



San Diego Planning Commission
7650 Mission Valley Road, MS DSD 1A
San Diego, CA 92108-4423

VIA ELECTRONIC MAIL

October 15, 2025

Dear Planning Commissioners:

On behalf of F&F Properties, we would like to urge you to support the Clairemont Community Plan Update. F&F Properties is a San Diego-based company dedicated to improving the quality and quantity of San Diego's housing supply. By leveraging infill incentives, we create naturally occurring affordable housing for moderate income earners from 80%-120% AMI. We have several properties in Clairemont and would like to create more high-quality workforce housing in the community.

San Diego is in a housing crisis, and we need to do what we can to increase supply. The Clairemont Community Plan Update adds much-needed housing capacity. Not every site gets redeveloped and not every project builds to its maximum permitted density. The level of density proposed by staff is necessary to ensure that enough projects come to fruition to meet our housing needs. We want to thank staff for their hard work bringing this thoughtful community plan update forward.

More work is needed across San Diego to reduce the cost of housing, but the Clairemont Community Plan Update moves the needle and deserves your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Maggie Sleeper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Maggie Sleeper
Director of Community Outreach & Strategic Initiatives

MEMORANDUM

TO: San Diego Planning Commissioners
FROM: Garden Communities
DATE: October 15, 2025
RE: Support for Clairemont Community Plan Update & Pacific Bay Club Site
Density Increase Request

Dear Planning Commissioners,

Please accept this letter of support for the Clairemont Community Plan Update with a requested change to allow more housing near the Balboa Avenue Trolley Station.

Garden Communities is the owner of the Pacific Bay Club property located on 4.42 acres at 4070 Huerfano Ave (APN 676-150-25-00). Pacific Bay Club is a 159-unit multi-family residential development built in 1973.

The draft CPU proposes a minor increase from existing land use and zoning, but not to a level sufficient for new development at the site to be financially feasible. The draft CPU proposes Residential Medium 2 (45-55 du/ac) and RM-3-8 zoning. Currently, the land use designation is 45 dwelling units per acre residential and the zoning is RM-3-7.

We respectfully request that the plan presented to the City Council include Residential Medium 3 (56-73 du/ac) and zoning of RM-3-9. A more sizable density increase is necessary to support new development at the site. We believe 73 du/ac is the minimum level necessary to facilitate a feasible redevelopment project.

This requested change is fully in line with the goals of the Community Plan Update:

1. The requested change would add 80 units of capacity to the site. This is realistic capacity that would help further the City's Housing Element goals.
2. Pacific Bay Club is close to the highest-quality transit in the City and VMT-efficient. The site is approximately 0.75 miles (15-minute walk) from the Balboa Avenue Trolley Station and located in a Sustainable Development Area.
3. The property is located in a High Resource Area per the HCD/CTCAC Opportunity Area Map, so additional homes would help meet the City's fair housing and equity goals.

Moreover, additional homes at the Pacific Bay Club location would help the City achieve its housing, climate, and mobility goals.

We appreciate the work that City Planning staff has put into preparing the Clairemont Community Plan Update and we look forward to continued participation in the process.

Sincerely,

Jake Posnock
Garden Communities

October 16, 2025

City of San Diego Planning Commission
City Planning Department
202 C Street, MS 413
San Diego, CA 92101

**Regarding: "Hearing" Draft 2025 Clairemont Community Plan Update (CCPU)
Clairemont Community Planning Group Comments**

Dear Planning Commissioners,

Since the release of the second Draft of the Clairemont Community Plan update at the beginning of August, our Planning Group and Subcommittee have held eight public meetings to gather feedback from our community. On October 8th, the Clairemont Community Planning Group unanimously approved the letter that is included in your package under Attachment 27.

As you know, the Hearing Draft of the Community Plan we are discussing was released less than a week ago and it included 12 bundles of attachments containing 1205 pages of information. Reviewing that information has been a big lift for both our community, and I am sure for you. Thank you so much for taking the time to review this information, and for your public service, which is much appreciated.

Planning Staff are frequently criticized for not listening to the community. In this case we want to recognize and thank staff for responding to our comments and by making a number of positive changes to the document. This includes recognizing an additional 231 acres of private canyons within our community as open space, addressing one of our primary concerns. We appreciate such policies as encouraging public art, responding to some of our zoning and height suggestions, maintaining base height limitations in single family neighborhoods so that our Plan, not the state, demonstrates where taller development is most appropriate, and addressing fire safety concerns including proposing a new fire station to reduce emergency response times, just to name a few. This obviously was a tremendous staff effort, and we want to recognize their dedication and hard work.

