



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: September 19, 2025

REPORT NO.: 104

ATTENTION: Parks and Recreation Board
Agenda of September 25, 2025

SUBJECT: Clairemont Community Plan Update Recreation Component

SUMMARY

Issue – Should the Parks and Recreation Board recommend to the City Council adoption of the recreation component of the Clairemont Community Plan Update, consisting of the Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces?

Department Recommendation – Recommend to the City Council adoption of the Recreation Element of the Clairemont Community Plan Update and the Community Enhancement Overlay Zone regulations related to public spaces.

Other Recommendations – None

Fiscal Impact – Not Applicable

Water and Energy Conservation Status – The proposed Clairemont Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – The proposed Clairemont Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces implement Strategy 5: Resilient Infrastructure and Healthy Ecosystems by furthering the City's target of achieving 35% urban tree coverage by 2035.

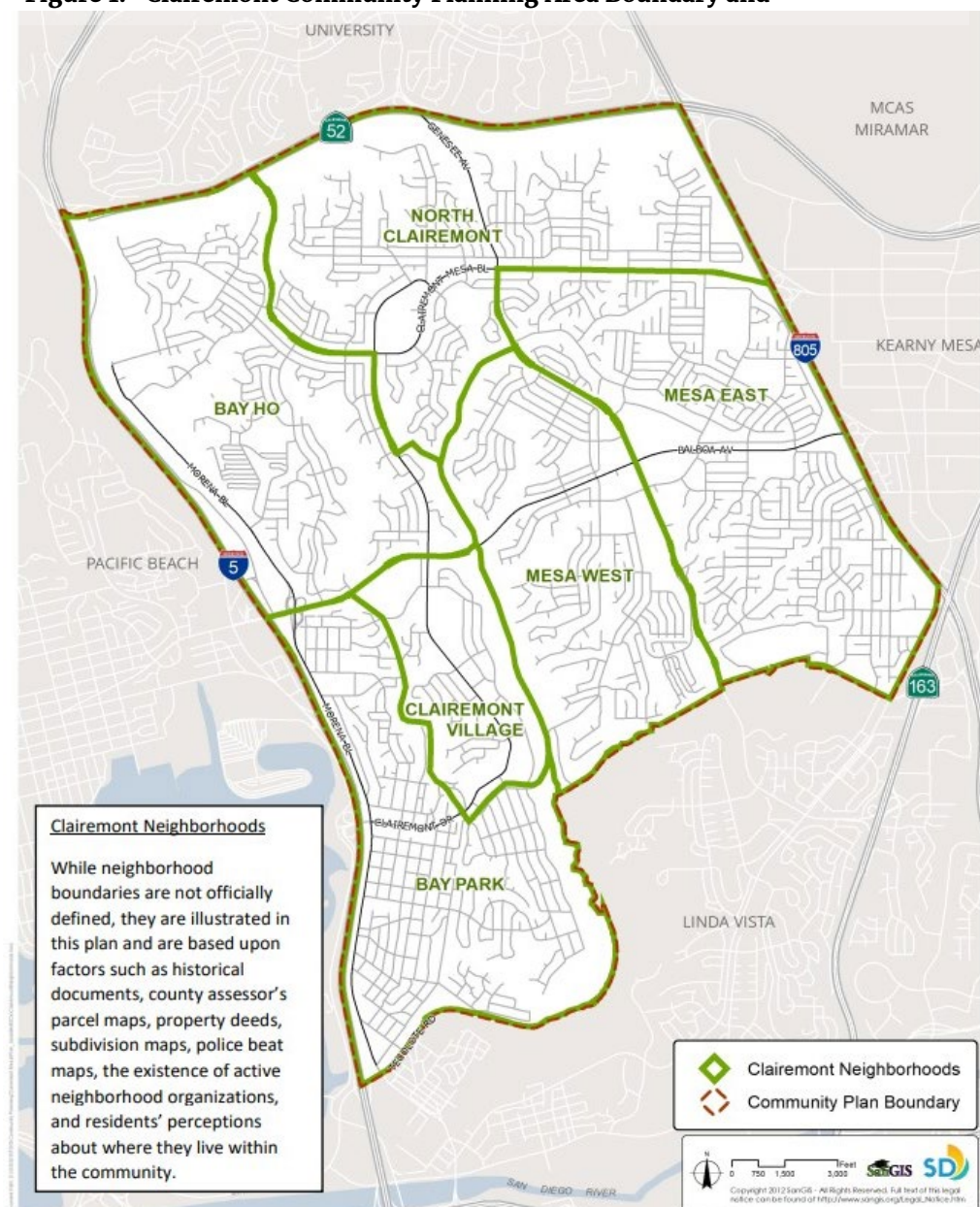
Strategic/Tactical Equity Plan Impact – The proposed Clairemont Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces support the Strategic Plan's *Protect and Enrich Every Neighborhood*, *Advance Mobility and Infrastructure*, and *Champion Sustainability* priority areas by protecting canyons and open space as sensitive habitat; identifying opportunities for public spaces, pocket parks, trails, and joint-use facilities; improving mobility infrastructure to enhance connectivity for people walking, rolling, biking, and using transit; and promoting urban greening and street trees to address stormwater runoff and climate change.

Environmental – In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, the City of San Diego, as the Lead Agency under CEQA, has prepared an Addendum to the General Plan [Final Program Environmental Impact Report \(PEIR\) SCH No. 2021070359](#) and an amended Mitigation, Monitoring and Reporting Program covering this activity. The determination that an Addendum to the PEIR is the appropriate action is documented in a [City Planning Department memo](#).

BACKGROUND

The Clairemont Community Plan Area encompasses approximately 8,557 acres (13.3 square miles). Clairemont is located in the north-central portion of the City of San Diego, south of State Route 52 (SR-52), west of Interstate 805 (I-805), east of Interstate 5 (I-5) and north of the Linda Vista community. The community features gently rolling mesas separated by canyons and hillsides. The developed areas are mostly lower in scale and generally confined to the mesas as well as along the rims of Tecolote Canyon, Stevenson Canyon and San Clemente Canyon. The Community is served by high frequency transit, including three MTS Trolley Stations (UC San Diego Blue Line Trolley) within proximity to the community. A comprehensive overview of existing conditions in the Clairemont Community is provided in the [Clairemont Existing Conditions Atlas](#).

Figure 1. Clairemont Community Planning Area Boundary and



The current Clairemont Community Plan was adopted in 1989. Since then, the Clairemont community has evolved and grown to an estimated population of just over 80,000. The City has experienced a growing housing crisis and a changing climate, requiring additional planning to increase housing opportunities and enhance access and use of transit to help meet City housing and climate goals. The Clairemont Community Plan update is a part of a citywide program to update community plans in locations served by high-frequency transit consistent with the City of Villages strategy. With the adoption of the City of Villages strategy as part of the comprehensive update of the General Plan in 2008, the City has already updated and amended 17 community plans to address climate change and a housing shortage by planning for additional homes to be built near high-frequency public transit.

For additional background information, see the Clairemont Community Plan Update webpage, <https://www.clairemontplan.org>

DISCUSSION

In 2017, the City Planning Department began the comprehensive update to the Clairemont Community Plan (Clairemont CPU). The Clairemont Community Planning Group established an Ad-hoc CPU Community Plan Update Subcommittee which helped to develop a vision for Clairemont as community of active, pedestrian-oriented nodes, corridors, and unique villages that contribute to a strong sense of place and community identity, which are connected through a transportation network that serves vehicles and encourages walking, biking, and transit use, as well as acknowledges the natural network of canyons and open spaces as an integral part of intra-community connectivity.

In 2024, the General Plan was comprehensively amended through Blueprint SD to align the City of Villages land use 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 number of trips taken by transit, bicycling or walking. The Clairemont Community Plan is being updated to better align with the General Plan and the Climate Action Plan, and will provide additional opportunities for new homes, jobs and infrastructure near Trolley Stations and corridors served by existing and planned bus rapid transit service. By planning for a broader range of housing options, the updated Community Plan helps to create opportunities for a diversity of new homes to meet the current and long-term housing needs.

The Second Draft Clairemont Community Plan aligns with the Village Climate Goal Propensity Map. The Second Draft Community Plan 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 Clairemont CPU provides an opportunity for an additional 11,200 homes beyond the adopted Community Plan primarily within village areas and along transit corridors. 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.

Recreation Element

The Clairemont CPU envisions a well-connected system of parks, recreational facilities, and open space that provides opportunities for passive and active recreation, social interaction, community gatherings, the enhancement of the public realm, and the protection of sensitive natural resources. The goal is to provide additional park space and access to recreational amenities where it's most needed.

Figure 2. Clairemont CPU Figure 6-1: Parks and Recreation Facilities



The Clairemont Community Plan Update identifies opportunities for new parks, recreation spaces, trails, and recreation amenities to the Clairemont's existing park and creating park spaces integrated within new development. A component of the Clairemont Community Plan Update is the provision of new parks and quality public spaces that offer people places to walk/roll, bike and play. The Community Plan envisions future parks could vary in programming and design, from community gardens to exercise stations, to meet the diverse needs of the Clairemont. The Community Plan Update encourages continued joint-use agreements with schools to increase access to recreational spaces, explores the possibility of new recreation on land that the City owns, encourages excess right-of-way to be utilized for green space and supports land acquisition and the development of new parks.

To increase value and use, new and existing parks and recreational facilities should be well-connected by a variety of pathways (such as sidewalks, trails, and paseos), bikeways, and transit, which provide inherent recreational value through features such as interpretive elements or public art, while encouraging users to utilize active transportation. Recreation facilities should be varied in programming and designed to provide amenities for all types of users and should consider public input and the diverse needs of the Clairemont community.

Additionally, the Clairemont community has an abundance of open spaces, canyons, and preserves, such as Tecolote Canyon Natural Open Space Park and Marian Bear Open Space Park, where the CPU has identified new opportunities to utilize these resources, including scenic overlooks and trailhead pocket parks.

