

The following was recommended by the Clairemont CPU Ad-Hoc Subcommittee (4-1-1) on June 11, 2019:

CPU Subcommittee Draft LU Study

Scenario: Tentative consensus from 5/14/19 and 5/29/19 meetings highlighted in Mustard color and red text

Focus Area	Subarea	Option	Land Use	Change Option Selected	Potential Dwelling Units Alternatives (Above CURRENT PLAN)	Dwelling Units Added (Above CURRENT PLAN)	Dwelling Units Added Near Trolley
1	A	Current Plan	Community Center 0-29 du/acre	1	335	335	
		1	Community Commercial 0-44 du/acre				
		2	Community Commercial 0-54 du/acre				
1	B1	Current Plan	Residential Low-Medium 10-14 du/acre		190	0	
		1	Residential Medium 15-29 du/acre				
		2	Residential Medium-High 30-44 du/acre				
1	B2	Current Plan	Residential Low-Medium 10-14 du/acre		257	0	
		1	Residential Medium 15-29 du/acre				
		2	Residential Medium-High 30-44 du/acre				
1	B3	Current Plan	Residential Low-Medium 10-14 du/acre		148	0	
		1	Residential Medium 15-29 du/acre				
		2	Residential Medium-High 30-44 du/acre				
1	C	Current Plan	Community Center 0-29 du/acre		39	0	
		1	Community Commercial 0-44 du/acre				
		2	Community Commercial 0-54 du/acre				
1	D	Current Plan	Community Center 0-29 du/acre		14	0	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
FOCUS AREA 1 TOTAL				1		335	
2	A	Current Plan	General Commercial 0-29 du/acre		65	0	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
2	B	Current Plan	Residential Low-Medium 10-14 du/acre		102	0	
		1	Residential Medium 15-29 du/acre				
		2	Residential Medium-High 30-44 du/acre				
2	C	Current Plan	Neighborhood Commercial - RESIDENTIAL PROHIBITED		123	0	
		1	Community Commercial 0-29 du/acre				
		2	Community Commercial 0-44 du/acre				
FOCUS AREA 2 TOTAL				0		0	
3	A	Current Plan	Neighborhood Commercial 0-29 du/acre		12	0	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
3	B	Current Plan	Neighborhood Commercial 0-29 du/acre	1	112	112	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
3	C	Current Plan	Neighborhood Commercial 0-29 du/acre	1	18	18	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
FOCUS AREA 3 TOTAL				2		130	
4	A	Current Plan	Industrial - RESIDENTIAL PROHIBITED		930	0	
		1	Community Commercial 0-54 du/acre				
		2	Community Commercial 0-73 du/acre				
4	B	Current Plan	Community Commercial 0-109 du/acre	1	1877	0	
		3	No Designation (Right-of-Way)				
		Subcom Add	Community Commercial 0-29 du/acre				
4	B	Subcom Add	Community Commercial 0-29 du/acre	1	95	95	
		1	Community Commercial 0-54 du/acre				
		2	Community Commercial 0-73 du/acre				
4	B	Subcom Add	Community Commercial 0-109 du/acre	1	357	0	
		3					
FOCUS AREA 4 TOTAL				2		1352	1352
5	A	Current Plan	Neighborhood Commercial 0-29 du/acre	1	17	17	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
5	B	Current Plan	Neighborhood Commercial 0-29 du/acre	1	5	5	
		1	Neighborhood Commercial 0-44 du/acre				
		2	Neighborhood Commercial 0-54 du/acre				
5	C	Current Plan	Office Commercial 0-29 du/acre		75	0	
		1	Office Commercial 0-44 du/acre				
		2	Office Commercial 0-54 du/acre				

