8 PUBLIC FACILITIES, SERVICES & SAFETY

CHAPTER 8: PUBLIC FACILITIES, SERVICES & SAFETY

GOALS

- Provision of public facilities to serve the community members and employees of Clairemont.
- Diversity of semi-public facilities to support the community.
- Provision of maintenance, landscaping, and lighting to serve the community members and employees of Clairemont.
- Integration of healthcare facilities near transit that provide a range of services to Clairemont and adjacent communities.
- Creation of a safe and livable environment by ensuring new development reduces and avoids risk posed by geologic, seismic, and hazardous material conditions.

INTRODUCTION

The Public Facilities, Services and Safety Element addresses the provision of public facilities and services, as well as health and safety issues affecting the Clairemont community. Additional discussion and policies related to public facilities and services can also be found in the Land Use and Recreation Elements of this Community Plan.

PUBLIC FACILITIES AND SERVICES

A framework of public facilities and services is an essential component of a vibrant community. Parks, public spaces, and schools are vital to support a growing population, and police, and fire-rescue services and facilities are essential for public safety. Other public facilities and services also exist in the community and are provided by other government agencies. The Community Plan policies provide guidance for public agencies when considering new and enhanced institutional facilities. The public facilities serving the Clairemont are shown on Table 8-1 and Figure 8-1. The community's police and fire-rescue service needs will continue to be evaluated as conditions and demands change.

The Urban Design Element provides direction for the design of buildings and public spaces that can help deter unlawful behavior. While building design measures can reduce the demands on emergency service providers and help to make the community safer, they will not reduce the need for adequate police, fire, and rescue service capabilities.

San Diego Unified School District provides public education services for the community, which are provided on local campuses such as Bay Park Elementary School (shown above).

POLICE

Clairemont is served by the Northern Division of the San Diego Police Department. The Northern Division substation is located in the University Community.

FIRE-RESCUE

The Clairement area is currently served by three fire stations:

- Fire Station 25 is located in the Bay Park neighborhood and includes a battalion and engine.
- Fire Station 27 is located in the North Clairemont neighborhood and includes an engine.
- Fire Station 36 is located in the East Clairemont neighborhood and includes an engine and paramedic unit.

Fire stations in neighboring communities also serve the needs for Clairemont. These include Fire Station 23 in Linda Vista and Fire Station 28 in Kearny Mesa. Fire Station 35 in University, which is approximately two miles from Clairemont, includes brush fire apparatus.

Over the life of the Community Plan, the Fire-Rescue Department will continue to evaluate potential upgrades, expansions and new facilities to maintain adequate service to the community. As the community grows, new opportunities include the construction of one new fire facility (Figure 8-1) alongside associated staffing needs and operational strategies, depending on the amount of future development that occurs, which would require future technical analysis.

In addition to City resources and programs, fire safe councils are community-led organizations that provide opportunities for community members to organize and collaborate with local, state and federal fire agencies to manage fire risk.

Mesa College is a part of the San Diego Community College District and provides higher education opportunities.

LIBRARIES

Three public branch libraries serve the Clairemont community: the Balboa Branch located at Mt. Abernathy Avenue; the Clairemont Branch located on Burgener Boulevard; and the North Clairemont Branch located on Clairemont Drive. The branch libraries are sources for books, periodicals, research and community services as well as access to education, employment opportunities, and community information. The Library Master Plan provides a long-range vision and strategy for the modernization and investment of the City library system, addressing the need for community meeting rooms, modern information technology, and activity spaces as well as needed building repairs and upgrades.

SCHOOLS

San Diego Unified School District serves students from pre-kindergarten to twelfth grade. Charter, magnet, and private schools are also located in the community. Clairemont's existing neighborhood school facilities are sized appropriately for the portion of the current student population that chooses to enroll locally. Over the life of the Community Plan, the need for new or expanded facilities should be evaluated to meet community need for schools.

The Recreation Element addresses the potential for enhancing the court and field areas at public schools as a joint use recreational facility for the community during non-school hours.

MESA COLLEGE

The San Diego Community College District operates Mesa College. The College opened in 1964 and has become the largest community college campus within the City. It provides courses in general education, lower-division transfer programs, and occupational and developmental education. The College provides both associate and bachelor's degrees. Since its opening, most of the buildings have been renovated or rebuilt.

INSTITUTIONAL AND SEMI-PUBLIC

Semi-public facilities which are not owned or operated by a public agency, include places of worship, childcare facilities, senior centers, and space for community and civic organization meetings. As Clairemont evolves, community spaces can contribute to the vitality and livability of the community when designed to enhance the streetscape and support pedestrian activity and transit use.

CULTURAL FACILITIES

Cultural facilities provide opportunities for community gathering with a focus on art, education and creative expression. Seeking joint-use opportunities to integrate art, performance space, and other cultural amenities into parks, libraries, schools, and other institutional and semi-public facilities through can help celebrate Clairemont's community identity. New development can also integrate art, performance space (such as outdoor pavilions) and cultural amenities as focal points within villages. The City of San Diego curates a Civic Art Collection that features artwork as a part of civic buildings and other public spaces throughout San Diego, as well.

PUBLIC UTILITIES

As an urbanized community, all properties are served by public utilities. Water and wastewater services are provided by the City. Additionally, the City maintains and operates street lighting to enhance nighttime visibility, pedestrian and vehicle safety, and neighborhood security. Power service is offered by San Diego Gas and Electric (SDG&E) and San Diego Community Power. Gas service is also provided by SDG&E.

HEALTH SERVICES

Health care facilities within Clairemont that provide a range of services will help to reduce the need to travel outside of the community for essential care. Medical care facilities with clinics and urgent care services within Clairemont could be beneficial for regular health care and accessibility purposes for community residents and employees as well as those living and working in adjacent communities.

The public facilities serving Clairemont, as identified in Table 8-1 and Figure 8-1

TABLE 8-1: COMMUNITY-SERVING FACILITIES

POLICE

- Northern Division Station (University)
- Western Division Station (Linda Vista)

FIRE AND RESCUE

- Fire Station No. 25
- Fire Station No. 27
- Fire Station No. 36
- Fire Station No. 23 (Linda Vista)
- Fire Station No. 28 (Kearny Mesa)
- Fire Station No. 35 (University)

LIBRARIES

- Balboa Branch
- North Clairemont Mesa Branch
- Clairemont Branch

PUBLIC SCHOOLS

ELEMENTARY SCHOOLS

- Alcott
- Lafayette
- Bay Park
- Clairemont Canyons Academy
- Cadman
- Ross
- Field
- Sequoia
- Hawthorne
- Toler
- Holmes
- Whitman

MIDDLE SCHOOLS

- Creative, Performing, and Media Arts
- Marston
- Innovation
- Longfellow
- John Muir Language Academy
- Mt. Everest Academy
- Riley

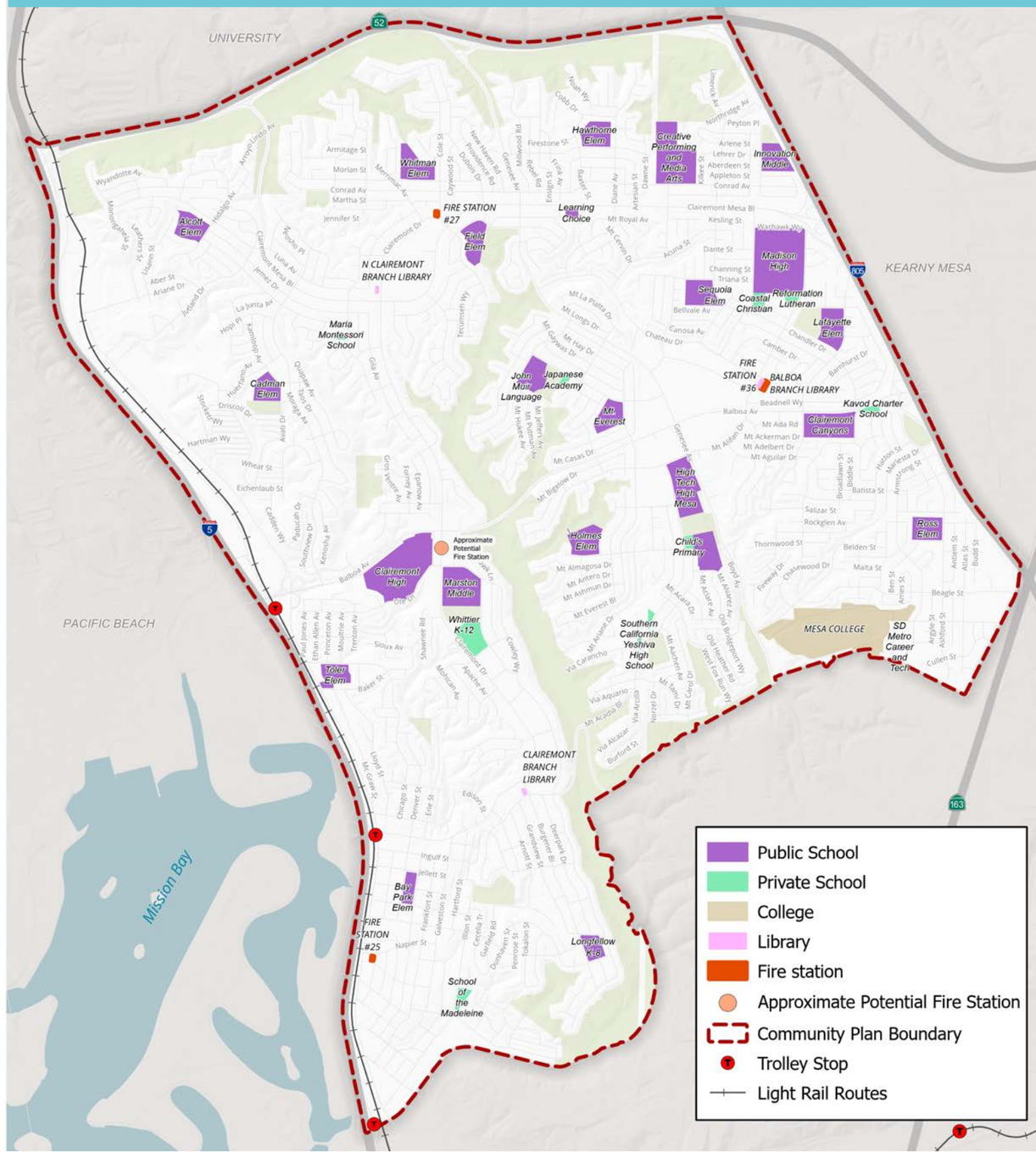
HIGH SCHOOLS

- Clairemont
- High Tech High
- Madison
- San Diego Metropolitan Regional, Career, and Technical (MET)

