

LOCATION:

CLAIREMONT MESA BLVD & CLAIREMONT DR

USES ON-SITE:

RESIDENTIAL, RETAIL COMMERCIAL, AND SERVICE STATIONS

FOCUS AREA TOTAL ACREAGE:

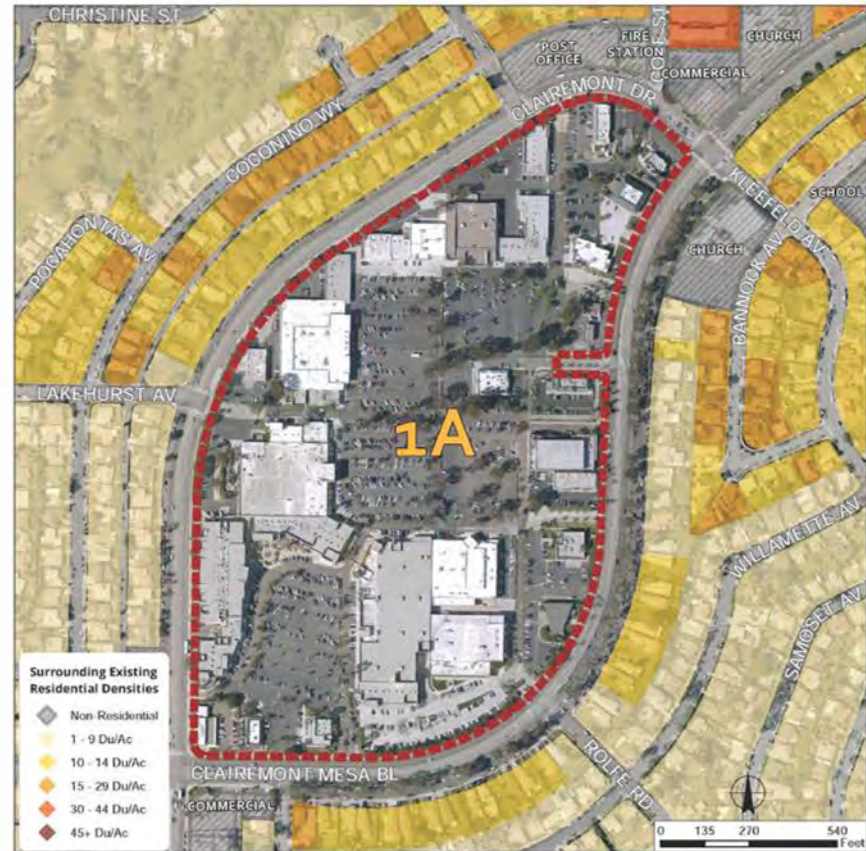
86 ACRES

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)



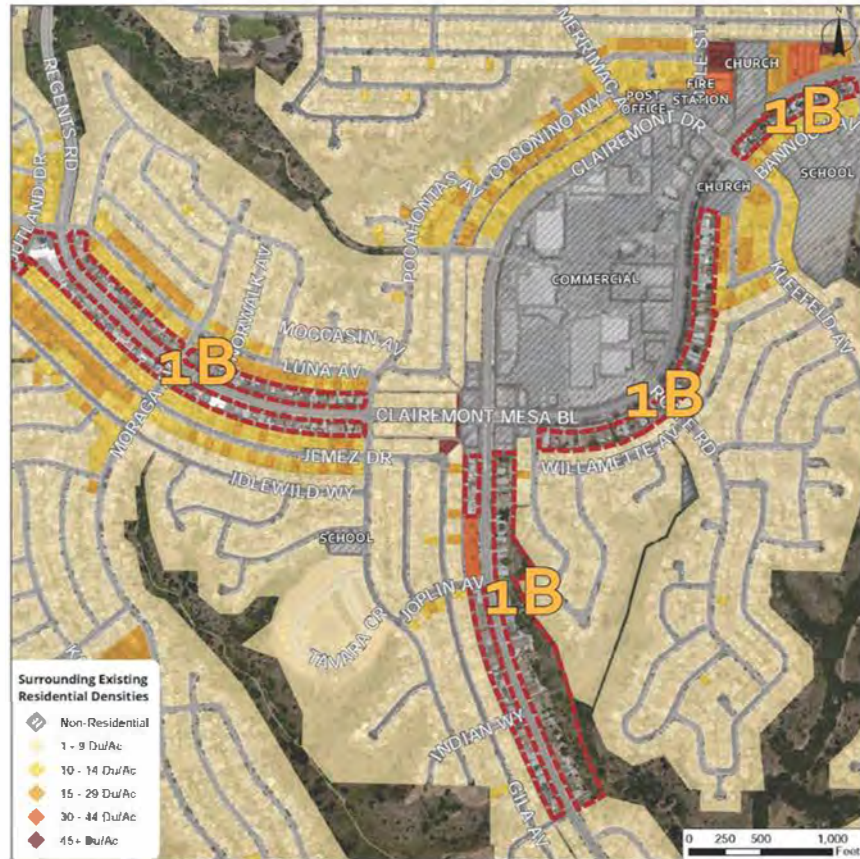
MIX OF USES: COMMERCIAL & RESIDENTIAL

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)

