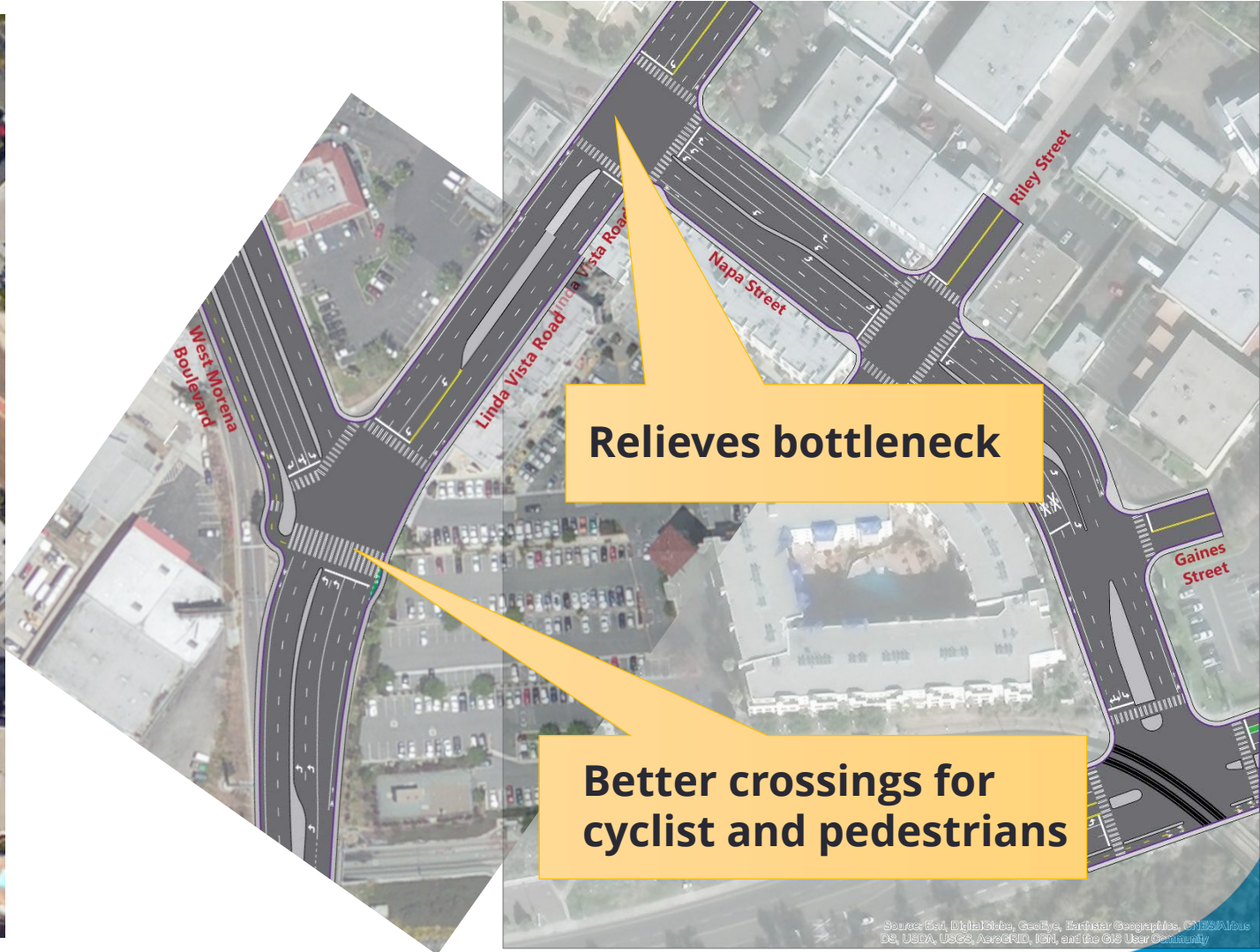
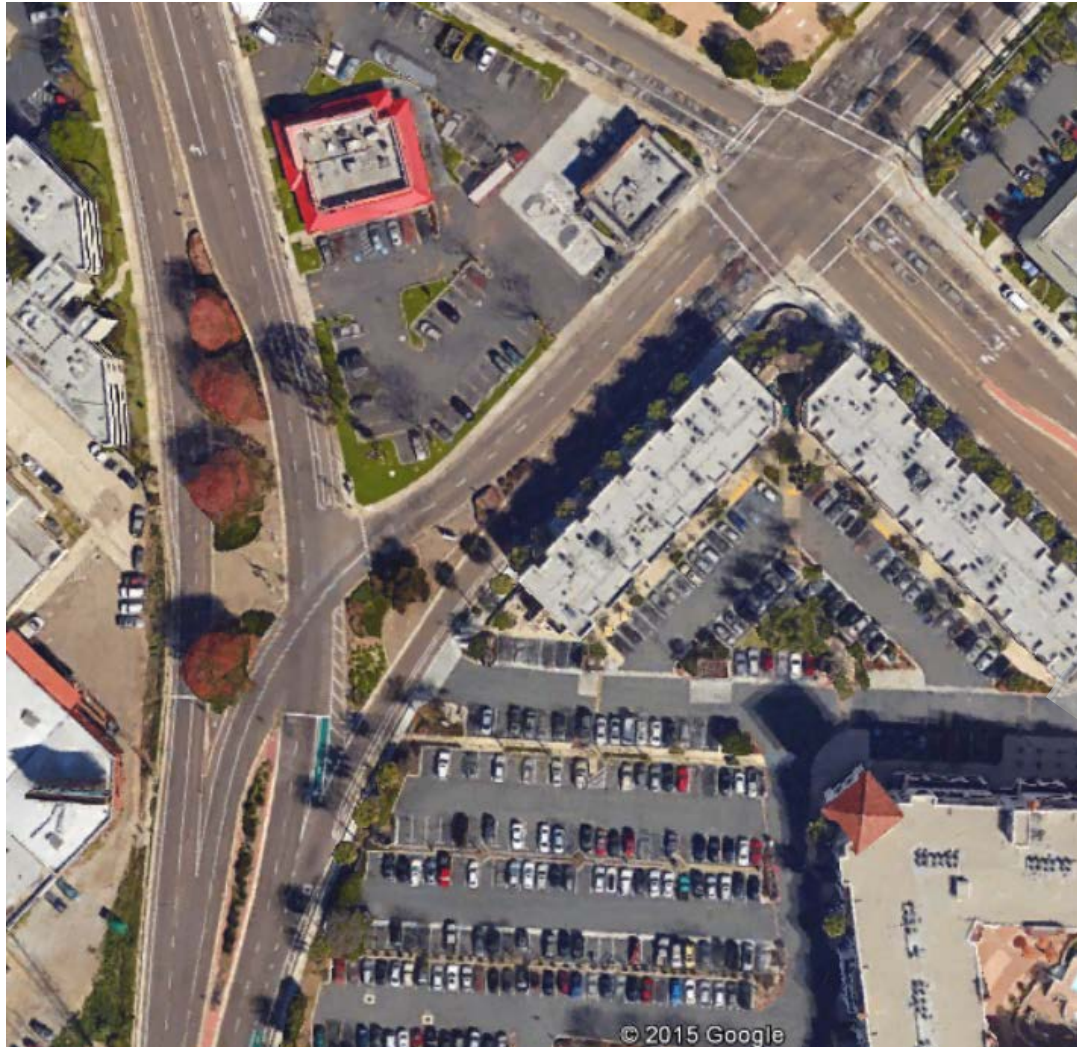
- Greater capacity for motorists
- Additional connections for all users
- Additional on-street parking within community