COLLEGE

- Mesa Community College

FIGURE 8-1: COMMUNITY SERVING FACILITIES



Public facilities, such as Station 25 shown above, serve a variety of community needs, including providing police, and fire-rescue services.

SAFETY

AIR QUALITY

Air pollution diminishes as distance from the freeway increases. For residential and other sensitive-receptor land uses located near I-8, careful building design can minimize adverse effects of air pollution. Building features that can attenuate air pollution include individual home ventilation systems with high-efficiency particulate arresting air filters and carefully locating heating, ventilation and air conditioning intake vents away from pollution sources.

FIRE

The potential for fire hazards is primarily concentrated within and around the community's undeveloped hillsides and canyons, which include portions of Tecolote Canyon and San Clemente Canyon.

Fire engines in each station are outfitted with wildland equipment to effectively fight brush fires. The ability to respond to these fire emergencies also depends in part on being able to draw from both local resources within the community as well as those in neighboring communities. As discussed in the Open Space and Conservation Element, brush management regulations apply to both publicly and privately owned properties to manage fire hazard risks near vegetation, as well.

The City has 11 brush fire apparatus throughout the City, with the closest one located approximately two miles from Clairemont located at Fire Station 35 in the University community. Three firefighting helicopters are also available at Montgomery Field for any brush fire responses. Emergency responses are also supplemented by ambulance service.

Additional resources may be needed to maintain adequate fire services in Clairemont depending on the amount of future development. Resources could include constructing new facilities, expanding existing stations and associated staffing needs or other operational strateiges to help to provide long-term guidance over the next 30 years helping to meet the community's fire safety needs.

GEOLOGICAL & SEISMIC

The westernmost portion of the community is underlain by active and potentially active faults within the Rose Canyon fault zone, which has created most of the major landforms in the Clairemont vicinity, such as Mount Soledad through uplift on the fault and San Diego through down warping. The City of San Diego's building code requires structures to be constructed to withstand ground shaking and displacement, liquefaction, settlement/subsidence, and soil lurching.

In addition to geologic faults, Figure 8-2 shows that Clairemont's predominant relative Geologic risk areas range from Nominal to Low and Low to Moderate risk. Geologic hazards that could affect Clairemont include ground motion, ground rupture, liquefaction, seismically induced settlement, slope instability, subsidence, expansive and corrosive soils, impermeable soils, shallow groundwater, and flooding.

HAZARDOUS MATERIALS

New development could encounter isolated soil and/or water contamination on properties with past uses that include, but are not limited to: industrial, manufacturing, or related commercial uses, gas stations, dry cleaners, auto repair facilities or fuel tanks.

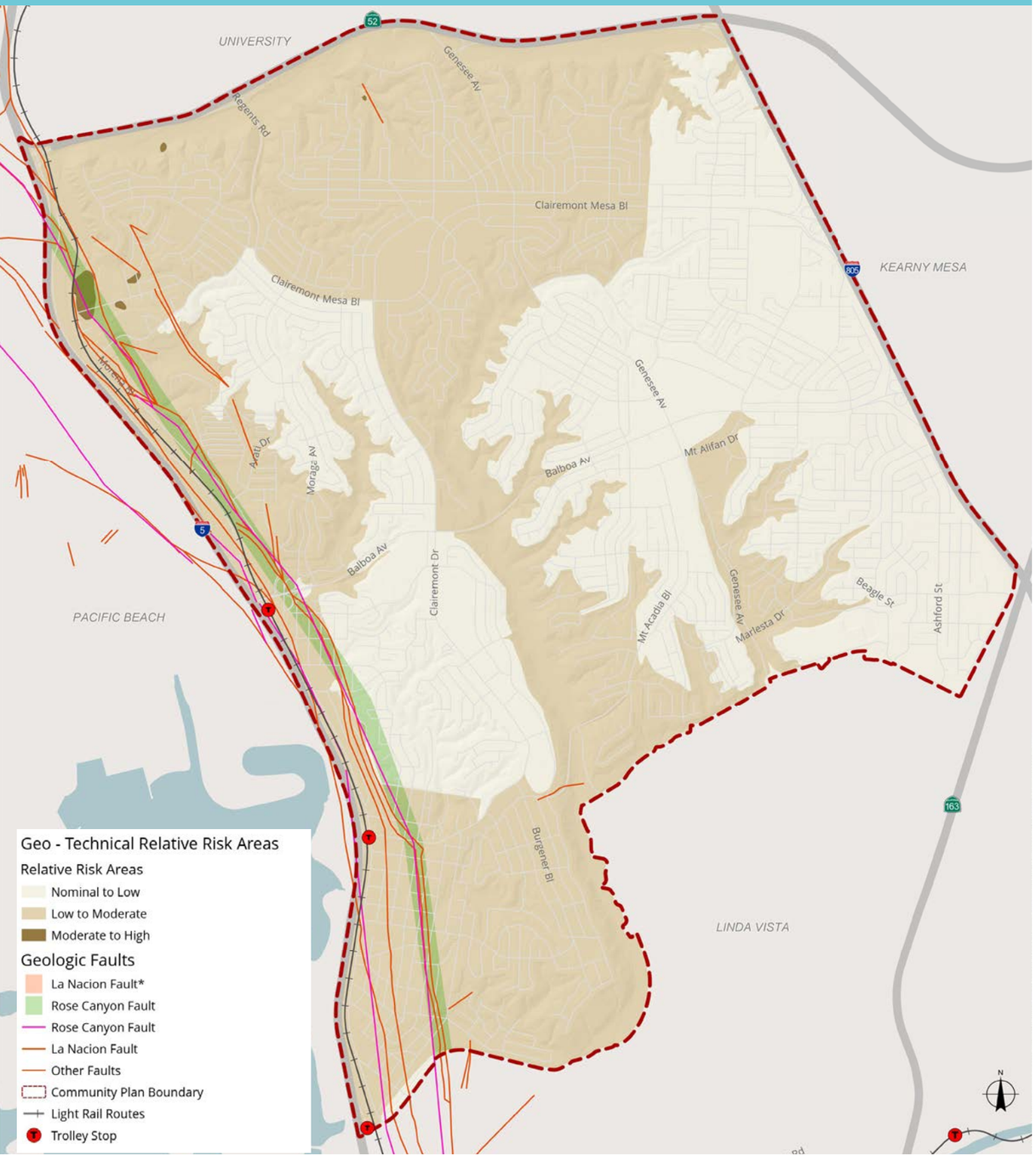
EXTREME TEMPERATURES

Extreme heat occurs when temperatures are much hotter and/or humid than average. Parks, public spaces, and the protected open space system provide relief from extreme heat days. Planting street trees and green roofs, using asphalt alternatives, and providing shade structures for transit waiting shelters and outdoor seating can help reduce heat island effect. Resilience hubs offer support like food, shelter, healthcare, and other necessary services before, during, and after a natural hazard including extreme heat.

FLOODING

Flood risk is concentrated along the Rose Creek Industrial Corridor and along Chateau Drive in Mesa East. The 100-year floodplain extends along the Rose Canyon Creek near the western boundary of the community and from the northeast terminus of Tecolote Canyon Natural Park along Chateau Drive. Strategies such as bioswales, raingardens and detention basins can help to address flooding.

FIGURE 8-2: GEOLOGIC AND SEISMIC CONDITIONS



POLICIES

8.1

Encourage community facilities that accommodate a full range of programs to serve residents and cultivate civic involvement.

8.2

Encourage the siting of public-serving facilities in accessible locations to support pedestrian activity and transit use; ideal locations include ones that are within mixed-use buildings or commercial centers, near schools and homes, and/or near major transit stops.

8.3

Encourage new commercial and mixed-use developments to incorporate public meeting spaces for civic engagement.

8.4

Pursue opportunities for community meeting rooms in local libraries or co-location opportunities with other community-serving facilities such as schools, recreation centers and/or parks, where feasible.

Police

8.5

Maintain sufficient police services to serve the community.

8.6

Maintain a close relationship between community groups, Neighborhood Watch Programs and the Police Department to increase awareness of community policing concerns.

8.7

Maintain and evaluate the need for additional police services such as Community Service Officer programs and police storefronts in villages.