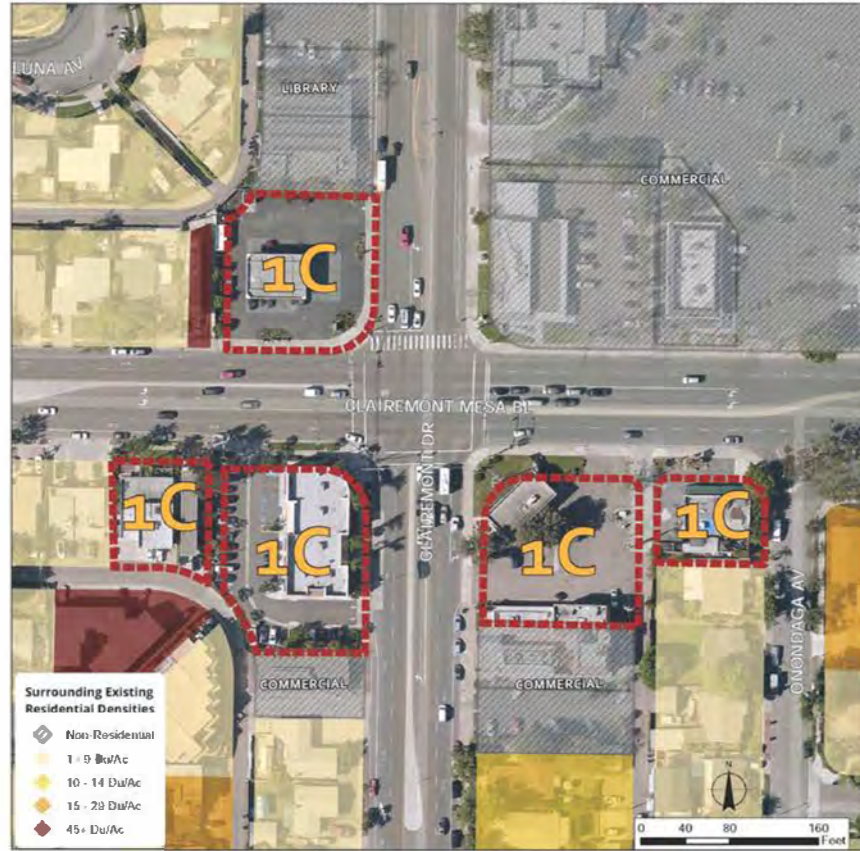
OPTION 2 - RESIDENTIAL MEDIUM-HIGH (30-44 DU/ACRE)



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: CLAIEMONT MESA BLVD & CLAIEMONT 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)



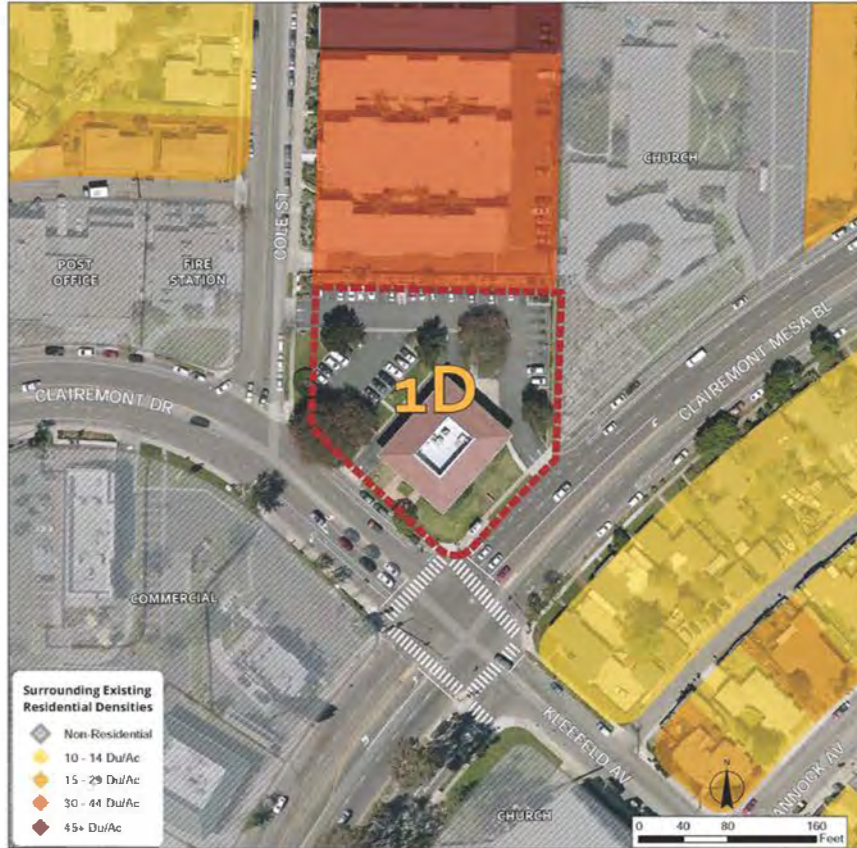
MIX OF USES: COMMERCIAL & RESIDENTIAL

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)

