

City Planning Department

Clairemont Community Plan Update

Parks and Recreation Board Item 104

September 25, 2025





CPU Project History

2016

- CPU launched in late 2016

2017

- Community Engagement began
- Planning Commission Workshop #1

2018

- Existing Conditions Atlas published

2019

- Planning Commission Workshop #2

2020

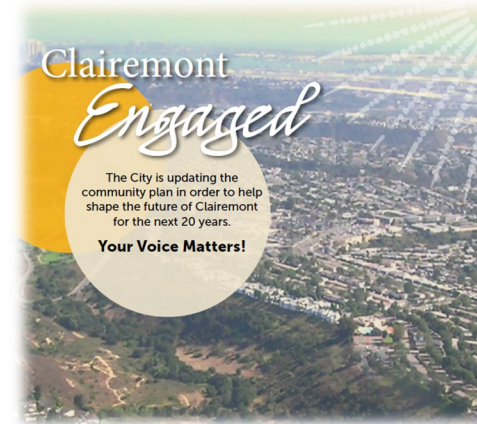
- Community Discussion Draft Published

2021

- First Draft Published
- Planning Commission Workshop #3

2025

- Planning Commission Workshop #4



3 Plan Review Meetings with the CPG

32 Subcommittee Meetings

2 Online Engagement Activities

In-person workshop



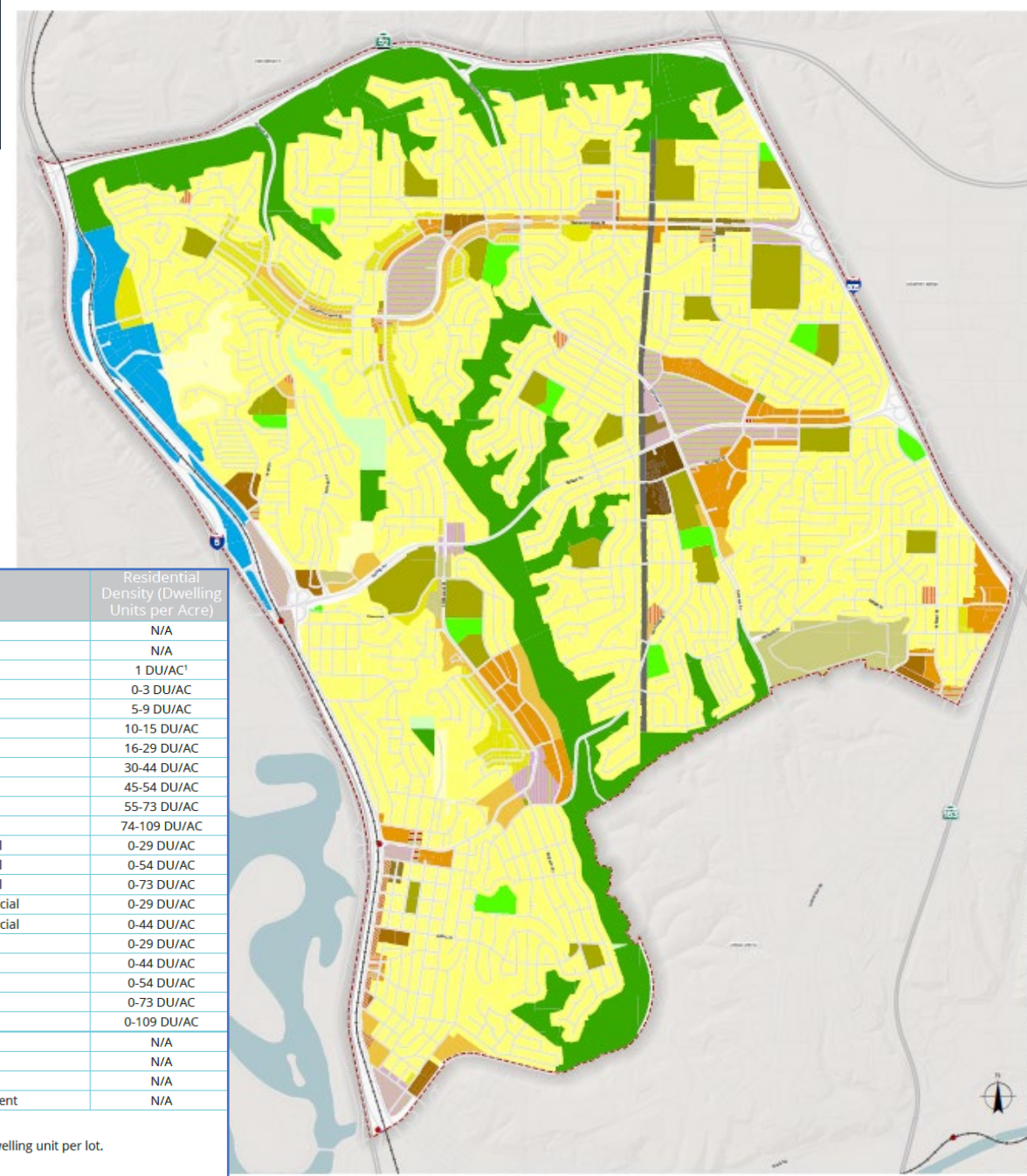
Land Use

Land Use

- Focus areas remain in Village sites
- 11,000 new homes (previous draft ~5,000)
- Continued Capacity for Retail and Commercial
