

Clairemont Community Plan Update Online Community Engagement Tool and In-Person Workshop Results April 9, 2019

(Includes strikeout/ underline revisions, corrections, and additions made after April 9, 2019)

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Clairemont Community Plan Update
Online Community Engagement Tool (OCET) and In-Person Workshop Results
April 9, 2019

SUMMARY

PURPOSE

The Planning Department conducted an online community engagement, a printed version of the online engagement, and a community workshop to obtain public input on potential locations for additional housing as well as the amount of additional housing within the Clairemont community. Participants were asked to meet three objectives:

1. Make a change to a minimum of three focus areas;
2. Meet a numerical objective of allocating 5,000 additional dwelling units above the current community plan's housing build out;
3. Allocate approximate 40% of the numerical housing objective or 2,000 dwelling units within the focus areas for the three new Mid-Coast trolley stations

Results from the effort were intended to inform the Community Plan Update Ad-hoc Subcommittee's discussion and consideration of possible land use option scenarios for the new community plan.

APPROACH

To meet the three objectives, participants were first asked to review conceptual design renderings of potential development for areas within the community. These areas consisted of a total of 9 Focus Areas with 3 subareas.

- The Focus Areas were developed initially from the 2017 Existing Conditions & Opportunities Workshop that looked at the potential of infill development on multifamily, commercial, and industrial properties based on several factors such as existing residential development capacity and proximity to transit.
- Participants were asked to select a land use option. These land use options either included "No Change" which reflected the current community plan land use or "Change" which consisted of a range of options reflecting additional housing and mixed-use opportunities and variations in housing density.

To obtain input on land use options, the Planning Department utilized three outreach efforts:

- Online Community Engagement tool (OCET) – a web-based application that was released

during a 30-day period from February 13, 2019 to March 13, 2019, where participants could review and make their selections via smart phone, computer, or tablet at time during the 30-day period and submit their feedback

- Printed version of the OCET – A printed, hardcopy version of the online tool and a comment booklet was made available at each of the community's three branch libraries and by request, for those without computer access. The printed version of the OCET was made available for a 30-day period from February 13, 2019 to March 13, 2019.
- In-person Workshop – A traditional workshop was held at the North Clairemont Recreation Center on March 27, 2019 where participants attended in person, reviewed options on boards, interacted with staff, and provided their feedback with comment booklet

RESPONSES RECEIVED

At total of 850 responses were received from the overall outreach effort:

- 716 responses received from the Online Community Engagement Tool (OCET)
- 41 responses from printed versions of the OCET
- 93 responses from the in-person workshop

FINDINGS

The purpose of the outreach effort is to assist the Clairemont Community Plan Update Subcommittee, the Community Planning Group, the Planning Commission and Planning Department staff in identifying potential land use options. The results reflect the average selection of Change/No-Change per person for Focus Area 1-8, per individual Focus Area, percentage of participants who selected Change/No-Change per Subarea, aggregate amount of selections per each option as well as indicating the number of non-responses. It should be noted that the OCET had 8 Focus Areas and 30 Subareas. the Subarea 5E and Focus Area 9 were added to the In-person Workshop after the release of the OCET due to requests from stakeholders.

Based on 850 participants and the initial 8 Focus Areas and 30 Subareas:

- 25,500 individual selections were possible
- 5,367 selections or 21 percent of total possible selections were made for the current community plan "No Change" option
- 16,200 selections or 64 percent of total possible selections were made associated with "Change" options
- 75 Percent of participants over Focus Areas 1-8 made selections for "Change"
- 25 Percent of participants over Focus Areas 1-8 made selections for "No Change"

Objective 2: identify potential locations for at least 5,000 additional units:

- 6,564 additional dwelling units above the build-out of the current community plan were identified based on the highest selected option chosen and the corresponding additional dwelling units associated with each option

Objective 3: locate 2,000 units near the three new Mid-Coast trolley stations:

- 3,701 dwelling units or 56 percent of the total additional units were allocated near the three new trolley stations

Based on the 93 participants that attended the In-person workshop, the following reflect the results from the additional areas (Subarea 5E and Focus Area 9):

Subarea 5E

- ~~93 individuals selections were possible~~
- 46 54 percent of participants selected the "No-Change" option (Community Center 0-29 du/acre)
- 46 percent of participants selected the "Change" options

Focus Area 9

- 52 percent of participants on average selected "No Change" for Focus Area 9
- 48 percent of participants on average selected "Change" for Focus Area 9

Subarea 9A

- 51 percent of participants selected the "No Change" option for Subarea 9A
- 49 percent of participants selected the "Change" option for Subarea 9A

Subarea 9B

- 52 percent of participants selected the "No Change" option for Subarea 9A
- 48 percent of participants selected the "Change" option for Subarea 9B

An overall Focus Area Map and additional detail by Focus Area/Subarea detail is provide in the following pages.

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For news and updates on the Clairemont Community Plan Update, please visit: www.clairemontplan.org

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**ONLINE COMMUNITY ENGAGEMENT TOOL AND IN-PERSON WORKSHOP
SUPPORTING DATA**

UNIVERSITY

MCAS
MIRAMAR

KEARNY MESA

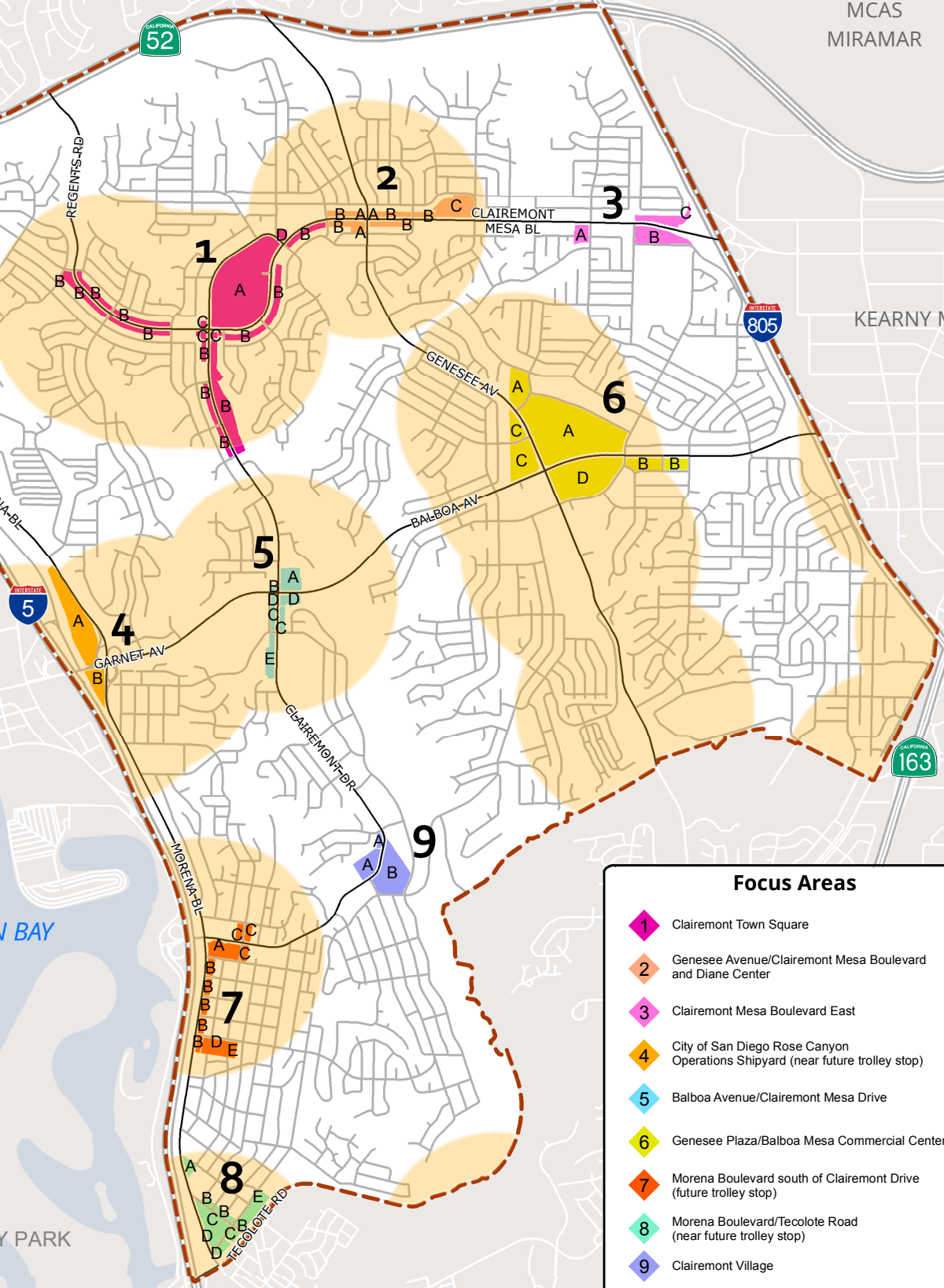
PACIFIC BEACH

MISSION BAY

MISSION BAY PARK

SEA WORLD DR

SAN



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/Tecolote Road (near future trolley stop)
- 9 Clairemont Village
- Transit Priority Areas



