



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 20, 2025 REPORT NO. PC-25-034

HEARING DATE: August 28, 2025

SUBJECT: Clairemont Community Plan Update Workshop

REFERENCE: Report to Planning Commission [PC-17-048](#), [PC-19-053](#), [PC-21-040](#)

SUMMARY

This is the fourth workshop to update the Planning Commission on the Clairemont Community Plan Update. No action is required on the part of the Planning Commission at this time. This workshop will serve as a venue for the Planning Commission to provide input on the [Second Draft Clairemont Community Plan Update](#) policies and land use prior to a formal hearing.

BACKGROUND

Prior Planning Commission Workshops

Past Planning Commission workshops were held on June 8, 2017, to solicit input on land use, recreation and mobility; on June 27, 2019, to provide input on the draft land use scenarios developed through public outreach efforts, as well as high-level concepts related to urban design and mobility; and on September 23, 2021 to provide input on the [First Draft Clairemont Community Plan Update](#).

Clairemont Community Plan Update

The Clairemont Community Plan was last updated in 1989. Since then, the Clairemont community has evolved. The City has updated the General Plan with the City of Villages strategy and adopted the Climate Action Plan with a comprehensive strategy and actions to meet citywide climate, housing and equity goals. The Clairemont Community Plan is being updated as part of a citywide process to update community plans in locations served by high-frequency public transit consistent with the City of Villages strategy in the General Plan.

The Clairemont Community Plan Update considers new high-frequency transit, such as the Blue Line Trolley Extension, to foster sustainable land use, enhance connectivity, and revitalize commercial and employment areas, ultimately supporting new home opportunities and jobs in Clairemont. The

existing Community Plan does not provide for sufficient housing capacity to meet the need for homes in locations near transit. The Clairemont Community Plan Update helps to address the Citywide housing crisis and to affirmatively further fair housing by planning for opportunities for more homes including affordable homes near transit. Increasing opportunities for homes near transit will assist in reducing vehicular travel and further the City's climate goals. A summary of the Clairemont Community Plan Update chapters is provided in Attachment 1.

Current Clairemont Housing & Demographics

Population: As of January 1, 2023, the San Diego Association of Government (SANDAG) estimated there were 81,091 people living in the Clairemont Plan Area. Table 1 shows a 4 percent increase from the 2010 SANDAG estimate of 77,922 people.

Housing: In 2023, SANDAG estimated that the community had 33,210 homes with a vacancy rate of 4.2 percent and 2.54 persons-per-household for all home types. In 2010, the community had 32,905 homes with a 3.8 percent vacancy rate and 2.46 persons per household. Table 1 shows a 0.9 percent increase in homes between 2010 and 2023.

Income: In 2023, the median household income was approximately \$112,903 (in 2023 dollars). Table 1 shows there was a 35 percent increase from the \$60,975 (\$83,640 in 2023 dollars) median household income in 2010 based on SANDAG estimates.

Affordable Housing: As of August 2025, the Clairemont Plan Area had 1,000 affordable homes that have entered a deed restriction with the San Diego Housing Commission, which is approximately 3 percent of the community's total number of homes compared to 5 percent citywide.

Table 1: Existing Housing and Population

Year	Total Population	Household Population	Vacancy Rate	Persons per Household	Homes	Income
2010	77,922	77,682	4.15%	2.46	32,905	\$60,975
2023	81,091	80,908	4.20%	2.54	33,210	\$112,903
Change	3,169	3,226	0.05%	0.08	305	35%

SANDAG 2010 Census and SANDAG 2023 Housing and Population Estimates

DISCUSSION

What type of Feedback was Received on the First Draft Community Plan?

The City received a diverse range of feedback on the First Draft Clairemont Community Plan. At the third Planning Commission workshop, the Planning Commission recommended increasing the proposed residential densities due to Clairemont's strong regional transit connections. Community members generally supported the proposed land use patterns but expressed concerns about the associated density increases. Concerns were also raised regarding wildfire risks and the need to protect open spaces and canyon areas.

The Second Draft Clairemont Community Plan Update seeks to address this feedback by incorporating a balanced approach that reflects this diverse input. It builds upon the vision established in the first draft, refining policies and concepts to reflect updated technical analysis, community feedback, and further alignment with the General Plan and Climate Action Plan. A summary of changes between the

first and second draft Community Plan has been prepared to show key changes in the documents (Attachment 2).

