

Planning Department

# Clairemont Community Plan Update Workshop

June 27, 2019

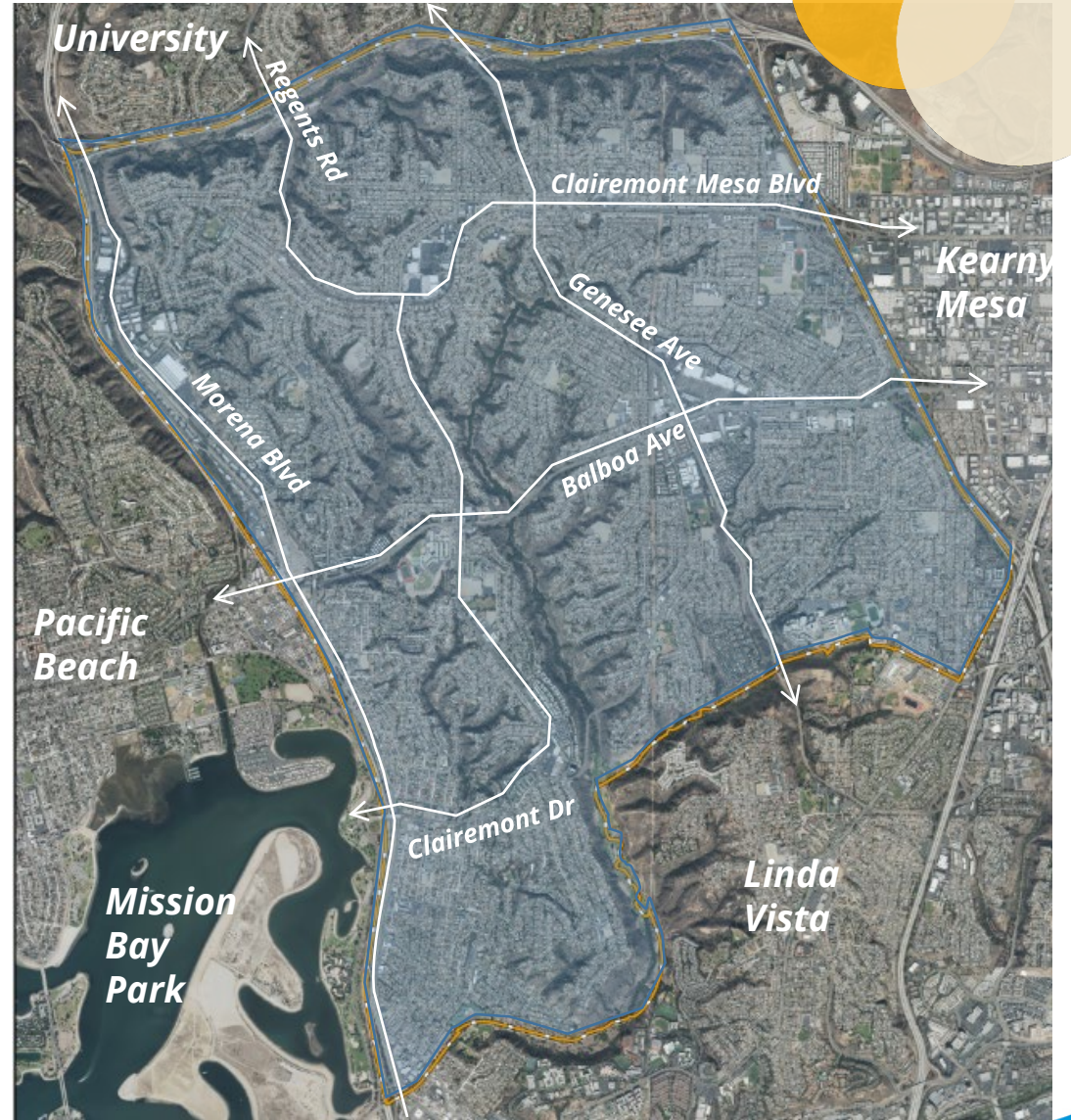
Item #7

## Presentation Outline

- Background – What have we accomplished
- Schedule
- Where are we now:
  - Draft Land Use Scenarios
  - Building Height Concepts
  - Initial Mobility Concepts
- Next Steps

# Why update the Community Plan?

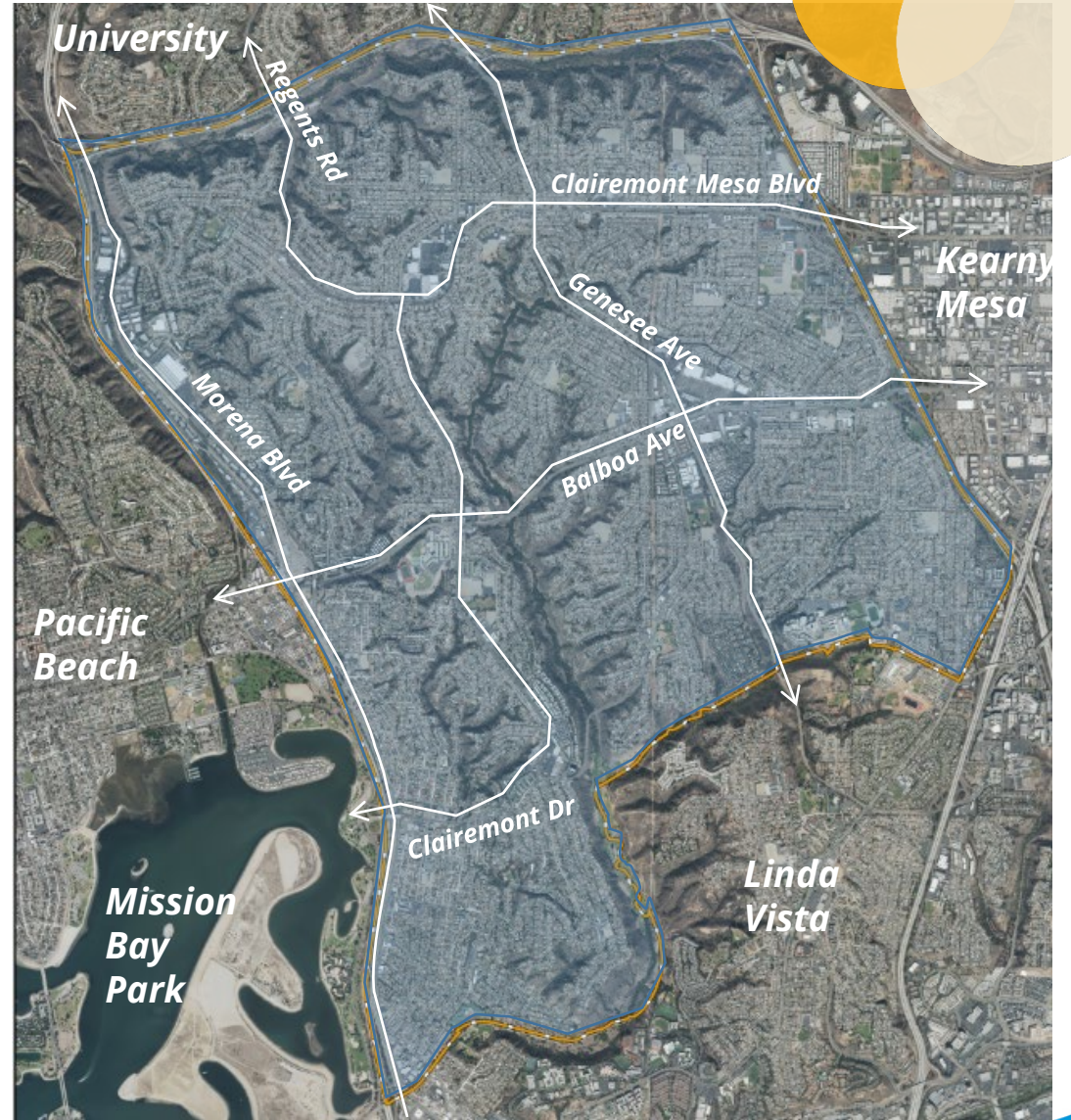
- Background
  - ✓ Roadshows to inform
  - ✓ Guiding Principles
  - ✓ Existing Conditions & Opportunities Workshop
  - ✓ PC Workshop #1





# Why update the Community Plan?

- ✓ 25 Subcommittee Meetings
- ✓ Online outreach and In-person workshop







# Schedule

**Plan Kick-off/  
Guiding  
Principles**



**Identification of  
Opportunities**



**Online Tool &  
Land Use  
Workshop**



**Land Use  
Scenarios**



**Draft  
Community  
Plan**



**Final Draft  
Community  
Plan**



**Adoption  
Hearings**



**Existing  
Conditions**

- PC Workshop #1
- Plan Element Components

- Land Use Urban Design Mobility Concepts
- PC Workshop #2

- Final EIR
- PC Workshop #3 (Fall)