Morena Boulevard Split Reconfiguration



Intersection redesigned as a standard "T" intersection

West Morena Boulevard and Linda Vista Road



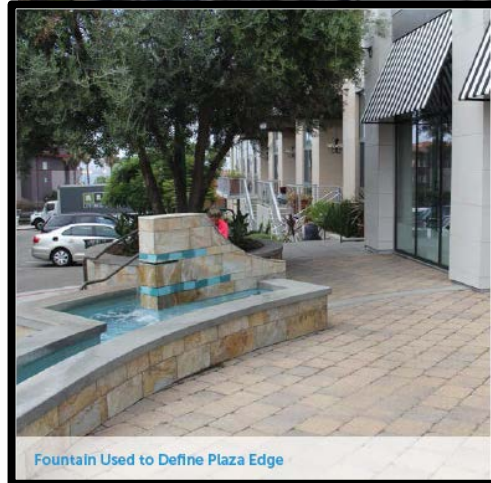
- Intersection redesigned as a standard “T” intersection

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

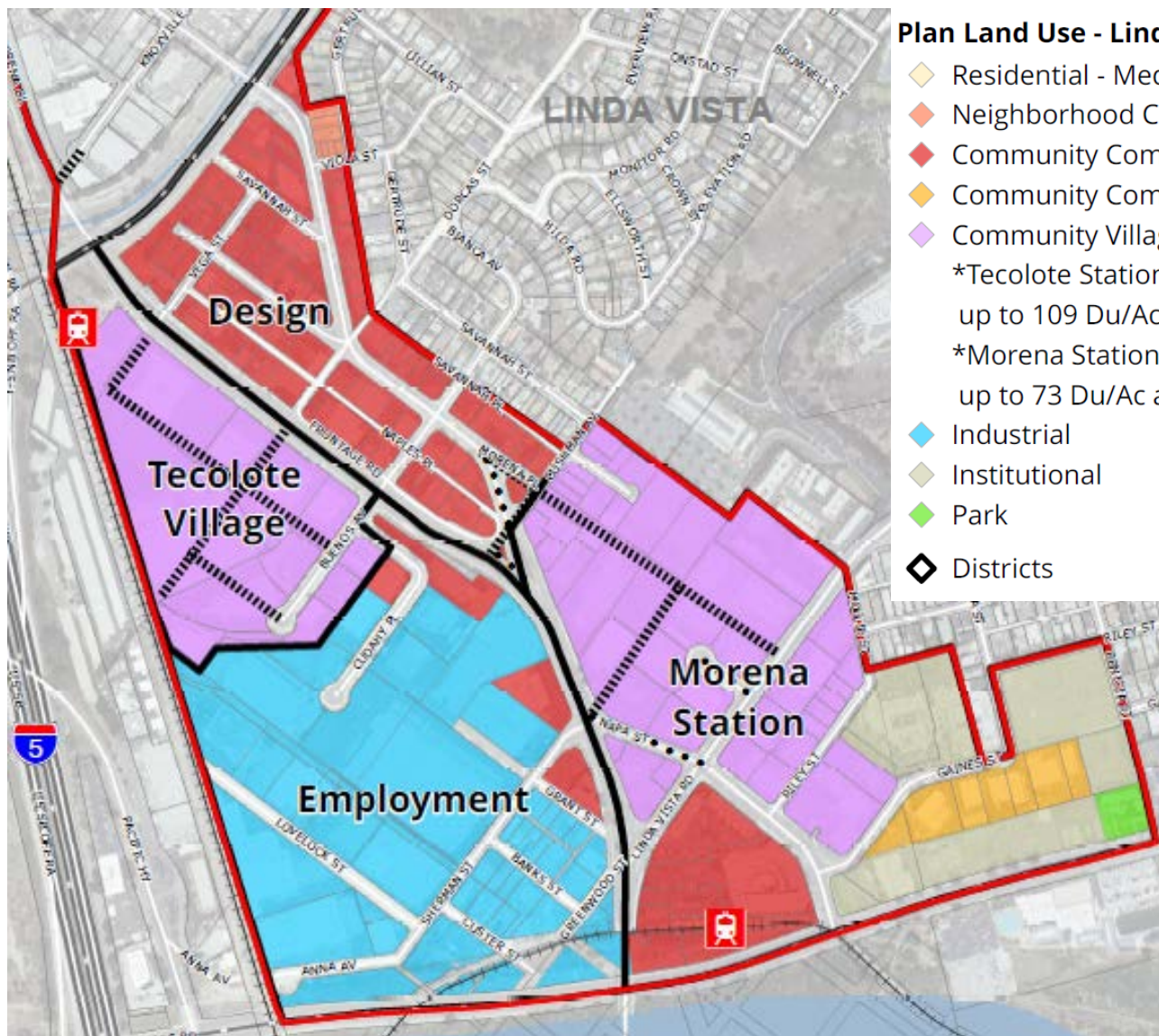


