

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **PC-25-041 – CLAIRMEONT AREA COMMUNITY PLAN UPDATE – WORKSHOP**

To call in and make public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **61 322 7485**

How to Speak to a Particular Item or During Non-Agenda Public Comment



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.



City Planning Department

Clairemont Community Plan Update

Planning Commission Hearing

Item #1

PC-25-041

October 16, 2025





- **Why** is the Community Plan being updated?
- What has the **process** been?
- What has the **feedback** been?
- What are the main **changes proposed** by the Community Plan Update?
- What is the **timeline** and **next steps**?



Why is the Community Plan Being Updated?



Background

- Last Updated in 1989
- Housing Demand
- Climate Change
- Updating community plans in areas served by transit
- City of Villages Strategy

Clairemont Mesa

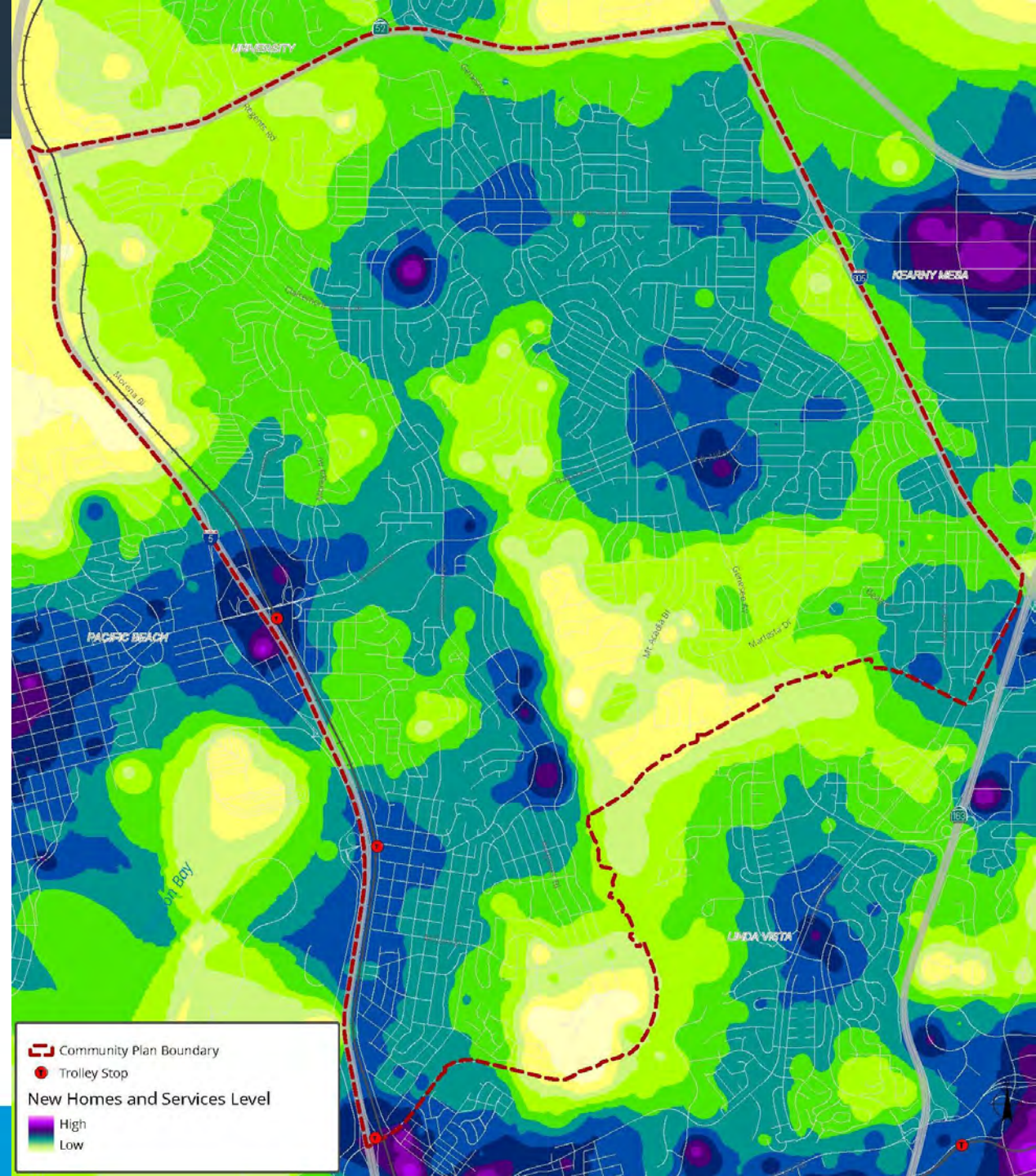
Community Plan





Blueprint SD

- Higher propensity areas for homes & jobs
- Near Transit
- Support Multimodal Mobility
- Reduce GHG





Community Plan Update	Existing Housing (Adopted Year)	Previous Plan Housing Capacity	Update	Difference	Difference % (plan to plan)
University	26,520	27,000	57,000	30,000	111%
Mira Mesa	26,800	34,000	58,000	24,000	71%
Kearny Mesa	4,368	5,900	25,800	20,000	340%
Mission Valley	11,240	15,200	39,200	24,000	150%
Uptown (Hillcrest Focused Plan Amendment)	24,800	35,100	52,300	17,200	49%
Clairemont	33,000	38,800	52,800	14,000	136%



- Density located in largely High and Highest Resource Areas
- Balances fair housing, access to transit, services, and environmental constraints
- Aligns with goals for equitable, sustainable growth



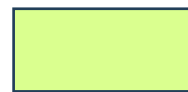
Highest Resource



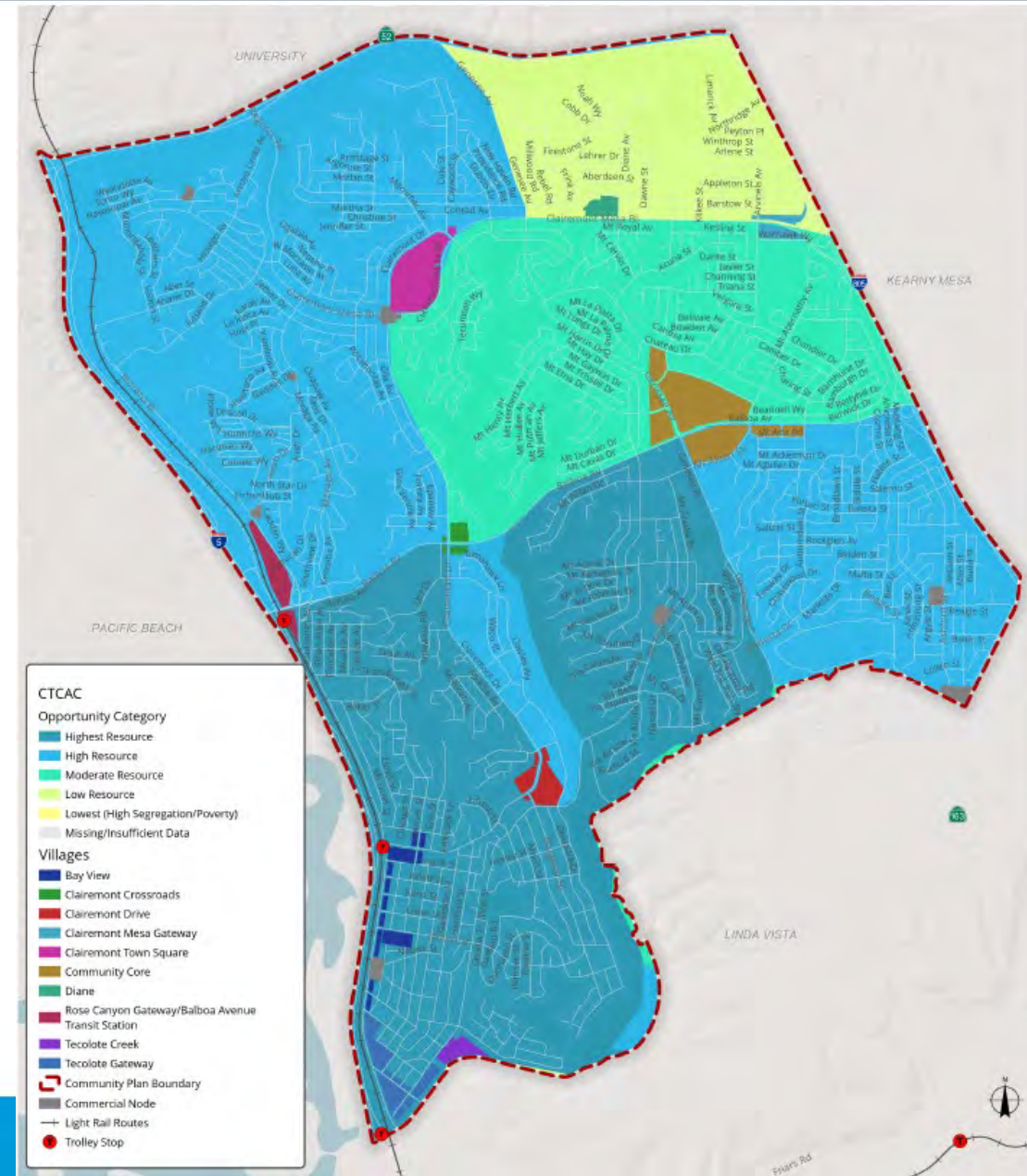
Moderate Resource



High Resource



Low Resource





What Has The Process Been?



