



Morena Corridor Specific Plan

Clairemont Community Planning Group – Ad-Hoc Subcommittee Mtg. 7 | CITY OF SAN DIEGO | February 8, 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

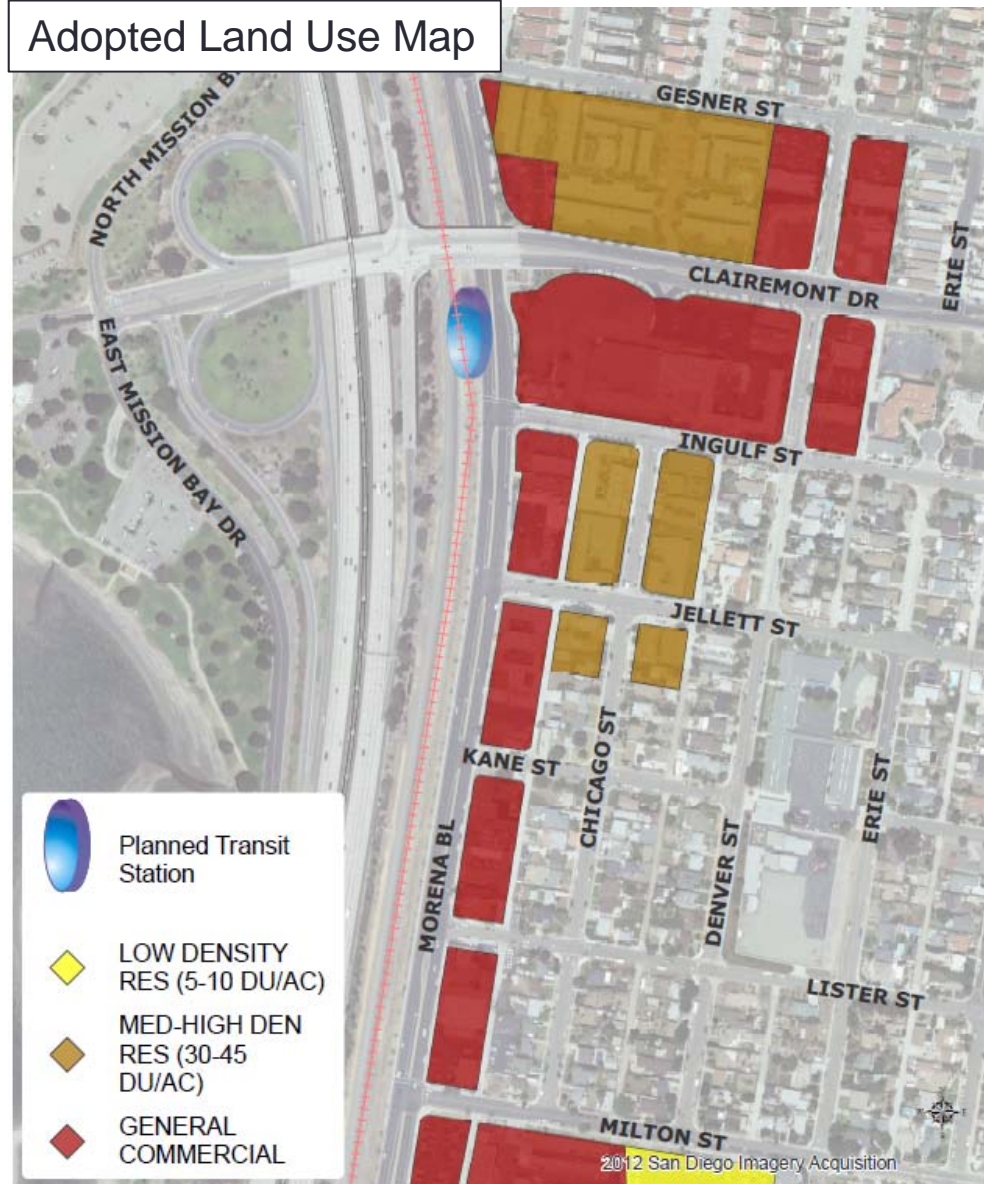


Specific Plan
Area

Plan Area - NORTH

Adopted Land Use Map

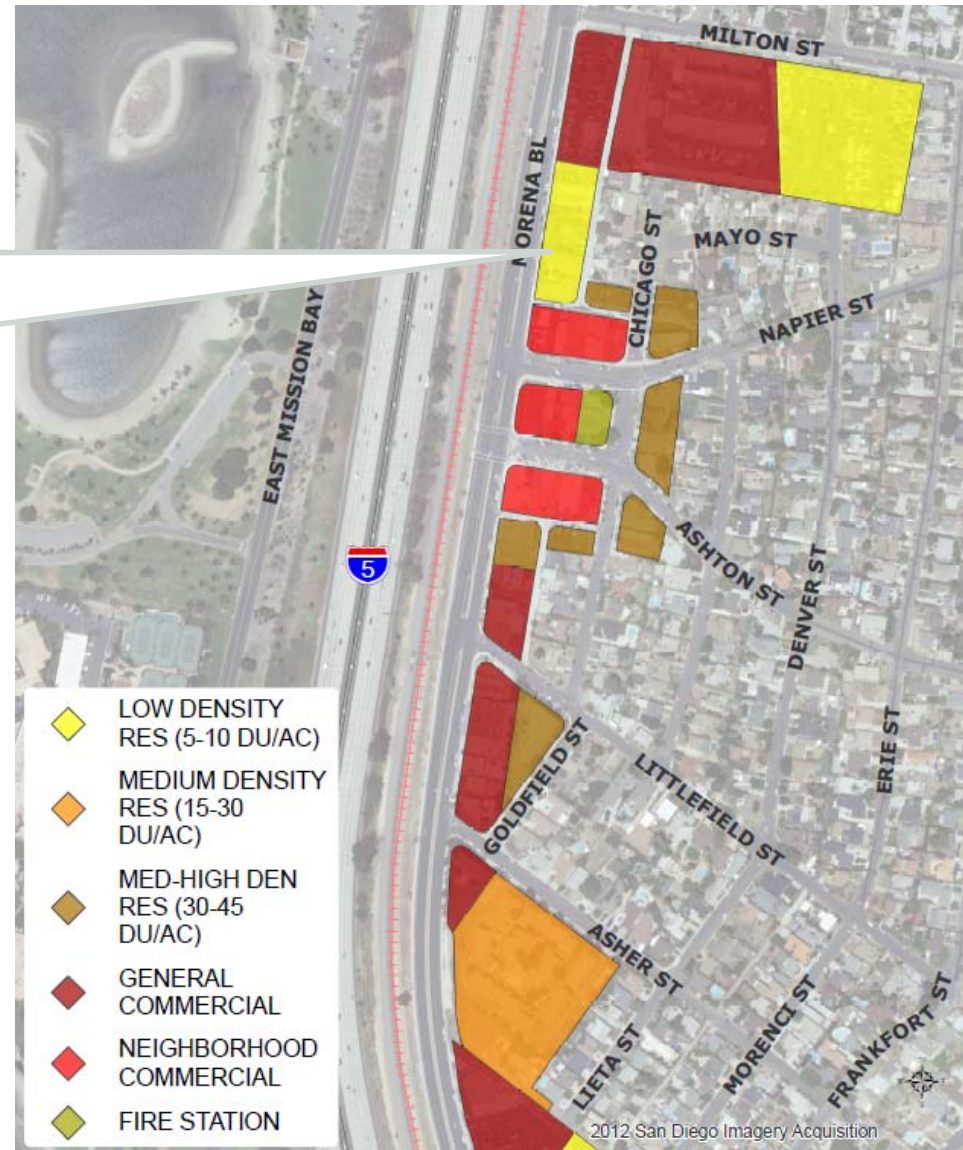
- No changes proposed



Adopted Land Use Map