We do, however, have three additional areas of concern that we would like you to consider today:

1. Refinements on the Morena Corridor

- a. We agree with the comment that Vice Chair Boomhower made during the August 28th Planning Commission workshop that he did not want to create a wall of development along the Morena Corridor. To address that issue, our October 9th comment letter proposed a "villages within the village" strategy to create more building height articulation along the Morena Corridor. We propose raising building

height limits in key development opportunity locations. Staff responded with raising building heights limits in 6 key locations and increasing density at the Rose Canyon Gateway village at Balboa Avenue, and at the south end of the corridor adjacent to the Tecolote Trolley Station. Recognizing the desire to take advantage of the Blue Line Trolley service, it is likely that our Planning Group may agree with increasing height and density at the south end of the corridor which includes about 12-acres near the intersection of Morena Blvd and Knoxville Street from 73 DU/AC to 109 DU/AC.

- b. However, it is less likely that our Planning Group would agree that the increase in density at the Rose Canyon Gateway Village located at the Balboa Trolley Station Site and the City Operations Yard from 109 DU/AC to 145 DU/AC is justified. That zone change to RMX-2 would allow an FAR 3.0 and a high-rise maximum structure height of 240 feet. This is particularly inappropriate at the Balboa Station itself, which is located across the street, and only approximately 200 feet, from the single-family neighborhood. That does not comply with Guiding Principle #4 which is for "Development that compliments neighborhood scale." **We respectfully request that the commission return the Rose Canyon Gateway village sites back to 109 DU/AC which is still quite dense.**
- c. This request to return the density at the Rose Canyon Gateway Village to 109 DU/AC is more than offset by our suggestion to pursue the fourth Trolley Station, and the more immediate and attainable Bus Route and Stop at the foot of Jutland Drive at the north end of Morena. The area is currently underutilized Prime Industrial Land that could include a job center hub, and significant residential development opportunities. Policies in the plan note that preparation of additional analysis is directed in General Plan Policy EP-A.6. This is an important opportunity we feel is missing and would significantly expand use and subsequent development impacts of the Blue Line Trolley extension.

2. **Request more Visionary Community Connections** – We appreciate that staff implemented our suggestion to upzone the Community Core and its more than 30-acres of parking from 54 DU/AC to 73 DU/AC. But they did not graphically identify on maps the related recommendation to include more effective pedestrian and bicycle community connections to the Community Core. For example, we have been asking to include an Aerial Skyway Tram to connect this area with the Balboa Station and Mission Bay since 2018. The Mission Valley Community Plan has two Skyway Trams connecting University Heights and Hillcrest to the Green line, we do not understand why Clairemont can't have visionary solutions like this. **Currently, with missing sidewalks, a pedestrian cannot walk from the Balboa Station to the community core.** Please add the Aerial Skyway Tram we have suggested in mobility maps, and a sidewalk to this important village.

3. **Resolve Deficiencies in Critical Infrastructure** - The Development Potential in the new draft has increased the planning horizon unit count to 19,500 units and a total population of 119,000. This further intensifies the greatest gap in the Community Plan

draft which is suggested infrastructure improvements. Most importantly, as Commissioner Renger pointed out at your August 28th workshop, our community needs “relief” from increased density through open spaces, park land, and park amenities. The analysis in the current Community Plan now shows a shortfall of 5,000 recreation value points. Just to give you a point of reference, eleven existing parks in Linda Vista were analyzed in the Parks Master Plan that totaled 90-acres of neighborhood and community parks. All those parks added up to only a little over 2,000 points, not even half of the 5,000-point shortfall. It is not possible to address this huge recreation needs gap with Greenways, Pocket Parks, and urban plazas. **We respectfully request that the plan be updated with more thorough and realistic parks and open space planning to meet the intent of the Parks Master Plan and the future needs of our residents.**

Thank you for your consideration.
Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Wang".

Matt Wang, Chair
Clairemont Community Planning Group

A handwritten signature in blue ink, appearing to read "Glen Schmidt".

Glen Schmidt, Vice Chair
Clairemont Community Planning Group