



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 14, 2021

REPORT NO. PC-21-040

HEARING DATE: September 23, 2021

SUBJECT: Clairemont Community Plan Update Workshop

REFERENCE: Report to Planning Commission [PC-17-048](#) and [PC-19-053](#)

### **SUMMARY**

This is a workshop to update the Planning Commission on the Clairemont Community Plan Update (CPU). No action is required on the part of the Planning Commission at this time. The Planning Commission has expressed a desire to have workshops throughout the community plan update process, where Commissioners could share their ideas and priorities for community plan updates. On June 8, 2017, the first workshop on the Clairemont CPU was held with the Planning Commission to solicit input on where growth should be focused, identification of recreation opportunities, and enhancing mobility. On June 27, 2019, a subsequent workshop took place to allow the Commission to provide input on the draft land use scenarios developed through public outreach efforts, as well as high-level concepts related to urban design and mobility. This workshop is meant to serve as a venue for the Planning Commission to provide input on the [May 2021 Draft of the Clairemont Community Plan Update](#), plan policies, land use map, design concepts, and to discuss community comments and issues prior to a formal hearing.

### **BACKGROUND**

#### What type of outreach was used to prepare the draft community plan update?

The Clairemont CPU process started with the formation of the CPU Ad-hoc Subcommittee in 2017, which was responsible for conducting the public discussion on the CPU process. The Subcommittee was comprised of Clairemont Community Planning Group (CCPG) members and community members not on the Community Planning Group (CPG). The Ad-hoc CPU Subcommittee met on various land use, urban design, mobility, noise, conservation, recreation, and public facilities topics over 26 public meetings to provide input on plan goals and policies and participated in two community workshops to identify focus areas of change, mixed-use development, and additional housing opportunities in the community. From February to March 2019, the Planning Department used an online interactive

community engagement application hosted on the CPU website: [www.clairemontplan.org](http://www.clairemontplan.org), as well as an in-person workshop to solicit feedback on the development of land use scenarios.

#### How has the Planning Department incorporated community input into the May 2021 Draft CPU?

From January to March 2020, the Planning Department developed a Discussion Draft of the Community Plan to solicit input on the draft CPU policies. Comments received from the released from the Discussion Draft later informed the development of the draft CPU which was released in May 2021 in a more published format (Attachment 1) along with the proposed land use map (Attachment 2). Staff has attended three CPG meetings between May and July 2021 to discuss the draft CPU and has drafted a summary of issues and responses (Attachment 3).

#### What are the existing demographics and housing characteristics?

As of 2020, the San Diego Association of Government (SANDAG) estimated there were approximately 80,240 people living in the Clairemont Community. This is almost a 3 percent increase from the 2010 SANDAG estimate of 78,005 people. SANDAG estimated that in 2020 the community had 32,960 housing units with a vacancy rate of 3 percent and 2.5 persons-per-household. In 2010, the community had 32,905 housing units with a 4.2 percent vacancy rate and persons per household rate of 2.47. Between 2010 and 2019, the community added 55 housing units which is a 0.2 percent increase as shown in Table 1. As of 2020, the San Diego Housing Commission report 852 deed restricted housing units.

**Table 1: Existing Housing and Population**

Year	Total Population	Household Population	Vacant Rate	Persons per Household	Dwelling Units
<b>2010</b>	78,005	77,770	4.2%	2.47	32,905
<b>2020</b>	80,240	79,970	3.0%	2.50	32,960

SANDAG estimated that the median age in 2020 was 38.6 years old. In 2020, people over the age of 65 accounted for over 16 percent of the community's population. The community was 56 percent white as shown in Table 2.

**Table 2: Existing Race and Ethnicity, 2020**

Year	Hispanic	White	Black	American Indian	Asian & Pacific Islander	All Other
<b>Total</b>	20,846	44,797	2,478	255	8,922	2,944
<b>Percent</b>	26%	56%	3%	>1%	11%	4%

#### How did the Subcommittee develop their land use scenario?

At their May 29 and June 11, 2019 meetings, CPU Ad-Hoc Subcommittee developed their own recommended land use scenario that resulted in adding approximately 4,980 dwelling units with 2,180 of those units located within the Mid-Coast Trolley Stations TPAs. Consistent with land use scenarios staff developed, the Ad-Hoc Subcommittee's scenario focused change primarily along commercial centers and nodes. The CPU Ad-Hoc Subcommittee expressed that this scenario met the intent to the OCET objectives by providing additional housing units within different areas of the community of which 44 percent are located in a Mid-Coast Trolley TPA. They had also expressed that they had developed their scenario with the Clairemont Mesa Height limit Overlay Zone which limits the maximum structure height of buildings to 30 feet, remaining in place.

What is the difference between the Subcommittee scenario and the proposed land use scenario?

The Planning Department proposed land use scenario increases the Subcommittee's proposed density at the City of San Diego's Rose Canyon Operations Yard and at the Metropolitan Transit System's (MTS) Balboa Trolley Station. These are the only differences between the land use scenarios. The Planning Department's scenario increases density at these two sites to a maximum of 109 and 54 dwelling units per acre respectively, adding approximately 700 more units than the Subcommittee's recommendation (Attachment 4). The proposed plan also allows 29 dwelling units per acre at the Diane commercial center along Clairemont Mesa Boulevard, where residential development is currently prohibited under the existing CPIOZ. The draft CPU would add approximately 5,680 dwelling units to the community of which 2,890 of those units would be located near the three new Mid-Coast trolley stations (Attachment 5).

Is a higher density scenario being considered?

A higher density scenario has been considered for analysis as part of an alternative for the Draft EIR. This alternative builds upon the proposed land use scenario by identifying change in all nine focus areas along with additional density increases at village sites and adds another focus area of change near Mesa College. This alternative would yield approximately 11,000 additional dwelling units (Attachment 6).

What were the land use options considered for the focus areas?

The attached Focus Area Map (Attachment 7) and Land Use Options Tables (Attachment 8) indicate the focus area location, the existing number of dwelling units under the adopted community plan, and the number of additional units that could potentially be added to all 9 focus areas based on different land use options.

What building height options were considered during the CPU process and included in the Draft CPU?

Staff introduced several urban design approaches to building bulk and scale during the community plan update process to address the community's concerns over building height and allow flexibility for buildings to exceed 30 feet. One option looked at sloping sites where the higher portions of a mixed-use development site would be maintained at 30 feet and the lower portion of the site could be as high 40 feet to provide flexibility with commercial floor to ceiling heights, provide additional hosing, opportunities for public space, or tuck under parking, while not impeding public views. Another option involving non-sloping sites considered the use of architectural variation to reduce bulk and scale. This approach would allow up to 40 feet to allow for architectural features to break up the bulk and scale of development and add interest and functionality to new development such as:

- Varied or pitched roofs and tower elements as opposed to flat roofs
- More area for building façade articulation, windows/transparency
- Higher ground floor commercial floor to ceiling heights, to allow for more welcoming commercial spaces

## What are key policy topics, ideas, and concepts in the draft CPU?

### Land Use

- Development of 9 village areas in existing commercial centers that support mixed-use development
- Includes linear parks, plazas, promenades, and public spaces within villages
- The use of the Community Plan Implementation Overlay Zone (CPIOZ) to identify specific, supplemental development regulations to promote pedestrian and bicycle circulation, the inclusion of public space, and to address building design

### Mobility

- Identifies emerging mobility hubs at various village sites where different modes of travel converge along with employment, housing, shopping, and entertainment. This convergence makes these areas focal points for significant economic development activity and benefit the community by increasing transportation choices for residents, employees, and
- Promotes electric vehicle and autonomous vehicle infrastructure and adaptive traffic signals - all of which improve public safety, reduce greenhouse gases, and minimize traffic congestion.
- Encourages Flexible "Flex" Lanes which would also promote transportation efficiency Genesee Avenue by designating lanes for transit and non-single occupancy vehicles.
- Recognizes the idea of Micro-Mobility in completing "first and last mile" trips, which serve to connect people from their homes to local transit or regional transit and from local transit or regional transit to work or a particular destination.
- Calls for protected intersections at key intersections such as Balboa Avenue/Clairemont Drive and Clairemont Drive/Clairemont Mesa Boulevard create shorter, simpler crossings, more predictable movements, and better visibility between bicyclists and motorists
- Incorporation of Class IV – two-way cycle tracks connecting the Rose Creek/Canyon Industrial Corridor, the Mid-Coast Trolley Stations, and villages along Morena Boulevard and Class IV – one-way cycle tracks along portions of Clairemont Drive, Clairemont Mesa Boulevard, and Balboa Avenue that also include connections between villages and a continuity of facilities between adjacent communities
- Identifies Class II bicycle lanes with buffers where feasible along Genesee Avenue, and portions of Clairemont Mesa Boulevard, Clairemont Drive, and Balboa Avenue
- Inclusion of Class I – multiuse bike paths through Marian Bear Open Space park and along Rose Canyon, portions of Balboa Avenue, and parallel to Interstate 805

### Urban Design

- Includes an Urban Design Framework Map which establishes various defining features in the community showing the design relationships between villages, nodes, and corridors, connected by integrated circulation system and connectivity through the canyon systems in the community.
- Identification of community gateways and associated elements such as signs, landscaping, iconic architecture monuments, public art, etc. to mark entries into the community and provide a sense of pride and place.



