



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 11, 2017

**REPORT NO.** PC-17-034

**ATTENTION:** Planning Commission, Agenda of April 20, 2016

**SUBJECT:** MORENA CORRIDOR SPECIFIC PLAN - WORKSHOP

### SUMMARY

**Issue:** This is a workshop to update the Planning Commission on the Morena Corridor Specific Plan process. No action is required on the part of the Planning Commission at this time.

### BACKGROUND

#### Why is a Specific Plan being prepared for the Morena Corridor?

A draft Specific Plan is being prepared for the Morena Corridor to identify land uses that support transit-oriented development and multi-modal mobility improvements in light of the Mid-Coast Blue Line Trolley extension. The Specific Plan area includes the existing Morena/Linda Vista trolley Station and the future Trolley stations along West Morena Boulevard at Tecolote Road and at Clairemont Drive. The Morena Corridor Specific Plan area encompasses approximately 300 acres along Morena Boulevard and West Morena Boulevard between Clairemont Drive and Friars Road. This area is within the Clairemont Mesa Community Plan Area and the Linda Vista Community Plan Area (Attachment 1).

Prior to the draft Specific Plan process, the City prepared a Caltrans funded Planning Study that included recommendations to focus development within the station areas; identified a modified grid network within Linda Vista; as well as additional mobility improvements that would enhance access and safety for bicyclists, pedestrians, vehicles, and transit users. The Specific Plan planning effort, which is being funded through a SANDAG Smart Growth Incentive Program Grant, builds upon and refines the technical analysis, recommendations, and public input from the Planning Study.

Starting in 2013, the City conducted an extensive community outreach process, including workshops, meetings and community outreach sessions at various places and community events in Linda Vista and Clairemont. Two subcommittees of the Community Planning Groups – one for Clairemont and one for Linda Vista – were formed and multiple meetings have been held thus far to discuss and provide recommendations to the City. During each phase of the process broad public input was obtained through a series of meetings where residents, employees, and property owners, as well as representatives of advocacy groups and the surrounding neighborhoods, weighed in on issues and provided recommendations, concerns, and preferences. Through these meetings, the communities confirmed their visions and

developed two sets of guiding principles that were used as criteria in crafting the Specific Plan. These include:

- Protect and enhance the Morena Corridor’s unique neighborhood character;
- Improve visual quality along Morena Boulevard;
- Establish a varied and balanced mix of uses;
- Retain current height limits;
- Provide a range of housing options;
- Integrate new uses that complement the existing neighborhood character;
- Improve walkability in the community and mobility for all modes;
- Maximize sustainable development;
- Retain employment uses;

DISCUSSION:

A. What will the Morena Corridor Specific Plan attempt to accomplish?

The preparation of the Specific Plan will include land use changes to support transit-oriented development adjacent to the Tecolote and Morena trolley stations and recommends a modified grid network that enhances multi-modal mobility and connectivity. The draft Specific Plan will not include land use changes for the majority of the industrial area located between the railroad right-of-way and West Morena Boulevard. Additionally, the draft Specific Plan will not include land uses changes within Clairemont Mesa, which instead will be addressed through the comprehensive community plan update process, currently underway.

B. What are the options for changes in the Specific Plan area?

1. Land Use

The draft Specific Plan will propose to change land uses to support higher-density residential and commercial/retail mixed-use transit oriented development at the Tecolote Station District and the Morena Village District within Linda Vista. The villages are envisioned to have an integrated mixture of uses, accessible and attractive streets, and public spaces. The village districts are within “transit priority areas,” in close proximity to trolley and high frequency bus services. The Specific Plan will maintain the commercial design focus of businesses between Morena and West Morena Boulevard and the industrial areas for employment-related uses.