Community Plan Update History

2016

- CPU launched in late 2016

2017

- Community Engagement began
- Planning Commission Workshop #1

2018

- Existing Conditions Atlas published

2019

- Planning Commission Workshop #2

2020

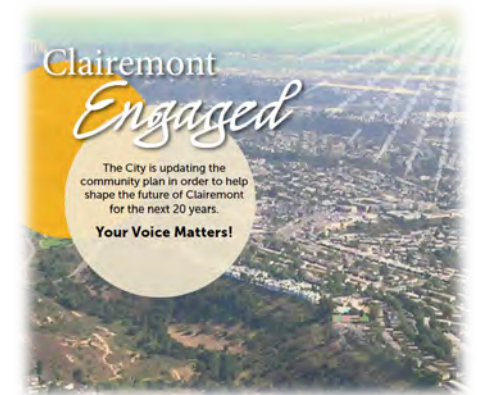
- Community Discussion Draft Published

2021

- First Draft Published
- Planning Commission Workshop #3

2025

- Second Draft Published
- Planning Commission Workshop #4





What Has the Feedback Been?



Feedback Key Themes

- Planning Commission recommended looking at increased density and heights
- Land use densities and height limits mixed support
- Support mobility concepts
- Protection of open space/ canyons
- Concerns for fire safety/risk and evacuation planning



Vision & Guiding Principles

Vision

- Develop vibrant, walkable nodes and corridors
- Strengthen community identity and sense of place
- Connect areas through a multimodal network (cars, biking, walking, transit)
- Integrate canyons and open spaces into community connectivity and identity

Principles

- Protect canyons and creeks
- Provide parks and recreation spaces
- Ensure infrastructure and public facilities
- Development that complements scale
- Safety through environmental design
- Improve connectivity for walking, biking, transit and driving
- Prioritize sustainability and urban greening
- Celebrate identity, diversity, and history



What Are the Main Changes Proposed by the Plan Update?



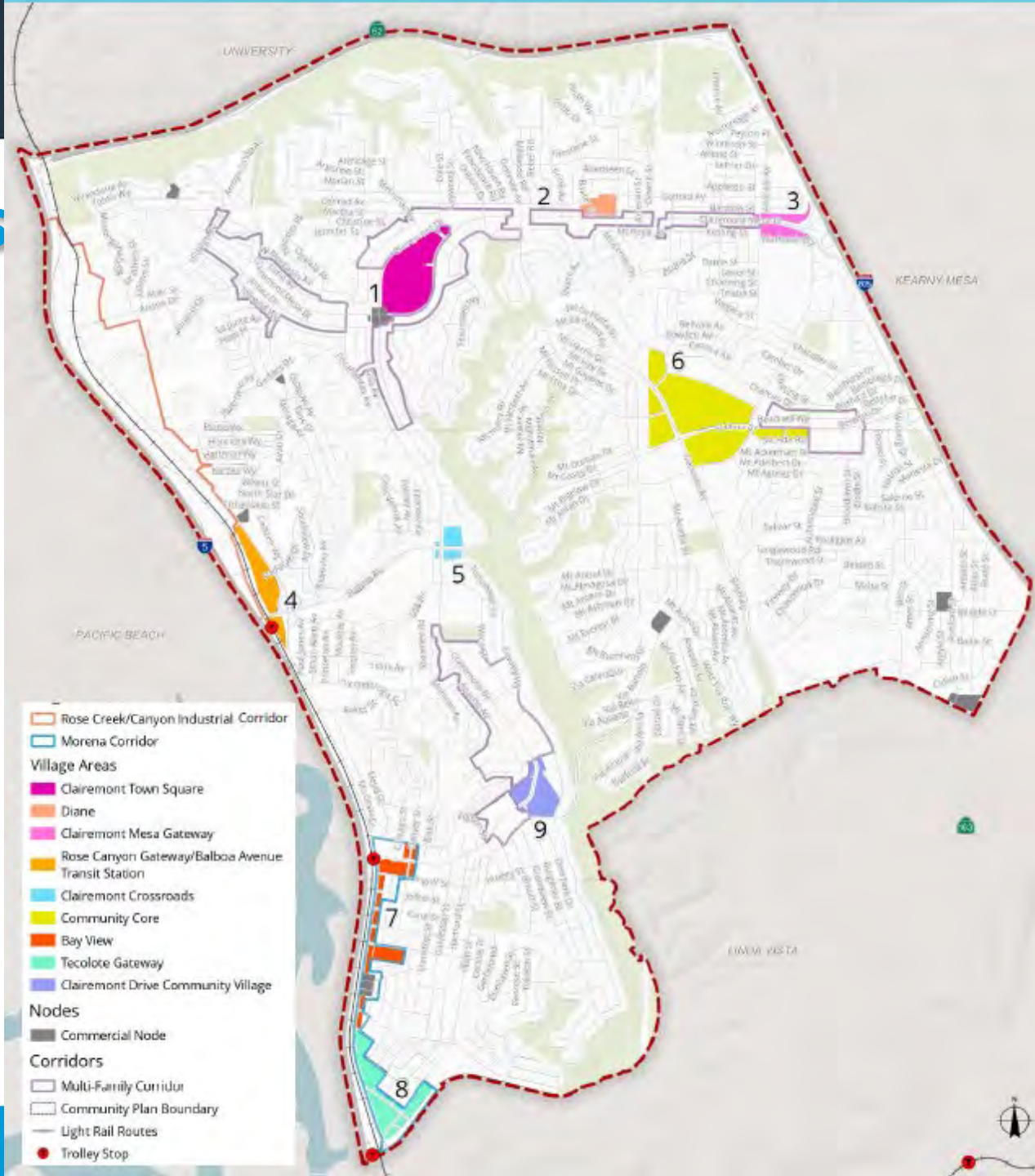
Land Use



Villages, Corridors and Nodes

Clairemont Village Areas

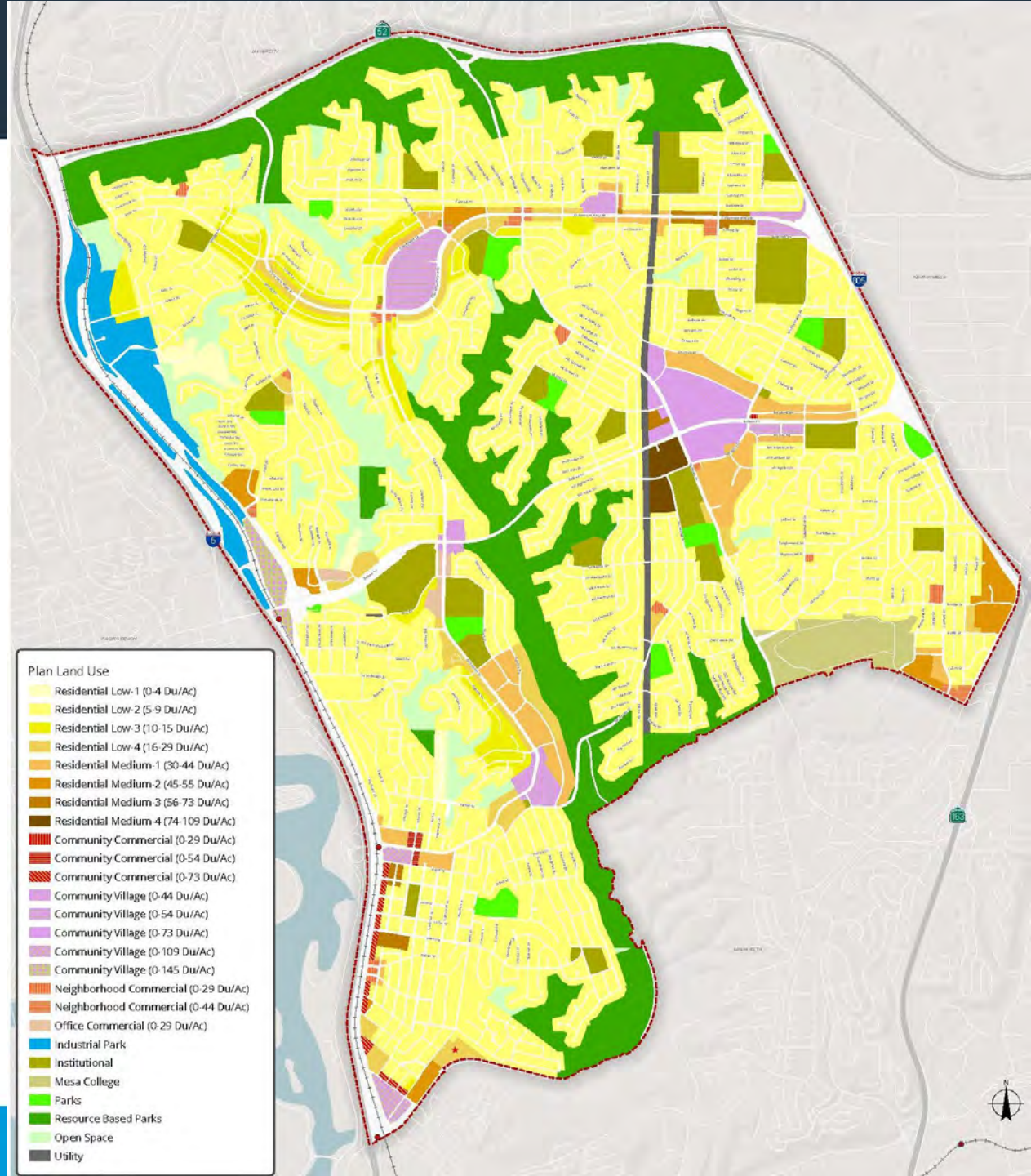
1. Clairemont Town Square
2. Diane
3. Clairemont Mesa Gateway
4. Rose Canyon Gateway/Balboa Avenue Transit Station
5. Clairemont Crossroads
6. Community Core
7. Bay View
8. Tecolote Gateway
9. Clairemont Drive





Land Use

- Increased density in village sites and corridors
- 14,000 additional homes over adopted plan
- Additional Retail and Commercial
- Morena Corridor Specific Plan
- Balboa Avenue Transit Station Area Specific Plan





