



Morena Corridor Specific Plan

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



Task and Goal

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



Schedule- Task Force Meeting Topics

- Meeting #1: Introduction to the Plan, Issues & Opportunities (June 8, 2015)
- Meeting #2: Gathering Input, General Plan Guiding Principles (July 20, 2015)
- Meeting #3: Vision & Land Use Assessment (August 17, 2015)
- Meeting #4: Preliminary Land Use Concepts & Urban Design Elements (September 21, 2015)
- Meeting #5: Mobility – (November 2nd)
- **Meeting #6: Land Use Changes (Mobile home sites)/Potential Site Concepts (Mobile home sites/Town Center Park) (Tonight)**
- Meeting #7: Draft Land Use and Mobility Plan & Design Guidelines (March 2016)

Specific Plan Schedule

Community Outreach

- Kick Off – March 2015
- Establishing the Context – Spring/Summer 2015
 - Existing Conditions Review (meeting 1)
 - Vision and Guiding Principles (meeting 2 & 3)
- Preparing the Plan Framework – Fall 2015-Winter 2016
 - Specific Plan Goals and Policies (meeting 3 & 4)
 - Land Use Considerations (meeting 3, 4 & 6)
 - Mobility Concepts (meeting 5)
 - Preferred Land Use and Mobility Concepts/Design Guidelines (meeting 7)
- Drafting the Document –Spring/Summer 2016
 - Draft Specific Plan
 - Draft Environmental Impact Report (EIR)
- **Public Review Draft Specific Plan and EIR – Fall 2016 for community and public review**
- Approval Process – Spring/Summer 2017
 - Final Draft Specific Plan and EIR
 - Public Hearings

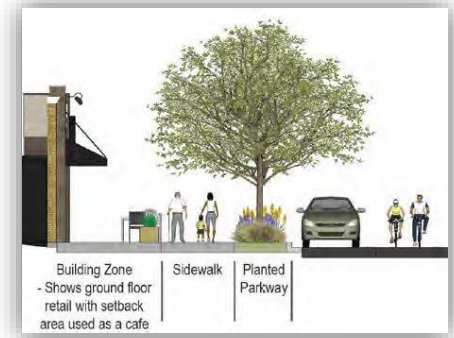


Morena Corridor Vision Statement

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

Guiding Principles

- Protect and enhance the Corridor's **unique neighborhood character**.
 - Ensure that new development respects the 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 compliment the existing neighborhood character
- Promote the Corridor as a place of **services, shopping and small business**.
- Create additional **gathering and recreational open space** opportunities.
- Improve **mobility** for all modes.
 - Establish safe access to the trolley stations
 - Provide adequate parking for all new development
 - Ensure safe and efficient travel for pedestrians, bicycles and vehicles
- **Celebrate community history** that dates back to the turn of the 20th century
- Maximize **sustainable development**.