0 750 1,500 3,000 Feet



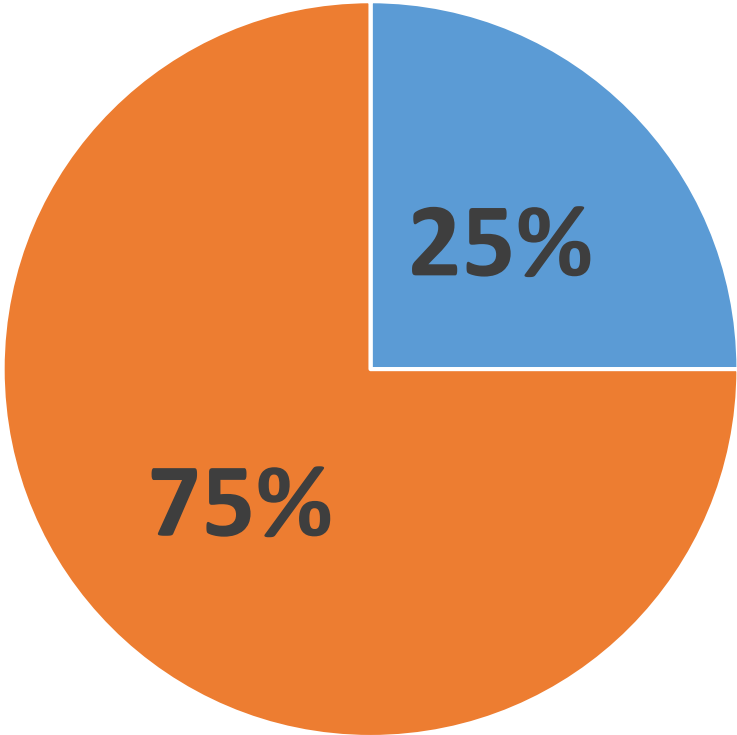
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DRAFT

Document Path: S:\GIS\SPGIS\Community Planning\Clairemont Mesa\Plan_Update\Map\Map\FocusArea_A_100000.mxd

Average Number of Participants Who Selected Either Change or No Change Over Focus Areas 1 - 8

FOCUS AREAS 1 - 8



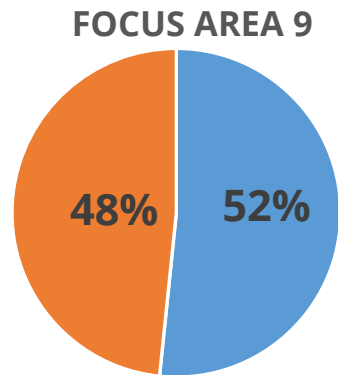
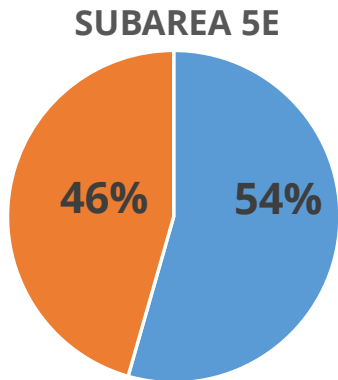
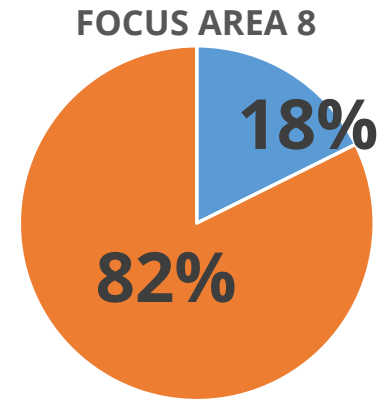
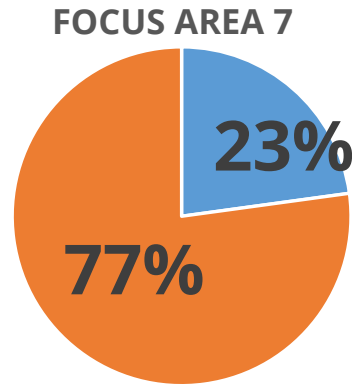
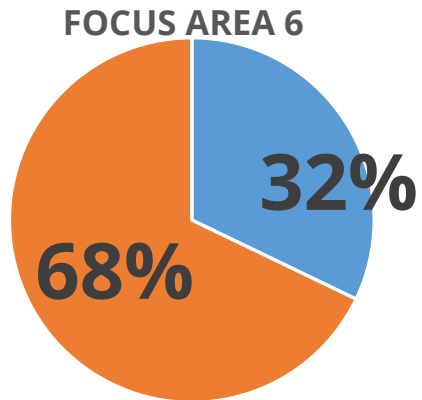
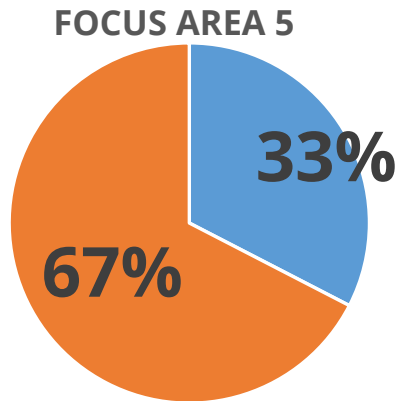
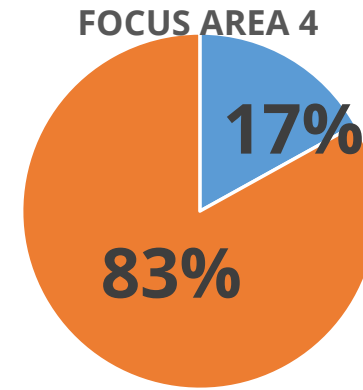
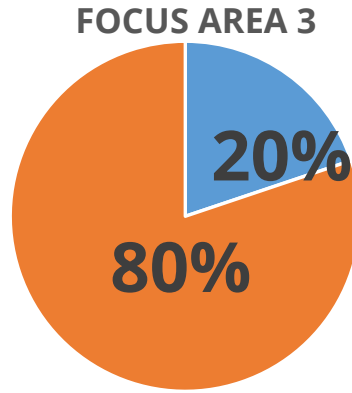
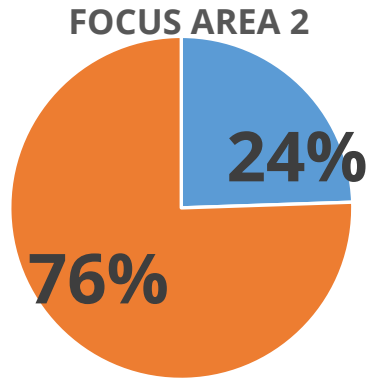
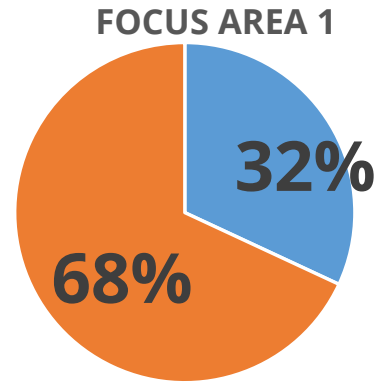
- Participants Who Selected "No Change" overall
- Participants Who Selected "Change" Overall