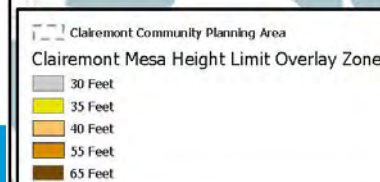
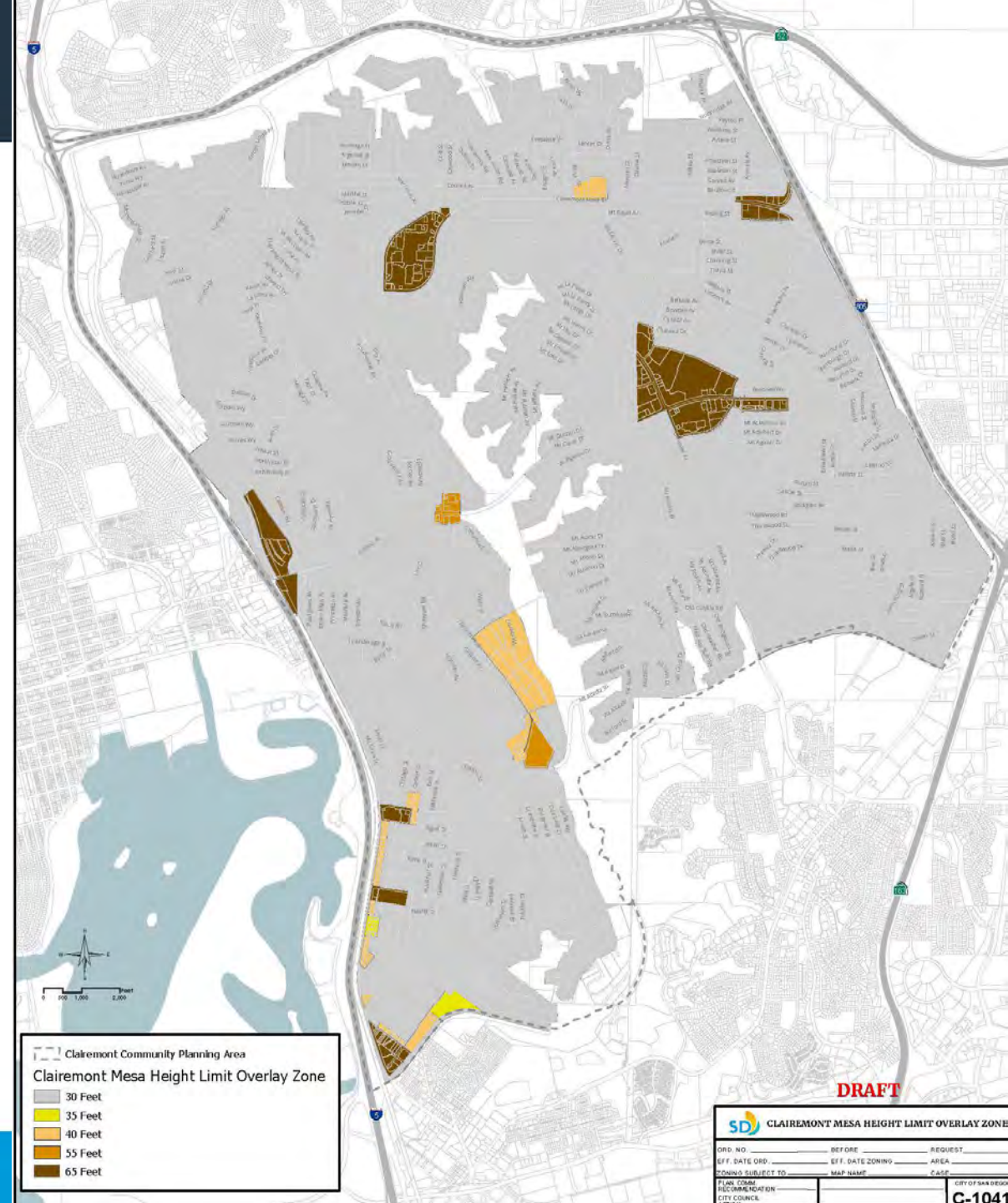
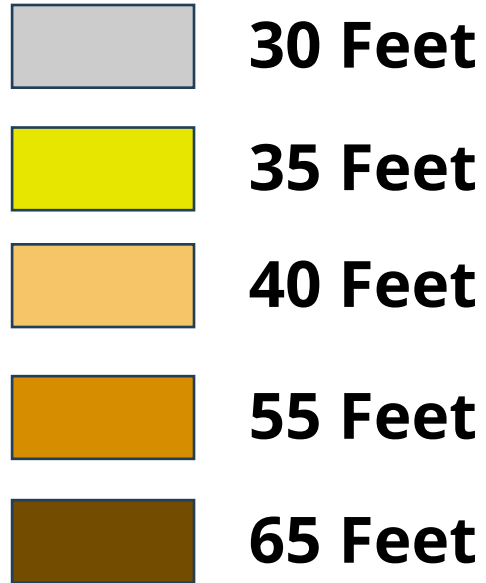
Planning for Home Opportunities in Clairemont

	Existing Homes	Home Buildout of 1989 Plan (Adopted)	Home Buildout of Proposed Plan	<i>Difference: Adopted Plan and Proposed Plan</i>	<i>Difference: Existing Homes and Proposed Plan</i>
Homes (apprx.)	33,000	38,800	52,800	+14,000	+19,800

- Community Plan does not require development to happen
- Development only happens when the demand materializes / economic conditions allow / property owner choice



Clairemont Height Limit Overlay Zone



DRAFT

SD CLAREMONT MESA HEIGHT LIMIT OVERLAY ZONE			
ORD. NO.	BEFORE	REQUEST	
EFF. DATE ORD.	EFF. DATE ZONING	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
PLAN COM.			
RECOMMENDATION			
CITY COUNCIL			
			C-1041

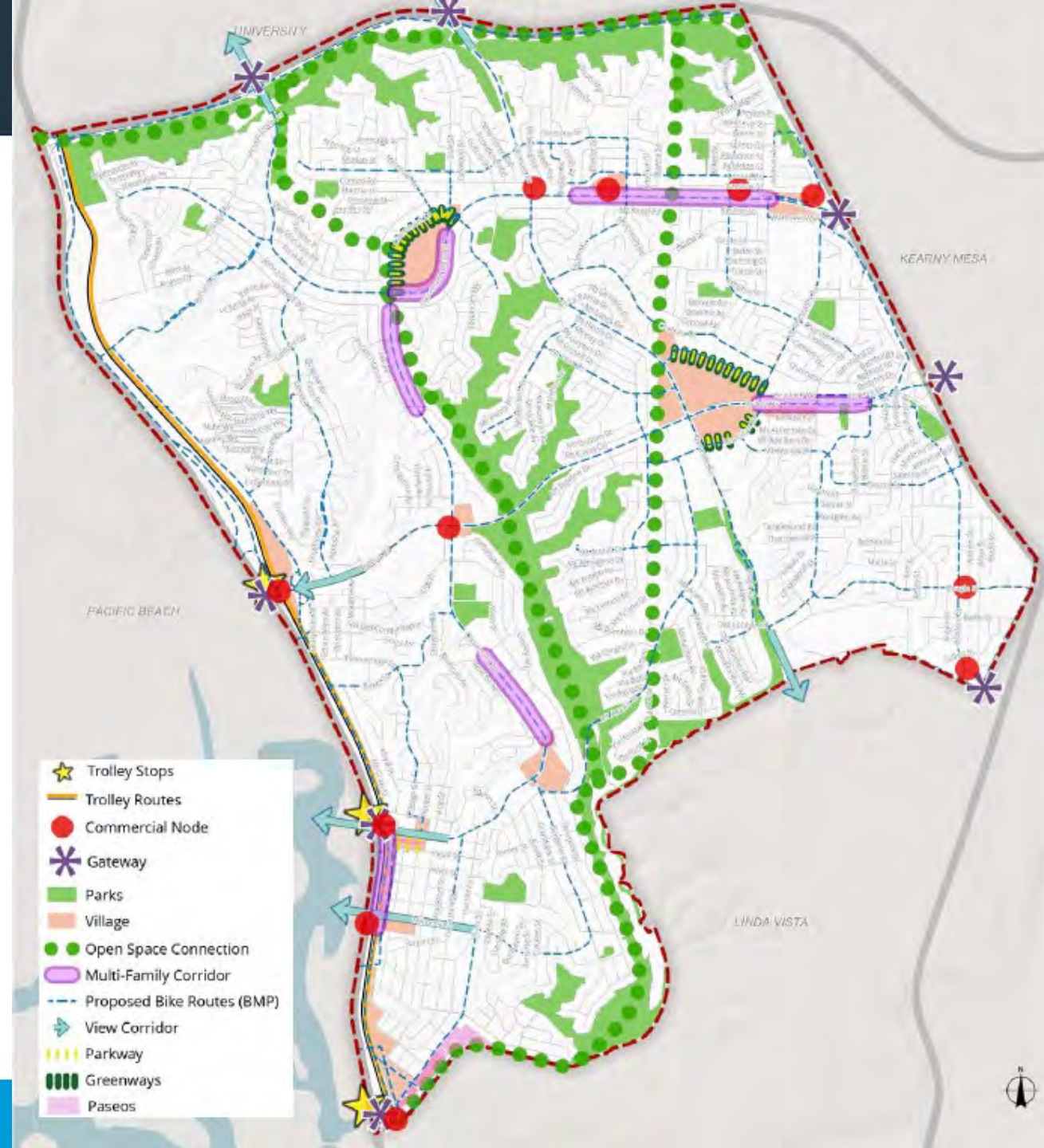


Urban Design



Urban Design Vision Framework

- Aligns with land use and plan vision
- Emphasizes
 - Sustainable design
 - Connections
 - Public views



