



CLAIREMONT COMMUNITY PLAN UPDATE

ONLINE COMMUNITY ENGAGEMENT TOOL Printed Version*

Please submit responses by the end of the day Wednesday, March 13th, 2019.

** This is the hardcopy version of the Online Community Engagement Tool.
The digital version can be found at: www.clairemontplan.org*



Clairemont Housing Strategy

OVERVIEW

The City of San Diego has been working closely with the community on an update to the Clairemont Community Plan. Part of the objectives of the community plan is to provide a guide for future development and to prepare Clairemont to meet its future housing needs.

HOUSING STRATEGY - FOCUS AREAS

The Planning Department has identified eight focus areas that have potential for additional housing over the next 30 years. These areas have been selected based on their proximity to existing and future transit and location along major corridors. The Clairemont Community Plan designates these areas for either multifamily residential or commercial use. Seven of the eight focus areas are within a Transit Priority Area which include the three new Mid-Coast Trolley stations.

The development of housing within Transit Priority Areas contributes to addressing goals of the City's Climate Action Plan. Additional housing within Transit Priority Areas, including the three new Mid-Coast Trolley stations, would leverage investment in regional transit and create opportunities for people to live close to transit, connecting people to employment centers, universities, and major destinations within the region.

WE WANT TO HEAR FROM YOU!

Tell us what you think future development in these areas should look like and where you want future housing potential to be located by following the next steps:



Objectives - What do you need to do?

As you make selections in each of the focus areas, please keep the following objectives in mind:

1

Make changes to a minimum of three focus areas (required)

2

Add 5,000 new housing units above the current plan to the community

3

Locate 40 percent (2,000 units) of new housing units near the three new Mid-Coast Trolley Stations

To consider changes comprehensively at different locations, this exercise has an objective of changing at least one land use designation within three of focus area

To establish a numeric objective for this exercise, the Planning Department estimated a need of 5,000 additional housing units above the current community plan over the next 30 years. This is based on existing community plan housing capacity, San Diego Housing Commission housing production objectives, utilizing development assumptions and feasibility testing of potential sites, and SANDAG 2050 housing forecast data.

To leverage investment in the Mid-Coast Trolley extension, the exercise has an additional objective of placing 40 percent of the future housing total near the three new trolley stations. This allocation will assist in creating opportunities for future residents to live close to transit and have access to employment centers, universities, and destinations with the region.

While these objectives were established for this exercise, the Planning Department will consider a range of input that increases housing capacity above the current plan and focuses a portion of the additional housing capacity at the trolley stations.

Instructions

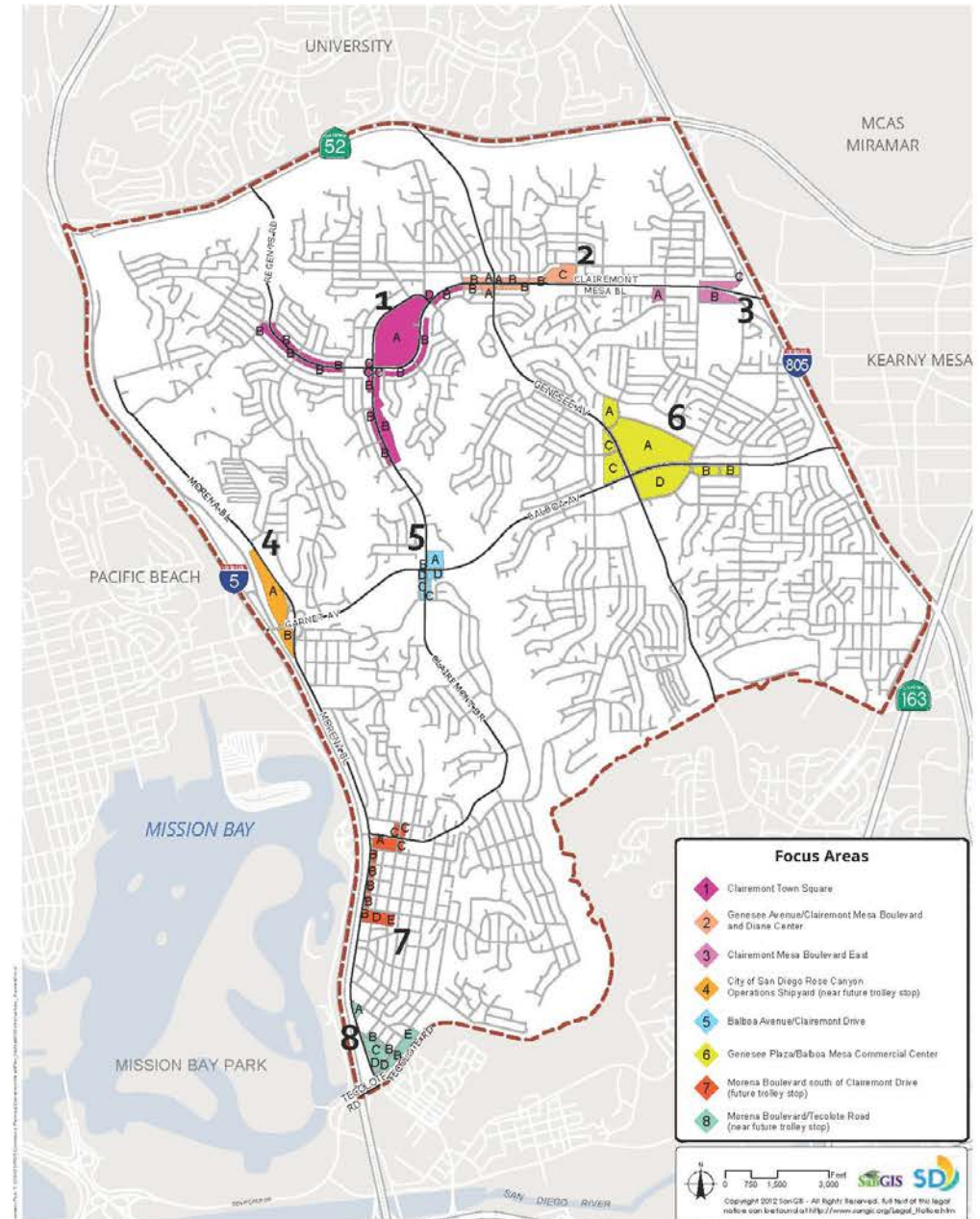
Please follow these steps:

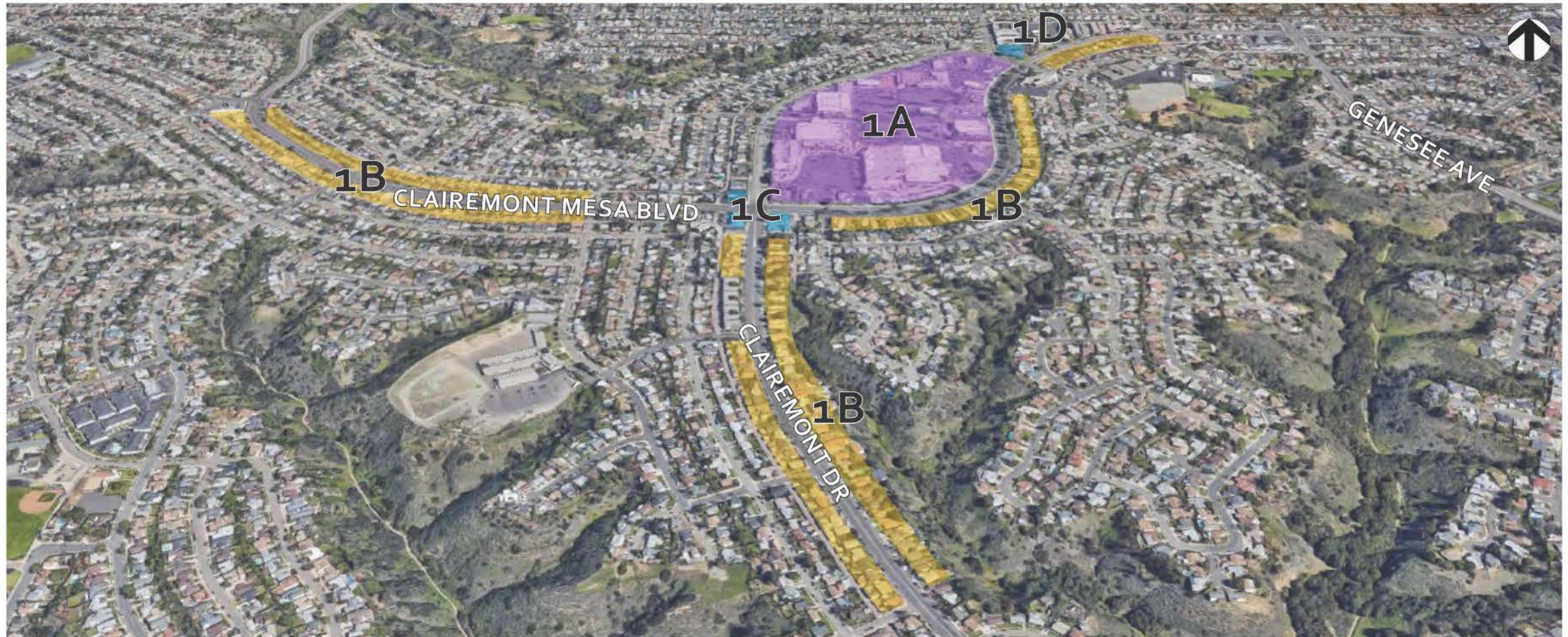
1. Review the focus areas locations in the following page. Each focus area will have multiple subareas to provide input on (e.g. 1A, 1B, 1C, etc.).
2. Select an option for each area. Each option represents an illustrative concept of what development could look like. These images do not represent a development project for the subarea.
3. Please submit your input in the following ways listed on the last page.