Redesignate to General Commercial to match existing zone

The existing zone is CC-4-2



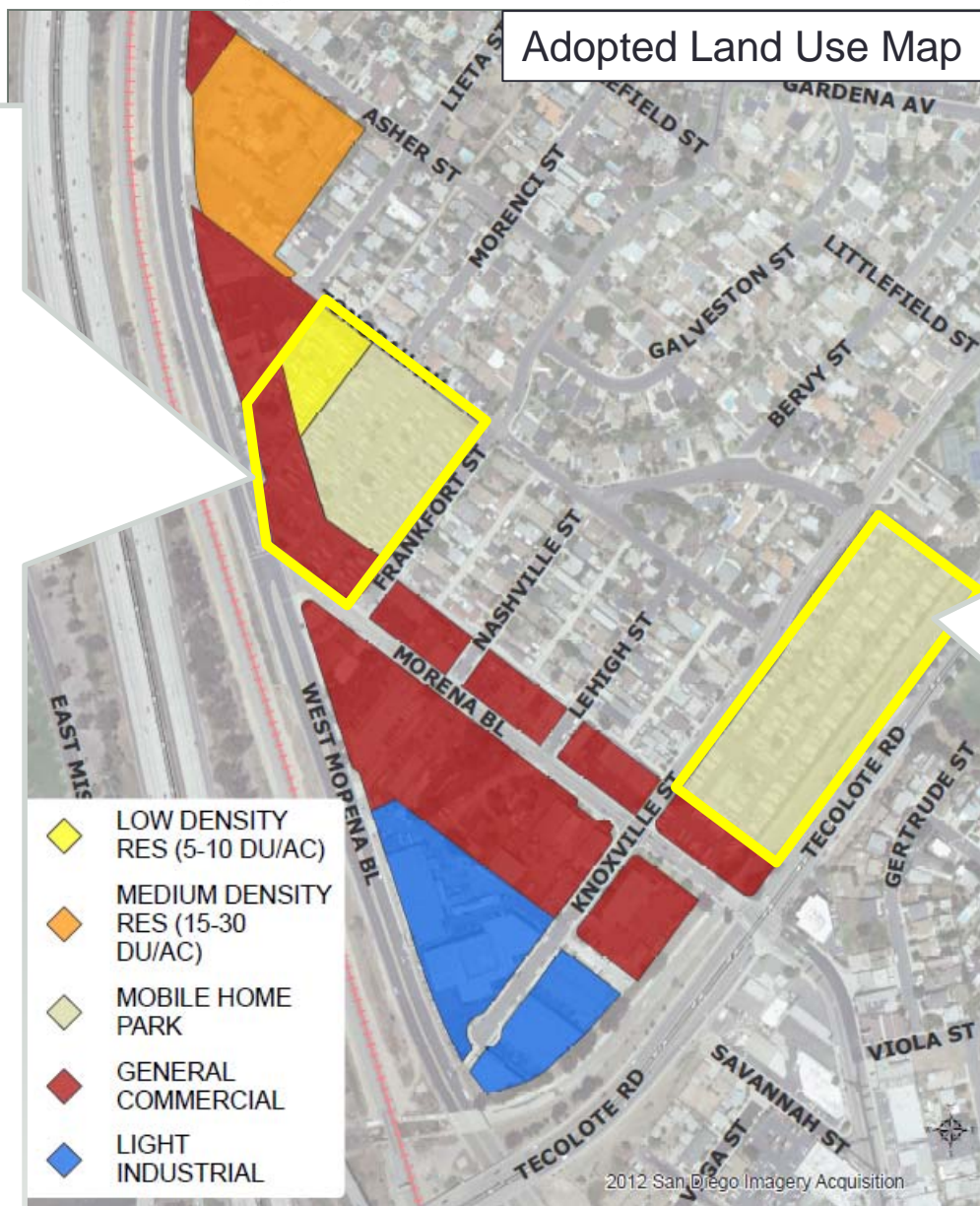
Plan Area - SOUTH

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)