Recreation Value Point Analysis

Consistent with the Parks Master Plan, future park needs are addressed using the Recreation Value Points system. Recreation value emphasizes the activities and experiences that residents can enjoy, rather than solely the acreage of parkland. It measures the inherent benefits of park spaces – the ability for park facilities to support active recreation and exercise; encourage socializing; link people to transit, bike facilities, trails, and active public areas; and invite activity throughout the day. The proposed parks, trails and recreation spaces that are identified in the CPU's Figure 6-1 (shown in Figure 2 above) are planned to maximize the recreation opportunities that will serve the increasing number of community residents.

Table 1 below lists existing and proposed CPU Recreation Value Points in relation to the current and forecasted population of the Clairemont community. 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 a 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 as new parks, greenways, parkways, paseos, trails and plazas. Potential parks with new development and future park opportunities could yield an additional 3,513 Recreational Value Points.

While new parks and recreation investments are not all specifically identified in the Community Plan, it allows for and facilitates the continual process of identifying additional future opportunities that may become available as the community grows. As more homes are built, based on the development activity, location, and needs of the residents that new

facilities would serve, the City will continually work to identify, plan, and deliver more park and recreation facilities.

Table 1. Clairemont Community Recreation Summary

Clairemont Community Recreation Summary	
Statistics – 2025 population	
Total Population:	82,600
Recreation Value Points Goal, 100 points per thousand:	8,260
Current Recreation Value Points:	3,787
2050 Population, Projected Build-Out	
Projected 2050 population:	104,000
Recreation Value Points Goal, 100 points per thousand:	10,400
Current Recreation Value Points:	3,787
Planned Additional Recreation Value Points:	3,100
Current + Planned Recreation Value Points Subtotal:	6,887
Potential Parks with New Development + future park opportunities Recreational Value Points	3,513
Current + Planned + Potential Recreational Value Points Total	10,400

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. As more homes come online, based on the development activity, location, and needs of the residents that new facilities would serve, the City will continually work to identify, plan, and deliver more park and recreation facilities as the community grows. The approximately 10,400 Recreation Value Points required at full buildout would only be needed if all the community plan update housing capacity is built and occupied during the 30-year planning horizon.

Policy 6.17 of the Community Plan update draft emphasizes acquiring land for parks to address both the community’s current needs and the needs of future community members. Other strategies to increase park and recreation opportunities include the creation of new parks on City-owned land, repurposing excess rights-of-way, collaborating with private landowners interested in providing park and recreation opportunities on their land, developing linear parks along major streets, and continuing to expand joint-use agreements with schools to increase recreational access.

Another strategy to create a more livable Clairemont is to incentivize the inclusion of publicly accessible urban design features as part of new development in key growth areas. The draft Community Enhancement Overlay Zone provides ministerial permitting incentives for projects that comply with the Community Enhancement Overlay Zone regulations, addressing the challenge that the community has limited public land available for recreation planning.

Community Enhancement Overlay Zone for Public Spaces

The City proposes to amend the San Diego Municipal Code to include the Community Enhancement Overlay Zone as a new overlay zone to provide supplemental development regulations for specific areas within the Community Plan to increase the amount of public space within the community. 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 within the Community Plan and using the Community Plan Implementation Overlay Zone to reference the regulations in the community plan, the regulations would be within the Municipal Code with the other applicable development regulations. This approach would improve the implementation of the regulations by providing more clarity.

Increasing public space and pedestrian activity is a significant component of the design approach for Community Plans. The Community Enhancement Overlay Zone Supplemental Development Regulations which require public space that is privately owned, publicly accessible spaces to be integrated into different development contexts. The following sets out specific requirements that are proposed as part of the Community Enhancement Overlay Zone Supplemental Development Regulations for Clairemont:

a. Applicability

Public spaces provide space for social interaction and recreation through urban greens, podiums, plazas, and greenways or paseos that enhance connectivity and have one or more amenities on them. These spaces must be accessible from a street and apply to:

- A property that is equal to or greater than 10,000 square feet and that proposes a total gross floor area of new development equal to or greater than a floor area ratio of 0.5; or
- A property less than 10,000 square feet, the applicant shall receive a floor area ratio bonus of 1.0 if an applicant elects to provide public space; or
- A property equal to or greater than 10,000 square feet and that proposes a subdivision, the public space requirements shall apply to development on all lots.
- Exemptions apply to developments that meet park requirements through on-site park improvements per Municipal Code Section 142.0640 and Council Policy 600-33.

b. Size Requirements

- A minimum of 5 percent of the property shall be provided as a public space. The size of the required area of a public space cannot be greater than 75,000 square feet of the premises.

- Developments exceeding the minimum requirement may receive an FAR bonus of 0.2 for each additional 1,000 square feet of public space, up to 5,000 square feet (maximum bonus of 1.0 FAR).
- The required size may be reduced to avoid archaeological, cultural, historical, or environmental resources with approval of a Process Two Neighborhood Development Permit. Reductions are also allowed when needed to accommodate stormwater, utility, or transit facilities.

Applicants may purchase up to a 25 percent reduction in required public space at \$170 per square foot, with payment deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

c. Type of Public Space Required

An applicant can choose to satisfy its public space requirements through the provision of one or more of the following:

- A plaza, urban green, or podium shall meet the following requirements:
 - A minimum area of 1,200 square feet; and
 - A minimum dimension of 20 feet in any direction.
- A Greenway: In Clairemont, greenways shall have a minimum width of 30 feet, measured from the parkway to the street wall. In Clairemont, greenways are required along the south side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard, South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive, and the North side of Mount Alifan Drive between Mount Abraham Avenue to Genesee Avenue.
- A Paseo: In Clairemont, a paseo shall have a minimum width of 14 feet and are required between Denver Steet and Morena Boulevard and abutting Tecolote Creek.
- A Public Park: In Clairemont, a public park within the Rose Canyon Village area that is a minimum of 3-acres in size and shall include a minimum of 1 paved north-south oriented pedestrian pathway at least 8-feet in width connecting the area to the Balboa Avenue Station Village area.

d. Amenity Requirements within Public Space

- Each public space must include amenities based on the size of the premises, ranging from 1 to 6. Examples include play areas, fitness equipment, sports courts, game tables, gathering areas, splash pads, useable lawn areas, off-leash dog areas, or community gardens. Amenities shall be provided in accordance with Tables 1 and 2 in Attachment 2
- For developments larger than 200,000 square feet, applicants may purchase up to 30 percent of required amenity points (minimum 1) at \$480,835 per point, indexed annually under Section 142.0640(c). Payments are deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Within Clairemont, the Community Enhancement Overlay Zone would apply along corridors and within village areas where the community plan has increased the capacity for additional homes. Regulations in the Overlay Zone will supplement underlying base zone regulations to ensure that new development in the mixed-use corridors and villages would be supported by community enhancements including pedestrian access, public spaces and connectivity improvements.

In addition to public space requirements set out above, community specific regulations for Parkways are also required in accordance with Table 2. Together, the greenway and parkway requirements will provide a wider area that supports a high-quality pedestrian experience.

Table 2: Clairemont Public Space Requirements – Parkways

Location	Minimum Parkway Width
South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard.	14 Feet
North side of Ingulf Street between Morena Boulevard and Denver Street.	10 Feet
South side of Clairemont Drive between Morena Boulevard and Denver Street.	10 Feet
South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive.	14 Feet

The complete draft Community Enhancement Overlay Zone regulations related to public spaces and the locations in which the regulations will be applied within Clairemont is provided in Attachment 2.

Community Engagement

The Clairemont CPU process started with the formation of the Ad-hoc Community Plan Update Subcommittee in 2017, which was responsible for conducting the public discussion on the CPU process. The Subcommittee is comprised of Clairemont Community Planning Group (CPG) members and community members not on the CPG. The Ad-hoc CPU Subcommittee met on various land use, urban design, mobility, noise, conservation, recreation, and public facilities topics over 32 public meetings and two community workshops to provide input on plan goals and policies and participated in two community workshops to identify focus areas of change, mixed-use development, and additional housing opportunities in the community. From February to March 2019, the City Planning Department used an online interactive community engagement application hosted on the CPU website, as well as an in-person workshop to solicit feedback on the development of land use scenarios. Additionally, four workshops were held with the Planning Commission in 2017 (land use, recreation and mobility), 2019 (draft land use scenarios, urban design and mobility), 2021 (first draft) and 2025 (second draft).

Conclusion and Next Steps

The Clairemont Community Plan Update provides a forward-looking framework that balances growth and sustainability with community priorities. It identifies where new housing and jobs can best support transit, how parks and open space can be expanded, and how mobility can evolve to reduce reliance on personal vehicles. It reflects years of engagement, incorporates community feedback, and aligns with citywide and regional goals to support a resilient and livable Clairemont for decades ahead. The recreation component of the Clairemont CPU, consisting of the Recreation Element and the public spaces regulations of the Community Enhancement Overlay Zone, implement the Parks Master Plan, identify opportunities for new parks, recreation spaces, trails, and recreation amenities within the community, and provide for the creation of park spaces integrated within new development. It is therefore recommended that the Parks & Recreation Board recommend to the City Council adoption of the Recreation Element of the Clairemont Community Plan Update and the Community Enhancement Overlay Zone regulations related to public spaces. Following review by the Parks and Recreation Board, the Clairemont CPU will be reviewed by the Planning Commission in October, followed by the Land Use & Housing Committee and the City Council in November and December of this year.

Documents relating to the Clairemont Community Plan Update process are available on the following website: www.clairemontplan.org.

Respectfully submitted,



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- Attachments:
1. Draft Recreation Element of the Clairemont Community Plan Update
 2. Draft Community Enhancement Overlay Zone regulations related to public spaces (also referred to as Implementation Regulations)



RECREATION

CHAPTER 6: RECREATION

GOALS

- An equitable system of parks and recreation facilities that serves the needs and abilities of all people.
- Easy, safe and enjoyable access to multiple types of park and recreation opportunities.
- Parks and recreation facilities that help meet standards outlined in the General Plan and Parks Master Plan.
- Access to community and regional recreational opportunities through a system of pedestrian paths, bikeways, and public transportation.
- A sustainable parks and recreation system that meets the needs of residents by using green technology and sustainable practices.
- Preservation and protection of the natural resources that serve as parks resources.
- Parks that reflect the unique qualities of their settings.