# Land Use Scenarios

# Existing Conditions & Opportunities Workshop

**CPU Purpose**



**Land Use**



**Mobility**



**Parks & Recreation**



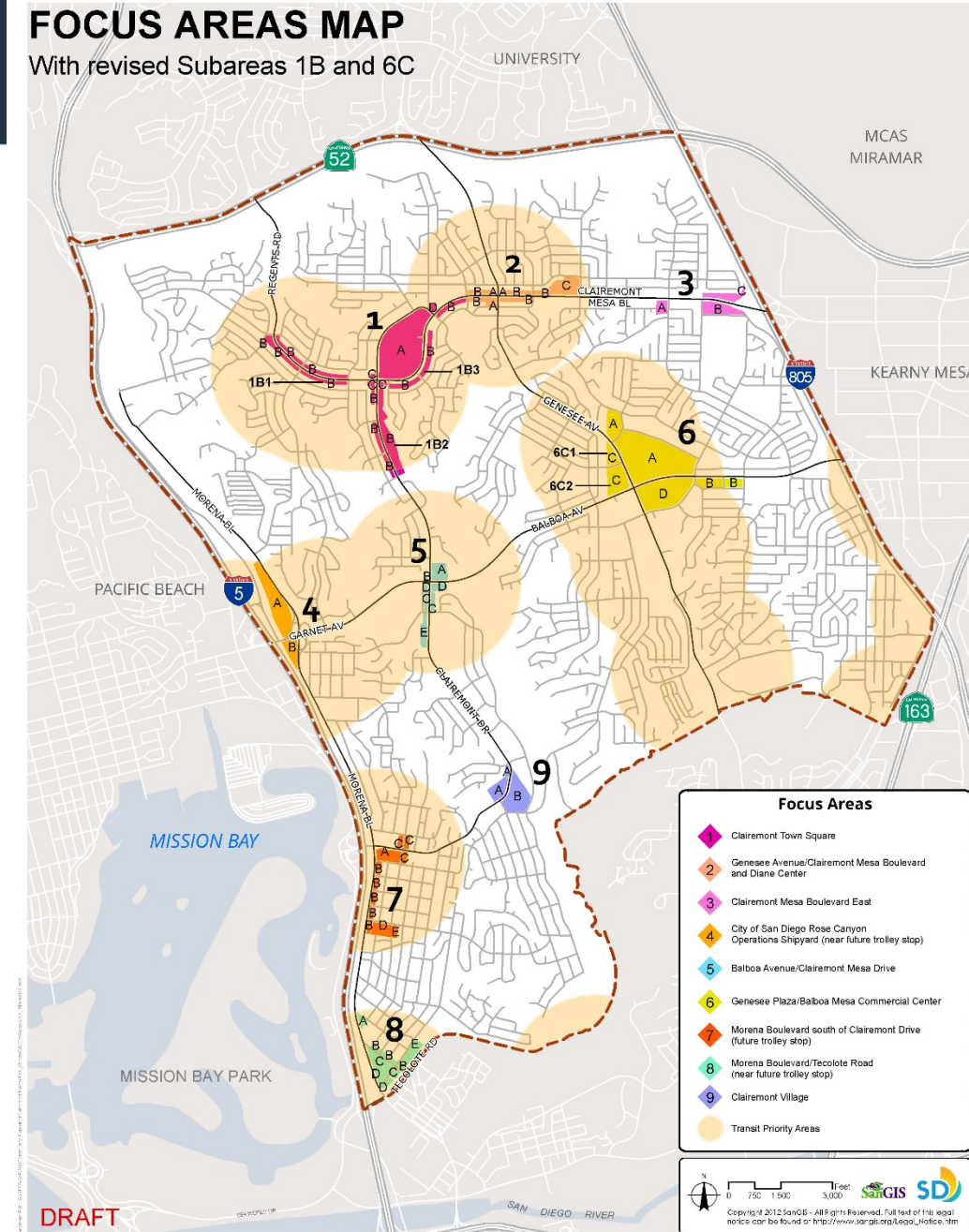
**Health & Active Transportation**



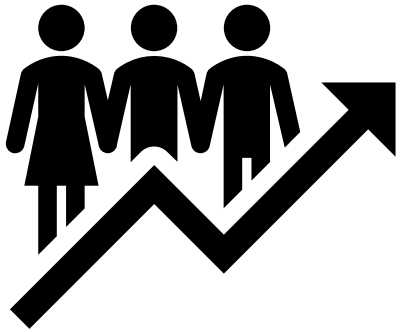
# Focus Areas

- 9 Focus areas with 33 subareas based on:
  - Location to transit
  - Designated for multifamily or commercial use
  - 7 of 9 focus areas within Transit Priority Areas (TPAs)

**FOCUS AREAS MAP**  
With revised Subareas 1B and 6C



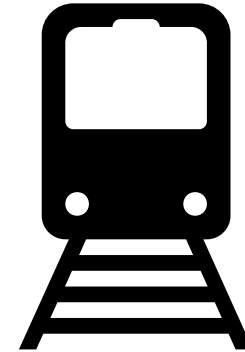
## Land use Scenario Objectives



Make a change to a minimum of three focus areas



Meet a numerical objective of 5,000 housing units



Allocate 40 percent of the numerical objective near the three new Mid-Coast Trolley stations

# Online Community Engagement Tool (OCET)

- Broad reaching via “smart technology”
- Measurable outcomes
- Alternative Outreach Option

Clairemont Engaged SD
FOCUS AREA 5
SUBAREA 5A

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:** 5.1 ACRES

**DENSITY:** NOT APPLICABLE (0 UNITS)

**USES ON-SITE:** COMMERCIAL & RESIDENTIAL

**WITHIN A TPA:** YES

**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.*



# Online Tool and In-person Workshop Results



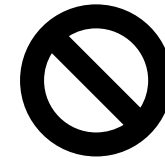
850

Total Responses



75%

Selected Options for "Change"



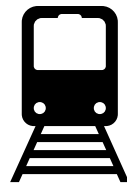
25%

Selected Options for "No Change"



6,564 DUs

Added above Adopted Plan



3,701 DUs

Added near Trolley Stations

# Online Tool and In-person Workshop Results



## Average Number of Dwelling Units Added to the Community per Participant by Outreach Method

Online Community Engagement Tool  
In-Person Workshop

Dwelling Units  
5,368  
3,024



## Average Number of Dwelling Units Added Near the Three Trolley Stations per Participant by Outreach Method

Online Community Engagement Tool  
In-Person Workshop

Dwelling Units  
2,535  
1,293

# CPU Ad-Hoc Subcommittee Recommendation



- Results of the OCET and In-Person workshop were shared with the Subcommittee
- Support a maximum of 5,000 additional dwelling units
- Request that staff return with 3 draft land use scenarios



### RESULTS FROM ONLINE TOOL & WORKSHOP

- Higher density at Mid-Coast Trolley Stations
- Higher density at Nodes and at Clairemont Town Square
- No change to the Community Core except in 6B
- No change to Clairemont Village

Total Increase above Adopted Plan:

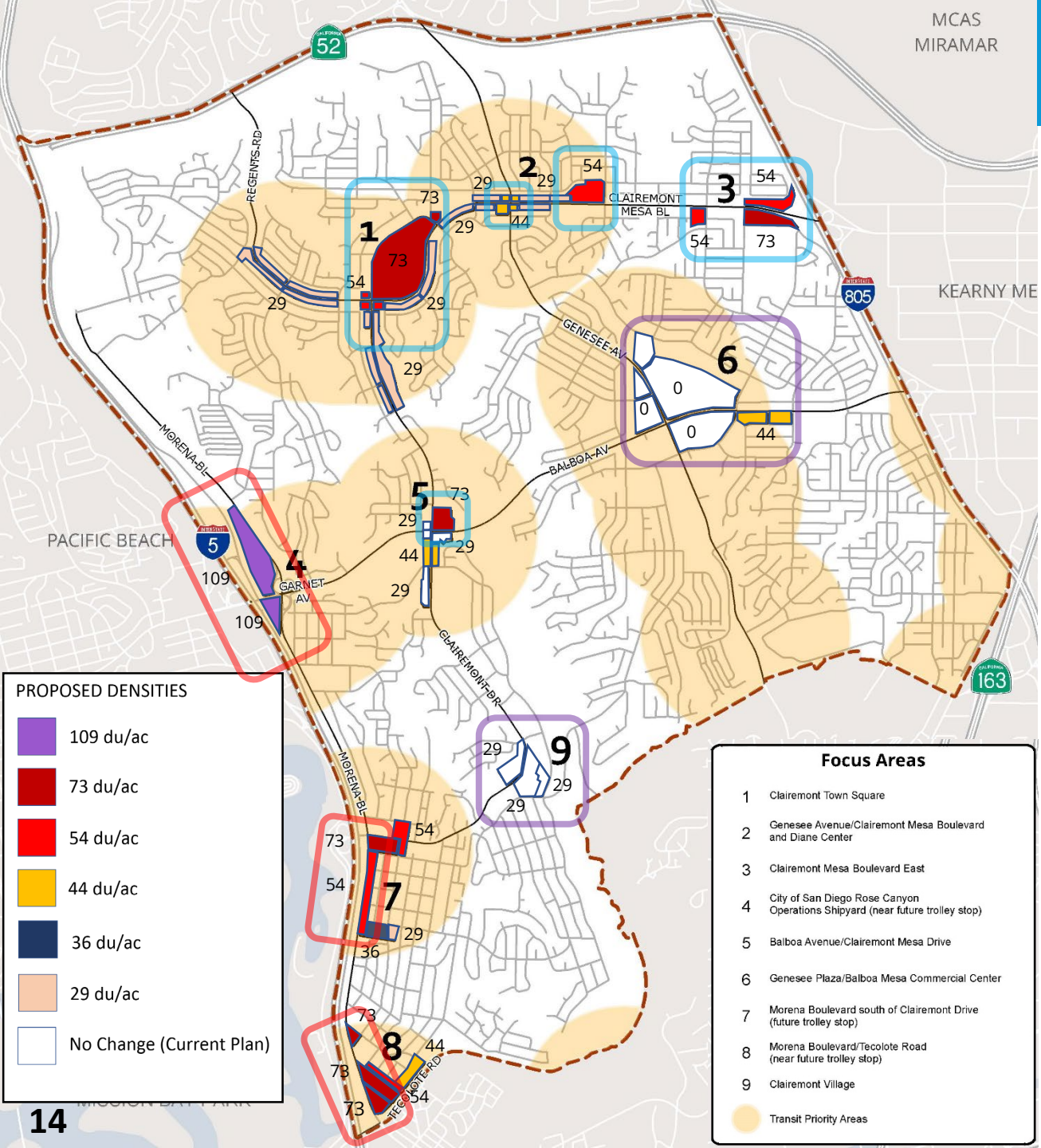


6,564 DU

Within Mid-Coast Trolley TPA Focus Areas 4, 7 & 8:



3,701 DU



**PROPOSED DENSITIES**

- 109 du/ac
- 73 du/ac
- 54 du/ac
- 44 du/ac
- 36 du/ac
- 29 du/ac
- No Change (Current Plan)

- 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

### PLANNING DEPT. SCENARIO A

## CENTERS & NODES FOCUSED

- Increases residential densities at Centers
- Increases residential densities at Nodes
- Increases residential densities at trolley stations
- Maintains Corridors at current plan densities, with the exception of Clairemont Dr., south of Balboa Ave. (Focus Area 5)

Total Increase above Adopted Plan:

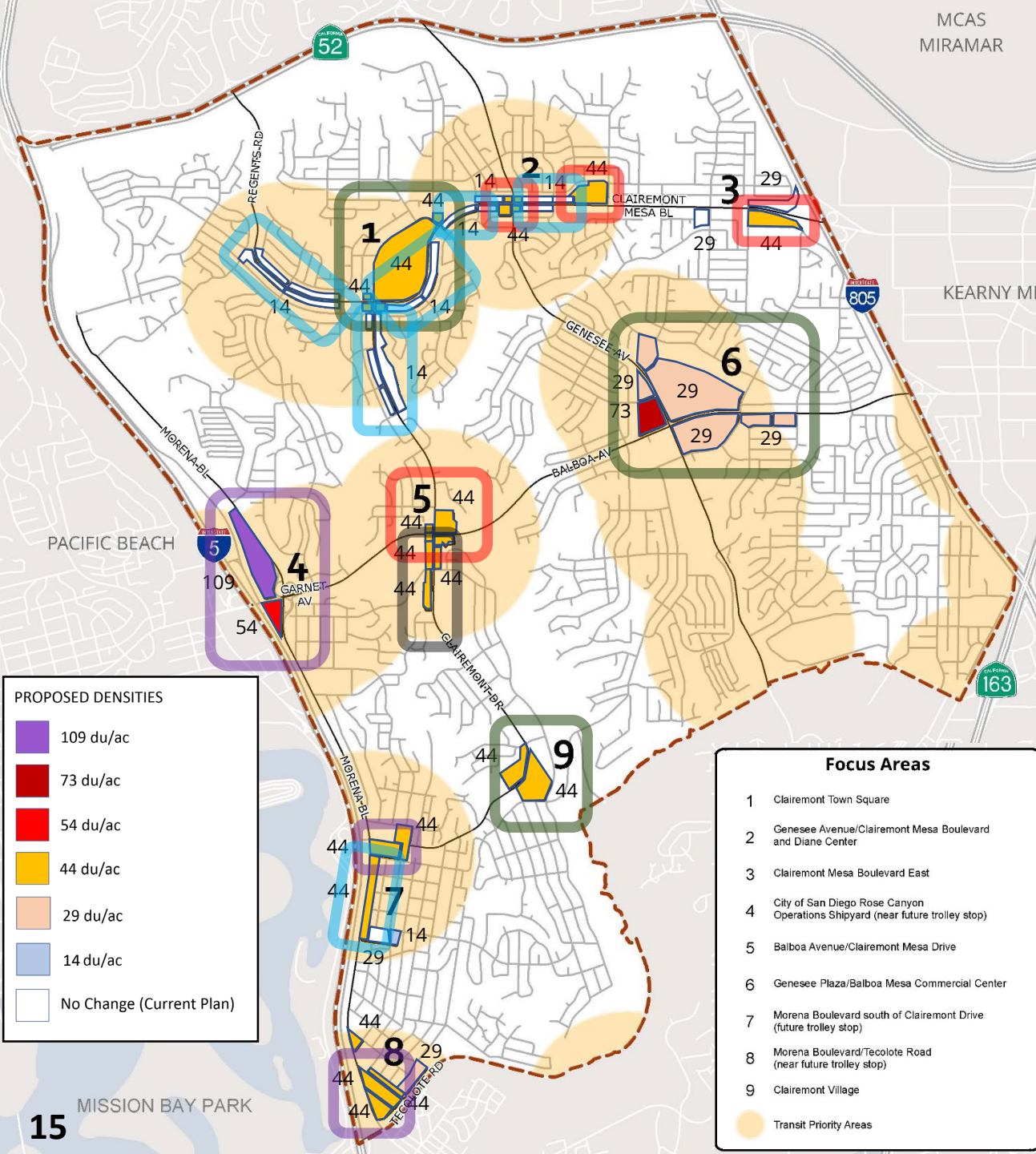


5,577 DU

Within Mid-Coast Trolley TPA Focus Areas 4, 7 & 8:



2,739 DU





### PLANNING DEPT. SCENARIO B CENTERS, NODES & CORRIDORS FOCUSED


- Increases residential densities at Centers
- Increases residential densities at Nodes
- Increases residential densities at the trolley stations
- Increases residential densities along Corridors

Total Increase above  
Adopted Plan:

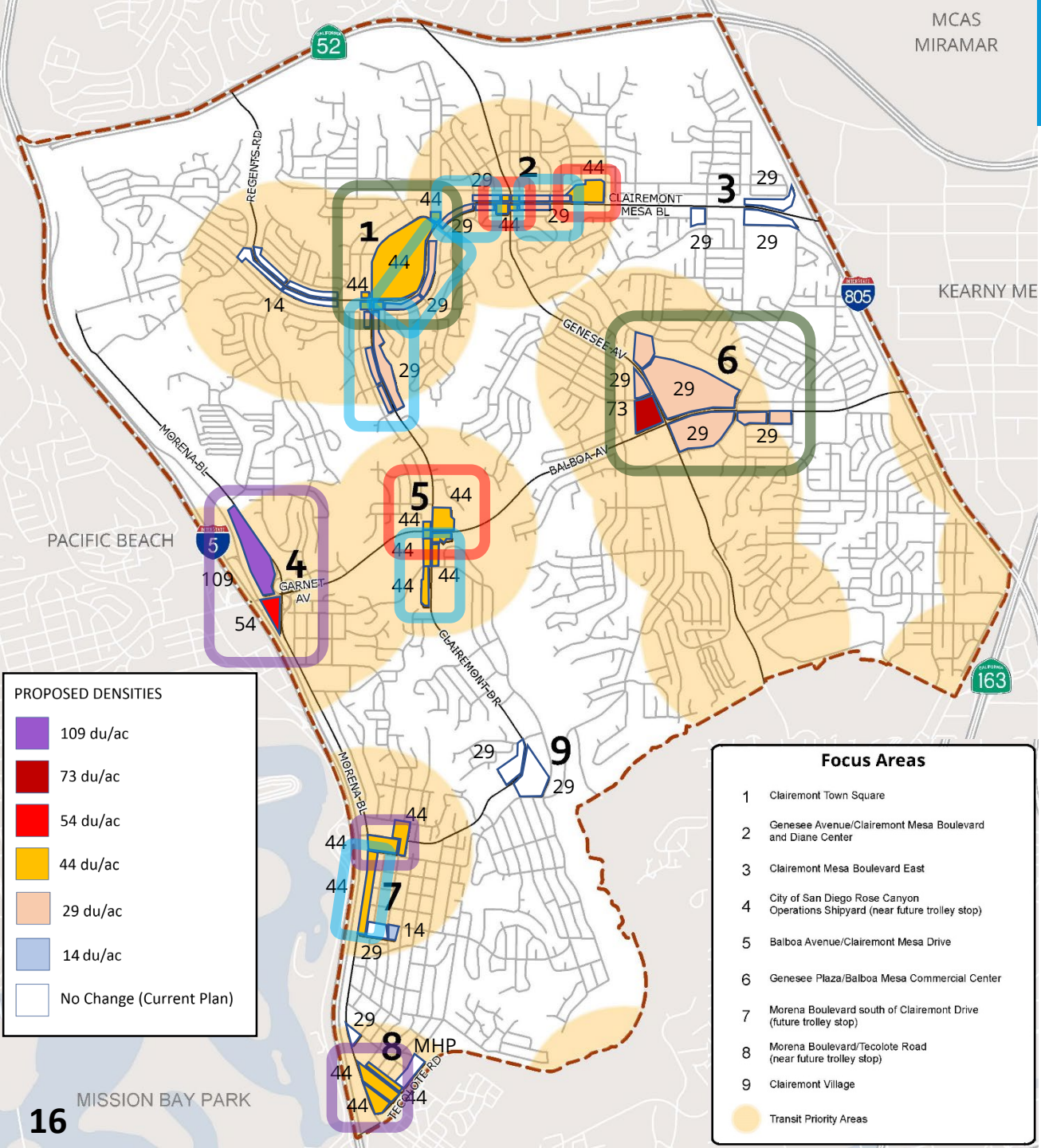


5,691 DU

Within Mid-Coast Trolley TPA  
Focus Areas 4, 7 & 8:



2,670 DU




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

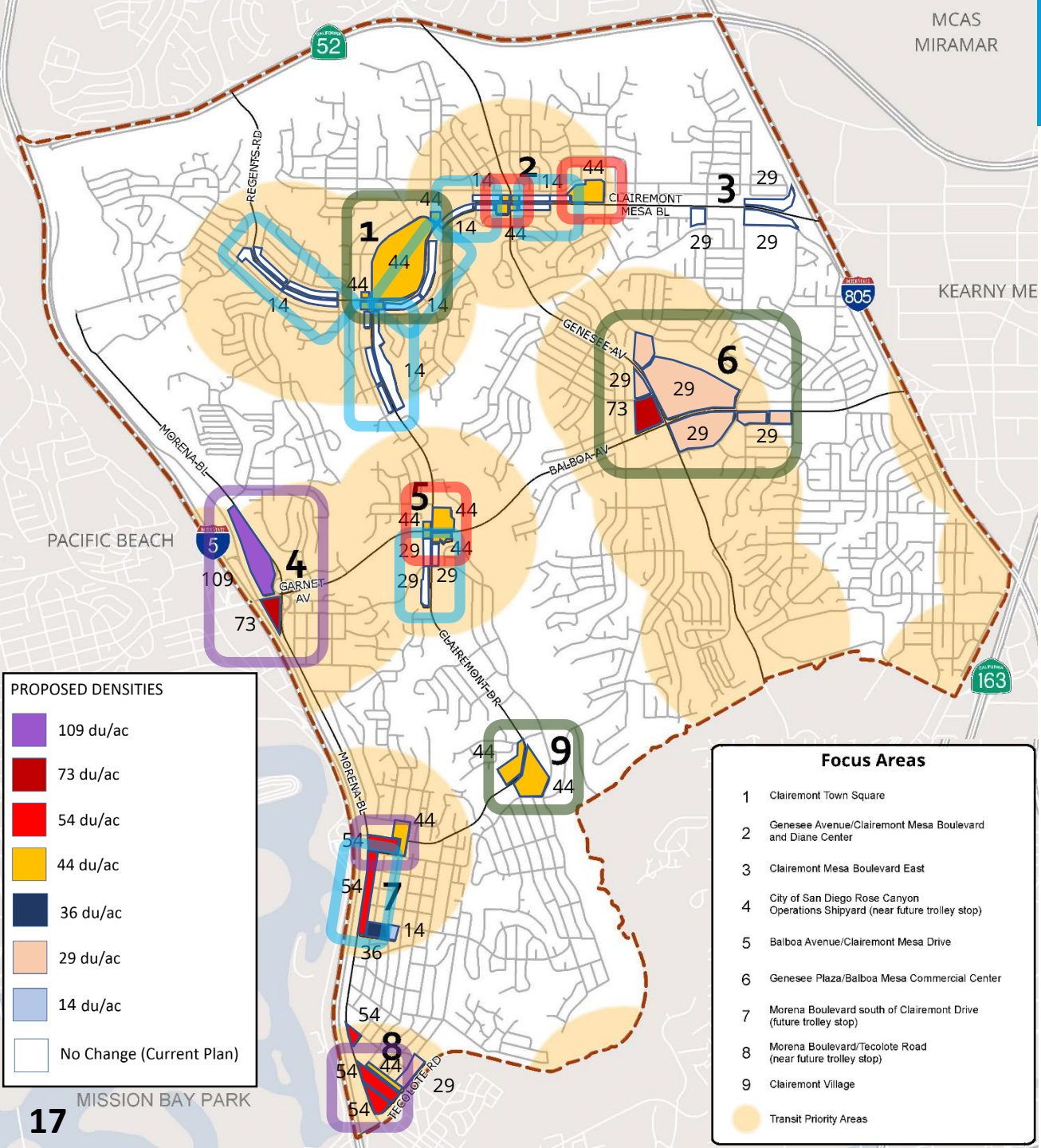


### PLANNING DEPT. SCENARIO C MID-COAST TROLLEY FOCUSED

- Focuses higher residential densities near the Mid-Coast Trolley stations – Tecolote Road, Clairemont Drive and Balboa Avenue
- Increases residential densities at Centers
- Increases residential densities at Nodes
- Maintains Corridors at current plan densities

Total Increase above Adopted Plan:  
 5,643 DU


Within Mid-Coast Trolley TPA Focus Areas 4, 7 & 8:  
 3,075 DU

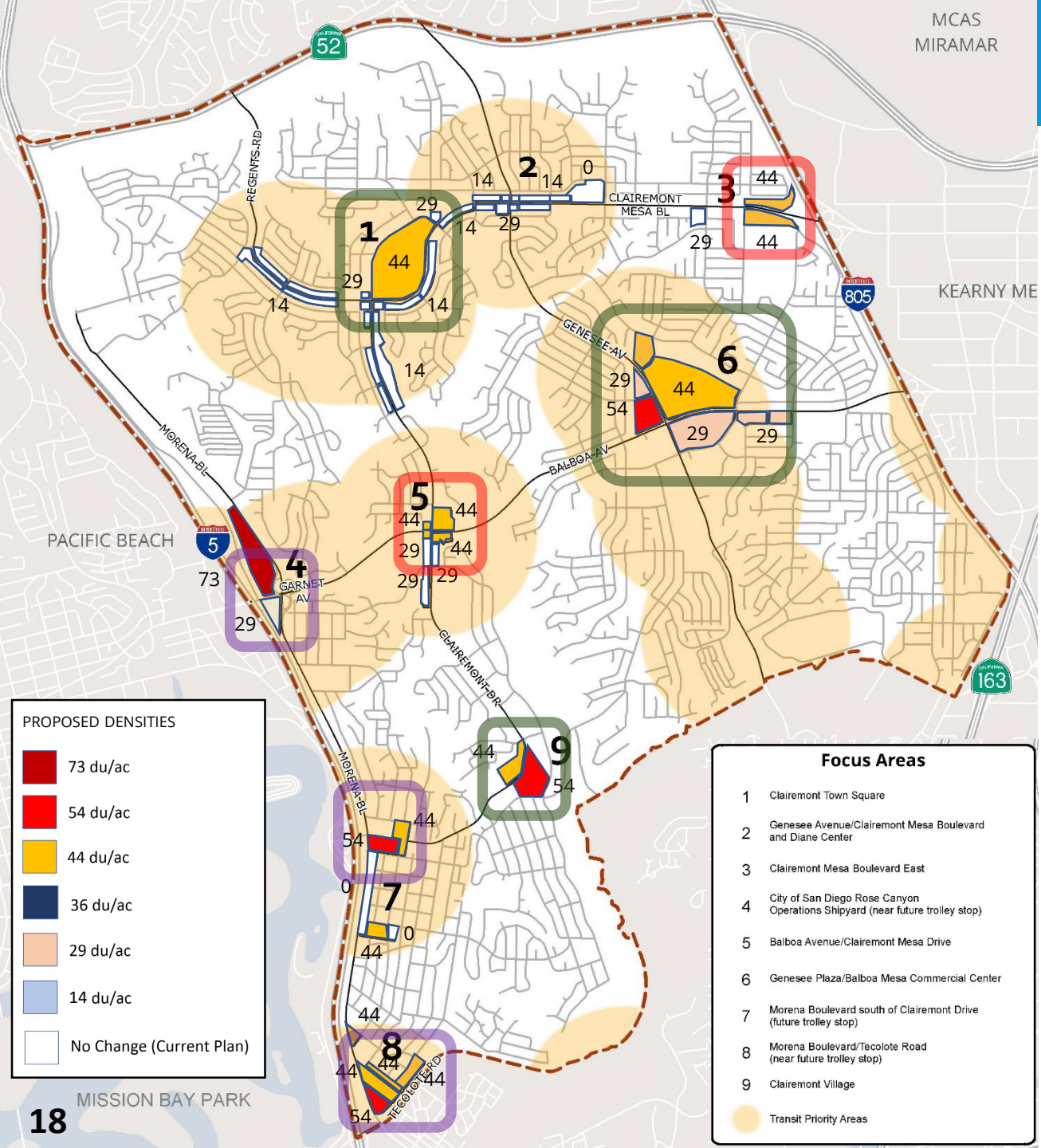


### CPU AD-HOC SUBCOMMITTEE RECOMMENDATION

- Focuses higher residential densities at Centers
- Increases higher residential densities at Nodes
- Medium to High Residential densities at Mid-Coast Trolley Stations
- No Change along Corridors

Total Increase above Adopted Plan:  
 4,981 DU

Within Mid-Coast Trolley TPA Focus Areas 4, 7 & 8:  
 2,184 DU





### Community Plan Comparisons

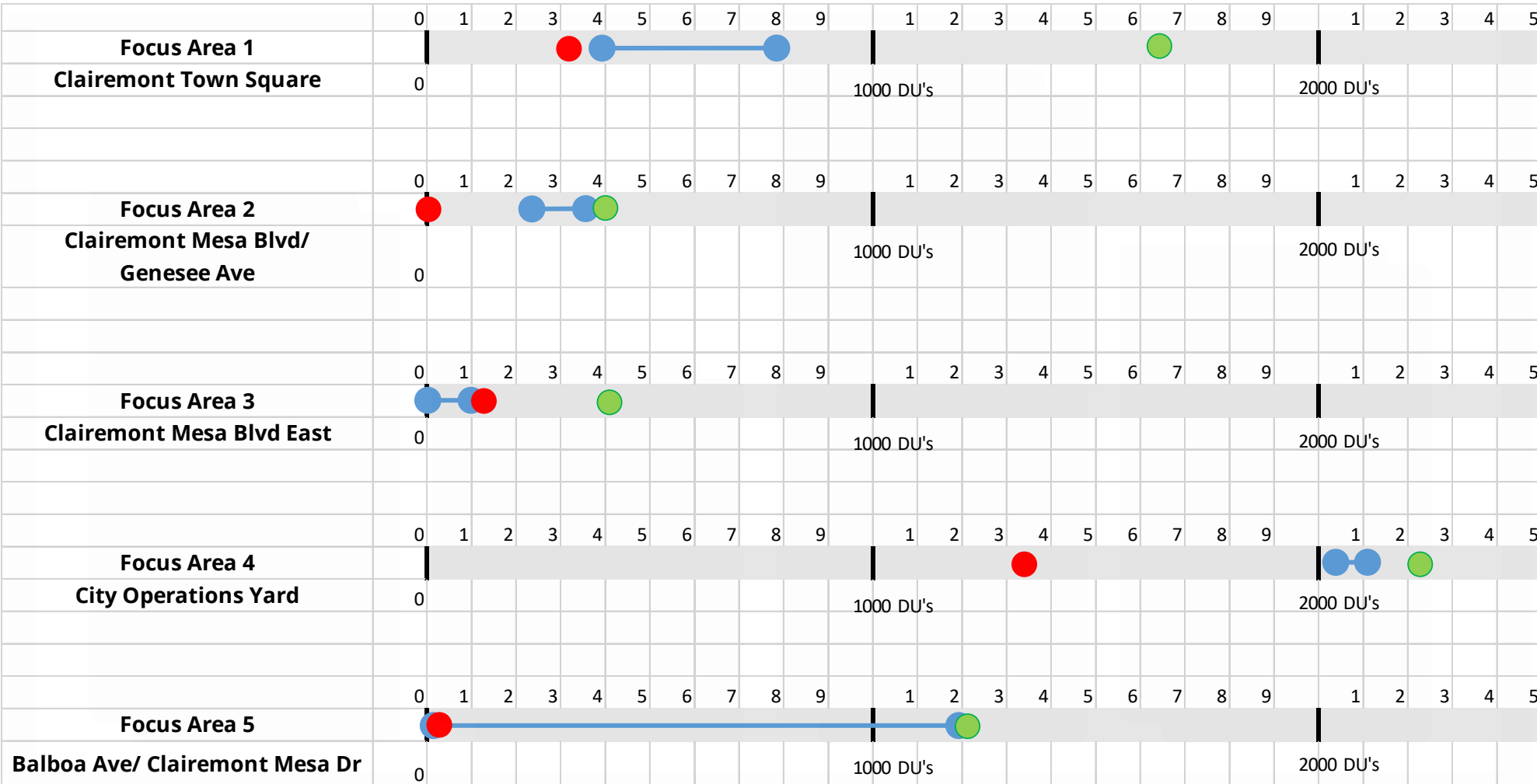
Community Plan	Adoption Year	Size of Plan Area (Acres)	Additional Units	Additional Units per Acre
Midway Community Plan	2018	1,250	6,545	5.24
North Park Community Plan	2016	2,258	2,275	1.01
San Ysidro Community Plan	2016	1,864	1,760	0.94
Encanto Community Plan	2015	3,800	7,874	2.07
Navajo (Grantville) Community Plan	2015	8,000	8,275	1.03
Mission Valley Community Plan	Draft	3,080	27,910	9.06
Kearny Mesa Community Plan	Draft	8,000	20,000	2.50
Average units added per acre for 7 examples:				3.12
<b>Clairemont Community Plan</b>	<b>In-Process</b>	<b>8,512</b>	<b>5,000</b>	<b>0.59</b>
PB Portion of Balboa Station SP	Draft	119	4,729	
Linda Vista Portion of Morena SP	Draft	170	7,016	
<b>Totals including Clairemont, Balboa Station, and Morena SP:</b>		<b>8,801</b>	<b>16,745</b>	<b>1.90</b>