- Identification of public viewsheds and corridors
- Urban Greening policies that promote green streets
- Includes a Recommended Street Trees for major roadways in the community along with a street tree selection guide.
- Includes policies for sensitive interface between neighborhoods and adjacent canyons.
- Includes policies for sustainable building design to reduce energy and resources consumption.

#### Public Facilities, Services, and Safety

- Addresses the Modernization, expansion, and upgrades to public facilities such as Fire-Rescue and branch libraries to meet demand.
- Supports the need for community meeting space for civic engagement in both public facilities and new commercial and mixed-use developments.

#### Recreation

- Addresses balance between parkland acquisition and upgrades to existing facilities, which are both highlighted in the City of San Diego Citywide [Parks Master Plan](#) (PMP) as critical development and planning tools.
- Parks within the community will see new investment driven by community input and evaluated under the Recreational Value-Based Park Standard (Value Standard) standard, which establishes a point value to represent recreational opportunities within population-based parks such as new playgrounds, active recreation fields, community gardens and dog parks.
- When feasible and available, land will be acquired for new parks or other recreational facilities.
- Identifies additional recreational facilities such as pocket parks, joint use areas, and trails in the community.
- Identifies the use of the San Diego Gas & Electric (SDG&E) Utility Easement as a potential park and trails opportunity with future coordination with SDG&E and stakeholders.
- Promotes urban greening with commercial areas and neighborhoods to address storm water management and walkability.
- Incorporation of trailhead pocket parks within the Marian Bear Open Space Park. This is a new park typology established by the Parks Master Plan that provides space for educational signage, community gathering, and passive recreation.

#### Conservation

- Identifies policies for urban agriculture and promoting sustainable food sourcing.
- Calls for sustainability in building design and site design, energy efficiency, urban runoff management, and natural resource conservation.

#### Historic Preservation

- Calls for future survey work to identify potential historic resources

#### What are the demographic changes in the draft plan?

The following table shows a comparison of population, dwelling units, and employees for the community between Existing (2020), adopted community plan and the Draft Plan. The Draft Plan is estimated to result in a 26 percent increase in population, a 33 percent increase in housing units, and 18 percent increase in employees from 2020. Compared to the adopted community plan, the Draft Plan is estimated to result in a 8 percent increase in population, a 15 percent increase in housing units, and a 2 percent increase in employees.

	Existing (2020)	Build Out		Difference between Adopted and Draft Community Plan
		Adopted Community Plan	Draft Community Plan	
<b>Population</b>	81,240 <sup>1</sup>	94,970	103,000	8,030
<b>Housing Units</b>	32,960 <sup>1</sup>	38,960	44,640	5,680
<b>Employees</b>	21,170 <sup>2</sup>	24,620	25,000	380

<sup>1</sup>SANDAG 2020 Demographic Estimate

<sup>2</sup>SANDAG 2050 Forecast for the year 2020

#### How will the CPU be implemented?

Implementation of the draft CPU would be proposed through the amendment of the Clairemont Mesa Height Limit Overlay Zone (CHLOZ), Community Plan Implementation Overlay Zone (CPIOZ), and the application of base zones to reflect new mixed-use areas and increased density.

##### *Clairemont Height Limit Overlay Zone (CHLOZ)*

- Put in place to protect public views to Mission Bay and the Pacific Ocean since the 1970's to the western portion of the community.
- Currently limits the maximum structure height to 30 feet predominantly over the entire community.
- Would be amended to only apply to the western portion of the community, primarily within the Bay Ho and Bay Park neighborhoods (Attachment 9).

##### *Community Plan Implementation Overlay Zone (CPIOZ)*

- Would be amended to utilize CPIOZ Type-A to allow by-right, ministerial processing with compliance with Supplemental Development Regulations (SDRs).
- Would be applied within the village areas and provide supplemental development regulations to address building transitions and height; to provide for public space like linear parks, plazas, and promenades; allow specific uses; and allow for pedestrian connectivity (Attachment 10).

##### *Base Zones*

- Would be applied to village areas commensurate with increased density as well as to address existing land use inconsistencies.
- Would apply RMX and EMX mixed-use base zones to large village sites to address the creation of pedestrian paths and provision of public space (Attachment 11).

## What are major comments received during the public review of the draft Plan?

### *Need to Increase Density*

- Increase the density near the trolley stations to allow at least 100 dwelling units per acre to create real sustainable and climate-friendly housing growth and that additional areas within TPAs should also allow for Very-High Residential development.
- Increasing the density within multifamily corridors along Clairemont Mesa Boulevard and Clairemont Drive as well as increasing the density further within village sites.

### *Increase the Clairemont Mesa Height Limit Overlay Zone above 30-foot*

- Increase the CMHLOZ height limit along the Morena Boulevard corridor, so future development can meet the proposed densities.
- Maintaining the CMHLOZ height would result in flat, box-like development, and limit overall redevelopment and revitalization in the Morena Corridor.

### *How does the Draft Community Plan address fire safety?*

Staff has received comments regarding the adequacy of Fire-Rescue facilities in the community because of proposed residential density and potential fire hazards in open space canyons within the community. The Planning Department consulted with the Fire and Rescue Department in the development of the draft CPU regarding the increase in housing and future facility and vehicle needs. The Public Facilities Services & Safety Element in the draft Plan also provides policies for addressing the evaluation, modernization, and expansion of fire stations in the community. Clairemont is serviced by three fire stations (25, 27, and 36). The Fire and Rescuer Department has the ability to respond to emergencies from stations within the community and from adjacent stations in neighboring community such as the brush engines in University and the two firefighting helicopters at Montgomery Field for brush fire responses.

### *Will the proposal increase residential on the San Diego Tennis and Racquet Club be included in the Final Draft CPU?*

Staff will include a request from the property owners for the 9.5-acre San Diego Tennis and Racquet Club located at 4848 Tecolote Road to increase the density for their property from Low-Density Residential 5-9 dwelling units per acre to 15 to 29 dwelling units per acre for inclusion into the final draft CPU along with supplemental development regulations. The site is located near the Tecolote Trolley Station, near the Tecolote Gateway Village identified in the draft CPU, and within a TPA. A redesignation of the site as part of the CPU would allow up to 276 dwelling units on site. Representatives for the property owners have met with the CPG over several meetings and developed draft CPIOZ language to guide future development on site and limiting the maximum number of housing units on site to 200 dwelling units. On June 15, 2021, the CPG recommended 5-4-0 to support the rezone and include the site in the draft CPU along with the draft CPIOZ language. Staff also received comments that the proposed density within the Tecolote Gateway Village area should be reduced commensurate with the increase as the San Diego Tennis and Racquet Club site. Although the CPG has reviewed the draft CPIOZ language prepared by the applicant, the format and language will be modified to be consistent with the other CPIOZ language. Staff will also consider the inclusion of extending the proposed linear park along Tecolote Creek onto this property as well (Attachment 10).

## **CONCLUSION**

Planning Department staff will incorporate input from the Planning Commission and continue to review input received from community members and other stakeholders to further refine the draft CPU. Staff anticipates completing the final draft CPU along with the release of the Draft Environmental Impact Report and starting the public hearing process in Spring 2022.