INTRODUCTION

The Community Plan Recreation Element, together with the General Plan and the Parks Master Plan, provide a vision and strategy to meet Clairemont’s park needs. This is accomplished through goals and policies that guide the development of parks, identify opportunities for additional parks, and expand the recreational value of existing facilities and parks. Development within Clairemont around a vast canyon network and the Community Plan vision for the development of mixed-use village centers will be fundamental in enhancing the local parks and recreation system. The canyon system already offers natural recreational opportunities, and the village areas will provide opportunities for the introduction of public spaces and recreation into the urban fabric.

The recreation facilities envisioned for Clairemont will help to define the village areas and provide opportunities for exercise, social interaction, community events, and opportunities to walk/roll and bike.

The Community Plan envisions a combination of enhancing existing park areas and adding new parks and recreational facilities. A system of linear parks is planned to offer people public spaces to enjoy. A combination of urban pathways provides efficient, accessible, and enjoyable ways to travel to destinations in the community and beyond. These connections are also envisioned to provide recreation through mobility. Together, these areas are planned to provide an inviting pedestrian environment while simultaneously addressing the community’s recreational needs.

VISION AND STRATEGY

The Recreation Element plans for the community’s recreational needs through a system of parks and recreational facilities that provide opportunities for social interaction, spaces for passive and active recreation, and contributes to a healthy community. Within Clairemont, this system of parks also reinforces multi-modal connectivity both in and outside of the community.

To address the anticipated park and recreation needs for the community, an increase in park opportunities are planned within the existing network of parks and recreational facilities, as shown in Figure 6-1. Additional urban park amenities such as plazas, linear parks and promenades, and other public spaces are planned for village centers to supplement the system of parks and public spaces in the community and promote pedestrian activity.

The parks system is closely linked to the Community Plan pedestrian and bicycle networks (see Figures 4-1 and 4-2 in the Mobility Element). A network of protected bicycle routes and safe pedestrian routes promotes healthy communities, encourages both recreation and active transportation throughout the community, and offers options for walking and/ or biking as a preferred way to travel to parks. For discussions on connectivity to parks and open space, see Mobility Element policies related to transit, bicycle, and pedestrian travel.



The Community Plan strategy provides for a mix of recreational uses and facilities that meet the needs of residents and employees, to include neighborhood parks, pocket parks, mini-parks, linear parks, and plazas.

RELATIONSHIP TO THE PARKS MASTER PLAN

The Parks Master Plan guides future park planning and ensures parks are built where they are needed the most, allowing equitable and equal access to high-quality parks throughout the City. The Parks Master Plan uses a Recreational Value-Based Park standard, which establishes a point value to represent recreational opportunities within parks.

The range and number of points is explained in depth in Appendix D of the Parks Master Plan. As an outcome-based measure, recreational value emphasizes the activities and experiences available to community members rather than a sole focus on the size of a park in each area or pursuing additional acreage. The standard recognizes the value of parks appropriate for diverse communities, from ballfields to pocket parks.

RELATIONSHIP TO CONSERVATION
ELEMENT

The Recreation Element policies align with the policies in the Conservation Element, including those addressing open space protection and preservation policies, as well as storm water retention and infiltration policies – as do the Parks Master Plan policies on Conservation, Sustainability, & Resilience. Open space parks within the community provide protection to natural habitats and species while allowing for trail access. The natural hillsides and canyons within Clairemont provide opportunities for natural storm water retention and/or infiltration as an alternative to storm water infrastructure. See the Conservation Element for storm water management policies.

POPULATION-BASED
PARKS AND RECREATION
FACILITIES

Population-based parks serve the needs of the Clairemont community which could attain a projected population of 104,000 people. Existing and planned parks, recreational centers, and aquatic complexes that help meet the recreational needs of the population are shown in Figure 6-1 and Appendix C: Park and Recreation Inventory.

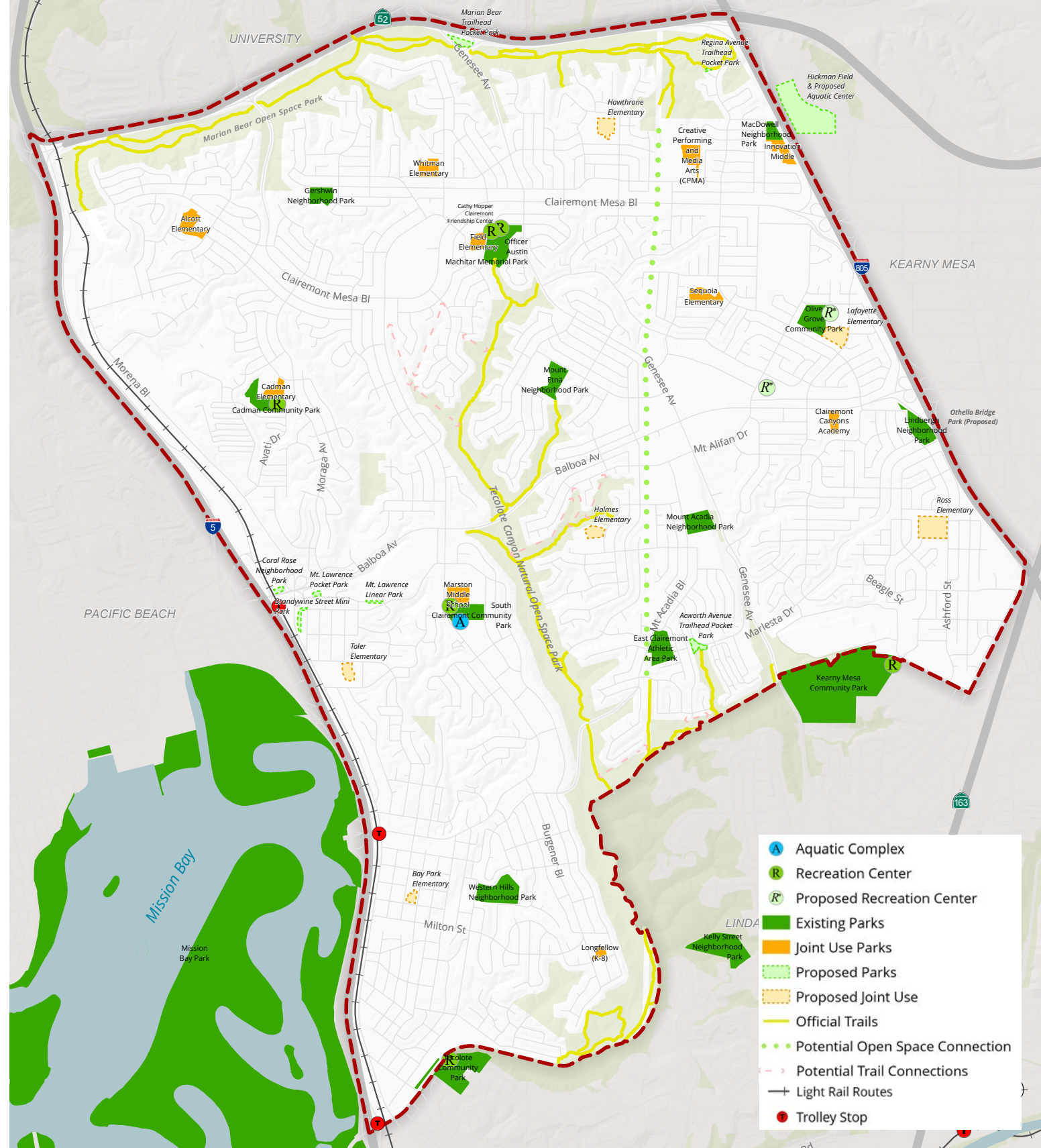
Parks: The Parks Master Plan standard of 100 Recreation Value-Based points per 1,000 community members results in the need for approximately 10,400 Recreational Value Points based on the projected population of 104,000 people at full community buildout. The Community Plan identifies approximately 6,887 existing and planned Recreation Value Points.

The existing and planned recreational opportunities are detailed in Appendix C: Park and Recreation Inventory. New development and other future park opportunities could provide opportunities for an additional 4,194 Recreational Value Points.

Recreation Center: To meet the Parks Master Plan standard of 17,000 square feet of recreation center building space per 25,000 community members, Clairemont's projected population results in a need for approximately 55,142 square feet of recreation center space at full community buildout. This is equivalent to three recreation centers, each sized at 17,000 square feet.

Aquatic Complex: To meet the Parks Master Plan standard of an aquatic complex per 50,000 people, results in a need for approximately 2.1 aquatic complexes at full community buildout.

FIGURE 6-1: PARKS AND RECREATION FACILITIES





Linear parks in conjunction with pocket parks and mini parks as identified in Figure 6-1 will provide additional opportunities for passive and active recreation.

PARKS AND RECREATIONAL FACILITIES

NEIGHBORHOOD PARKS

Neighborhood parks can serve a population within a half-mile radius, typically accessible by bicycle, public transit, and walking and can offer picnic areas, play areas, multi-purpose courts and turf areas, pathways, and smaller facilities like restrooms.

MINI PARKS

Mini parks are small spaces that provide readily accessible recreational opportunities for nearby residential areas and can offer picnic areas, play areas, turf, walkways, and landscaping that support both passive and active recreation.

POCKET PARKS & PLAZAS

Pocket parks bring recreational opportunity to sites that are otherwise too small or irregularly shaped for larger, traditional park layouts. They can fit into diverse community settings, creating convenient places for play and relaxation. Pocket parks also activate their surroundings by encouraging social interaction.

PARKS IN COMMUNITY VILLAGES

Development on larger sites within Community Villages have the potential to provide publicly accessible mini parks, pocket parks or plazas. These spaces may remain as privately-owned but publicly-accessible park spaces or be dedicated as public parks. Park amenities can range from open green spaces to children’s play areas.



A variety of parks and recreational facilities are envisioned to meet the needs of the community.

GREENWAYS

Greenways, like linear parks along streets can provide an inviting pedestrian environment with passive or active recreation spaces adjacent to a street or a linear feature and can be continuous or consist of multiple recreational spaces linked by a pedestrian and/or multi-use path.

