



**Clairemont Mesa Community Plan
Amendment / Rezone
5255 Mt. Etna Drive**

**2nd Notice of Preparation (NOP)
Public Scoping Meeting**

October 15, 2018



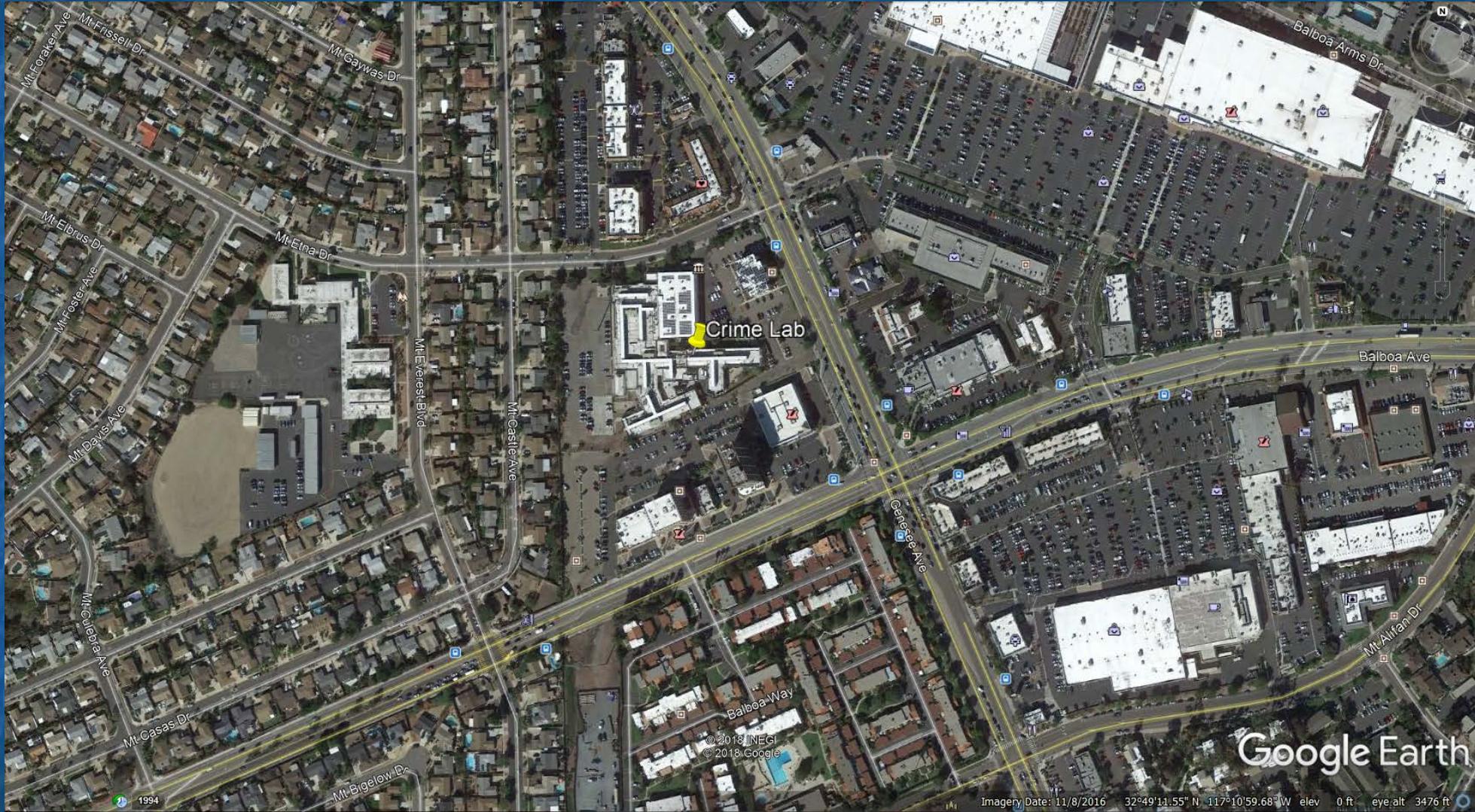
Meeting Agenda

- 6:00-6:15 - California Environmental Quality Act (CEQA) Scoping Overview/Processes and Schedule
- 6:15-6:30 - Selected Developer Introduction
- 6:30-8:00 - Public Input

NEW!! Mt. Etna Project Information Website: www.sdhcd.org



Site Location





What is a Scoping Meeting?

