

Community Plan Objective:

Provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.

Height????

Density/ Intensity????

Height Issue



2 - Clairemont Drive - Before



Denver Street

Erie Street

2A - Clairemont Drive - After

Note: Enhanced Bay view w/ removal of billboard.



Denver Street

Erie Street

3 - Clairemont Drive - Before

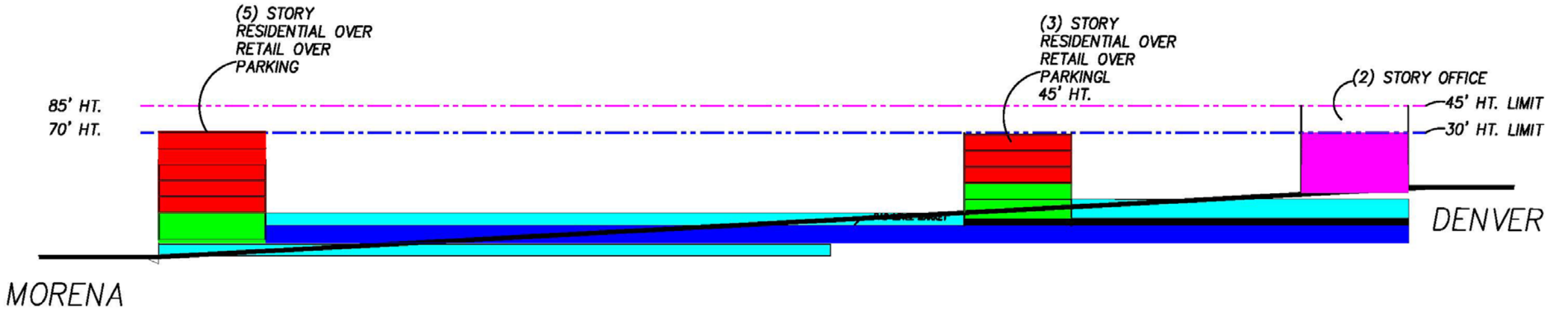


Denver Street

Erie Street

3A- Clairemont Drive - After

Note: Enhanced Bay view w/ removal of billboard.





45 FEET IN HEIGHT—3 STORIES PLUS SLOPING ROOF.



INGULF VIEW FROM FRANKFURT



INGULF VIEW FROM FRANKFURT

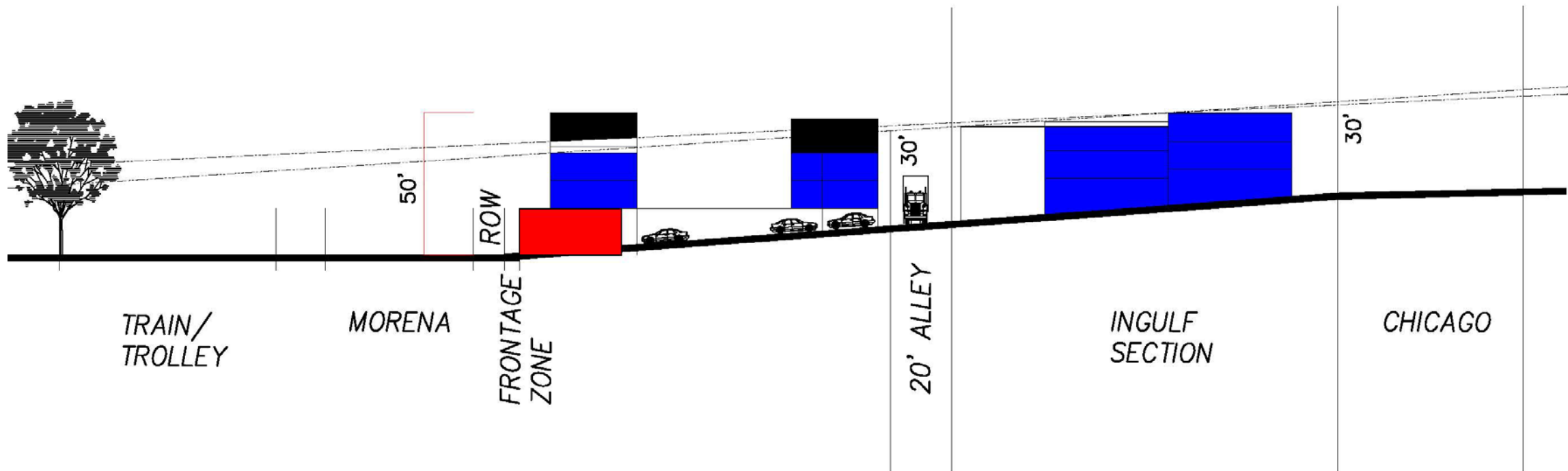


INGULF VIEW FROM ALLEY ABOVE EERIE

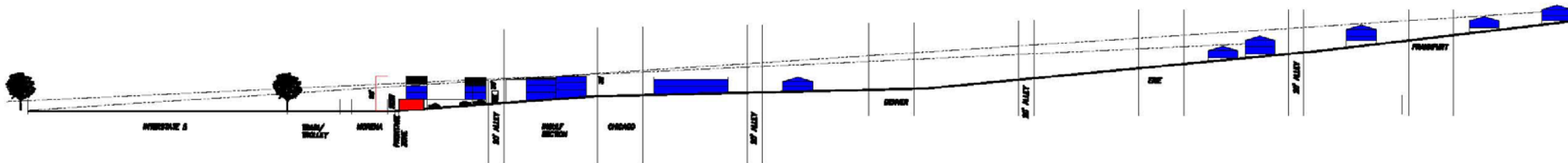


INGULF VIEW FROM EERIE





INGULF SECTION



INGULF SECTION



1. Wide driveway not allowed.
2. Insufficient parking per code.
3. Doesn't comply with current "street design standards"
4. Couldn't rebuild the same building area.