Please provide input for the following Focus Areas in the next pages:

- Focus Area 1: Clairemont Town Square
- Focus Area 2: Genesee Avenue/Clairemont Mesa Boulevard and Diane Center
- Focus Area 3: Clairemont Mesa Boulevard East
- Focus Area 4: City of San Diego Rose Canyon Operations Yard (near future trolley stop)
- Focus Area 5: Balboa Avenue/Clairemont Drive
- Focus Area 6: Genesee Plaza/Balboa Mesa Commercial Center
- Focus Area 7: Morena Boulevard south of Clairemont Drive (near future trolley stop)
- Focus Area 8: Morena Boulevard/Tecolote Road (near trolley stop)





LOCATION:

CLAIREMONT MESA BLVD & CLAIREMONT DR

USES ON-SITE:

RESIDENTIAL, RETAIL COMMERCIAL, AND SERVICE STATIONS

FOCUS AREA TOTAL ACREAGE:

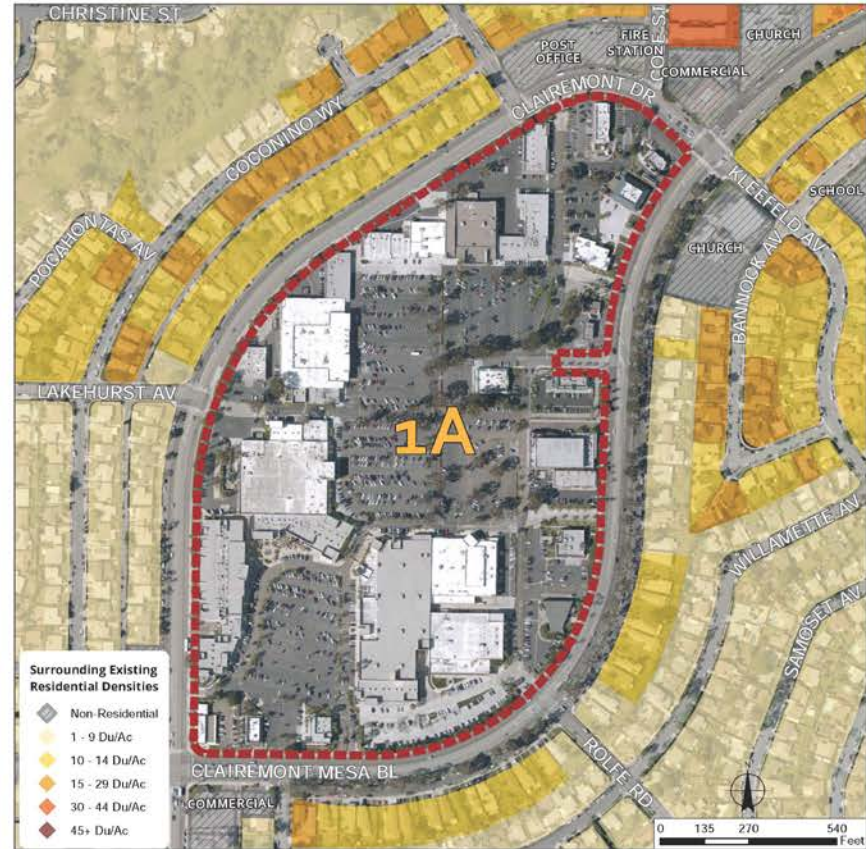
86 ACRES

SUBAREAS INCLUDED:

1A, 1B, 1C, 1D

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT MESA BLVD & CLAIREMONT MESA DR

ACREAGE: 46.1 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 667 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 335 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,002 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 566 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,233 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



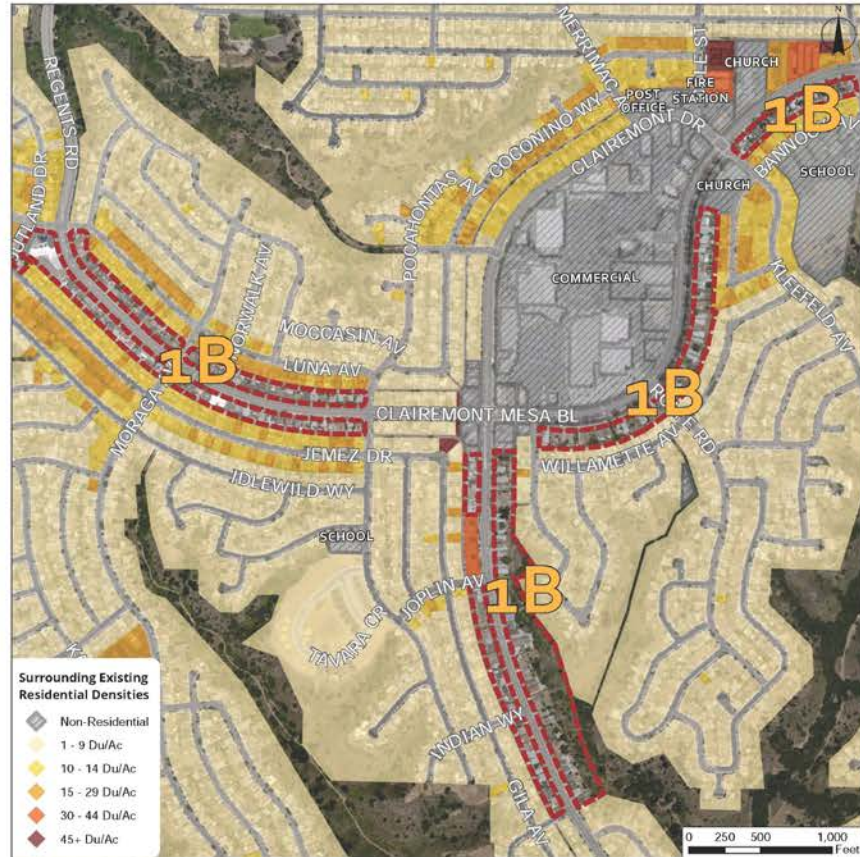
MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 1,003 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,670 UNITS
(Total with Option 3)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG CLAIREMONT MESA BLVD & CLAIREMONT MESA DR

ACREAGE: 39.6 ACRES

DENSITY: 10-29 DU/ACRE

USES ON-SITE: RESIDENTIAL

CURRENT PLAN - RESIDENTIAL LOW-MEDIUM (10-14 DU/ACRE)



USE: MULTIFAMILY RESIDENTIAL
NUMBER OF UNITS: 503 UNITS
(Total with Current Plan)

OPTION 1 - RESIDENTIAL MEDIUM (15-29 DU/ACRE)



USE: MULTIFAMILY RESIDENTIAL
ADDITIONAL UNITS: 542 UNITS
(Above Current Plan)
NUMBER OF UNITS: 1,045 UNITS
(Total with Option 1)

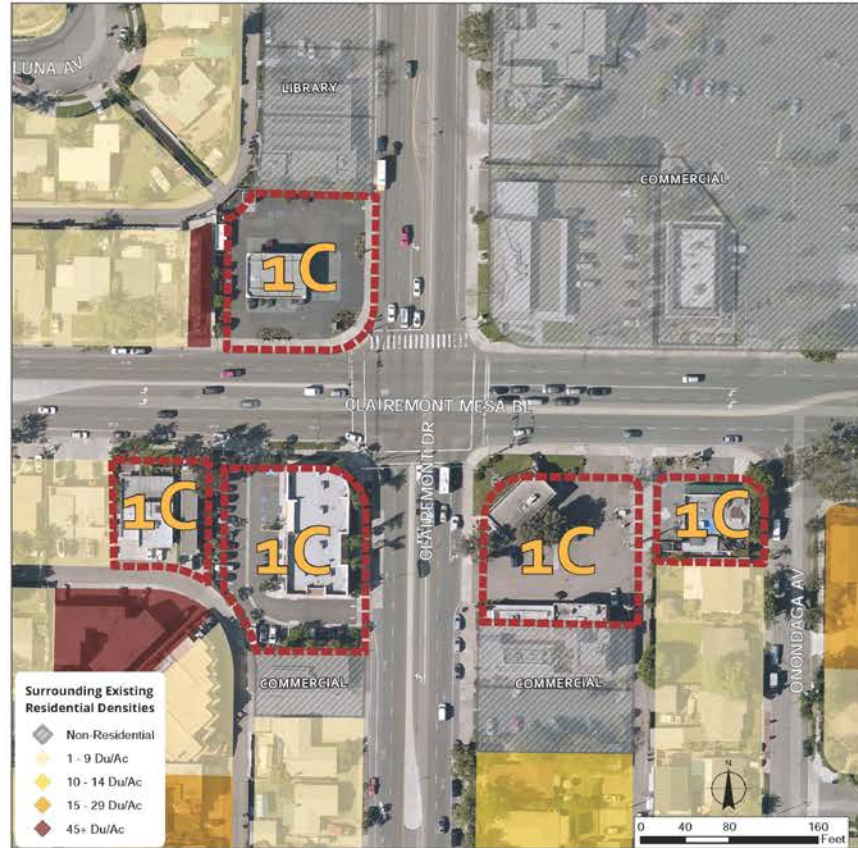
OPTION 2 - RESIDENTIAL MEDIUM-HIGH (30-44 DU/ACRE)



USE: MULTIFAMILY RESIDENTIAL
ADDITIONAL UNITS: 1,141 UNITS
(Above Current Plan)
NUMBER OF UNITS: 1,644 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT MESA BLVD & CLAIREMONT DR

ACREAGE: 1.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 31 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 39 UNITS
(Above Current Plan)

NUMBER OF UNITS: 70 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



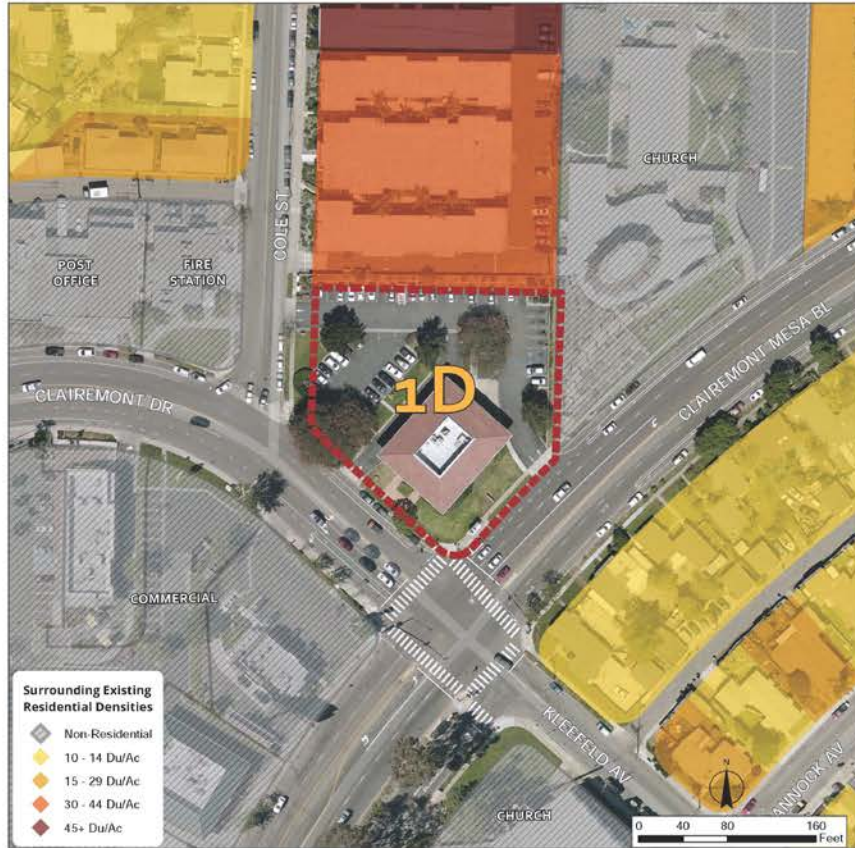
MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 55 UNITS
(Above Current Plan)

NUMBER OF UNITS: 86 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT MESA BLVD & CLAIREMONT DR

ACREAGE: 1 ACRE

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 28 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 14 UNITS
(Above Current Plan)
NUMBER OF UNITS: 42 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 24 UNITS
(Above Current Plan)
NUMBER OF UNITS: 52 UNITS
(Total with Option 2)

OPTION 3 - NEIGHBORHOOD COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 43 UNITS
(Above Current Plan)
NUMBER OF UNITS: 71 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



LOCATION:

CLAIREMONT MESA BLVD BETWEEN DUBOIS DR & DIANE AVE

FOCUS AREA TOTAL ACREAGE:

22 ACRES

USES ON-SITE:

SINGLE FAMILY, RETAIL COMMERCIAL, & SERVICE STATIONS

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA BOARD
(WHERE SITE-SPECIFIC DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAREMONT MESA BLVD & GENESEE AVE.