### Total Number of Additional Dwelling Units per Focus Area by Scenario

	OCET and In-Person Workshop Scenario	Planning Department Scenarios			CPU Ad-Hoc Subcommittee Scenario
		A	B	C	
Focus Area 1	1,643	388	793	388	335
Focus Area 2	398	252	354	252	0
Focus Area 3	421	112	0	0	130
Focus Area 4	2,234	2,054	2,054	2,116	1,352
Focus Area 5	202	201	201	43	48
Focus Area 6	199	1,673	1,673	1,673	2,007
Focus Area 7	641	313	187	465	343
Focus Area 8	826	372	303	494	489
Focus Area 9	0	212	0	212	277
<b>TOTAL</b>	<b>6,564</b>	<b>5,577</b>	<b>5,565</b>	<b>5,643</b>	<b>4,981</b>



# Comparison of Land Use Scenarios



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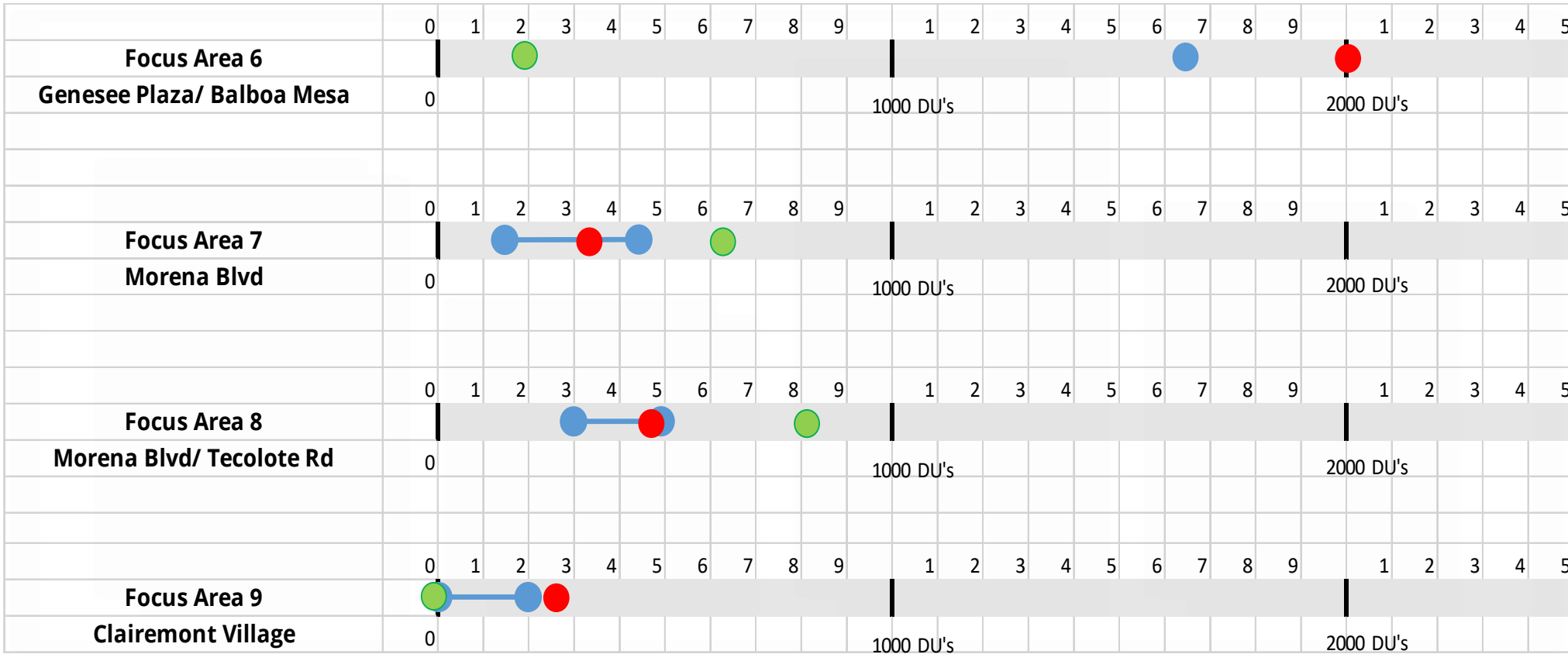
Staff Scenarios