Height Proposal

Objective: Provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.

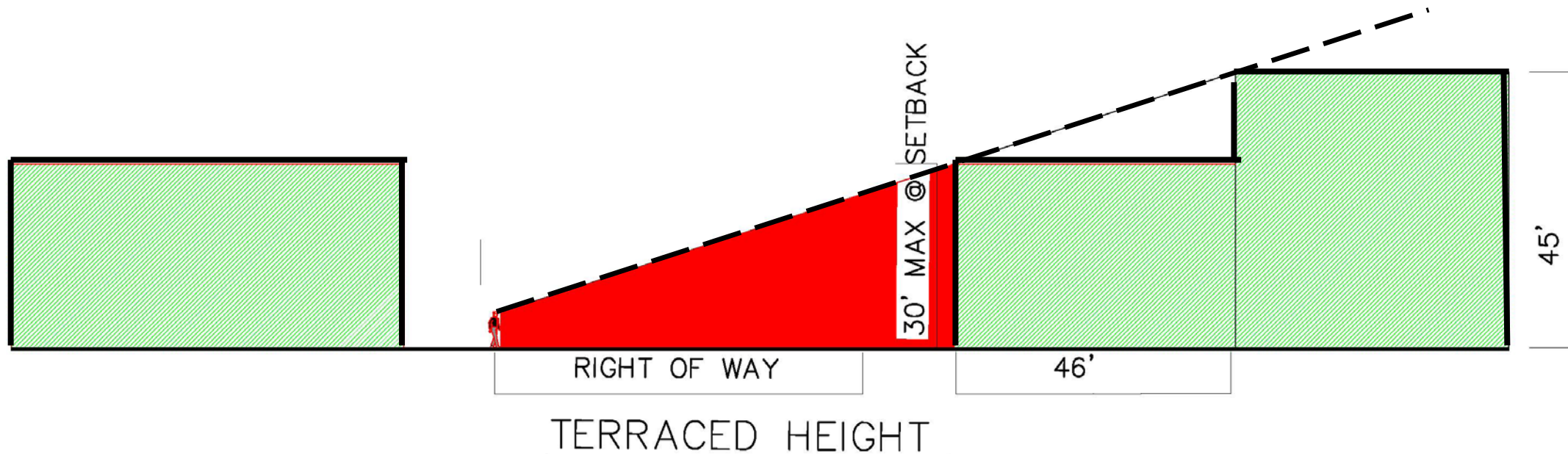
Height proposal for Clairemont: Allow 30' building height at the building setback, when adjacent projects have building heights that are less than or equal to 30.' This is to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.

Exceptions: However, the following exceptions can be allowed while maintaining that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.

Deviations to these height criteria will require a Planned Development Permit.

