

# San Diego Planning Commission Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR** **PC-25-034 – CLAIRMEONT AREA COMMUNITY PLAN UPDATE – WORKSHOP**

**To call in and make public comment on this item:**



**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **160 944 0367**

### **How to Speak to a Particular Item or During Non-Agenda Public Comment**



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.

City Planning Department

# Clairemont Community Plan Update

Planning Commission Workshop #4

Item #2

PC-25-034

August 28, 2025



# Summary

- 4<sup>th</sup> Planning Commission Workshop
- Purpose is to seek input on the draft Community Plan
- No action is requested currently

## Prior PC Workshops

- 2017 – Input on Land Use, Mobility & Recreation Approaches
- 2019 – Input on Land Use, Urban Design and Mobility Concepts
- 2021 – Input on 1<sup>st</sup> Community Plan Draft
  - Since then: Updated General Plan in 2024

# Clairemont Community Plan Update

- Last updated 1989
- Since then:
  - General Plan – City of Villages Strategy
  - Blue Line Trolley Expansion
  - Housing, Climate & Equity Goals

# Housing & Population

Year	Clairemont Total Population	Clairemont Household Population	Clairemont Vacancy Rate	Clairemont Persons per Household	Clairemont Homes	Clairemont Income	Citywide Total Population	Citywide Homes
2010	77,922	77,682	4.15%	2.46	32,905	\$60,975	1,301,617	515,426
2023	81,091	80,908	4.20%	2.54	33,210	\$112,903	1,383,623	558,702
% Change	+4%	+4%	+0.05%	+3.25%	+<1%	+35%	+6.3%	+8.40%

- **Homes: Less than 1% increase between 2010 and 2023**
- **Affordable Homes: 1,000 (3% of Community Plan Area total)**

# 1st Draft Feedback

- Planning Commission recommended evaluating further increasing density
- Overall support for land use pattern, not density
- Support mobility concepts
- Increase areas that apply additional development regulations
- Concerns for fire safety/risk and protection of open space/canyons

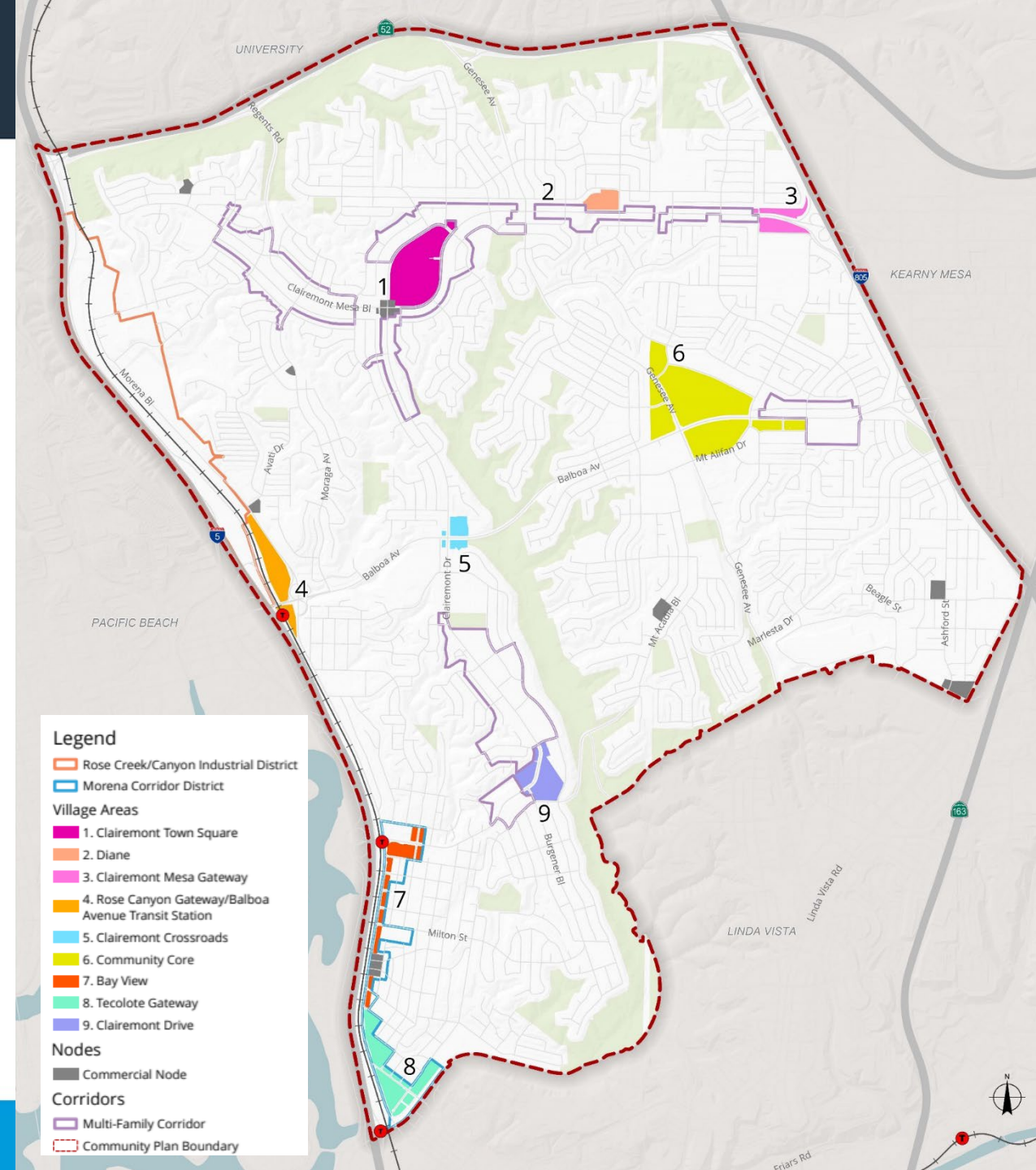
## 2nd Draft Revisions

- Seek to incorporate range of diverse input
- Build upon vision in First Draft
- Refine Policies and Concepts based on:
  - Additional Analysis
  - Community Input
- Further align with General Plan and Climate Action Plan