Respectfully submitted,



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### Attachments:

1. Draft Clairemont Community Plan May 2021
2. Community Plan Land Use Map
3. Summary of Issues and Responses
4. CPU Ad-Hoc Subcommittee Recommended Land Use Scenario
5. Proposed Land Use Scenario
6. High Density Alternative
7. Focus Area/Subareas Map
8. Land Use Options Tables
9. Proposed Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) Amendment
10. Proposed Community Plan Implementation Overlay Zone (CPIOZ) Amendment
11. Draft Zoning Map
12. San Diego Tennis and Racquet Club Proposal

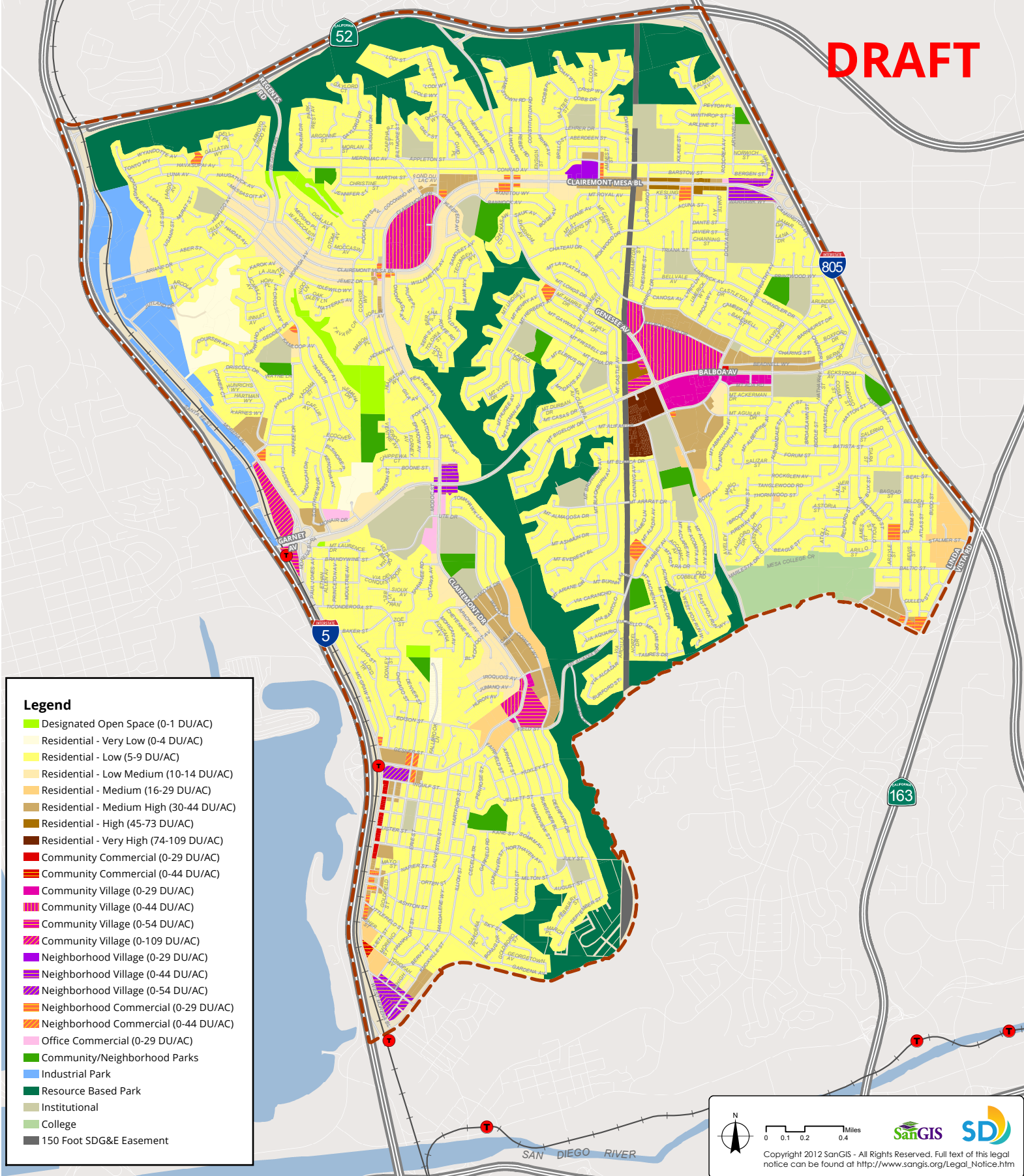
## Clairemont Community Plan Update May 2021

# Clairemont Community Plan Update

## Proposed Community Plan Land Use Map

ATTACHMENT 2

**DRAFT**





## May 2021 CCPG Draft Clairemont Community Plan Comments

The following are comments shared at the May 18, 2021 meeting of the Clairemont Community Planning Group (CCPG) pertaining to the Introduction, Land Use & Economic Prosperity Element, and Mobility element of the May 2021 Draft Clairemont Community Plan.

NO.	Comment	Response
1	<b>Meeting Presentation</b> Please provide the meeting presentation on the Clairemont Engaged website for those who are not in attendance.	The meeting presentation has been uploaded to the Documents page of the Clairemont Engaged project website at <a href="http://www.clairemontplan.org">www.clairemontplan.org</a> .
2	<b>Land Use and Economic Prosperity Element</b> There should be a reduction of 200 dwelling units in totality over the plan if the increase in density at San Diego Tennis Center property is supported.	The proposed land use scenario is not changing at this time. The CCPG can provide a recommendation in this regard.
3	<b>Land Use and Economic Prosperity Element</b> There should be adequate parking in Transit Priority Area zones.  Pet relief areas should be included in new development.  There should be conditions where development over 30 feet can be accepted that consider views, light, and air.	The market can determine parking within new development in TPAs.  A policy can be incorporated in the draft plan about including pet relief areas with new development.  Exceptions do exist. Affordable Housing Density Bonus regulations do allow the ability to exceed height limits as an incentive to providing affordable units.
5	<b>Mobility Element</b> How would the new way of calculating VMT impact the plan in process since it's nearly finalized? How would developers who want to develop according to this plan, be grandfathered into the way traffic was calculated when this plan was contemplated, or would the new requirements be in place?	Mobility staff will follow up with a response.
6	<b>Land Use and Economic Prosperity Element</b> How much of Clairemont is in the TPAs?	Based on the transportation network of the 2035 Regional Transportation Plan, 3,965 acres within Clairemont (8,540 acres) would be located with a TPA. This is approximately 46%

NO.	Comment	Response
7	<p><b>Land Use and Economic Prosperity Element</b> Clarify how the additional density was calculated.</p> <p>We need to go into more depth with CPIOZ in the areas that we are allowing more residential, similar to form-based code. Mt. Etna has 15 bullet points and get into a lot of detail, but in the overall Community Core you only have 5 bullet points. Could more CPIOZ details be provided to ensure that that development can be done more sensitively the intent is to provide more by-right development?</p> <p>How do we protect the commercial is there? Community serving commercial should be retained.</p>	<p>Total dwelling units for each focus area in some cases reflect net dwelling units where existing commercial-retail will be maintained.</p> <p>Mt. Etna provided more detail for their supplemental development regulations under CPIOZ to address concerns by the community regarding the community plan amendment that was adopted last year.</p> <p>Staff can consider creating additional policy that relates to retaining commercial.</p>
8	<p><b>Mobility Element</b> Genesee Avenue should not be considered as a transit corridor, it's a surface street with limited bus service it goes through the middle of the community. TPA's should remain on the perimeter of the community.</p> <p>The total number of dwelling units in Focus Area 8 should reflect the SDTRC.</p> <p><b>Mobility Element</b> Has there been any consideration of developing a cycle track through Tecolote Canyon? It goes thru the heart of Clairemont isn't really utilized, perfect for walking and cycle track to connect to all of Clairemont to some of the community amenities.</p>	<p>Mobility staff to provide response.</p> <p>The CCPG can provide a recommendation in this regard.</p> <p>Mobility staff will follow up with a response.</p>
9	<p><b>Land Use and Economic Prosperity Element</b> Sea level rise needs to be accounted for, especially in low level areas like Morena Boulevard.</p> <p>The focus of the plan should be on these key village areas to become world renown areas that lead with sustainability, that meet our 2050 challenges, energy efficiency, smart cars and parking and are respected.</p>	<p>Noted. This will be brought up with CEQA staff working on the environmental document.</p> <p>Comment noted.</p>



NO.	Comment	Response
10	<p><b>Land Use and Economic Prosperity Element</b> Referencing crossing at interstate 5 at balboa is a positive aspect.</p> <p>Is the removal of the height limit focused in just multifamily and mixed-use village areas or for the entire community. Concern is over impact to single-family neighborhoods and views to canyons.</p> <p>The affordable housing section encourages 3 bedroom units. That would be good for large families, but what about small families?</p> <p>What is going on with small lot development at the mobile home site along Tecolote Road?</p>	<p>Comment noted.</p> <p>The Clairemont Mesa Height limit Overlay Zone will be amended to only apply to the western portion of the community. The eastern portion of the community will be rely on base zones. Within SF zoned properties, the height limit is 30 feet.</p> <p>Three-bedroom housing units tend to accommodate larger families. Policy LU-1 can be revised include the need to for two-bedroom to accommodate smaller families.</p> <p>This site has part of Focus Area 8/Tecolote Gateway Village and is proposed for an increase in density from Mobile Home Park to Residential Medium-High 30-44 du/ac</p>
	<p><b>Recreation Element</b> Need to see more park space in the south, also east Clairemont is limited in parks, so want to make sure it's addressed.</p>	<p>Park Planning staff will follow-up with a response.</p>
11	<p><b>General Comment</b> When will wildlife and habitat discussed with the community plan?</p>	<p>We will discuss goals and policies for the natural environment in the Conservation Element during the July 2021 meeting.</p>
12	<p><b>Land Use and Economic Prosperity Element</b> The Rose Canyon City Operations site is ideal for affordable housing. The CPIOZ should consider a layer of requirements to develop a portion of the site for affordable housing.</p>	<p>The draft plan has a policy that recommends that the determination of affordable housing units at the Rose Canyon Gateway Village could be part of an RFP process.</p>
13	<p><b>Land Use and Economic Prosperity Element</b> There are different Land Use maps in the plan. Where is the master data for the LU maps coming from? Does CPIOZ have a different version of Land use for the Clairemont Community? Is it in sync with SANGIS and the City? What is the order of priority in which they are applied?</p>	<p>Data is kept with the Planning Department.</p> <p>Land use is primary – determines use, CPIOZ supplements the land use vision with tailored regulations.</p>
14	<p><b>Land Use and Economic Prosperity Element</b> Regarding Policy LU-1, it should be revised to include 2-bedroom units as well, since 3 bedrooms are for large families. Affordable housing for smaller families and individuals shouldn't be restricted.</p>	<p>Policy LU-1 can be revised include the need to for two-bedroom to accommodate smaller families and address micro units.</p>

## June 2021 CCPG Draft Clairemont Community Plan Comments

The following are comments shared at the June 15, 2021 meeting of the Clairemont Community Planning Group (CCPG) pertaining to the Urban Design, Public Facilities, Services & Safety, and Recreation Elements of the May 2021 Draft Clairemont Community Plan.