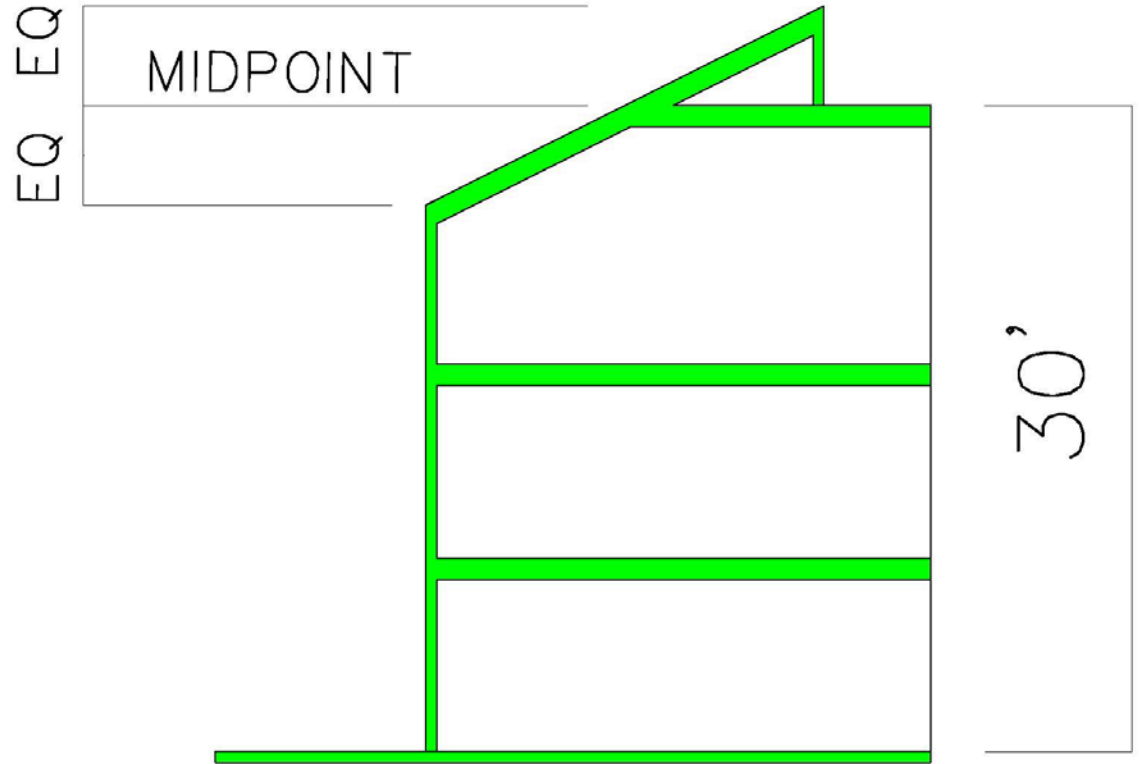
Exception 1

Allow buildings to exceed 30' if buildings are not publicly visible from eye level (5'-6") at the public right of way across the street, when the terrain is relatively flat (less than 5%).



Exception 2

1. Allow sloping roofs to be measured from the mid-point of the roof slope in order to promote roof line variations instead of simply flat roofs. The pitched roof would be 50% above and 50% below the 30' height limit.



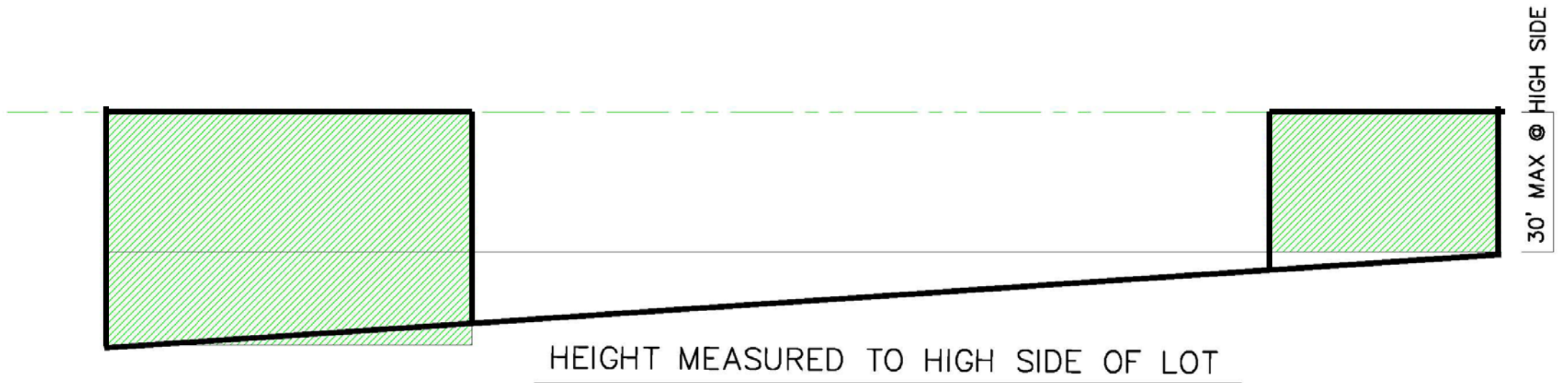
HEIGHT MEASURED
TO MIDPOINT OF
SLOPING ROOF

HEIGHT OF BUILDING is the vertical distance from the “Grade” to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

Proposition D approved by Public in 1972
Based on Uniform Building Code 1970

Exception 3

Allow 30' to be measured from the uphill side of sloping site (greater than 5%) and where the adjacent property across the street is not buildable.