# Villages, Corridors & Nodes

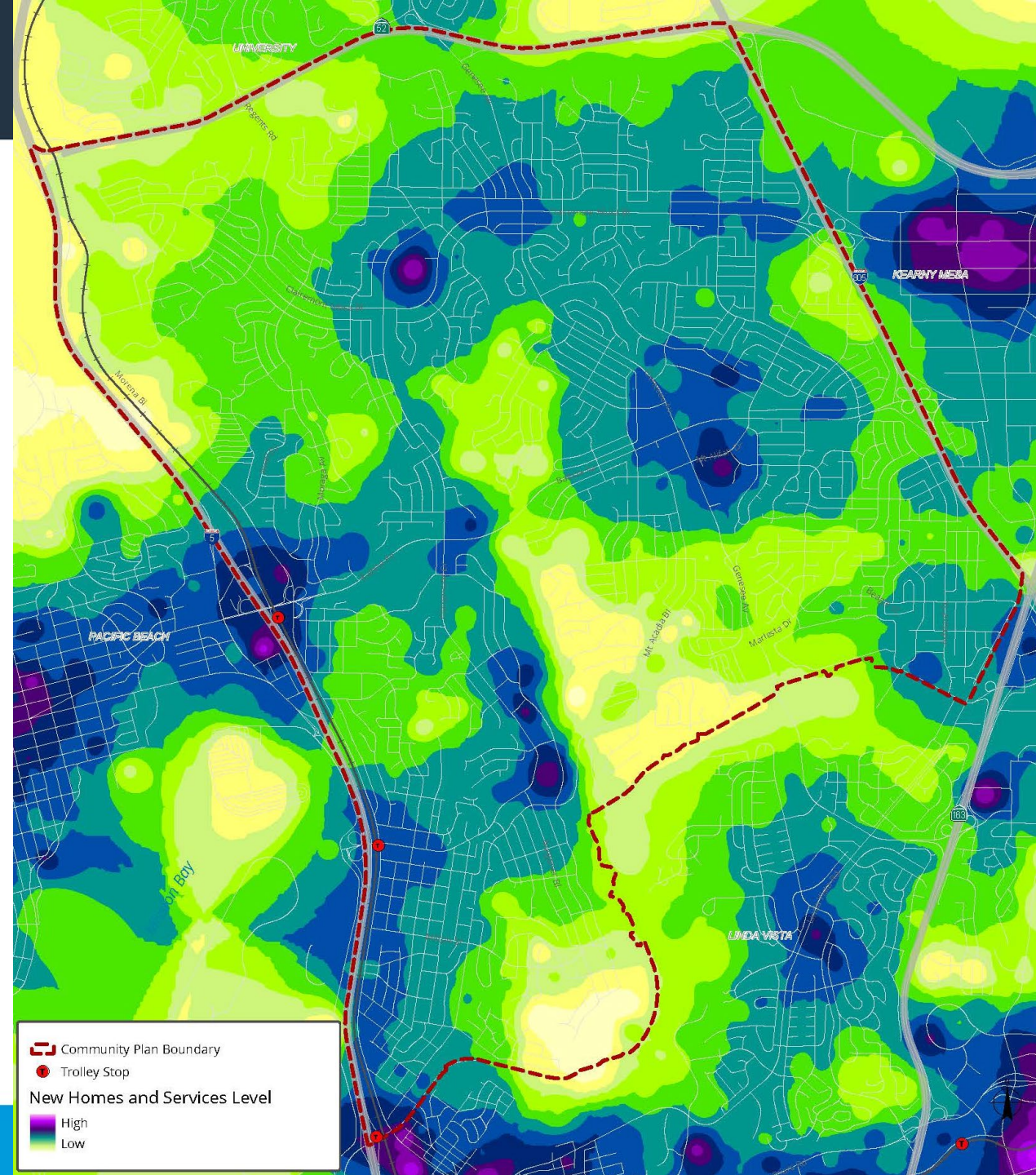
- Maintains Clairemont Villages from First Draft
- While planning for more homes and jobs within mixed-use villages and along corridors





# 2024 General Plan (Blueprint SD)

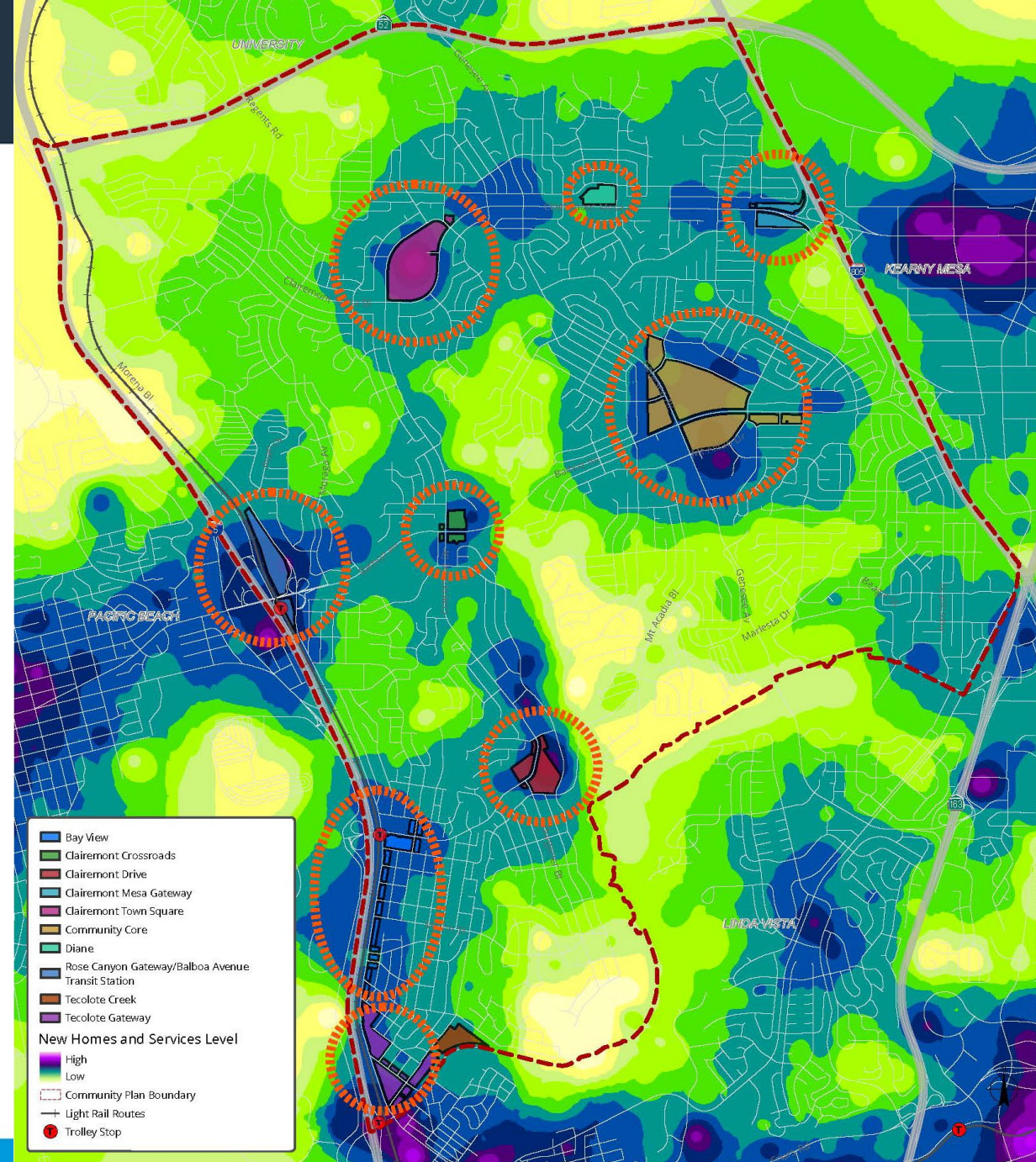
- Guides development to address Climate Goals
- Shows areas with better access to transit / services
- Aligns with Climate Action Plan