TRAILS, OVERLOOKS, AND TRAILHEAD POCKET PARKS

Trails, overlooks and trailhead parks allow people to enjoy views and learn about natural resources. Interpretive and wayfinding signs at overlooks and along trails and at trailhead pocket parks can provide educational opportunities on the unique natural history and value of open spaces.

JOINT-USE PARKS & FACILITIES

Joint-use parks and recreation facilities provide active and passive recreational opportunities for school children when school is in session and the public when school is not in session. Joint-use agreements with the San Diego Unified School District, other organizations and private development allow for the shared use of facilities and resources.

This can provide more parkland and additional recreational opportunities where there is limited available land for new parks. Each joint-use site is unique and has different constraints and opportunities and can include turfed multi-purpose fields, walking track, paved hardcourts, exercise equipment, group seating, playground equipment, and off-street parking.

PLANNED PARKS AND RECREATIONAL FACILITIES

The Community Plan identifies enhancements to existing parks to increase the recreational value and the potential for new park opportunities through the acquisition of land, the reuse of City-owned land or with new developments as shown in Figure 6-1. The summary of existing and planned parks for Clairemont are shown in Appendix C: Park and Recreation Inventory which includes estimated planned park Recreational Value Points. The service area for recreational facilities can expand past a community's boundary and can service surrounding communities.

PLANNED PARKS AND ENHANCEMENTS

The General Plan and the Parks Master Plan encourage the development of parks and innovative public spaces that meet recreational needs, such as linear parks, public plazas, parks above underground parking, and parks on private land that are open to the public. The Community Plan identifies a combination of linear parks and pedestrian promenades, mini parks, pocket parks, and urban plazas primarily within village areas as well as trails.

Existing parks in Clairemont include community and neighborhood parks, open space parks, and joint-use parks. Upgrades and enhancements of the existing active parks can include improvements to expand their use and/or increase the recreational value of the park. Enhancing underutilized or unused parks with recreational amenities can significantly strengthen the overall community recreation system.

Activities designed within these parks and public spaces can include off-leash dog areas, community gardens, pathways, benches, exercise stations, or picnic tables to accommodate more users and enhance the recreational experience.

Planned Recreation Center

The planned recreation center at Olive Grove Community Park will help to address the projected need for additional square feet of recreation center space as shown on Figure 6-2.

Planned Aquatic Center

The Standley Joint-use Aquatic Center in the adjacent University community and a planned aquatic complex at Hickman Field within Kearny Mesa will serve Clairemont as shown in Figure 6-3. An additional aquatic complex will be needed to achieve the standard at the full community buildout.

FIGURE 6-2: RECREATION CENTER SERVICE

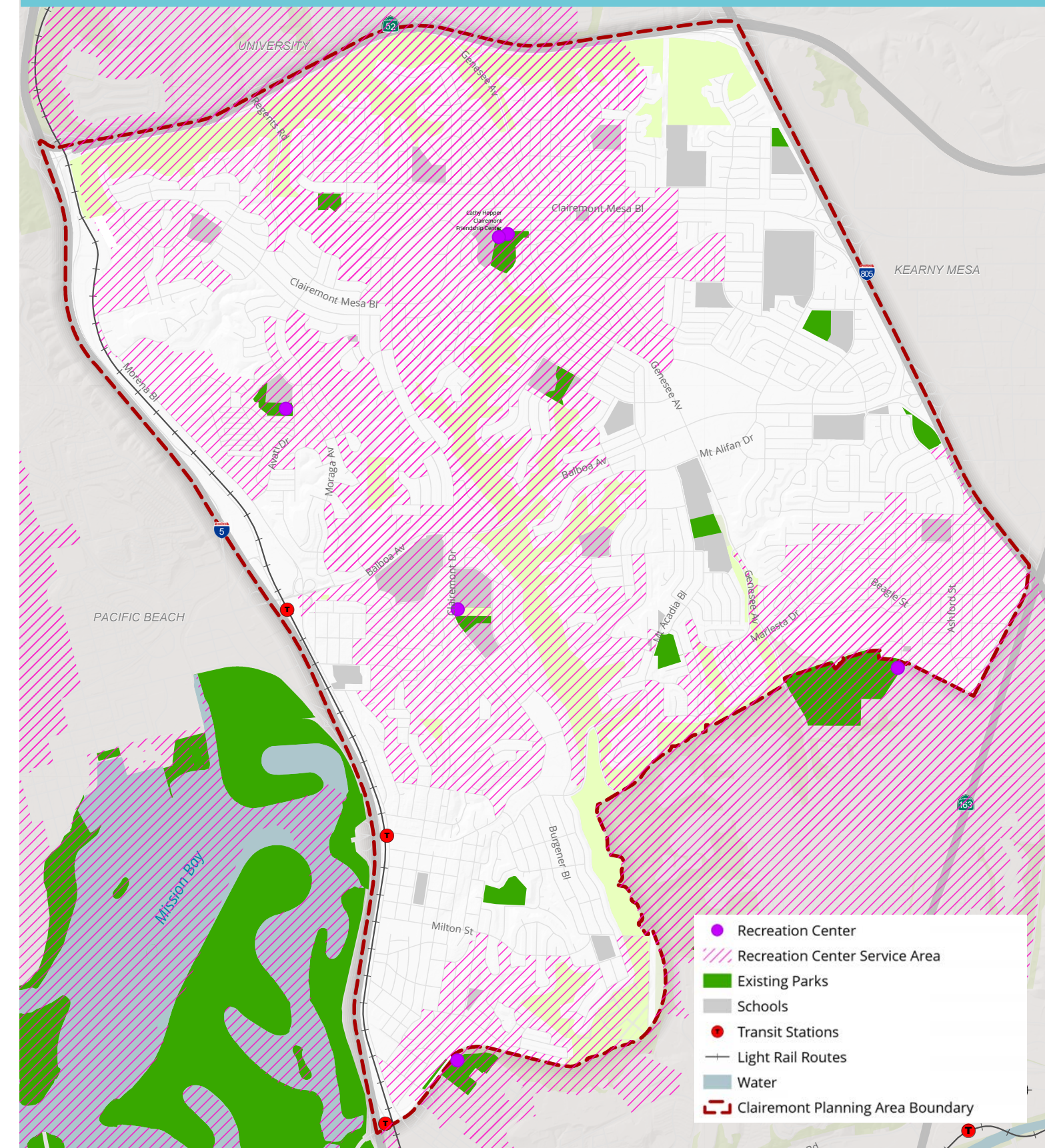
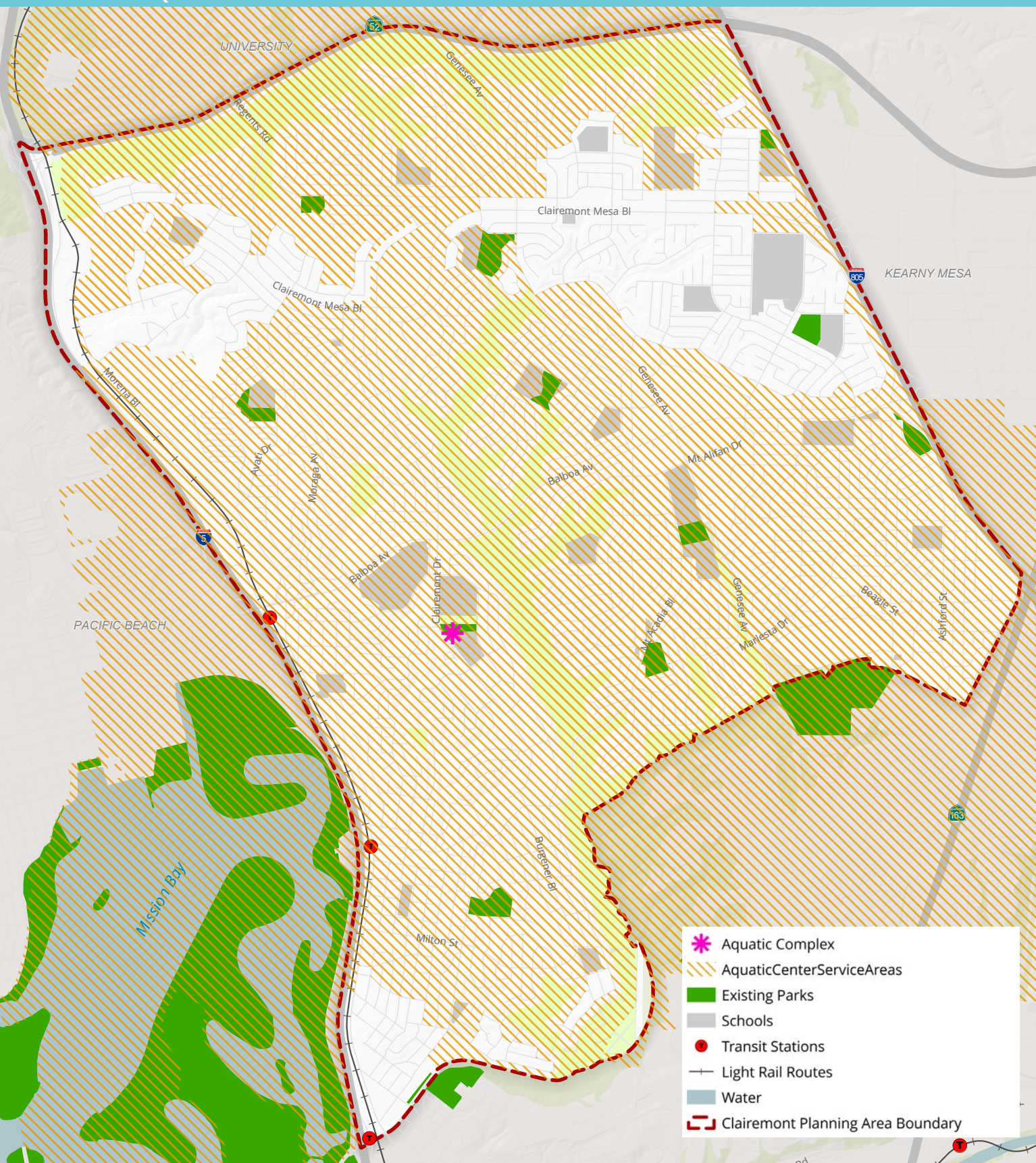


FIGURE 6-3: AQUATIC CENTER SERVICE



ACCESS TO PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities should be accessible to people of all age groups and abilities with a balance between programmed and non-programmed activities. All City parks are available to all community members and visitors, and should be located within walking distance of neighborhoods, employment centers, and public transit, and available for public use.