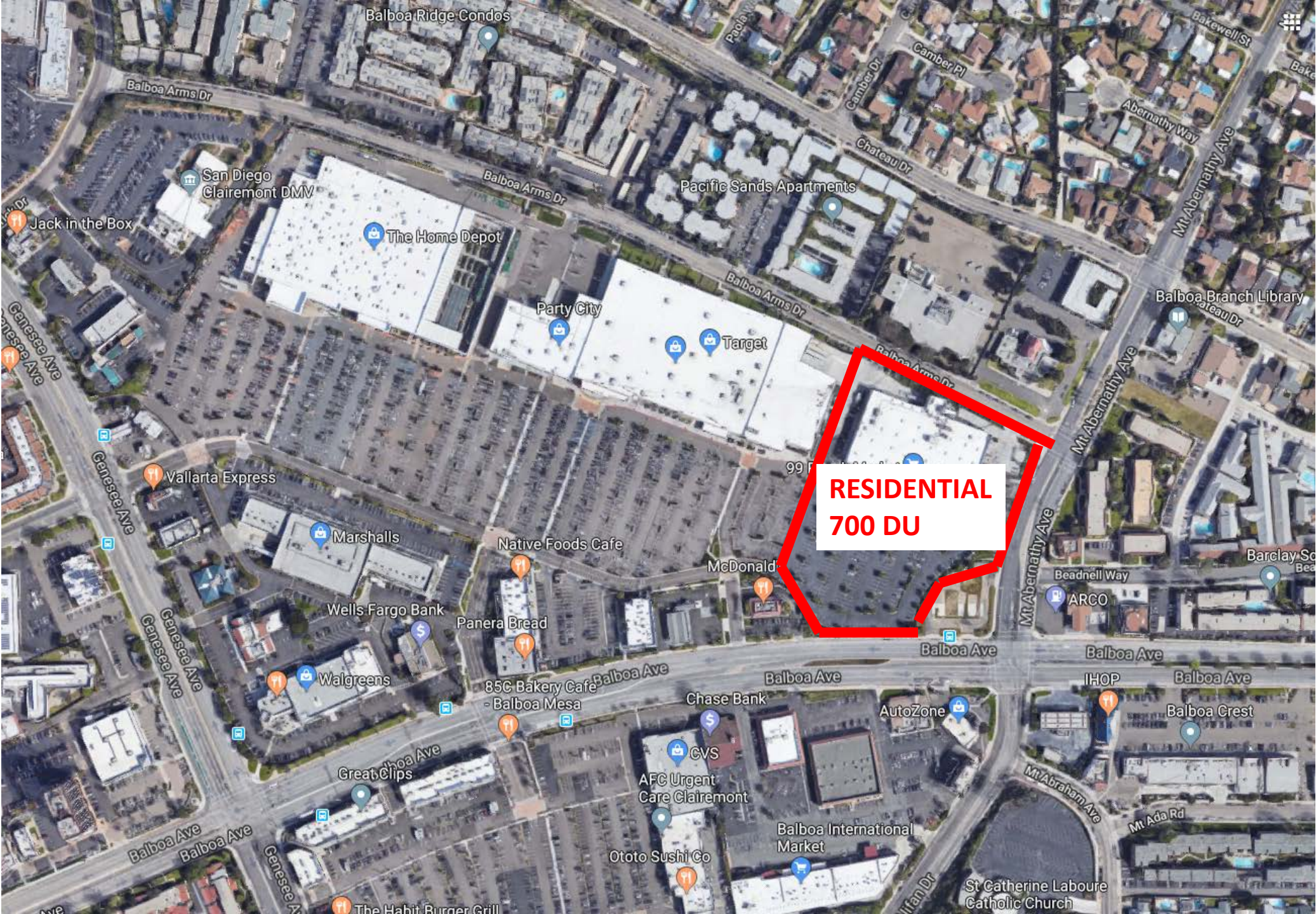


Exception 4

Allow accessory building structures such as fireplaces and elevator structures above the 30' height up to a maximum of 10 % of the roof area in order to promote roof line variations and accessibility.