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

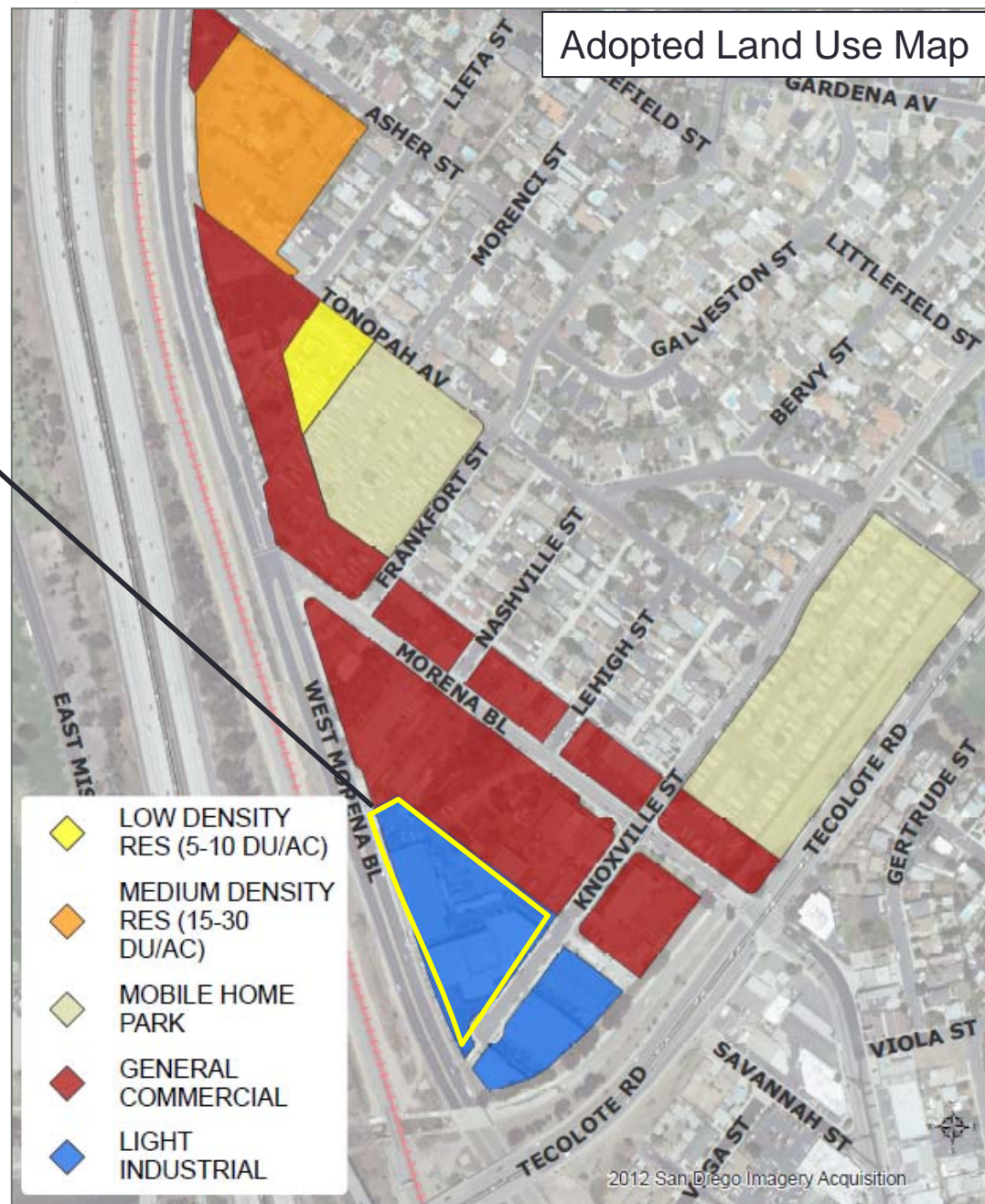
Cabrillo Point Loma Condos

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



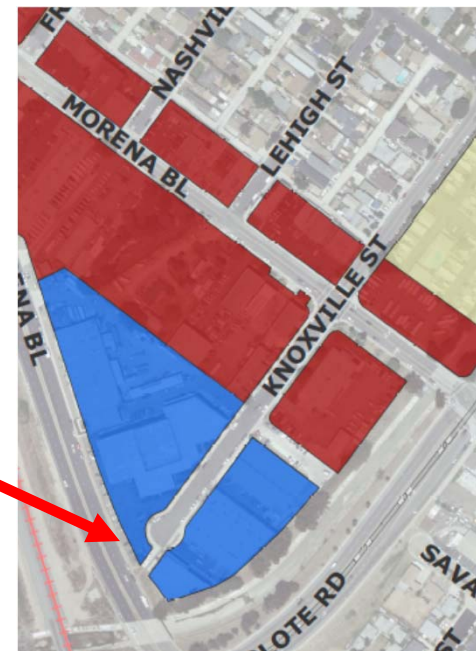
Plan Area - SOUTH

- 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