



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 30, 2017

REPORT NO. PC-17-048

HEARING DATE: June 8, 2017

SUBJECT: Clairemont Community Plan Update Workshop

### **SUMMARY**

The workshop is for the Planning Commission to provide input early in the update process for the Clairemont Community Plan Update. No action is required on the part of the Planning Commission at this time.

### **BACKGROUND**

The 1989 Clairemont Community Plan is being updated to address:

- Changing population and community needs
- Planning for land uses near the future Mid-Coast Trolley stations
- Planning for climate change and to address Climate Action Plan (CAP) goals
- Infrastructure needs
- Promoting livability through land use, transportation, and housing policies
- Revitalizing activity centers and increasing employment options

Starting in 2015, the City conducted planning efforts for the development of the Morena Corridor Specific Plan and the Balboa Station Area Specific Plan for areas around the future trolley stations. This included engaging residents and stakeholders to establish goals and policies for transit-oriented development; and addressing multi-modal improvements to increase bicycle, pedestrian, and transit access. The discussion of land use associated with these Specific Plans was deferred to the Clairemont Community Plan Update process, where land use will be addressed comprehensively.

Starting in September of 2016, staff conducted outreach early in the process with neighborhood organizations to increase awareness of the upcoming Community Plan Update process. In January 2017, the Clairemont Community Planning Group established a Community Plan Update Ad-hoc Subcommittee to provide input into process. The

Subcommittee and community participants identified the following guiding principles to serve as the foundation for the development of plan goals and recommendations:

- Protection of canyons and creeks as community assets
- Parks and recreation facilities that serve the needs of the entire community
- Infrastructure and public facilities that meet existing needs and future growth
- Maintain single-family neighborhoods
- Development that compliments neighborhood scale
- Crime prevention through environmental design
- Safe and efficient facilities that improve connectivity for cars, bicycles, pedestrians, and transit
- A community focus on sustainability and urban greening
- Community identity that enhances Clairemont's diversity, sense of place, and history
- A diversity of housing choices along transit corridors

## **DISCUSSION**

On April 20, 2017, a community workshop was held to inform the public about land use, park and mobility existing conditions and to obtain feedback from participants regarding the identification of "opportunity areas" for future growth and development, mobility improvements, and new parks and amenities. The following questions were presented at the workshop:

### **Where should opportunities for change be focused in Clairemont?**

At the workshop, a draft "Opportunity Areas" map was shown identifying potential areas for additional residential and non-residential development based on the adopted community plan land use (Attachment 1). Transit Priority Areas were also shown to further identify locations where opportunities for growth could contribute to meeting goals of the CAP for increasing transportation mode share and reducing Green House Gas emissions (Attachment 2). General themes that workshop participants indicated include:

- Limiting residential density and maintaining the 30-foot height limit
- The need to revitalize neighborhoods by upgrading existing housing stock
- More opportunities for senior housing as well as housing in proximity to Mesa College
- Creation of central areas for neighborhood gatherings
- A focus on non-residential uses such as restaurants, public space, retail, and neighborhood serving uses along Morena Boulevard
- Pedestrian-orientation along commercial streets and especially along streets that connect residential neighborhoods to commercial centers
- Mixed-use development within industrial-designated areas in the northwestern portion of the community

### **Where are additional recreational opportunities for the community?**

At the workshop, the following information was provided: Based on a current population of 80,337, the community needs 224.94 acres to meet General Plan population-based park requirements. With 120.87 acres of existing population-based parkland, the Clairemont community has an existing park deficit of 104.07 acres. Workshop attendees were asked to:

- Identify locations for new parks and which trails within the community they currently used and would like to see improved

- Prioritize park and trail amenities
- Identify areas within Mission Bay Park, given its proximity, that they used for recreation and what additional amenities they would like to see

General themes that workshop participants indicated include:

- Predominant use of the East Mission Bay area of Mission Bay Park with improvements such as fitness courses, comfort stations, and amphitheater/performance areas
- The need for a pedestrian/bike bridge over I-5 to connect Clairemont to Mission Bay
- A desire for more improvements to Tecolote Canyon and Marian Bear park trails consisting of structure/surface improvements, revegetation, trail kiosks, and distance markers
- Continued use of joint-use opportunities
- The potential of using the property under the SDGE transmission lines for park use
- A desire to see more nature exploration areas, off leash dog parks, multi-trails, public space, and non-programmed turf areas as amenities in public parks

What opportunities are there within the community to improve mobility?