- Tecolote Station Village District

This community village is anchored by the Tecolote trolley station and encompasses approximately 20 acres of land between the trolley line and West Morena Boulevard north of Cudahy Street. The area currently contains a mixture of large-format retail and storage businesses. The draft Specific Plan will propose a network of public and private streets to create a walkable block pattern

for development while improving pedestrian and bicycle access to the transit center and adjacent districts. West Morena Boulevard would serve as a neighborhood focal point, with pedestrian-oriented retail uses for shopping and dining, and spaces for social interaction and gathering. Public parks, plazas or urban greens in the village will provide active and passive recreation opportunities.

Two options for residential density have been identified by staff and stakeholders. Both options identify the district as a mixed-use area and include the same mobility and public space policies and recommendations.

- Option 1 – Allow for up to 109 dwelling units per acre.
- Option 2 – Allow for up to 73 dwelling units per acre.

- Morena Village District

The Morena Village District encompasses approximately 40 acres adjacent to the Morena/Linda Vista Trolley Station and University of San Diego. This district presents an opportunity to provide a mix of diverse housing types for students and professionals and enhance the interface with the University of San Diego. Areas designated for village use would allow up to 73 dwelling units per acre.

- Clairemont

The adopted community plan land uses within the Clairemont portion of the Specific Plan will be maintained at the present time. The Clairemont Subcommittee recommended land use changes, which will be considered as part of the comprehensive update to the Clairemont Mesa Community Plan. The community plan update process began in January 2017 and the recommended land use changes will be evaluated as part of the community plan update.

## 2. Mobility Network

The draft Specific Plan will identify pedestrian, bicycle and transit mobility improvements while also addressing vehicular traffic capacity. The Specific Plan will propose a Class IV cycle track along Morena Boulevard connecting Clairemont and Linda Vista to the communities of Mission Valley and Old Town (refer to attachment 2). The draft Specific Plan proposes a modified grid network through the extension of Morena Boulevard and the realignment of streets within Linda Vista to enhance pedestrian and bicycle safety, while providing more connections within the area to reduce vehicular congestion within the area (refer to attachment 3).

## CONCLUSION

Staff is seeking Planning Commission input on concepts for the draft Specific Plan prior to releasing the draft for public review. Staff will continue to perform outreach to obtain community input and to

refine the draft Specific Plan and zoning through late spring 2017. The Impact Fee Study for the Specific Plan will be prepared during summer 2017. The Notice of Preparation was issued and the Scoping Meeting was held for the draft Program Environmental Impact Report (PEIR) on October 20, 2016, and a draft EIR is expected to be released for public comment in late fall 2017. The adoption hearings are anticipated in late spring of 2018.

Respectfully submitted,

[SIGNED]

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Tait Galloway  
Program Manager  
Planning Department