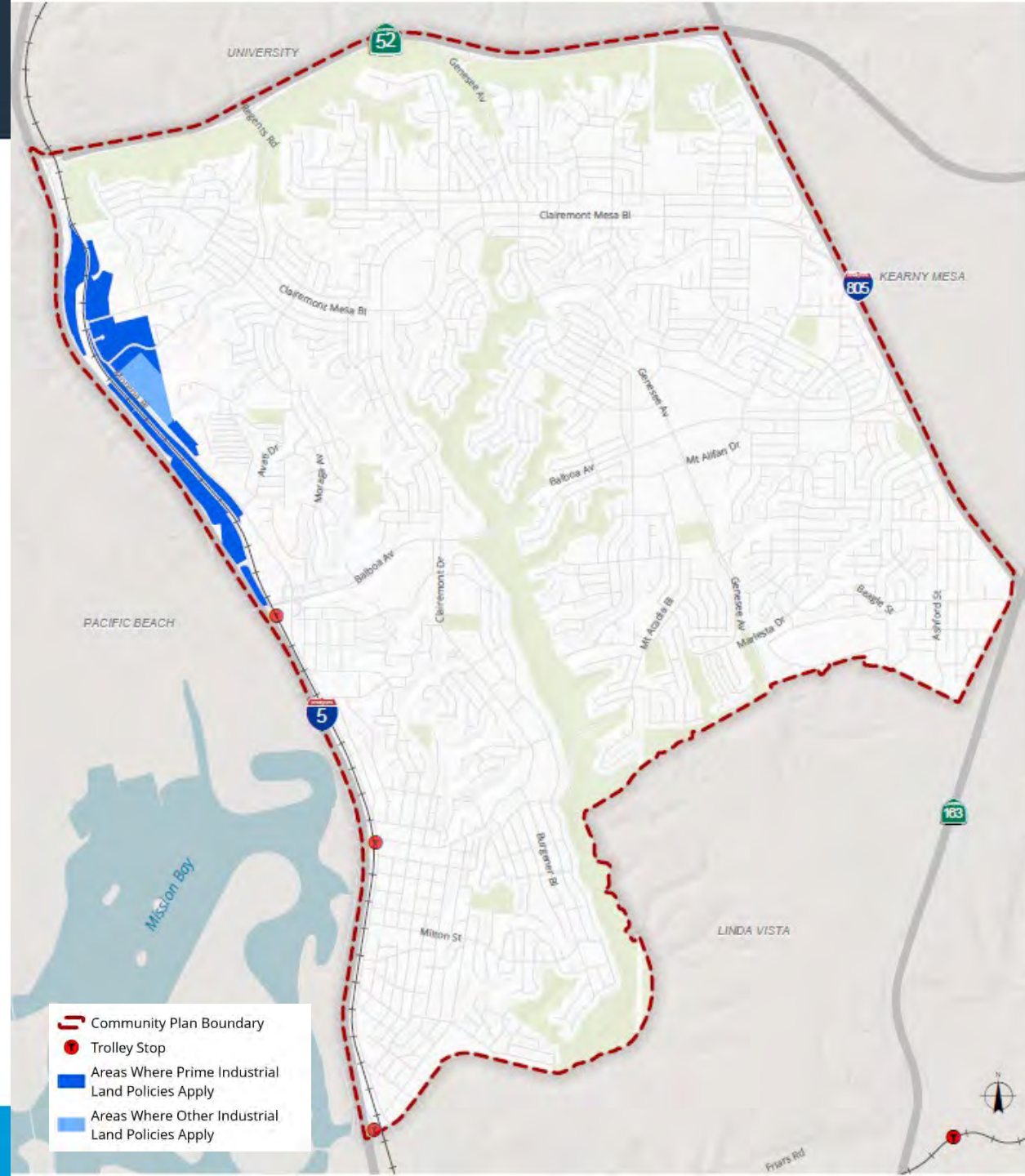


Economic Prosperity



Economic Prosperity

- Highlights Rose Creek/Canyon industrial corridor





Mobility



Complete Streets

- Integrate mobility options
- Support safe mobility



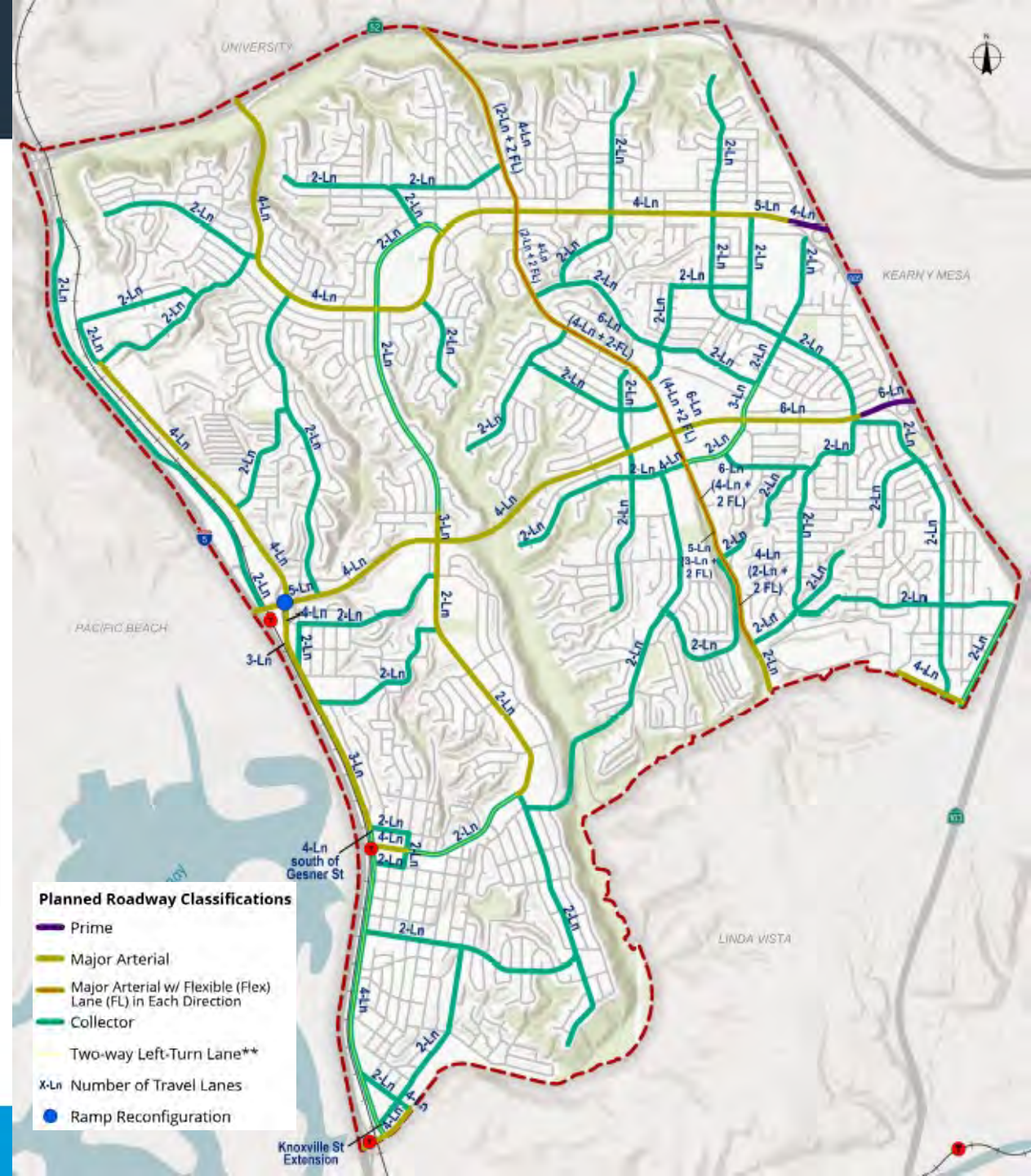
Multimodal
Circulation



Knoxville Street
Extension



Balboa/Morena Ramp
Reconfiguration





Pedestrian Routes

- Create Corridors and Districts
- Provide treatments and amenities