Additional Units Allocated Above the Current Community Plan Based on the Most Selected Land Use Option per Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections	DU's Above Current Plan	DU's Near Trolley
1	A	3	Community Commercial 0-73 du/acre	230	1003	0
	B	1	Residential Medium 15-29 du/acre	256	542	0
	C	2	Community Commercial 0-54 du/acre	259	55	0
	D	3	Neighborhood Commercial 0-73 du/acre	212	43	0
2	A	1	Neighborhood Commercial 0-44 du/acre	190	65	0
	B	1	Residential Medium 15-29 du/acre	201	102	0
	C	3	Community Commercial 0-54 du/acre	215	231	0
3	A	2	Neighborhood Commercial 0-54 du/acre	310	34	0
	B	3	Neighborhood Commercial 0-73 du/acre	289	333	0
	C	2	Neighborhood Commercial 0-54 du/acre	353	54	0
4	A	3	Community Commercial 0-109 du/acre	403	1877	1877
	B	3	Community Commercial 0-109 du/acre	343	357	357
5	A	3	Neighborhood Commercial 0-73 du/acre	193	127	0
	B	Current Plan	Neighborhood Commercial 0-29 du/acre	236	0	0
	C	1	Office Commercial 0-44 du/acre	230	75	0
	D	Current Plan	Neighborhood Commercial 0-29 du/acre	231	0	0
	E	Current Plan	Office Commercial 0-29 du/acre	43	0	0
6	A	Current Plan	Community Center - RESIDENTIAL PROHIBITED	262	0	0
	B	1	Community Commercial 0-44 du/acre	245	199	0
	C	Current Plan	Community Center - RESIDENTIAL PROHIBITED	224	0	0
	D	Current Plan	Community Center - RESIDENTIAL PROHIBITED	252	0	0
7	A	3	Community Commercial 0-73 du/acre	403	234	234
	B	2	Community Commercial 0-54 du/acre	368	144	144
	C	2	Community Commercial 0-54 du/acre	355	159	159
	D	3	Residential Medium 15-36 du/acre	327	49	49
	E	3	Residential Medium 15-29 du/acre	353	55	55
8	A	3	Community Commercial 0-73 du/acre	410	68	68
	B	2	Community Commercial 0-54 du/acre	423	75	75
	C	3	Community Commercial 0-73 du/acre	377	251	251
	D	3	Community Commercial 0-73 du/acre	415	310	310
	E	3	Residential Medium-High 30-44 du/acre	373	122	122
9	A	Current Plan	Community Center 0-29 du/acre	39	0	0
	B	Current Plan	Community Center 0-29 du/acre	40	0	0
TOTAL					6564	3701

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Average Number of Participants Who Selected Either Change or No Change per Focus Area





LOCATION:

CLAIREMONT MESA BLVD & CLAIREMONT DR

USES ON-SITE:

RESIDENTIAL, RETAIL COMMERCIAL, AND SERVICE STATIONS

FOCUS AREA TOTAL ACREAGE:

86 ACRES

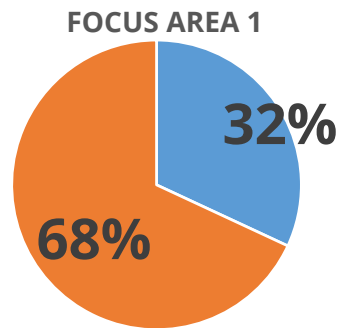
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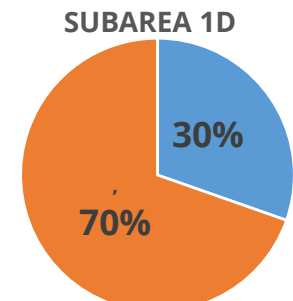
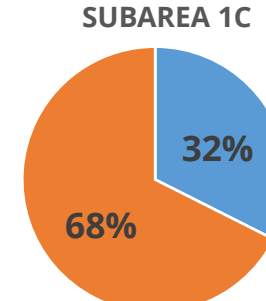
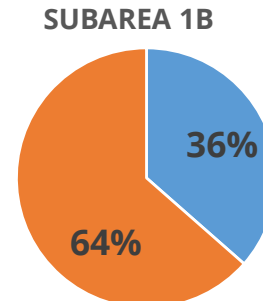
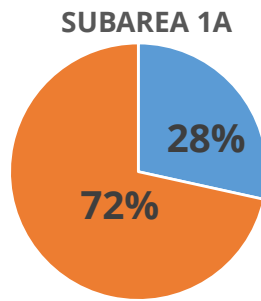
Focus Area 1 - Clairemont Mesa Blvd & Clairemont Dr: Results by Subarea

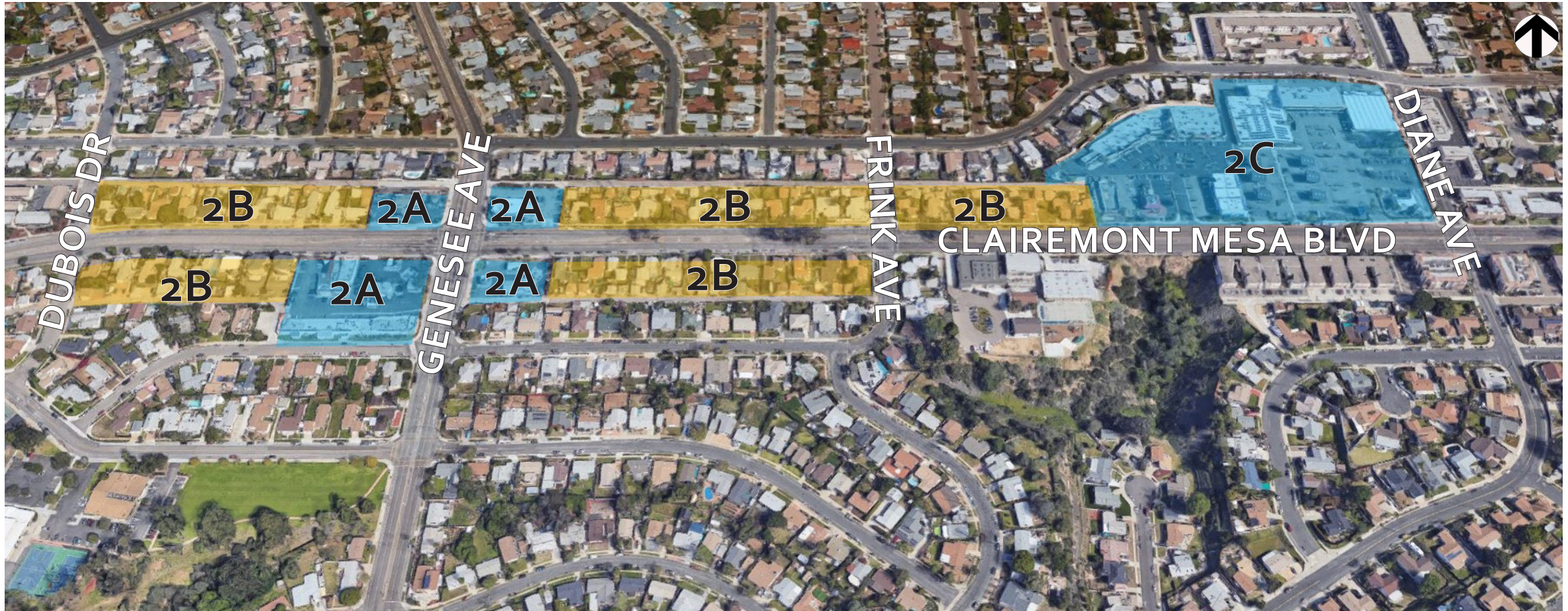
Focus Area	Subarea	Option	Land Use	No. of Selections Made per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Unit's Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
1	A	Current Plan	Community Center 0-29 du/acre	200	200	---	---	---	---	0 (667 allowed)
		1	Community Commercial 0-44 du/acre	142	---	142	---	---	---	335
		2	Communtiy Commercial 0-54 du/acre	131	---	131	---	---	---	566
		3	Community Commercial 0-73 du/acre	230	---	230	---	1003	0	1003
SUBAREA 1A TOTAL				703	200	503	147	1003	0	
1	B	Current Plan	Residential Low-Medium 10-14 du/acre	255	255	---	---	---	---	0 (503 allowed)
		1	Residential Medium 15-29 du/acre	256	---	256	---	542	0	542
		2	Residential Medium-High 30-44 du/acre	188	---	188	---	---	---	1141
SUBAREA 1B TOTAL				699	255	444	151	542	0	
1	C	Current Plan	Community Center 0-29 du/acre	227	227	---	---	---	0	0 (31 allowed)
		1	Community Commercial 0-44 du/acre	214	---	214	---	---	---	39
		2	Community Commerical 0-54 du/acre	259	---	259	---	55	---	55
SUBAREA 1C TOTAL				700	227	473	150	55	0	
1	D	Current Plan	Community Center 0-29 du/acre	212	212	---	---	---	0	0 (28 allowed)
		1	Neighborhood Commercial 0-44 du/acre	162	---	162	---	---	---	39
		2	Neighobrhood Commercial 0-54 du/acre	112	---	112	---	---	---	55
		3	Neighborhood Commercial 0-73 du/acre	212	---	212	---	43	---	43
SUBAREA 1D TOTAL				698	212	486	152	43	0	