ACREAGE: 3.1 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 49 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 65 UNITS
(Above Current Plan)

NUMBER OF UNITS: 114 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 92 UNITS
(Above Current Plan)

NUMBER OF UNITS: 141 UNITS
(Total with Option 2)

OPTION 3 - NEIGHBORHOOD COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 143 UNITS
(Above Current Plan)

NUMBER OF UNITS: 192 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG CLAIREMONT MESA BLVD
NEAR GENESEE AVE.

ACREAGE: 8.5 ACRES

DENSITY: 10-14 DU/ACRE

USES ON-SITE: RESIDENTIAL

CURRENT PLAN - RESIDENTIAL LOW-MEDIUM (10-14 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

NUMBER OF UNITS: 116 UNITS
(Total with Current Plan)

OPTION 1 - RESIDENTIAL MEDIUM (15-29 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 102 UNITS
(Above Current Plan)

NUMBER OF UNITS: 218 UNITS
(Total with Option 1)

OPTION 2 - RESIDENTIAL MEDIUM-HIGH (30-44 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 231 UNITS
(Above Current Plan)

NUMBER OF UNITS: 347 UNITS
(Total with Option 2)

OPTION 3 - RESIDENTIAL MEDIUM-HIGH (30-54 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 317 UNITS
(Above Current Plan)

NUMBER OF UNITS: 433 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG CLAIREMONT MESA BLVD NEAR DIANE AVE.

ACREAGE: 8.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL



MIX OF USES: COMMERCIAL
(RESIDENTIAL PROHIBITED)

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 123 UNITS
(Above Current Plan)

NUMBER OF UNITS: 123 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 187 UNITS
(Above Current Plan)

NUMBER OF UNITS: 187 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)

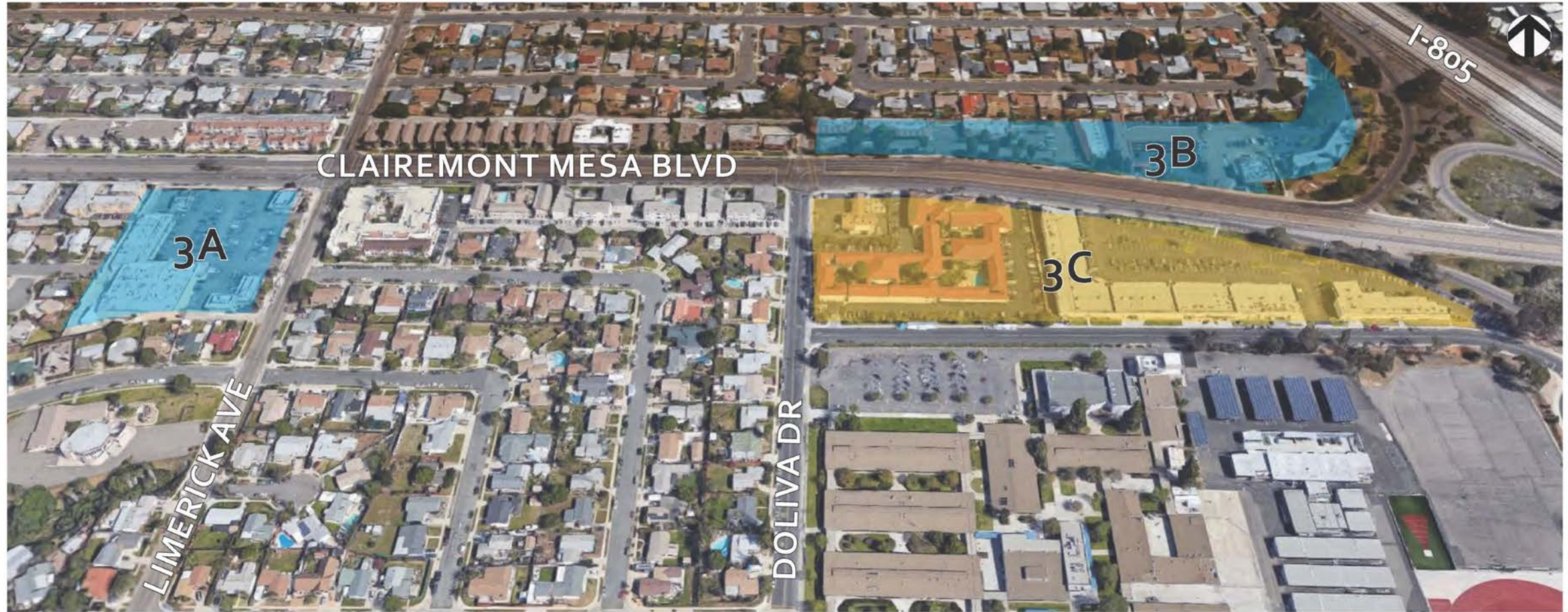


MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 231 UNITS
(Above Current Plan)

NUMBER OF UNITS: 231 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



LOCATION:

CLAIREMONT MESA BLVD, BETWEEN LIMERICK AVE & INTERSTATE 805

FOCUS AREA

TOTAL ACREAGE:

15.4 ACRES

USES ON-SITE:

RETAIL COMMERCIAL & HOTEL USES

LAND USE DESIGNATION:

3A, 3B & 3C - NEIGHBORHOOD COMMERCIAL 0-29 DU/ACRE

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT MESA BLVD & LIMERICK AVE.

ACREAGE: 2.9 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 81 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 12 UNITS
(Above Current Plan)

NUMBER OF UNITS: 93 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 34 UNITS
(Above Current Plan)

NUMBER OF UNITS: 115 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: PORTION SOUTH OF CLAIREMONT MESA BLVD & DOLVIDA DR.

ACREAGE: 7.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 221 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 112 UNITS
(Above Current Plan)
NUMBER OF UNITS: 333 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 189 UNITS
(Above Current Plan)
NUMBER OF UNITS: 410 UNITS
(Total with Option 2)

OPTION 3 - NEIGHBORHOOD COMMERCIAL (0-73 DU/ACRE)

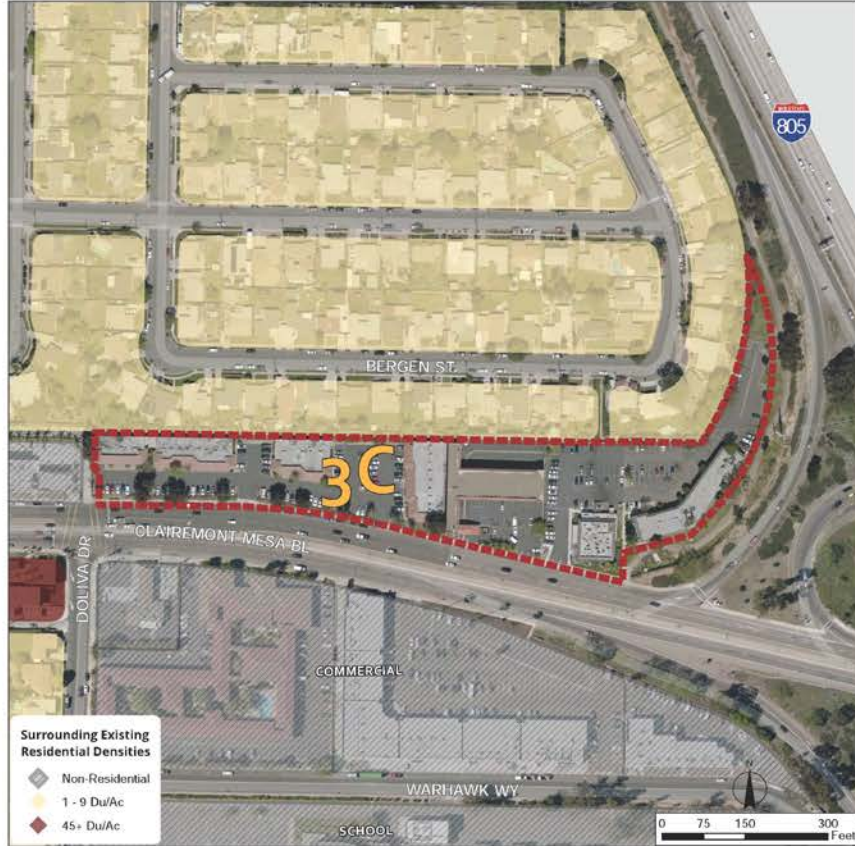


MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 333 UNITS
(Above Current Plan)
NUMBER OF UNITS: 554 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA NORTH OF CLAIREMONT MESA BLVD & DOLIVA DR

ACREAGE: 4.8 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 139 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 18 UNITS
(Above Current Plan)

NUMBER OF UNITS: 157 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 54 UNITS
(Above Current Plan)

NUMBER OF UNITS: 193 UNITS
(Total with Option 2)



LOCATION:

AREAS BETWEEN MORENA BLVD,
SANTA FE ST & BALBOA AVE

FOCUS AREA

TOTAL ACREAGE:

23 ACRES

USES ON-SITE:

ROSE CANYON OPERATIONS YARD &
FUTURE BALBOA TRANSIT STATION
(UNDER CONSTRUCTION)

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA
BOARD (WHERE SITE-SPECIFIC
DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA BETWEEN MORENA BLVD, BALBOA AVE, & SANTA FE ST

ACREAGE: 18.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: INDUSTRIAL

CURRENT PLAN - INDUSTRIAL



MIX OF USES: INDUSTRIAL
(RESIDENTIAL PROHIBITED)

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 930 UNITS
(Above Current Plan)

NUMBER OF UNITS: 930 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 1,257 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,257 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-109 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