Density/ Intensity

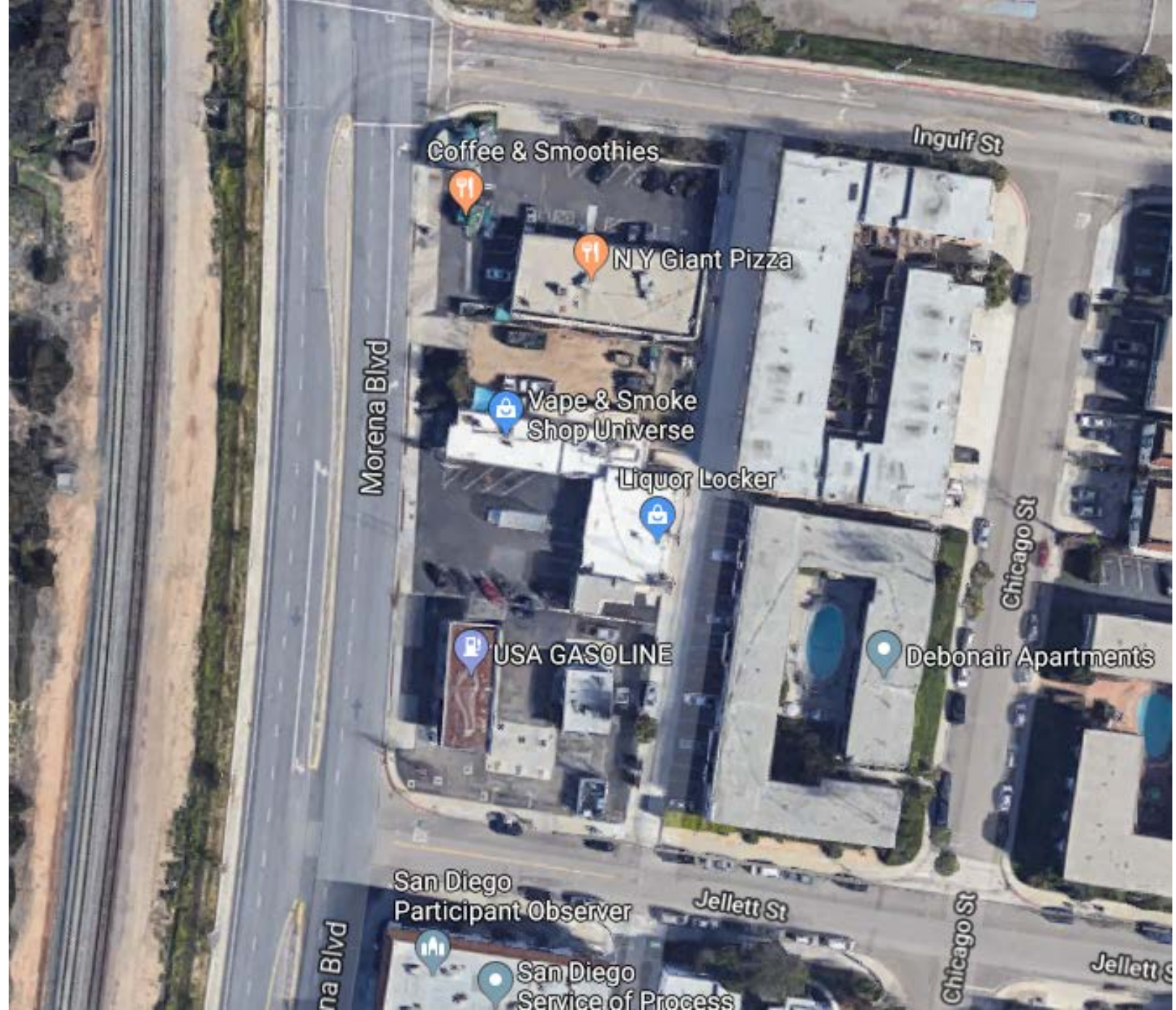


**RESIDENTIAL
700 DU**



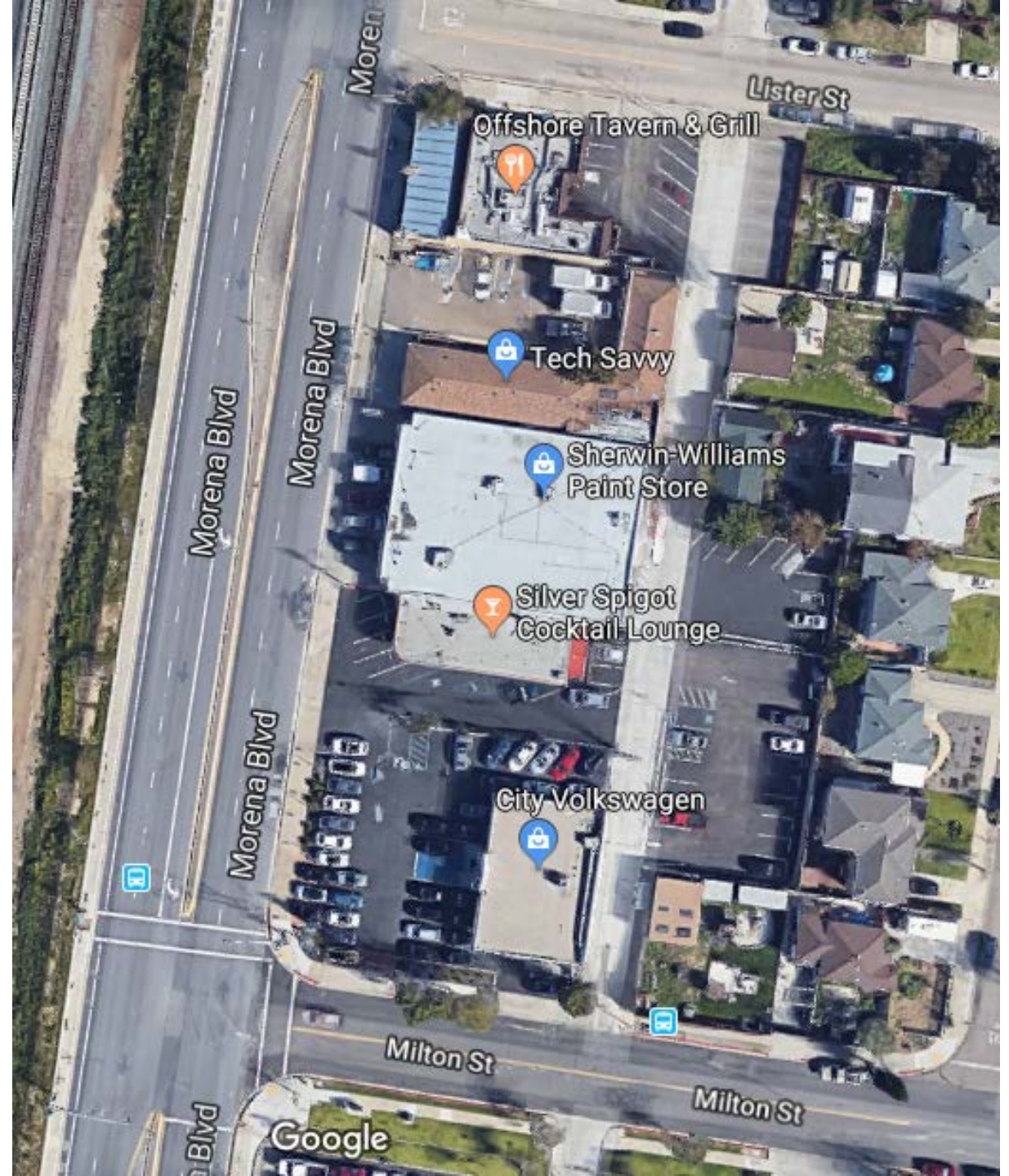
Current Community Plan Objective (1989):
Revitalize the commercial area along the southern portion of Morena Boulevard from Clairemont Drive to Tecolote Road and improve both vehicular and pedestrian access along the Boulevard.