NO.	Comment	Response
1	<b>OVERALL COMMENT</b> There should be a reduction in dwelling units in Focus Area 8 since there will be additional units from the tennis center proposal, ADU's, Complete Communities, and CPIOZ.	The proposed land use scenario is not changing at this time with regard to the proposal to increase density at the San Diego Tennis Center property. The CCPG can provide a recommendation relative to this issue.
2	<b>RECREATION ELEMENT</b> Parks for Everyone – it is my understanding that we will not be receiving DIF or anything from the generation of density as we had in the past because we are not a Community of Concern, so how does that affect what is very aspirational...What's concrete is we are getting density. Parks for everyone, Complete communities are we getting anything?	Clairemont is not a Community of Concern. We do want to make sure there are parks for communities that are taking on density. Current DIF will be available for the community and used in the community it was generated for the reason it was collected.
3	<b>OVERALL COMMENT</b> Where are non-Communities of Concern taking on density, but still considered for their needs? Where is that articulated in the Complete Communities?	Park Planning staff will follow up with a response to the CCPG.
4	<b>URBAN DESIGN ELEMENT</b> In the UDE, page 126, Figure 4-1 it shows Clairemont Drive as park. How are you going to do that? Are these going to address the 81 acres deficit? There some linear parks going into the canyon and some odd things there, if you can take a look at that.	This is likely an error. Figure 4-1 does show Staff will review and revise the figure so that are clearer.
5	<b>URBAN DESIGN ELEMENT</b> Neighborhoods are identified in Figure 1-2 of the Introduction. Gateways should be identified for the 5 neighborhoods in the UDE, page 126, Figure 4-1. This will contribute to creating a sense of place.	We can revise the Urban Design Framework map to include locations that considered as gateways to Clairemont neighborhoods.

NO.	Comment	Response
6	<b>URBAN DESIGN ELEMENT</b> Figure 4-3 – Street trees listed don't truly match our need here in Clairemont. Balboa Avenue was planned for sycamores on Morena and closer to canyons and pine trees in the mountain streets. City doesn't allow us to plant Tipuana Tipus when one dies because they're too big and issues. Issues with planting in the median would like to scrutinize better.	Staff will follow-up with the City Arborist for a response.
7	<b>RECREATION ELEMENT</b> Park Master Plan will have a point system. It will overemphasize active recreation over passive open space. At least 80% of communities that are deficient may get some of the DIF... Every community just about is deficient. Communities of Concern could get all the DIF and other communities are not guaranteed to get funding.	Comment noted.
8	<b>RECREATION ELEMENT</b> The SDG&E easement should be included in Figure 6-1 Parks and Recreation Facilities.  Dog parks should be added to Table 6-1 showing Parks and Recreation Facilities, page 73-74,	Additional detail can be added to Figure 6-1 to include the easement along with specific language indicating that further coordination would be needed to consider passive park or multiuse path opportunities.  Staff will work with Parks & Recreation staff about including opportunities for dog parks in the community.
9	<b>URBAN DESIGN ELEMENT</b> Medians should be landscaped.	Table 4-2 Street Tree Selection Guide, does make recommendations for trees that could be planted in the medians. Staff can coordinate with ongoing street/bike projects to determine their ability to incorporate street plantings in the medians as part of their effort.
10	<b>URBAN DESIGN ELEMENT</b> Clarify how Clairemont Drive will be a park.  How will linear parks work at the back of Home Depot and Target and the back of Coles along Mt. Alifan given existing constraints?  Trees were established previously with the Urban forester are they being replaced?	This is likely an error. Figure 4-1 does show Staff will review and revise the figure so that are clearer.  Staff will work on clarifying how this could work .  The plan does not advocate for immediate replacement of trees, but recommends street trees that would be appropriate considering existing street conditions, themes, carbon sequestration, etc.

NO.	Comment	Response
	<p>There appears to be conflict between regulations for street tree planting versus what the community plan recommends.</p> <p>Policies for sustainability are already in the regs, CAP, GP, and green building code.</p> <p>Only airport noise contours are shown in the community plan. Will others be shown?</p>	<p>Staff will follow up with clarification on this issue.</p> <p>These policies, although redundant are included in the plan to reflect the community's desire towards promoting sustainable development.</p> <p>Additional noise contours for freeways and rails will be provided once the mobility analysis is complete.</p>

## July 2021 CCPG Draft Clairemont Community Plan Comments

The following are comments shared at the July 20, 2021 meeting of the Clairemont Community Planning Group (CCPG) pertaining to the Conservation, Noise, and Historic Preservation Elements of the May 2021 Draft Clairemont Community Plan.

NO.	Comment	Response
1	<b>CONSERVATION ELEMENT</b> Some of the finger canyons in the community should also be dedicated open space	Dedicated open space within Clairemont consist of properties owned by the City of San Diego. Aside from Tecolote Canyon, Marian Bear Open Space Park, a portion of Stevenson Canyon, and a few other land locked parcels the remaining finger canyons in the in the community are privately owned and only designated as open space in the community plan.
2	<b>PUBLIC FACILITIES, SERVICES and SAFETY ELEMENT</b> Are there any maps that show where earthquake fault lines are in the community?	Figure 5-2 Geologic and Seismic Conditions in the Public Facilities, Services & Safety Element shows where the seismic and geologic hazards are in the community.
3	<b>PUBLIC FACILITIES, SERVICES and SAFETY ELEMENT</b> The need for adequate fire protection has increased dramatically and will continue to do so throughout San Diego. The Community of Clairemont, with Wildland Urban Interface (WUI) and Very High Fire Hazard Severity Zone (VHFHSZ) designations, incoming density, and aging facilities, begs reassessment of fire services, including stations modernization and wildfire equipment to serve the existing and incoming community, and sufficiently protect the community's open space from wildfire.  1. CPU priorities previously identified in the Public Facilities Financing Plan need to be met related to renovation or reconstruction for Stations 25, 27 & 36.  2. Previous CPU priorities be met: Renovations/reconstruction of our stations is configured into the Facilities Finance Plan and prioritized;	The ability to fire emergencies depends on being able to draw upon local resources in the community and being able draw upon other resources in neighboring community such as the brush engines in University and the two firefighting helicopters at Montgomery Field for brush fire responses. The Public Facilities Services & Safety Element in the draft Plan also provides policies for addressing the evaluation, modernization, and expansion of fire stations in the community. The Planning Department consulted with the Fire and Rescue Department in the development of the draft CPU regarding the increase in housing and future facility needs.

