



Mt. Etna

Community Plan Amendment

Clairemont CPG

November 20, 2018



Site Location





Process and Community Input





CPA Project Components

- CPA
 - Step 1 - Initiation and General Application
 - Step 2 – Community Plan Amendments
 - Change from Commercial to Residential High (45-73 du/acre) – 184 to 448 units with density bonus
 - Remove Community Core commercial design standards in CPIOZ-B
 - Add CPIOZ-A design standards



CPA Initiation – Policy LU-D.10a-c Criteria

LU-D.10 a) appears consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria

LU-D.10 b) provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy, or site design

LU-D.10 c) public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.



LU-D.10a): Consistent with General Plan

- ✓ City of Villages Strategy
- ✓ Urban village centers
- ✓ Infill development and mixed use near transit
- ✓ Variety of housing types and affordability levels



LUD-10a): Consistent with Community Plan

- Residential Goal 1: Maintain low-density character of predominantly single family neighborhoods...
 - ✓ In Community Core, zoned for Commercial Office
 - ✓ Not in a Single Family Protected Neighborhood
 - ✓ Surrounded on three sides by non-residential uses
 - ✓ Multifamily areas serve as buffer between Community Core and single family residential neighborhoods
 - ✓ CPIOZ A design standards proposed

Multifamily Buffer Strategy





LU-D.10a): Consistent with Community Plan

- Residential Objectives 1, 3, 4, and 5
 - ✓ 1 - Diversity of housing options - Provides for Residential High and affordable homes
 - ✓ 3 - Development guidelines - CPIOZ A design standards for streetscape and compatibility
 - ✓ 4 - Higher density near commercial and transportation corridors - In Commercial Core, TPA, proximity to Genesee and Balboa
 - ✓ 5 - Adequate off-street parking - Low income, people who are developmentally disabled and seniors use fewer cars; on-site parking garage provided



LU-D.10a): Consistent with Community Plan

- Commercial Goals and Objectives
 - Goal – well designed and appropriately located commercial
 - 1 – Unique theme, pedestrian, and bicycle amenities
 - 2 – Adequate commercial facilities for residents
 - 5 - Maintain commercial uses in neighborhood centers
 - ✓ Community Core and CO-1-2 zone allow for affordable housing and multifamily development
 - ✓ Site has not been used for commercial development in past
 - ✓ No transition of existing commercial uses
 - ✓ Increased customer base for commercial Community Core uses



LU-D.10a): Consistent with Community Plan

- Transportation, Open Space, Parks and Recreation, and Community Facilities Goals and Objectives
 - Efficient use of land to ensure adequate transportation, services, and facilities
 - ✓ Infill development located in a TPA
 - ✓ CPIOZ-A design objectives to address streetscape and pedestrian environment
 - ✓ Environmental Impact Report (EIR) addresses parks, recreation, and other community facilities consistent with LUD-10c
 - ✓ All improvements and fees the responsibility of future development



LU-D.10b): Public Benefits

- ✓ Additional opportunities for affordable homes near transit, shopping, and employment:
 - middle income families, people who are developmentally disabled (autism, Down Syndrome cerebral palsy, and epilepsy), and seniors
- ✓ Community services and gathering spaces for seniors open to the public
- ✓ Enhanced streetscapes and connections - CPIOZ A
- ✓ Meet broader City housing and Climate Action Plan goals



LU-D.10c): Public Facilities

- LU-D.10c - Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.
 - ✓ Site developed with a variety of uses since 1961 and is served by public facilities
 - ✓ EIR will address as part of the CPA process



Mt. Etna

Community Plan Amendment

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