At a minimum, parks and recreation facilities that will be constructed, retrofitted, or upgraded within Clairemont are required to meet the needs of all people consistent with the 1990 Americans with Disabilities Act (ADA) guidelines.

The City strives to provide universal access to parks by providing equal opportunity to the greatest number of people. As an example, providing clear lines of sight throughout a park will help users with impaired vision or those who have difficulty regulating sensory information to preview the space and allow them to prepare to enter the space.



BMX pump tracks are a great amenity for enriching community recreation space for users of all ages.

POLICIES

- 6.1**
Incorporate public spaces such as plazas, promenades, mini-parks, and squares as focal aspects of a village to encourage public interactions, gatherings, outdoor markets, and events.
- 6.2**
Create publicly accessible plazas, promenades, mini-parks, public squares, seating areas, and paseos as part of new development and as focal aspects of villages to encourage public interactions, community gatherings, outdoor markets, and community events.
- 6.3**
Enliven public spaces by locating active uses such as restaurants, outdoor dining, and other amenities on the ground floor, where feasible.
- 6.4**
Strive to achieve a mix of parks and/or park equivalencies that meet the population-based park needs of residential uses located within the village, which can include plazas, urban greens, linear parks, and other park and recreational amenities.
- 6.5**
Encourage the inclusion of a central green or square as a focal point within village areas.
- 6.6**
Create defined gateways at the key entry points to villages and enhanced access and wayfinding within village areas.
- 6.7**
Pursue the implementation of the planned park sites and improvements to existing parks.
- 6.8**
Pursue land acquisition for the creation of new public parks, recreation facilities and public spaces as opportunities arise.
- 6.9**
Pursue the implementation of recreation centers and aquatic centers to serve the community.
- 6.10**
Incorporate parks as part of the development of mixed-use villages to satisfy population-based park requirements.
- 6.11**
Provide flexibility in the placement of developed parks, while ensuring public accessibility and visibility from the public right-of-way.
- 6.12**
Pursue opportunities to develop mini or pocket parks, plazas and recreation facilities as part of future developments with visual and physical access from one or more street frontages where feasible.
- 6.13**
Provide recreational programming and design to serve the community such as off-leash dog parks, community gardens, and other innovative recreational spaces.
- 6.14**
Pursue opportunities for new parks and recreation facilities through partnerships and joint-use agreements.
- 6.15**
Pursue lease agreements with private property owners and public agencies to incorporate active or passive recreation into existing buildings or surrounding grounds, where space is available and appropriate for public use.
- 6.16**
Increase recreational opportunities to provide for park and recreation uses by reconfiguring streets, where feasible.

- 6.17**
Pursue land acquisition for the creation of new public parks, recreation facilities, creative spaces, cultural facilities and other public spaces as opportunities arise.
- 6.18**
Consider special activity parks on a case-by-case basis, including but not limited to, trailhead pocket parks, skateboard parks, off-leash dog parks, and other uses.
- 6.19**
Encourage partnerships with commercial, institutional and religious property owners to promote use of surface parking lots for community events.
- 6.20**
Support farmer's markets, arts festivals, and community events within the community.
- 6.21**
Utilize trails, overlooks, kiosks and interpretive and wayfinding signs where feasible to educate users on the sensitive natural habitats and unique biologic, cultural, and scenic qualities of open space areas.
- 6.22**
Encourage multilingual interpretive signs within open space parks to educate the users on the unique natural habitat, scenic value, and history of place in addition to promoting the recreational value of open space parks.
- 6.23**
Design trails within the Multi-Habitat Planning Area that comply with the Multiple Species Conservation Program guidelines.
- 6.24**
Support coordination with other public agencies including Caltrans, SDG&E and San Diego Unified School District to explore opportunities for new parks and trails, and to secure new joint-use facilities.
- 6.25**
Encourage opportunities for parks and/or trails within SDG&E properties and easement areas, especially within the utility easement that runs north/south between Tecolote Canyon Natural Park and Marian Bear Memorial Park.
- 6.26**
Strengthen bicycle and pedestrian connections to Mission Bay Park to provide better access for Clairemont community members.
- 6.27**
Encourage new passive and active public recreation opportunities at the Tecolote Golf Course if golf operations and programming discontinue.
- 6.28**
Provide a new community park at the Rose Canyon Operation Station either as a part or separate from a mixed-use village.
- 6.29**
Support pocket parks with ecologically sensitive recreational uses as enhanced gateways to open space lands.
- 6.30**
Maintain public access to canyon areas where designated.
- 6.31**
Strengthen partnerships with other agencies, non-profit groups, community partners, and the private sector to expand opportunities for joint-use facilities, including but not limited to parks, recreation facilities, gyms, pools, and recreational programming.
- 6.32**
Encourage the inclusion of onsite recreational amenities within future development occurring on the San Diego Tennis and Racquet Club Site.

APPENDIX C:

PARK AND RECREATION INVENTORY

TABLE 12-2: PARK AND RECREATION INVENTORY

SUMMER 2025 DRAFT

Site #	Project Title	Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size (acres)	Planned Size (acres)
COMMUNITY PARKS							
1	North Clairemont Community Park	Existing park and recreation facilities consisting of a recreation center, senior center, off-street parking areas, multi-purpose turf areas, children's play area, tennis court, basketball court, picnic tables and walkways.	Expand the recreation center to accommodate a community room, kitchen, additional restrooms, office space and A/C, provide a restroom, upgrade the off-street parking areas, provide a universally accessible children's play area, provide an off-leash dog park area, provide storage area, provide picnic shelters, provide new sand volleyball court, construct a raised stage, expand the tennis court and basketball courts to regulation size and provide trail improvements and trailhead to Tecolote Canyon trail system.	269.5	192.5	9.59	0
2	Olive Grove Community Park	Existing park and recreation facilities consisting of a restroom, ball fields, multi-purpose turf fields, lighted basketball courts, a children's play area, off-street parking, picnic tables and walkways.	Provide a recreation center, expand the off-street parking area, provide picnic shelters, upgrade the children's play area and restroom.	297.5	199.5	9.18	0
3	South Clairemont Community Park	Existing park and recreation facilities consisting of a recreation center, aquatic complex, off-street parking, multi-purpose turf fields, children's play area, multi-purpose courts, picnic shelter, picnic tables and walkways.	Expand the recreation center to accommodate a gymnasium, indoor courts, multi-purpose rooms and office space, universally accessible children's play area, multi-purpose courts, expand the off-street parking areas, provide picnic shelters and upgrade the irrigation system.	276.5	305.0	9.78	0
NEIGHBORHOOD PARKS & MINI PARKS							
4	Cadman Community Park	Existing park and recreation facilities consisting of a recreation center, a concessions building, a field house, off-street parking, ball fields, lighted tennis court, basketball court, multi-purpose turf areas, children's play area, unfenced off-leash dog area, walkways, seating and picnic tables.	Expand the Recreation Center to accommodate a full size gym, expand the parking lot, expand the tennis courts, expand foul ball netting, upgrade the children's play area, ADA path of travel upgrades, interpretive signage, off-leash dog area fencing, picnic shelter, and security lighting.	196.0	108.5	5.05	0
5	East Clairemont Athletic Area	Existing park consisting of passive and active recreation amenities including ball fields, batting cages, concession stand, multi-purpose turf area, off-street parking, children's play area, walkways, seating, and picnic tables.	Remove existing bleachers and replace to meet safety standards, provide sport lighting, provide security lighting, install shade structure at the children's play area, construct trash enclosure, construct drainage system along residential fence line, install flagpole with lighting, update irrigation system, and plant additional shade trees.	262.5	157.5	6.99	0
6	Gershwin Neighborhood Park	Existing park consisting of passive and active recreation amenities including a basketball court, tennis court, multi-purpose turf area, children's play area, walkways, seating, and picnic tables.	Upgrade the children's play area, install shade structure at the children's play area, improve ADA path of travel and provide picnic shelter.	154.0	161.0	4.10	4.10
7	Lindbergh Neighborhood Park	Existing park consisting of passive and active recreation amenities including multi-purpose courts, multi-purpose turf area, off-street parking, children's play area, walkways, seating, and picnic tables.	Upgrade off-street parking area, repair existing multi-purpose courts, and provide picnic shelter. Consider sports lighting, expanded play area(s) and potential for recreation center.	252.0	203.0	7.98	7.98
8	MacDowell Neighborhood Park	Existing park consisting of passive amenities including multi-purpose turf area, children's play area, walkways, seating, and picnic tables.	Upgrade the children's play area to meet ADA standards, install shade structure at children's play area, ADA path of travel upgrades, and provide picnic shelter.	126.0	122.5	2.31	2.31
9	Mt. Acadia Neighborhood Park	Existing park consisting of passive and active recreation amenities including ball fields, concession stand, multi-purpose turf area, off-street parking, children's play area, walkways, seating, and picnic tables.	Upgrade the children's play area, install shade structure at the children's play area, improve drainage at children's play area, ADA path of travel upgrades, provide picnic shelter, install flagpole with lighting update irrigation system, and plant additional shade trees.	231.0	143.5	5.61	5.61
10	Mt. Etna Neighborhood Park	Existing park consisting of passive and active recreation amenities including ball fields, batting cages, concession stand, multi-purpose turf area, off-street parking, children's play area, walkways, seating, and picnic tables.	Construct new concession/comfort station, Construct a trash enclosure, upgrade off-street parking area replace drinking fountains, ADA path of travel upgrades, upgrade the children's play area to meet safety standards, and provide picnic shelter.	220.5	143.5	3.23	3.23

TABLE 12-2: PARK AND RECREATION INVENTORY (CONT.)