- Additional 77 acres Dedicated Open Space to MHPA

General Plan Land Use Category		Residential Density (Dwelling Units per Acre)
Park, Open Space, and Recreation	Parks	N/A
	Resource-Based Parks	N/A
	Open Space	1 DU/AC ¹
Residential	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
Commercial, Employment, Retail, and Services	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
Multiple Use	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 Employment	Industrial Park	N/A
Institutional & Public and Semi-Public Facilities	Institutional	N/A
	College	N/A
	150-Foot SDG&E Easement	N/A

Residential density in privately-owned designated open space areas is 1 dwelling unit per lot.
The maximum residential density is 27 dwelling units per acre.





Recreation

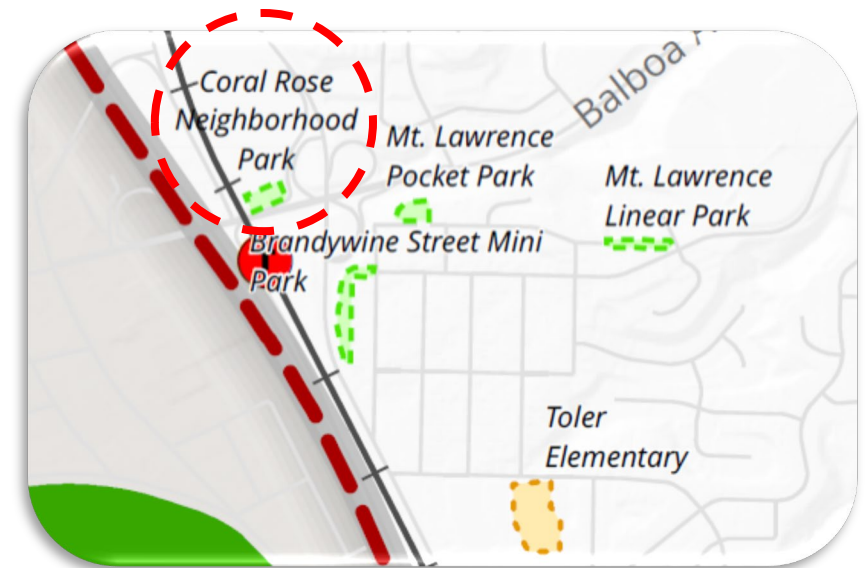
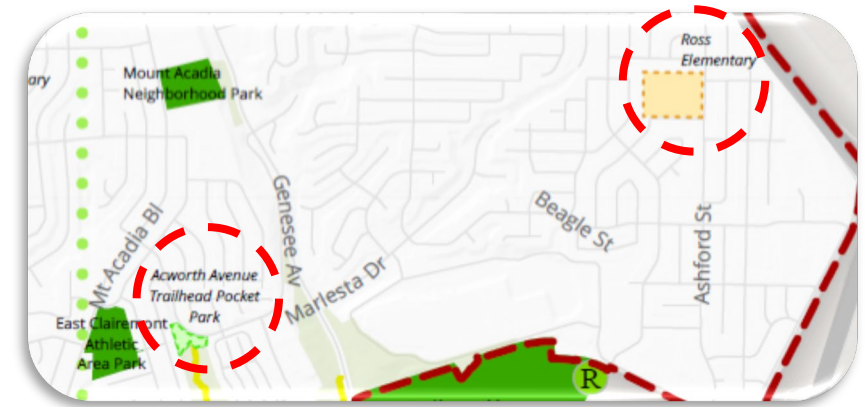
Planned Recreation