How Participants Chose per Focus Area



How Participants Chose per Subarea





LOCATION:

CLAIREMONT MESA BLVD BETWEEN DUBOIS DR & DIANE AVE

USES ON-SITE:

SINGLE FAMILY, RETAIL COMMERCIAL, & SERVICE STATIONS

FOCUS AREA TOTAL ACREAGE:

22 ACRES

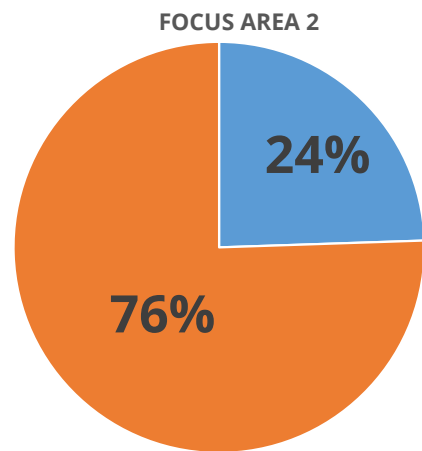
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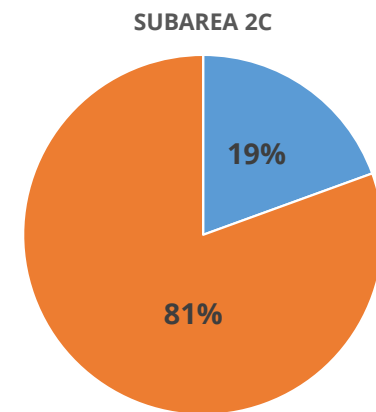
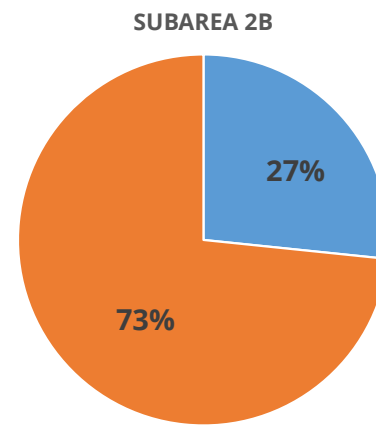
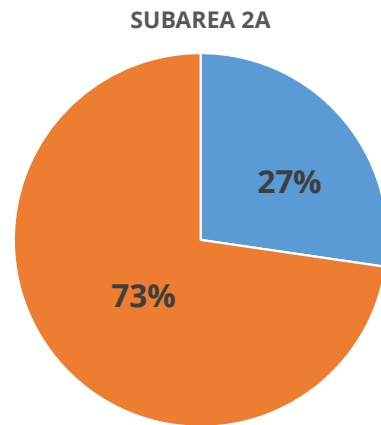
Focus Area 2 - Clairemont Mesa Blvd between Dubois Dr & Diane Ave: Results by Subarea

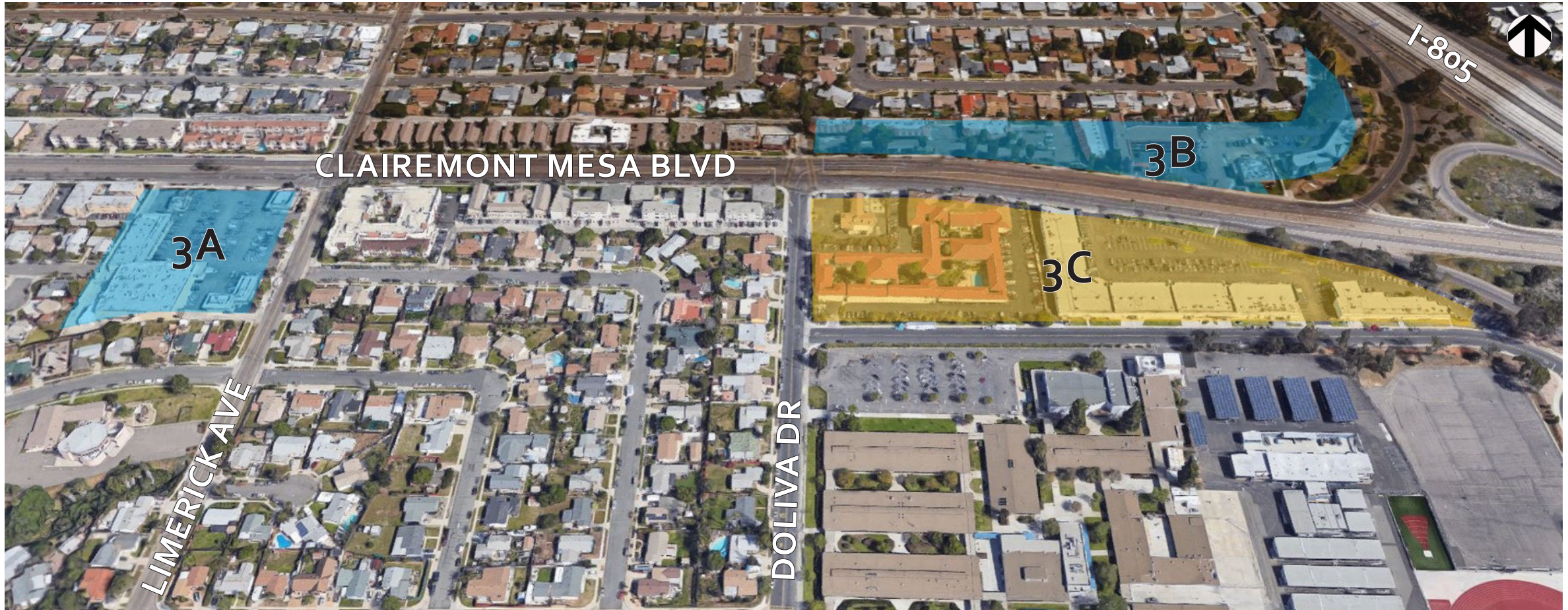
Focus Area	Subarea	Option	Land Use	No. of Selections	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
2	A	Current Plan	General Commercial 0-29 du/acre	172	172	---	---	---	---	0 (49 allowed)
		1	Neighborhood Commercial 0-44 du/acre	190	---	190	---	65	0	65
		2	Neighborhood Commercial 0-54 du/acre	92	---	92	---	---	---	92
		3	Neighborhood Commercial 0-73 du/acre	176	---	176	---	---	---	143
Subarea 2A Total				630	172	458	220	65	0	
2	B	Current Plan	Residential Low-Medium 10-14 du/acre	167	167	---	---	---	---	0 (116 allowed)
		1	Residential Medium 15-29 du/acre	201	---	201	---	102	0	102
		2	Residential Medium-High 30-44 du/acre	105	---	105	---	---	---	231
		3	Residential Medium-High 30-54 du/acre	154	---	154	---	---	---	317
Subarea 2B Total				627	167	460	223	102	0	
2	C	Current Plan	Neighborhood Commercial - RESIDENTIAL PROHIBITED	122	122	---	---	---	---	0 (Residential Prohibited)
		1	Community Commercial 0-29 du/acre	174	---	174	---	---	---	123
		2	Community Commercial 0-44 du/acre	116	---	116	---	---	---	187
		3	Community Commercial 0-54 du/acre	215	---	215	---	231	0	231
Subarea 2C Total				627	122	505	223	231	0	

