



Mt. Etna/Crime Lab CPA

Clairemont CPG Meeting Informational Item

September 18, 2018



Site Location



Legend

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



CPA Objectives

- Help redevelop a County surplus site for affordable homes consistent with the Residential High designation.
- Increase feasibility of providing affordable homes by lowering developer costs associated with: 1) entitlement, 2) environmental review, and 3) demolition.
- Prime the site for a future ministerial development review process.



CPA Project Components

- CPA
 - Step 1 - Initiation and General Application
 - Step 2 - CPA Amendments
 - Commercial to Residential High (45-74 du/acre)
 - Removal of Community Core CPIOZ
 - Amendments to text, figures, tables
- EIR
- Site Demolition
- No Current Development Permits/Actions



CPA Schedule and Public Input Opportunities

- CPA Initiation Letter – August 24, 2018
- EIR NOP – September 10-October 9, 2018
- This CPG Meeting – September 18, 2018
- Scoping Meeting – September 25, 2018
- Planning Commission Initiation Meeting – October 2018
- Board of Supervisors approval of the Exclusive Negotiating Agreement with Selected Developer - December 11, 2018
- Public Review Draft EIR – April–June 2019
- CPG and Planning Commission Meetings - Summer 2019
- City Council/Board Certification and Approvals – Fall 2019



CPA Initiation Summary

- Consistency with goals of General Plan and Community Plan
- Public Benefits
 - Help meet City's affordable housing goals 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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County DGS Contact:

Marc Cass, Assoc. DBIA

Environmental Project Manager

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

5560 Overland Avenue, Suite 410

San Diego, CA 92123