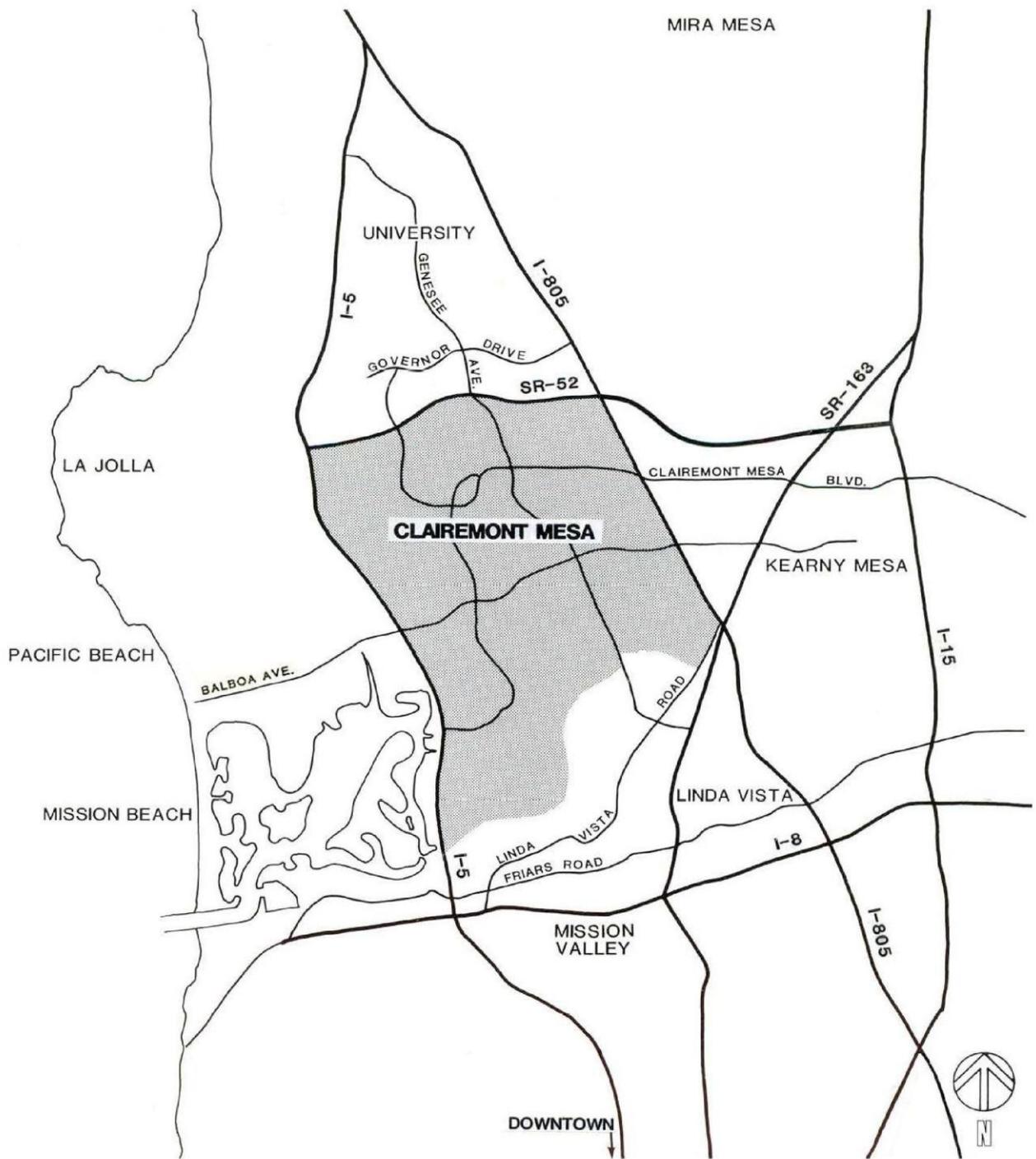




Introduction



Location Map
Clairemont Mesa Community Plan

COMMUNITY PROFILE

Clairemont Mesa is a well-balanced community offering a pleasant urban environment, conveniently located commercial services and job opportunities that has attracted approximately 81,600 residents as of 1987. Clairemont Mesa is a post World War II suburban community characterized by the single-family homes that were built in the 1950s and 1960s. The development is mostly low in scale, generally confined to the mesas and along the rim of Tecolote Canyon, Stevenson Canyon, San Clemente Canyon and into the hillside areas. The predominant topographic feature in Clairemont Mesa is the gently rolling mesa serrated by several canyons and hillsides. The planning area is located in the north central portion of the City and encompasses approximately 11 square miles (**Figure 1**).