5	D	Current Plan	Neighborhood Commercial 0-29 du/acre	1	26	26			
			Neighborhood Commercial 0-44 du/acre					47	0
			Neighborhood Commercial 0-54 du/acre						
5	E	Current Plan	Office Commercial 0-29 du/acre	1	78	0			
			Office Commercial 0-44 du/acre					130	0
			Office Commercial 0-54 du/acre						
FOCUS AREA 5 TOTAL				3		48			
6	A	Current Plan	Community Center - RESIDENTIAL PROHIBITED	1	810	0			
			Community Commercial 0-29 du/acre					1235	1235
			Community Commercial 0-44 du/acre					1516	0
6	B	Current Plan	Commuity Center - RESIDENTIAL PROHIBITED	1	121	121			
			Community Commercial 0-29 du/acre					199	0
			Community Commercial 0-44 du/acre					307	0
6	C1	Current Plan	Community Center - RESIDENTIAL PROHIBITED	1	52	52			
			Community Commercial 0-29 du/acre					79	0
			Community Commercial 0-44 du/acre					97	0
6	C2	Current Plan	Community Center - RESIDENTIAL PROHIBITED	1	138	0			
			Community Commercial 0-29 du/acre					209	0
			Community Commercial 0-44 du/acre					256	256
6	D	Current Plan	Community Center - RESIDENTIAL PROHIBITED	1	343	343			
			Community Commercial 0-29 du/acre					520	0
			Community Commercial 0-44 du/acre					645	0
FOCUS AREA 6 TOTAL				5		2007			
7	A	Current Plan	General Commerical 0-29 du/acre	1	80	0			
			Community Commercial 0-44 du/acre					133	133
			Community Commercial 0-54 du/acre					234	0
7	B	Current Plan	General Commerical 0-29 du/acre	1	94	0			
			Community Commercial 0-44 du/acre					144	0
			Community Commercial 0-54 du/acre						
7	C	Current Plan	General Commerical 0-29 du/acre	1	126	126			
			Community Commercial 0-44 du/acre					159	0
			Community Commercial 0-54 du/acre						
7	D	Current Plan	General Commerical 0-29 du/acre	1	84	84			
			Community Commercial 0-44 du/acre					18	0
			Residential Medium 15-29 du/acre					49	0
7	E	Current Plan	Residential Low 5-9 du/acre	1	13	0			
			Residential Low-Medium 10-14 du/acre					22	0
			Residential Medium 15-20 du/acre					55	0
FOCUS AREA 7 TOTAL				3		343	343		
8	A	Current Plan	General Commerical 0-29 du/acre	1	21	21			
			Community Commercial 0-44 du/acre					36	0
			Community Commercial 0-54 du/acre					68	0
8	B	Current Plan	General Commerical 0-29 du/acre	1	50	50			
			Community Commercial 0-44 du/acre					75	0
			Community Commercial 0-54 du/acre						
8	C	Current Plan	General Commerical 0-29 du/acre	1	67	67			
			Community Commercial 0-44 du/acre					131	0
			Community Commercial 0-54 du/acre					251	0
8	D	Current Plan	Light Industrial - RESIDENTIAL PROHIBITED	1	186	0			
			Community Commercial 0-44 du/acre					229	229
			Community Commercial 0-54 du/acre					310	0
8	E	Current Plan	Mobile Home Park	1	48	0			
			Residential Medium 15-29 du/acre					82	0
			Residential Medium 15-36 du/acre					122	122
FOCUS AREA 8 TOTAL				5		489	489		
9	A	Current Plan	Community Center 0-29 du/acre	1	115	115			
			Community Commercial 0-44 du/acre					192	0
			Community Commercial 0-54 du/acre					338	0
9	B	Current Plan	Community Center 0-29 du/acre	1	97	0			
			Community Commercial 0-44 du/acre						

2	Community Commercial 0-54 du/acre	1	162	162	
3	Community Commercial 0-73 du/acre		286	0	
FOCUS AREA 9 TOTAL		2		277	

	Change Option Selected		Dwelling Units Added	Dwelling Units Added Near Trolley
Scenario Worksheet Total:	23		4981	2184

FOCUS AREAS MAP

With revised Subareas 1B and 6C

UNIVERSITY

MCAS
MIRAMAR

KEARNY MESA

PACIFIC BEACH

MISSION BAY

MISSION BAY PARK

SEA WORLD DR

SAN DIEGO RIVER



Focus Areas

- 1 Clairemont Town Square
- 2 Genesee Avenue/Clairemont Mesa Boulevard and Diane Center
- 3 Clairemont Mesa Boulevard East
- 4 City of San Diego Rose Canyon Operations Shipyard (near future trolley stop)
- 5 Balboa Avenue/Clairemont Mesa Drive
- 6 Genesee Plaza/Balboa Mesa Commercial Center
- 7 Morena Boulevard south of Clairemont Drive (future trolley stop)
- 8 Morena Boulevard/Teacolote Road (near future trolley stop)
- 9 Clairemont Village
- Transit Priority Areas

0 750 1,500 3,000 Feet

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