Specific Plan Area

Adopted Land Use Map

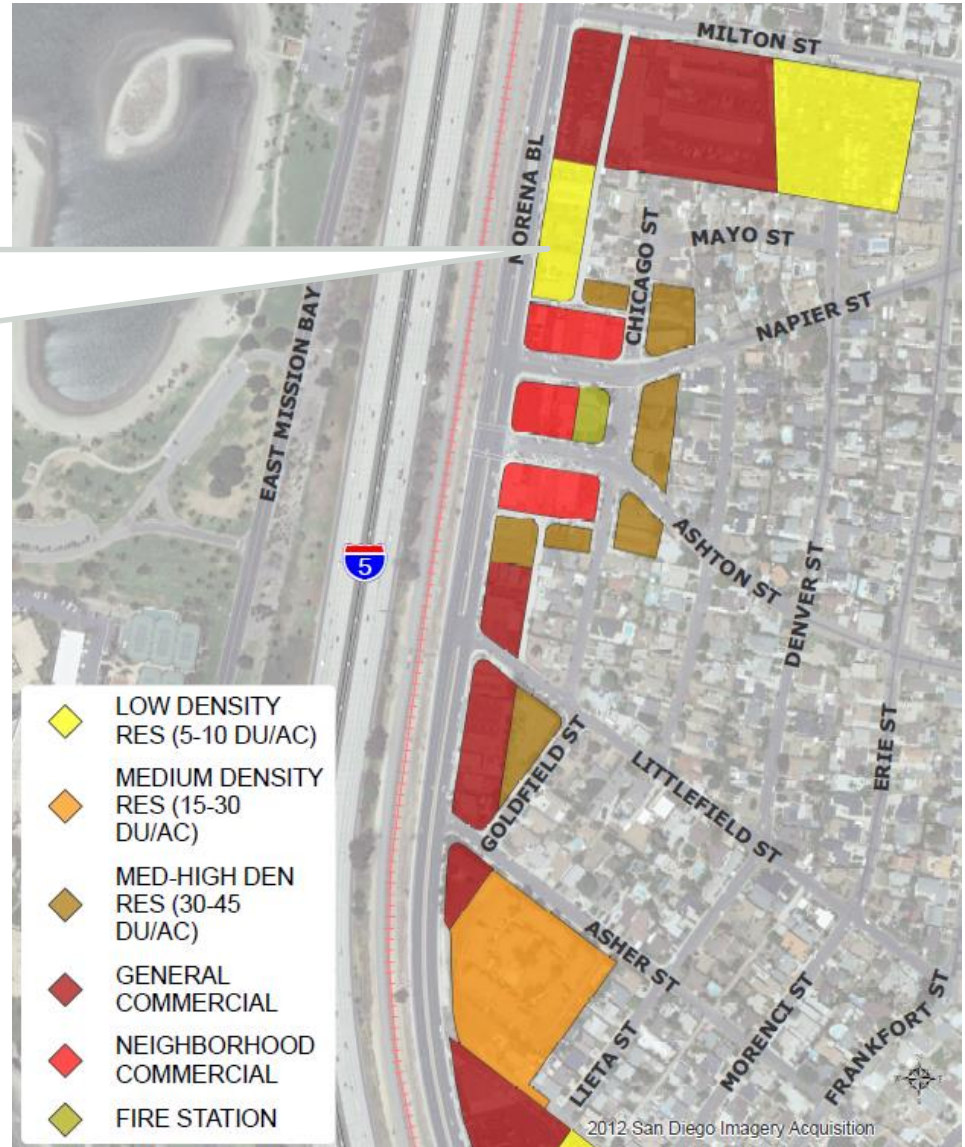
- No changes proposed



Adopted Land Use Map

Redesignate to General Commercial to match existing zone