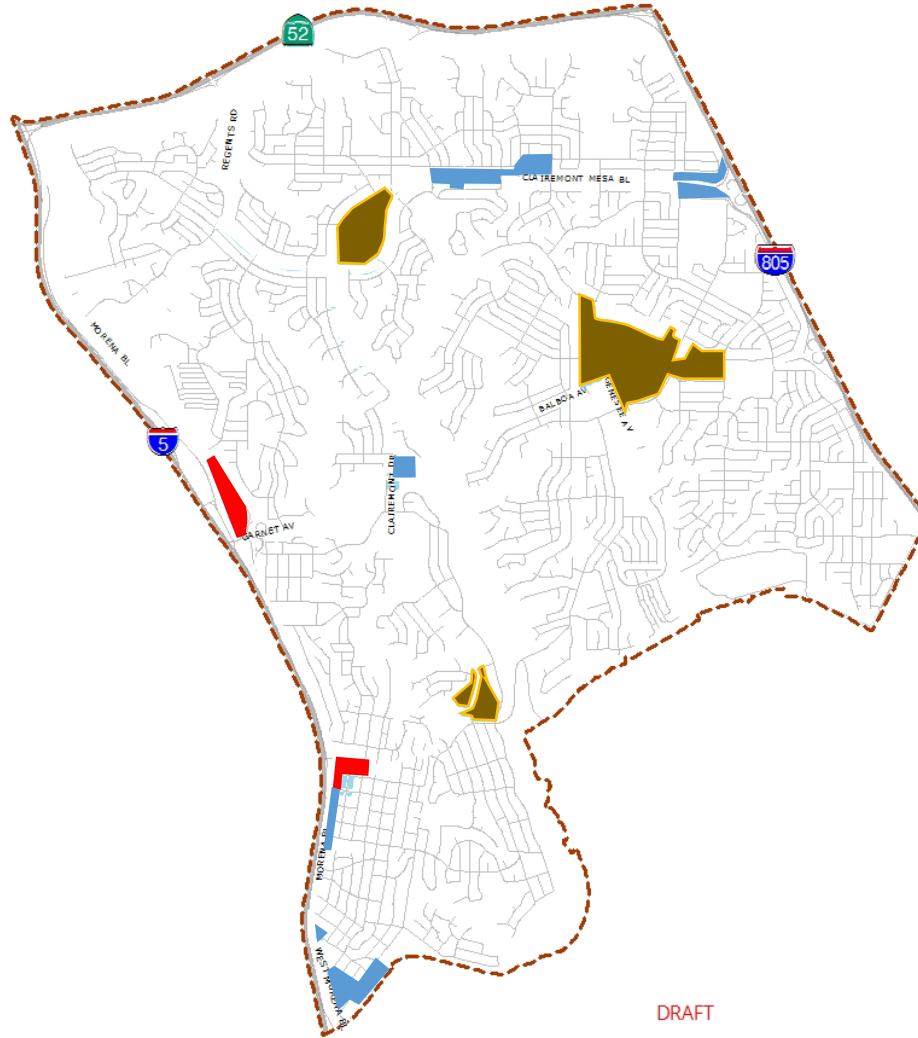
OCET & Workshop Scenario



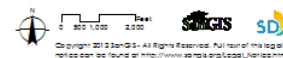
Subcommittee Scenario



# Urban Design: Height Approaches



DRAFT

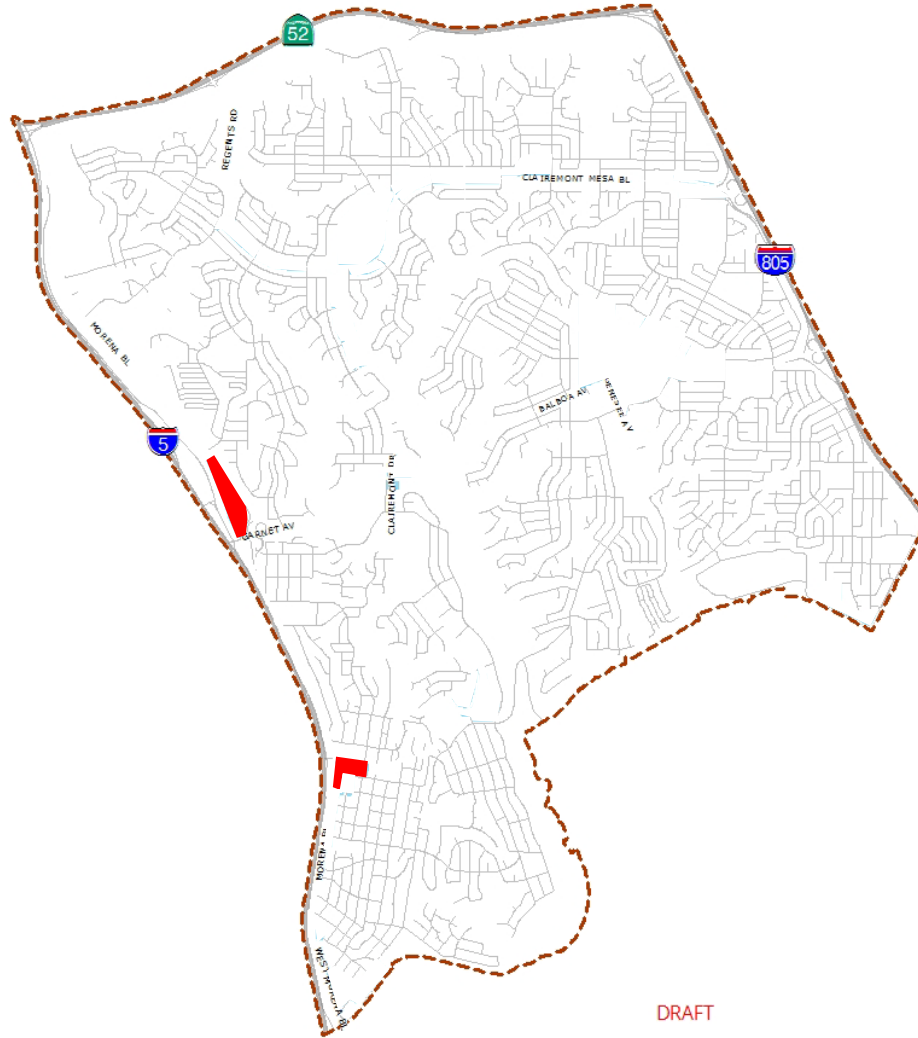


Concept 1:  
**Working with Topography**

Concept 2:  
Transitions in Height from the  
Center to the Neighborhood

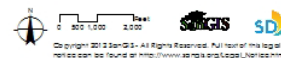
Concept 3:  
**Architectural Variation**





## Concept 1: Working with Topography

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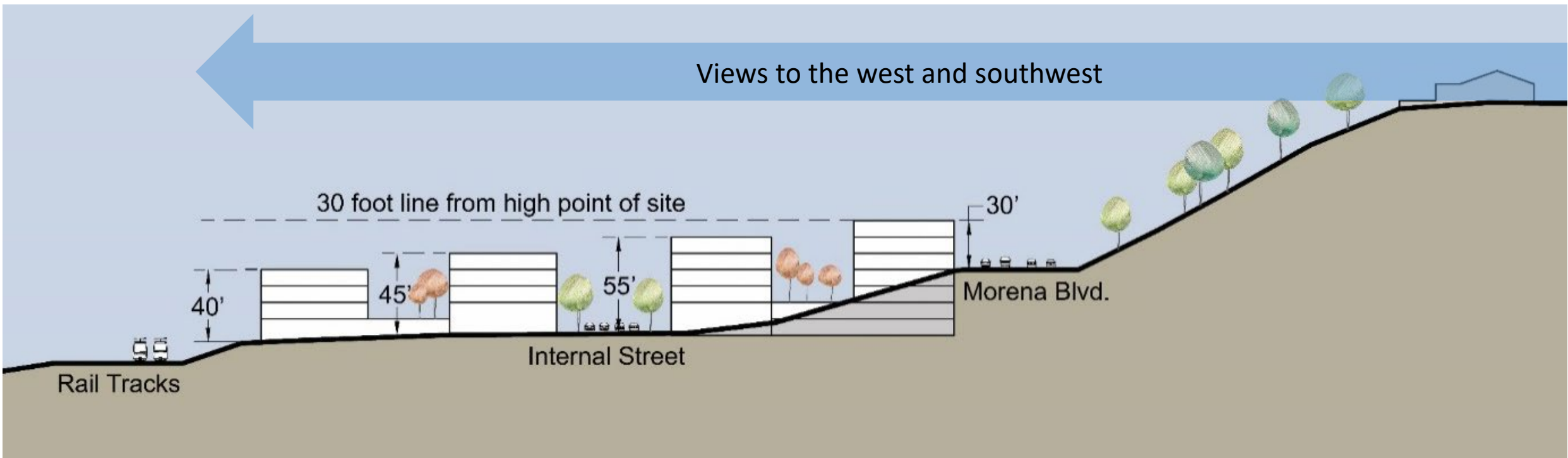








## Concept 1: Working with topography



*DRAFT – All images are shown to illustrate planning concepts and do not represent a design, project or land use proposal*



**Open Space**                      **Internal  
"Main Street"**                      **View Terraces**



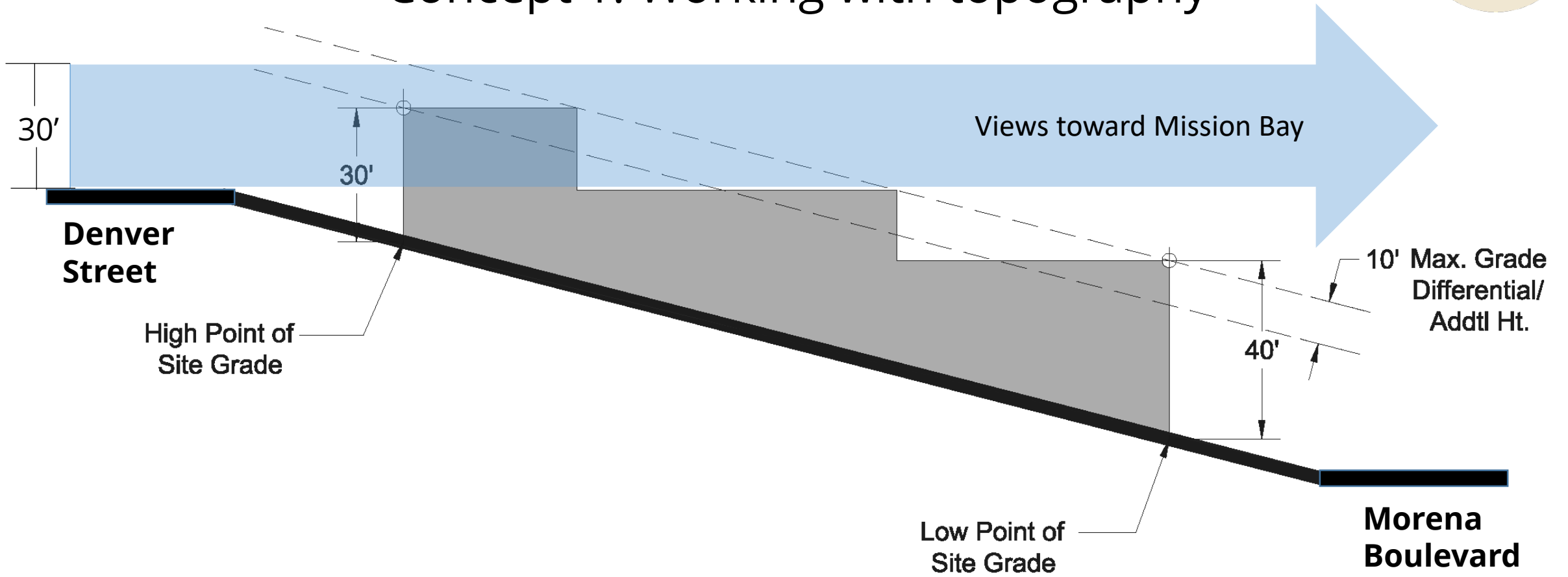
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## Concept 1: Working with topography



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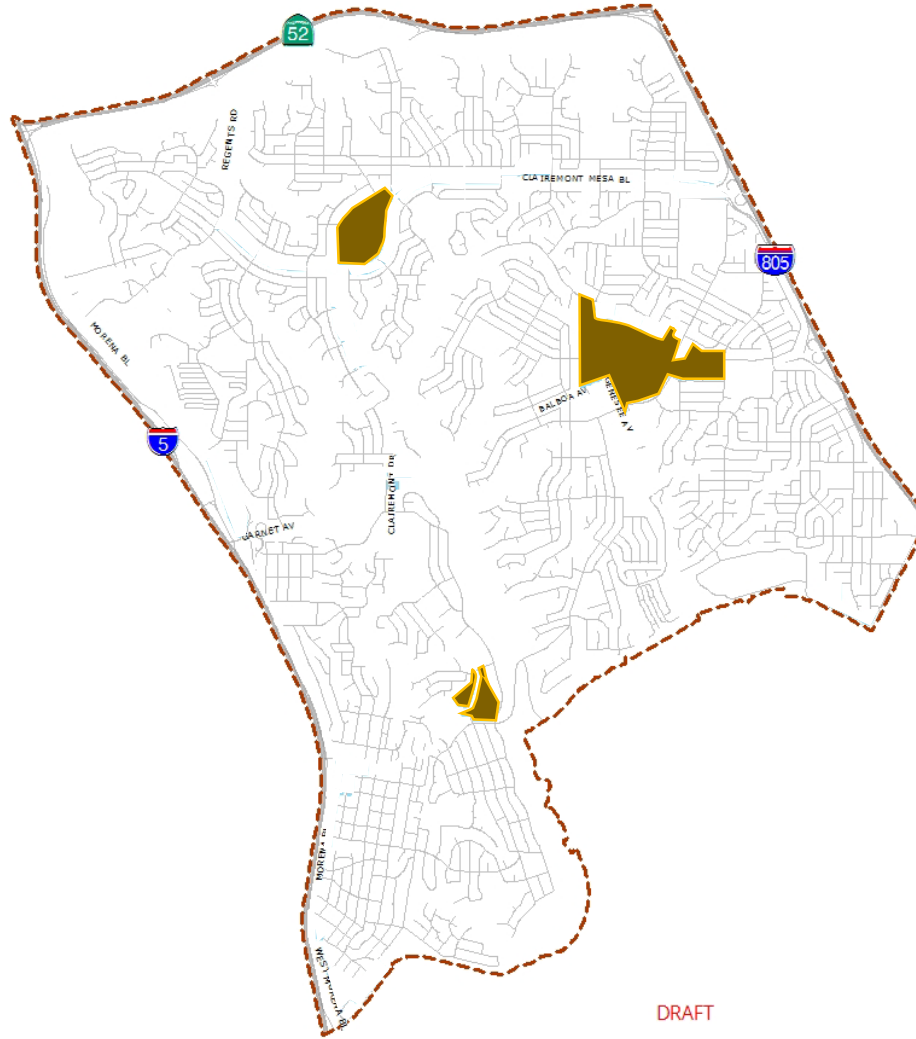