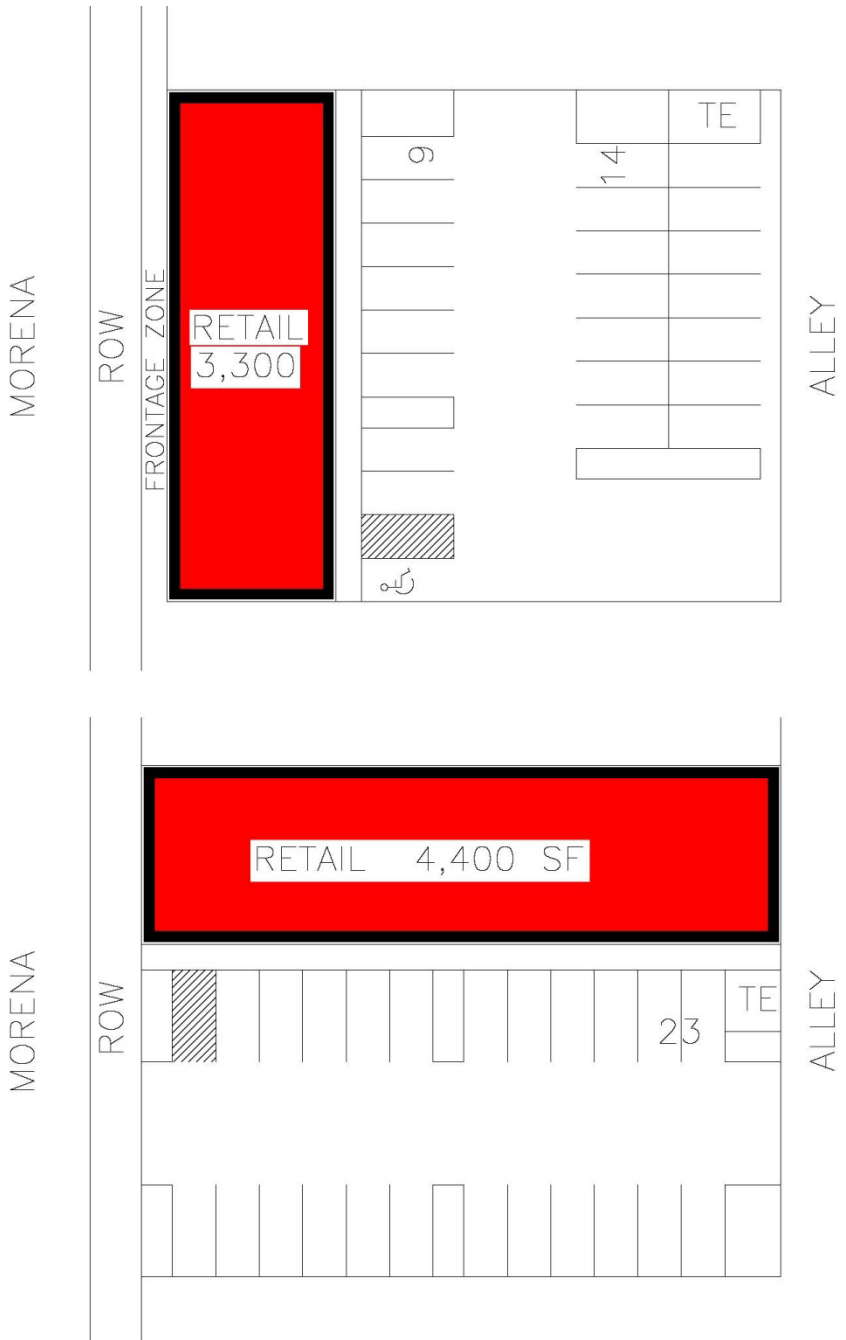
Why would a property owner redevelop on Morena Blvd?