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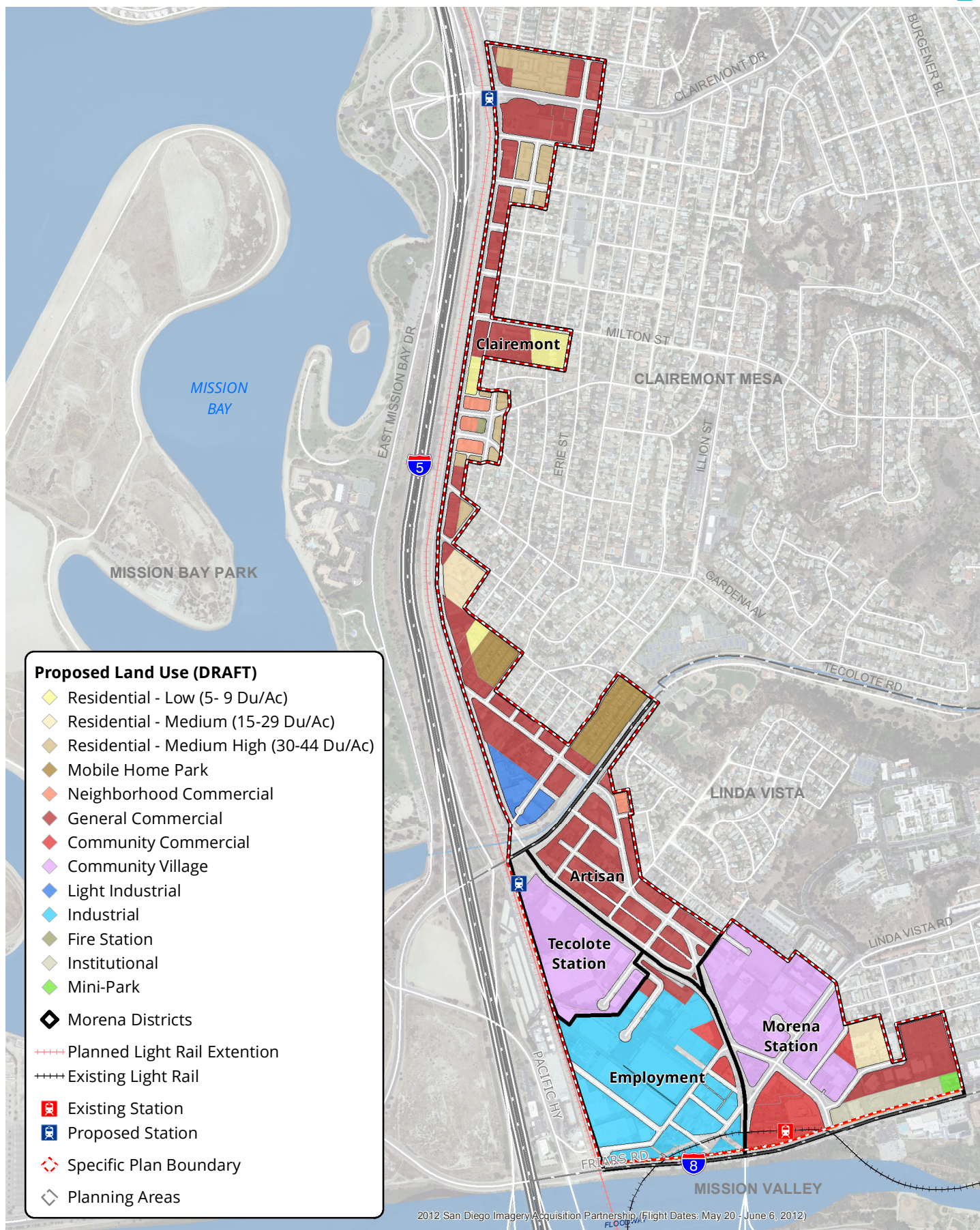
Michael Prinz  
Senior Planner  
Planning Department

TG/mjp

Attachment:

1. Draft Morena Corridor Specific Plan Land Use Map with Districts
2. Proposed Bicycle Network Map
3. Proposed Roadway Network Map

# Morena Corridor Specific Plan Draft Land Use Map with Districts



### Proposed Land Use (DRAFT)

- ◆ Residential - Low (5- 9 Du/Ac)
- ◆ Residential - Medium (15-29 Du/Ac)
- ◆ Residential - Medium High (30-44 Du/Ac)
- ◆ Mobile Home Park
- ◆ Neighborhood Commercial
- ◆ General Commercial
- ◆ Community Commercial
- ◆ Community Village
- ◆ Light Industrial
- ◆ Industrial
- ◆ Fire Station
- ◆ Institutional
- ◆ Mini-Park
- ◆ Morena Districts
- + + + Planned Light Rail Extension
- + + + Existing Light Rail
- ◆ Existing Station
- ◆ Proposed Station
- ◆ Specific Plan Boundary
- ◆ Planning Areas