# Village Climate Goal Propensity

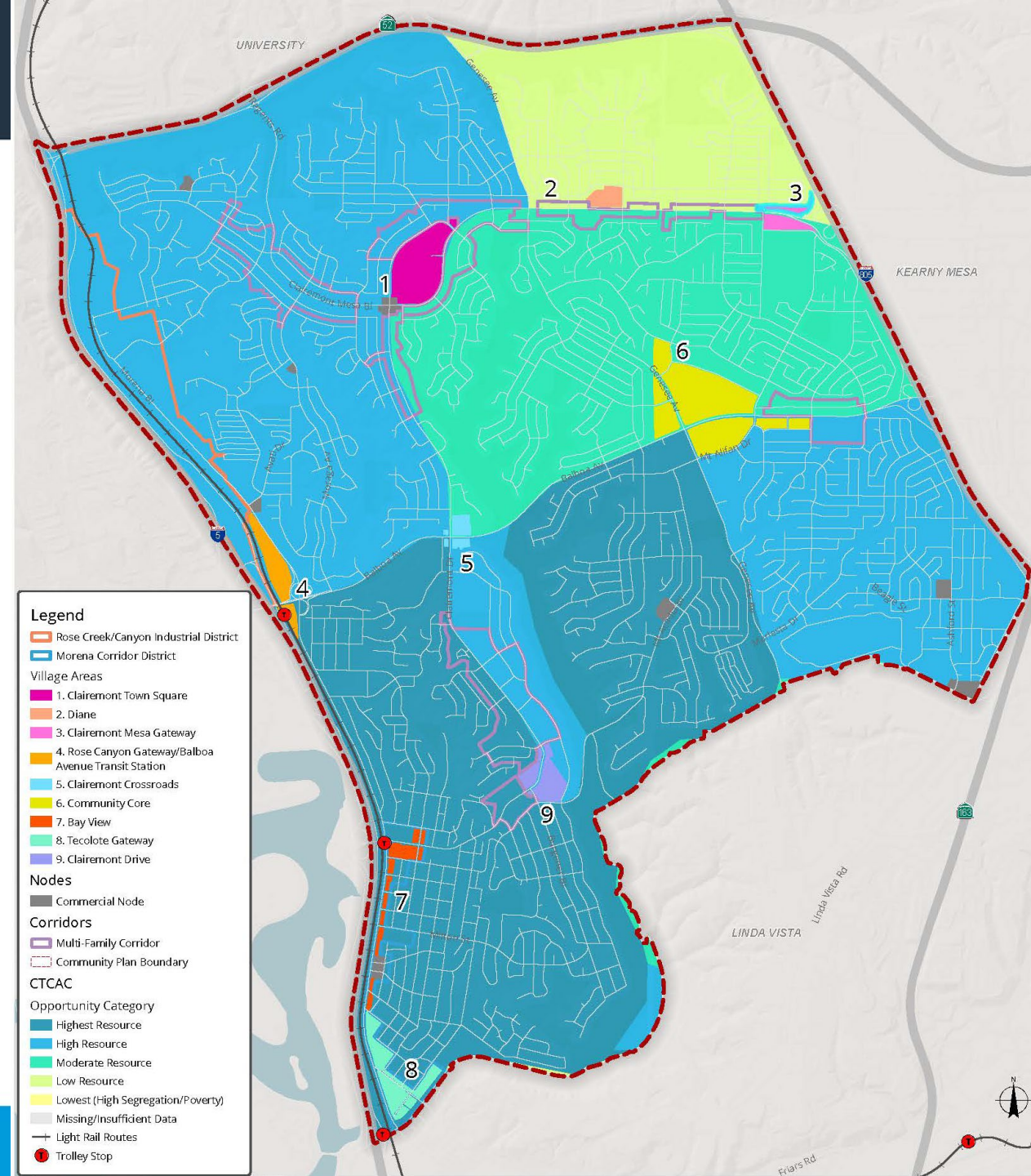
- Revised to align with Village Climate Goal Propensity
- Plans for more homes and jobs within mixed-use villages and along corridors
- Helps to meet climate goals