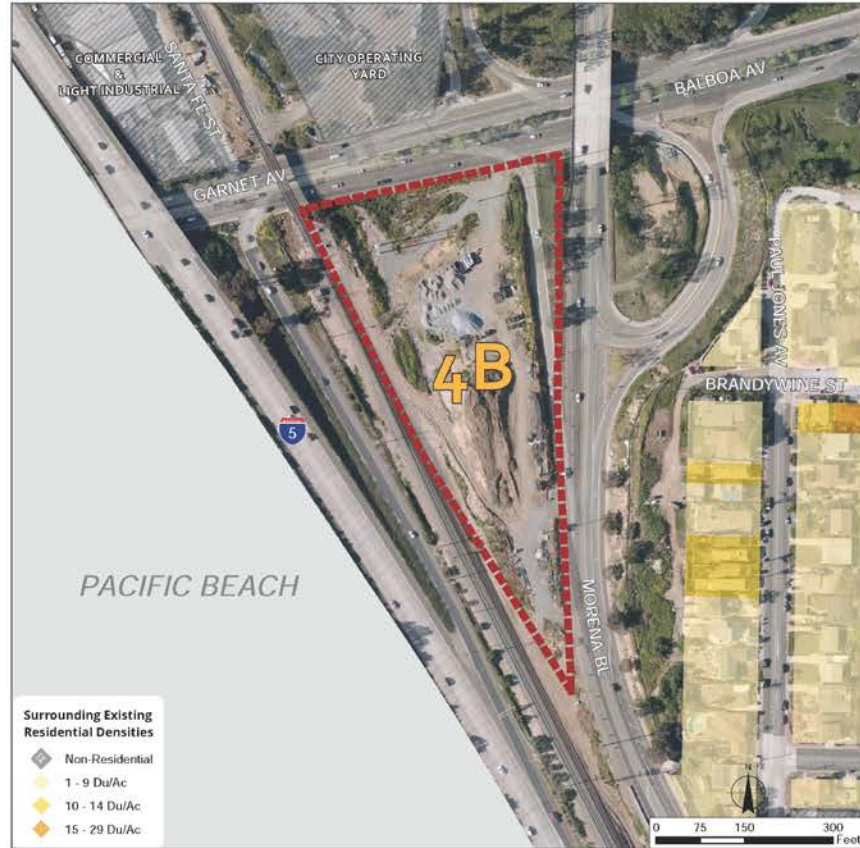
ADDITIONAL UNITS: 1,877 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,877 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: BETWEEN MORENA BLVD, BALBOA AVE, & SANTA FE ST

ACREAGE: 4.7 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: BALBOA TRANSIT STATION (UNDER CONSTRUCTION)

CURRENT PLAN - NO DESIGNATION



MIX OF USES: N/A

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 177 UNITS
(Above Current Plan)

NUMBER OF UNITS: 177 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 239 UNITS
(Above Current Plan)

NUMBER OF UNITS: 239 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-109 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 357 UNITS
(Above Current Plan)

NUMBER OF UNITS: 357 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



LOCATION:

BALBOA AVE &
CLAIREMONT DR

FOCUS AREA

TOTAL ACREAGE:

10.7 ACRES

USES ON-SITE:

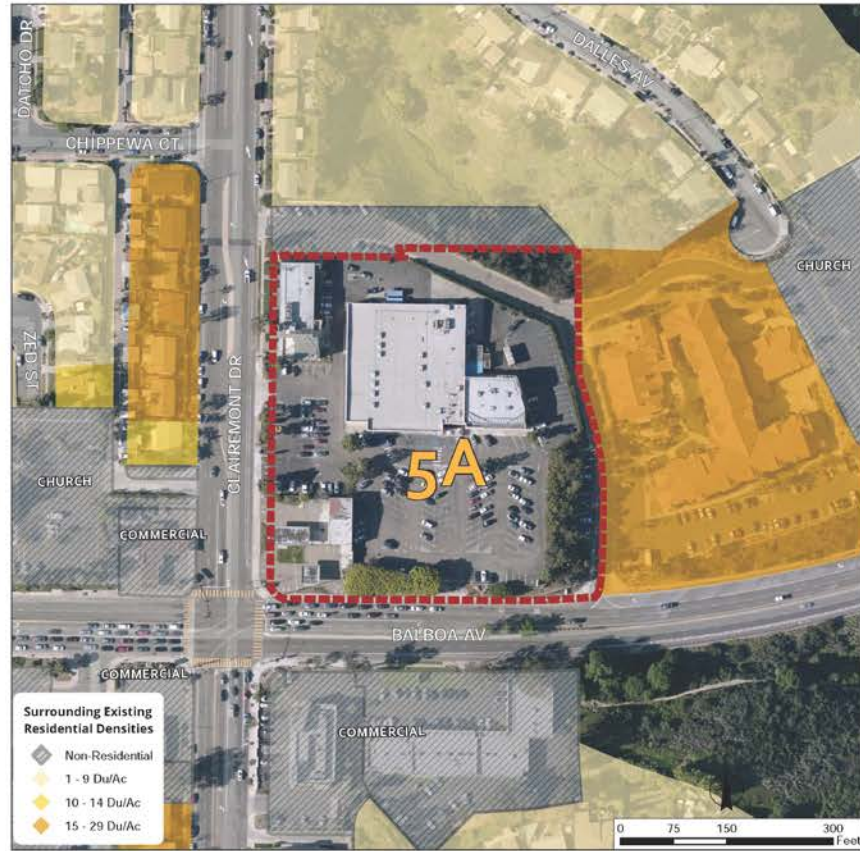
MULTIFAMILY RESIDENTIAL,
RETAIL COMMERCIAL,
OFFICE & SERVICE STATION

LAND USE DESIGNATION:

PLEASE REVIEW EACH
SUBAREA BOARD
(WHERE SITE-SPECIFIC
DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: NORTHEAST OF CLAIREMONT DR & BALBOA AVE

ACREAGE: 5.1ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 148 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 17 UNITS
(Above Current Plan)

NUMBER OF UNITS: 165 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 54 UNITS
(Above Current Plan)

NUMBER OF UNITS: 202 UNITS
(Total with Option 2)

OPTION 3 - NEIGHBORHOOD COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

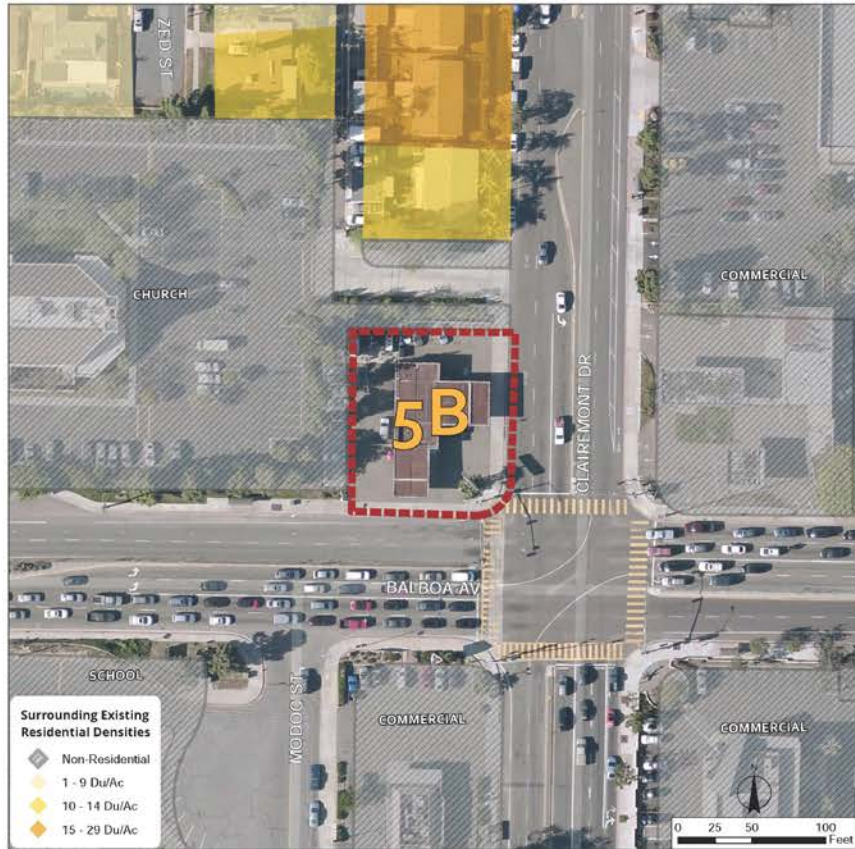
ADDITIONAL UNITS: 127 UNITS
(Above Current Plan)

NUMBER OF UNITS: 275 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: NORTHWEST OF CLAIREMONT DR & BALBOA AVE

ACREAGE: 0.3 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 8 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 5 UNITS
(Above Current Plan)

NUMBER OF UNITS: 13 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



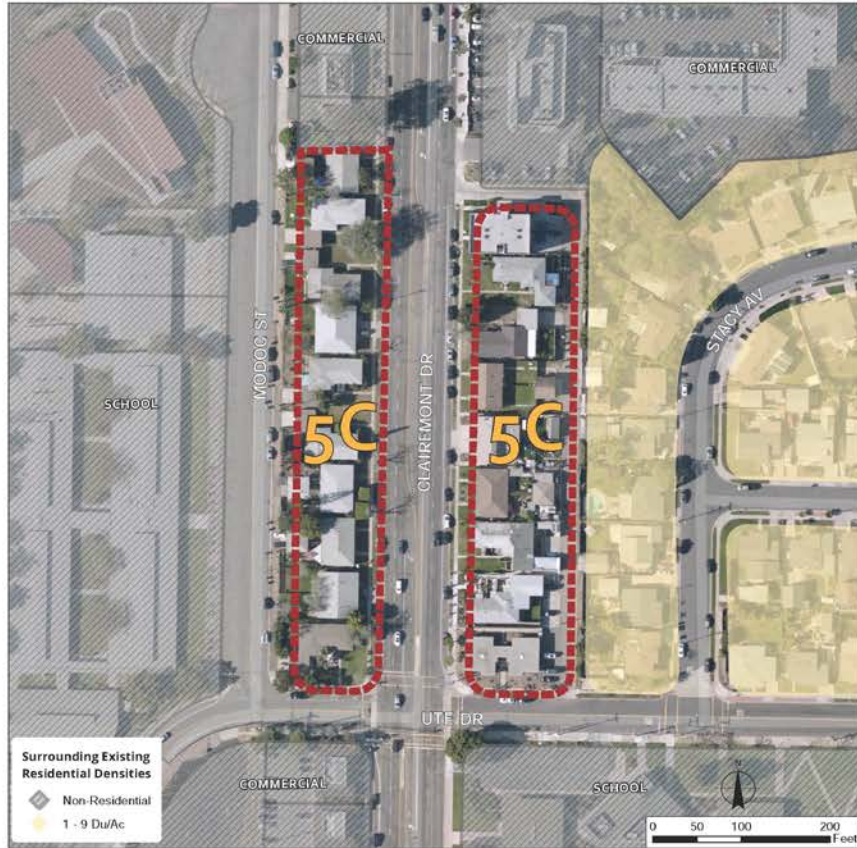
MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 8 UNITS
(Above Current Plan)