2012 San Diego Imagery Acquisition Partnership (Flight Dates: May 20 - June 6, 2012)

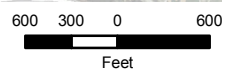


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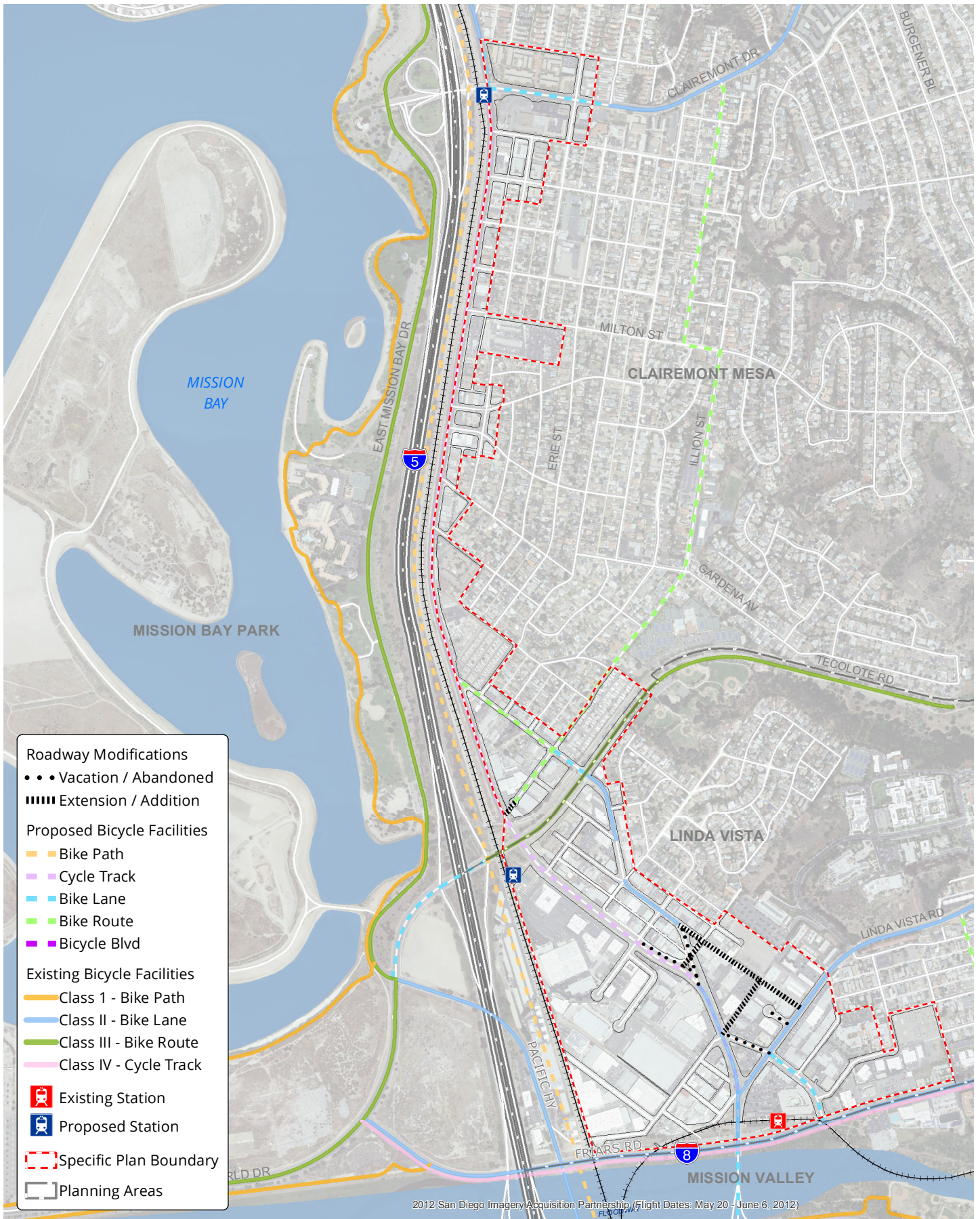
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Date: 4/12/2017