# Affirmatively Further Fair Housing

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

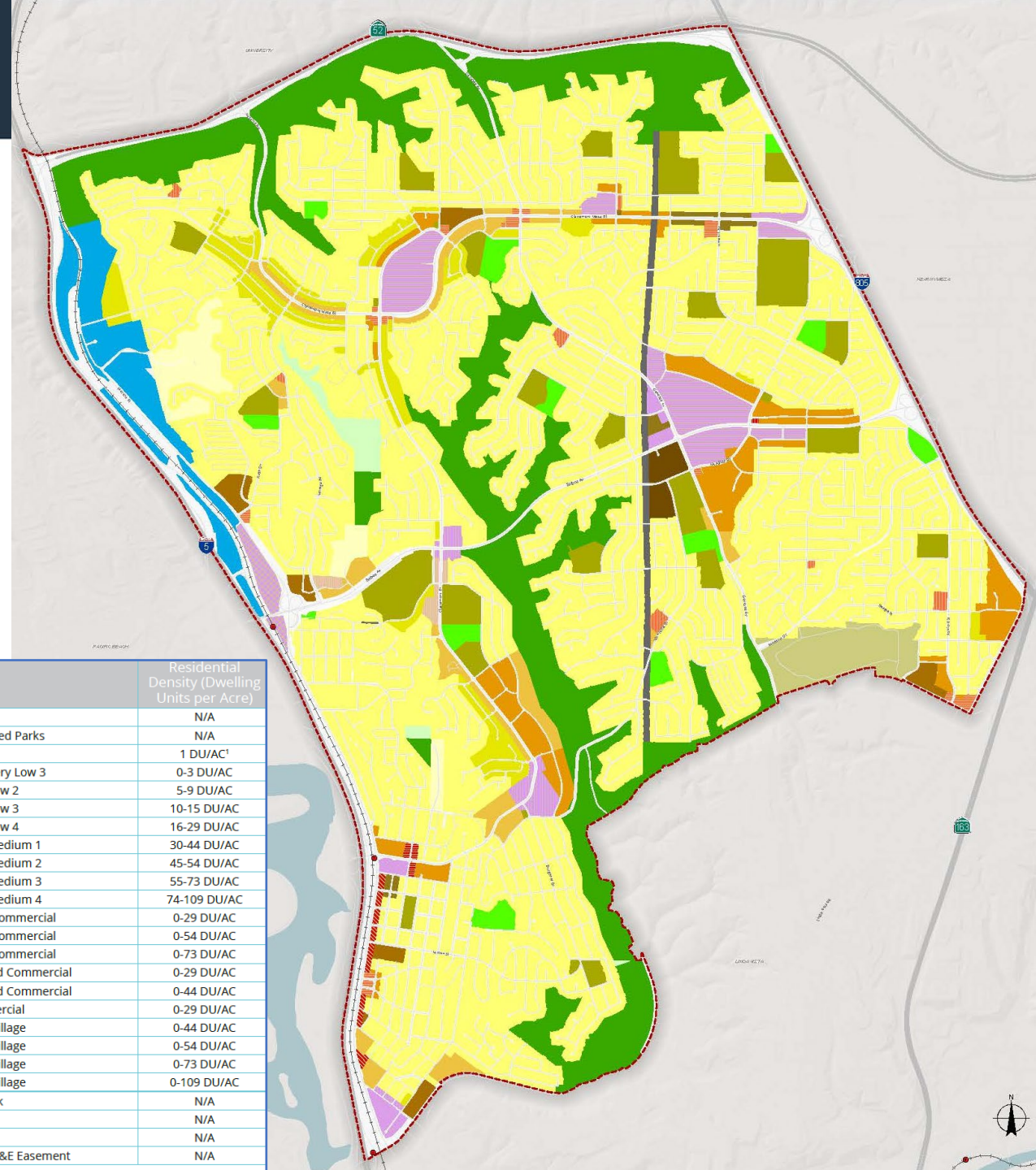




# Land Use

- Focus areas remain in village sites and corridors
- 11,000 additional homes over adopted plan (first draft additional homes ~ 5,000)
- Continued capacity for Retail and Commercial

	Residential Density (Dwelling Units per Acre)
Parks	N/A
Resource-Based Parks	N/A
Open Space	1 DU/AC <sup>1</sup>
Residential Very Low 3	0-3 DU/AC
Residential Low 2	5-9 DU/AC
Residential Low 3	10-15 DU/AC
Residential Low 4	16-29 DU/AC
Residential Medium 1	30-44 DU/AC
Residential Medium 2	45-54 DU/AC
Residential Medium 3	55-73 DU/AC
Residential Medium 4	74-109 DU/AC
Community Commercial	0-29 DU/AC
Community Commercial	0-54 DU/AC
Community Commercial	0-73 DU/AC
Neighborhood Commercial	0-29 DU/AC
Neighborhood Commercial	0-44 DU/AC
Office Commercial	0-29 DU/AC
Community Village	0-44 DU/AC
Community Village	0-54 DU/AC
Community Village	0-73 DU/AC
Community Village	0-109 DU/AC
Industrial Park	N/A
Institutional	N/A
College	N/A
150-Foot SDG&E Easement	N/A



# Planning for Home Opportunities

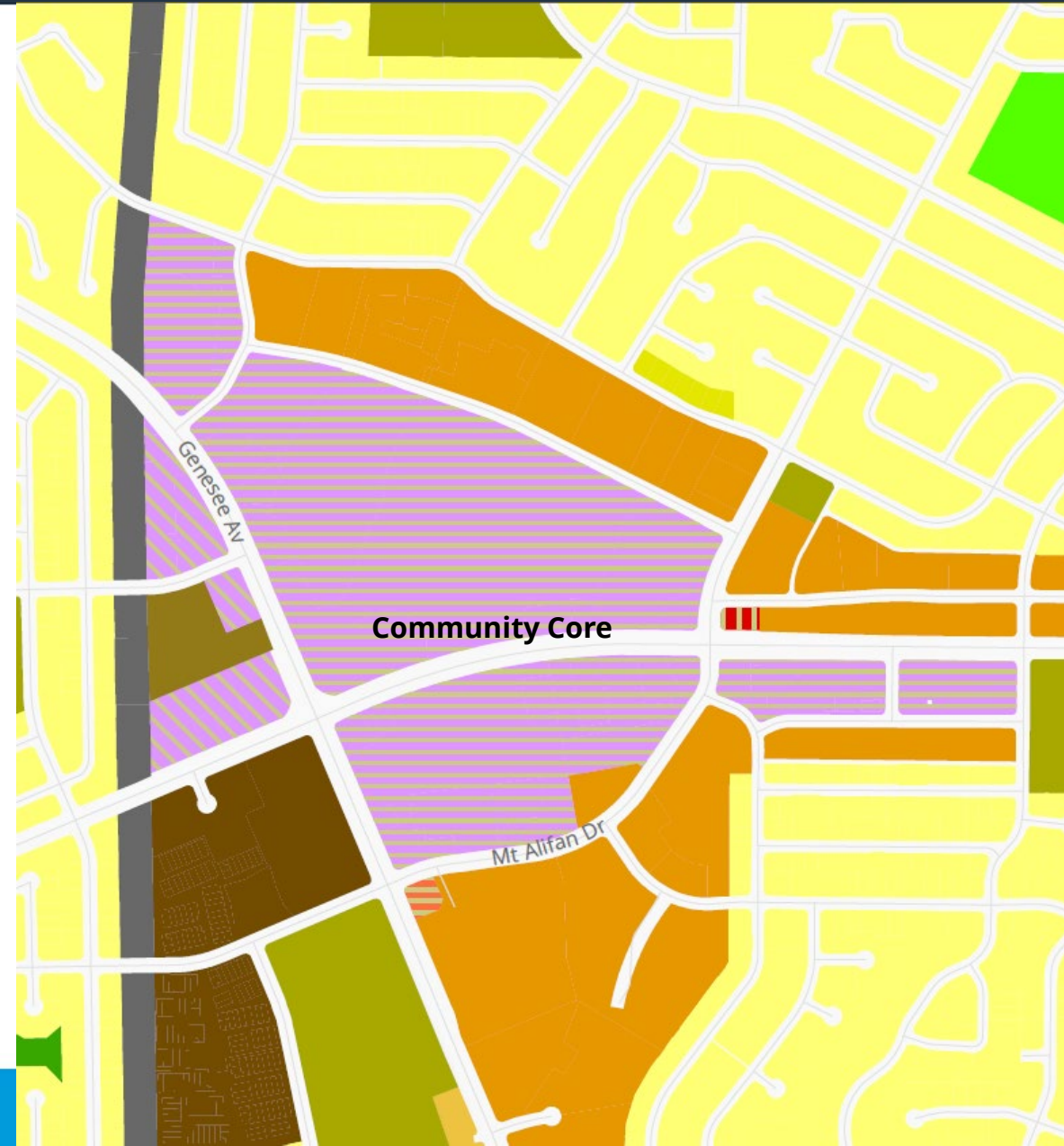
	Existing Homes	Home Buildout of 1989 Plan (Adopted)	Home Buildout of Proposed Plan	<i>Difference: Adopted Plan and Proposed Plan</i>	<i>Difference: Existing Homes and Proposed Plan</i>
<b>Homes (approx)</b>	<b>33,000</b>	<b>39,000</b>	<b>50,200</b>	<b>+11,200</b>	<b>+17,000</b>

- Community Plan does not require development to happen.
- Development only happens when the demand materializes / economic conditions allow / property owner choice.