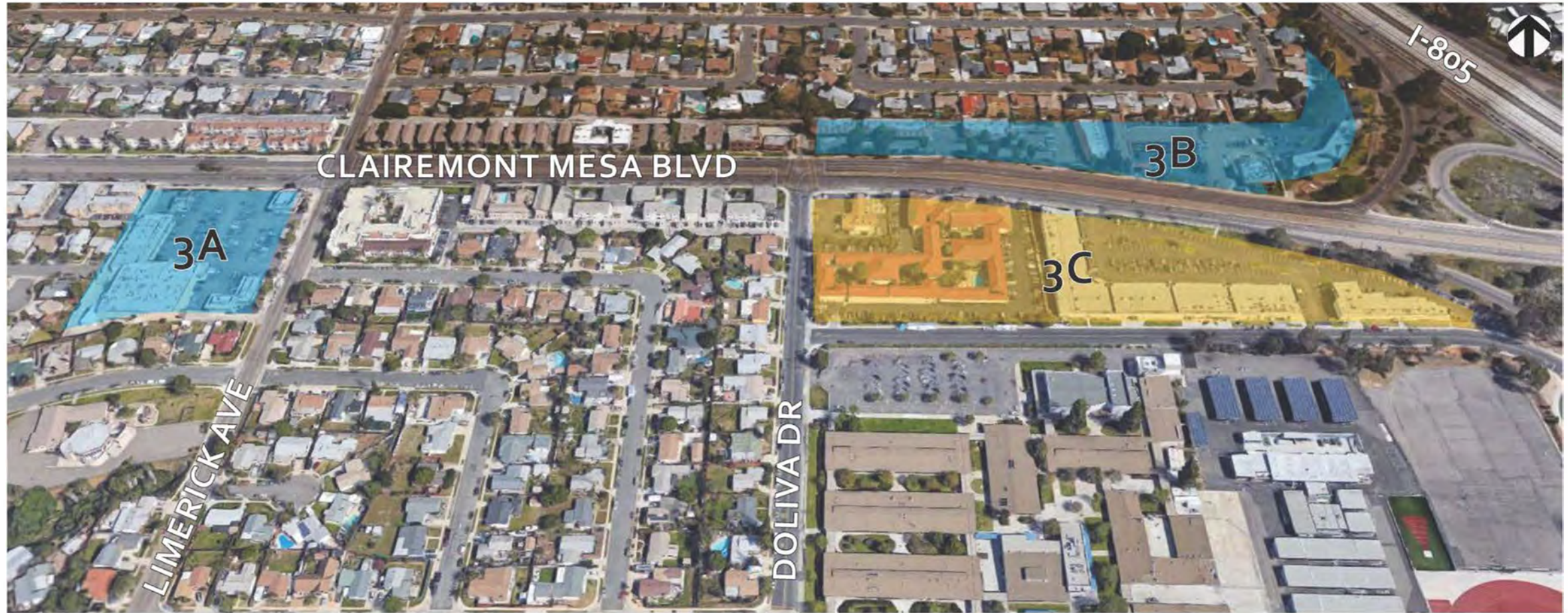


MIX OF USES: COMMERCIAL &
RESIDENTIAL

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

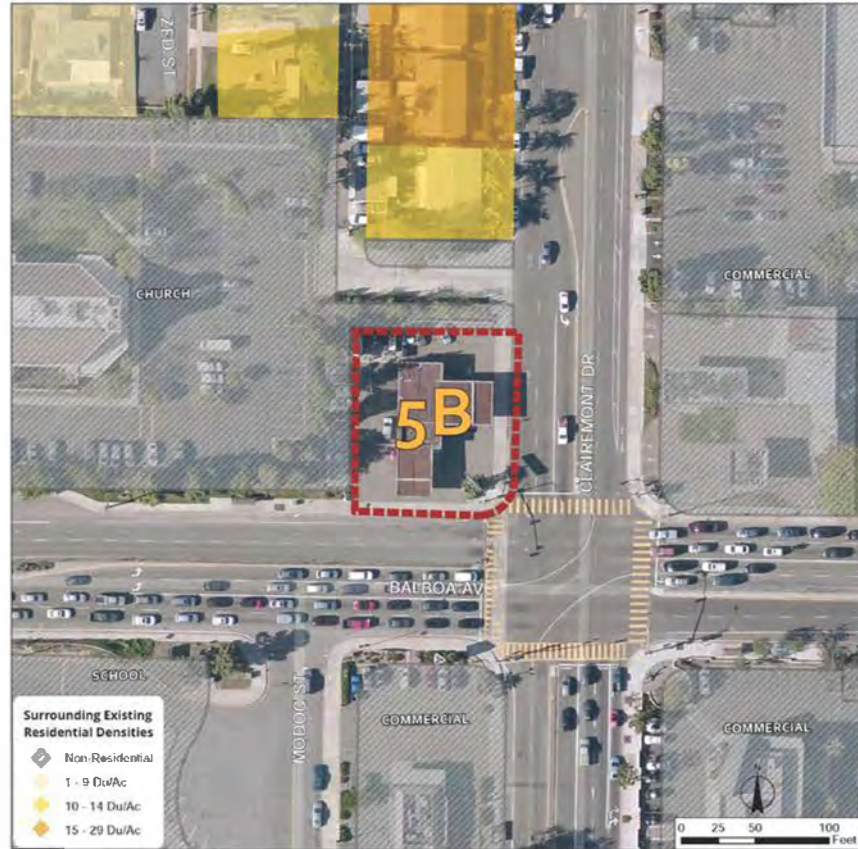
ADDITIONAL UNITS: 127 UNITS
(Above Current Plan)