Fire-Rescue

8.8

Identify and pursue funding to support the development and regular upgrading/ expansion of fire stations, as necessary, to adequately respond to fires and emergencies.

8.9

Maintain and evaluate sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides.

8.10

Support routine brush management within the City- owned open space.

8.11

Provide education and information to the community regarding fire prevention techniques and routine brush management through the establishment of Fire Safe Councils or other community-based organizations that promote fire preparedness, protection, and prevention.

8.12

Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties.

8.13

Encourage the formation and ongoing activities of Local Fire-Safe Councils in Clairemont to support community-based wildfire resilience.

8.14

Encourage fire resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones.

8.15

Encourage the use of fire-resistant materials in building construction, such as fireproof roofing, walls and windows.

8.16

Encourage home-hardening improvements for existing homes such as fire-resistant roofs, vents, windows, and defensible space treatments to strengthen neighborhood-wide resilience to wildfires.

8.17

Provide adequate water supply, flow rate and duration levels - and ensure proper spacing and readiness of fire hydrants - to support effective fire suppression.

8.18

Prioritize undergrounding overhead power lines near high-risk settings (e.g., open space canyon rims) to reduce ignition sources and improve community safety.

8.19

Continue to conduct periodic emergency planning and coordinated operations with regional agencies to ensure safe and efficient evacuations during fire emergencies, including education and clear communication protocols for residents.

8.20

Expand and amplify wayfinding and public outreach campaigns for wildfire response.

8.21

Promote wildland fire preparedness including emergency evacuation plans and mapping of routes for residential households.

Public Schools

8.22

Encourage the efficient use of land at San Diego Unified School District schools by increasing the number of classrooms, while still maintaining outdoor playground and field areas.

8.23

Coordinate with the San Diego Unified School District to explore options for the provision of pre-kindergarten to 12th grade education facilities.

8.24

Ensure that new, expanded or portable buildings, and public or semi-public uses on designated institutional land are compatible with the surrounding land uses.

8.25

Support adult education and continuation classes during after school hours to provide educational opportunities for residents.

8.26

Work with the San Diego Unified School District to maintain school sites for public-serving purposes such as a park or community/recreation center when they are considered for reuse and no longer serve to function as educational centers.

Libraries

8.27

Seek community input and participation in future development or expansion of library facilities serving the community.

8.28

Support opportunities to provide adequate access to a full range of published materials and library programs.

8.29

Support the expansion of existing library facilities to meet future demand which should address the following needs: technology, building upgrades, storage, and office space, and include the incorporation, expansion, and reconfiguration of community meeting room space.

8.30

Expand and renovate the Balboa, Clairemont, and North Clairemont Branch libraries to meet the needs of the community consistent with the Citywide Library Master Plan.

8.31

Seek opportunities for a new 25,000 square foot library within Clairemont consistent with the recommendations of the Citywide Library Master Plan.

Cultural Facilities

8.32

Seek opportunities to integrate art, performance space, and other cultural amenities as a part of parks, libraries, schools, and other institutional and semi-public facilities.

8.33

Promote opportunities to integrate public art, performance space and other cultural amenities as a part of new development.

8.34

Promote opportunities to integrate artwork, such as the Civic Art Collection, as a part of civic buildings and other public spaces.

Public Utilities

8.35

Support the continued undergrounding of overhead utility and distribution lines within residential neighborhoods.

Health Services

8.36

Encourage health care facilities within commercial centers and near major transit stops that provide a range of services to meet the needs of residents and employees, such as urgent care facilities and clinics.

Seismic Safety

8.37

Incorporate public space parks and landscaped areas where active faults preclude the construction of new buildings where feasible.

8.38

Work to maintain and improve the seismic resilience of structures, with consideration of preserving historical and unique structures.

Extreme Temperatures

8.39

Consider opportunities to improve accessibility to libraries and/or other designated cool zones during an extreme heat event.

8.40

Consider opportunities and suitable

locations for community or City led resilience hubs that will provide resource and community connection as well as improve community response and recovery to hazard events, including extreme heat.

8.41

Design buildings and landscaping to minimize building heat gain where feasible.

A. Use trees and landscaping strategically in site design for their benefits in building, window, and outdoor space shading.
B. Encourage the use of cool roofing materials or designs.
C. Utilize window sunshades, extended roof eaves, and low emissivity window glass to control solar exposure for building interiors.

Hazardous Materials

8.42

Seek State and Federal funding, incentives, and other assistance for hazardous materials site remediation.

Flooding/Stormwater

8.43

Minimize urban runoff and flooding by minimizing impervious surfaces, increasing green spaces and incorporating sustainable stormwater facilities such as bio-swales and permeable pavement.

8.44

Utilize open space areas to provide for natural retention and filtration of water to support their preservation and restoration.

8.45

Create space for water, particularly during heavy rain events, through implementation of rain gardens, bioswales, retention ponds, and other green spaces. These features reduce urban runoff, protect water quality, and provide additional green/natural spaces.

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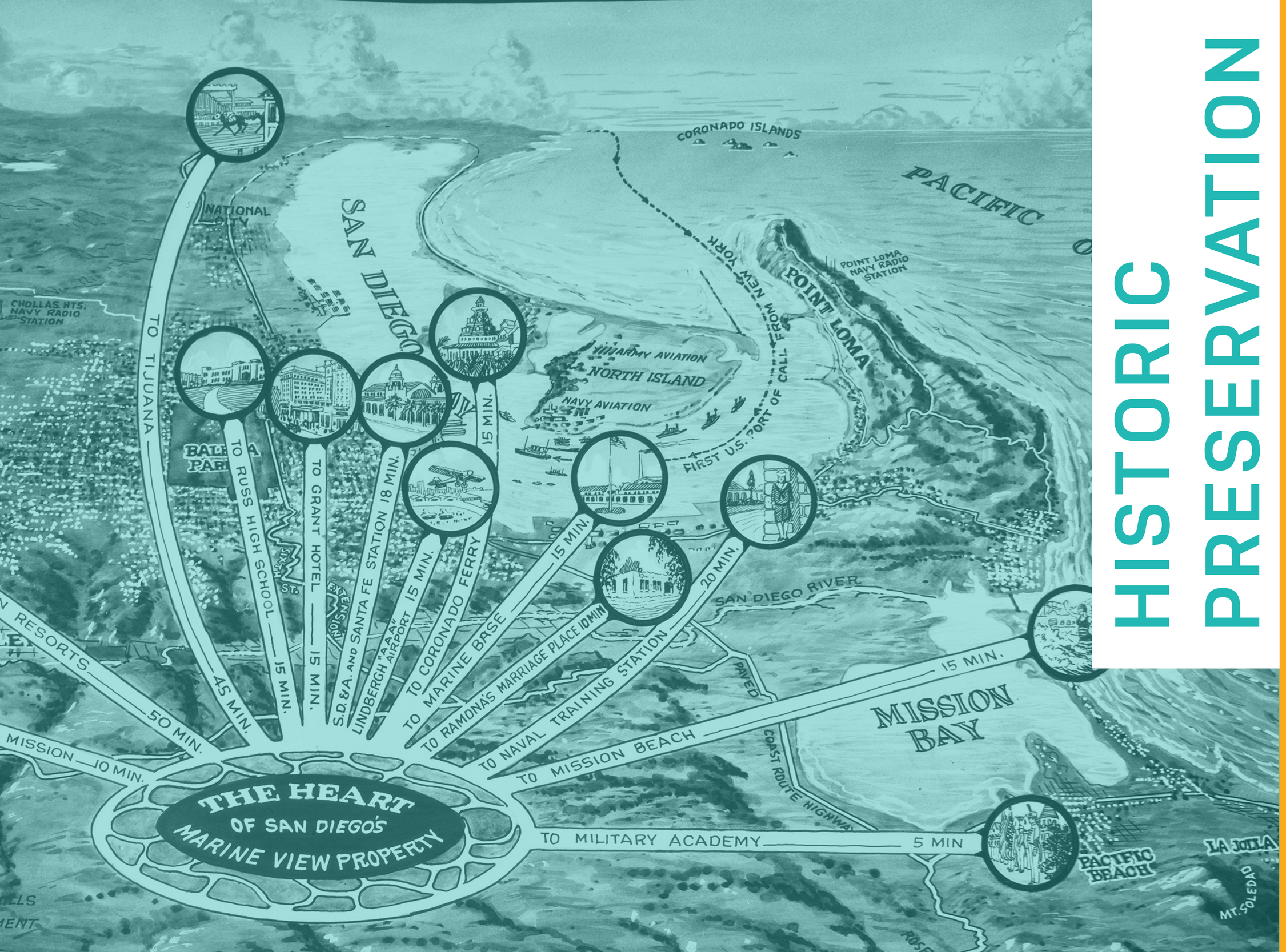
CORONADO ISLANDS
PACIFIC
NATIONAL CITY
SAN DIEGO
CHOLLAS HTS. NAVY RADIO STATION
POINT LOMA NAVY RADIO STATION
POINT LOMA
ARMY AVIATION
NORTH ISLAND
NAVY AVIATION
FIRST U.S. PORT OF CALL FROM NEW YORK
TO TIJUANA
TO RUSS HIGH SCHOOL — 15 MIN.
TO GRANT HOTEL — 15 MIN.
15 MIN.
18 MIN.
S.D. & A. AND SANTA FE STATION
LINDBERGH "AAA" AIRPORT 15 MIN.
TO CORONADO FERRY
15 MIN.
TO MARINE BASE
20 MIN.
TO RAMONA'S MARRIAGE PLACE 10MIN
TO NAVAL TRAINING STATION
SAN DIEGO RIVER
PAVED
15 MIN.
TO MISSION BEACH
MISSION BAY
COAST ROUTE HIGHWAY
TO MILITARY ACADEMY — 5 MIN
PACIFIC BEACH
LA JOLLA
MT. SOLEDAD
45 MIN.
50 MIN.
MISSION — 10 MIN.
THE HEART
OF SAN DIEGO'S
MARINE VIEW PROPERTY

CHAPTER 9: HISTORIC PRESERVATION

GOALS

- A high-quality built environment enriched by the identification and preservation of Clairemont's significant historical, archaeological, and tribal cultural resources.
- Creation of commemorative, interpretive, and educational opportunities related to historical and tribal cultural resources in the Clairemont community.