- Lead Agency for an Environmental Impact Report (EIR) provides information about Project
- Receives public input on:
 - Project impacts
 - Potential mitigation measures
 - Project alternatives



What is the Project?

- Request to amend the Clairemont Community Plan (CPA)
 - Change from Commercial use to Residential
 - Increase density from 29 to 73 Dwellings/Acre from 178 to maximum of 448 units
- Zone change from Commercial to RM-3-9
- Demolition of Crime Lab building



Opportunities for Public Input

Development

Community Plan Amendment

EIR

2018



2019

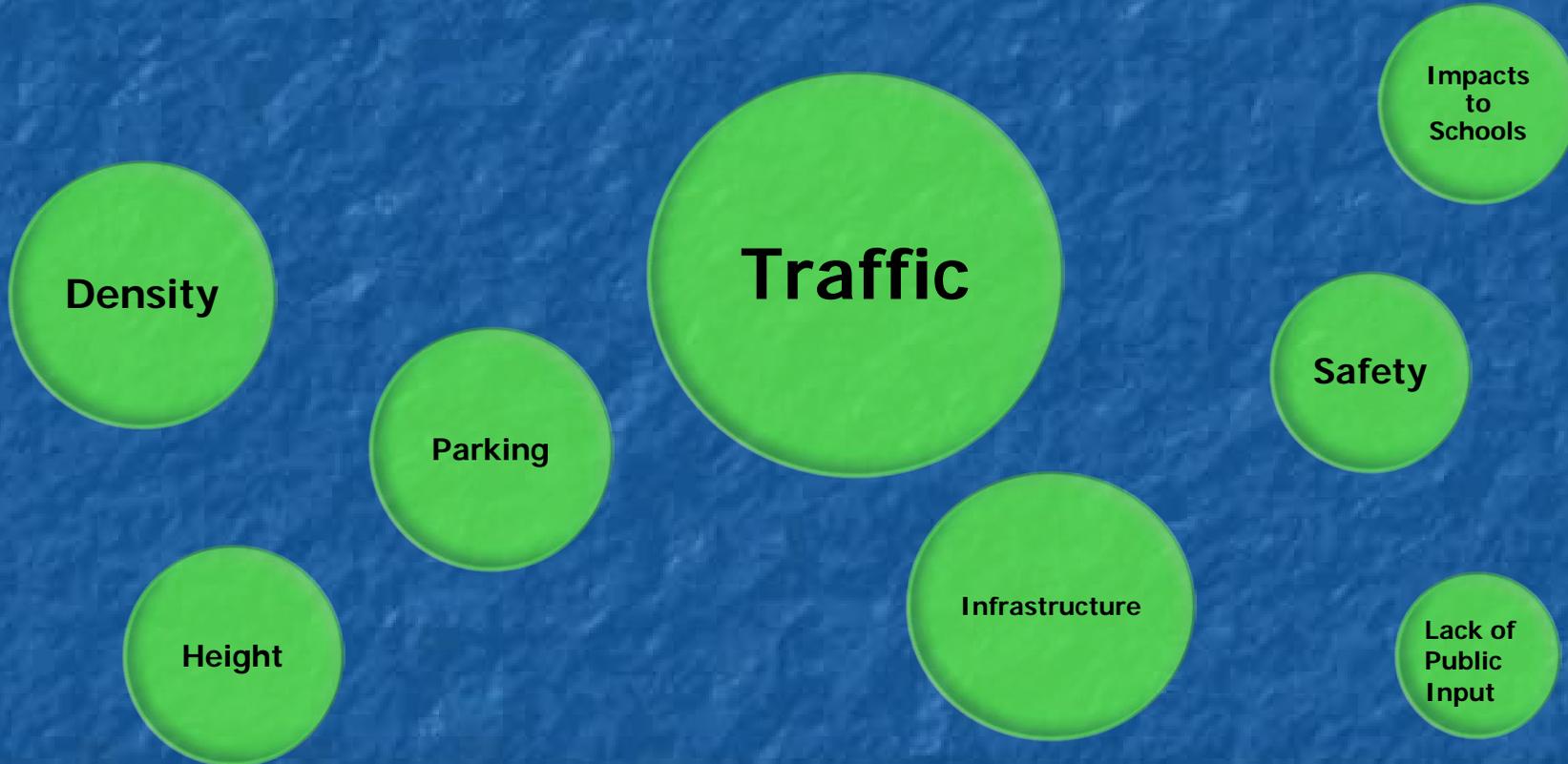


2020





We heard your input





Need feedback on these environmental issues

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Mandatory Findings of Significance				