How Participants Chose per Focus Area



How Participants Chose per Subarea





LOCATION:

CLAIREMONT MESA BLVD, BETWEEN LIMERICK AVE & INTERSTATE 805

FOCUS AREA

TOTAL ACREAGE:

15.4 ACRES

USES ON-SITE:

RETAIL COMMERCIAL & HOTEL USES

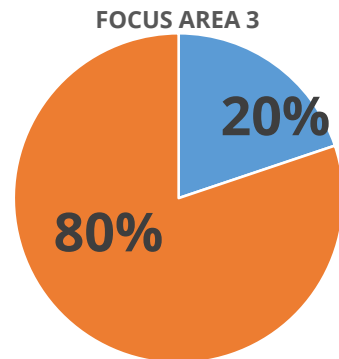
LAND USE DESIGNATION:

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

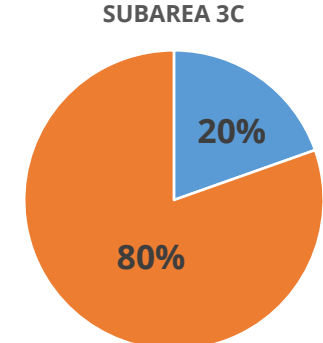
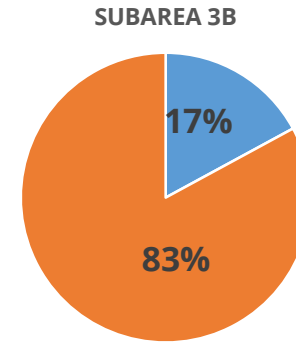
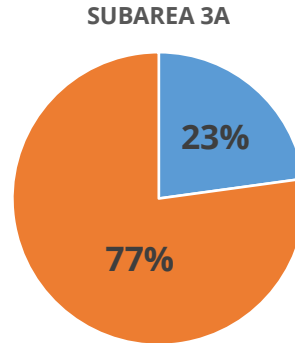
Focus Area 3 - Clairemont Mesa Blvd between Limerick Ave & Interstate 805 - Results by Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
3	A	Current Plan	Neighborhood Commercial 0-29 du/acre	145	145	---	---	---	---	0 (81 allowed)
		1	Neighborhood Commercial 0-44 du/acre	180	---	180	---	---	---	12
		2	Neighborhood Commercial 0-54 du/acre	310	---	310	---	34	0	34
Subarea 3A Total				635	145	490	215	34	0	
3	B	Current Plan	Neighborhood Commercial 0-29 du/acre	108	108	---	---	---	---	0 (221 allowed)
		1	Neighborhood Commercial 0-44 du/acre	126	---	126	---	---	---	112
		2	Neighborhood Commercial 0-54 du/acre	109	---	109	---	---	---	189
		3	Neighborhood Commercial 0-73 du/acre	289	---	289	---	333	0	333
Subarea 3B Total				632	108	524	218	333	0	
3	C	Current Plan	Neighborhood Commercial 0-29 du/acre	124	124	---	---	---	---	0 (139 allowed)
		1	Neighborhood Commercial 0-44 du/acre	156	---	156	---	---	---	18
		2	Neighborhood Commercial 0-54 du/acre	353	---	353	---	54	0	54
Subarea 3C Total				633	124	509	217	54	0	

How Participants Chose per Focus Area



How Participants Chose per Subarea





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)

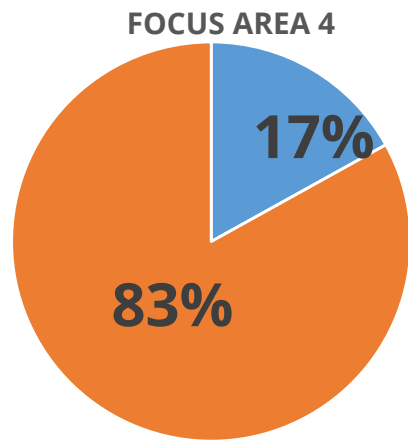
LAND USE DESIGNATION:

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

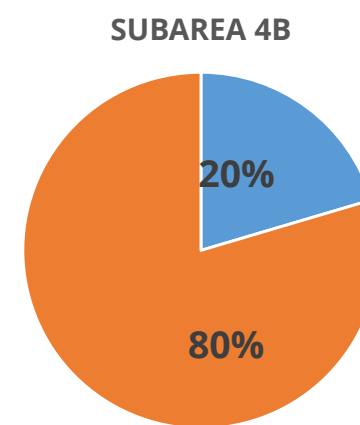
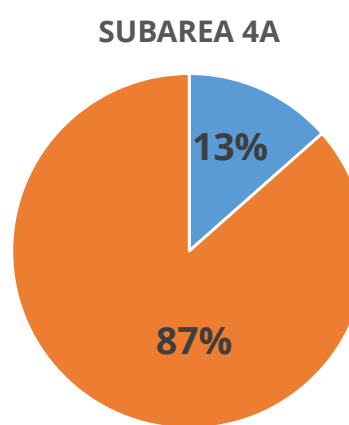
Focus Area 4 - Areas between Morena Blvd, Santa Fe St & Balboa Ave: Results by Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
4	A	Current Plan	Industrial - RESIDENTIAL PROHIBITED	109	109	---	---	---	---	0 (Residential Prohibited)
		1	Community Commercial 0-54 du/acre	152	---	152	---	---	---	930
		2	Community Commercial 0-73 du/acre	145	---	145	---	---	---	1257
		3	Community Commerical 0-109 du/acre	403	---	403	---	1877	1877	1877
SUBAREA 4A TOTAL				809	109	700	41	1877	1877	
4	B	Current Plan	No Designation (Right-of-Way)	165	165	---	---	---	---	0 (Right of Way)
		1	Community Commercial 0-54 du/acre	185	---	185	---	---	---	177
		2	Community Commerical 0-73 du/acre	115	---	115	---	---	---	239
		3	Community Commercial 0-109 du/acre	343	---	343	---	357	357	357
SUBAREA 4B TOTAL				808	165	643	42	357	357	

How Participants Chose per Focus Area



How Participants Chose per Subarea



FOCUS AREA 5



LOCATION:

BALBOA AVE &
CLAIREMONT DR

FOCUS AREA

TOTAL ACREAGE:
10.7 ACRES

USES ON-SITE:

MULTIFAMILY RESIDENTIAL,
RETAIL COMMERCIAL,
OFFICE & SERVICE STATION

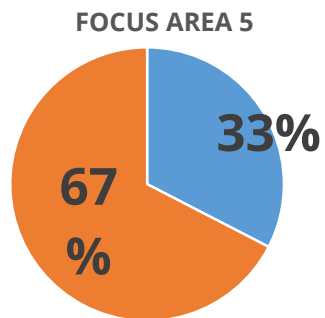
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PLEASE REVIEW EACH
SUBAREA BOARD
(WHERE SITE-SPECIFIC
DETAILS ARE INCLUDED)