The existing zone is CC-4-2



Adopted Land Use Map

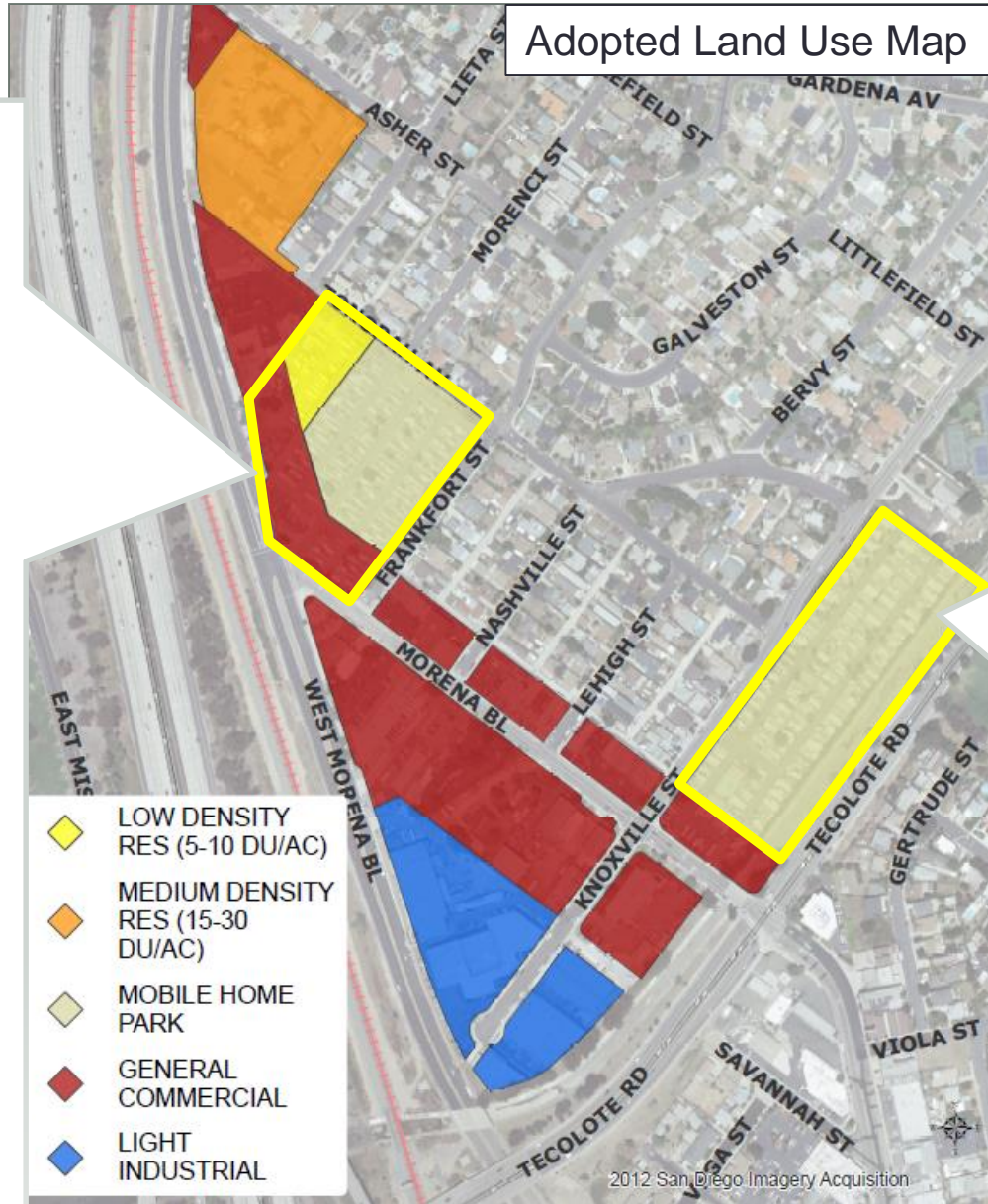
Proposed –
Medium Density
Residential

5.8 acre site