Clairemont Mesa is an urbanized residential community with several shopping centers, parks and recreational facilities and educational opportunities. The community has well-established single-family neighborhoods with streetscape parkways. Many of the neighborhoods along the mesa overlook Mission Bay and the Pacific Ocean to the west, Fortuna Mountain and Cowles Mountain to the east and the open space canyon system (**Figure 2**). To protect some of these views, the West Clairemont Height Limitation Overlay Zone was adopted in 1972. The multifamily areas in Clairemont Mesa are traditionally located along major transportation corridors, such as on Clairemont Mesa Boulevard, Clairemont Drive, Genesee Avenue, Balboa Avenue and around shopping centers.

There are four suburban shopping centers in Clairemont Mesa that include Clairemont Square, Clairemont Village, Balboa Mesa and Genesee Plaza. These shopping centers are conveniently located throughout the community. They were built in the mid-1950s and early 1960s and have been refurbished over the years. The community also has approximately 186 acres of industrial land located on Morena Boulevard and Santa Fe Street, north of Balboa Avenue. Over the years, this area has provided job opportunities in research and development.

An attractive feature of the community is the number of parks and recreational facilities and educational opportunities. Clairemont Mesa has approximately 1,370 acres of City-owned property designated as open space for the public's enjoyment, e.g., nature trails and picnic areas. There are also 11 parks and 17 public educational facilities, including Mesa College.

SCOPE AND PURPOSE OF THE PLAN

The Clairemont Mesa Community Plan (Plan) includes a series of recommendations and proposals designed to guide development in the community for the next ten to 15 years. The Clairemont Mesa Planning Committee, the officially recognized citizen planning organization, has participated in the formulation of this Plan through regular meetings with the Planning Department staff. This Plan contains a series of goals and objectives established by the residents, property owners and business owners of the Clairemont Mesa Community, and are also consistent with citywide policies. Once this Plan is adopted, any amendments will require public hearings held by the Planning Commission and City Council, as were required in the initial adoption of this Plan.

While this document sets forth development proposals, it does not establish new regulations or legislation, nor does it rezone property. Recommended rezonings will occur simultaneously with the Plan adoption, and any recommended actions relative to subdivision, transportation, building construction, public improvements and any other development related activities must be enacted separately as part of an implementation program.

This Plan should not be considered a static document. It is intended to provide guidance for the orderly growth of the Clairemont Mesa Community. However, in order to respond to the dynamics of city growth and unanticipated changes in environmental, social, or economic conditions, the Plan must be continually monitored and amended, as necessary, in order to remain updated and relevant to community and citywide needs.

COMMUNITY ISSUES

The Clairemont Mesa Community Planning Committee and other members of the community have identified the following issues of concern to the community:

1. The desire to preserve the low-density, single-family character of the community
 2. The need for housing rehabilitation in some areas of the community
 3. The proliferation of companion units and guest quarters
 4. The loss of commercial services due to residential development on commercially zoned sites
 5. The need for revitalization of development along the southern portion of Morena Boulevard
 6. The need for redevelopment of the industrial uses along Santa Fe Street and portions of Morena Boulevard
 7. The need to establish guidelines for the development of privately owned canyons and hillside areas to reduce erosion, alteration of hillside topography and vegetation, and other undesirable effects from development
 8. The need to improve public transportation
 9. The need to reduce traffic congestion along Balboa Avenue
 10. The need to eliminate present and prevent future contamination of Tecolote Creek and Rose Creek by urban pollutants, (i.e., sewage, industrial chemicals) and to reduce and prevent siltation
 11. The need to provide Clairemont Mesa with a community identity
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DEVELOPMENT ALTERNATIVES

The following development alternatives have been considered while preparing the Plan. The variations of each alternative largely pertain to differences in recommended residential densities.

NO GROWTH

The “No Growth” alternative would rezone properties to reflect the existing residential development. This alternative would rezone the vacant, privately owned canyons to a very low residential density and designate these canyons as open space. Existing single-family homes in the multifamily zones would be rezoned from R-3000 to R1-5000. Buena Vista Gardens, an existing multifamily project on Clairemont Drive, would be rezoned from R-1000 to R-1250 to be consistent with existing densities on the site.

This alternative was not selected because the plan would not provide any opportunities for growth in this community or for redevelopment of the Buena Vista Gardens site.

MAXIMUM GROWTH

The “Maximum Growth” alternative would intensify development along Clairemont Mesa Boulevard, Clairemont Drive and Balboa Avenue and around Clairemont Square and Clairemont Village shopping centers and the community core. Recommended rezonings of this alternative would permit new development to occur at an intensity twice that permitted by existing zoning on these sites.

This alternative was not selected because the density increases of this alternative would overburden community facilities and infrastructure. The low-density, single-family neighborhood character of the community would also change to a more intense character which is in conflict with goals of the Plan.

SLOW GROWTH

The “Slow Growth” alternative was selected for future development and is reflected by the recommendations of the Plan. The alternative recommends rezoning properties to reflect the existing residential development and preserving the open space system. The vacant, privately owned canyons would be rezoned to a very low residential density and be designated as open space. Some existing single-family neighborhoods would also be rezoned from R-3000 to R1-5000.