How does the Community Plan align the City of Villages Land Use Strategy and the Climate Action Plan?

The City Council in July 2024 adopted Blueprint SD, which was an amendment to update the General Plan to align the City of Villages Strategy with the Climate Action Plan and the SANDAG Regional Plan. As part of that General Plan update, the General Plan's Village Climate Goal Propensity Map identifies where additional homes and jobs could have the best opportunities to increase the amount of trips taken by transit, bicycling or walking. It shows that Clairemont has higher propensities in village areas than was identified in the First Draft Community Plan (Attachment 3).

The Second Draft Clairemont Community Plan has been revised to align with the Village Climate Goal Propensity Map. The Second Draft increases residential densities near the three Trolley Stations and along existing and planned bus rapid transit corridors and cycle-tracks. Providing more homes near high-frequency transit and bike routes is a key strategy to furthering the City's climate goals consistent with the City of Villages Land Use Strategy and the Climate Action Plan.

The community plan provides additional opportunities for homes and jobs within mixed-use villages and along corridors served by existing and planned transit identified in the SANDAG Regional Plan. By allowing for both home and job growth opportunities within areas identified in the Village Climate Goal Propensity Map, the Community Plan Update aims to increase homes and jobs in locations that support a shift from single-occupancy vehicles to walking, biking and transit. This strategy helps the City achieve its goals of reducing citywide per capita vehicle miles traveled, consistent with the General Plan and Climate Action Plan.

The update provides an opportunity for an additional 11,200 homes beyond the current adopted community plan primarily within village areas and along transit corridors (Table 2). Presently, Clairemont has approximately 33,210 homes and the Community Plan update would allow for approximately 17,000 additional homes to be built over the Community Plan's horizon. The Community Plan Update accommodates a variety of housing types that meet the needs of a diverse range of people. Acknowledging the demand for housing allows for a comprehensive plan for orderly development to meet the needs of Clairemont and the City. It is also important to note that the Community Plan does not require any new development to happen. New development will only happen when the demand materializes, and economic conditions allow.

Table 2: Estimated Community Plan Capacity (Number of Homes)

	Existing Homes	Adopted Community Plan Capacity	Proposed Community Plan Capacity	Additional Capacity
Homes	33,210	39,000	50,200	11,200

How does the Community Plan Affirmatively Further Fair Housing?

The Second Draft Clairemont Community Plan Update aims to increase opportunities for homes for people of all incomes and family types, to live and be part of a community that mostly has high and higher resource areas. The Community Plan Update would provide opportunities for a broad range of home types to accommodate various family types, household sizes and composition,

homeownership and income levels. Approximately, 73 percent of the Community Plan area is within either a high or highest resource opportunity areas compared to 62 percent citywide as identified on the California Tax Credit Allocation Committee's 2025 Opportunity Area Map (Table 3, Attachment 4).

The land use refinements in the Second Draft Community Plan focus on providing additional opportunities for homes and jobs in areas with better access to transit and services, which aligns with the General Plan's goals for sustainable and equitable growth. The Community Plan provides a variety of residential densities to increase the amount of possible home types, sizes, and affordability levels within all resource opportunity areas, particularly in areas with better access to transit and jobs. The Community Plan plans for mixed use villages and corridors that are located primarily within the high or highest opportunity areas. The Community Plan further develops and implements policies to support the General Plan's Housing Element goals and affirmatively furthers fair housing by encouraging new homes for people of all incomes with access to services, resources and jobs located near transit.

Table 3: 2025 Opportunity Areas – Clairemont Community Plan Area and Citywide

Opportunity Area	Clairemont	Citywide
Highest	30%	44%
High	43%	18%
Moderate	19%	10%
Low	9%	18%
Lowest	0%	1%

Due to rounding, percentages do not precisely equal 100%.

How does the Community Plan align with the Parks Master Plan?

The Second Draft Clairemont Community Plan Update has been revised to be consistent with the Parks Master Plan, which was adopted since the last draft was released, by identifying the recreational value points for existing and planned parks and recreational facilities. The Parks Master Plan standard of 100 Recreation Value-Based points per 1,000 community members results in the need for approximately 10,400 Recreational Value Points based on the projected population of 104,000 people at the Community Plan horizon. The Community Plan identifies approximately 6,887 existing and planned Recreation Value Points. The Community Plan Update calls for adding additional recreation amenities to existing neighborhood parks and creating recreation spaces integrated within new development such new parks, greenways, parkways, paseos, trails and plazas. The identified parks, trails and recreation spaces in the Community Plan Update are planned to maximize the recreational opportunities that will serve the community over the 30-year planning horizon.