INTRODUCTION

This Historic Preservation Element provides a summary of the prehistory and history of the Clairemont community and establishes policies to support the identification and preservation of the historical, archaeological, and tribal cultural resources of the community.

A Historic Context Statement and a Cultural Resources Constraints Analysis were prepared in support of the Community Plan to assist property owners, developers, consultants, community members, and City staff in the identification and preservation of significant historical, archaeological, and tribal cultural resources within Clairemont.

Clairemont Development Office, 1953
(Credit: San Diego History Center)

PRE-HISTORIC AND HISTORIC CONTEXT

The prehistoric context briefly describes the known cultural traditions and settlement patterns of the prehistoric and early historic periods, and the historic context provides a broad-brush historical overview of the overarching forces that have shaped land use patterns and development of the built environment within the Clairemont during the historic period.

TRIBAL CULTURAL HISTORY (PRE-EUROPEAN CONTACT)

Tribal cultural history is reflected in the history, beliefs and legends retained in songs and stories passed down through generations within Native American tribes. There is also an ethnohistoric period of events, traditional cultural practices and spiritual beliefs of indigenous peoples recorded from the post-European contact era. The traditional origin belief of the Yuman-speaking peoples of Southern California reflects a cosmology that includes aspects of a mother earth and father sky, and religious rituals were tied to specific sacred locations. A pre-historic material culture is contained in the archaeological record and reflects subsistence practices and settlement patterns over several prehistoric periods spanning the last 10,000 years. It is important to note that Native American aboriginal lifeways did not cease at European contact.

Clairemont is located within the ancestral homeland and unceded territory of the Yuman-speaking Kumeyaay, also known as Ipai, Tipai, or Diegueño. The Kumeyaay bands lived in semi- sedentary, political autonomous camping spots or villages near river valleys and along the shoreline of coastal estuaries in southern San Diego and southwestern Imperial counties, and northern Baja California.

At the time of Spanish colonization in the late 1700s, several major Kumeyaay villages were located in proximity to the Clairemont community. The closest was the village of Jamo located immediately adjacent to Clairemont along west side of Rose Canyon, where the Rose Canyon drainage enters into Mission Bay. Another nearby village was the village of Cosoy, located along the south side of the San Diego River near the location of the San Diego Presidio and the first location of the Mission de Alcalá, approximately a mile to the south of Clairemont. Both of these village locations were documented as inhabited at the inception of Spanish colonization when they were visited by the Spanish during the Portolá expedition in 1769.

A third nearby village, located upriver along the north side of the San Diego River, was the village of Nipaquay at the second and final location of the San Diego Mission de Alcalá, approximately three miles southeast of Clairemont. A fourth nearby village, indicated to also be located along the lower San Diego River, was the village of Sinyeweche to the east of the village of Nipaquay.

Some native speakers referred to river valleys as oon-ya, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. For example, the floodplain from the San Diego Mission de Alcalá to the ocean was hajiror qajir. It is likely that the Kumeyaay people used the San Diego River valley , as well as Rose Canyon and its tributaries, as travel corridors from interior coastal plain areas, to and from villages located along, and at the mouth of the river, such as Cosoy, Jamo, Nipaguay, and Sinyeweche as well as other villages along the coast to the north of the river and the Clairemont community, including Ystagua, Peñasquitos, and Pawai/ Pawaii/Paguay. The Kumeyaay are the Most Likely Descendants for all Native American human remains found in the City of San Diego.

MORENA TOWNSITE, VICTORIAN PERIOD DEVELOPMENT PATTERNS AND SUBSEQUENT DEVELOPMENT STASIS (1888-1929)

Until the late 1880s, Clairemont was essentially an untouched natural landscape. Developed by the Morena Company, a syndicate led by Oliver J. Stough, the Morena tract was recorded in May of 1888 amidst a local real estate boom that started slowly in 1885, peaked in 1887, and collapsed by 1890. The first residential improvement occurred in 1888 with the construction of a two-story Victorian style dwelling intended to serve as a hotel or boarding house for guests or personnel working in the town site. By 1890, the City Directory identified 16 residents of the Morena District. In the late 1800s the Pacific Steam Ship Company, which operated the Pacific Coast Railway, constructed the Morena Station (demolished in the 1920s) on the southwest edge of the Clairemont. By the 1910s, Alexander Ambort's dairy ranch occupied the undeveloped lots on the northern portion of the Morena tract and would remain there through the 1940s. The Ambort Residence, constructed in ca. 1896 by the Schaniel Brothers, is extant today at 4440 Ingulf Street.

Morena and its vicinity continued to evolve and grow as a suburban district, albeit slowly and with significant gaps in time brought on by the panic and depression of 1893, focus on growth around Balboa Park resultant from the 1915 - 1916 Panama-California Exposition, World War I (WWI), and later, the Great Depression. Although 18 subdivision maps were filed during this period, the overwhelming majority of Clairemont, on the mesa to the north and northeast of Morena, remained undeveloped and dominated by chaparral and bifurcated by Tecolote Creek and Tecolote Canyon. The extant property types associated with this theme include single family residences constructed in Victorian-era styles.

BAY PARK VILLAGE, COMMUNITY BUILDING AND FHA PRINCIPLES

Established in 1934 to reform home financing practices, to improve the quality of small homes for low- to middle- income families, and to stimulate the building industry during the Great Depression, the Federal Housing Administration (FHA) regulated home building practices by approving properties for mortgage insurance and publishing standards for housing and subdivision design. In June of 1936, real estate developer Harold J. Peterson announced his plans for Bay Park Village, a community constructed in accordance with FHA guidelines, within a portion of the defunct Morena tract. The tract formally opened by June of 1937, with all streets paved, olive trees planted in the public plaza, and 18 model single-family homes built in the Minimal Traditional style.

By 1938, the neighborhood had been improved with 60 homes, necessitating construction of Bay Park Elementary School and formation of a civic organization. Residential development in the Bay Park Village subdivision continued though the 1940s and beyond. In total, 246 buildings were constructed in the tract. Subsequent to Bay Park Village and prior to major construction of Clairemont to the east, three additional tracts were recorded in the vicinity of the old Morena district: Weston Highlands (1941), Hazard Tract #1 (1949), and Bay Park Vista Unit #1 (1950). The extant property types associated with this theme include single family residences in residential tracts, one- part commercial block buildings and public buildings in Minimal Traditional and Modernistic styles.

SAN DIEGO'S PREMIERE SUBURB CLAIREMONT, A VILLAGE WITHIN A CITY (1950s-1970s)

In 1945, at the end of WWII, America faced the seemingly insurmountable task of providing new housing for a large population of returning veterans and their families. Named after developer Carlos Tavares' wife, Claire, at the time of its inception in 1950, Clairemont was only second in size to Long Island's Levittown. As it developed, the community was planned in a manner consistent with the Urban Land Institute's Community Builders Handbook, ultimately allocating lands for the construction of schools, shopping centers, parks, and other civic and commercial uses. Its designers rejected the traditional street grid system and instead included curvilinear streets to conform to the natural system of canyons and mesas that characterize the area.

Top: Morena Subdivision Sale of Lots, Circa 1887
Bottom: Bay Park Village Information Office
(Photo Credits: San Diego History Center)

RESOURCE PRESERVATION

A Cultural Resources Constraints Analysis and a Historic Context Statement were prepared in conjunction with the Community Plan. The Cultural Resources Constraints Analysis describes the tribal cultural history (pre-contact/ protohistoric and pre-history) in the Clairemont area, identifies known significant archaeological resources, provides guidance on the identification of possible new resources, and includes recommendations for proper treatment. The Historic Context Statement provides information regarding the significant historical themes in the development of Clairemont and the property types associated with those themes. These documents have been used to inform the policies and recommendations of the Community Plan and the associated environmental analysis. Cultural resources documented within the boundaries of Clairemont include 12 prehistoric cultural resources and three historic-period archaeological resources. The prehistoric cultural resources are located primarily along the periphery of the study area, within canyons, and consist of four marine shell scatters, four marine shell and lithic artifact scatters, two lithic artifact scatters, and a total of three isolated flakes.

Cultural sensitivity levels and the likelihood of encountering archaeological or tribal cultural resources within Clairemont are rated low, moderate, or high based on the results of records searches, Native American Heritage Commission (NAHC) Sacred Lands File checks, tribal consultation, and regional environmental factors. The cultural sensitivity of the majority of the Clairemont Planning Area was assessed as low based on these factors and the amount of modern development that has occurred within the Clairemont Community Planning Area. Undeveloped areas within or near the canyons contain a moderate sensitivity for archaeological resources, with the bottoms of the major canyons, where young alluvial flood-plain deposits are present, containing a high sensitivity.