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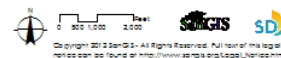


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Concept 2:  
Transitions in Height from the  
Center to the Neighborhood

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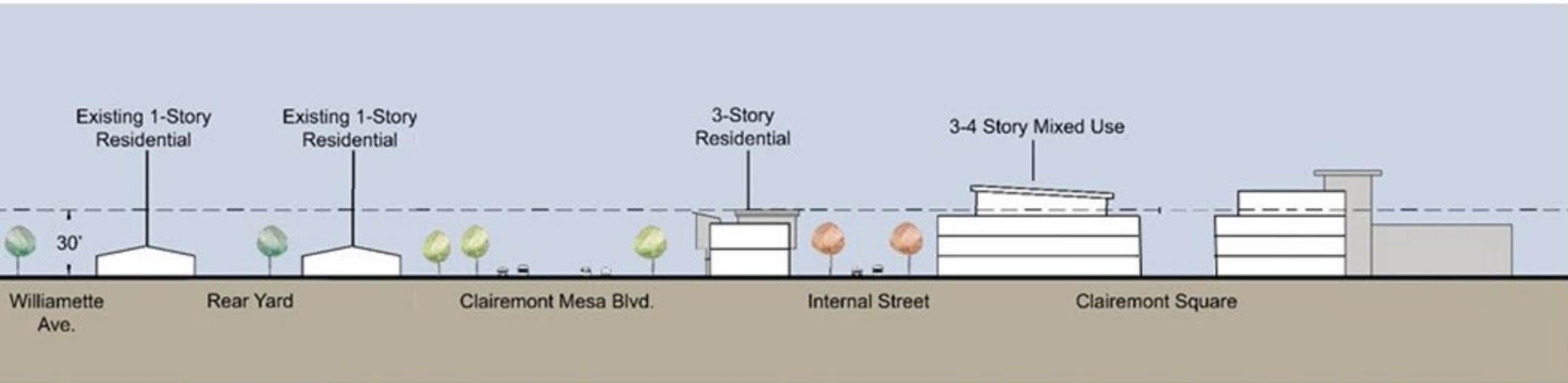






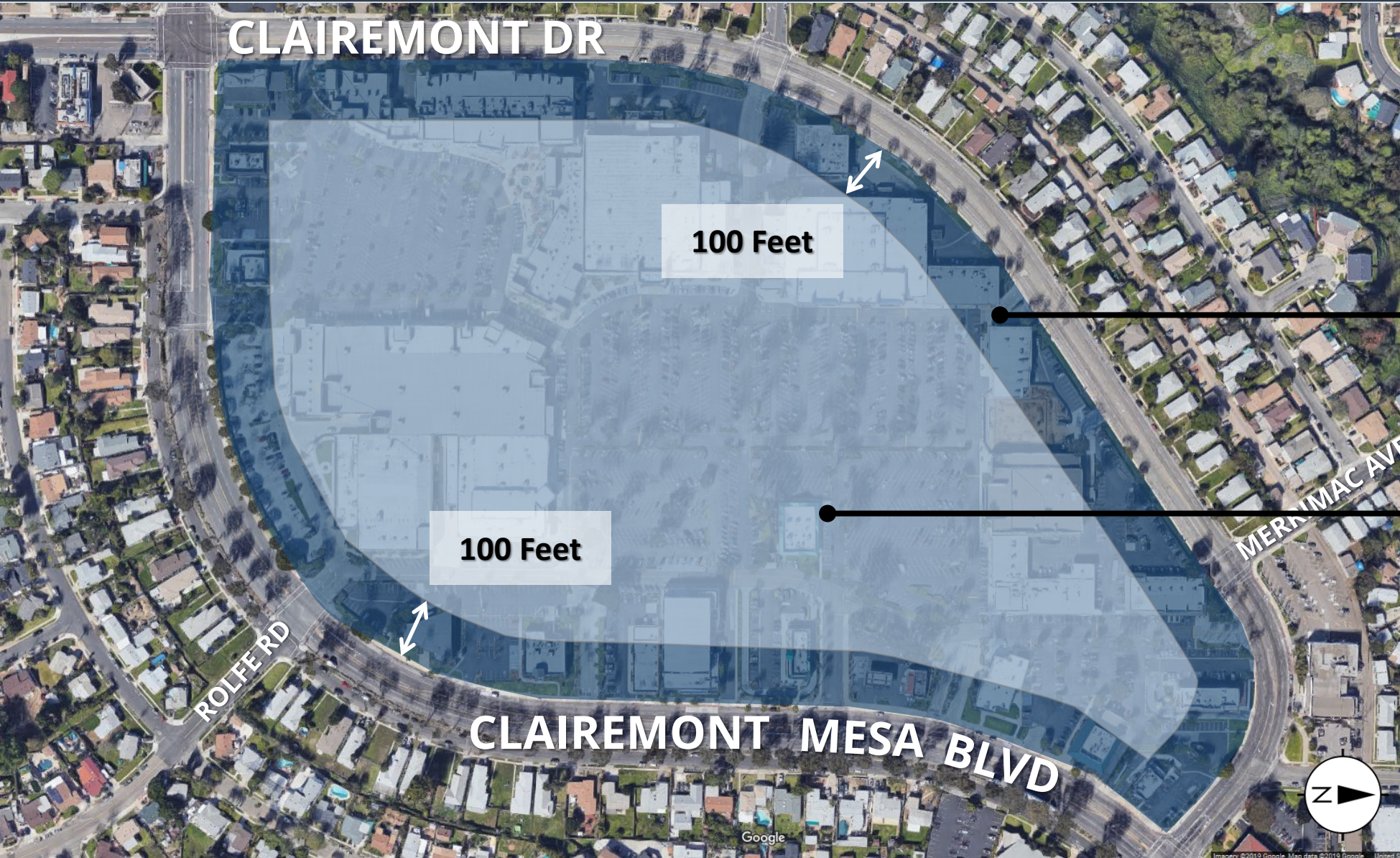


## Concept 2: Transitions in height from center to the neighborhood



*DRAFT – All images are shown to illustrate planning concepts and do not represent a design, project or land use proposal*





**30 feet**

**Up to 55 feet**



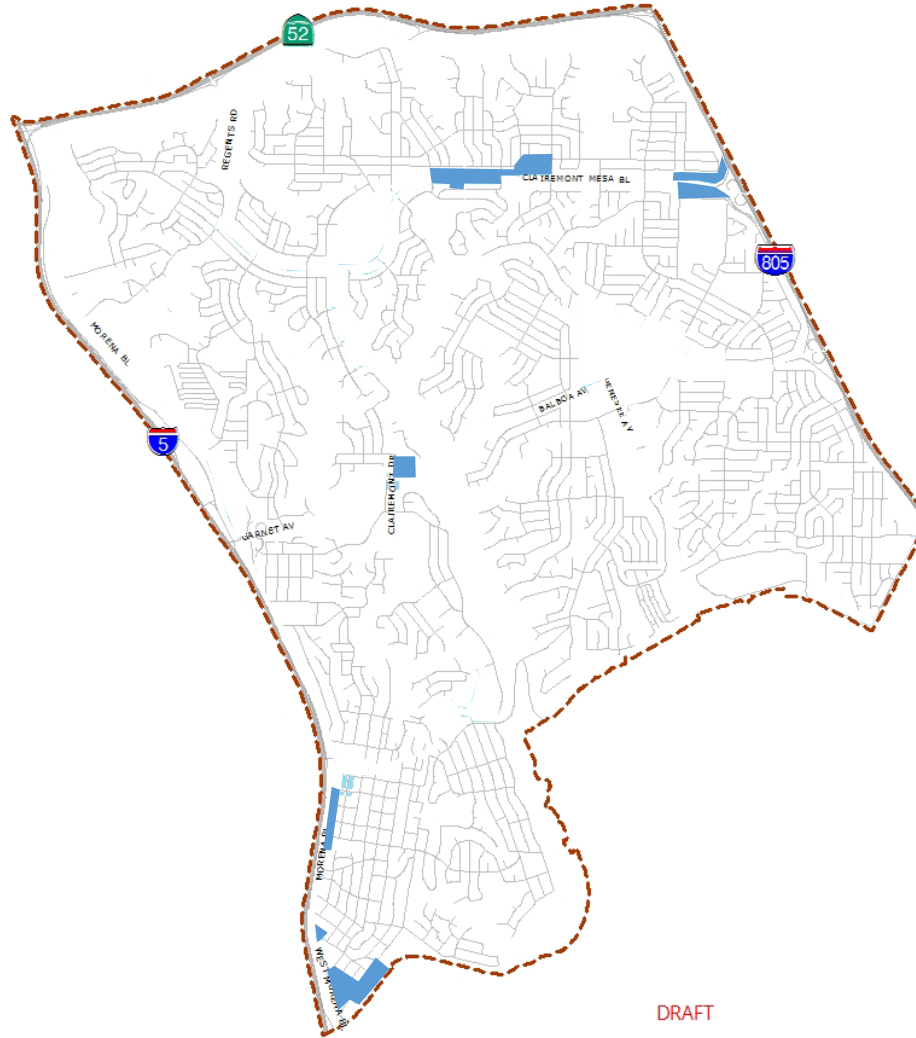
**2-3 Story  
Rowhomes**

**3-4 Story  
Wrap**

**3-4 Story  
Podium**

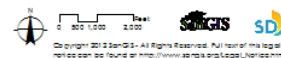


*DRAFT – All images are shown to illustrate planning concepts and do not represent a design, project or land use proposal*



## Concept 3: Architectural Variation

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*DRAFT – All images are shown to illustrate planning concepts and do not represent a design, project or land use proposal*