Meeting Topics

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

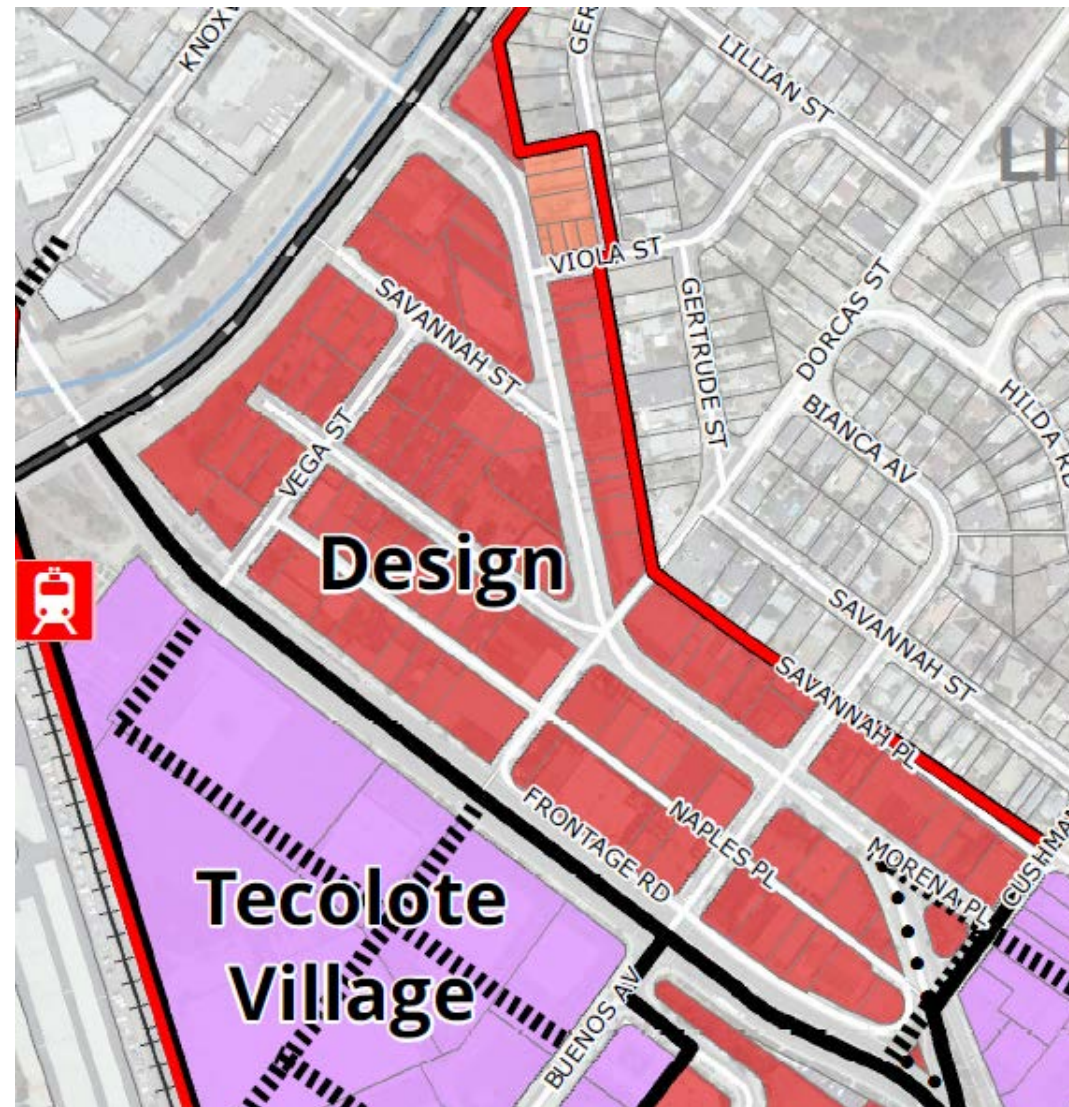
Land Use

- 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

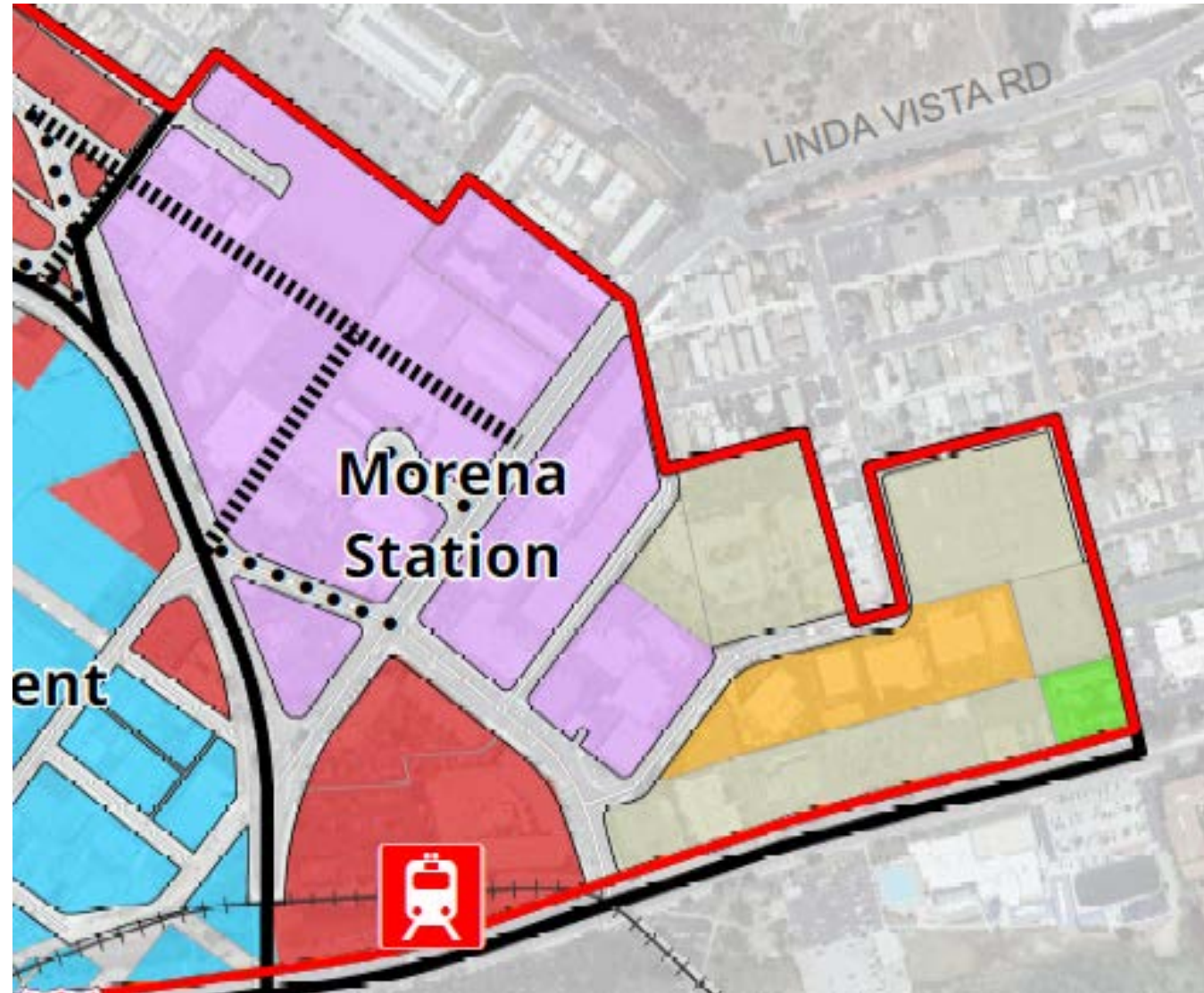
Vision Statement Priority

- Retains Jobs

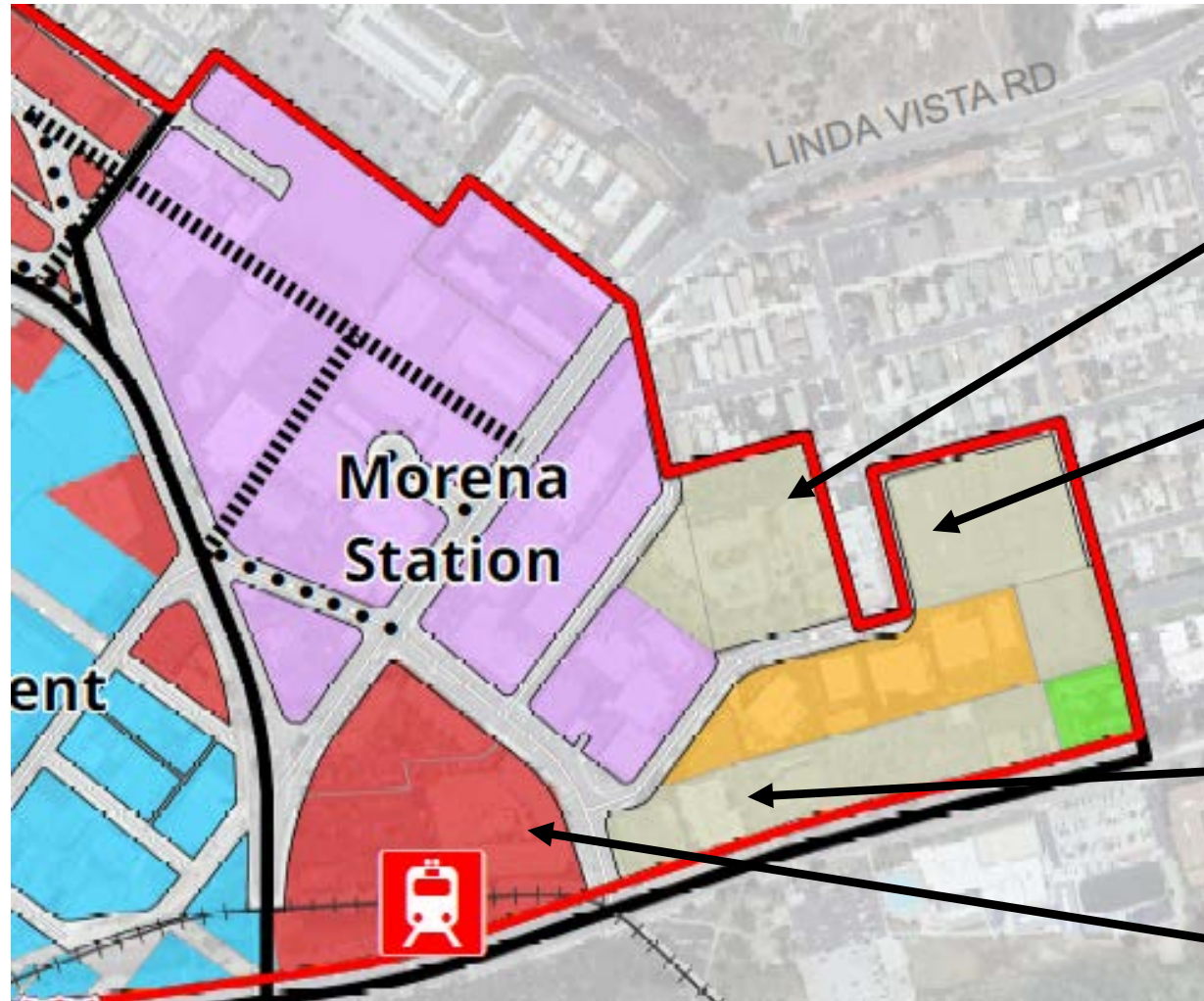


Morena Station District

