



Mt. Etna

Community Plan Amendment

Clairemont CPG

Ad-hoc Project Subcommittee

October 29, 2018



Site Location



Legend

- Site Boundary
- Site 100-ft Buffer
- Parcel Boundary



Opportunities for Public Input

Development

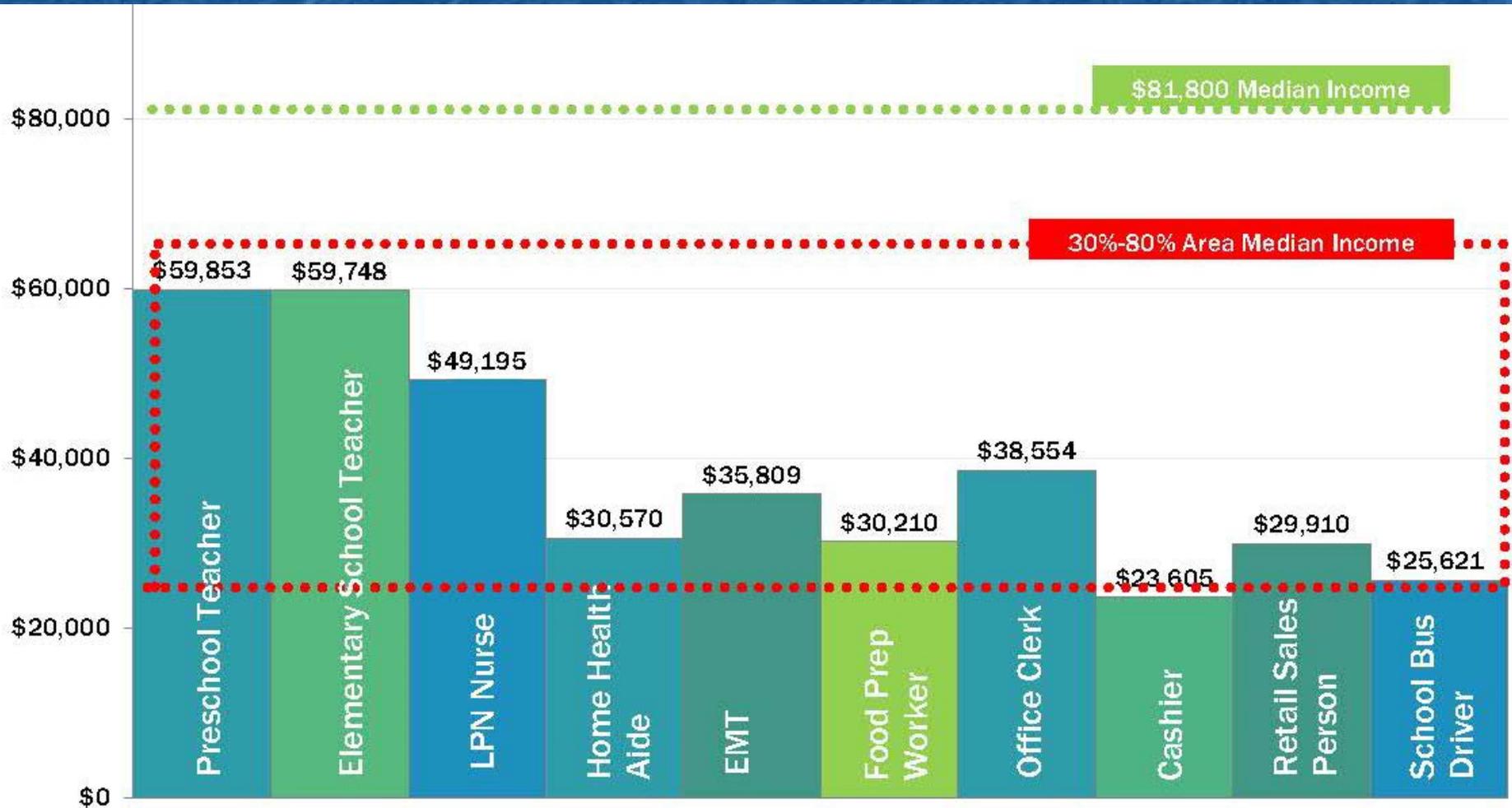
Community Plan Amendment

EIR





Affordable Homes for Local Residents



Source: NHC.org (San Diego, CA metropolitan area data)



CPA Objectives

- Help develop a surplus County site for affordable homes consistent with the Residential High zone.
- Position the site for a future ministerial development review process consistent with State law and City regulations.
- Increase feasibility of providing affordable homes by reducing developer time and costs associated with: 1) entitlement, 2) environmental review, and 3) demolition.