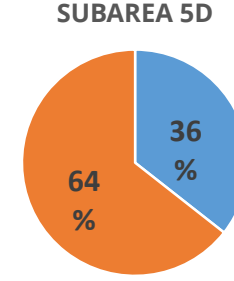
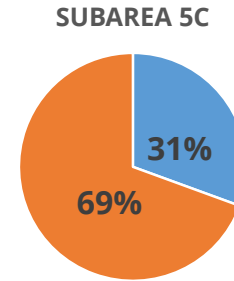
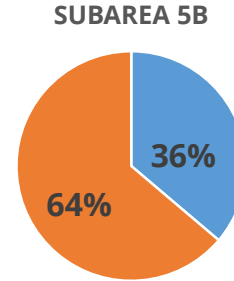
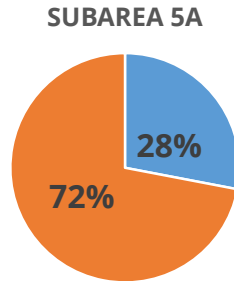
Focus Area 5 - Balboa Ave & Clairemont Dr: Results by Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
5	A	Current Plan	Neighborhood Commercial 0-29 du/acre	184	184	---	---	---	---	0 (148 allowed)
		1	Neighborhood Commercial 0-44 du/acre	161	---	161	---	---	---	17
		2	Neighborhood Commercial 0-54 du/acre	119	---	119	---	---	---	54
		3	Neighborhood Commercial 0-73 du/acre	193	---	193	---	127	0	127
SUBAREA 5A TOTAL				657	184	473	193	127	0	
5	B	Current Plan	Neighborhood Commercial 0-29 du/acre	236	236	---	---	0	0	0 (8 allowed)
		1	Neighborhood Commercial 0-44 du/acre	194	---	194	---	---	---	5
		2	Neighborhood Commercial 0-54 du/acre	222	---	222	---	---	---	8
SUBAREA 5B TOTAL				652	236	416	198	0	0	
5	C	Current Plan	Office Commercial 0-29 du/acre	199	199	---	---	---	---	0 (35 allowed)
		1	Office Commercial 0-44 du/acre	230	---	230	---	75	0	75
		2	Office Commercial 0-54 du/acre	222	---	222	---	---	---	106
SUBAREA 5C TOTAL				651	199	452	199	75	0	
5	D	Current Plan	Neighborhood Commercial 0-29 du/acre	231	231	---	---	0	0	0 (62 allowed)
		1	Neighborhood Commercial 0-44 du/acre	190	---	190	---	---	---	26
		2	Neighborhood Commercial 0-54 du/acre	228	---	228	---	---	---	47
SUBAREA 5D TOTAL				649	231	418	201	0	0	

How Participants Chose per Focus Area



How Participants Chose per Subarea





LOCATION:

CLAIREMONT DR & SOUTH OF UTE DR

USES ON-SITE:

OFFICE & COMMERCIAL

FOCUS AREA TOTAL ACREAGE:

3.79 ACRES

LAND USE DESIGNATION:

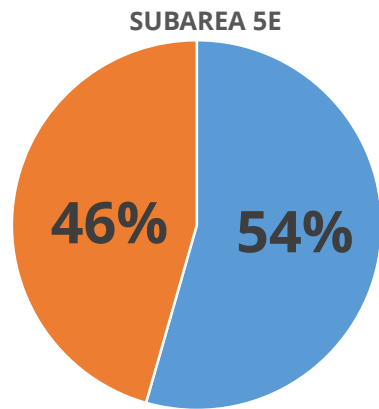
PLEASE REVIEW EACH SUBAREA BOARD
(WHERE SITE-SPECIFIC DETAILS ARE INCLUDED)

OCET & Workshop Results - 4/9/19

Focus Area 5E (Included in the In-Person Workshop Only) -Clairemont Dr South of Ute Dr: Results by Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
5	E	Current Plan	Office Commerical 0-29 du/acre	43	43	---	---	0	0	0 (110 allowed)
		1	Office Commerical 0-44 du/acre	20	---	20	---	---	---	78
		2	Office Commercial 0-54 du/acre	16	---	16	---	---	---	130
SUBAREA 5E TOTAL				79	43	36	14	0	0	

How Participants Chose per Subarea





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

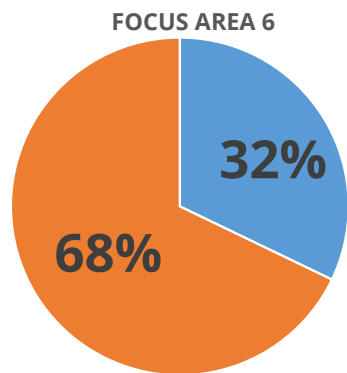
LAND USE DESIGNATION:

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

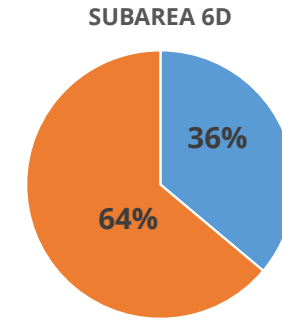
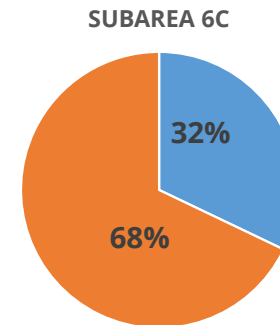
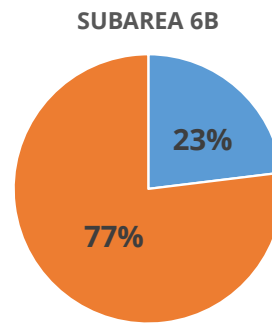
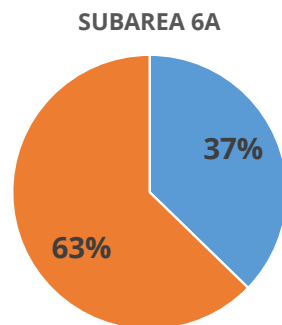
Focus Area 6 - Balboa Ave & Genesee Ave: Results by Subarea

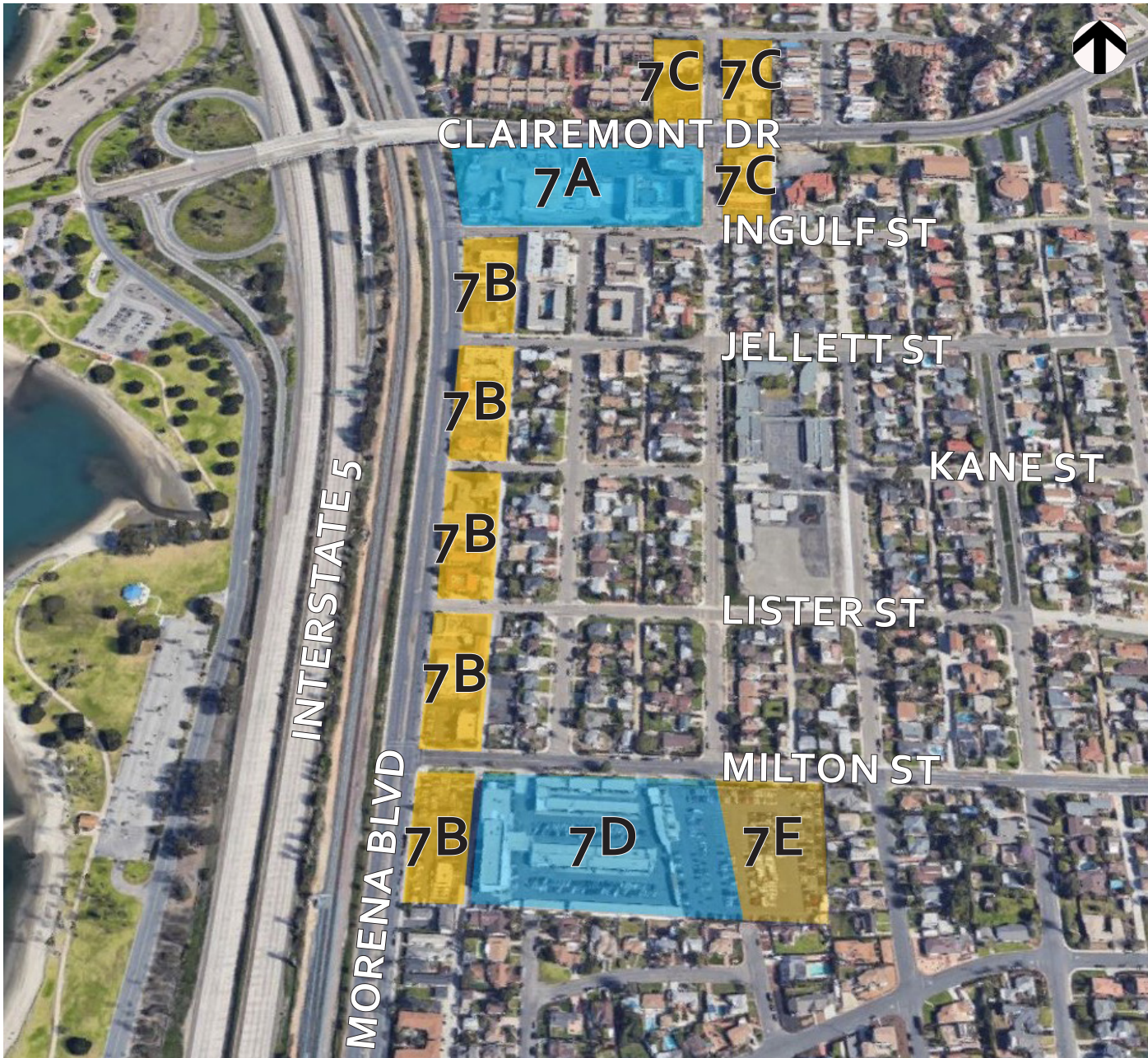
Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Option Selected	Dwelling Units Near Trolley per Highest Option Selected	Additional Dwelling Units Above Current Plan with Associated with Option
6	A	Current Plan	Community Center - RESIDENTIAL PROHIBITED	262	262	---	---	0	0	0 (Residential Prohibited)
		1	Community Commercial 0-29 du/acre	117	---	117	---	---	---	810
		2	Community Commercial 0-44 du/acre	114	---	114	---	---	---	1235
		2	Community Commercial 0-54 du/acre	210	---	210	---	---	---	1516
		SUBAREA 6A TOTAL				703	262	441	147	0
6	B	Current Plan	Community Center - RESIDENTIAL PROHIBITED	161	161	---	---	---	---	0 (Residential Prohibited)
		1	Community Commercial 0-44 du/acre	245	---	245	---	199	0	199
		2	Community Commercial 0-54 du/acre	99	---	99	---	---	---	307
		3	Community Commercial 0-73 du/acre	193	---	193	---	---	---	377
		SUBAREA 6B TOTAL				698	161	537	152	199
6	C	Current Plan	Community Center - RESIDENTIAL PROHIBITED	224	224	---	---	0	0	0 (Residential Prohibited)
		1	Community Commercial 0-44 du/acre	177	---	177	---	---	---	183
		2	Community Commercial 0-54 du/acre	103	---	103	---	---	---	283
		3	Community Commercial 0-73 du/acre	194	---	194	---	---	---	347
		SUBAREA 6C TOTAL				698	224	474	152	0
6	D	Current Plan	Community Center - RESIDENTIAL PROHIBITED	252	252	---	---	0	0	0 (Residential Prohibited)
		1	Community Commercial 0-29 du/acre	149	---	149	---	---	---	343
		2	Community Commercial 0-44 du/acre	93	---	93	---	---	---	520
		3	Community Commercial 0-54 du/acre	204	---	204	---	---	---	645
		SUBAREA 6D TOTAL				698	252	446	152	0