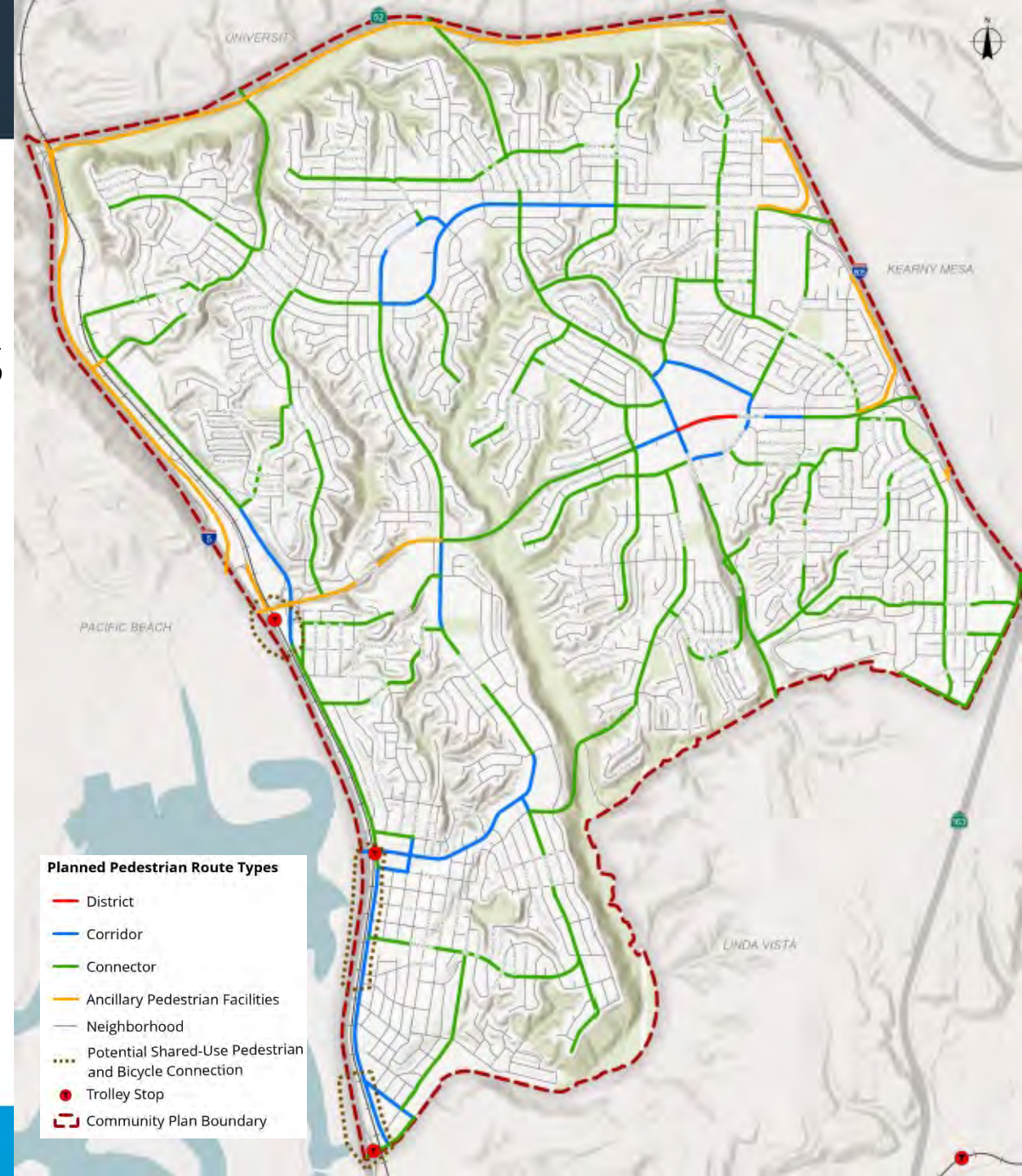
Lead Pedestrian
Intervals



Multi-Use Paths



Treatments that
Increase Visibility





Bike Network

- Separate bikes from vehicles
- Provide quality connections



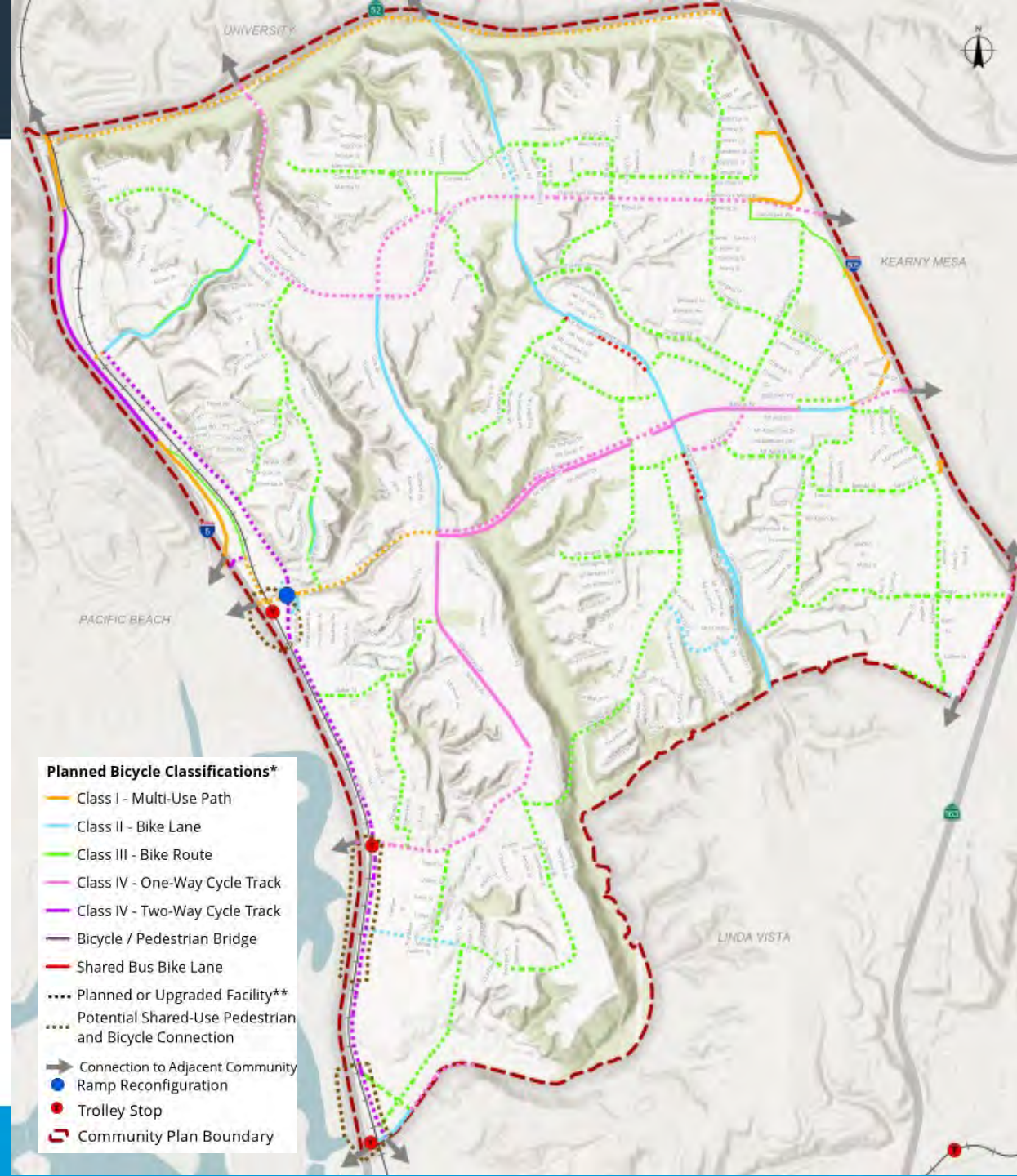
Morena Corridor
Cycle Tracks



Bicycle Signal
Phasing



Community
Connections





Transit Investments

- Support regional transit
- Install transit priority measures



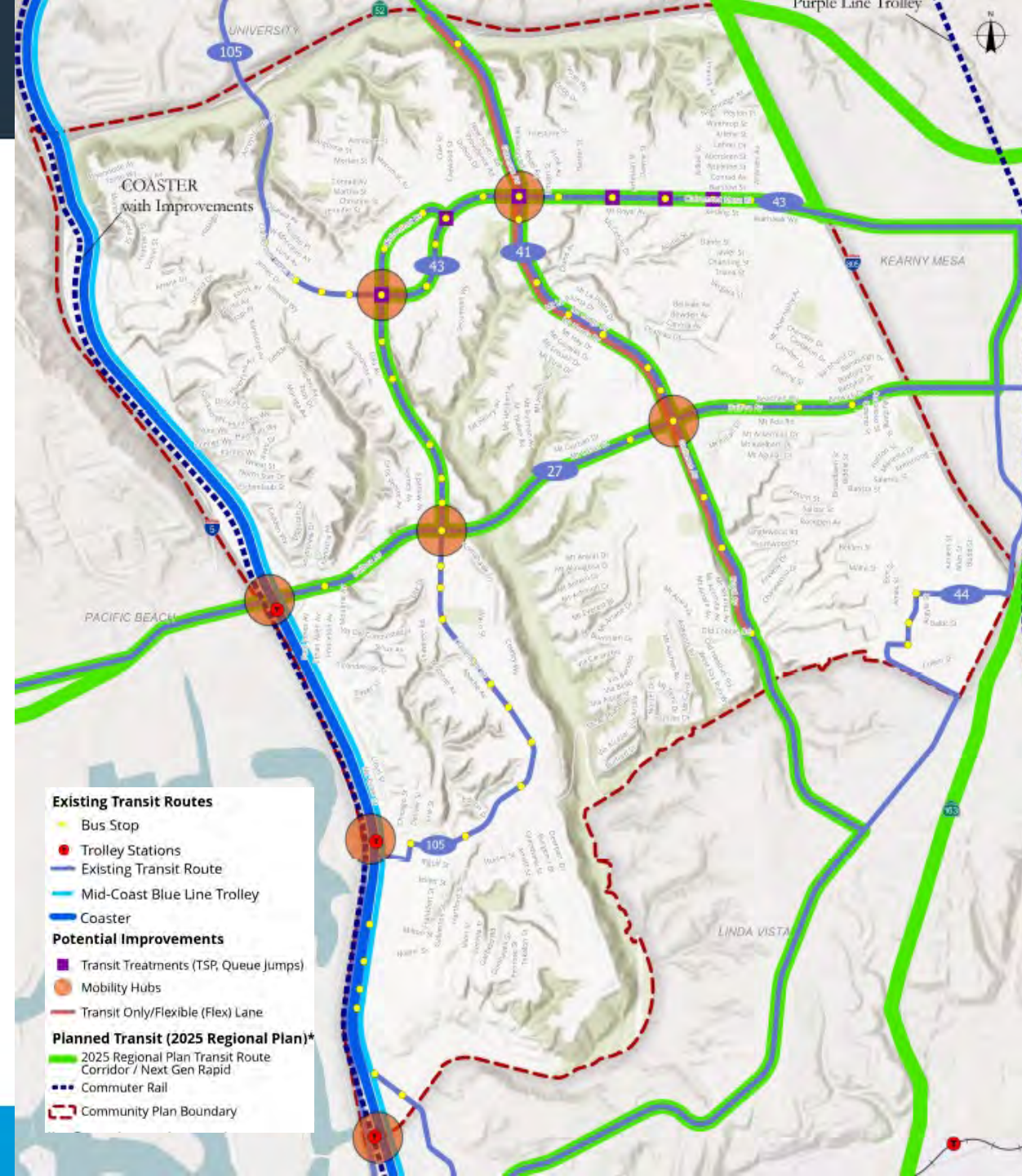