Project Components

- CPA
 - Step 1 - Initiation and General Application
 - Step 2 - CPA Amendments
 - Commercial to Residential High (45-73 du/acre)
 - Removal of Community Core CPIOZ-B
 - Adding CPIOZ-A design standards
- Zone change to RM-3-9
- Site Demolition
- No Current Development Permits/Actions



CPA Initiation Summary

- Consistency with goals of General Plan and Community Plan
- Public Benefits
 - Help meet City's goals for affordable homes with surplus public property in a TPA and village area.
 - Infill development consistent with the Housing SD Strategy and the CAP.
 - Be a model for future projects.
- Readily Available Services



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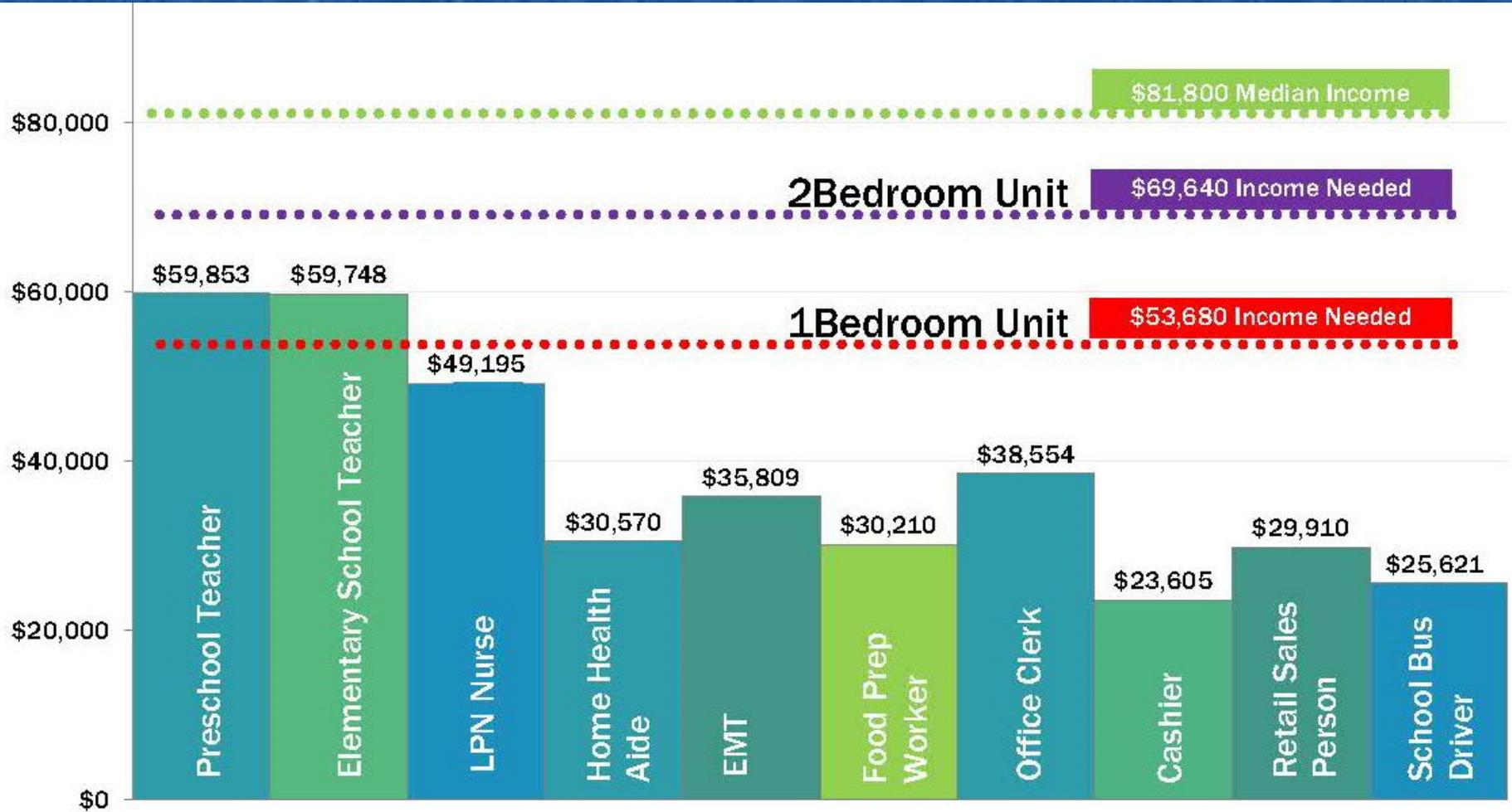
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Back up Slides



Local Rental Affordability



Source: NHC.org (San Diego, CA metropolitan area data)