How to Comment:

1. **Speak in to the microphone at a scoping meeting (recorded)**
 - **Fill out a speaker slip**
 - **Moderator will call each speaker to the mic**
 - **Each speaker has 3 minutes**
2. **Write on a Comment Card and leave them in the designated box or mail in**
3. **Submit via email before October 19, 2018 to Marc Cass (County of San Diego DGS) at:**
Marc.Cass@sdcounty.ca.gov



Mt. Etna/Crime Lab Site

County DGS Contacts

CPA/EIR INQUIRIES:

Marc Cass, Assoc. DBIA

Environmental Project Manager

858-694-2047 | Marc.Cass@sdcounty.ca.gov

ALL OTHER PROJECT INQUIRIES:

Angela Jackson-Llamas, SR/WA

Real Estate Project Manager

858-694-2336 | Angela.Jackson-Llamas@sdcounty.ca.gov

5560 Overland Avenue, Suite 410

San Diego, CA 92123



Chelsea Development Corporation



Who we are:

- Family owned and operated for over 30 years in San Diego County, exclusively developing affordable housing
- Developed and Financed over 10,000 units at a cost of over \$2 Billion
- Integrated Development, Construction and Management Companies
- Family Housing of over 7,000 units, Senior Housing of over 2,000 units
- Mixed-Use Development of over 1,300 units, Special Needs Housing of over 1,200 units
- Ranked Top 30 Affordable Housing Developers in the Country



Our Work



- Versa at Civita
- Senior housing development in Civita master-planned community in Mission Valley
- Two 5-story mid-rise buildings and includes a full complement of community spaces and amenities
- Residents enjoy onsite services, such as adult education classes and community activities, free of charge
- LEED Platinum development is home to 150 senior households with incomes between 30% and 60% of the Area Median Income.



- **Mercado del Barrio**
- Mercado del Barrio, a mixed-use infill development near downtown San Diego
- Awarded the California American Planning Association Award of Excellence and was a 2013 San Diego Housing Federation Ruby Award winner
- Development includes Estrella del Mercado (92 affordable family apartments) above 48,000 square feet of retail space
- 306 resident and public parking spaces
- LEED Silver development, which incorporates smart growth principals and transit-oriented design





■ Duetta & Volta at Millenia

- 210 affordable apartments divided between the Duetta family and adjacent Volta senior community
- Located close to public transportation and the array of shops, services, and restaurants
- Five-story Volta and Duetta buildings offer residents and guests both surface street parking and a convenient parking structure that accommodates an additional 257 vehicles
- Solar installation atop the parking structure
- Amenities include a playground, courtyards with picnic areas and barbecues, community gardens, bocce ball court, distinct community clubhouses with computer labs, and free onsite services





Messina Seniors and Modica Family



- Project Proposal for RFP
 - Intergenerational community
 - Senior center open to seniors in the community and residents alike
 - 52-units set aside for developmentally disabled persons
 - 152-unit senior and 252-unit family neighborhood, for total of 404 total units
 - Five stories or roughly 58' feet
 - 465 parking spaces



Messina Seniors and Modica Family



- For Messina Seniors, we have partnered with leading nonprofit service provider, Serving Seniors.
- For Modica Family, partnering with Southern California Housing Collaborative ("SCHC") to deliver 252 workforce apartments, including 52 units set aside for residents that have a developmental disability, such as autism or cerebral palsy.



Messina Seniors and Modica Family



- Design and Sustainability
- The preliminary project concept design has been prepared by local architect The McKinley Associates and will be finalized with community and stakeholder input
- LEED Silver standards and will utilize solar energy to lower energy costs and include drought tolerant landscaping
- Amenities being evaluated for the site include community gardening areas, dedicated dog/pet areas, meeting/community/media rooms, as well as active recreation areas targeted to both populations



Project Rendering





Project Site Plan