Mobility
Hubs



Land Use & Transit
Coordination



Genesee Corridor
Flex Lanes



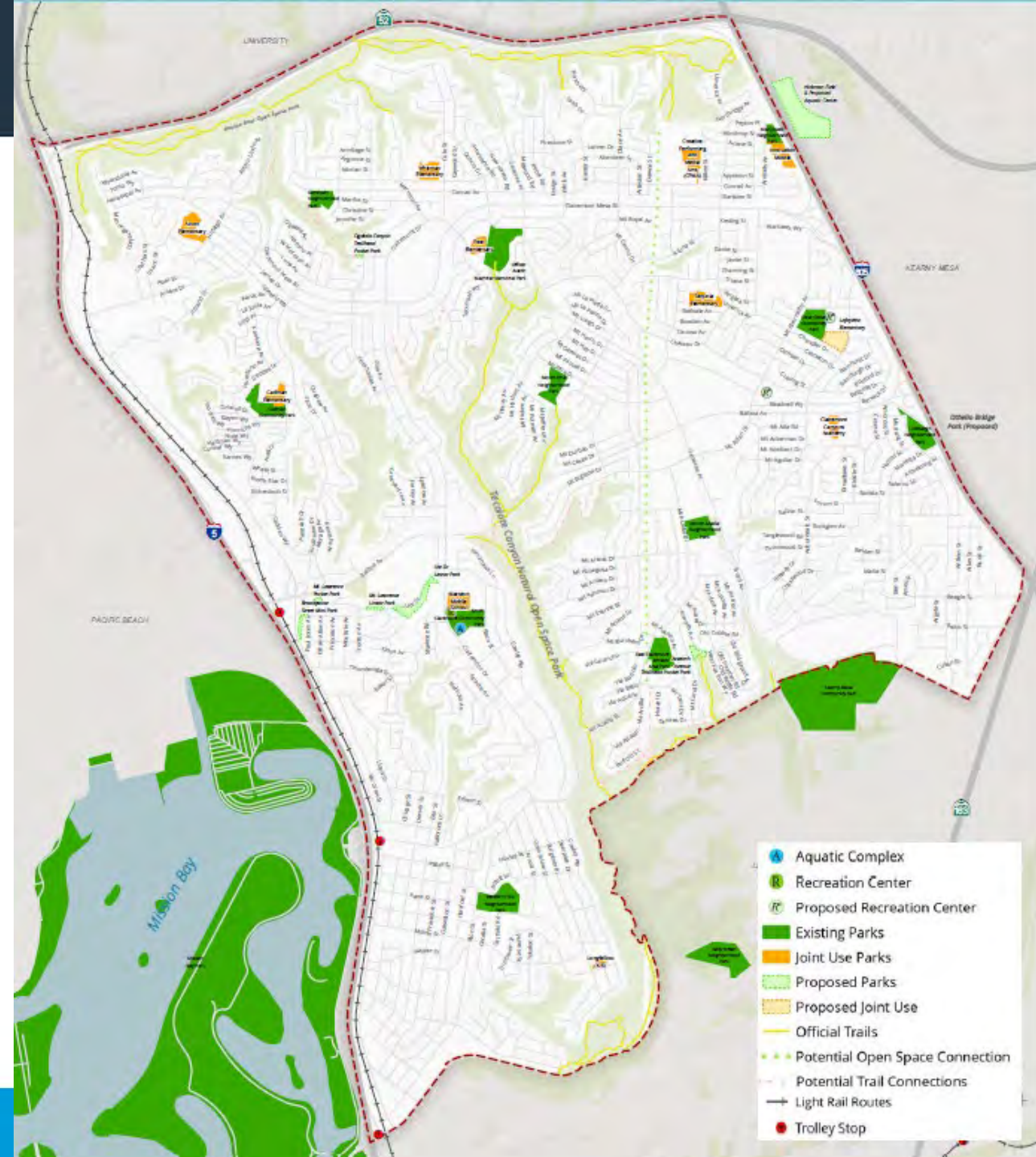


Recreation



Recreation

- 14 new parks
- 22 improved parks
- 3 new recreation centers
- 1 new aquatic complex
- Enhanced open space access



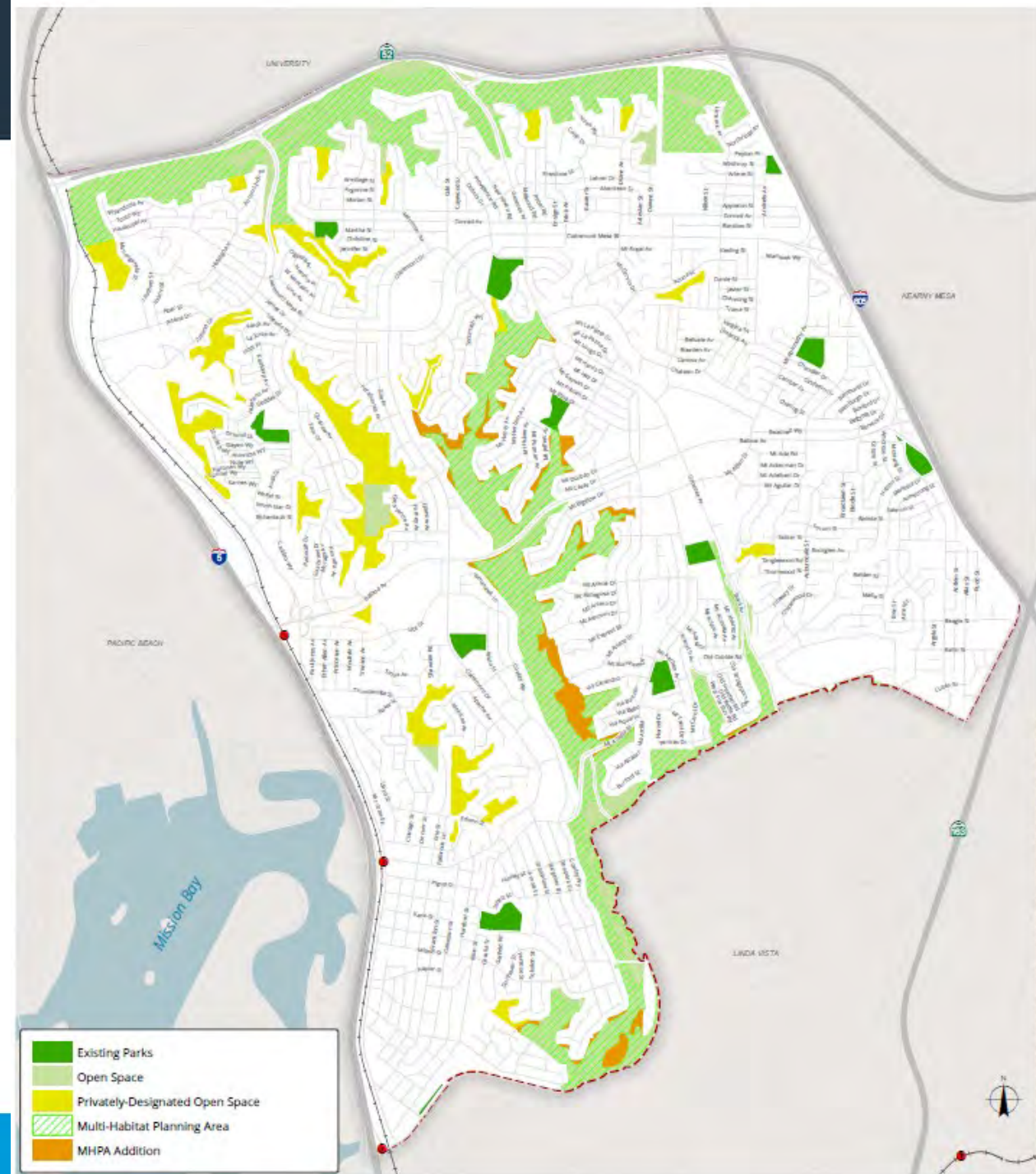


Open Space



Open Space

- 230+ Acres of new protected Private Open Space
- 78 acres of Open Space added to Multi-Habitat Planning Area