NUMBER OF UNITS: 16 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG CLAIREMONT DR,
NORTH OF UTE DR

ACREAGE: 2.8 ACRES

DENSITY: 10-29 DU/ACRE

USES ON-SITE: OFFICE & RESIDENTIAL USES

CURRENT PLAN - OFFICE COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
NUMBER OF UNITS: 35 UNITS
(Total with Current Plan)

OPTION 1 - OFFICE COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
ADDITIONAL UNITS: 75 UNITS
(Above Current Plan)
NUMBER OF UNITS: 110 UNITS
(Total with Option 1)

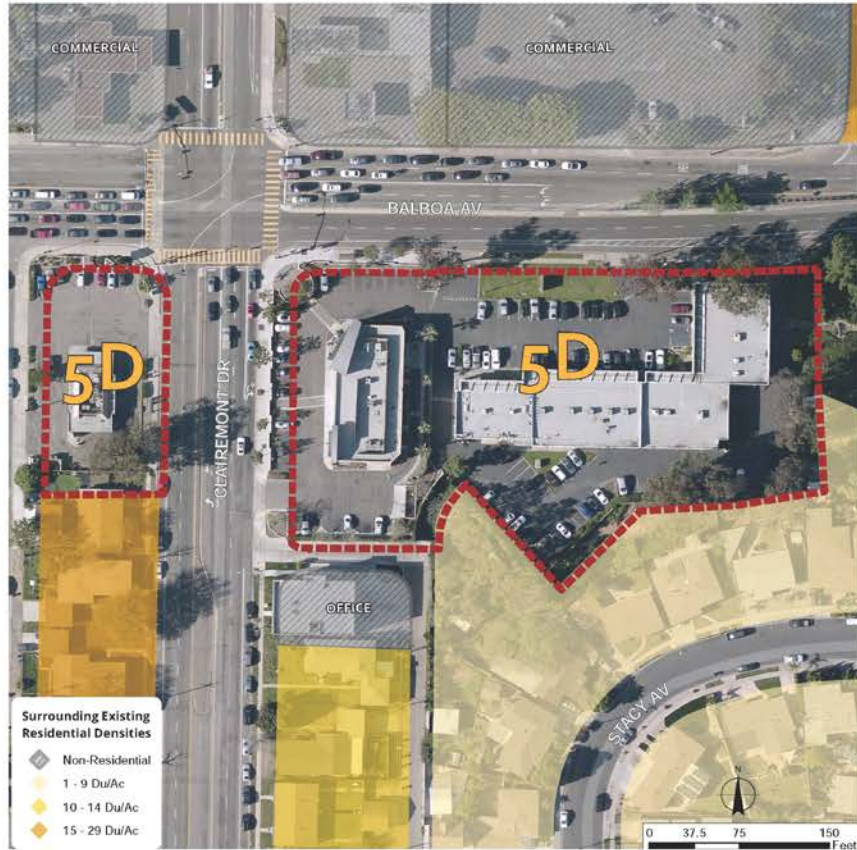
OPTION 2 - OFFICE COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
ADDITIONAL UNITS: 106 UNITS
(Above Current Plan)
NUMBER OF UNITS: 141 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT DR & BALBOA AVE

ACREAGE: 2.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - NEIGHBORHOOD COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 62 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 26 UNITS
(Above Current Plan)

NUMBER OF UNITS: 88 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 47 UNITS
(Above Current Plan)

NUMBER OF UNITS: 109 UNITS
(Total with Option 2)



LOCATION:

BALBOA AVENUE AND GENESEE AVENUE

USES ON-SITE:

LARGE "BOX" RETAIL, RETAIL COMMERCIAL, RESTAURANTS,
MEDICAL OFFICE, SERVICE STATIONS & OFFICE USES

FOCUS AREA TOTAL ACREAGE:

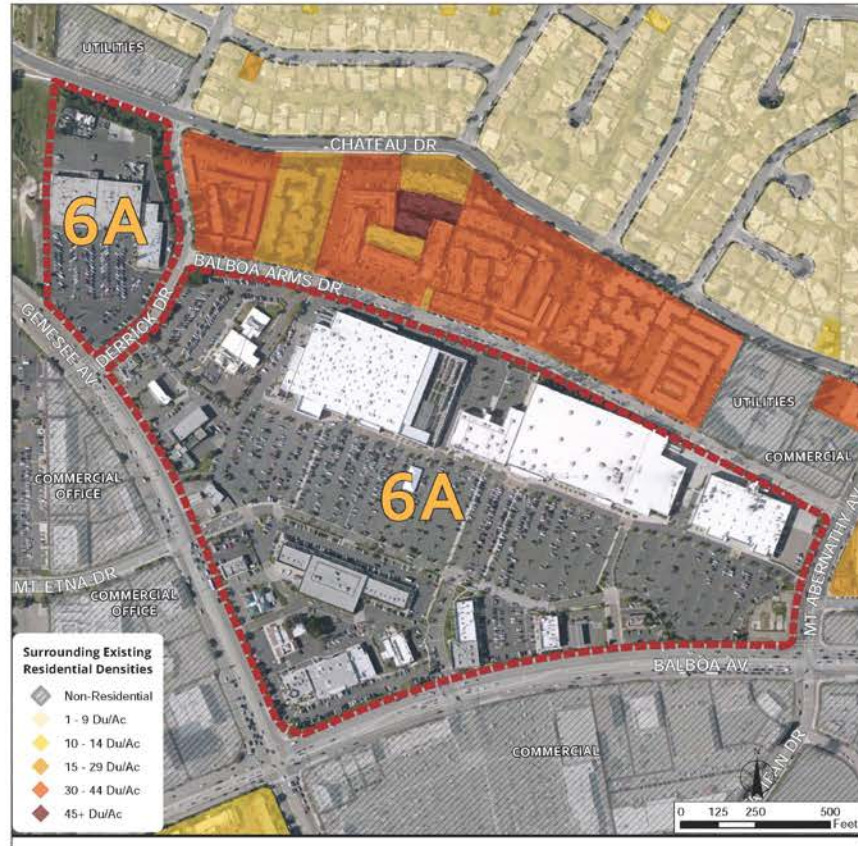
101 ACRES

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA BOARD
(WHERE SITE-SPECIFIC DETAILS
ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: GENESEE AVE. & BALBOA AVE.

ACREAGE: 56.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER



MIX OF USES: COMMERCIAL
(RESIDENTIAL
PROHIBITED)

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL

ADDITIONAL UNITS: 810 UNITS
(Above Current Plan)

NUMBER OF UNITS: 810 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL

ADDITIONAL UNITS: 1,235 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,235 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL

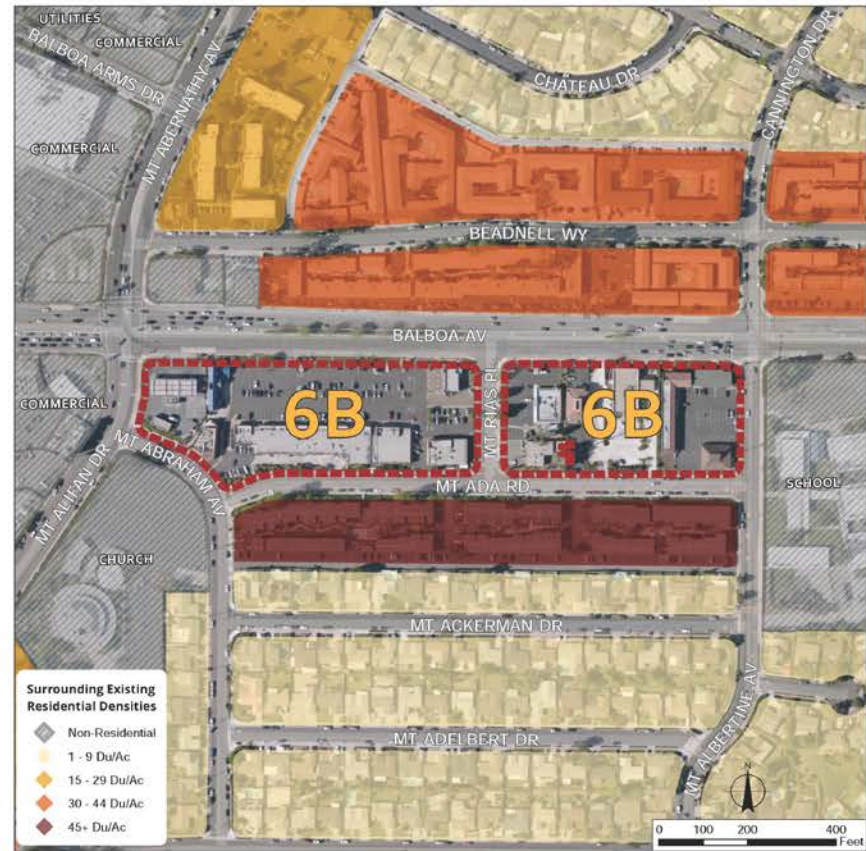
ADDITIONAL UNITS: 1,516 UNITS
(Above Current Plan)

NUMBER OF UNITS: 1,516 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREAS BETWEEN BALBOA AVE, MT. ADA DR, MT. ALIFAN DR, & MT ALBERTINE AVE

ACREAGE: 7.1 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER



MIX OF USES: COMMERCIAL
(RESIDENTIAL PROHIBITED)

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 199 UNITS
(Above Current Plan)

NUMBER OF UNITS: 199 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 307 UNITS
(Above Current Plan)