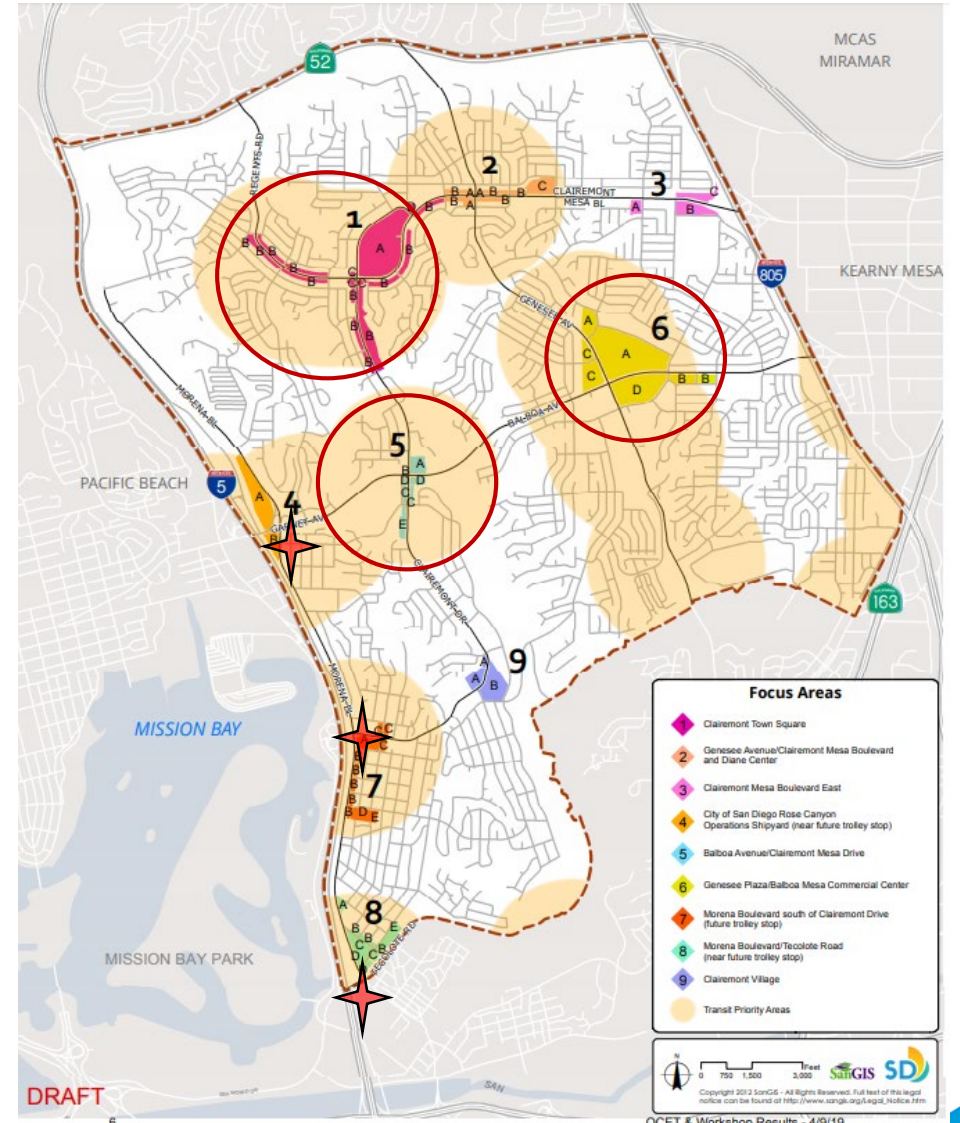
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# Mobility

## Centers - Trolley Connectivity

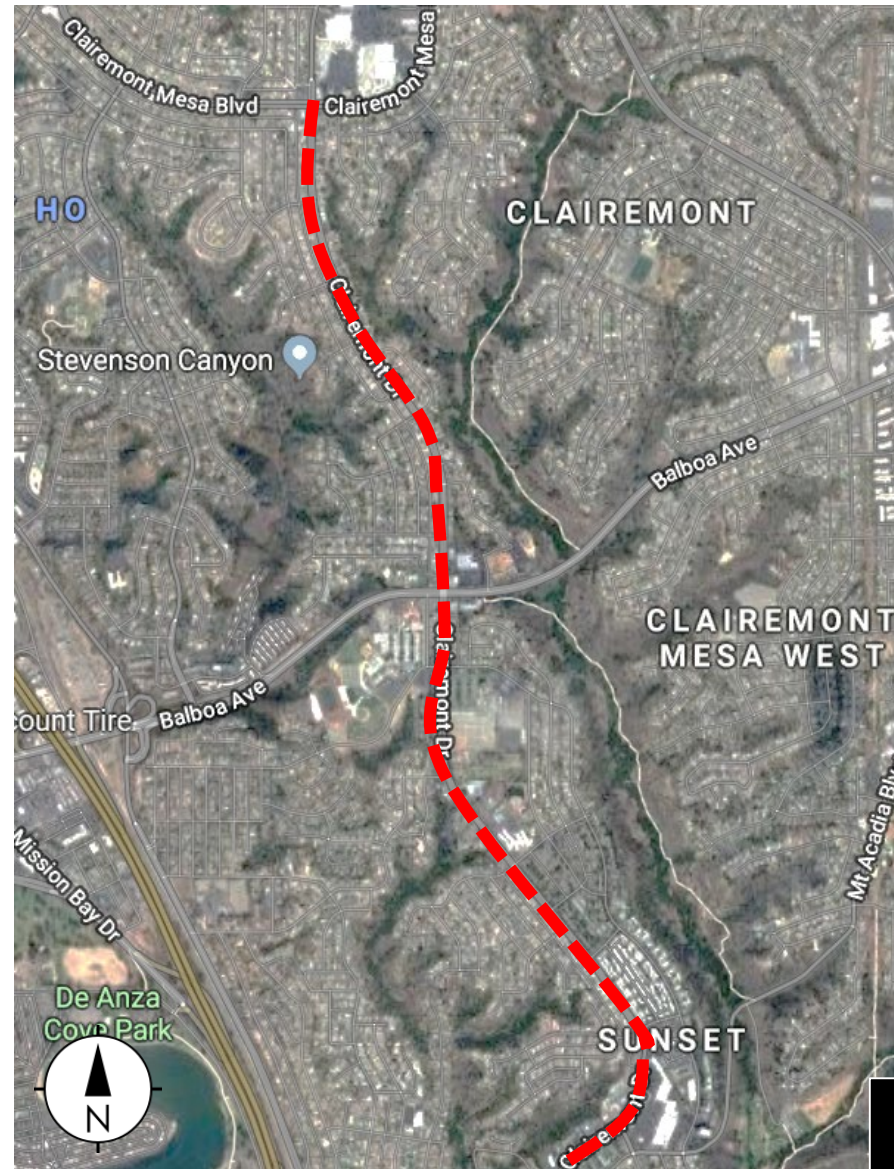
- Focus Areas 1, 5, and 6
- New trolley stops
  - Emerging Technologies



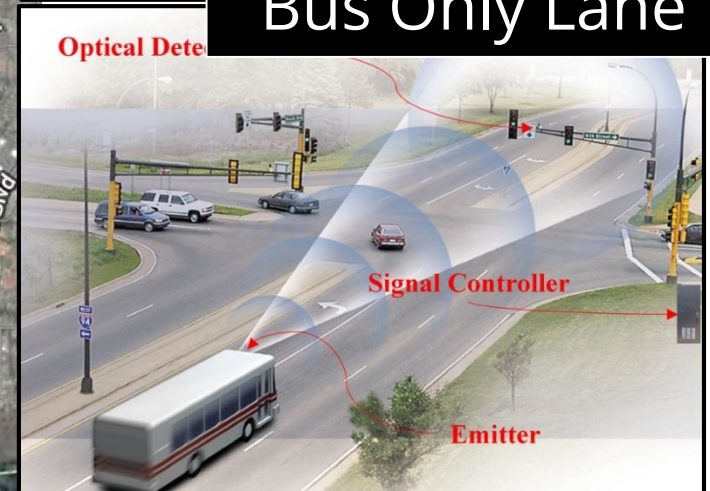


## Clairemont Drive

- Transit priority treatments
- Improving transit stop amenities



Bus Only Lane



Transit Priority Signals



## Clairemont Mesa Blvd & Balboa Ave

- Adjusts red, yellow, and green lights to accommodate real-time demand
- 10% travel time reduction

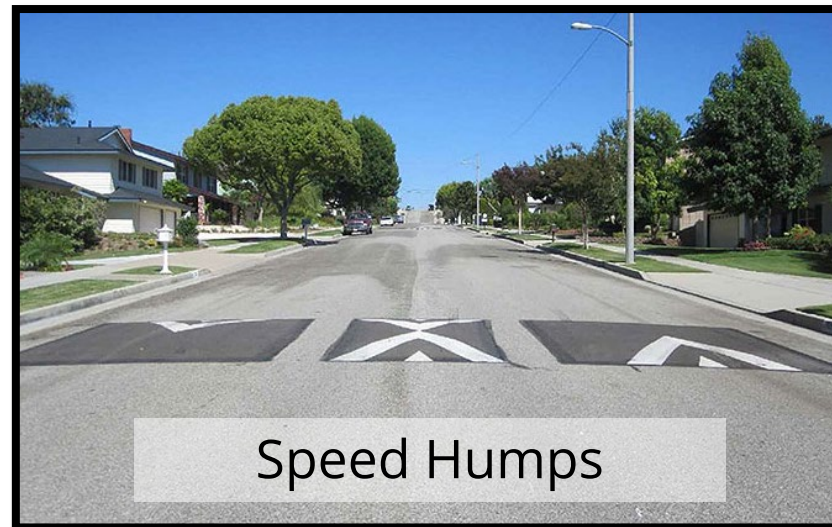








- Parallel streets to major roadways
- Bike routes on low volume roadway
- Traffic calming treatments
  - Reduce speeds and cut-through traffic





## Next Steps

- Continue analyzing multiple scenarios based on Planning Commission comment
- Analyze land use scenarios as part of the transportation forecast model to identify specific improvements
- Working Draft of the Community Plan in the fall
- Public Draft and EIR in the Spring of 2020
- Adoptions hearings late fall of 2020

Planning Department

# Public Comment

Item #7