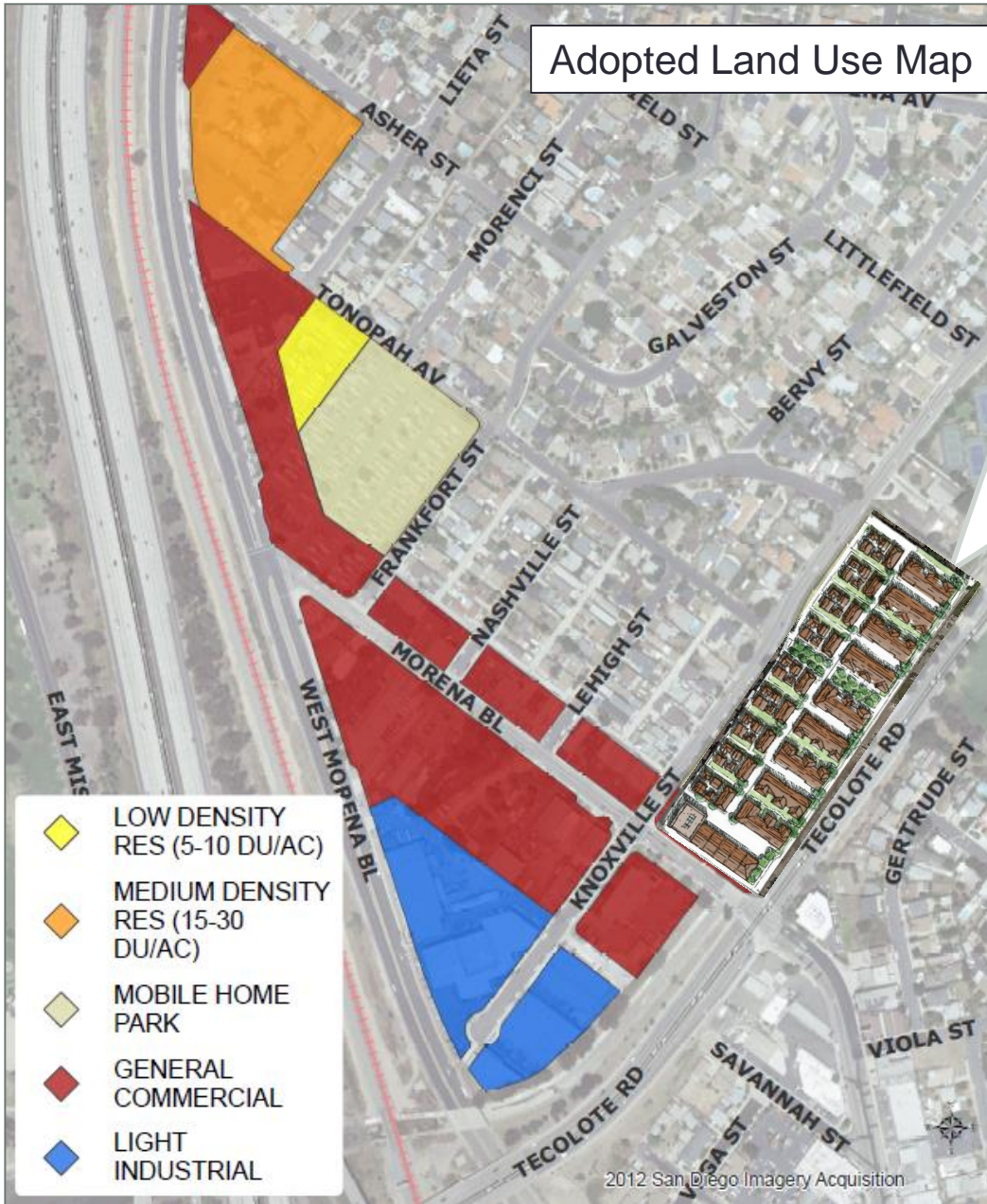
Could allow for up
to 170 dwelling
units at 29 dwelling
units per acre

Considerations –
Maintain
Commercial along
Morena Blvd?

