



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 14, 2025

TO: Planning Commissioners

FROM: Tait Galloway, Deputy Director, City Planning Department

A handwritten signature in blue ink, reading "Tait Galloway".

SUBJECT: Agenda Item 1 – Clairemont Community Plan Update

The City Planning Department has corrected the Clairemont Community Plan Update material for Item 1 on October 16, 2025, Planning Commission agenda as follows:

1. The land use map legend on page 24 and 25 of the Draft Community Plan has been corrected to address a labeling error (Attachment 1).
2. The land use designation title Residential Low -1 on page 26 of the Draft Community Plan has been corrected to address a labeling error (Attachment 2).
3. Table 6 of the Planning Commission Report identified maximum building height limits for village areas. The table has been corrected to add Clairemont Drive Village and Clairemont Crossroads Village (Attachment 3).

The corrected attachments have also been reposted to the Planning Commission webpage for the October 16, 2025 hearing.

Attachments:

1. Draft Clairemont Community Plan – Land Use Map and Legend, Page 24 & 25
2. Draft Clairemont Community Plan – Land Use description, Page 26
3. Planning Commission Report – Table 6: Proposed Clairemont Height Overlay Zone Building Heights

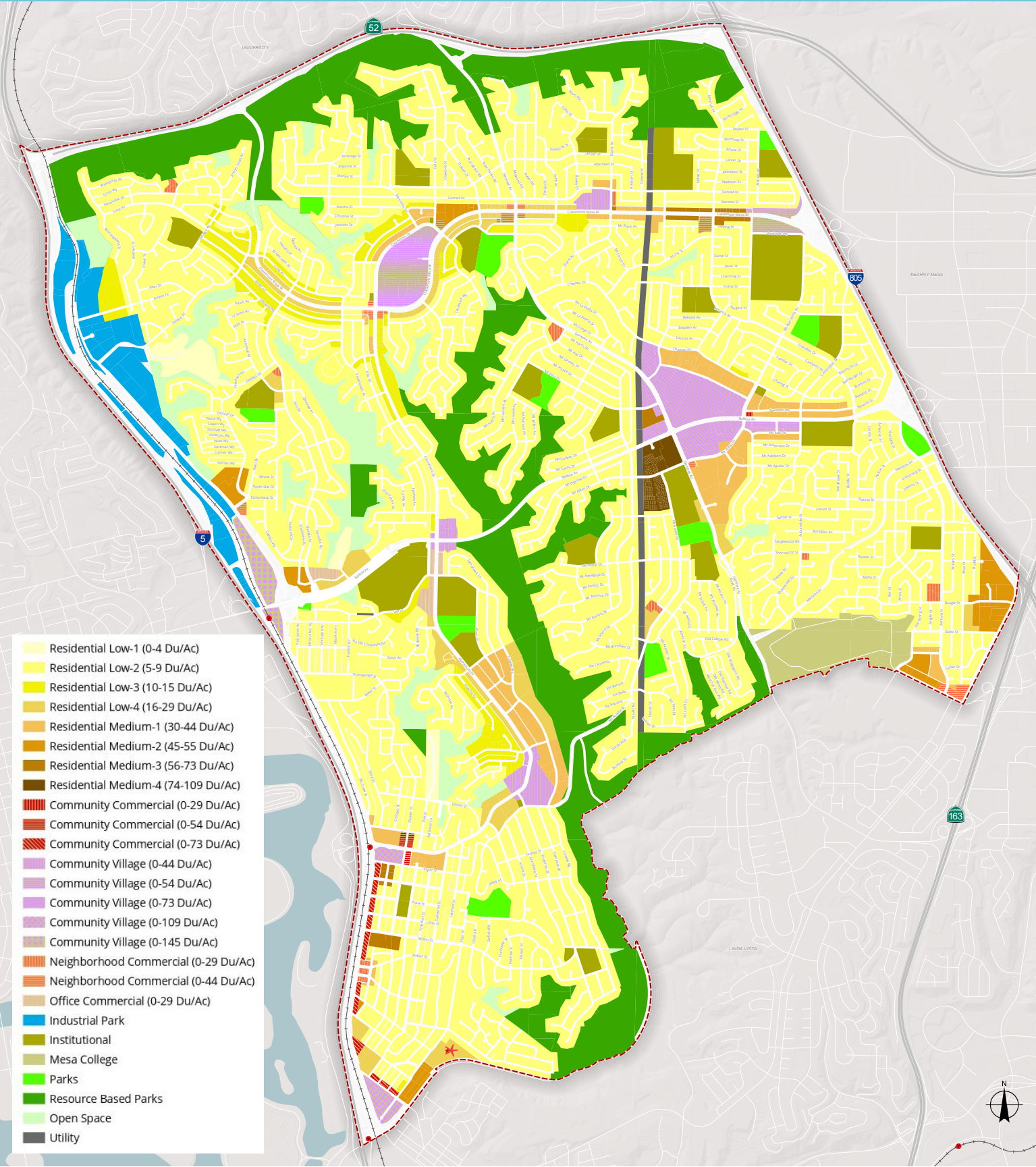
cc: Heidi Vonblum, Director, City Planning Department
Coby Tomlins, Program Manager, City Planning Department
Sean McGee, Principal Planner, City Planning Department
Corrine Neuffer, Chief Deputy City Attorney