SUMMER 2025 DRAFT

Site #	Project Title	Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size (acres)	Planned Size (acres)
11	Western Hills Neighborhood Park	Existing park consisting of passive and active recreation amenities including a basketball court, tennis court, multi-purpose turf area, children's play area, off-street parking, walkways, seating, and picnic tables.	Install shade structure at the children's play area, upgrade the children's play area to meet ADA standards, restroom upgrades, ADA path of travel upgrades, expand on-site parking, provide security lighting, and provide picnic shelter.	182.0	171.5	6.35	6.35
12	Coral Rose Mini Park	Proposed mini park on City owned property to accommodate active recreational uses, social connections, and cooling benefits.	Design and construct a park with facilities consisting of a universally accessible children's play area, multi-purpose turf, basketball courts with sport lights, shade pavilion, public art, a restroom, off-leash dog-area, cultural education element, seating, and shade trees.	0.0	199.5	0.00	3.00
POCKET PARKS AND TRAILHEADS							
13	Acworth Avenue Trailhead Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses, including a trailhead into Tecolote Canyon Natural Open Space Park.	Design and construct park amenities to support passive recreation, such as children's play area, landscaping, seating, walkways, and interpretive signs.	0.0	203.0	0.00	1.61
14	Regina Avenue Trailhead Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses, including a trailhead into Marian Bear Open Space Park.	Design and construct park amenities to support passive recreation, such as landscaping, seating, walkways, and interpretive signs.	0.0	47.3	0.00	0.15
15	Marian Bear Trailhead Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses, including a trailhead into Marian Bear Open Space Park.	Design and construct park amenities to support passive recreation, such as fitness circuit, landscaping seating, walkways, and interpretive signs.	0.0	154.0	0.00	0.25
16	Mt. Lawrence Linear Park	Proposed linear park within City-owned open space to accommodate passive recreational uses.	Design and construct park amenities to support passive recreation, such as children's play area, landscaping seating, walkways, and interpretive signs.	0.0	59.5	0.00	0.49
17	Mt. Lawrence Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses.	Design and construct park amenities to support passive recreation, such as children's play area, landscaping seating, walkways, and interpretive signs.	0.0	52.5	0.00	0.54
18	Brandywine Street Mini Park	Proposed mini park to accommodate active recreational uses, social connections, and cooling benefits.	Recommend acquiring 3 vacant parcels at the west end of Brandywine Street to be combined with 3 City owned parcels in the same area for a future mini park. Design and construct a park with facilities consisting of a children's play area, multi-purpose turf, shade pavilions, public art, cultural signage, a scenic view overlook area, seating, and shade trees.	0.0	119.0	0.00	1.15
JOINT USE FACILITIES							
19	Alcott Elementary Joint Use Facility	Existing joint use facilities consisting of a turf multi-purpose field, children's play area, and passive turf area pursuant to long-term joint use agreement.	Upgrade the children's play area to meet ADA and safety standards; install shade structure at the children's play area; and remove turf, upgrade drainage system, install new irrigation system, and install new turf.	154.0	0.0	6.11	0.00
20	Bay Park Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a passive multi-purpose turf field, walking track, irrigation and landscaping.	0.0	63.0	0.00	1.25
21	Cadman Elementary Joint Use Facility	Existing joint use facilities consisting of a turf multi-purpose field, and lighted Little Padres ballfield pursuant to long-term joint use agreement.	Extend foul ball netting to cover School District pedestrian walkway.	84.0	0.0	3.64	0.00
22	Clairemont Canyon Academy Joint Use Facility	Existing joint use facilities with turf field, running track, hardcourts/basketball, parking, drinking fountain, fencing, irrigation and landscaping.	Future restroom building.	56.0	0.0	2.62	0.00
23	Creative Performing Media and Arts (CPMA) Middle Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a multi-purpose turf field, DG walking track, existing hard courts, existing off-street parking, drinking fountain, irrigation and landscaping.	196.0	0.0	0.00	8.00
24	Field Elementary Joint Use Facility	Existing joint use facilities consisting of lighted DG ballfield with skinned infield pursuant to long-term joint use agreement.	Install turf on the ballfield and multi-use sports field; and upgrade and install new lighting.	63.0	0.0	3.35	0.00
25	Hawthorne Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of multi-purpose turf field, backstops, DG walking track, drinking fountain, comfort station, and irrigation.	0.0	91.0	0.00	4.55

TABLE 12-2: PARK AND RECREATION INVENTORY (CONT.)

SUMMER 2025 DRAFT

Site #	Project Title	Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size (acres)	Planned Size (acres)
26	Holmes Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of multi-purpose turf field, backstops, DG walking track, drinking fountain, comfort station, and irrigation.	77.0	0.0	0.00	4.50
27	Innovation Middle Joint Use Facility	Existing joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of multi-purpose turf field, DG walking track, drinking fountain, basketball courts, off-street parking, hardscape for court games, irrigation and landscaping.	91.0	0.0	3.73	0.00
28	Lafayette Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a multi-purpose turf field, asphalt walking track, backstops, drinking fountain, security fencing, irrigation and landscaping.	0.0	84.0	0.00	6.20
29	Longfellow K-8 Joint Use Facility	Existing joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a passive multi-purpose turf field, walking track, existing hardcourts, drinking fountain, fencing irrigation and landscaping.	38.5	0.0	1.42	0.00
30	Marston Middle Joint Use Facility	Existing joint use facilities consisting of lighted DG ballfield pursuant to long-term joint use agreement.	Install turf on the ballfield and multi-use sports field; and upgrade lighting.	84.0	0.0	5.60	0.00
31	Ross Elementary Joint Use Facility	Proposed future joint use facilities consisting of green play field/ ballfield pursuant to a future long-term joint use agreement.	Joint use facilities consisting of a turf multi-purpose field, walking/ running track, irrigation, landscaping and potential hard-surface play courts.	0.0	63.0	0.00	4.00
32	Sequoia Elementary Joint Use Facility	Existing joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a multi-purpose turf field, asphalt walking track, backstops, existing hardcourts, existing children's play area, drinking fountain, fencing, irrigation and landscaping.	84.0	0.0	5.10	0.00
33	Toler Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a turf multi-purpose field, and passive turf area, irrigation and landscaping.	0.0	28.0	0.00	2.24
34	Whitman Elementary Joint Use Facility	Proposed joint use facilities pursuant to long-term joint use agreement.	Joint use facilities consisting of a multi-purpose turf field, asphalt walking track, off-street parking, drinking fountain, fencing, irrigation and landscaping.	91.0	0.0	0.00	3.00
TRAILS							
Citywide Trails Master Plan will comprehensively plan trail and open space park planning that complies with MSCP consistency findings, Environmentally Sensitive Land regulations, and Natural Resource Management Plans before being formally proposed for City evaluation and funding (see Parks Master Plan policies PP10, CSR25 and RP5).							
35	Tecolote Canyon Natural Park Trails	Existing trail network through Tecolote Canyon with various trailheads, trail amenities, and recreational facilities.	Design and construct new trails, trail relocations, and trailheads with amenities such as benches, educational signage, protective fencing, native landscaping, trash and recycling containers, and overlooks, as determined and approved by the City and which are consistent with the City's MHPA regulations.	168.0	28.0	-	-
36	Genesee Trailhead and Scenic Overlooks into Tecolote Canyon Natural Park	Existing trailhead at Genesee with far-reaching views into Tecolote Canyon.	Design and construct new trailhead features such as benches, educational signage, protective fencing, native landscaping, and trash and recycling containers, as determined and approved by the City and which are consistent with the City's MHPA regulations.	7.0	0.0	-	-
37	Marian Bear Memorial Park Trails	Existing trail network through Marian Bear Open Space with various trailheads, trail amenities, and recreational facilities.	Design and construct new trails, trail relocations, and trailheads with amenities such as benches, educational signage, protective fencing, native landscaping, trash and recycling containers, and overlooks, as determined and approved by the City and which are consistent with the City's MHPA regulations.	119.0	0.0	-	-
38	Biltmore Street Trailhead and Scenic Overlook to Marian Bear Memorial Park	Existing trailhead, shaded by oaks with bench, trash receptacle and scenic overlook.	Design and construct new educational signage, as determined and approved by the City and which are consistent with the City's MHPA regulations.	7.0	0.0	-	-

TABLE 12-2: PARK AND RECREATION INVENTORY (CONT.)