NUMBER OF UNITS: 307 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

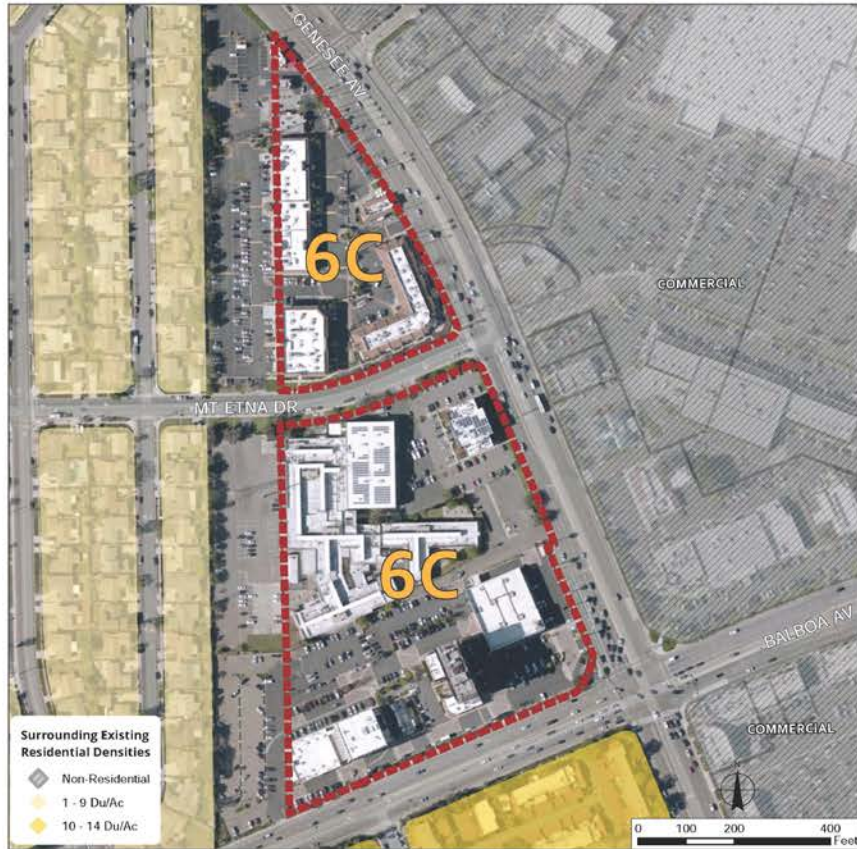
ADDITIONAL UNITS: 377 UNITS
(Above Current Plan)

NUMBER OF UNITS: 377 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA BETWEEN GENESEE AVE, BALBOA AVE, AND SDG&E EASEMENT

ACREAGE: 13.1 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER



MIX OF USES: COMMERCIAL
(RESIDENTIAL PROHIBITED)
NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 183 UNITS
(Above Current Plan)
NUMBER OF UNITS: 183 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 283 UNITS
(Above Current Plan)
NUMBER OF UNITS: 283 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)

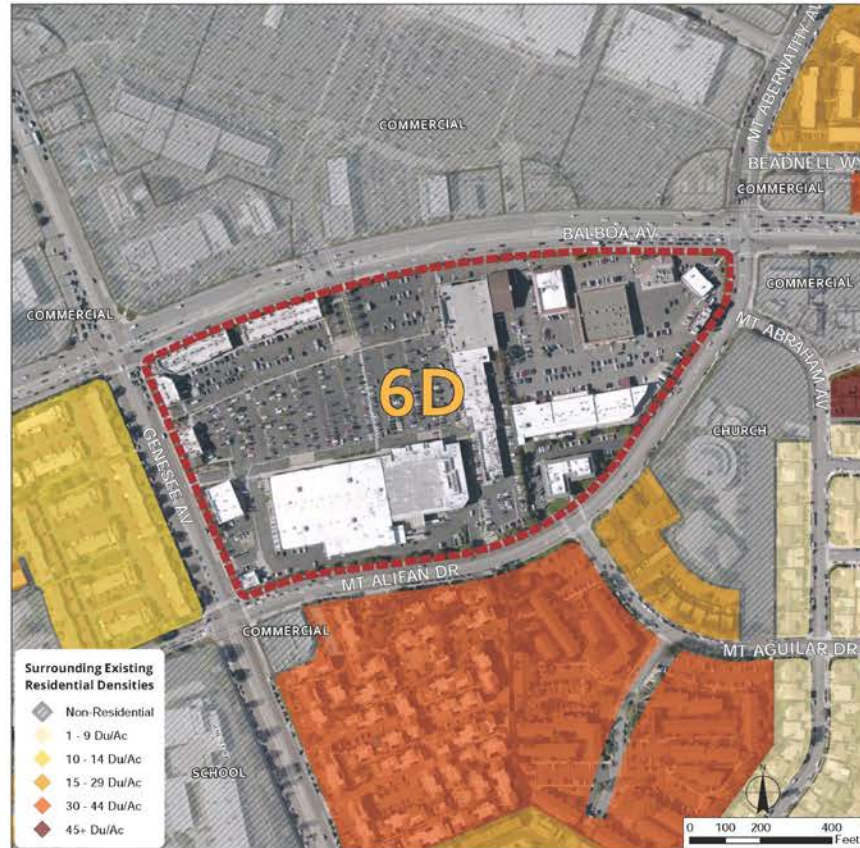


MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 347 UNITS
(Above Current Plan)
NUMBER OF UNITS: 347 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA BETWEEN GENESEE AVE, BALBOA AVE, & MT ALIFAN DR

ACREAGE: 24.1 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER



MIX OF USES: COMMERCIAL
(RESIDENTIAL PROHIBITED)
NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 343 UNITS
(Above Current Plan)
NUMBER OF UNITS: 343 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



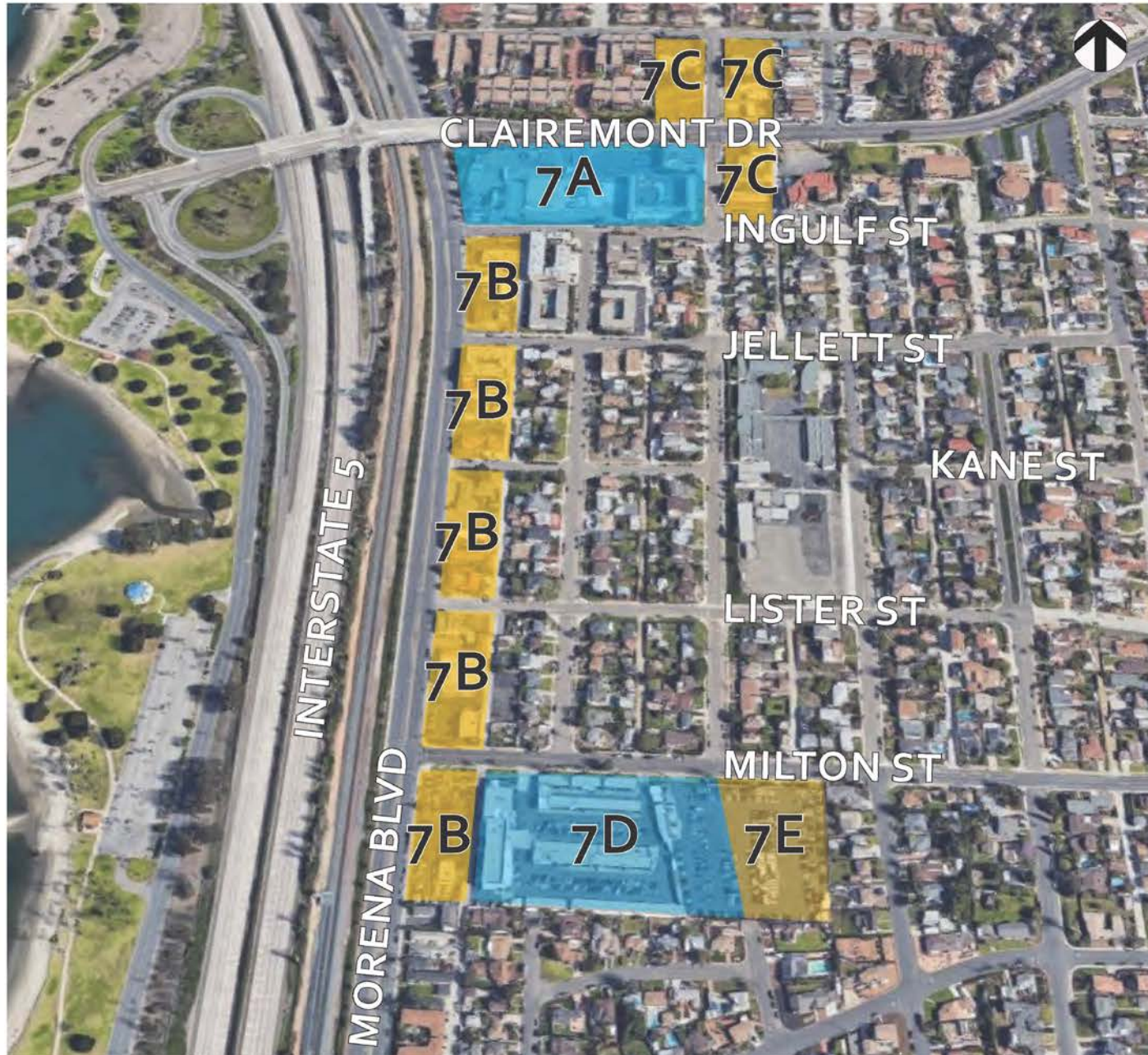
MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 520 UNITS
(Above Current Plan)
NUMBER OF UNITS: 520 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 645 UNITS
(Above Current Plan)
NUMBER OF UNITS: 645 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



LOCATION:

ALONG MORENA BLVD, BETWEEN
CLAIREMONT DR & MILTON ST

FOCUS AREA

TOTAL ACREAGE:

20 ACRES

USES ON-SITE:

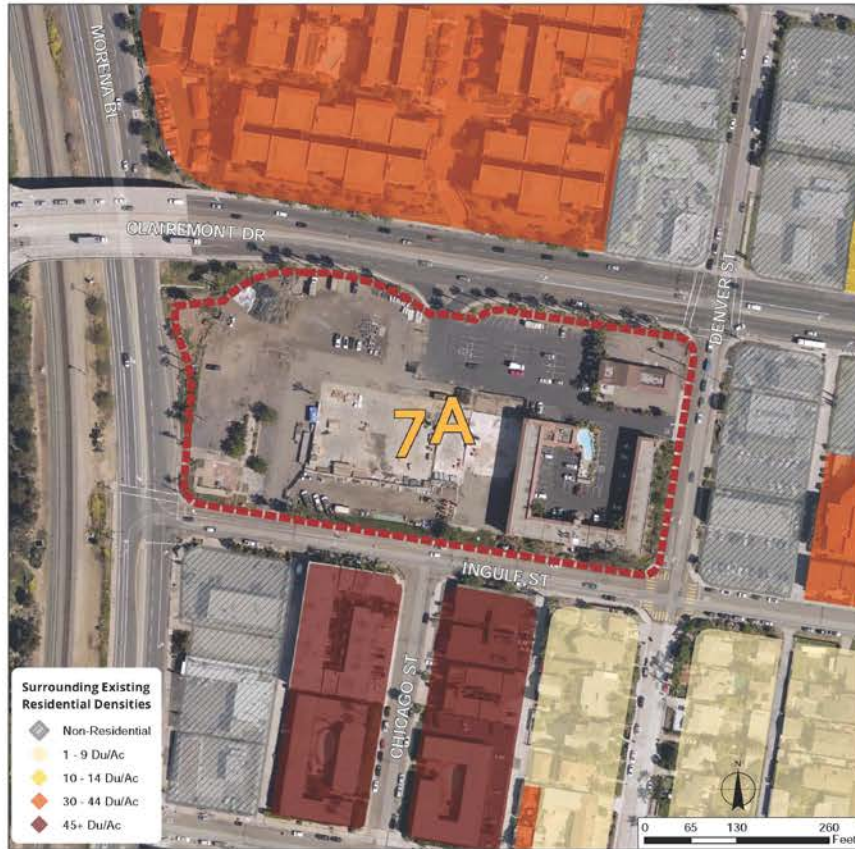
MULTI-FAMILY RESIDENTIAL, RETAIL
COMMERCIAL & SERVICE STATIONS

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA
BOARD (WHERE SITE-SPECIFIC
DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA BETWEEN CLAIREMONT DR, DENVER ST, INGULF ST, & MORENA BLVD