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)



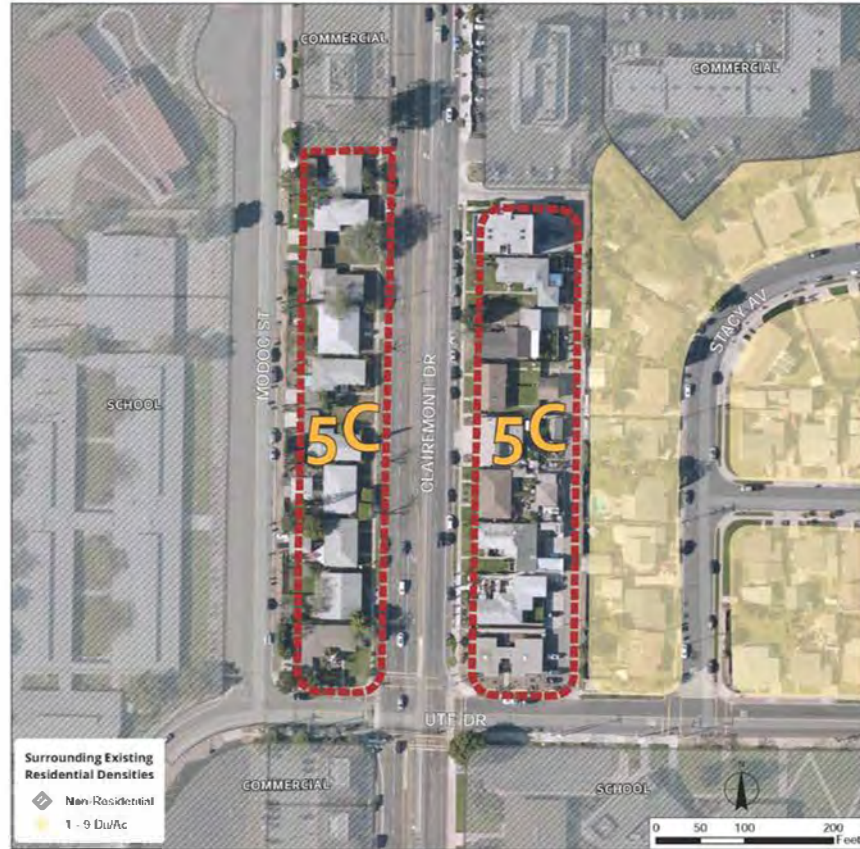
MIX OF USES: COMMERCIAL & RESIDENTIAL

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)

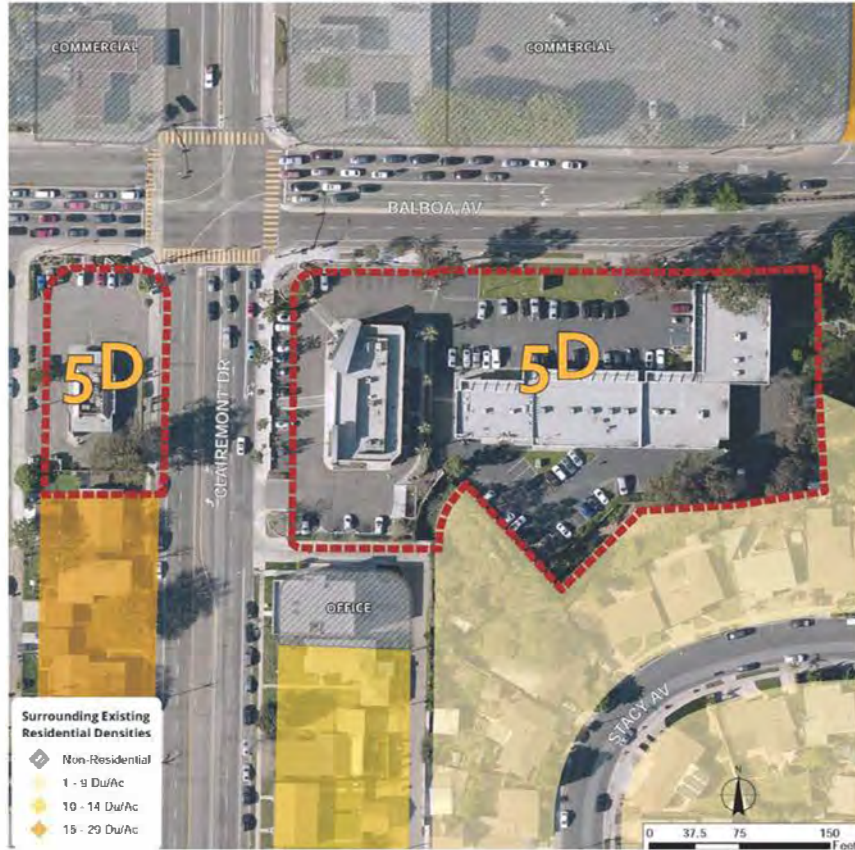
OPTION 2 - OFFICE COMMERCIAL (0-54 DU/ACRE)