- 12 new parks
- 22 Improved parks
- 3 new recreation centers
- 1 new aquatic complex
- Enhanced open space access



Planned Parks

- Coral Rose Neighborhood Park
- Acworth Ave Trailhead Pocket Park
- Ross Elementary Joint Use Facility
- Upgrades and expansion to existing parks



Parks 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, Planned Facilities Built	
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 Recreational Value Points	3,513
Current + Planned + Potential Recreational Value Points Total	10,400

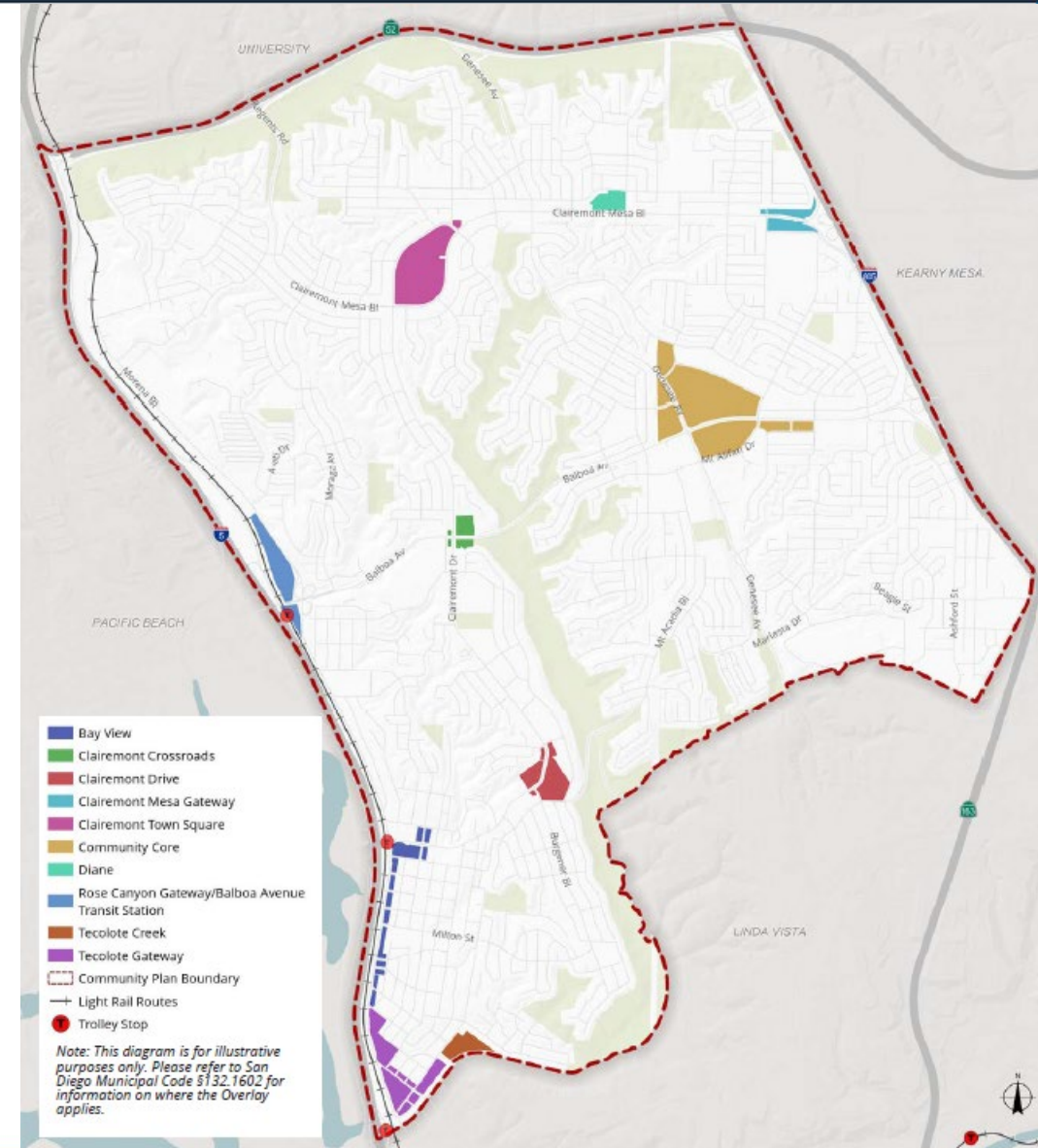