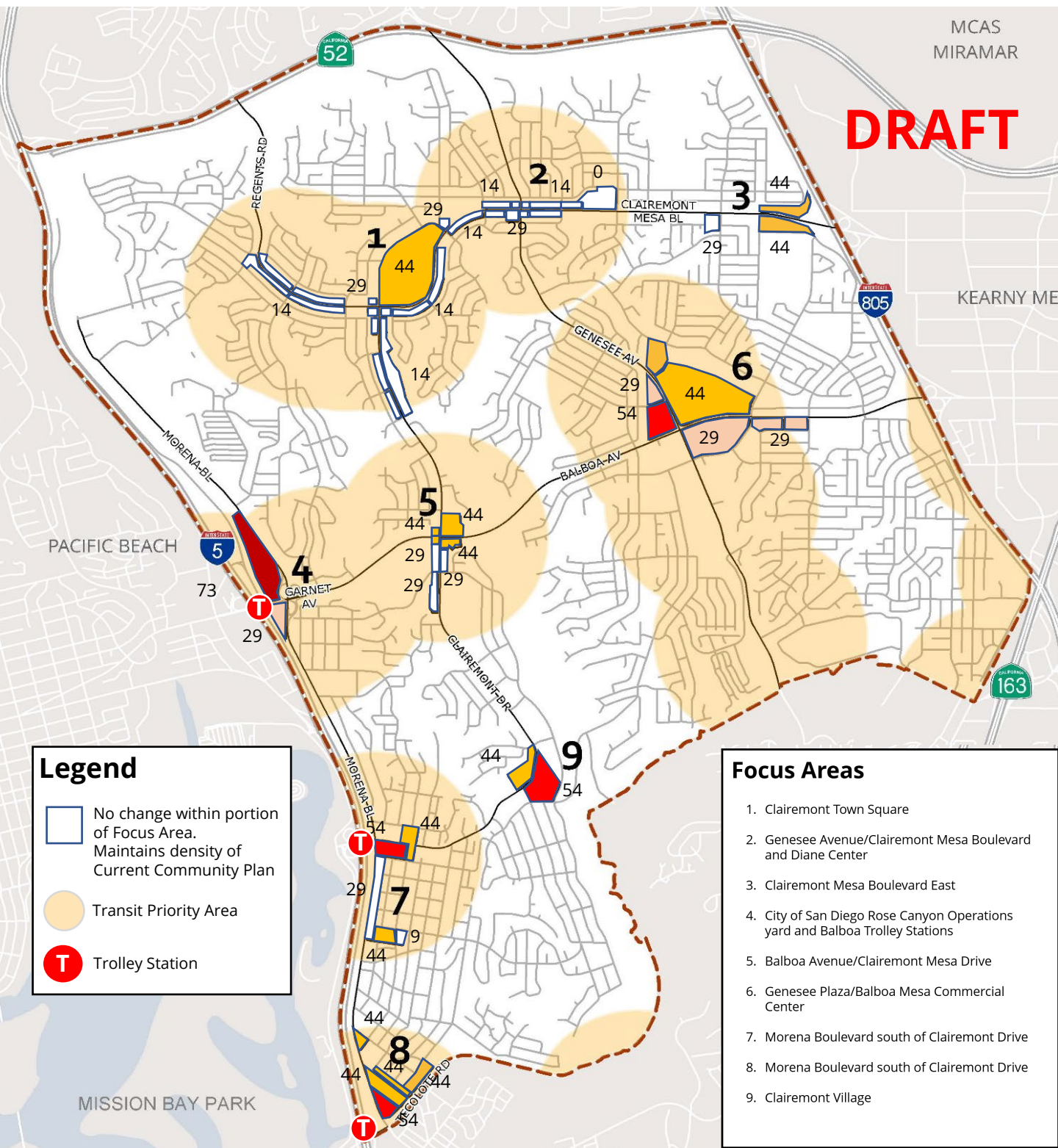
NO.	Comment	Response
	<p>3. The City of San Diego should honor fire safety elements set forth in the 2018 General Plan with appropriate fire and life safety financing, particularly densifying WUI/VHFHSZ areas like Clairemont;</p> <p>4. One of the community fire stations should be outfitted with a Brush Engine (Type III) or similar.</p>	



# Clairemont Community Plan Update

## CPU Ad-Hoc Subcommittee Recommended Land Use Scenario

ATTACHMENT 4



Total Increase above Adopted Plan:



4,980 Dwelling Units

Additional near trolley stations:



2,180 Dwelling Units

# Clairemont Community Plan Update

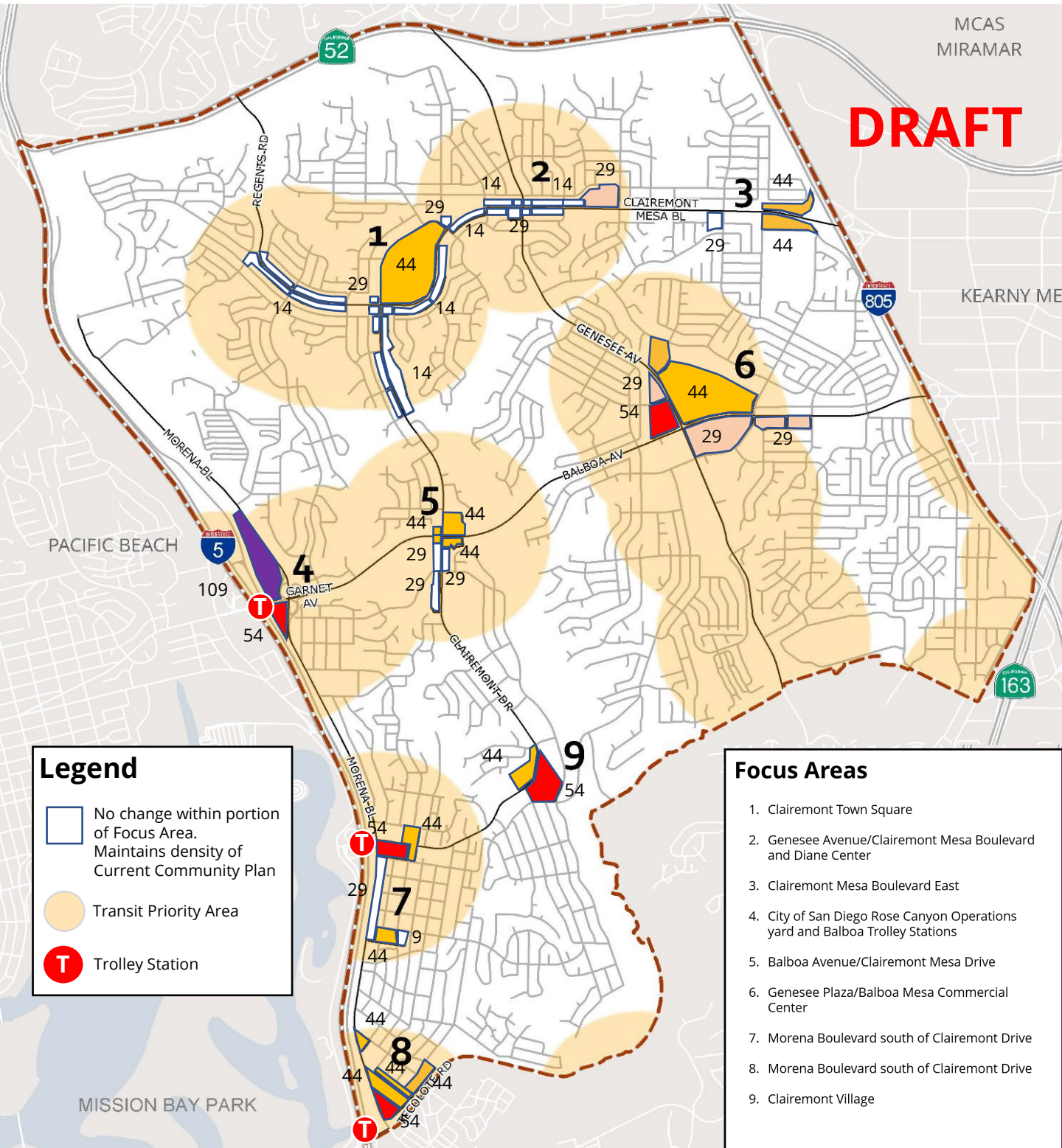
## Proposed Land Use Scenario

ATTACHMENT 5

MCAS  
MIRAMAR

**DRAFT**

KEARNY ME



Total Increase above Adopted Plan:



5,680 Dwelling Units

Additional near trolley stations:



2,890 Dwelling Units

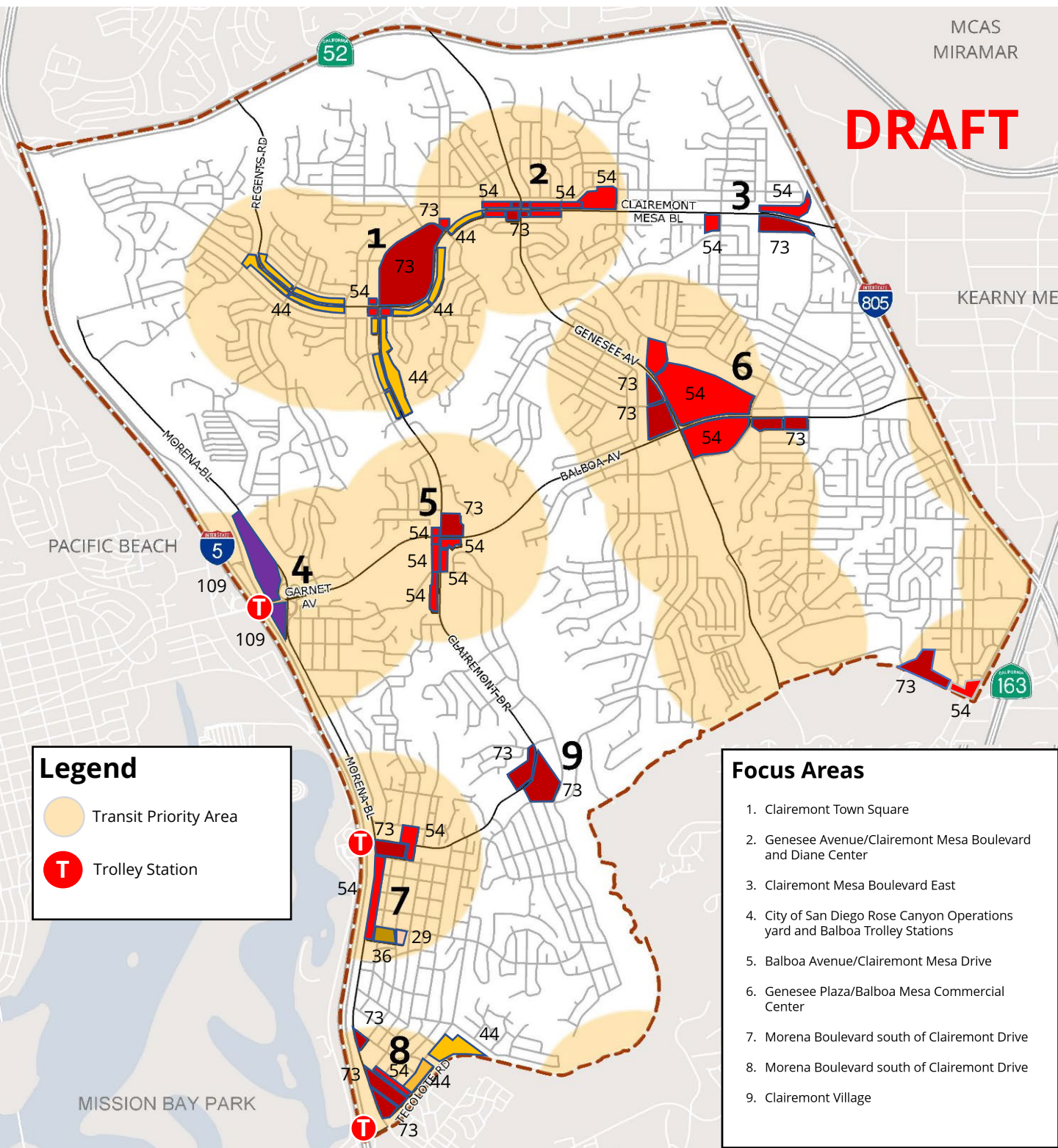


# Clairemont Community Plan Update

## High Density Alternative

ATTACHMENT 6

**DRAFT**



Total Increase above Adopted Plan:



11,000 Dwelling Units

Additional near trolley stations:



3,390 Dwelling Units

# Clairemont Community Plan Update

## Focus Areas/Subareas Map

ATTACHMENT 7

MCAS  
MIRAMAR

**DRAFT**

KEARNY MESA

PACIFIC BEACH

MISSION BAY

MISSION BAY PARK

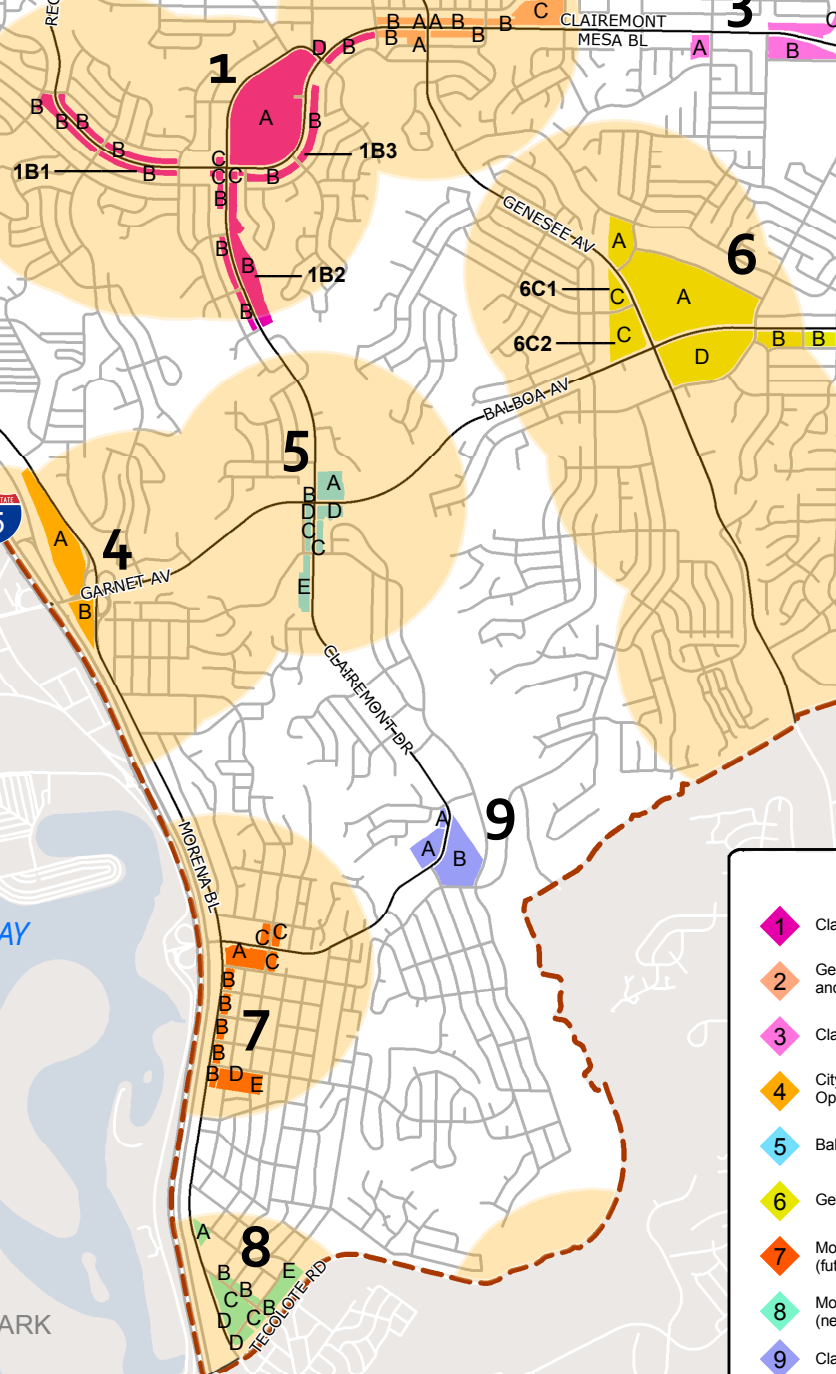
SEA WORLD DR

SAN DIEGO RIVER

52

805

163



### Focus Areas

- 1 Clairemont Town Square
- 2 Genesee Avenue/Clairemont Mesa Boulevard and Diane Center
- 3 Clairemont Mesa Boulevard East
- 4 City of San Diego Rose Canyon Operations Yard (near future trolley stop)
- 5 Balboa Avenue/Clairemont Mesa Drive
- 6 Genesee Plaza/Balboa Mesa Commercial Center
- 7 Morena Boulevard south of Clairemont Drive (future trolley stop)
- 8 Morena Boulevard/Tecolote Road (near future trolley stop)
- 9 Clairemont Village
- Transit Priority Areas



0 750 1,500 3,000 Feet




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Clairemont Community Plan Update  
**Land Use Options Tables**

ATTACHMENT 8


**Clairemont Town Square**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
1	A	Current Plan	Community Center 0-29 du/acre	<b>667</b>
		1	Community Commercial 0-44 du/acre	+335
		2	Communtiy Commercial 0-54 du/acre	+566
		3	Community Commercial 0-73 du/acre	+1003
1	B	Current Plan	Residential Low-Medium 10-14 du/acre	<b>503</b>
		1	Residential Medium 15-29 du/acre	+542
		2	Residential Medium-High 30-44 du/acre	+1,141
1	B1	Current Plan	Residential Low-Medium 10-14 du/acre	<b>177</b>
		1	Residential Medium 15-29 du/acre	+190
		2	Residential Medium-High 30-44 du/acre	+400
1	B2	Current Plan	Residential Low-Medium 10-14 du/acre	<b>239</b>
		1	Residential Medium 15-29 du/acre	+257
		2	Residential Medium-High 30-44 du/acre	+513
1	B3	Current Plan	Residential Low-Medium 10-14 du/acre	<b>138</b>
		1	Residential Medium 15-29 du/acre	+148
		2	Residential Medium-High 30-44 du/acre	+296
1	C	Current Plan	Community Center 0-29 du/acre	<b>31</b>
		1	Community Commercial 0-44 du/acre	+39
		2	Community Commerical 0-54 du/acre	+55
1	D	Current Plan	Community Center 0-29 du/acre	<b>28</b>
		1	Neighborhood Commerical 0-44 du/acre	+14
		2	Neighobrhood Commercial 0-54 du/acre	+24
		3	Neighborhood Commercial 0-73 du/acre	+43

 - CPU Ad-hoc Subcommittee and Proposed Plan option.