# Morena Corridor Specific Plan Proposed Bicycle Network Map



2012 San Diego Imagery Acquisition Partnership (Flight Dates: May 20 - June 6, 2012)



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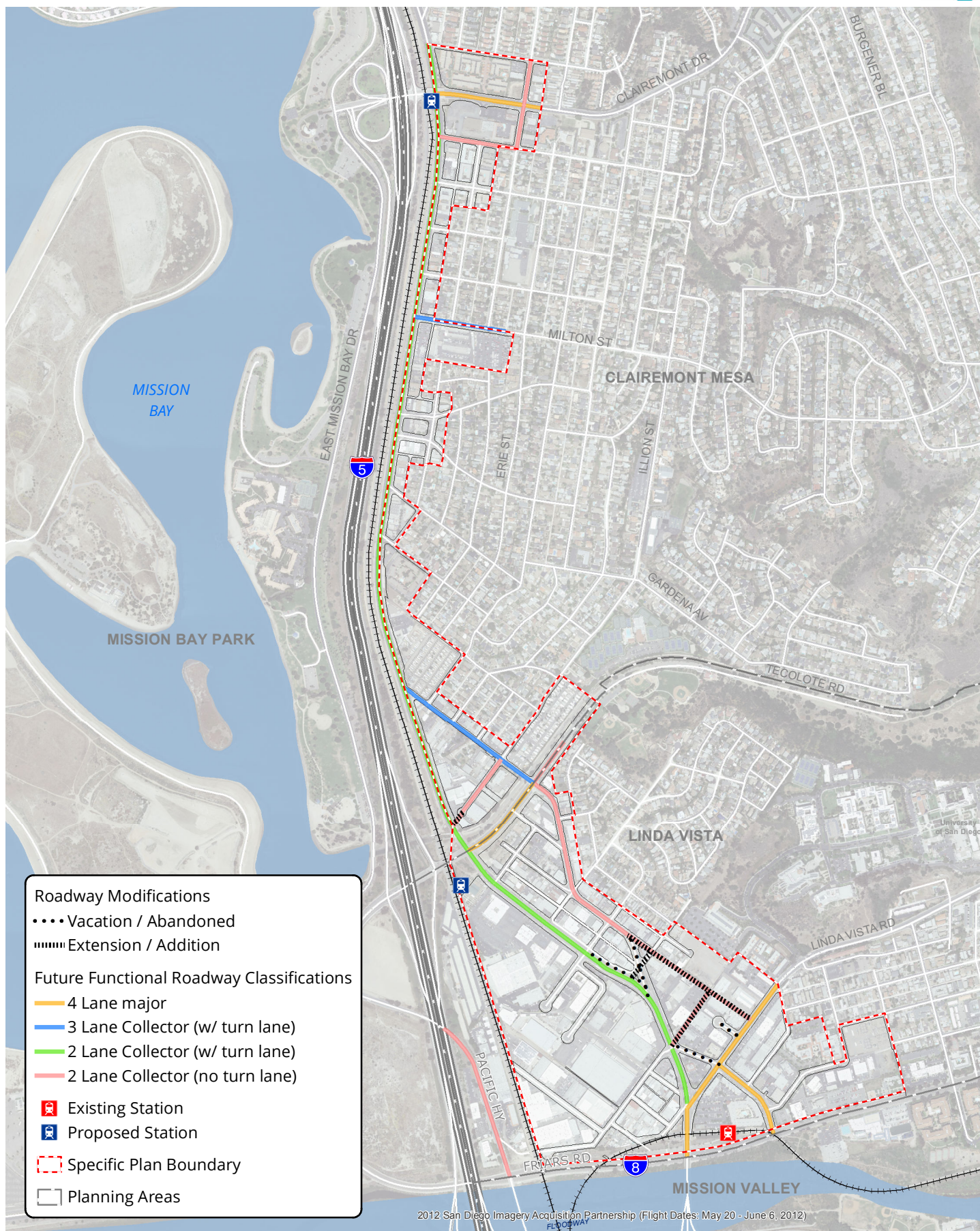
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Date: 4/12/2017

# Morena Corridor Specific Plan Proposed Street Network Map



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