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



Adopted Land Use Map



Morena Mobile Village

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

Potential Site Concept – Morena Mobile Village



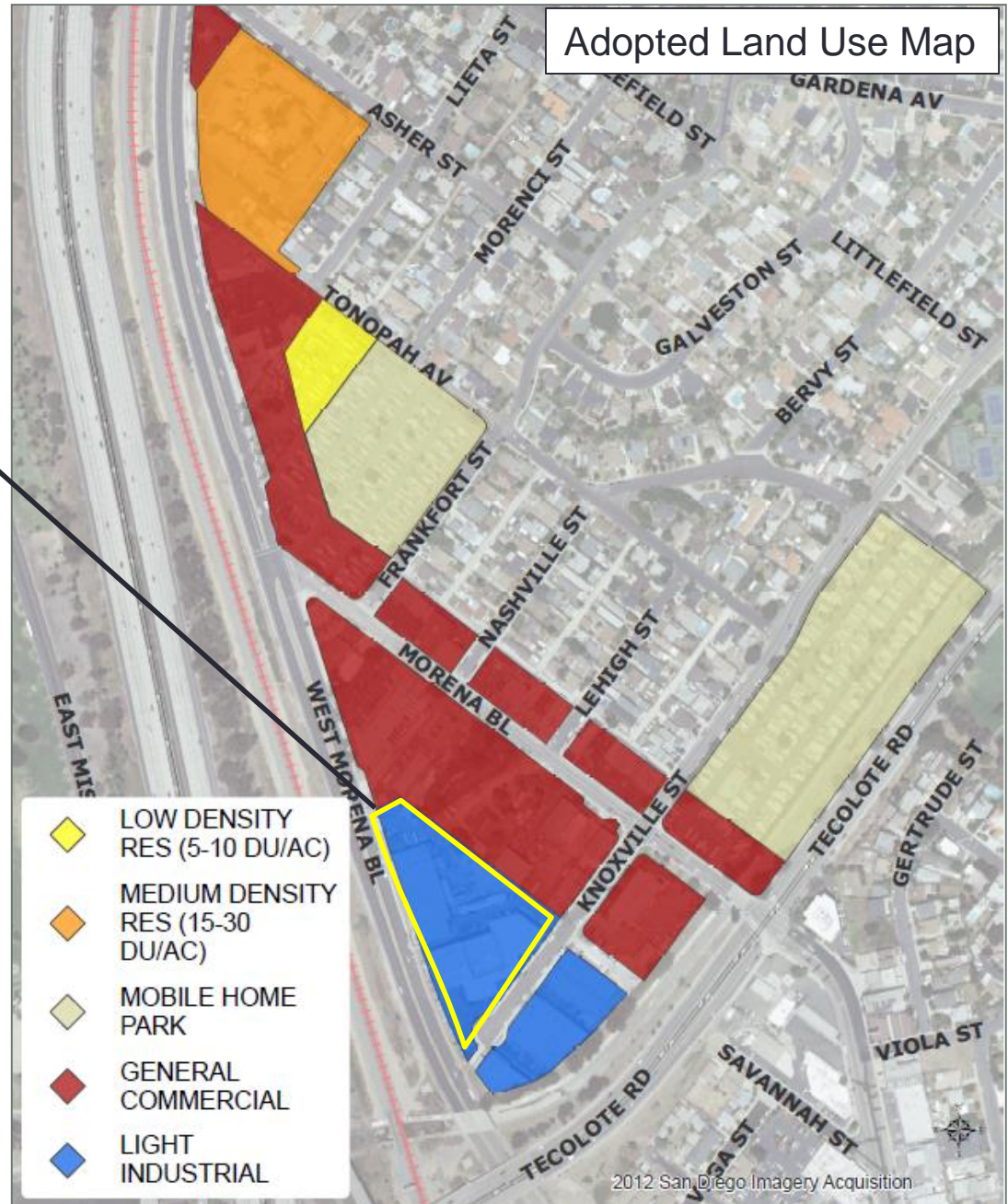
- Mixed-use commercial/residential on Morena Blvd
- Alley-loaded tuck-under parking
- Opportunities for amenity open space

Cabrillo Point Loma Condos

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

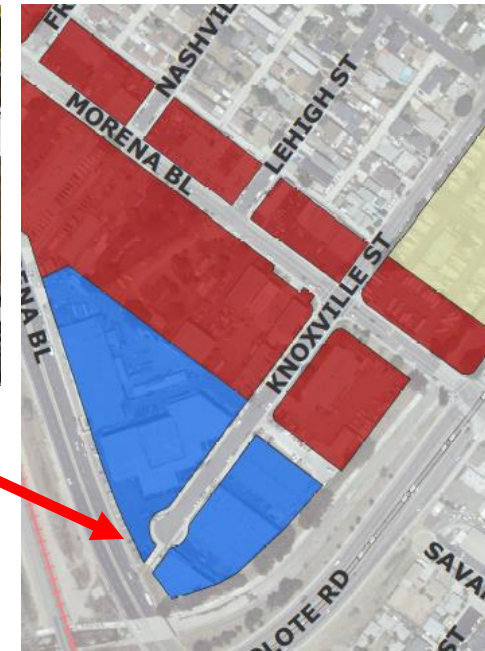


- Existing – Industrial designation and use
- Just under 3 acres
- Within ¼ mile of transit station
- Considerations – Extend Commercial designation and allow for residential



Industrial Properties

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





Public Comment

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



Feedback & Questions

Next Ad-Hoc Subcommittee Meeting – March 2016