**Genesee Avenue/Clairemont Mesa Boulevard and Diane Center**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
2	A	Current Plan	General Commercial 0-29 du/acre	<b>49</b>
		1	Neighborhood Commerical 0-44 du/acre	+65
		2	Neighborhood Commercial 0-54 du/acre	+92
		3	Neighborhood Commercial 0-73 du/acre	+143
2	B	Current Plan	Residential Low-Medium 10-14 du/acre	<b>116</b>
		1	Residential Medium 15-29 du/acre	+102
		2	Residential Medium-High 30-44 du/acre	+231
		3	Residential Medium-High 30-54 du/acre	317
2	C	Current Plan	Neighborhood Commerical - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-29 du/acre	+123
		2	Community Commerical 0-44 du/acre	+187
		3	Community Commercial 0-54 du/acre	+231

 - CPU Ad-hoc Subcommittee and Proposed Plan option.

**Clairemont Mesa Boulevard East**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
3	A	Current Plan	Neighborhood Commercial 0-29 du/acre	<b>81</b>
		1	Neighborhood Commercial 0-44 du/acre	+12
		2	Neighborhood Commercial 0-54 du/acre	+34
3	B	Current Plan	Neighborhood Commerical 0-29 du/acre	<b>221</b>
		1	Neighborhood Commerical 0-44 du/acre	+112
		2	Neighborhood Commerical 0-54 du/acre	+189
		3	Neighborhood Commerical 0-73 du/acre	+333
3	C	Current Plan	Neighborhood Commerical 0-29 du/acre	<b>139</b>
		1	Neighborhood Commerical 0-44 du/acre	+18
		2	Neighborhood Commercial 0-54 du/acre	+54

 - CPU Ad-hoc Subcommittee and Proposed Plan option.





Clairemont Community Plan Update  
**Land Use Options Tables**

ATTACHMENT 8


**City of San Diego Rosce Canyon Operations Yard and Balboa Trolley Station**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
4	A	Current Plan	Industrial - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-54 du/acre	+930
		2	Community Commercial 0-73 du/acre	+1,257
		3	Community Commerical 0-109 du/acre	+1,877
4	B		No Designation (Right-of-Way)	<b>0</b>
		Subcom Add	Community Commerical 0-29 du/acre	+95
		1	Community Commercial 0-54 du/acre	+177
		2	Community Commercial 0-73 du/acre	+239
		3	Community Commerical 0-109 du/acre	+357

 - CPU Ad-Hoc Subcommittee Selected option.  
 - Proposed Plan Scenario option.


**Balboa Avenue/Clairemont Drive**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
5	A	Current Plan	Neighborhood Commercial 0-29 du/acre	<b>148</b>
		1	Neighborhood Commerical 0-44 du/acre	+17
		2	Neighborhood Commerical 0-54 du/acre	+54
		3	Neighborhood Commercial 0-73 du/acre	+127
5	B	Current Plan	Neighborhood Commercial 0-29 du/acre	<b>8</b>
		1	Neighborhood Commerical 0-44 du/acre	+5
		2	Neighborhood Commercial 0-54 du/acre	+8
5	C	Current Plan	Office Commerical 0-29 du/acre	<b>35</b>
		1	Office Commerical 0-44 du/acre	+75
		2	Office Commerical 0-54 du/acre	+106
5	D	Current Plan	Neighborhood Commercial 0-29 du/acre	<b>62</b>
		1	Neighborhood Commercial 0-44 du/acre	+26
		2	Neighborhood Commercial 0-54 du/acre	+47
5	E	Current Plan	Office Commerical 0-29 du/acre	<b>110</b>
		1	Office Commerical 0-44 du/acre	+78
		2	Office Commercial 0-54 du/acre	+130

 - CPU Ad-hoc Subcommittee and Proposed Plan option.

**Genesee Plaza/Balboa Mesa Commercial Center**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
6	A	Current Plan	Community Center - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-29 du/acre	+810
		2	Community Commercial 0-44 du/acre	+1235
		3	Community Commerical 0-54 du/acre	+1,516
6	B	Current Plan	Commuity Center - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commerical 0-29du/acre	+121
		2	Community Commerical 0-44 du/acre	+199
		3	Community Commercial 0-54 du/acre	+307
		4	Community Commercial 0-73 du/acre	+377
6	C1	Current Plan	Community Center - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-29 du/acre	+52
		2	Community Commercial 0-44 du/acre	+79
		3	Community Commerical 0-54 du/acre	+97
		4	Community Commercial 0-73 du/acre	+132
6	C2	Current Plan	Community Center - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-29 du/acre	+138
		2	Community Commercial 0-44 du/acre	+209
		3	Community Commerical 0-54 du/acre	+256
		4	Community Commercial 0-73 du/acre	+347
6	D	4	Community Center - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-29 du/acre	+343
		2	Community Commerical 0-44 du/acre	+520
		3	Community Commercial 0-54 du/acre	+645


 - CPU Ad-hoc Subcommittee and Proposed Plan option.

Claremont Community Plan Update  
**Land Use Options Tables**

ATTACHMENT 8


**Morena Boulevard south of Claremont Drive**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
7	A	Current Plan	General Commerical 0-29 du/acre	<b>154</b>
		1	Community Commercial 0-44 du/acre	+80
		2	Community Commercial 0-54 du/acre	+133
		3	Community Commerical 0-73 du/acre	+234
7	B	Current Plan	General Commerical 0-29 du/acre	<b>122</b>
		1	Community Commerical 0-44 du/acre	+94
		2	Community Commerical 0-54 du/acre	+144
7	C	Current Plan	General Commerical 0-29 du/acre	<b>16</b>
		1	Community Commercial 0-44 du/acre	+126
		2	Community Commercial 0-54 du/acre	+159
7	D	Current Plan	General Commerical 0-29 du/acre	<b>109</b>
		1	Community Commercial 0-44 du/acre	+84
		2	Residential Medium 15-29 du/acre	+18
		3	Residential Medium 15-36 du/acre	+49
7	E	Current Plan	Residential Low 5-9 du/acre	<b>10</b>
		1	Residential Low-Medium 10-14 du/acre	+13
		2	Residential Medium 15-20 du/acre	+22
		3	Residential Medium 15-29 du/acre	+55

 - CPU Ad-hoc Subcommittee and Proposed Plan option.


**Morena Bouelvard/Tecolote Road**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
8	A	Current Plan	General Commerical 0-29 du/acre	<b>46</b>
		1	Community Commercial 0-44 du/acre	+21
		2	Community Commercial 0-54 du/acre	+36
		3	Community Commerical 0-73 du/acre	+68
8	B	Current Plan	General Commerical 0-29 du/acre	<b>55</b>
		1	Community Commerical 0-44 du/acre	+50
		2	Community Commercial 0-54 du/acre	+75
8	C	Current Plan	General Commerical 0-29 du/acre	<b>205</b>
		1	Community Commercial 0-44 du/acre	+67
		2	Community Commerical 0-54 du/acre	+131
		3	Community Commerical 0-73 du/acre	+251
8	D	Current Plan	Light Industrial - RESIDENTIAL PROHIBITED	<b>0</b>
		1	Community Commercial 0-44 du/acre	+186
		2	Community Commercial 0-54 du/acre	+229
		3	Community Commerical 0-73 du/acre	+310
8	E	Current Plan	Mobile Home Park	<b>94</b>
		1	Residential Medium 15-29 du/acre	+48
		2	Residential Medium 15-36 du/acre	+82
		3	Residential Medium-High 30-44 du/acre	+122

 - CPU Ad-hoc Subcommittee and Proposed Plan option.