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:

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:

BALBOA AVENUE AND GENESEE AVENUE

USES ON-SITE:

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

FOCUS AREA TOTAL ACREAGE:

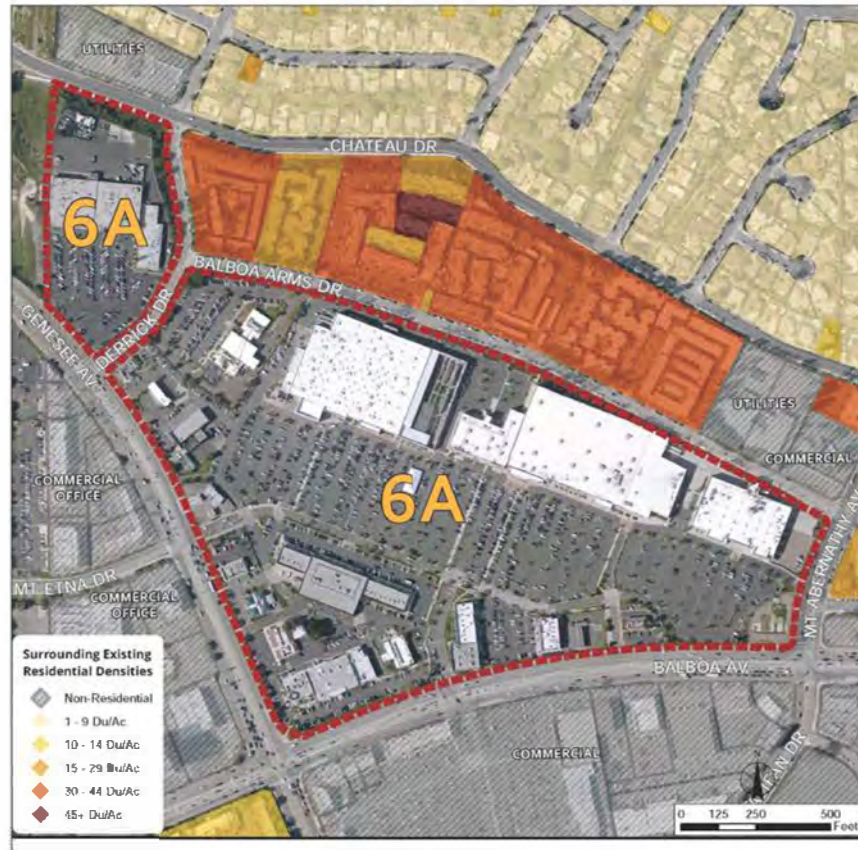
101 ACRES

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

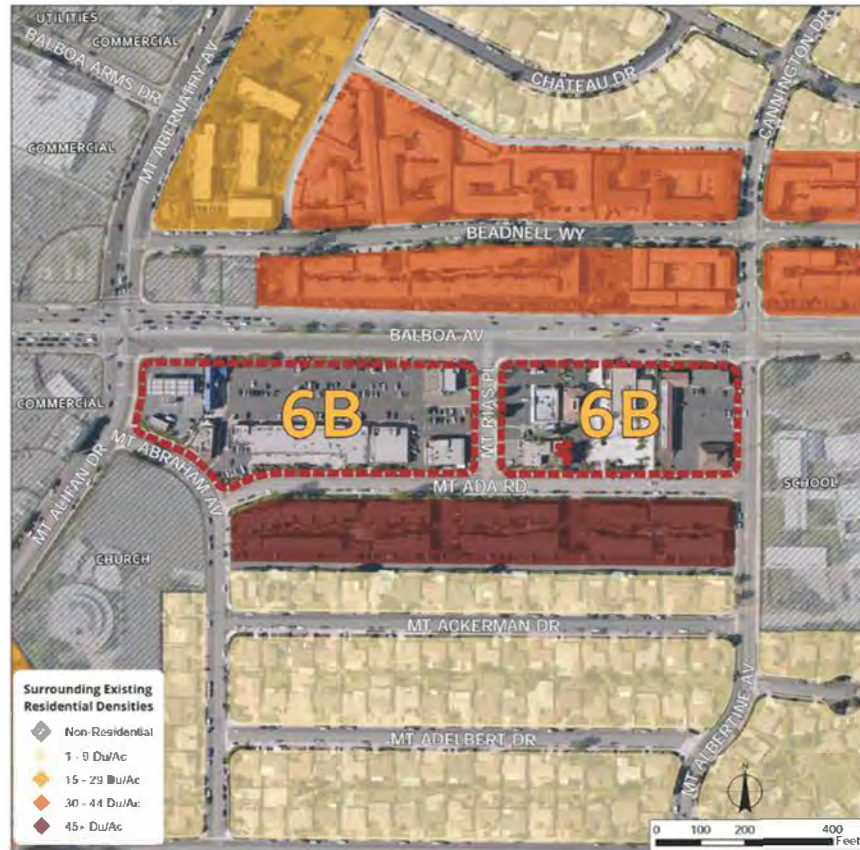
ADDITIONAL UNITS: 1,516 UNITS
(Above Current Plan)