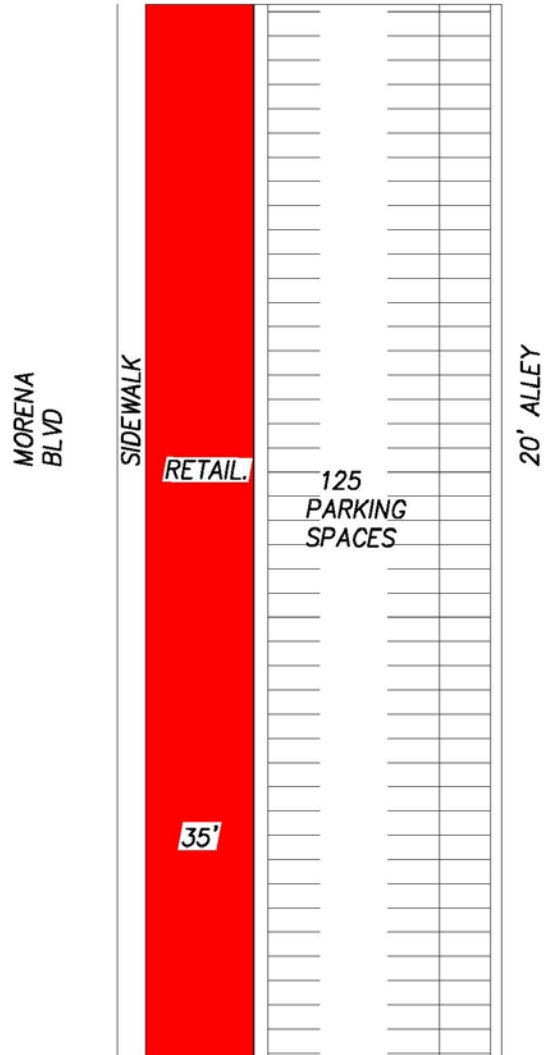
Why No Redevelopment?

1. Primarily small lots- 125' deep
 2. Many of the existing properties are previously conforming but not currently.
 4. Can't provide required parking for larger building.
- Thus, why tear down a building when you can't build even the same size building back?
5. Can't have the same access to major street?
 6. Must pay for a fault zone study.
 7. Must pay DIF, housing fee, school fee and permitting fees.





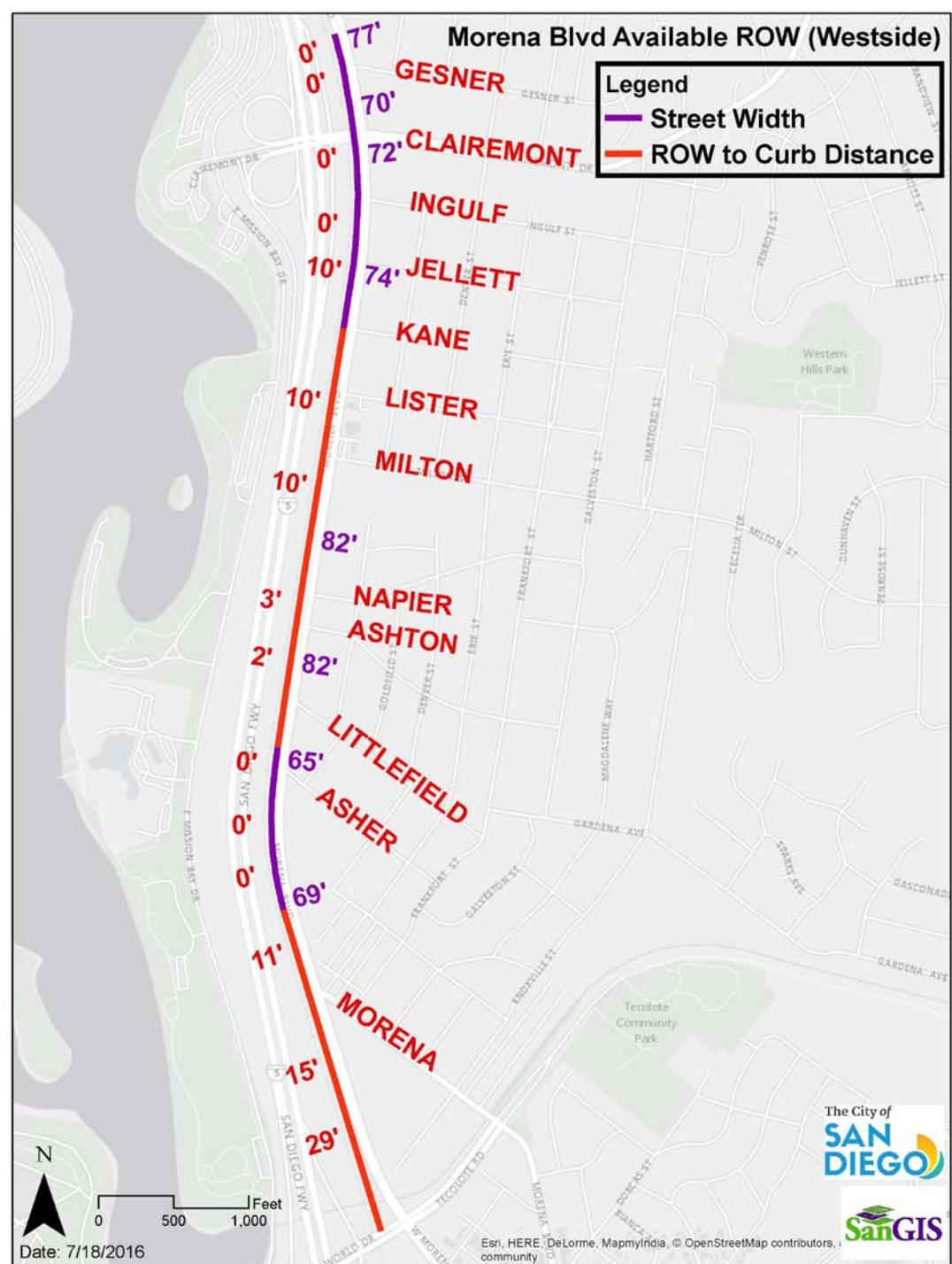
SMALL LOT- 2 PARCELS REDEVELOPMENT ON MORENA