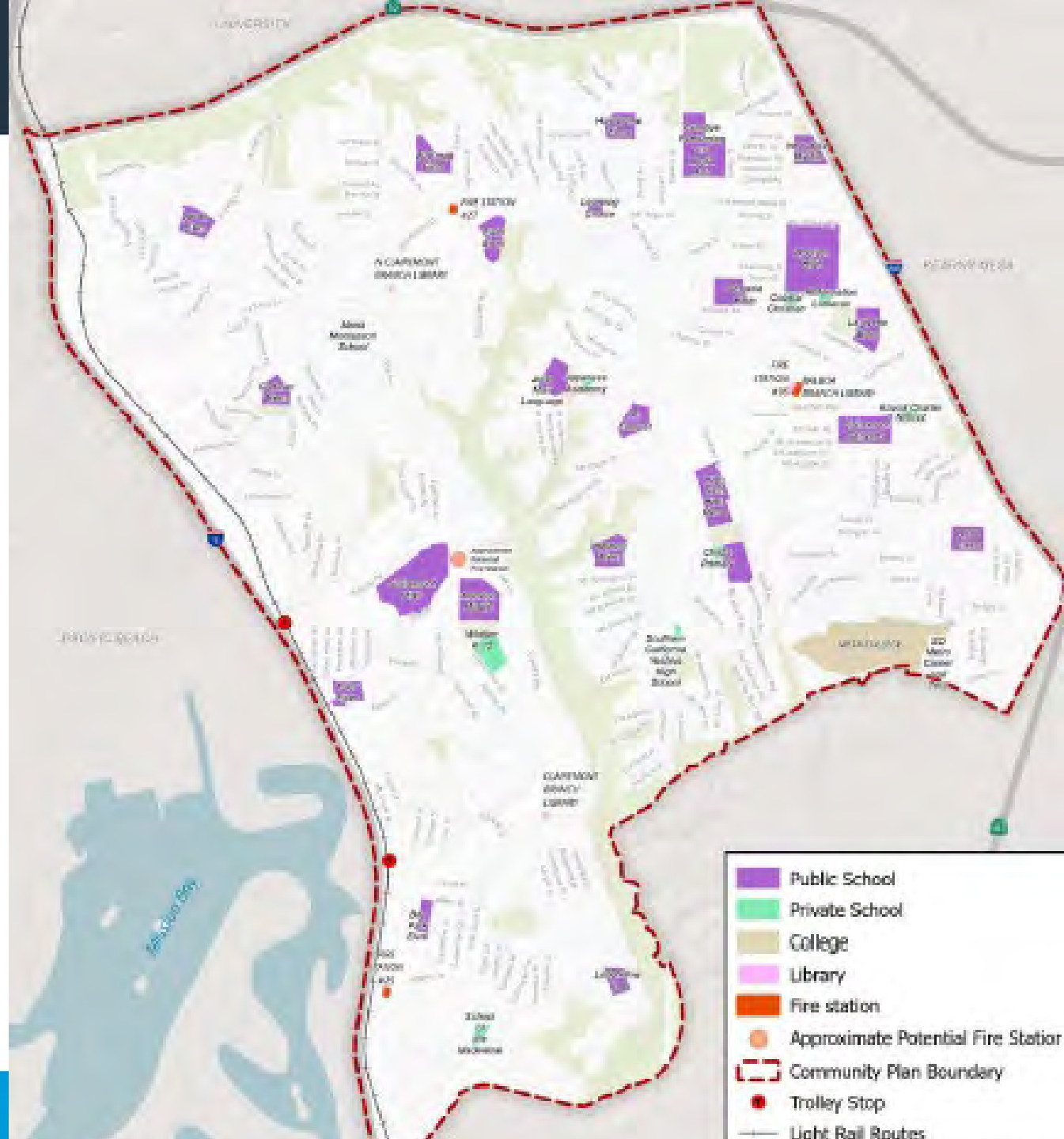


Public Facilities, Services & Safety



Services & Facilities

- Fire Safety
 - Support New Fire Station Clairemont Drive & Ute Drive
 - Support Fire Station 36 Expansion
- Support for new schools





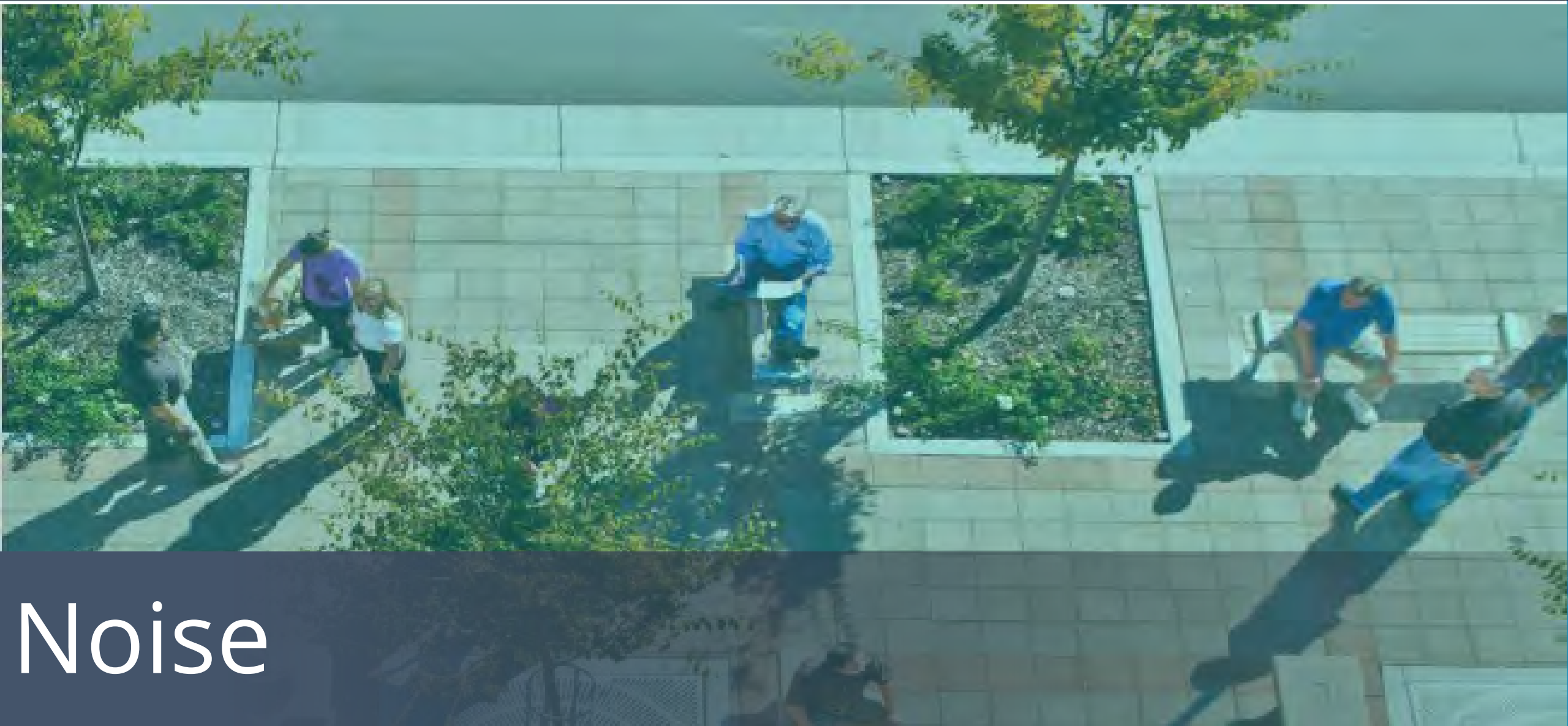
Historic Preservation



Historic Preservation

- Supports identification & preservation of historical, archaeological, tribal cultural resources