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

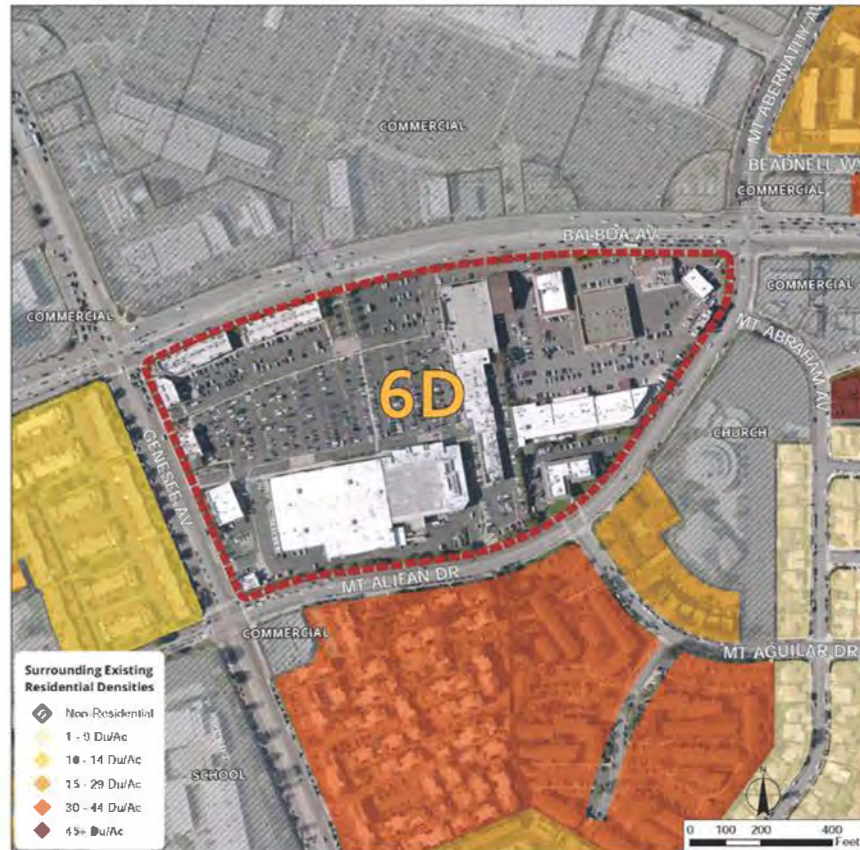
ADDITIONAL UNITS: 347 UNITS
(Above Current Plan)

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:

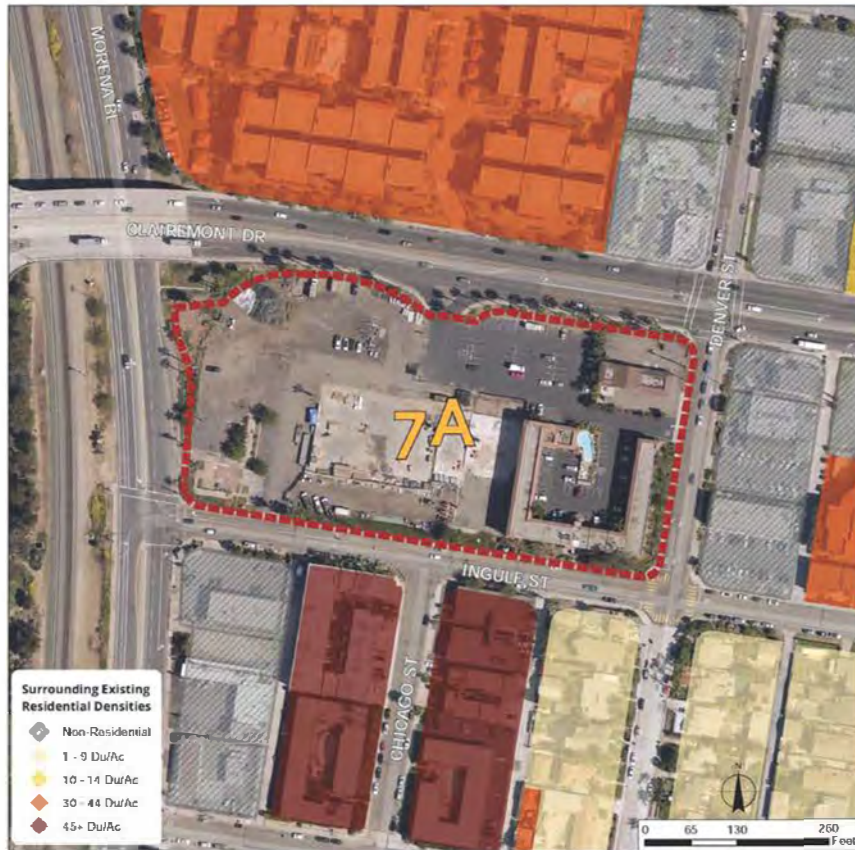
MULTI-FAMILY RESIDENTIAL, RETAIL
COMMERCIAL & SERVICE STATIONS

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

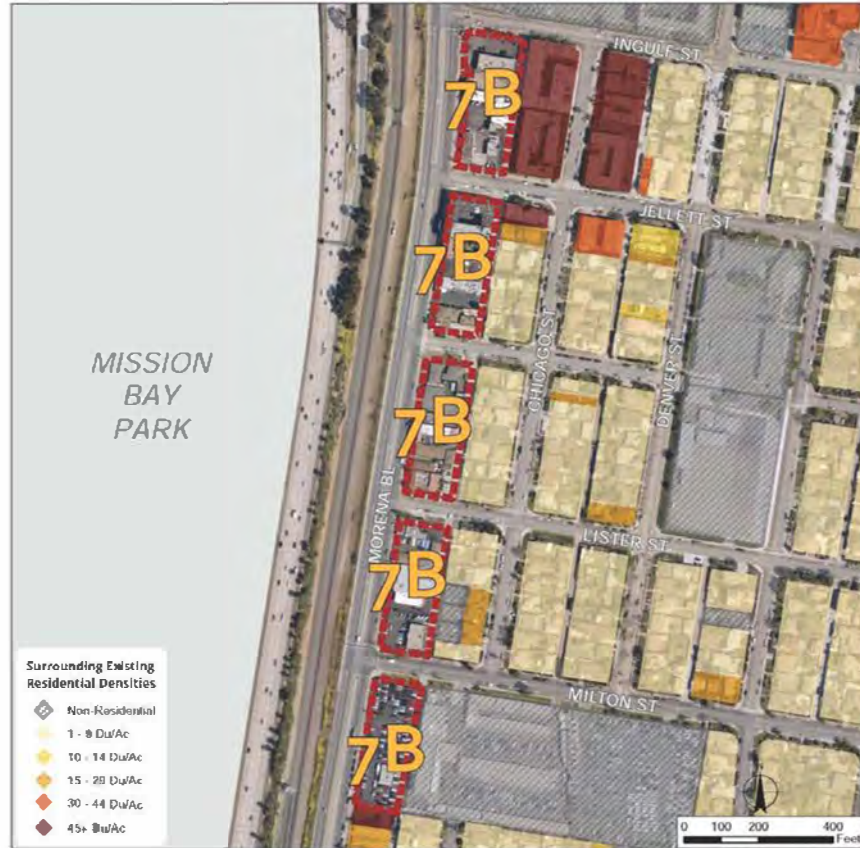
ADDITIONAL UNITS: 234 UNITS
(Above Current Plan)

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

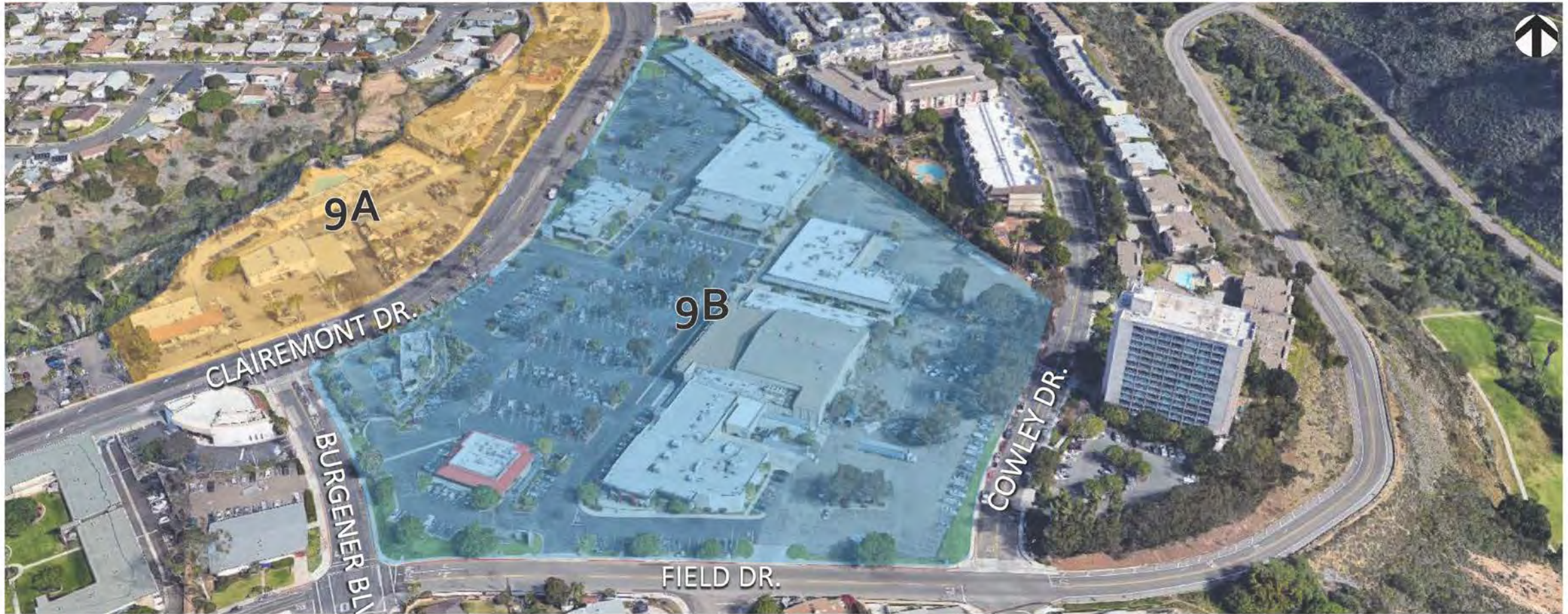
ADDITIONAL UNITS: 82 UNITS
(Above Current Plan)