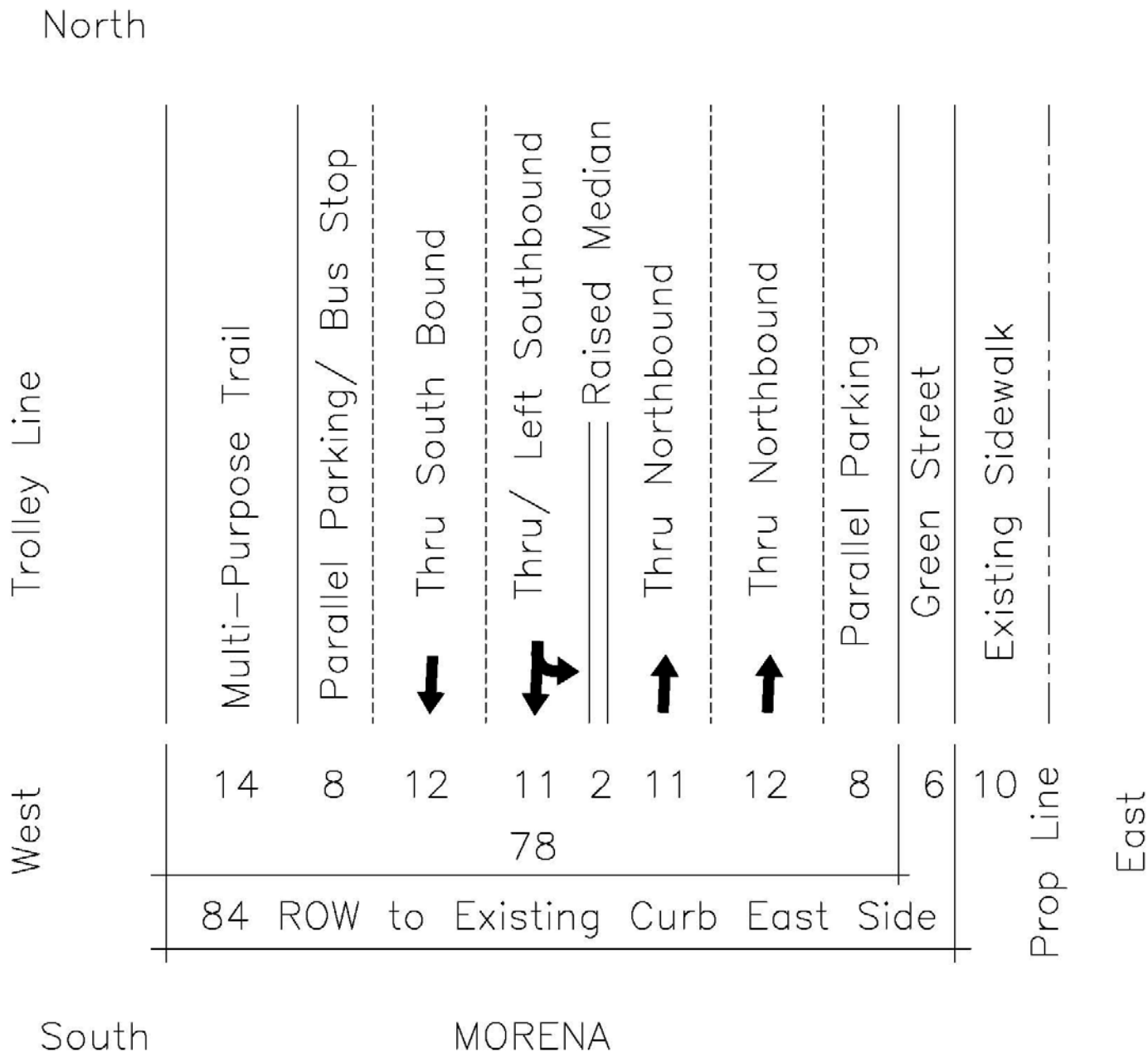


SITE	0.86 ACRES
BLDG	
RETAIL	14,000 SF
RESIDENTIAL @ 29 DU/AC	31 DU
(ASSUME 20% DENSITY BONUS)	6 DU
PARKING REQUIRED	
RETAIL 4.3/ 1,000 SF	60 SPACES
RESIDENTIAL (ASSUME 50% 1 BR	
& 50% 2 BR PLUS	
AFFORDABLE @ .5/BR)	~49 SPACES

HALF BLOCK REDEVELOPMENT ON MORENA

Boardwalk Incentive— Constructive Suggestions





Community Planning Policies through the Eyes of the Property Owner or Developer

- First 15'
- Walkable Environment
- Building Orientation & Placement
- Access: Eyes on the Street
- Scale, Massing, Form, Articulation
- Transitions and Setbacks
- Roof line variations
- Corners
- Materials, Color, & Details



Community Input on

Community Plan Objective:

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GRADE (Adjacent Ground Elevation) is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 5 feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than 5 feet distant from said wall. In case walls are parallel to and within 5 feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.