Workshop participants indicated that they were willing to consider taking transit and other modes of transportation if mobility improvements and services such as on-demand shuttle service, improved bicycle facilities, and improved access to the trolley were provided. Other opportunities identified for improving mobility include:

- Pedestrian/bicycle connections from the community to Mission Bay, to existing trails and bike paths, and to surrounding communities
- Addressing missing sidewalks in the community and in the bike network along Balboa Avenue and Clairemont Mesa Drive
- Transit centers at the Clairemont Town Center and Genesee Plaza community commercial centers

**CONCLUSION**

Staff is seeking early input from the Planning Commission on potential opportunities areas for change, mobility, and recreation. Staff will continue to conduct outreach to obtain community input and work with the Ad-hoc Committee in developing plan elements.

Respectfully submitted,



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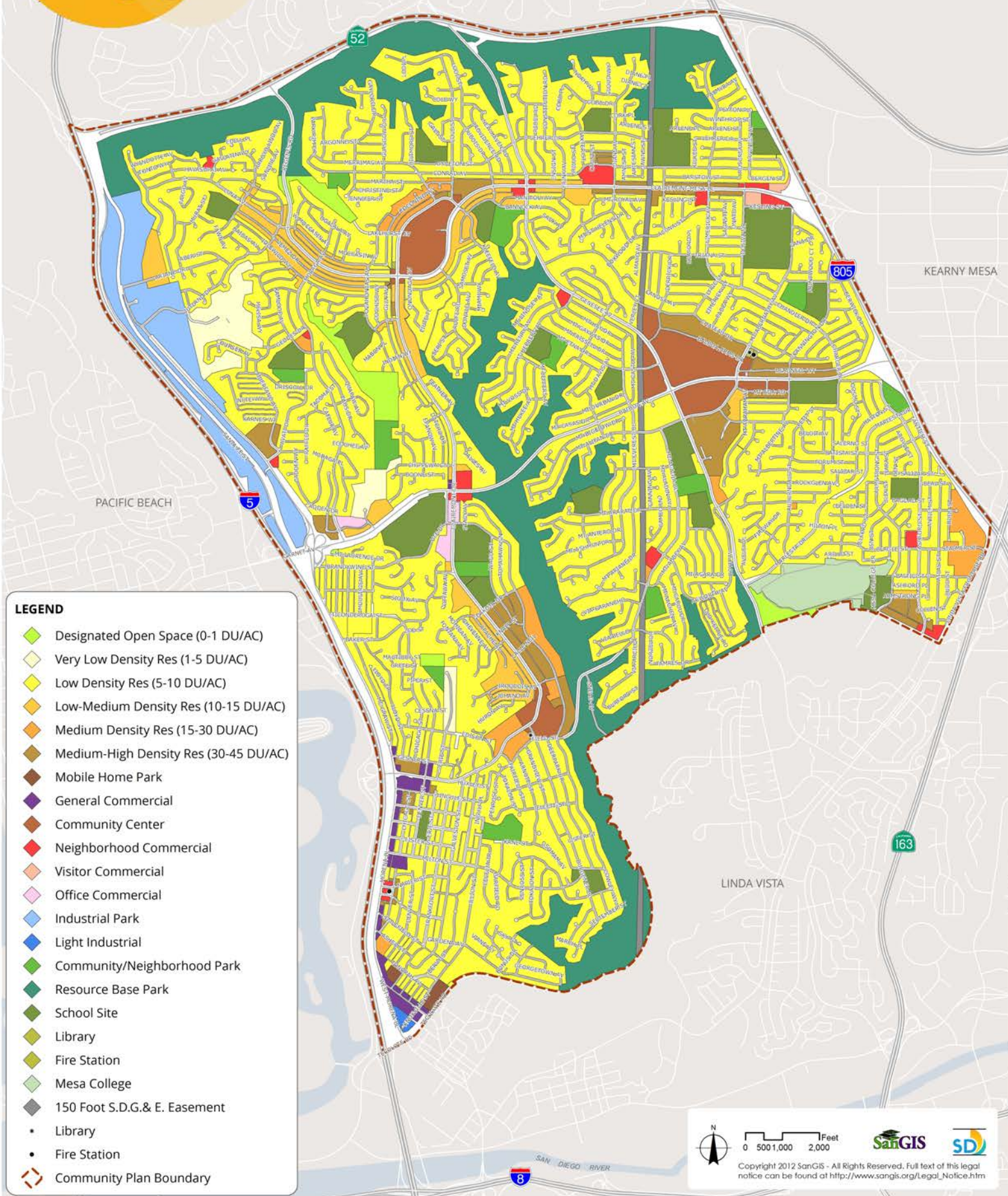
Attachments:

1. Adopted Community Plan Land Use
2. Potential Opportunity Areas with Transit Priority Areas



Clairemont  
*Engaged*

# ADOPTED PLAN LAND USE





# POTENTIAL OPPORTUNITY AREAS RELATIVE TO TRANSIT PRIORITY AREAS