Site #	Project Title	Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size (acres)	Planned Size (acres)
POTENTIAL PARKS WITH NEW DEVELOPMENT							
39	Parks and Public Spaces within New Development and other future park opportunities	New infill developments that meet certain size thresholds are required to provide 5%-15% of the site for publicly accessible parks/public spaces. New infill development that does not meet size thresholds is incentivized to provide new publicly accessible parks and public spaces. The City will continue to explore future park opportunities, outside of infill development requirements, to ensure that public benefits are provided as Clairemont grows.	Potential programming and amenities for new parks and public spaces include All-Weather Shade Covers / Pavilions with Tables and Seating, Community Gardens, Interactive / Technology Elements, Multi-Purpose Turf Areas, Off-Leash Dog Areas, Placemaking Elements, Childrens Play Areas, Fitness Circuits, Plazas or Performance / Event Spaces, Splash Pads, and Sports Courts with Lighting.	0.0	4194.0	-	-
RECREATION CENTERS							
40	Cadman Rec. Center	Existing 2,568 sq. ft. recreation center consisting of a kitchen, and two multi-purpose rooms.	Design and construct a 7,000 sq. ft. recreation center. Consider facilities which expand recreation and provide a benefit to the community such as office space, community rooms, equipment storage, and improvement to existing facilities.			2,568	4,432
41	South Clairemont Rec. Center	Existing recreation center consisting of a dance room, a kitchen, two multi-purpose rooms, and a stage.	Design and construct a 15,000 sq. ft. recreation center to include a gymnasium/auditorium, office space, restrooms, equipment storage, and off-street parking. Consider facilities which expand recreation and provide a benefit to the community such as office space, community rooms, equipment storage, and improvement to existing facilities.			6,557	8,442
42	North Clairemont Rec. Center	Existing recreation center consisting of a game room, a kiln room, kitchen and three multi-purpose rooms.	Expand existing recreation center to 11,000 sq. ft. Consider facilities which expand recreation and provide a benefit to the community such as office space, community rooms, equipment storage, and improvement to existing facilities			9,808	1,500
43	Cathy Hopper Clairemont Friendship Center at North Clairemont Community park	Existing recreation facility leased as Cathy Hopper Friendship Center.	Consider modernization and new facilities to existing building.			6,450	0
44	Olive Grove Rec. Center	Proposed recreation center at Olive Grove Community Park (or other location to be determined).	Design and construct recreation center. Consider facilities which expand recreation and provide a benefit to the community such as office space, community rooms, food services, and equipment storage.			0	15,000
45	South Morena Rec. Center	Proposed recreation center in the southerly area of the community (or other location to be determined).	Design and construct recreation center. Consider facilities such as office space, kitchen, multi-purpose court(s), community rooms, kids play area(s), food services, and equipment storage.			0	17,000
46	Mt. Abernathy Rec. Center	Proposed recreation center on City land facing Mt. Abernathy Avenue, south of the existing Balboa Branch Library and Fire Station 36.	Design and construct a small recreation center in a narrow parcel. Consider facilities which expand recreation and provide a benefit to the community such as community rooms, a sports hardcourt, equipment storage, small parking/vehicular access and landscaping.			0	8,500
AQUATIC COMPLEXES							
47	Clairemont Aquatic Complex	Existing aquatic complex at South Clairemont Community Park with a 25-yard long x 25-meter wide swimming pool, shaded bleachers, walk-in ramp for ADA access, and grassy area.	Consider new and replacement facilities which expand recreation and provide a benefit to the community such as infrastructure improvements and upgrades to existing amenities.			1.0	0
48	South Morena Aquatic Complex	Proposed aquatic complex in the southern part of the community or in one of the communities south of Clairemont (location to be determined) would provide access to aquatics programs to southern Clairemont, Linda Vista, Mission Valley and Uptown.	Design and construct an aquatics complex. Consider facilities which expand recreation and provide aquatics recreation programs with infrastructure such as a swimming pool, lifeguard office space, equipment storage, and ADA compliant amenities.			0.00	1.0
TOTAL RECREATION VALUE POINTS COMMUNITY WIDE				3,787	7,294	101.74	142.67

Draft Clairemont Community Plan Implementation Regulations Summary

The Community Plan establishes a framework to guide future development within the Clairemont community, ensuring alignment with the plan's vision, goals, and policies. To support its implementation, the Community Enhancement Overlay Zone (Formerly known as the Community Plan Implementation Overlay Zone) will be introduced through the Municipal Code. Community specific regulations within the Municipal Code will apply to specific sites within Clairemont Community Planning Area as shown in Figure 1 below. These areas align with village areas in the second draft Clairemont Community Plan, which increase opportunities for homes and jobs, and will help the City meet its Climate Action Plan goals. These regulations will supplement underlying base zone regulations to ensure that new development in these growth opportunity areas will be supported by community enhancements including pedestrian access, *public spaces*, and connectivity improvements. Regulations applying to the Clairemont community are identified below.

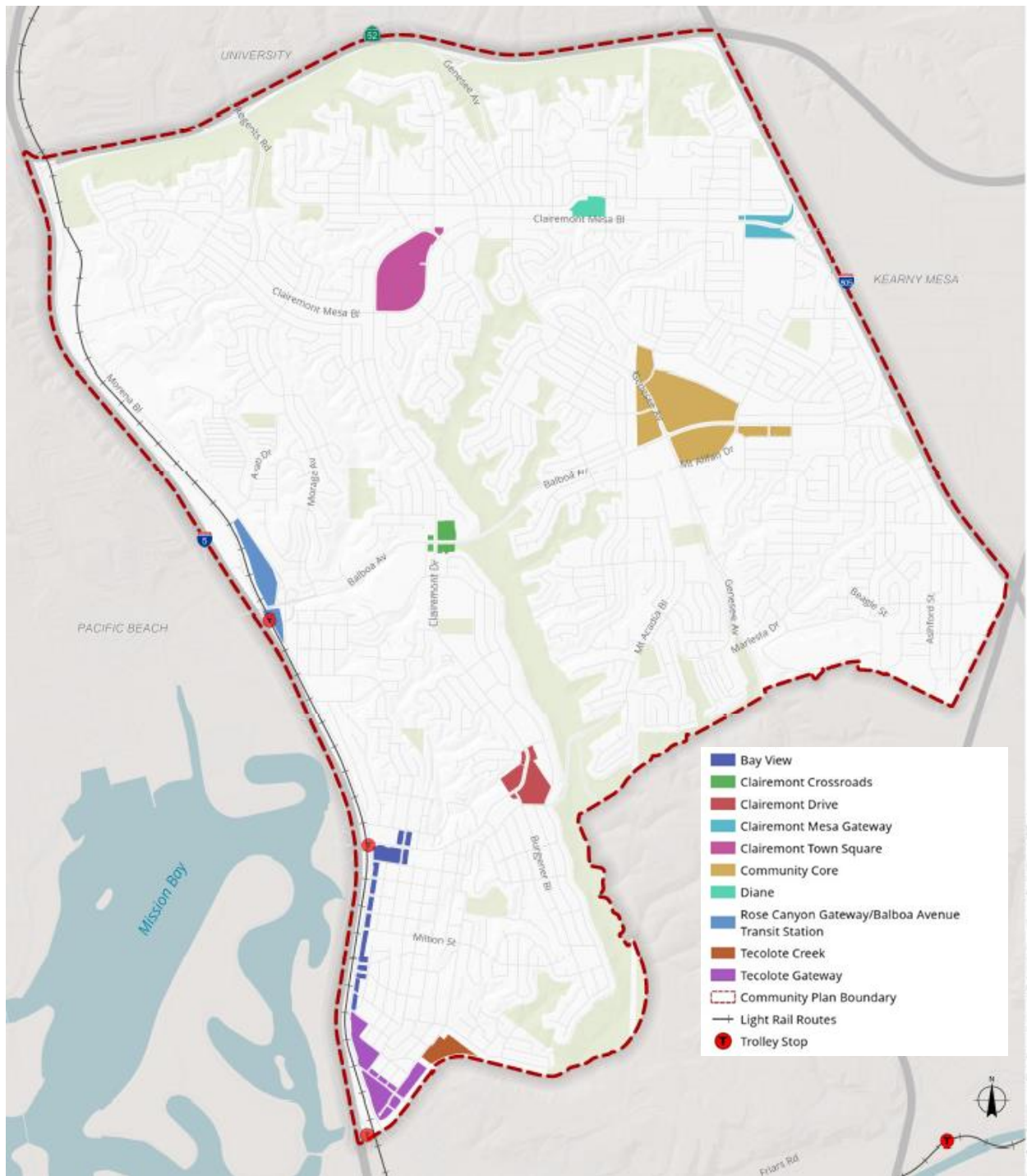


Figure 1 – Community Enhancement Overlay Zone Illustrative Figure

Public Spaces

Public spaces provide space for social interaction and recreation. These spaces may include (but are not limited to) play areas, fitness and circuit equipment, sports courts, game tables, performance or gathering areas, splash pads or water features, useable lawn areas, off-leash dog areas, community gardens, *urban greens*, *podiums*, *plazas*, and *greenways* or *paseos* that enhance connectivity.

Applicability

These spaces are accessible from a street and apply to:

- A property that is equal to or greater than 10,000 square feet and that proposes a total *gross floor area* of new *development* equal to or greater than a *floor area ratio* of 0.5; or
- A property less than 10,000 square feet, the applicant shall receive a *floor area ratio* bonus of 1.0 if an applicant elects to provide *public space*; or
- A property equal to or greater than 10,000 square feet and that proposes a subdivision, the *public space* requirements shall apply to *development* on all lots.

The requirement to provide *public spaces* is not applicable to a *development* that qualifies for an exemption from the Citywide Park Development Impact Fees by constructing on-site park improvements in accordance with San Diego Municipal Code Section 142.0640 and City Council Policy 600-33.

Size

Public spaces must adhere to the Public space Design Requirements as follows:

- A minimum of 5 percent of the property shall be provided as a *public space*. The size of the required area of a public space cannot be greater than 75,000 square feet of the premises.
- For development that exceeds the minimum required area of a public space for a premises, the development may receive a floor area ratio bonus of 0.2 for every 1,000 square feet of the provided public space up to a maximum of 5,000 square feet. The floor area ratio bonus for public space shall not exceed 1.0

- If archaeological, tribal cultural, historical, or environmental resources limit the ability to meet the required area of a *public space*, the area may be reduced to avoid the resource subject to approval of a Process Two Neighborhood Development Permit.
- If required stormwater, public utility, or transit infrastructure or facilities limit the ability to meet the required area for the public space, the required area may be reduced to locate the required infrastructure or facilities to the satisfaction of the City Engineer.
- The applicant may purchase a reduction in the required size of the public space at a rate of \$170 per square foot of reduction, up to a maximum of 25 percent of the total required public space amenity size. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Type

- Type. An applicant can choose to satisfy its public space requirements through the provision of one or more of the following:
- A plaza, urban green, or podium shall meet the following requirements:
 - A minimum area of 1,200 square feet; and
 - A minimum dimension of 20 feet in any direction.
- A greenway shall have a minimum width of 8 feet measured perpendicular from the parkway to the street wall or in accordance with Table 132-16E.
- A paseo shall have a minimum width of 8 feet

Amenities

- A *public space* shall include amenities in accordance with the *public space* Amenity Type table (Table 1 and 2 below).
- All amenities shall be open and available to the public per the public access requirements.
- A development shall not utilize the following amenity more than once: Interactive/Technology Element; Placemaking Elements; Performance/Event/Cultural Space; Splash Pad; or Sports Court with Lighting
- Amenities in category 2 shall satisfy two single amenities requirements.