# Land Use

- The Mixed-Use areas in purple were increased to:

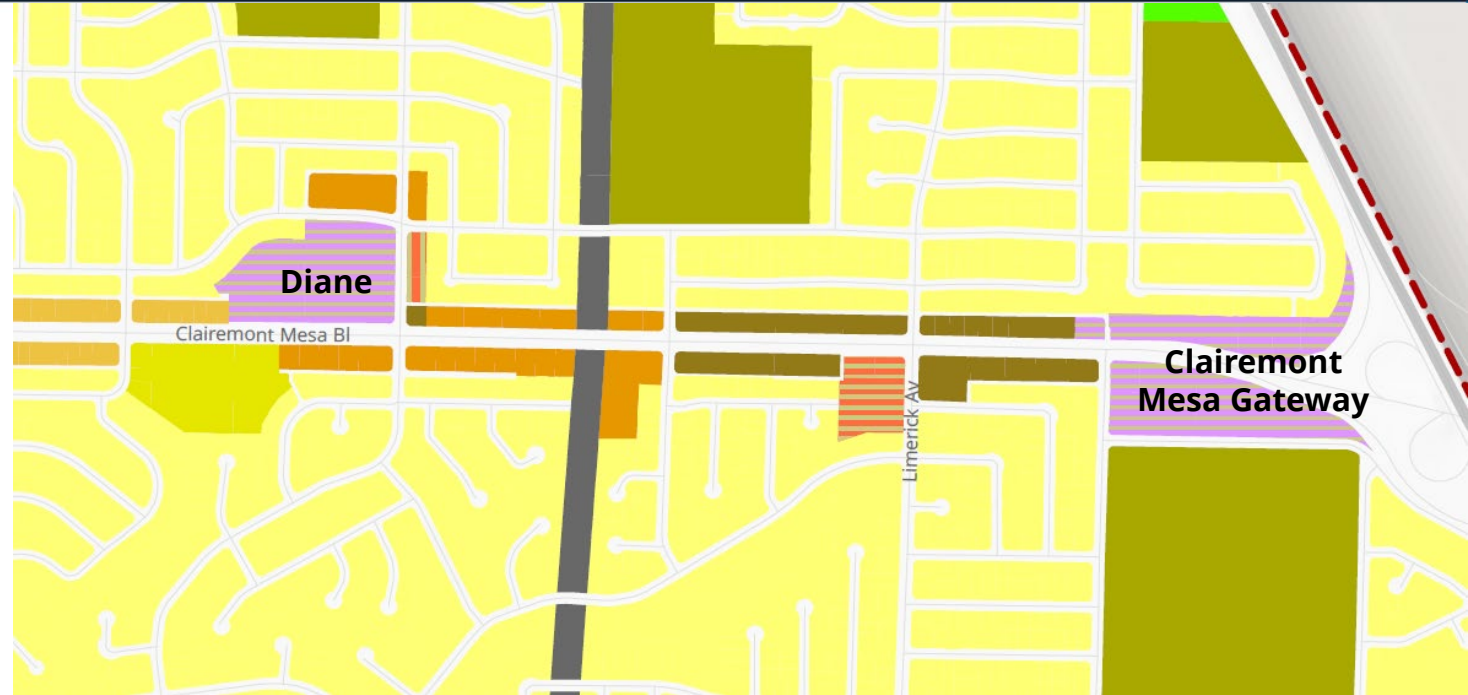
Village	Existing	First Draft	Second Draft
<b>Community Core</b>	Community Center (0-29 du/ac)	Community Village (0-29, -44, -54 du/ac)	Community Village (0-54, -73 du/ac)





# Land Use

- The Mixed-Use areas in purple were increased to:



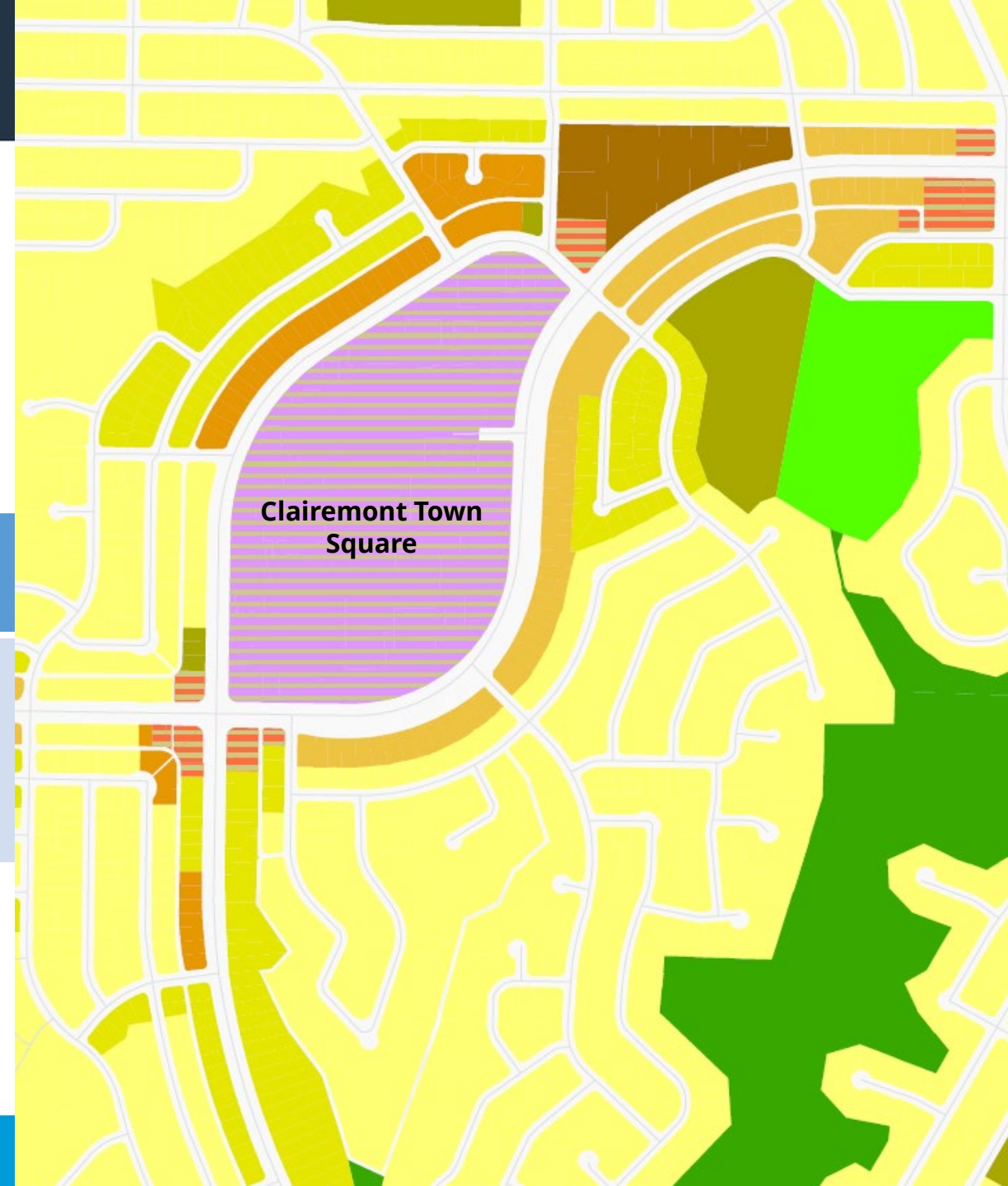
Village	Existing	First Draft	Second Draft
<b>Clairemont Mesa Gateway</b>	Visitor Commercial/Neighborhood Commercial (0-29 du/ac)	Neighborhood Village (0-44 du/ac)	Community Village (0-54 du/ac)
<b>Diane</b>	Neighborhood Commercial (0-29 du/ac)	Neighborhood Village (0-29 du/ac)	Community Village (0-54 du/ac)