TABLE 2-1: LAND USE DESIGNATIONS		
General Plan Land Use Category		Residential Density (Dwelling Units per Acre)
Park, Open Space, and Recreation	Parks	N/A
	Resource-Based Parks	N/A
	Open Space	1 DU/AC ¹
Residential	Residential Low 1	0-4 DU/AC
	Residential Low 2	5-9 DU/AC
	Residential Low 3	10-15 DU/AC
	Residential Low 4	16-29 DU/AC
	Residential Medium 1	30-44 DU/AC
	Residential Medium 2	45-55 DU/AC
	Residential Medium 3	56-73 DU/AC
	Residential Medium 4	74-109 DU/AC
Commercial, Employment, Retail, and Services	Community Commercial	0-29 DU/AC
	Community Commercial	0-54 DU/AC
	Community Commercial	0-73 DU/AC
	Neighborhood Commercial	0-29 DU/AC
	Neighborhood Commercial	0-44 DU/AC
	Office Commercial	0-29 DU/AC
Multiple Use	Community Village	0-44 DU/AC
	Community Village	0-54 DU/AC
	Community Village	0-73 DU/AC
	Community Village	0-109 DU/AC
	Community Village	0-145 DU/AC
Industrial Employment	Industrial Park	N/A
Institutional & Public and Semi-Public Facilities	Institutional	N/A
	College	N/A
	150-Foot SDG&E Easement	N/A

¹ Residential density in privately-owned designated open space areas is 1 dwelling unit per lot.

* The maximum residential density is 27 dwelling units per acre.

FIGURE 2-1: LAND USE MAP



Residential Low 1 (0-4 du/ac)



Provides for very low-density single-family homes and accessory dwelling unit homes on larger lots.

Residential Low 4 (16-29 du/ac)



Provides for small lot single-family and attached townhomes, rowhomes or stacked flats.

Residential Low 2 (5-9 du/ac)



Provides for low density smaller-scale single-family homes and accessory dwelling unit homes.

Residential Medium 1 (30-44 du/ac)



Provides for attached townhomes, rowhomes, stacked flats and multifamily buildings.

Residential Low 3 (10-15 du/ac)



Provides for detached small lot single-family or attached, duplexes, townhomes and rowhomes.

Residential Medium 2 (45-55 du/ac)



Provides for multi-family buildings.

LAND USE DESIGNATIONS

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Attachment 3 – Table 6, Proposed Clairemont Height Overlay Zone Building Heights

Table 6: Proposed Clairemont Height Overlay Zone Building Heights

Location	Maximum Height
Clairemont Town Square	65 Feet
Diane Village	40 Feet
Clairemont Mesa Gateway	65 Feet
Rose Canyon Gateway	65 Feet
Balboa Avenue Transit Station	65 Feet
Clairemont Crossroads	55 Feet
Community Core	65 Feet
Bay View Village	35, 40 & 65 Feet
Tecolote Gateway	40 & 65 Feet
Tecolote Creek	35 Feet
Clairemont Drive	40 & 55 Feet

Table 6 of the Planning Commission report (above) has been corrected as follows:

- Clairemont Drive: Increased maximum building height to 40 & 55 Feet
- Clairemont Crossroads: Increased maximum building height to 55 Feet