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

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



USES: MULTIFAMILY RESIDENTIAL



LOCATION:

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

USES ON-SITE:

COMMERCIAL

FOCUS AREA TOTAL ACREAGE:

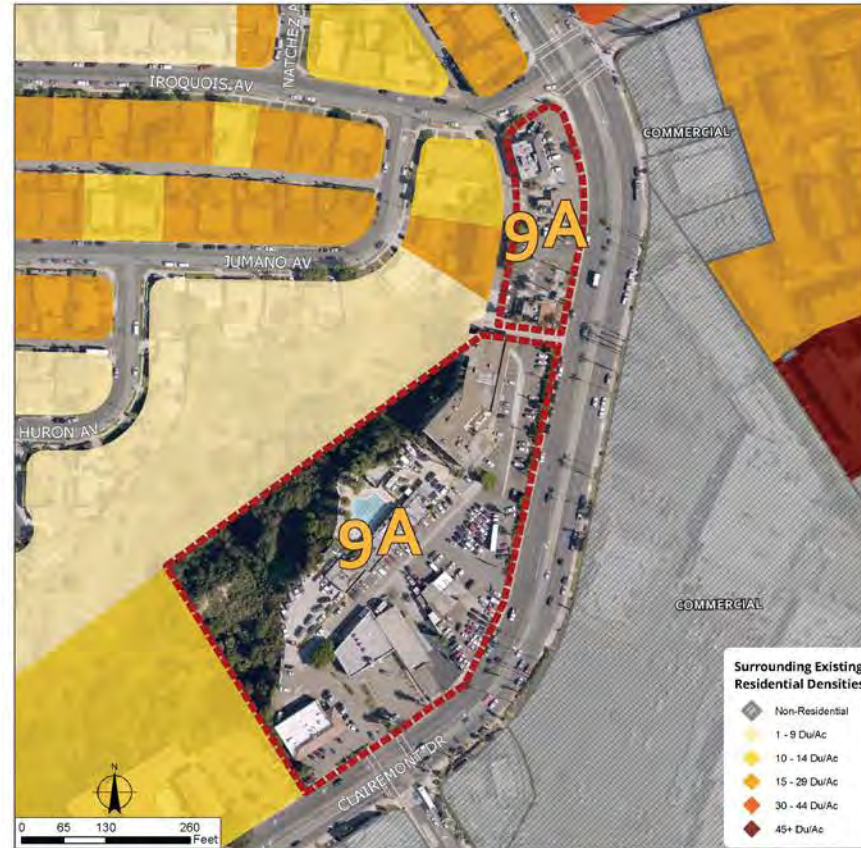
20.67 ACRES

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

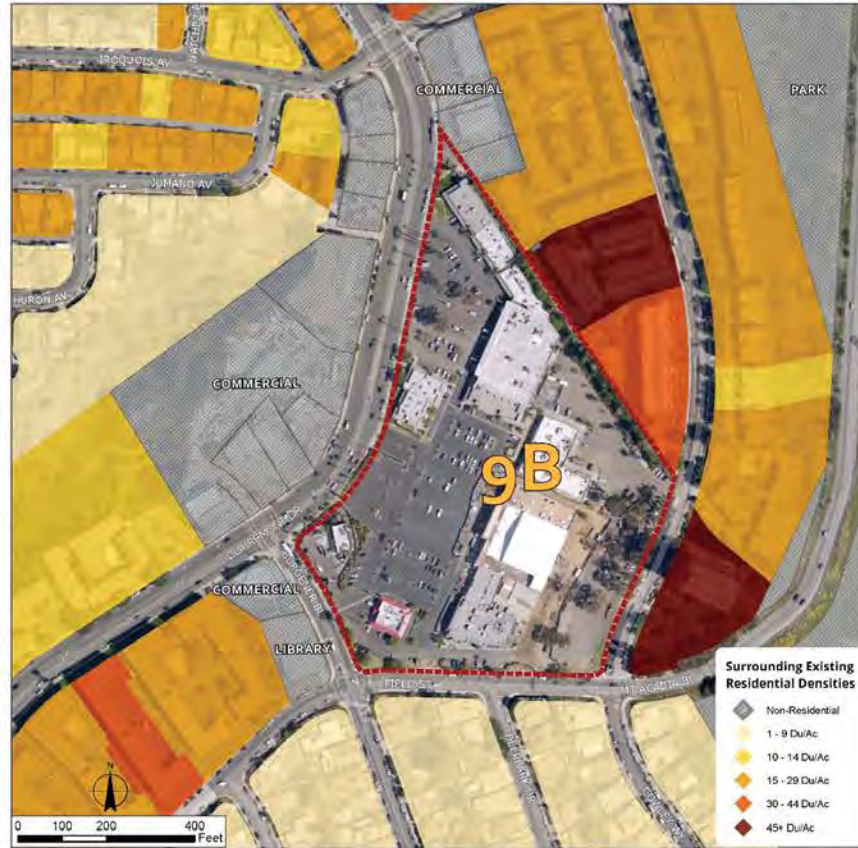
ADDITIONAL UNITS: 338 UNITS
(Above Current Plan)

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)

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