Clairemont is presently home to two designated historical resources, the Stough-Beckett Cottage located at 2203 Denver Street (HRB Site #146) and the Aizo and Komume Sogo Farm located at 1398 Lieta Street (HRB Site #1305). The Clairemont Historic Context Statement will aid City staff, property owners, developers, and community members in the future identification, evaluation, and preservation of significant historical resources in the community.

EDUCATION AND PRESERVATION

Preservation, revitalization and adaptive reuse of historic buildings and districts conserves resources, utilizes existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism, enhances quality of life, and contributes to a vibrant, dynamic community. In addition, preservation of extant historic resources and education and interpretation of both extant resources and past resources that may have been lost contribute to a community's identity and sense of place.

To better inform and educate the public on the history of their community, the merits of historic preservation, and the direct and indirect benefits of preservation, information about the development of the community, the resources themselves, and the purpose and objectives of a preservation program must be developed and made widely accessible.

North Clairemont Library, located at 4616 Clairemont Drive, designed by Architect Robert J. Plat in 1960. (Credit: San Diego History Center)

POLICIES

9.1

Conduct project-specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

9.2

Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

9.3

Avoid adverse impacts to significant archaeological and tribal cultural resources identified within development project sites and implement measures to protect the resources from future disturbance to the extent feasible.

9.4

Minimize adverse impacts and perform mitigation under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor if archaeological and tribal cultural resources cannot be entirely avoided.

9.5

Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American tribal cultural sites that may be identified as part of future development within Clairemont and refer sites for designation as appropriate.

9.6

Identify and evaluate properties within Clairemont for potential historic significance, and preserve those found to be significant under local, state or federal designation criteria.

9.7

Prioritize consideration to the properties identified in the Study List contained in the Clairemont Community Planning Area Historic Context Statement.

9.8

Utilizing the Historic Context Statement and Modernism Context Statement survey for the Contemporary style commercial and public buildings and consider establishment of a multiple property listing for such resources.

9.9

Consider the preparation of a Reconnaissance Survey of the Community Planning Area based upon the Clairemont Community Planning Area Historic Context Statement to assist in the identification of potential historical resources, including districts and individually eligible resources, along with areas eligible for historic exemption based on shared development history.

Resource Preservation

9.10

Promote opportunities for education and interpretation of Clairemont's unique history and historic resources through mobile technology; brochures; walking tours; interpretative signs, markers, displays, exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

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CHAPTER 10: NOISE

GOAL

- Development that is planned and designed to avoid or attenuate excessive noise levels.

INTRODUCTION

The General Plan provides goals and policies to guide compatible land uses and to incorporate noise attenuation measures for new buildings that will protect people living and working in the City from an excessive noise environment.

Given that Clairemont is an urban community with a mix of land uses and transportation facilities, higher ambient noise levels would emanate from commercial and industrial activities, freeways, major streets, aircraft operations, and rail operations.

NOISE ENVIRONMENT

COMMERCIAL AND INDUSTRIAL ACTIVITY

Where residential and other sensitive receptor uses are present or proposed, the potential for noise impacts from commercial and industrial activities are important to evaluate, such as deliveries during late night and early morning hours, which generate noise that can affect the nearby residential uses. Reducing the effect from commercial and industrial activity noise involves site planning and integrating noise attenuation measures in new buildings that will reduce interior sound levels.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

Community Noise Equivalent Level or CNEL is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels, measured in A-weighted decibels (dBA), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods. The A-weighted filter places a greater emphasis on frequencies within the range of the human ear.

MOTOR VEHICLE TRAFFIC NOISE

Vehicle traffic noise is directly related to the traffic volume, speed, and mix of vehicles. Freeways and major streets that include State Route 163, Interstate 805, and Interstate 5, Balboa Avenue, Clairemont Mesa Boulevard, and Genesee Avenue are the primary sources of motor vehicle noise within the community. Noise from trucks driving within or parked and idling in commercial and industrial areas can also be a source of annoyance for noise sensitive uses. Trucks in general generate more noise than cars and light trucks.

RAIL NOISE

Rail noise is a source of noise in the community adjacent to Morena Boulevard and Interstate 5. Freight trains, intercity rail (Amtrak), commuter rail (Coaster), and light rail transit (Trolley) can generate relatively brief, intermittent noise events.

AIRCRAFT NOISE

Aircraft noise and overflight of aircraft from Montgomery-Gibbs Executive Airport and MCAS Miramar affect Clairemont. Aircraft noise can affect people living and working in the community at varying degrees. The community is within the Airport Influence Area, which is the boundary for the Airport Land Use Compatibility Plan (ALUCP) for both Montgomery-Gibbs Executive Airport and MCAS Miramar.

The ALUCPs are prepared by the Airport Land Use Commission for San Diego County. Aircraft noise is one of the factors that the state of California requires ALUCPs address with established policies for land use compatibility, as discussed in the Introduction. The Airport Land Use Compatibility Plans contain the noise contours for Montgomery-Gibbs Executive Airport and Marine Corps Air Station Miramar. These noise contours are identified based on studies conducted by the Airport Land Use Commission for the purposes of preparing the ALUCPs.

The policies and criteria contained in the Airport Land Use Compatibility Plans are addressed in the General Plan (Land Use and Community Planning Element and Noise Element) and implemented with the Airport Land Use Compatibility Overlay Zone.

The plan encourages commercial portions of new mixed-use development to be designed to ensure noise levels generated are at or within acceptable levels when residential uses are located nearby.

POLICIES

Mixed-Use Development

10.1

Utilize appropriate operational measures to reduce noise for conditionally permitted commercial uses and mixed-use developments, where eating, drinking, entertainment, and assembly establishments are adjacent to residential uses.

Building and Site Design

10.2

Address commercial and industrial activity noise that could affect nearby residential uses and other sensitive receptor uses when planning new residential mixed-use development.

10.3

Incorporate site planning, architectural features, and/ or operational measures as applicable to provide for noise compatibility between uses.

10.4

Include noise attenuation measures in new development to ensure the appropriate interior noise level for sensitive receptor uses near noise-generating activities as specified in the General Plan Noise Element.

10.5

Utilize site design to create physical separation between noise sensitive uses and noise-generating activities where possible.

10.6

Consider siting non-residential uses or buildings closer to noise-generating uses or transportation facilities to shield residential buildings from noise, and separate or shield residential uses from delivery areas for non-residential uses for mixed-use and multiple-use developments on larger sites.

10.7

Incorporate sound attenuation measures such as sound absorbent wall/ceiling materials, sound walls, and dense landscaping where commercial uses are adjacent to residential areas.

10.8

Ensure that noise levels generated are at or within acceptable levels when residential uses are located nearby.

10.9

Utilize building facades to screen or shield loading areas for commercial and industrial uses located near residential areas.

10.10

Encourage parking structures adjacent to residential uses to incorporate exterior screening that reduces external noise and light impacts.

Commercial and Industrial Activity

10.11

Address commercial and industrial activity noise that could affect nearby residential uses and other sensitive receptor uses when planning new residential mixed- use development.

10.12

Utilize site design to create physical separation between noise sensitive uses and noise-generating activities where possible.

Motor Vehicle Traffic Noise

10.13

Utilize traffic calming measures to enhance safety and reduce vehicle noise along neighborhood streets.

10.14

Work with Caltrans to establish and maintain landscape buffers along freeway rights-of-way using berms, planting of native and/or drought resistant trees, and shrubs.

IMPLEMENTATION

11

CHAPTER 11: IMPLEMENTATION

The urban design framework is implemented through the Community Enhancement Overlay Zone within the Land Development Code. The Community Enhancement Overlay supplements the underlying base zone development regulations to ensure consistency with the community's vision and plan policies and streamline the development review process.