- Development shall not utilize this specific amenity more than once.
- An alternative compliance determination will be made by the City Manager for amenities not listed in the public space Amenity Table.
- The applicant may purchase amenity points, up to a maximum of 25 percent of the total required amenities based on the premise size of the development (with a minimum of 1 amenity point) at a rate of \$480,835 per amenity point and will rise. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Landscaping

- A minimum of 20 percent of a *public space* area shall be comprised of landscaping in addition to the landscape regulations in Chapter 14: General Regulations, Article 2: General Development Regulations, Division 4: Landscape Regulations.
- At least 30 percent of all paving within the *public space* shall be shaded by tree canopy form, standard trunk, evergreen species, at a minimum 24-inch box size. A minimum of one, 24-inch box canopy street tree is required for each 30 feet of public space on a ground level abutting a street frontage. The tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide.

Trash and Recycling Containers

- At least 1 one trash and recycling container shall be provided with a minimum of one for every 1,000 square feet of *public space*.

Seating and Tables

- A minimum of one linear foot of seating shall be provided for every 100 square feet of *public space*. All or a portion of the required seating can be moveable. Tables and seating operated by on-site commercial tenants or the record owner may be included within the *public space* if they are accessible to the public and are limited to no more than 20 percent of the *public space* area.

Lighting

- A *public space* shall have lighting provided on either poles or bollards at the entrance, pedestrian pathways and edges. The lighting design within the *public space* shall be coordinated with the architectural lighting of the abutting building. A minimum of 50 percent of a public space at a ground level shall be free of physical barriers or obstructions to ensure universal access.

Access and Visibility

- A *public space* on a ground level shall be designed to be visible from the abutting building and parkway. The *public space* at a ground level shall use different paving material from the *public right-of-way* to delineate the area maintained by the record owner.

Hours of Public Access

- A *public space* and amenities shall be publicly accessible from 7:00 a.m. to 8:00 p.m. seven days a week or during record owner's general hours of operation.
- A minimum of 1 wayfinding *sign* shall be provided per 100 feet of street frontage. The *sign(s)* shall be at least 2 square feet in size, located along and legible from the public right-of-way, advise the public of the hours of public access, and direct the public to any *public spaces* not located adjacent to a *public right-of-way*.

Maintenance

- A *public space* shall be maintained by the property owner.

Building Façade

- A minimum of one building façade shall face the *public space*. The abutting *public space* shall be accessible from the adjacent building entrances including each commercial tenant space or residential dwelling unit or a common area for building with retail tenant space or residential units.

- An upper story of a building with a finish floor elevation of more than 25 feet above a *public space* at a ground level may have balconies, building elements or habitable space that projects over the *public space*.

Common Open Space

- A *public space* may be counted towards common open space requirements of the base zone.

Garage Entrance or Driveway

- A garage entrance or driveway is only allowed within a *public space* or if the property does not have access to another *public right-of-way*, subject to the satisfaction of the City Engineer.

Parking, Loading and Utilities

- Automobile parking spaces, loading berths/zones, trash storage facilities, utility boxes, as well as the access or service for these facilities are not permitted within the *public space*.

Stormwater

- Best management practices for stormwater may be constructed within the landscaped area of a *public space* at ground level in accordance with Chapter 4: Health and Sanitation, Article 3: Environmental Health Quality Controls, Division 3: Stormwater Management and Discharge Control SDMC Section 43.0301, so long as pedestrian access to and within a *public space* is not hindered by the best management practices.

Mixed-Use Base Zones

- Development on a property with a mixed-use base zone with a property greater than five acres shall be exempted from the *public space plaza* requirements of the base zone if the development provides *public spaces* in accordance with the Community Enhancement Overlay Zone.

Site Specific Public Space Requirements

In addition to the Community Enhancement Overlay Zone *public space* requirements, the Clairemont Community Plan identifies additional site-specific requirements for both *Greenways* and *Parkways*.

Greenways

Greenways are linear *public spaces* along streets. The location and minimum widths of *greenways* required by the Clairemont Community Plan are as follows:

Greenways	
Location	Minimum Public space – Greenway Width
South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard.	30 Feet
South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive.	30 Feet
North side of Mount Alifan Drive between Mount Abraham Avenue to Genesee Avenue.	30 Feet

- *Greenways* may also count toward fulfilling the project's *public space* requirements.

Parkways

Parkways are the *public spaces* between the curb and property line that enhance streetscapes by incorporating *throughway zones*, *furnishing zones*, and *frontage zones*. All new development is required to make *parkway* improvements according to the City of San Diego Street Design Manual.

The location and minimum widths of *parkways* required by the Clairemont Community Plan are as follows:

Parkways	
Location	Minimum Parkway Width
South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard.	14 Feet
North side of Ingulf Street between Morena Boulevard and Denver Steet.	10 Feet
South side of Clairemont Drive between Morena Boulevard and Denver Street.	10 Feet
South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive.	14 Feet
North side of Mount Alifan Drive between Mount Abraham Avenue and Genesee Avenue.	14 Feet

- *Improvements* within the parkway shall be designed and constructed in accordance with the requirements of Chapter 14, Article 2, Division 6 and the Street Design Manual of the Land Development Manual.

Paseos

The location and minimum widths of *paseos* required by the Clairemont Community Plan are as follows:

Paseos	
Location	Minimum Public space – Paseo Width
Abutting Tecolote Creek.	14 Feet
Between Denver Steet and Morena Boulevard.	14 feet

Clairemont Specific -Public Parks

The Community Enhancement Overlay Zone includes a community-specific requirement in Clairemont for the inclusion of a public park within the Rose Canyon Gateway Village site.

The location and minimum size of the Public Park required by the Clairemont Community Plan is as follows:

Parks	
Location	Minimum Public space – Public Park
A public park that is a minimum of 3-acres in size and shall include a minimum of 1 paved north-south oriented pedestrian pathway at least 8-feet in width connecting the site to Balboa Avenue.	Minimum of 3 Acres

Definitions

The following definitions are applicable to the Clairemont Community Enhancement Overlay Zone regulations. Where not otherwise specified, the definitions found in Chapter 11, Article 3, Division 1 of the Land Development Code shall apply.

Parkway means the area within the public right-of-way between the curb of a street and the *public right-of-way* line. The *parkway* includes the following zones:

- *Frontage zone* means the section of the *public right-of-way* between the *thoroughway zone* and the *public right-of-way* line that may be a building façade, landscaping or fence.
- *Furnishings zone* means the section of the *public right-of-way* between the curb and the *thoroughway zone* in which street trees, lights and street furniture are provided. Street furniture which may include but not limited to trash and recycle receptacles and bicycle parking.
- *Thoroughway zone* means the section of the public right-of-way between the furnishings zone and the frontage zone or the building fronting the street with a sidewalk for pedestrian travel only and clear of obstacles, including, but not limited to driveway aprons.

Public space means a publicly accessible outdoor area that is adjacent to or accessible from a *public right-of-way* or transit station that provides opportunities for public use and recreational activities. A *public space* shall have signs visible from the adjacent public right-of-way or transit station stating that the public space is open to the public. *Public space* can include seating, shade structures and landscaping. *Public spaces* includes the following types:

- *Greenway* means a *public space* parallel to the *public right-of-way* with a pedestrian pathway to enhance the *thoroughway zone*.
- *Paseo* means a pedestrian access way that provides a connection to *streets, alleys, public parks*, and other types of *public spaces* abutting or within a premises.
- *Plaza* means a *public space* primarily composed of hardscape at ground level with a building fronting at least one side in the front or side yard.
- *Podium* means a *public space* on an upper story of building or parking *structure* with public access to the ground level and at least one building entrance. A pedestrian connection can be provided to an adjacent elevated transit station or *development*.
- *Urban green* means a *public space* primarily composed of multi-purpose turf or other active usable ground cover at ground level with a building fronting at least one side in the front or side yard.

Table 1 – Public Space, Number of Required Amenities

<u>Premise Size</u>	<u>Required Amenities</u>
Equal to or greater than 10,000 square feet but less than 100,000 square feet.	1 amenity
Equal to or greater than 100,000 square feet but less than 200,000 square feet.	2 amenities
Equal to or greater than 200,000 square feet but less than 400,000 square feet.	3 amenities
Equal to or greater than 400,000 square feet.	6 amenities

Table 2 - Public Space Amenity Table

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
All-Weather Shade Cover/Pavilion with Tables and Seating	Minimum of 400 square feet and a minimum of two sets of fixed or movable tables and chairs. Shade covers shall not replace appropriate tree plantings or count toward tree canopy coverage.	1
Community Garden	Minimum of 1,500 square feet, containing at least 10 plots with a minimum of 100 square feet of soil area per plot or native demonstration, and a dedicated water meter.	1
Fitness Circuit	Minimum of 3 pieces of fitness equipment, clear signage and a connecting path.	1
Interactive/ Technology Element	Provides features which can include but are not limited to: publicly accessible Wi-Fi, solar panel furniture/feature, touchable information board and smart kiosks. The element shall be accessible to the public during operating hours.	1
Multi-Purpose Natural Turf Area	Minimum of 10,000 square feet of continuous natural turf with a slope of 5 percent or less to support universal access. Multi-purpose turf area to be used for athletic competition shall provide a slope 2 percent or less.	1
Off-Leash Dog Area	Minimum of 2,000 square feet of fenced-in area.	1
Placemaking Elements	Minimum of 2 elements which can include but are not limited to: decorative lighting, artwork, interactive playscape, climbing <i>structures</i> , elements of historical or cultural relevance, community activation elements/games,	1

	gathering areas and multifunctional centerpiece furniture.	
Play Area	Minimum of 750 square feet with children's play equipment and safety surfacing. Separate play areas should be provided for children ages 2 to 5 and 5 to 12. A minimum of three play pieces shall be provided per play area.	1
Performance/Event/Cultural Space	Minimum of 2,500 square feet of paved area with seating for a minimum of 40 people, lighting and utilities (power, data and sound).	2
Splash Pad	A Splash Pad (otherwise considered a "water playground") measuring a minimum of 750 square feet.	2
Sports Court with Lighting	Minimum of one full court or two half-courts for sports which can include but are not limited to: basketball, tennis, pickleball and sand volleyball. Lighting appropriate to the sport shall be provided and shall be sited and directed to minimize impacts to nearby residential uses.	2