Implementation

Implementing the Plan

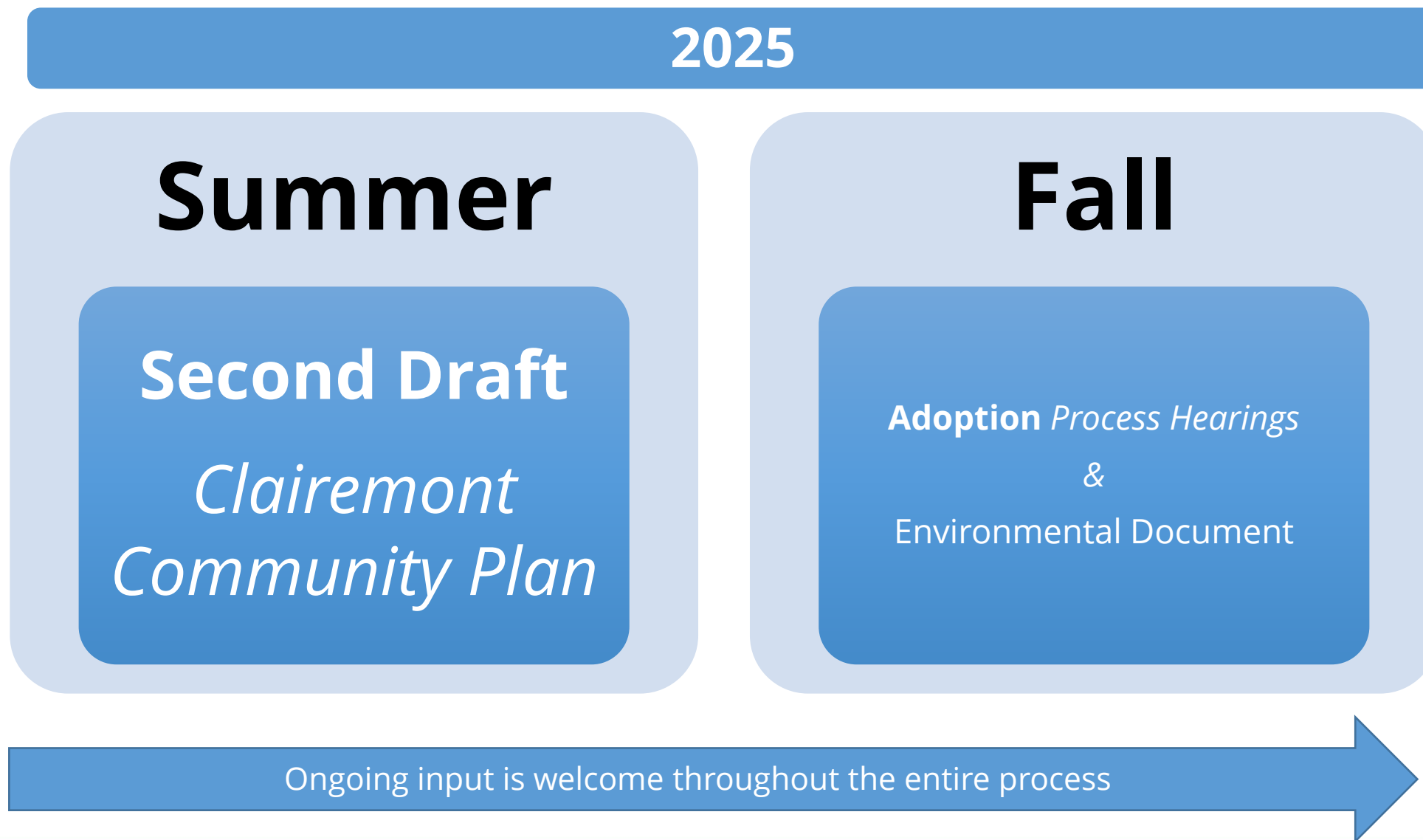
Supplemental Development Regulations

- Citywide Public Space Requirements apply to village areas where density is increasing
 - Can provide: Greenway, Parkway, Paseo, Plaza, Urban Green, Podium
 - Applies to development equal to or greater than 10,000 sq.ft.
- Exempt where development is smaller than 10,000 sq.ft., or a recognized City Park
- In-lieu fee option for up to 25% of public space to allow flexibility through design process





Next Steps & Timeline



Thank you