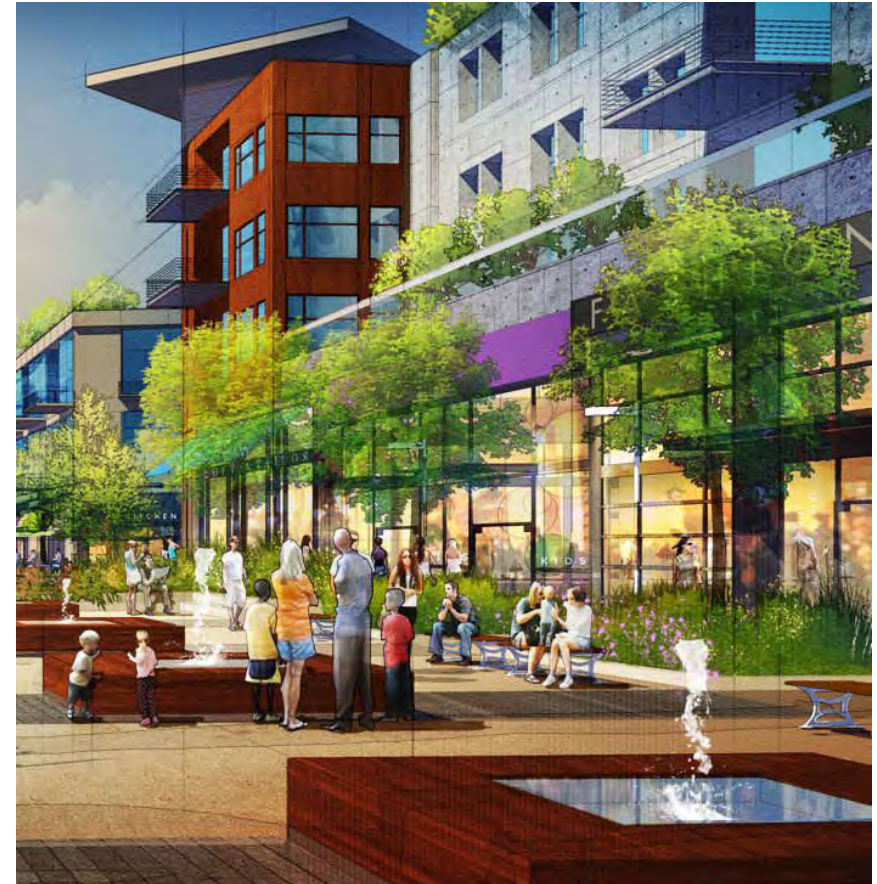


Noise



Noise

- Policies support noise attenuation measures and reducing noise generation

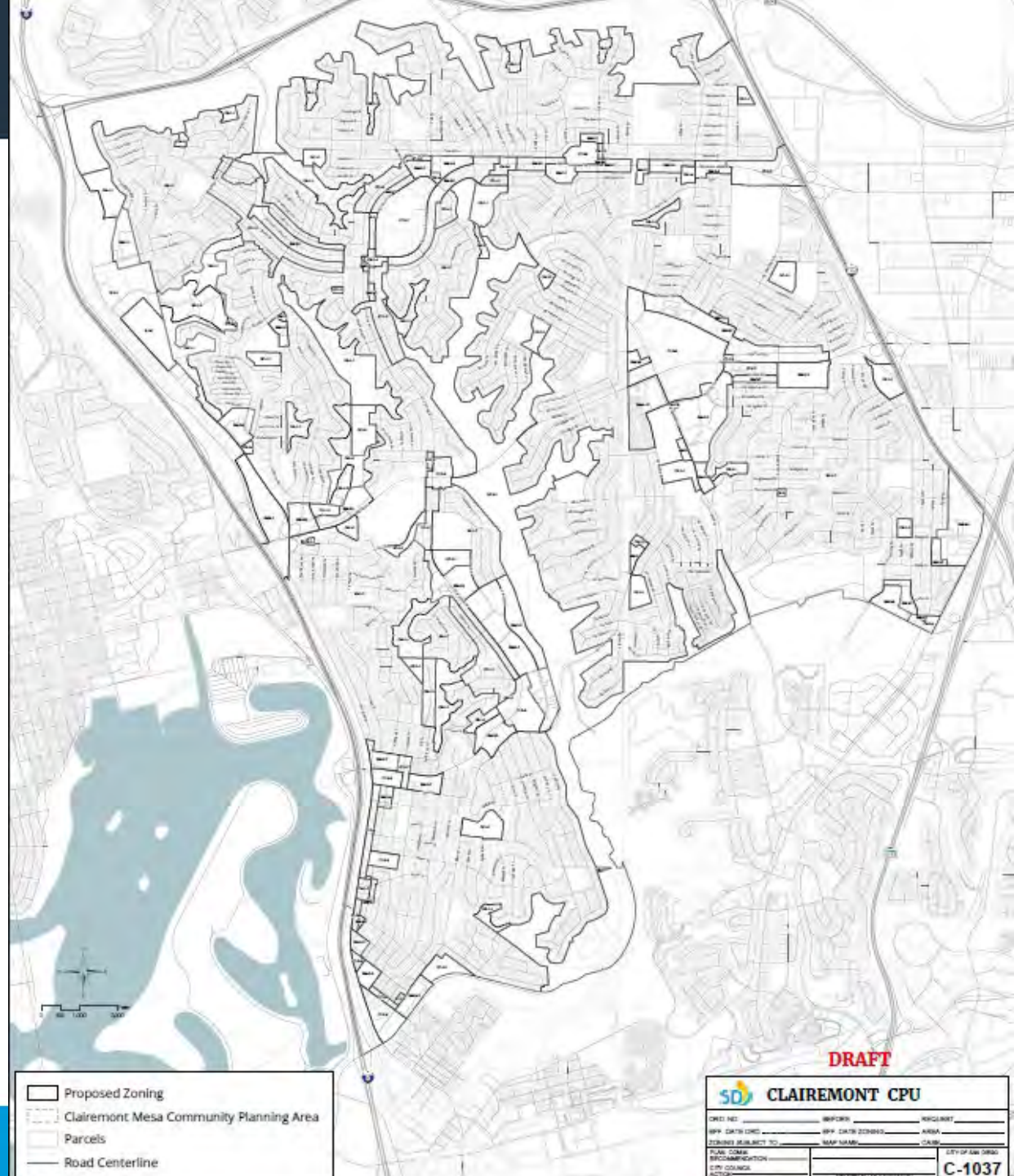






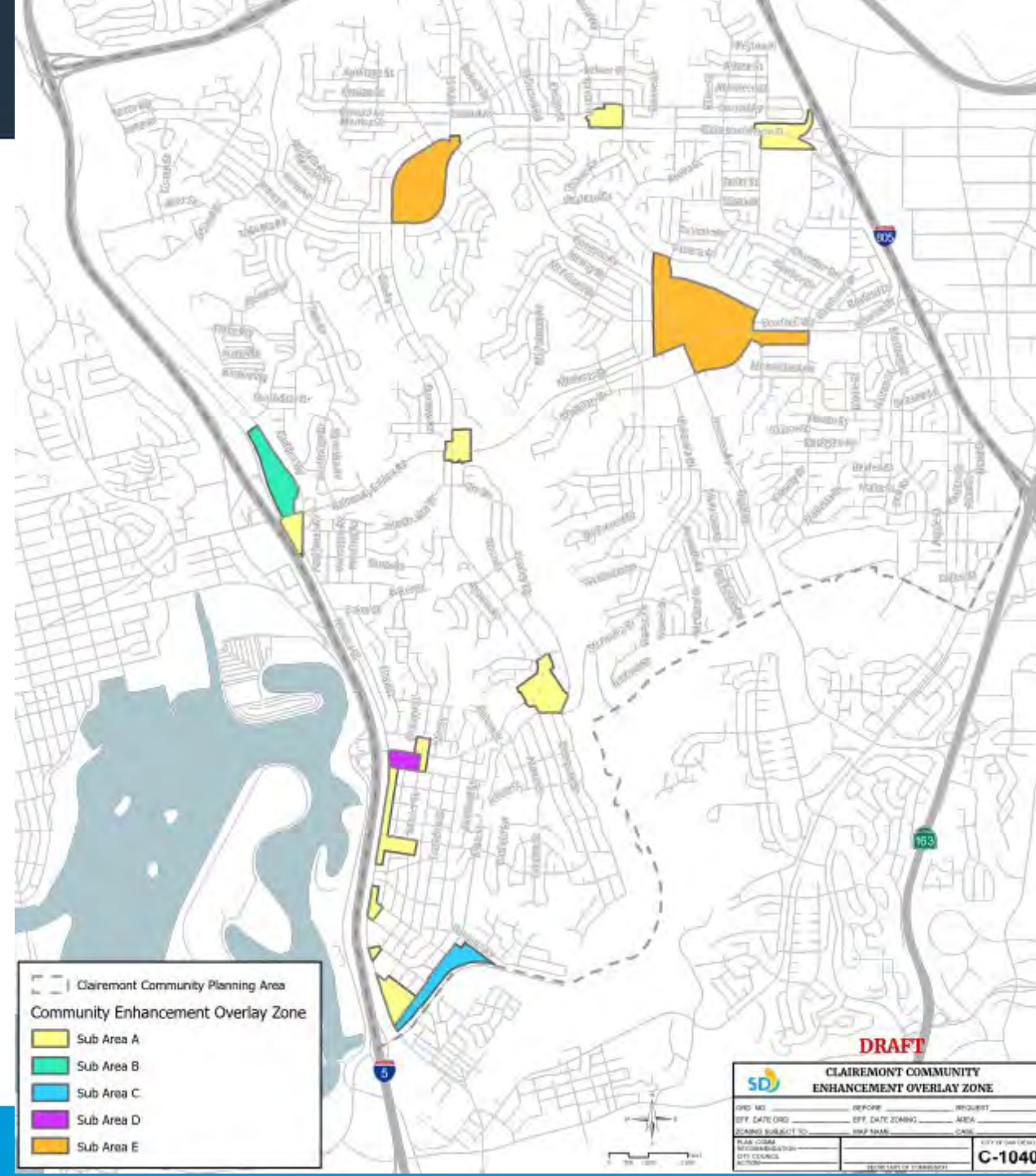
Rezone Map

- Comprehensive community rezone
- Align Base Zones with Community Plan Land Uses



Implementation

- New Overlay Zone with Supplemental Development Regulations
- Applies to areas with increased density
- Supplement Base Zone Regulations





Implementation

- Applies to development over 10,000 sq ft.
- Public spaces and amenities required with new development
- Greenways, Parkways, Paseos along sections of Clairemont Dr, Balboa Arms Dr, Mt Alifan Dr, Tecolote Creek



A scenic view of the San Diego skyline and surrounding hills, with a large tree in the foreground on the right side.

Next Steps & Timeline



Sept. 25

**Historical
Resources Board**

**10-0-1 to
Recommend to
Approve on
Consent**

*No additional
comments*

Sept. 25

**Parks &
Recreation
Board**

**No Vote on Plan
Update**

Oct. 1

**Mobility
Board**

**6-1-1 to
Recommended
to Approve**

*No additional
comments*

Sept. 8

**CPG Second Draft
Plan
Recommendations**

6-0-0

*Sent a Letter with
Recommendations
on Second Draft
Plan*



November

**Land Use &
Housing
Committee**

*Clairemont
Community Plan
Update*

December

City Council

*Clairemont
Community Plan
Update*



Staff Recommendation

1. RECOMMEND to the City Council APPROVAL of a resolution adopting the Addendum to Program Environmental Impact Report (PEIR) SCH No. 2021070359 for the Clairemont Community Plan Update and the associated amended Mitigation, Monitoring and Reporting Program.
2. RECOMMEND to the City Council APPROVAL of a resolution adopting the comprehensive update to the Clairemont Community Plan and amending the General Plan
3. RECOMMEND to the City Council APPROVAL of an ordinance amending the San Diego Municipal Code (SDMC); Chapter 11, Article 3, Division 1 Of The San Diego Municipal Code By Amending Chapter 12, Article 6, Division 4; Chapter 12, Article 6, Division 5; Chapter 13, Article 2, Division 1; Chapter 13, Article 2, Division 14; Chapter 13, Article 2 By Adding New Division 16; Chapter 14, Article 1, Division 6 ; Chapter 14, Article 3, Division 3; Chapter 14, Article 3, Division 9; Chapter 14, Article 3, Division 10; Chapter 14, Article 3, Division 14.
4. RECOMMEND to the City Council APPROVAL of an ordinance amending the San Diego Municipal Code (SDMC); Chapter 13, Article 2, Division 13.
5. RECOMMEND to the City Council APPROVAL of an ordinance amending the Morena Corridor Specific Plan consistent with the Clairemont Community Plan.
6. RECOMMEND to the City Council APPROVAL of an ordinance amending the Balboa Avenue Station Area Specific Plan consistent with the Clairemont Community Plan.
7. RECOMMEND to the City Council APPROVAL of an ordinance rezoning land within the Clairemont Community Planning Area consistent with the Clairemont Community Plan.



Comments and Questions

Planning Commission Hearing
October 16, 2025