The existing R-1000 zoning on the Buena Vista Gardens site is recommended to be maintained in order to encourage redevelopment of this site. Development guidelines would be recommended for the redevelopment of this site in order to: help ensure that new development is compatible with the adjacent single-family neighborhoods to the north; maintain the park-like atmosphere along Clairemont Drive and Cowley Way; and, maintain

the 30-foot building height required by the West Clairemont Height Limitation Zone. The community core area is the focal point of the community and provides commercial services within walking distances of residential neighborhoods. Development guidelines are recommended for the integration of new commercial development in the core area with the surrounding commercial and multifamily development.

Community Goals and Objectives

COMMUNITY GOALS AND OBJECTIVES

The goals and objectives were developed by the Planning Department and Clairemont Mesa Community Planning Committee to provide a general framework for the continued development of the Clairemont Mesa Community.

Primary Goal for Residential Development:

Maintain the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate.

Objectives:

1. Provide a diversity of housing options in selected locations of the community.
2. Preserve the mobile home parks on Morena Boulevard to continue providing alternative means of housing.
3. Provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.
4. Locate higher density housing near the commercial areas and along transportation corridors where there are adequate services.
5. Provide adequate off-street parking.

Primary Goal for Commercial Development:

Provide appropriately located, well-designed commercial facilities offering a wide variety of goods and services.

Objectives:

1. Develop the community core as a town center with a unique architectural, sign and landscaping theme with pedestrian walkways and bikeways.
2. Ensure the availability of adequate commercial facilities within the community core to meet the needs of the existing and projected residential population of Clairemont Mesa.
3. Require commercial development to incorporate landscaping which will help to integrate commercial development into the surrounding neighborhood.
4. Design commercial areas to best utilize the existing transportation system and provide pedestrian linkages to and within commercial development as well as connections to adjacent uses.

5. Maintain commercial uses in neighborhood commercial centers.
6. Revitalize the commercial area along the southern portion of Morena Boulevard from Clairemont Drive to Tecolote Road and improve both vehicular and pedestrian access along the Boulevard.
7. Design signs as an integral part of a development project that are informative, compatible with the scale of surrounding development and architecturally compatible with the project and surrounding area.

Primary Goal for Industrial Development:

Provide new, high quality office and industrial park development within the community and rehabilitate older office and industrial development.

Objectives:

1. Redevelop and rehabilitate the industrial uses along Santa Fe Street and Morena Boulevard in order to improve the physical appearance, landscaping, off-street parking and circulation.
2. Increase employment opportunities.
3. Decrease potential land use conflicts between industrial and residential or commercial development.
4. Design signs that are an integral part of a development project and that are informative and compatible with the scale of surrounding development.

Primary Goal for Transportation:

Provide a safe and efficient transportation system that maximizes access to community activity centers and to destinations within the City, minimizing adverse environmental effects.

Objectives:

1. Improve the street system as necessary to accommodate the community's growth while minimizing adverse affects on existing residential, industrial and commercial uses and the open space system.
2. Develop a bicycle system that will join parks and recreational areas, schools and commercial activity centers in the community and the City.
3. Provide an efficient and high level of public transit within and surrounding the community. Design and plan land uses that will support and make use of the future light rail transit.

4. Enhance pedestrian circulation, particularly between higher density residential and commercial areas and to active and passive recreation facilities.
5. Enhance the community's image through streetscape improvements with community identification signs along major streets.
6. Minimize adverse noise impacts.

Primary Goal for Open Space and Environmental Resources:

Provide an open space system that preserves existing canyons and hillsides and dedicate open space areas as infill development occurs in the community.

Objectives:

1. Preserve and enhance Marian Bear Memorial Park, Tecolote Canyon Natural Park, Stevenson Canyon and the designated finger canyons as important features providing visual open space and community identity.
2. Reduce runoff and the alteration of the natural drainage system.
3. Minimize the damage to Rose Creek and Tecolote Creek by urban pollutants, erosion and siltation.
4. Protect the resource value of canyon areas and plant and animal wildlife within the community.
5. Establish residential development guidelines in areas adjacent to the open space system to prevent the intrusion of incompatible development.
6. Prevent residential landscaping from modifying the biological resources of canyon areas by using plant species that are non-invasive and compatible with the native vegetation.
7. Protect the resource value of artifacts and paleontological remains and the community's heritage for future generations.

Primary Goal for Population-Based Parks and Recreation:

Provide a system of parks and recreational facilities to meet the recreational needs of the entire community in conformance with the Progress Guide and General Plan (General Plan) standards.

Objectives:

1. Ensure the use of school playgrounds and other recreational facilities for public use after school hours.
2. Continue to upgrade and modernize park and recreational facilities within the community.
3. Increase recreational opportunities in new residential and commercial development.

Primary Goal for Community Facilities:

Establish and maintain a high level of public facilities and services to meet the needs of the community.

Objectives:

1. Provide educational services, police and fire protection and public utilities in accordance with City standards.
 2. Provide a full range of health care facilities within the community.
 3. Maintain water and sewer facilities to adequately serve the community.
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