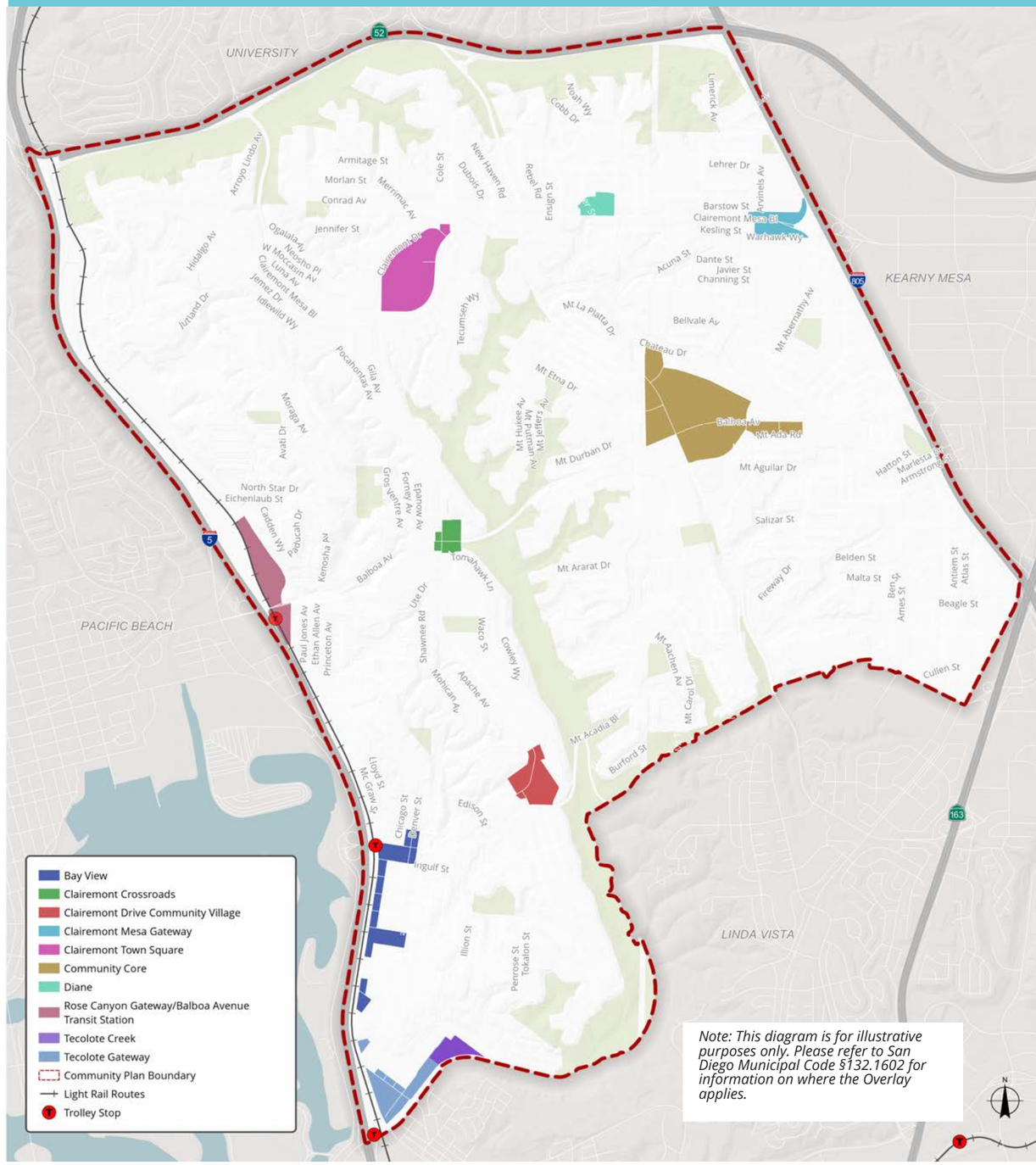
New development within the Plan Overlay is required to provide new public spaces on site where development meets specified requirements. These spaces may include (but are not limited to) play areas, fitness and circuit equipment, sports courts, game tables, performance or gathering areas, splash pads or water features, useable lawn areas, off-leash dog areas, community gardens, urban greens, podiums, plazas, and greenways or paseos that enhance connectivity.

All new development is required to make Parkway improvements according to the City of San Diego Street Design Manual. The Parkway is the minimum distance of pedestrian space between the curb and the property line; the Parkway typically includes three zones: the furnishing zone, the throughway zone, and the frontage zone.

The furnishing zone is between the curb and the throughway zone and includes street infrastructure. like street trees, waste receptacles, transit shelters, bike racks, recreational amenities, public art, etc. The throughway zone is between the furnishing zone and the frontage zone and includes the pathway for pedestrian movement. The frontage zone is between the throughway zone and the property line and may include additional street infrastructure or building amenities. The Community Plan Enhancement Overlay is shown in Figure 11-1.

The Clairemont Mesa Height Limit Overlay Zone is amended to align with the community's vision and plan policies. The height limit is raised in village areas where new capacity for homes and jobs are located. Raising the height limit in specific village areas will help to implement the Community Plan's urban design framework. The height limits by village area shown within the Land Development Code Chaper 13, Article 2, Division 13.

FIGURE 11-1: COMMUNITY ENHANCEMENT OVERLAY



APPENDIX

12

APPENDIX A:

GREEN STREET TYPOLOGIES

COMMERCIAL GREEN STREETS

These streets establish streetscape themes and include low impact development features to address storm water treatment adjacent to commercial areas and villages. These streets provide a uniform tree palette to add definition to commercial corridors.

RECOMMENDED TREATMENTS

Stormwater BMPs, increased urban tree canopy, double row of trees in wide rights-of-way, enhances shrub planting, increased tree planter planting area (minimum 40 square feet).

Streets

- Balboa Avenue
- Clairemont Mesa Boulevard
- Genesee Avenue
- Balboa Arms Drive
- Morena Boulevard

NEIGHBORHOOD GREEN STREETS

These streets focus on increasing the urban tree canopy and stormwater Treatment within residential neighborhoods and creating accessible and attractive pedestrian and/or bicycle connections between villages and neighborhoods.

RECOMMENDED TREATMENTS

Stormwater BMPs, increased urban tree canopy, double row of trees in wide rights-of-ways, enhanced shrub planting, increased tree planter planting area (minimum 40 square feet).

Streets

- Clairemont Drive, Morena Boulevard
- Genesee Avenue
- Conrad Avenue
- Limerick Avenue
- Mount Acadia Boulevard

ENHANCED LANDSCAPE STREETS

These streets can support enhanced landscape treatments such as additional street trees and parkway planting. Due to their grade or limited right-of-way, these streets are not suitable for storm water treatment.

RECOMMENDED TREATMENTS

Increased urban tree canopy, double row of trees in wide right-of-ways, enhanced shrub planting, increased tree planter planting area (minimum 40 square feet).

Streets

- Santa Fe Street
- Jutland Drive
- Genesee Avenue
- Balboa Avenue
- Moraga Avenue
- Clairemont Drive

APPENDIX B:

STREET TREE PLAN & SELECTION GUIDE

FIGURE 12-1: STREET TREE PLAN

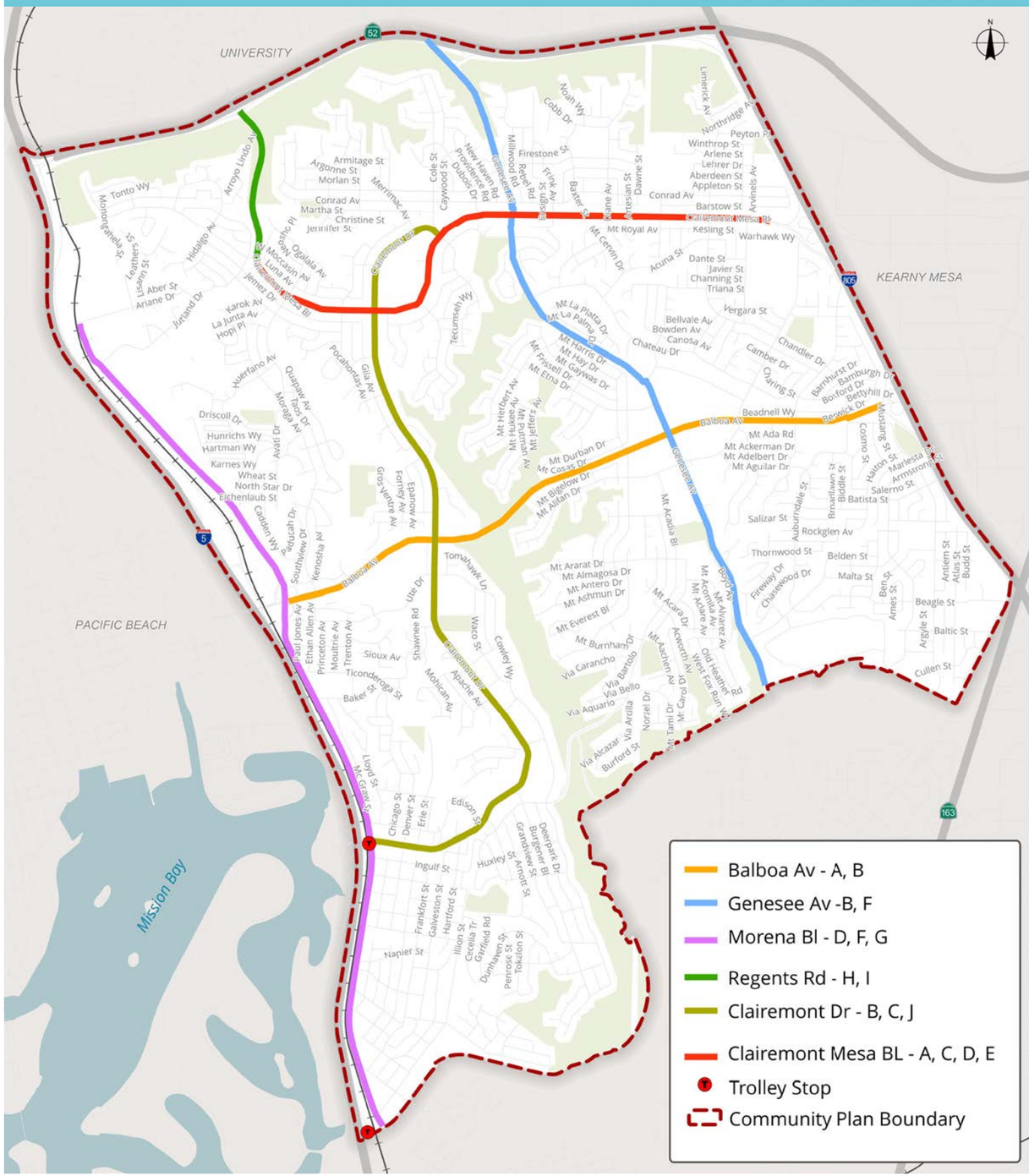


TABLE 12-1: STREET TREE SELECTION GUIDE

Street Tree Category	Botanical Name		Common Name	Tree Spacing
BALBOA AVENUE				
Primary	Plantanus racemosa	(A)	California Sycamore	25′
	Tipuana tipu	(B)	Tipu Tree	
Median *	Plantanus racemosa	(A)	California Sycamore	
CLAIREMONT DRIVE				
Primary	Tipuana tipu	(B)	Tipu Tree	25′
	Lophostemon confertus	(C)	Brisbane Box	
Median *	Pinus canariensis	(J)	Canary Island Pine	30′
CLAIREMONT MESA BOULEVARD				
Primary	Metrosideros excelsa	(D)	New Zealand Christmas Tree	25′
	Lophostemon confertus	(C)	Brisbane Box	
	Magnolia grandiflora	(E)	Magnolia	
Median *	Plantanus racemosa	(A)	California Sycamore	
	Lophostemon confertus	(C)	Brisbane Box	
GENESEE AVENUE				
Primary	Tipuana tipu	(B)	Tipu Tree	30′
Median *	Afrocarpus gracilior	(F)	Fern Pine	30′
MORENA BOULEVARD				
Primary	Jacaranda mimosifolia	(G)	Jacaranda	25′
	Metrosideros excelsa	(D)	New Zealand Christmas Tree	
Median *	Afrocarpus gracilior	(F)	Fern Pine	
REGENTS ROAD				
Primary	Lagerstroemia indica x fauriei ‘Tuscarora’	(H)	Tuscarora Crape Myrtle	25′
Median *	Fraxinus velutina	(I)	Velvet Ash	

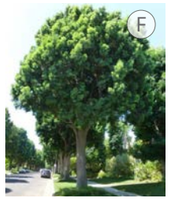
Plantanus Racemose,
California Sycamore

Tipuana Tipu,
Tipu Tree

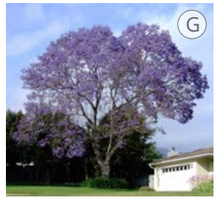
Lophostemon confertus,
Brisbane Box

Metrosideros excelsa,
New Zealand Christmas Tree

Magnolia Grandiflora,
Magnolia



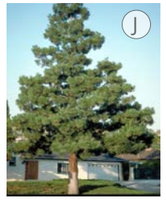
Afrocarpus gracilior,
Fern Pine



Jacaranda mimosifolia,
Jacaranda

Lagerstroemia indica x fauriei ‘Tuscarora’,
Tuscarora Crape Myrtle

Fraxinus velutina
Velvet Ash



Pinus canariensis
Canary Island Pine

** Refer to City of San Diego Street Tree Selection Guide for parkway size recommendations per tree species.*

APPENDIX C:

PARK AND RECREATION INVENTORY

TABLE 12-2: PARK AND RECREATION INVENTORY

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, tennis/pickleball, 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. Consider pavement renovation/resurfacing and potential fencing and sports lighting additions.	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.)

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 Neighborhood Park	Proposed neighborhood 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
13	Ute Drive Linear Park	Existing unimproved trail parallel to Ute Street on Clairemont High School campus. Portion is burn-ash site (protect existing cap)	Pursue agreement with SDUSD for agreement to allow for a public trail park. Potential to have natural trail, interpretive/wayfinding signs, exercise equipment, nature exploration play, and native plantings.	0.0	96.0	0.00	4.20
POCKET PARKS AND TRAILHEADS							
14	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
15	Regina Avenue Trailhead Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses, including a trailhead into Marian Bear Memorial 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
16	Marian Bear Trailhead Pocket Park	Proposed pocket park within City-owned open space to accommodate passive recreational uses, including a trailhead into Marian Bear Memorial 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
17	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
18	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
19	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
20	Ogalala Trailhead Pocket Park	Existing unimproved trail on "paper street" right-of-way	Provide natural trail with improvements that may include interpretive/wayfinding signs, shade structure, nature exploration area, and native plantings.	0.0	50.0	0.00	3.00
JOINT USE FACILITIES							
21	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
22	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
23	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
24	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

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)
25	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
26	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
27	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
28	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
29	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
30	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
31	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
32	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
33	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
34	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
35	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
36	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	3.00	0.00
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).							
37	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	-	-
38	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	-	-

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)
39	Marian Bear Memorial Park Trails	Existing trail network through Marian Bear Memorial Park 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.	133.0	0.0	-	-
40	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	-	-
POTENTIAL PARKS WITH NEW DEVELOPMENT							
41	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	4,999.2	-	-
RECREATION CENTERS							
42	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
43	South Clairemont Rec. Center	Existing recreation center consisting of a dance room, a kitchen, two multi-purpose rooms, and a stage.	Renovate/expand existing recreation center building to 15,000 sq. ft. and design and construct a 15,000 sq. ft. second 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	23,443
44	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
45	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
46	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
47	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
48	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

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)
AQUATIC COMPLEXES							
49	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
50	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				**3,801**	**11,900**	**104.74**	**146.87**

APPENDIX D:

PLANNED BICYCLE CLASSIFICATION MODIFICATIONS

TABLE 12-3: PLANNED BICYCLE CLASSIFICATION MODIFICATIONS

Roadway	Segment	Existing Bikeway	Planned Classification Designation
Acworth Avenue	Mt. Acadia Blvd to Boyd Avenue	N/A	Class II - Bike Lane
Appleton Street	Biltmore Street to Cole Street	N/A	Class III - Bike Route
Arverne Street	Auburndale Street/ Petit Street to E. Batista Street	N/A	Class III - Bike Route
Arvinels Avenue	Existing multi-use path south of Winthrop Street to Conrad Avenue	N/A	Class III - Bike Route
Ashford Street	Eckstrom Avenue to Mesa College Drive	N/A	Class III - Bike Route
Auburndale Street	Mt. Aguilar Drive/ Arvene Street to Marlesta Drive	N/A	Class III - Bike Route
Avati Drive	Moraga Court to Morena Boulevard	N/A	Class III - Bike Route
Baker Street	Morena Boulevard to Sumter Street	N/A	Class III - Bike Route
Balboa Arms	Derrick Drive to Mt. Abernathy Avenue	N/A	Class III - Bike Route
Balboa Avenue	Western community boundary to Clairemont Drive	N/A	Class I - Multi-Path (north side)
Balboa Avenue	Clairemont Drive to Genesee Avenue	Class II-Bike Lane (north side) Class IV - One-Way Cycle Track (south side)	Class IV - One-Way Cycle Track
Balboa Avenue	Charger Boulevard to Eastern community boundary	Class II-Bike Lane	Class IV - One-Way Cycle Track
Batista Street	Arvene Street to Antiem Street	N/A	Class III - Bike Route
Beadnell Way	Cannington Drive to Charger Boulevard	N/A	Class III - Bike Route

TABLE 12-3: PLANNED BICYCLE CLASSIFICATION MODIFICATIONS (CONT.)

Roadway	Segment	Existing Bikeway	Planned Classification Designation
Beagle Street	Marlesta Drive to Atlas Street	N/A	Class III - Bike Route
Boyd Avenue	Genesee Avenue to Old Bridgeport Drive	N/A	Class II - Bike Lane
Burgener Boulevard	Milton Drive to Clairemont Drive	N/A	Class III - Bike Route
Cannington Drive	Beadnell Way to Balboa Avenue	N/A	Class III - Bike Route
Chandler Drive	Doliva Drive to Cannington Drive	N/A	Class III - Bike Route
Charger Boulevard	Cannington Drive to Balboa Avenue	N/A	Class III - Bike Route
Chateau Drive	Genesee Avenue to Mt. Abernathy Avenue	N/A	Class III - Bike Route
Chicago Street	Baker Street to Gesner Street	N/A	Class III - Bike Route
Clairemont Drive	Kleefeld Avenue to Clairemont Mesa Boulevard	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Drive	Iroquois Avenue to Denver Street	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Drive	Western community boundary to Denver Street	N/A	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Luna Avenue to Clairemont Drive	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Clairemont Drive to Kleefeld Avenue	N/A	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Clairemont Drive/ Kleefeld Avenue to Genesee Avenue	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Genesee Avenue to Frink Avenue	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Frink Avenue to Diane Avenue	Class II-Bike Lane	Class IV - One-Way Cycle Track
Clairemont Mesa Boulevard	Diane Avenue to Easterm community boundary	N/A	Class IV - One-Way Cycle Track
Conrad Avenue	Ensign Street to Arvinels Avenue	N/A	Class III - Bike Route
Damon Avenue	Western community boundary to Santa Fe Street	N/A	Class IV - Two-Way Cycle Track (north side)
Denver Street	Gesner Street to Clairemont Drive	N/A	Class III - Bike Route
Derrick Drive	Genesee Avenue to Balboa Arms Drive	N/A	Class III - Bike Route
Diane Avenue	Lehrer Drive to Chateau Drive	N/A	Class III - Bike Route
Eckstrom Avenue	Hathaway Street to Ashford Street	N/A	Class III - Bike Route
Ensign Street	Lehrer Drive to Conrad Avenue	N/A	Class III - Bike Route
Field Street	Burgener Boulevard to Cowley Way	N/A	Class III - Bike Route
Galveston Street	Clairemont Drive to Milton Drive	N/A	Class III - Bike Route
Genesee Avenue	Appleton Street/Lehrer Drive to Clairemont Mesa Boulevard	Class III - Bike Route	Class II - Bike Lane
Genesee Avenue	Mt. Herbert Avenue to Derrick Drive	Class II-Bike Lane	Shared Bus/Bike Lane (west side) Class II (east side)
Genesee Avenue	Mt. Alifan Drive to Genesee Court	Class II-Bike Lane	Shared Bus/Bike Lane (west side) Class II (east side)
Gesner Street	Chicago Street to Denver Street	N/A	Class III - Bike Route
Hathaway Street	Petit Street to Eckstrom Avenue	N/A	Class III - Bike Route
Illion Street	Milton Drive to Gardena Avenue	N/A	Class III - Bike Route
Jutland Drive	Santa Fe Street to Morena Boulevard	N/A	Class I - Multi-Path
Kleefeld Avenue	Clairemont Mesa Boulevard to Cul-de-sac	N/A	Class III - Bike Route

TABLE 12-3: PLANNED BICYCLE CLASSIFICATION MODIFICATIONS (CONT.)