How Participants Chose per Focus Area



How Participants Chose per Subarea





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

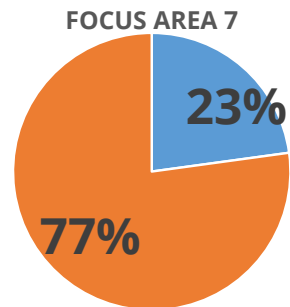
LAND USE DESIGNATION:

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

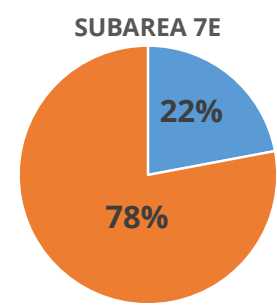
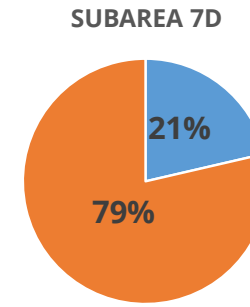
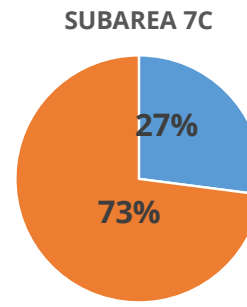
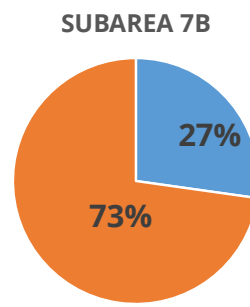
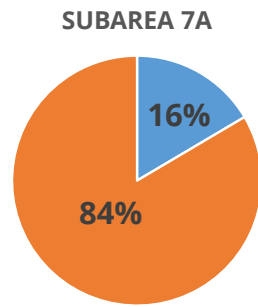
Focus Area 7 - Along Morena Blvd between Clairemont Dr & Milton St: Results by Subarea

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Option Selected	Dwelling Units Near Trolley per Highest Option Selected	Additional Dwelling Units Above Current Plan with Associated with Option
7	A	Current Plan	General Commerical 0-29 du/acre	132	132		---	---	---	0 (154 allowed)
		1	Community Commercial 0-44 du/acre	145	---	145	---	---	---	80
		2	Community Commercial 0-54 du/acre	120	---	120	---	---	---	133
		3	Community Commerical 0-73 du/acre	403	---	403	---	234	234	234
SUBAREA 7A TOTAL				800	132	668	50	234	234	
7	B	Current Plan	General Commerical 0-29 du/acre	217	217	---	---	---	---	0 (122 allowed)
		1	Community Commerical 0-44 du/acre	212	---	212	---	---	---	94
		2	Community Commerical 0-54 du/acre	368	---	368	---	144	144	144
SUBAREA 7B TOTAL				797	217	580	53	144	144	
7	C	Current Plan	General Commerical 0-29 du/acre	215	215	---	---	---	---	0 (16 allowed)
		1	Community Commercial 0-44 du/acre	225	---	225	---	---	---	126
		2	Community Commercial 0-54 du/acre	355	---	355	---	159	159	159
SUBAREA 7C TOTAL				795	215	580	55	159	159	
7	D	Current Plan	General Commerical 0-29 du/acre	170	170	---	---	---	---	0 (169 allowed)
		1	Community Commercial 0-44 du/acre	206	---	206	---	---	---	84
		2	Residential Medium 15-29 du/acre	92	---	92	---	---	---	18
		3	Residential Medium 15-36 du/acre	327	---	327	---	49	49	49
SUBAREA 7D TOTAL				795	170	625	55	49	49	
7	E	Current Plan	Residential Low 5-9 du/acre	175	175	---	---	---	---	0 (10 allowed)
		1	Residential Low-Medium 10-14 du/acre	173	---	173	---	---	---	13
		2	Residential Medium 15-20 du/acre	93	---	93	---	---	---	22
		3	Residential Medium 15-29 du/acre	353	---	353	---	55	55	55
SUBAREA 7E TOTAL				794	175	619	56	55	55	

How Participants Chose per Focus Area



How Participants Chose per Subarea





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

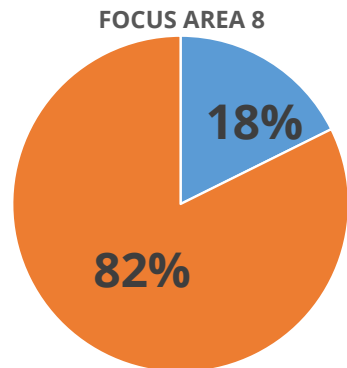
LAND USE DESIGNATION:

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

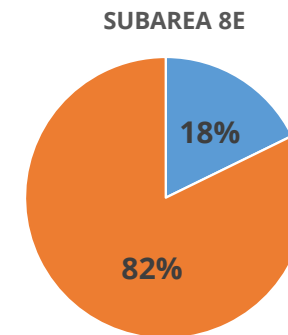
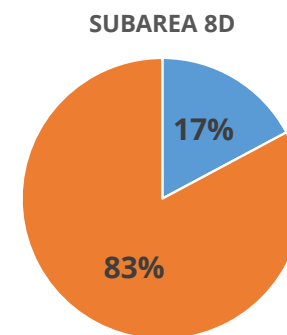
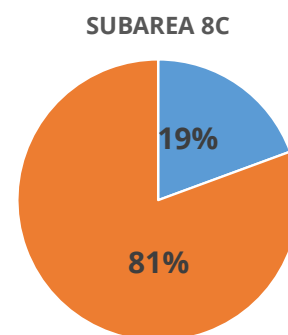
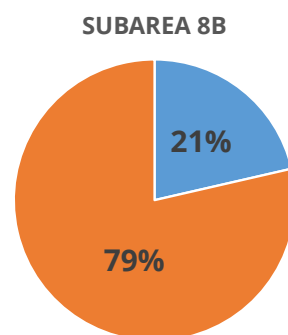
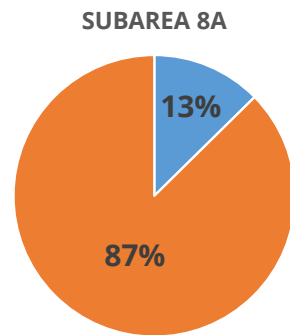
Focus Area 8 - Along Morena Blvd between West Morena Blvd & Tecolote Rd: Results by Subarea