- 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



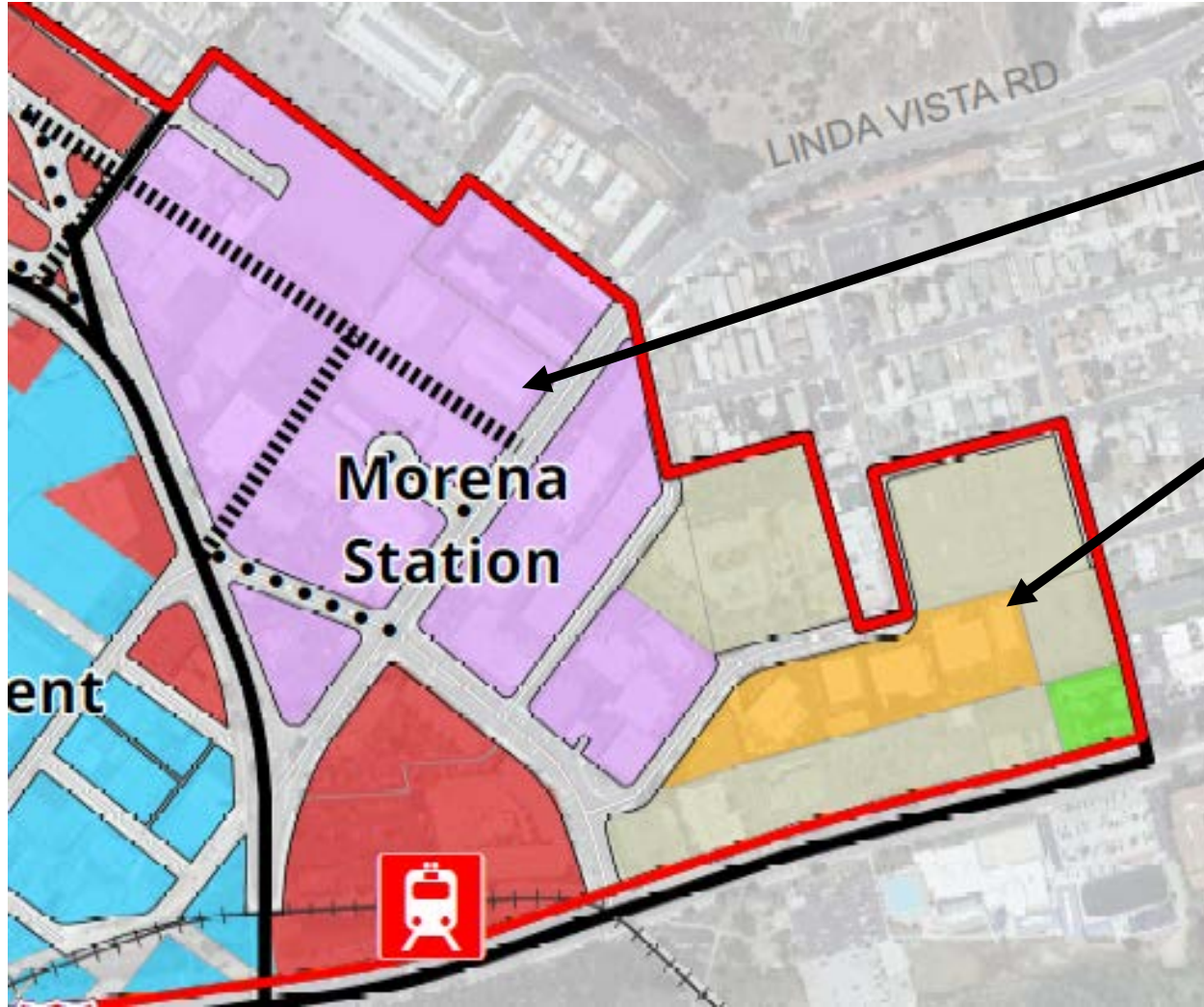
San Diego Humane Society

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

Existing view of Linda Vista looking north



Conceptual illustration of Morena District – view looking north



Conceptual
illustration

Morena Station
District



Conceptual illustration - Morena Station District



Tecolote Station District

- Neighborhood-serving retail
- Improved walkability
- Public space opportunities
- Establish view corridors through site



Tecolote Station

- Create an internal grid network
- Establish view corridors through Dorcas and Buenos
- Provide public park space and plazas

