



Morena Corridor Specific Plan

Morena Corridor Specific Plan – Clairemont Ad Hoc Subcommittee

Meeting #4 Summary

Date: September 21, 2015

The fourth Clairemont Community Planning Group Morena Specific Plan Ad Hoc Subcommittee (Subcommittee) meeting was held September 21st. Chairperson Margie Schmidt gave a welcome, introduction, and presented the agenda and format for the meeting. Brooke Peterson, Project Manager, and Karen Gulley, PlaceWorks (consultant), presented and discussed the Consideration Sites discussed at the previous subcommittee meeting and potential development design types. Michael Prinz, Senior Planner/Project Manager, City of San Diego Planning Department, attended and answered questions.

Provided below is a summary list of comments provided by community members at the meeting. The comments are organized by general topic areas.

NON AGENDA COMMENT

- There is an epidemic of speeding cars in Clairemont (Daniel Smiechowski)
- Janet Kaye with the Linda Vista Town Council spoke briefly about Clean Elections
- Bill Otondo talked about traffic being commuter-oriented. Bay Park is a destination for going to the beach. The area should continue to be family-oriented. Suggestion for some bus route that serves tourists around the bay only during special events.
- Mike Hunsacker – lives in San Marcos but co-owns a home in Bay Park. Discussed issues related to water supply and question of building moratoriums to address the issues.

VISION STATEMENT

Draft presented:

Enhance the Morena Corridor as a mixed-use area that has a vibrant community core with a strong restaurant/retail component and central gathering places, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, adequate infrastructure, and open space in a manner that celebrates the historic nature of the community.

Comments:

- Change to central gathering place's
- Introduce focal points
- Reference to arts and cultural gathering place/professional office

- Question of phrase ‘mixed-use area;’ identified concerns with the Morena Vista development in Linda Vista. Identified example of City of Carlsbad and discussed the inclusion of living walls, bio-retention efforts. Discussed the need to reduce our carbon footprint.
- Edit to “. . . for all modes of transportation.”
- Historical context left out of statement, add back in.
- Public amenities is a little too loose; add ‘and open spaces’ to the end of the statement
- Suggestion to add ‘maintains and respects existing density.’
- Wants ‘enhanced’ removed from statement.
- Requested confirmation that ‘mixed-use area’ in the vision statement refers to the area as a whole and does not require all properties to be mixed-use developments.
- Requested adding historic character
- Brooke asked if ‘in a manner that celebrates the historic nature of the community’ reflected what the Committee was looking for.
- The Subcommittee discussed and supported the phrase – balanced residential density.
- **Final Version:**

Enhance the Morena Corridor as a mixed-use area that has a vibrant community core with a strong restaurant/retail component, arts and cultural opportunities and central gathering places, with balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, adequate infrastructure, and open space in a manner that celebrates the historic nature of the community.

GUIDING PRINCIPLES

Draft presented:

- 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 complement 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**.

Comments:

- Problem with ‘integrate new uses’
- Morena Roadway design is critical; specificity needed on sustainable development
- Ensures new development respects general mass, volume, and scale of existing built environment.
- Strengthen the Bay Park neighborhood identity
- Add “for all modes of transportation.”
- Establish safe access everywhere, not just to the trolley stations.
- Improve/maximize access to Mission Bay Park (Harry agreed with this)
- Important to provide adequate parking for existing residents and businesses
- Final Version:
 - Protect and enhance the Corridor’s unique neighborhood character
 - Ensures new development respects general mass, volume, and scale of 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
 - Improve the Corridor as a place of services, shopping and small business
 - Create additional gathering and recreational open space opportunities
 - Improve mobility for all modes of transportation
 - Establish safe access
 - Provide adequate parking for all new development
 - Ensure safe and efficient travel for pedestrians, bicycles and vehicles
 - Improve access to Mission Bay Park
 - Celebrate community history that dates back to the turn of the 20th century
 - Maximize sustainable development

LAND USE DISCUSSION

- Fire Station in central area as opportunity for improvement (Margie)
- Evaluate public improvement needs (Margie)
- Knoxville comments (Dave):
 - o Mitigate traffic with new bridge connecting to Tecolote.
 - o Minimize conflict / reduce vehicular access directly on Morena
 - o The Site is suitable for residential
 - o Opportunity to improve Tecolote Creek
 - o Design should be sensitive to adjacent single-family residential
 - o Appropriate density of 29 dwelling units per acre
- Mixed-use development on mobile home park sites looks fine if traffic can be solved (Harry)
- Parking and vehicular access issues, particularly at Frankfort need to be resolved (Harry)
- Are any views going to be blocked by new development? (Carol)
- A view analysis should be conducted for any new development. (Carol)
- Request for traffic flow/3-D simulation for area at build out (James)
- Clustered single-family allows breezes to come through and day lighting (James)
- Request for development that would allow breezes (James)
- Treatment of Frankfort corner is critical (Naveen)
- Create a node at Frankfort and Morena (Naveen)
- Support for higher density at mobile home park sites (Naveen)
- Single-family zoning on mobile home parks substantially reduces existing density. (Dave)
- 29 dwelling units per acre at the mobile home park site allows consistency (??) and ability to redevelop the properties. (Dave)
- What are we going to provide for those folks that are displaced? (James)
- Mobile home park sites are ideal for affordable housing or housing that is affordable in nature. (Margie)
- Mixed-use/live-work on Morena with residential in the rear of the property. (Margie)

- No vehicle access for Knoxville site on Morena.
- Knoxville property is suitable for commercial development on Morena Blvd frontage.
- Consider transition from Commercial to multi-family to single-family from the southern portion of Knoxville property to the north. (Margie)
- Support for live-work units (Harry)

PUBLIC COMMENT

- Improved homes are better than mobile home parks, but views for single-family residents should be maintained and traffic issues should be addressed
- Question of walkability of new development and likelihood new residents walk in the community.
- Preference for companion units.
- What are the public facilities needed to serve the community? Police, fire?
- The vision statement should roll off the tongue.
- A bridge over Tecolote creek could address traffic pressures on Knoxville and Morena.
- Development should have a Bay Park aesthetic; it shouldn't look like multi-family development at Morena Vista or in Mira Mesa along I-15.
- More density on the corridor would allow a greater mix of options.
- Density would make it a better place to walk.
- Access to Morena should include development that is porous enough to enhance connections.
- Density and parking are problems in Bay Park.
- Sidewalks and ability to allow breezes through new projects are needed.
- Highest and best use is higher density.
- Consider pedestrian traffic in new development.

NEXT SUBCOMMITTEE MEETING – NOVEMBER 2, 2015