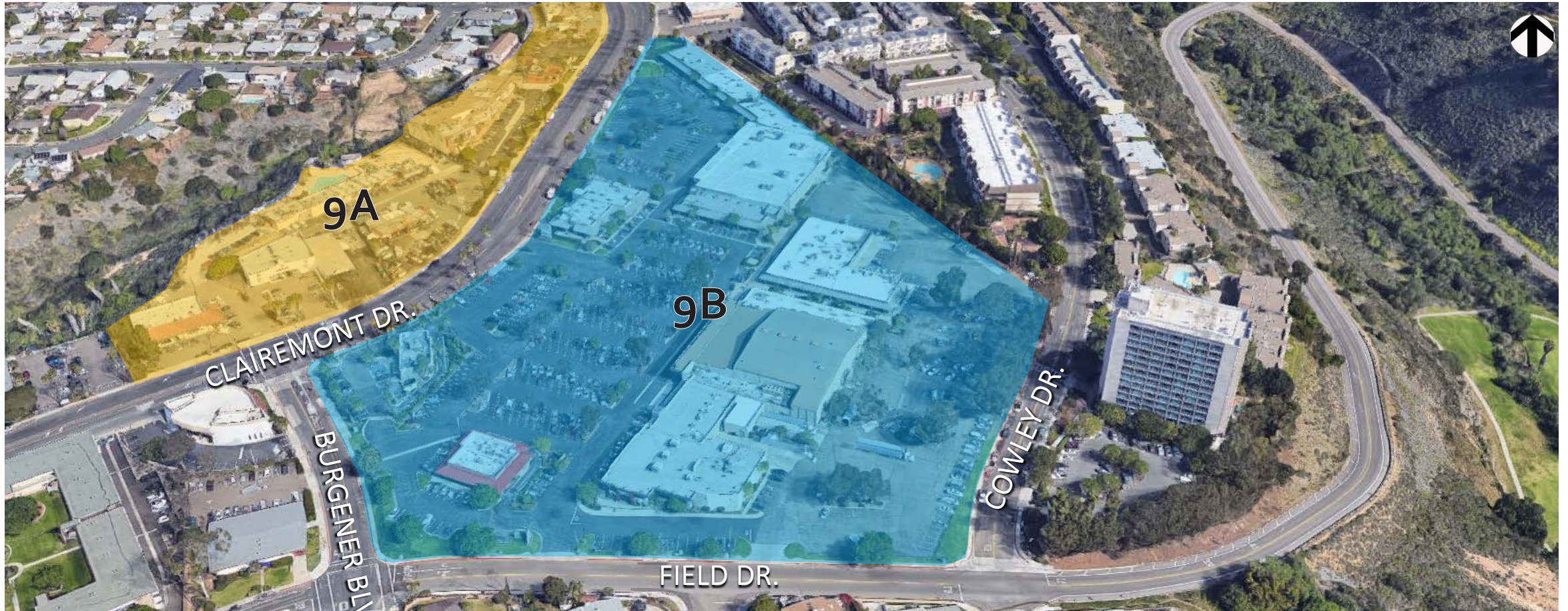
Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
8	A	Current Plan	General Commerical 0-29 du/acre	101	101	---	---	---	---	0 (46 allowed)
		1	Community Commercial 0-44 du/acre	198	---	198	---	---	---	21
		2	Community Commercial 0-54 du/acre	91	---	91	---	---	---	36
		3	Community Commerical 0-73 du/acre	410	---	410	---	68	68	68
SUBAREA 8A TOTAL				800	101	699	50	68	68	
8	B	Current Plan	General Commerical 0-29 du/acre	170	170	---	---	---	---	0 (55 units allowed)
		1	Community Commercial 0-44 du/acre	201	---	201	---	---	---	50
		2	Community Commercial 0-54 du/acre	423	---	423	---	75	75	75
SUBAREA 8B TOTAL				794	170	624	56	75	75	
8	C	Current Plan	General Commerical 0-29 du/acre	154	154	---	---	---	---	0 (205 allowed)
		1	Community Commercial 0-44 du/acre	135	---	135	---	---	---	67
		2	Community Commercial 0-54 du/acre	128	---	128	---	---	---	131
		3	Community Commercial 0-73 du/acre	377	---	377	---	251	251	251
SUBAREA 8C TOTAL				794	154	640	56	251	251	
8	D	Current Plan	Light Industrial - RESIDENTIAL PROHIBITED	137	137	---	---	---	---	0 (Residential Prohibited)
		1	Community Commercial 0-44 du/acre	139	---	139	---	---	---	186
		2	Community Commercial 0-54 du/acre	106	---	106	---	---	---	229
		3	Community Commerical 0-73 du/acre	415	---	415	---	310	310	310
SUBAREA 8D TOTAL				797	137	660	53	310	310	
8	E	Current Plan	Mobile Home Park	141	141	---	---	---	---	0 (94 allowed)
		1	Residential Medium 15-29 du/acre	156	---	156	---	---	---	48
		2	Residential Medium 15-36 du/acre	124	---	124	---	---	---	82
		3	Residential Medium-High 30-44 du/acre	373	---	373	---	122	122	122
SUBAREA 8E TOTAL				794	141	653	56	122	122	

How Participants Chose per Focus Area



How Participants Chose per Subarea





LOCATION:

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

USES ON-SITE:

COMMERCIAL

FOCUS AREA TOTAL ACREAGE:

20.67 ACRES

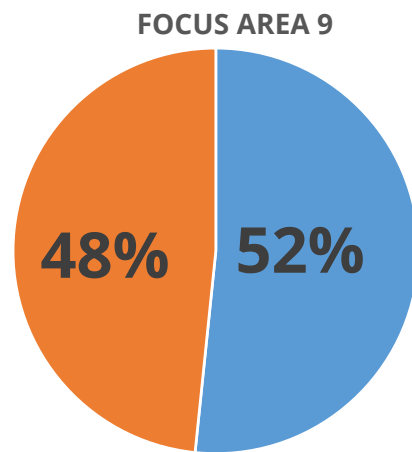
LAND USE DESIGNATION:

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

**Focus Area 9 (Included in the In-Person Workshop Only) - Clairemont Village Commercial Center and Area West of Clairemont Dr & Burgener Blvd:
Results by Subarea**

Focus Area	Subarea	Option	Land Use	No. of Selections per Option	No Change Option Selected	Change Option Selected	No Response	Dwelling Units Above Current Plan per Highest Selected Option	Dwelling Units Near Trolley per Highest Selected Option	Additional Dwelling Units Above Current Plan with Associated with Option
9	A	Current Plan	Community Center 0-29 du/acre	39	39	---	---	0	0	0 (222 allowed)
		1	Community Commercial 0-44 du/acre	12	---	13	---	---	---	115
		2	Community Commercial 0-54 du/acre	14	---	13	---	---	---	192
		3	Community Commercial 0-73 du/acre	11	---	11	---	---	---	338
		SUBAREA 9A TOTAL				76	39	37	17	0
9	B	Current Plan	Community Center 0-29 du/acre	40	40	---	---	0	0	0 (44 allowed)
		1	Community Commercial 0-44 du/acre	7	---	7	---	---	---	22
		2	Community Commercial 0-54 du/acre	9	---	9	---	---	---	37
		3	Community Commercial 0-73 du/acre	22	---	21	---	---	---	66
		SUBAREA 9B TOTAL				78	40	37	16	0

How Participants Chose per Focus Area



How Participants Chose per Subarea