# Land Use

- The Mixed-Use area in purple was increased to:

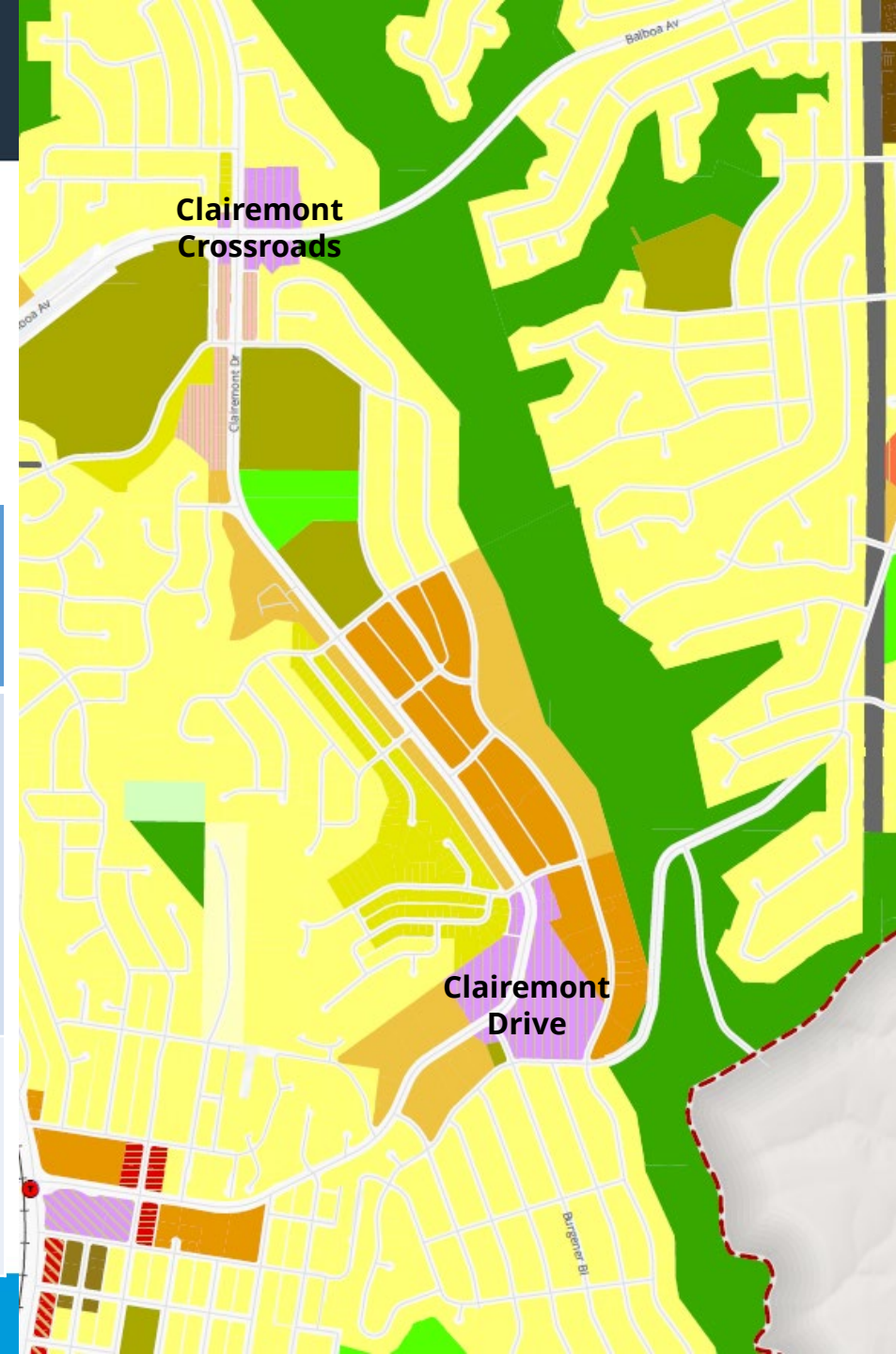
Village	Existing	First Draft	Second Draft
<b>Clairemont Town Square</b>	Community Center (0-29 du/ac)	Community Village (0-44 du/ac)	Community Village (0-54 du/ac)



# Land Use

- The Mixed-Use areas in purple were increased to:

Village	Existing	First Draft	Second Draft
<b>Clairemont Crossroads</b>	General Commercial/Neighborhood Commercial (0-29 du/ac)	Neighborhood Village (0-44 du/ac)	Community Village (0-44 du/ac)
<b>Clairemont Drive</b>	Community Center (0-45 du/ac)	Community Village (0-29, -44, -54 du/ac)	Community Village (0-44 du/ac)





# Land Use

- The Mixed-Use areas in purple were increase to:

Village	Existing	First Draft	Second Draft
Rose Canyon/Balboa Avenue Transit Station	Industrial Park (0 du/ac)	Community Village (0-54, -109 du/ac)	Community Village (0-109 du/ac)



# Land Use

- The Mixed-Use areas in purple were increase to:

Village	Existing	First Draft	Second Draft
Bay View	General Commercial (0-29 du/ac)	Neighborhood Village (0-54 du/ac)	Community Village (0-73 du/ac)
Tecolote Gateway	Light Industrial/General Commercial (0-29 du/ac)	Neighborhood Village (0-44, -54 du/ac)	Community Village (0-44, -73 du/ac)





# Recreation

- Current Population: 82,600 people
- Existing & Planned Recreation Value: 6,890 points
- Future Population (at buildout): 104,000 people
- Future Need: 10,400 points
- Identified Opportunities: Trail head pocket parks, Additional Joint Use Facilities, Neighborhood Park
- Ongoing Commitment: As development continues, the City will identify additional recreational opportunities to meet community needs



# Open Space & Conservation

	Existing MHPA Area (acres)	Acres to be added by CPU	Citywide Goal (acres)	Acres Needed to Meet Citywide Goal	Remaining Acres Needed to meet Citywide Goal
Clairemont	790	+ 77	52,727	276	183
Citywide	52,451				

- CPU addition to MHPA is **28%** of remaining acres needed to meet our citywide MHPA goals. If adopted, an **additional 183 acres** would be needed to meet the citywide goals.