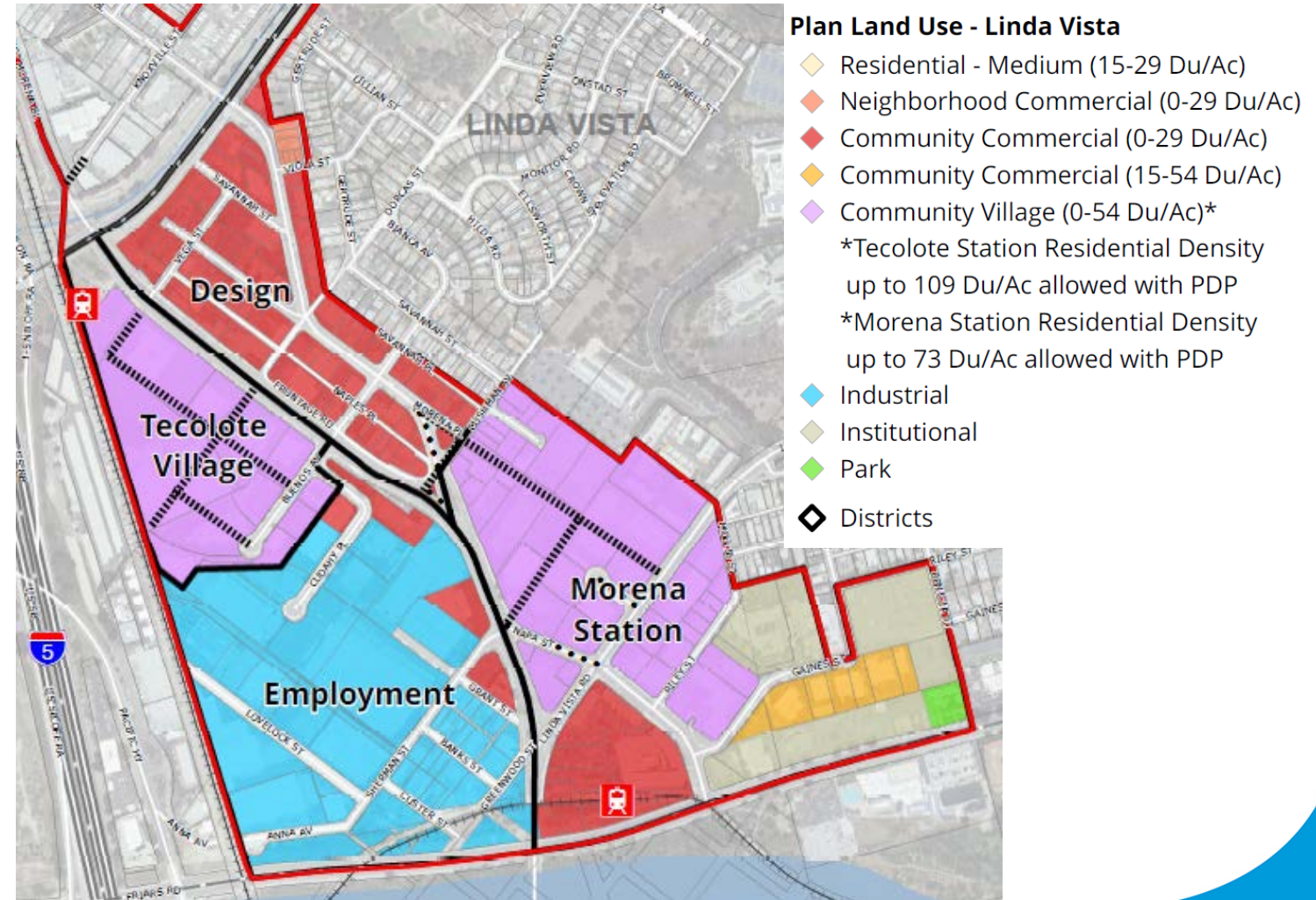


Recreation Opportunity



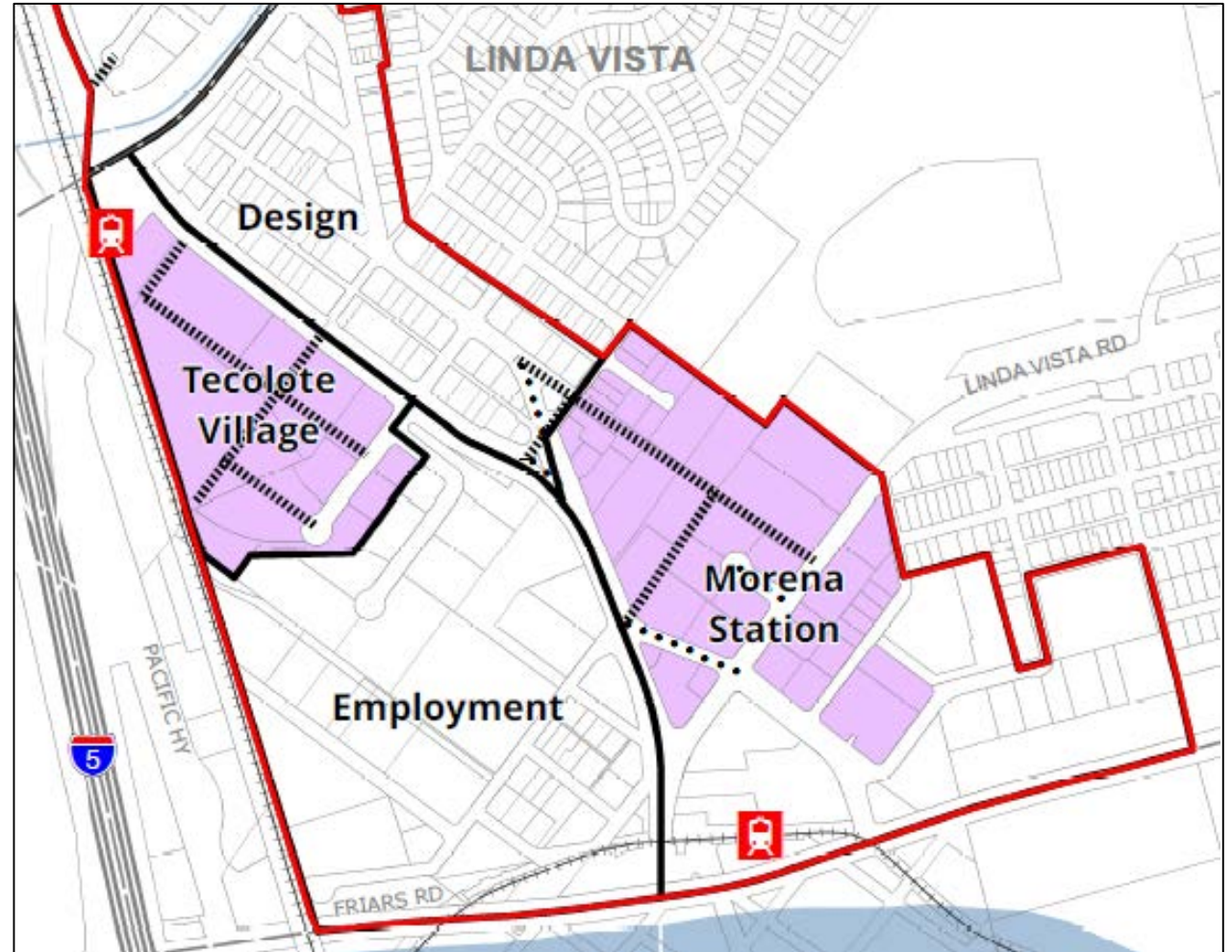
Implementation – Tecolote and Morena Districts

- 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



Next Steps

- ❖ August 1st – October 1st, 2018 – Environmental Impact Report (EIR) Public Review Period
- ❖ Fall 2018 – Finalize EIR
- ❖ Late 2018/Early 2019 – Public Hearings