ACREAGE: 5.3 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: HOTEL & CONSTRUCTION STAGING

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 154 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 80 UNITS
(Above Current Plan)

NUMBER OF UNITS: 234 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 133 UNITS
(Above Current Plan)

NUMBER OF UNITS: 287 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: TBD

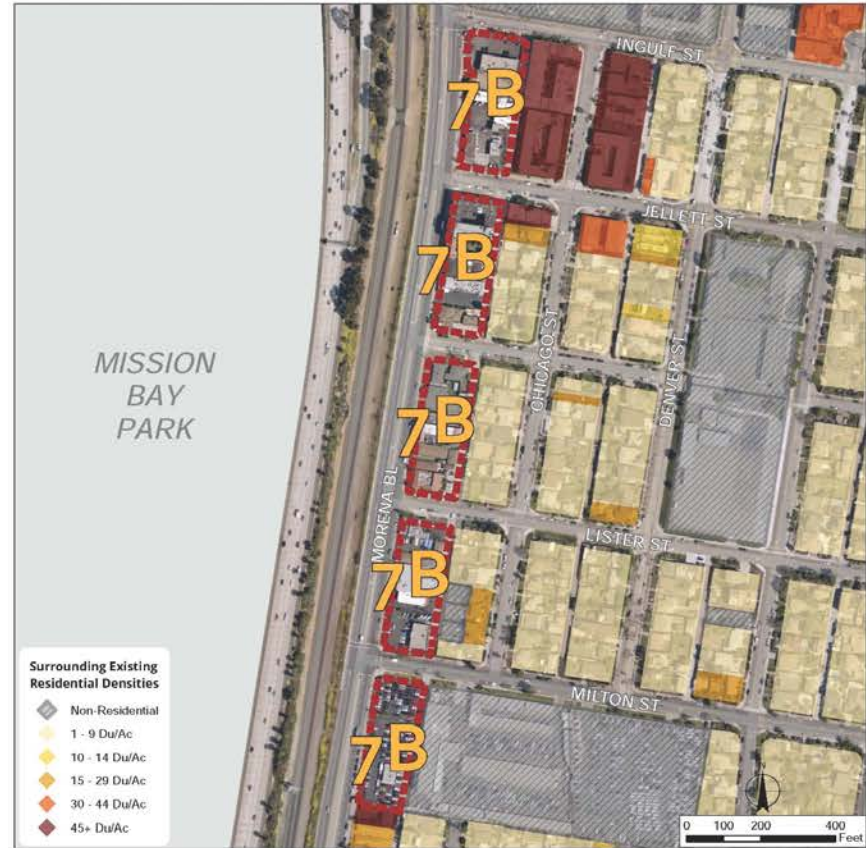
ADDITIONAL UNITS: 234 UNITS
(Above Current Plan)

NUMBER OF UNITS: 388 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG MORENA BOULEVARD,
BETWEEN INGULF ST & MILTON ST

ACREAGE: 5.2 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL
NUMBER OF UNITS: 122 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL
ADDITIONAL UNITS: 94 UNITS
(Above Current Plan)
NUMBER OF UNITS: 216 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL &
RESIDENTIAL
ADDITIONAL UNITS: 144 UNITS
(Above Current Plan)
NUMBER OF UNITS: 266 UNITS
(Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG DENVER ST, BETWEEN INGULF ST & GESNER ST

ACREAGE: 3.3 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 16 UNITS
 (Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 126 UNITS
 (Above Current Plan)
NUMBER OF UNITS: 142 UNITS
 (Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 159 UNITS
 (Above Current Plan)
NUMBER OF UNITS: 175 UNITS
 (Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG MILTON ST

ACREAGE: 4.4 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 109 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 84 UNITS
(Above Current Plan)
NUMBER OF UNITS: 193 UNITS
(Total with Option 1)

OPTION 2 - RESIDENTIAL MEDIUM (15-29 DU/ACRE)



USES: MULTIFAMILY RESIDENTIAL
ADDITIONAL UNITS: 18 UNITS
(Above Current Plan)
NUMBER OF UNITS: 127 UNITS
(Total with Option 2)

OPTION 3 - RESIDENTIAL MEDIUM (15-36 DU/ACRE)



USES: MULTIFAMILY RESIDENTIAL
ADDITIONAL UNITS: 49 UNITS
(Above Current Plan)
NUMBER OF UNITS: 158 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: MILTON ST & ERIE ST

ACREAGE: 1.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - RESIDENTIAL LOW (5-9 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

NUMBER OF UNITS: 10 UNITS
(Total with Current Plan)

OPTION 1 - RESIDENTIAL LOW-MEDIUM (10-14 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 13 UNITS
(Above Current Plan)

NUMBER OF UNITS: 23 UNITS
(Total with Option 1)

OPTION 2 - RESIDENTIAL MEDIUM (15-20 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 22 UNITS
(Above Current Plan)

NUMBER OF UNITS: 32 UNITS
(Total with Option 2)

OPTION 3 - RESIDENTIAL MEDIUM (15-29 DU/ACRE)



USES: MULTIFAMILY
RESIDENTIAL

ADDITIONAL UNITS: 55 UNITS
(Above Current Plan)

NUMBER OF UNITS: 47 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



LOCATION:

ALONG MORENA BLVD, BETWEEN
W MORENA BLVD AND TECOLOTE RD

FOCUS AREA

TOTAL ACREAGE:

18.6 ACRES

USES ON-SITE:

RETAIL COMMERCIAL
MOBILE HOME PARK &
INDUSTRIAL USES

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA
BOARD (WHERE SITE-SPECIFIC
DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: TONAPAH AVE AND MORENA BLVD

ACREAGE: 1.6 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 46 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 21 UNITS
(Above Current Plan)

NUMBER OF UNITS: 67 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 36 UNITS
(Above Current Plan)

NUMBER OF UNITS: 82 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 68 UNITS
(Above Current Plan)

NUMBER OF UNITS: 114 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG MORENA BLVD, BETWEEN FRANKFORT ST & TECOLOTE RD

ACREAGE: 2.5 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 55 UNITS
 (Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 50 UNITS
 (Above Current Plan)
NUMBER OF UNITS: 105 UNITS
 (Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 75 UNITS
 (Above Current Plan)
NUMBER OF UNITS: 130 UNITS
 (Total with Option 2)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREAS BETWEEN W MORENA BLVD, MORENA BLVD, & TECOLOTE RD

ACREAGE: 6.4 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL & LIGHT INDUSTRIAL

CURRENT PLAN - GENERAL COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
NUMBER OF UNITS: 205 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 67 UNITS
(Above Current Plan)
NUMBER OF UNITS: 272 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 131 UNITS
(Above Current Plan)
NUMBER OF UNITS: 336 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL
ADDITIONAL UNITS: 251 UNITS
(Above Current Plan)
NUMBER OF UNITS: 456 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: WEST MORENA BLVD & TECOLOTE RD

ACREAGE: 4.3 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: RETAIL COMMERCIAL & LIGHT INDUSTRIAL

CURRENT PLAN - LIGHT INDUSTRIAL



MIX OF USES: LIGHT INDUSTRIAL
(RESIDENTIAL PROHIBITED)

NUMBER OF UNITS: 0 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 186 UNITS
(Above Current Plan)

NUMBER OF UNITS: 186 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 229 UNITS
(Above Current Plan)

NUMBER OF UNITS: 229 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 310 UNITS
(Above Current Plan)

NUMBER OF UNITS: 310 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREA BETWEEN KNOXVILLE ST, TECOLOTE RD, & MORENA BLVD

ACREAGE: 5 ACRES

CURRENT PLAN - MOBILE HOME PARK



USES: MOBILE HOMES

NUMBER OF UNITS: 94 UNITS
(Total with Current Plan)

OPTION 1 - RESIDENTIAL MEDIUM (15-29 DU/ACRE)



USES: MULTIFAMILY RESIDENTIAL

ADDITIONAL UNITS: 48 UNITS
(Above Current Plan)

NUMBER OF UNITS: 142 UNITS
(Total with Option 1)

OPTION 2 - RESIDENTIAL MEDIUM (15-36 DU/ACRE)



USES: MULTIFAMILY RESIDENTIAL

ADDITIONAL UNITS: 82 UNITS
(Above Current Plan)

NUMBER OF UNITS: 176 UNITS
(Total with Option 2)

OPTION 3 - RESIDENTIAL MEDIUM HIGH (30-44 DU/ACRE)



USES: MULTIFAMILY RESIDENTIAL

Thank you for completing the main portion of the exercise. Please take a moment to tell us about yourself.

Describe your relationship to the Clairemont Community:

1. Do you live or work in Clairemont? Live Work Both Neither
2. Residential Zip code: 92110 92111 92117 Other: _____
3. What is your age?
 25 years old and under 41 years to 60 years old
 26 years to 40 years old 61 years old and older
4. What is your race/ethnicity?
 Asian or Pacific Islander Native American or American Indian
 Black or African American White
 Hispanic or Latino Other





CLAIREMONT COMMUNITY PLAN UPDATE



Please provide additional comments below:

A series of horizontal dotted lines for providing comments.



CLAIREMONT COMMUNITY PLAN UPDATE



Thank you for providing your input! Next steps:

The online tool will be available until the end of the day on Wednesday, March 13th, 2019. Please submit your feedback by this time. Once the feedback is compiled, staff will share the results with the community at a future Community Plan Update Ad-hoc Subcommittee meeting.

Your response booklet may be submitted to the City in the following ways:

- Placed in the comment box at the following libraries: Clairemont, North Clairemont, and Balboa Branch Libraries. Please note that the comment box will be available until the end of the day on March 13th.
- Mailed or delivered to:
 - City of San Diego Planning Department
 - c/o Marlon Pangilinan, Senior Planner
 - 9485 Aero Drive MS -413
 - San Diego, CA 92123
- Scanned and emailed to: mpangilinan@sandiego.gov

For more information on the Clairemont Community Plan Update please visit: www.clairemontplan.org



Additions:

Focus Area 9 and Subarea 5E were added after the initial release of the Online Engagement Tool and were incorporated into the in-person workshop in response to comments from property owners, the Ad-hoc Subcommittee, and the public.