Roadway	Segment	Existing Bikeway	Planned Classification Designation
Knoxville Street	West Morena Boulevard to Gardena Avenue	Class III - Bike Route	Class III - Bike Route
Lehrer Drive	Genesee Avenue to Diane Avenue	N/A	Class III - Bike Route
Limerick Avenue	Northern limits to Doliva Drive	N/A	Class III - Bike Route
Linda Vista Road	Stalmer Street to Mesa College Drive	Class II-Bike Lane	Class IV - One-Way Cycle Track
Luna Avenue	Monongahela Street to Clairemont Mesa Boulevard/Regents Road	N/A	Class III - Bike Route
Marlesta Drive	Genesee Avenue to Auburndale Street/ Beagle Street	N/A	Class III - Bike Route
Merrimac Avenue	Park Rim Drive to Clairemont Drive	N/A	Class III - Bike Route
Mesa College Drive	Ashford Street to Linda Vista Road	N/A	Class II - Bike Lane
Mesa College Drive	Armstrong Street to Ashford Street	N/A	Class III - Bike Route
Milton Street	Morena Boulevard to Illion Street	N/A	Class II - Bike Lane
Milton Street	Illion Street to Burgener Boulevard	N/A	Class III - Bike Route
Moraga Avenue	Clairemont Mesa Boulevard to Kenosha Avenue/Moraga Place	N/A	Class III - Bike Route
Moraga Avenue	Cadden Drive to Balboa Avenue	N/A	Class III - Bike Route
Moraga Court	Avati Drive to Moraga Avenue	N/A	Class III - Bike Route
Morena Boulevard	Jutland Drive to Balboa Avenue EB-Ramps	N/A	Class IV - Two-Way Cycle Track (west side)
Morena Boulevard	Balboa Avenue EB-Ramps to Gesner Street	Class IV - One-Way Cycle Track (west side)	Class IV - Two-Way Cycle Track (west side)
Morena Boulevard	Gesner Street to Ingluf Street	Class IV - One-Way Cycle Track (west side) Bike	Class IV - Two-Way Cycle Track (west side)
Morena Boulevard	Ingulf Street to Morena Boulevard	Class II - Bike Lane (west side)	Class IV - Two-Way Cycle Track (west side)
Morena Boulevard	West Morena Boulevard to Tecolote Road	N/A	Class III - Bike Route
Mt. Abernathy Avenue	Balboa Avenue to Kesling Street/ Cannington Drive	N/A	Class III - Bike Route
Mt. Acadia Boulevard	Mt. Alifan Drive to Cowley Way	N/A	Class III - Bike Route
Mt. Aguilar Drive	Mt. Alifan Drive to Auburndale Street/ Petit Street	N/A	Class III - Bike Route
Mt. Alifan Drive	Mt. Everest Boulevard to Genesee Avenue	N/A	Class III - Bike Route
Mt. Alifan Drive	Genesee Avenue to Balboa Avenue	N/A	Class IV - One-Way Cycle Track
Mt. Ararat Drive	Cul-de-sac to Mt. Acadia Boulevard	N/A	Class III - Bike Route
Mt. Etna Drive	Mt. Herbert Avenue to Genesse Avenue	N/A	Class III - Bike Route
Mt. Everest Boulevard	Mt. Etna Drive to Mt. Ararat Drive	N/A	Class III - Bike Route
Mt. Herbert Avenue	Mt. Hubbard Avenue to Genesee Avenue	N/A	Class III - Bike Route
Petit Street	Mt. Aguilar Drive/ Arvene Street to Petit Street	N/A	Class III - Bike Route
Rappahannock Avenue	Shawnee Road to Clairemont Drive	N/A	Class III - Bike Route
Regents Road	Northern community boundary to Luna Avenue	Class II-Bike Lane	Class IV - One-Way Cycle Track
Santa Fe Street	Damon Avenue and Balboa Avenue	N/A	Class I - Multi-Path

TABLE 12-3: PLANNED BICYCLE CLASSIFICATION MODIFICATIONS (CONT.)

Roadway	Segment	Existing Bikeway	Planned Classification Designation
Shawnee Road	Rappahannock Avenue to Sumter Street	N/A	Class III - Bike Route
Stalmer Street	Atlas Street to Linda Vista Road	N/A	Class III - Bike Route
South of the SR-52 Freeway	Between community boundaries	N/A	Class I - Multi-Path
Tecolote Road	Morena Boulevard to Western limits	N/A	Class IV - One-Way Cycle Track
W. Morena Boulevard	Morena Boulevard to Southern community boundary	Class II - Bike Lane (west side)	Class IV - Two-Way Cycle Track

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APPENDIX E:

PLANNED STREET CLASSIFICATION MODIFICATIONS

TABLE 12-4: PLANNED STREET CLASSIFICATION MODIFICATIONS

Roadway	Segment	Existing Functional Classification	Planned Classification Designation
Balboa Avenue	Morena Boulevard SB Ramps to Morena Boulevard NB Ramps	4-Lane Major Arterial	5-Lane Major Arterial
Balboa Avenue	Morena Boulevard NB Ramps to Moraga Avenue	4-Lane Major Arterial	5-Lane Major Arterial
Clairemont Drive	Balboa Avenue to Iroquois Avenue	4-Lane Major Arterial[1]	2-Lane Major Arterial[1]
Clairemont Drive	Iroquois Avenue to Burgener Boulevard	4-Lane Collector w/ TWLTL	2-Lane Major Arterial
Clairemont Drive	Kleefeld Avenue to Clairemont Mesa Boulevard	4-Lane Collector w/ TWLTL	2-Lane Collector w/ TWLTL
Genesee Avenue	Balboa Avenue to Mt. Alifan Drive	5-Lane Major Arterial	6-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Bannock Avenue to Mt. Herbert Avenue	4-Lane Major Arterial	4-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Boyd Avenue to Marlesta Drive	4-Lane Major Arterial	4-Lane Major Arterial (w/Flex Lanes)
Genesee Avenue	Clairemont Mesa Boulevard to Bannock Avenue	4-Lane Major Arterial	4-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Derrick Drive to Mt. Etna Drive	6-Lane Major Arterial	6-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Genesee Court to Boyd Avenue	4-Lane Major Arterial	5-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Mt. Alifan Drive to Genesee Court	4-Lane Major Arterial	6-Lane Major Arterial (w/ Flex Lanes)[2]
Genesee Avenue	Mt. Etna Drive to Balboa Avenue	5-Lane Major Arterial	6-Lane Major Arterial (w/ Flex Lanes)
Genesee Avenue	Mt. Herbert Avenue to Derrick Drive	4-Lane Major Arterial	6-Lane Major Arterial (w/ Flex Lanes)[2]
Genesee Avenue	SR-52 to Clairemont Mesa Boulevard -	4-Lane Major Arterial	4-Lane Major Arterial (w/ Flex Lanes)
Knoxville Street	Morena Boulevard to West Morena Boulevard	2-Lane Collector	2-Lane Collector[3]

TABLE 12-4: PLANNED STREET CLASSIFICATION MODIFICATIONS (CONT.)

Roadway	Segment	Existing Functional Classification	Planned Classification Designation
Linda Vista Road	Stalmer Street to Mesa College Drive	4-Lane Collector w/ TWLTL	2-Lane Collector w/ TWLTL
Morena Boulevard	Balboa EB-Ramps to Gesner Street	4-Lane Major Arterial	3-Lane Major Arterial
Morena Boulevard	Gesner Street to Napier Street	4-Lane Major Arterial	4-Lane Collector/ TWLTL
Morena Boulevard	Napier Street to West Morena Boulevard	4-Lane Major Arterial	4-Lane Collector/ TWLTL
Mt. Abernathy Avenue	Balboa Avenue to Balboa Arms Drive	4-Lane Collector	3-Lane Collector w/ TWLTL
Mt. Alifan Drive	Genesee Avenue to Balboa Avenue	3-Lane Collector w/ TWLTL	2-Lane Collector w/ TWLTL
West Morena Boulevard	Morena Boulevard to Knoxville Street	4-Lane Major Arterial	4-Lane Collector w/ TWLTL
West Morena Boulevard	South of Knoxville Street	4-Lane Major Arterial	4-Lane Collector w/ TWLTL

Notes

[1] In June 2025, the roadway segment was reduced to two lanes to accommodate the implementation of one-way cycle tracks.

[2] The proposed flex lane on the west side will function as a shared bus/bike lane

[3] Under buildout of the Plan, Knoxville Street will extend to connect and create a new intersection with West Morena Boulevard.

TWLTL = Two-Way Left-Turn-Lane

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