How does the Community Plan Address Open Space and Conservation?

The Clairemont Community Plan Update prioritizes sustainable development and resource conservation. The Community Plan includes goals and policies to conserve natural resources, reduce non-renewable resource use and enhance climate resiliency. These strategies are designed to minimize the community's ecological footprint, reduce greenhouse gas emissions and vehicular travel, and prepare for the effects of global climate change while supporting sustainable growth opportunities for homes and jobs. To further support conservation within Clairemont, the Second Draft Community Plan identifies approximately 77 acres of City-owned and managed open space to

be added to the City's Multi-Habitat Planning Area (MHPA) preserve. Approximately 790 acres of preserved open space is currently within the MHPA in the Clairemont Community Planning area, compared to 52,451 acres citywide. The Community Plan Update will contribute to the City's goal to conserve 52,727 acres within the MHPA.

How will the Community Plan be Implemented?

The City has released a draft rezone map, draft Community Enhancement Overlay Zone regulations and map and draft Clairemont Height Limit Overlay Zone amendment to facilitate implementation of the Community Plan Update.

Rezone Map: The draft rezone map – if adopted – would comprehensively rezone the Clairemont Community Plan to align Citywide base zones with the community plan land use designations (Attachment 5).

Community Enhancement Overlay Zone: As part of the College Area Community Plan Update (separate from the Clairemont Community Plan update), the City proposes to amend the San Diego Municipal Code to include the Community Enhancement Overlay Zone to establish supplemental development regulations for site specific locations. The First Draft Clairemont Community Plan Update had supplemental development regulations for certain village areas which had been proposed to be implemented with the Community Plan Implementation Overlay Zone. Rather than having supplemental development regulations for village areas within the Community Plan document itself, these regulations would be within the Community Enhancement Overlay Zone, providing more certainty for their application.

As part of the Clairemont Community Plan Update, the Community Enhancement Overlay Zone will be applied, adding supplemental development regulations to village areas within Clairemont as shown in the Draft Implementation Regulations Summary (Attachment 6). Regulations in the Overlay Zone will supplement underlying base zone regulations to ensure that new development in the planned mixed-use villages and corridors would be supported by community enhancements including pedestrian access, public spaces and connectivity improvements (Attachment 7).

Clairemont Mesa Height Limit Overlay Zone: The Clairemont Mesa Height Limit Overlay Zone currently limits the maximum structure height to 30 feet predominantly over the entire community (Attachment 8). As part of the Clairemont Community Plan Update, the Clairemont Mesa Height Limit Overlay Zone is proposed to be amended to allow for increased building heights within Community Plan village areas. These height limit increases in specified village areas are needed to achieve the Community Plan Update's vision to allow for homes and commercial uses. The height limits within the Clairemont Height Limit Overlay Zone would apply over the height limits of a base zone in the San Diego Municipal Code, meaning that regardless of the base zone, the height limit specified in the Height Limit Overlay Zone would apply.

What type of outreach was used to prepare the Second Draft Clairemont Community Plan Update?

The City released the second draft of the Clairemont Community Plan Update on August 1, 2025. On August 4, 2025, the City Planning Department provided an overview presentation to the Project Review Subcommittee of the Clairemont Community Planning Group. The City Planning Department welcomes formal public comment and feedback on the second draft through September 14, 2025.

CONCLUSION

City Planning Department staff looks forward to input from the Planning Commission and from community members and other stakeholders to further refine the draft Community Plan Update. Staff plans to seek a recommendation from the Clairemont Community Planning Group before beginning the public hearing process this Fall. Documents related to the Clairemont Community Plan Update process are available on the following website: www.clairemontplan.org.

Respectfully submitted,



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Attachments:

1. Summary of Clairemont Community Plan Second Draft by Chapter
2. Summary of Changes between First and Second Draft
3. Clairemont Village Climate Goal Propensity and Clairemont Villages Map
4. 2025 CTCAC/HCD Opportunity Areas – Clairemont
5. Draft Rezone Map
6. Draft Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) Illustrative Figure
7. Draft Implementations Regulations Summary
8. Draft Community Plan Enhancement Overlay Zone Illustrative Figure