LOCATION:

CLAIREMONT DR & SOUTH OF UTE DR

USES ON-SITE:

OFFICE & COMMERCIAL

FOCUS AREA TOTAL ACREAGE:

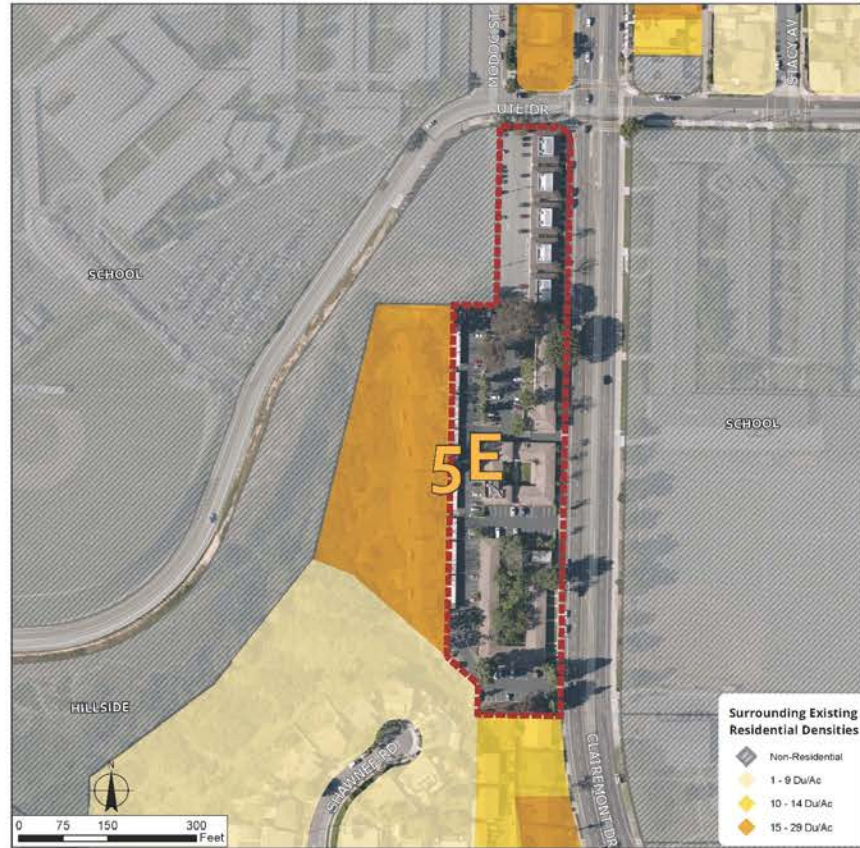
3.79 ACRES

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA BOARD
(WHERE SITE-SPECIFIC DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: ALONG CLAIREMONT DR,
SOUTH OF UTE DR

ACREAGE: 3.79 ACRES

DENSITY: 0-29 DU/ACRE

USES ON-SITE: OFFICE & COMMERCIAL

CURRENT PLAN - OFFICE COMMERCIAL (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
NUMBER OF UNITS: 110 UNITS
(Total with Current Plan)

OPTION 1 - OFFICE COMMERCIAL (0-44 DU/ACRE)

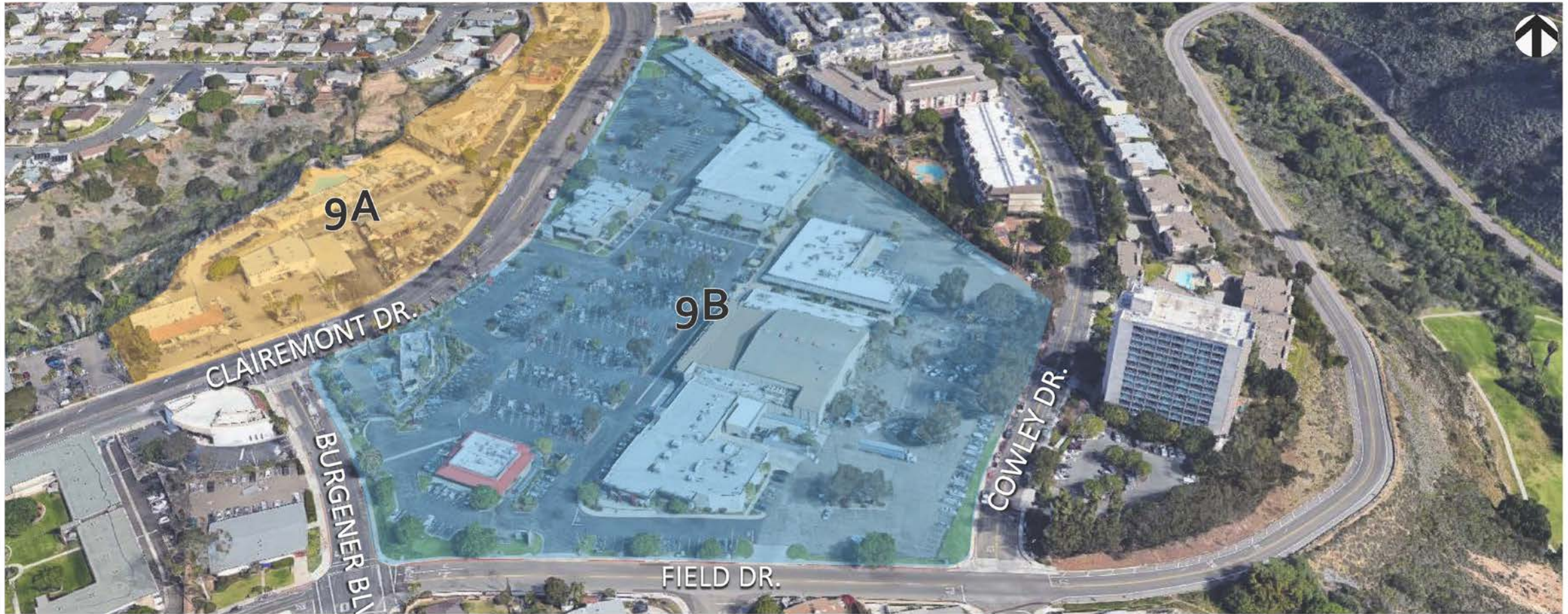


MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
ADDITIONAL UNITS: 78 UNITS
(Above Current Plan)
NUMBER OF UNITS: 166 UNITS
(Total with Option 1)

OPTION 2 - OFFICE COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL,
OFFICE &
MULTIFAMILY
RESIDENTIAL
ADDITIONAL UNITS: 130 UNITS
(Above Current Plan)
NUMBER OF UNITS: 204 UNITS
(Total with Option 2)



LOCATION:

CLAIREMONT VILLAGE COMMERCIAL CENTER, AND AREA WEST OF CLAIREMONT DR & BURGNER BLVD

USES ON-SITE:

COMMERCIAL

FOCUS AREA TOTAL ACREAGE:

20.67 ACRES

LAND USE DESIGNATION:

PLEASE REVIEW EACH SUBAREA BOARD (WHERE SITE-SPECIFIC DETAILS ARE INCLUDED)

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: AREAS WEST OF CLAIREMONT DR, BETWEEN IROQUOIS AVE & BURGNER BLVD

ACREAGE: 7.67 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 222 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 115 UNITS
(Above Current Plan)

NUMBER OF UNITS: 337 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 192 UNITS
(Above Current Plan)

NUMBER OF UNITS: 414 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

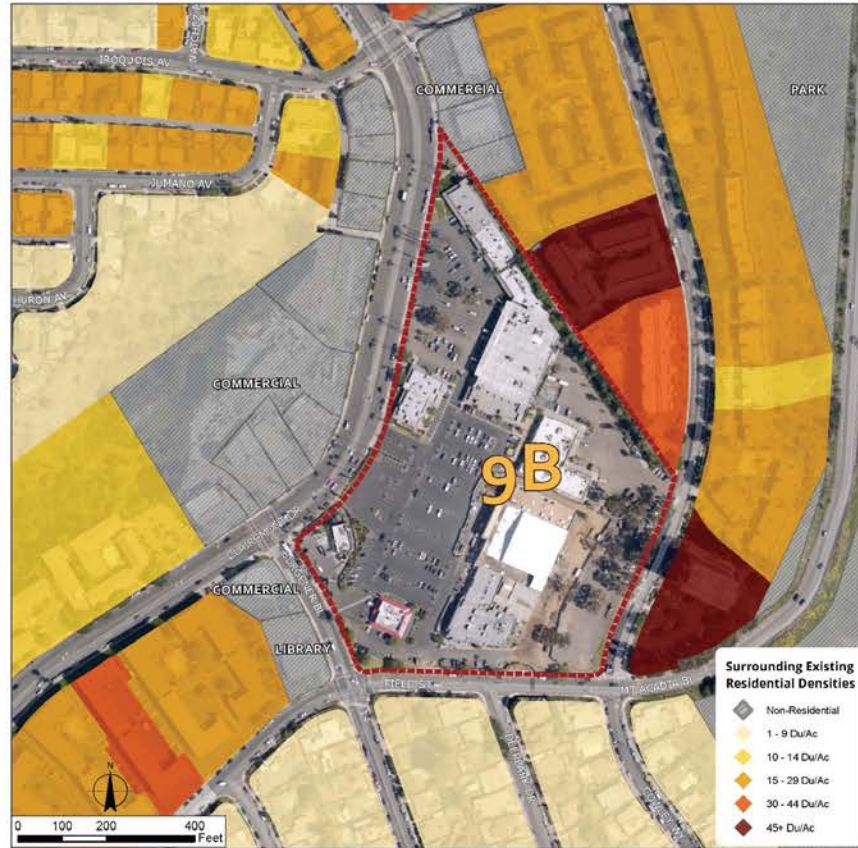
ADDITIONAL UNITS: 338 UNITS
(Above Current Plan)

NUMBER OF UNITS: 560 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT VILLAGE COMMERCIAL CENTER AT THE CORNER OF CLAIREMONT DR & BURGNER BLVD

ACREAGE: 13 ACRES

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 44 UNITS
(Total with Current Plan)

OPTION 1 - COMMUNITY COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 22 UNITS
(Above Current Plan)

NUMBER OF UNITS: 66 UNITS
(Total with Option 1)

OPTION 2 - COMMUNITY COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 37 UNITS
(Above Current Plan)

NUMBER OF UNITS: 81 UNITS
(Total with Option 2)

OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 66 UNITS
(Above Current Plan)

NUMBER OF UNITS: 110 UNITS
(Total with Option 3)