# Additional Revisions

- Proposed flex lane/transit only lane along Genesee Ave
- Economic Prosperity Element
- Removed duplicative policies addressed by General Plan
- New appendices (Green Street Typologies, Street Tree Plan & Selection Guide, Park and Rec. Inventory)

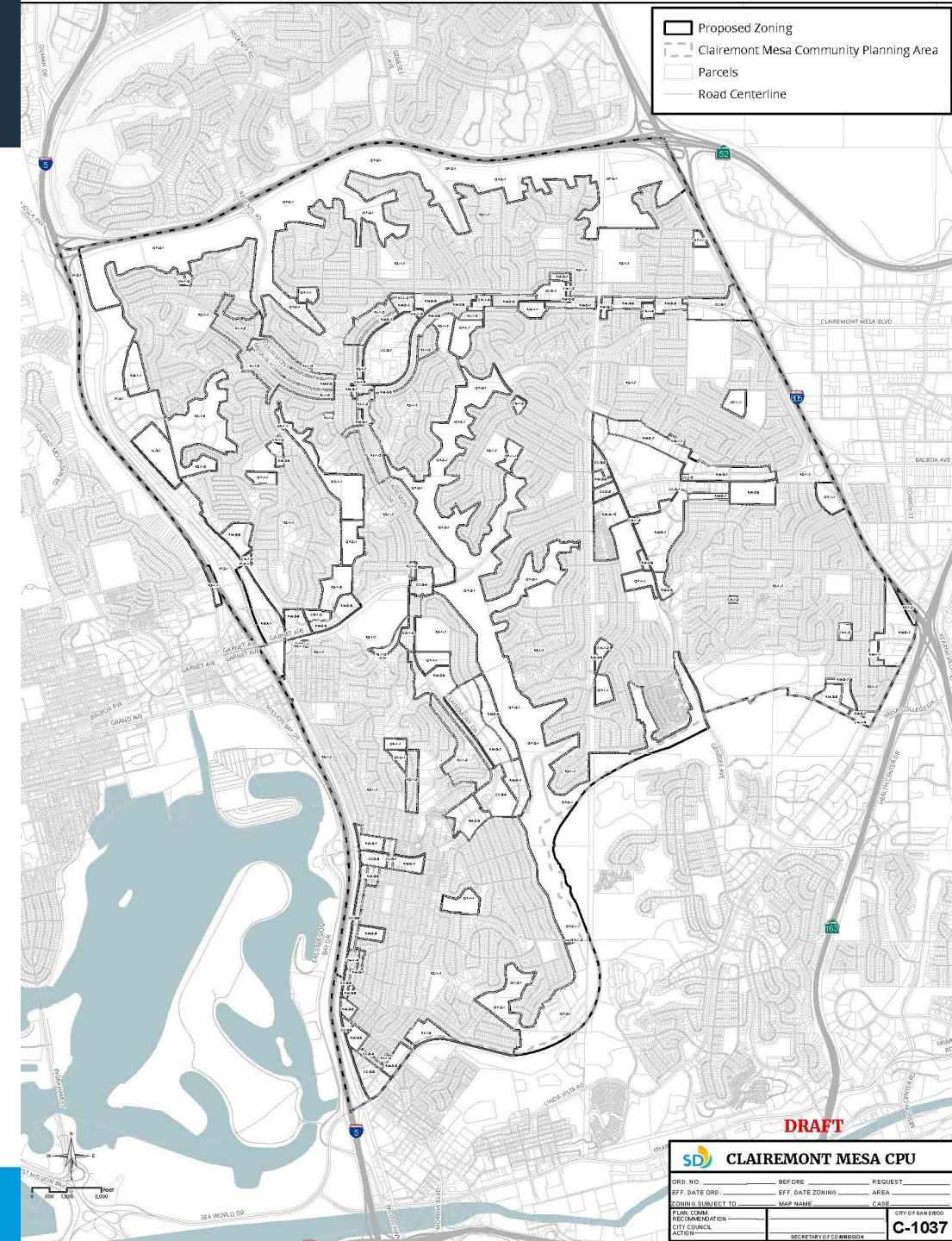
# Implementation

- Rezone Map - community wide
- Community Enhancement Overlay Zone
- Clairemont Height Limit Overlay Zone



# Rezone Map

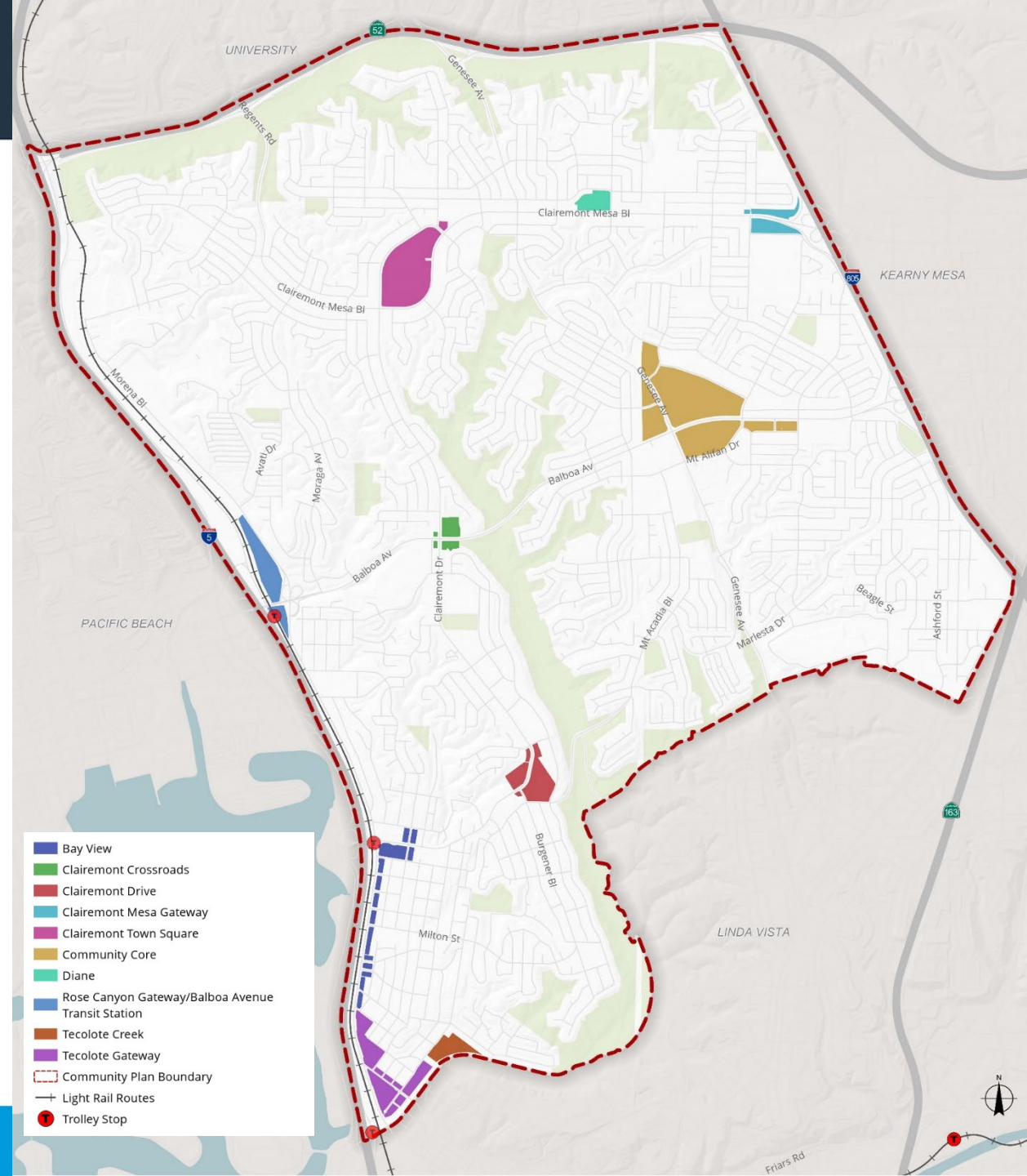
- Comprehensive community rezone
- Align Base Zones with Community Plan Land Uses





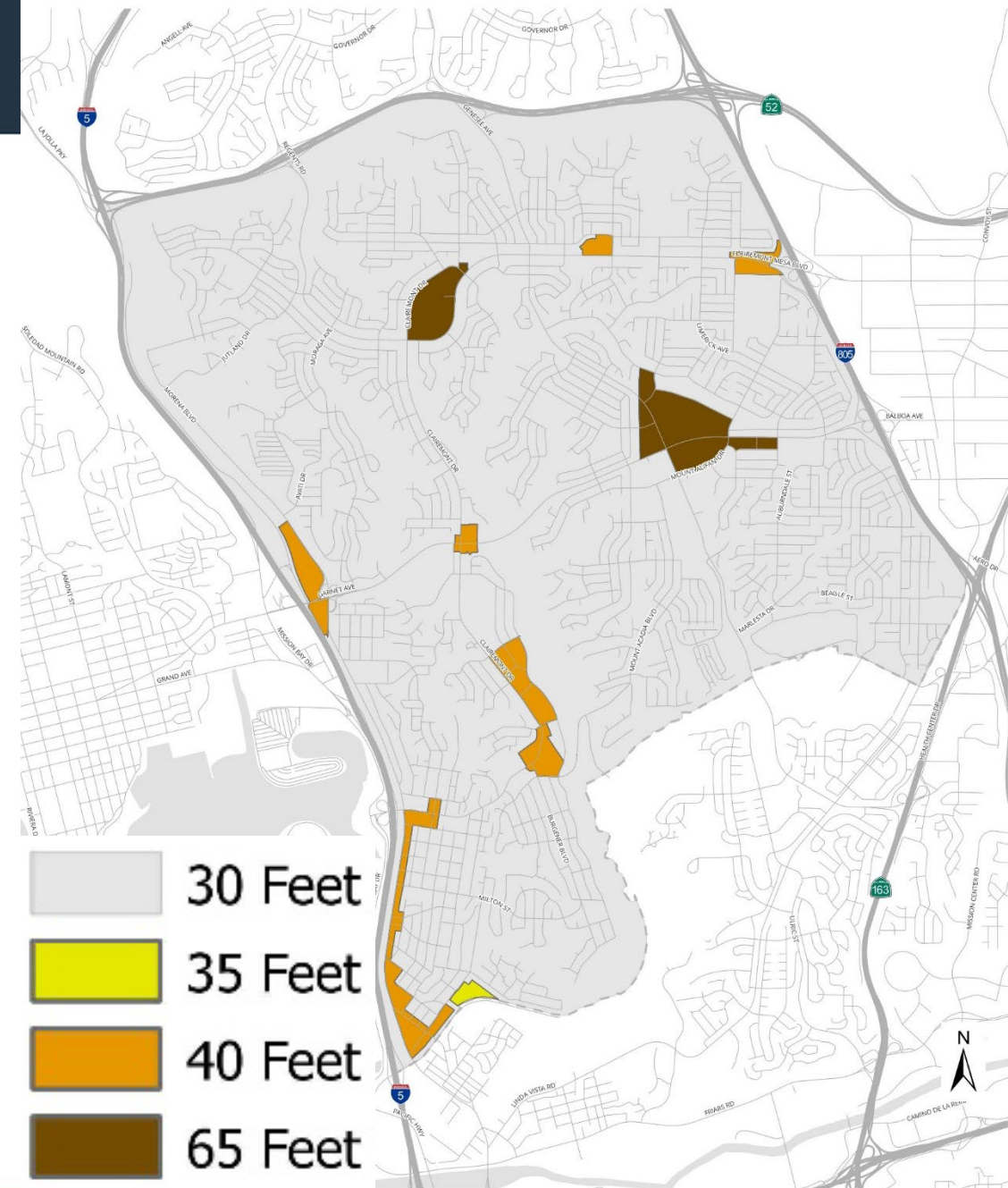
# Community Enhancement Overlay Zone

- New Overlay Zone with Supplemental Development Regulations for Site Specific Locations
- Moves Supplemental Development Regulations from the Plan to Land Development Code
- 1<sup>st</sup> Draft had Supplemental Development Regulations in the Community Plan
- Applies regulations to Village Areas & Corridors
- Will supplement Base Zone Regulations
- Enhancements Including Pedestrian Access, Public Spaces and Connectivity Improvements



# Clairemont Mesa Height Limit Overlay

- 30 ft height limit largely remains across community
- 35 ft Tecolote Creek
- 40 ft across remaining Village Areas
- 65 ft in Community Core & Clairemont Town Square



Clairemont Mesa Community Height Limit Overlay Zone  
This is a reproduction of Map No. C-1041 for illustration purposes only.

# Opportunities for Feedback

- August 1<sup>st</sup>: Second Draft Released
- August 4<sup>th</sup>: Overview provided to the Community Planning Group Project Review Subcommittee
- Accepting comments through September 14<sup>th</sup>
- Website: [www.clairemontplan.org](http://www.clairemontplan.org)

2025

**Summer**

**Second Draft**

*Clairemont  
Community Plan*

**Fall**

**Adoption Process**  
*Hearings*

&

Environmental  
Document

Ongoing input is welcome throughout the entire process





Questions?