**San Diego Tennis Center site**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
8	F	Current Plan	Low Residential 5-10 du/acre	<b>100</b>
		1	Residential Medium 15-29 du/acre	+290
		2	Residential Medium-High 30-44 du/acre	+440

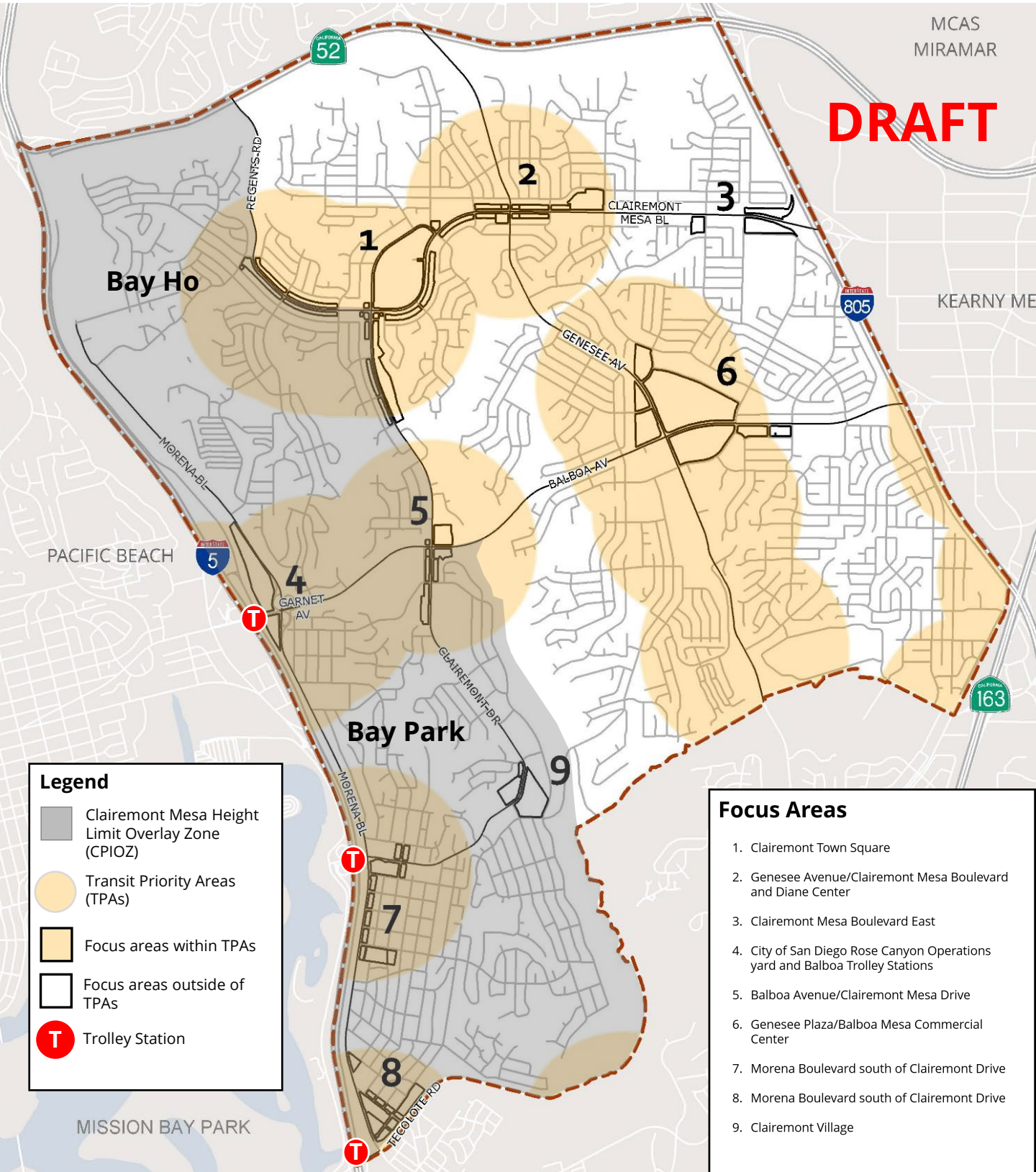
 - Subsequently recommended for addition to the proposed plan by the Claremont Community Planning Group.

**Claremont Village**

Focus Area	Subarea	Option	Land Use	Potential Dwelling Units above Adopted Plan
9	A	Current Plan	Community Center 0-29 du/acre	<b>222</b>
		1	Community Commercial 0-44 du/acre	+115
		2	Community Commercial 0-54 du/acre	+192
		3	Community Commerical 0-73 du/acre	+338
9	B	Current Plan	Community Center 0-29 du/acre	<b>44</b>
		1	Community Commercial 0-44 du/acre	+97
		2	Community Commercial 0-54 du/acre	+162
		3	Community Commerical 0-73 du/acre	+286

 - CPU Ad-hoc Subcommittee and Proposed Plan option.

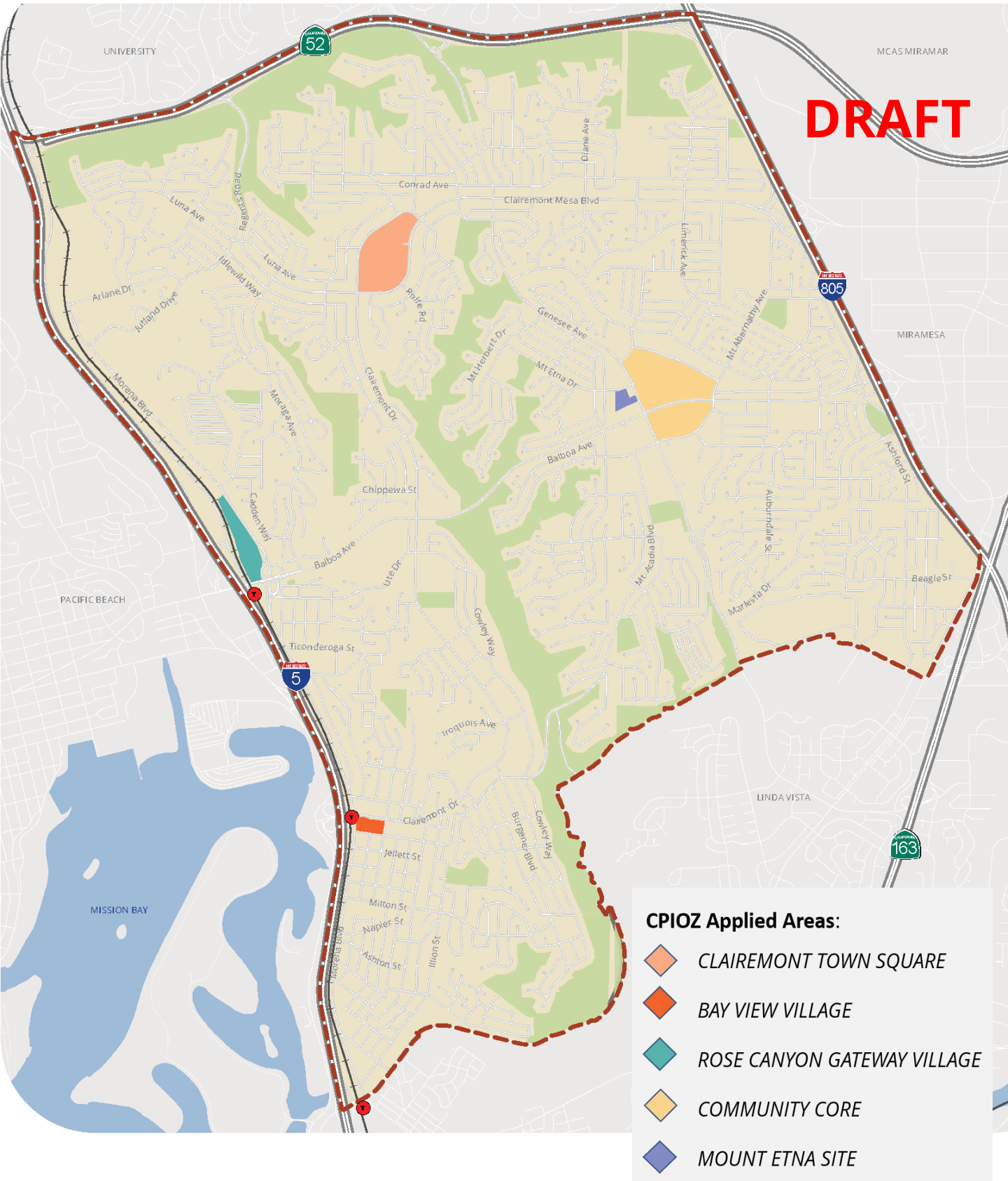
# Proposed Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) Amendment





# Proposed Community Plan Implementation Overlay Zone (CPIOZ- Type A) Amendment

**DRAFT**



# Clairemont Community Plan Update

## Proposed Zoning

ATTACHMENT 11

**DRAFT**

### Proposed Zoning

- CC-1-3
- CC-3-4
- CC-3-6
- CC-3-7
- CC-4-2
- CN-1-2
- CN-1-3
- CN-1-4
- CO-1-2
- CO-3-1
- EMX-1
- IL-3-1
- IP-2-1
- OP-1-1
- OP-2-1
- RM-1-1
- RM-1-3
- RM-2-5
- RM-3-7
- RM-3-9
- RM-4-10
- RMX-1
- RS-1-1
- RS-1-2
- RS-1-3
- RS-1-4
- RS-1-7



0 0.1 0.2 0.4 Miles



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# DRAFT

Proposal Summary for Clairemont Community Plan Update  
Inclusion of San Diego Tennis and Racquet Club Property with CPIOZ and SDR conditions to be  
adopted within Clairemont Community Plan Update

**Applicant:**

San Diego Tennis and Racquet Club/Douglas Allred Company and Tom Sheng 76 Enterprises, LP.

**Subject Site:**

4848 Tecolote Road, San Diego, Ca. Located in Transit Priority Area (TPA), near Tecolote Station. (Exhibit attached) Currently an operating private tennis and fitness club with no immediate plans for redevelopment, however, proposal is for long term planning within the scope of Clairemont Community Plan Update.

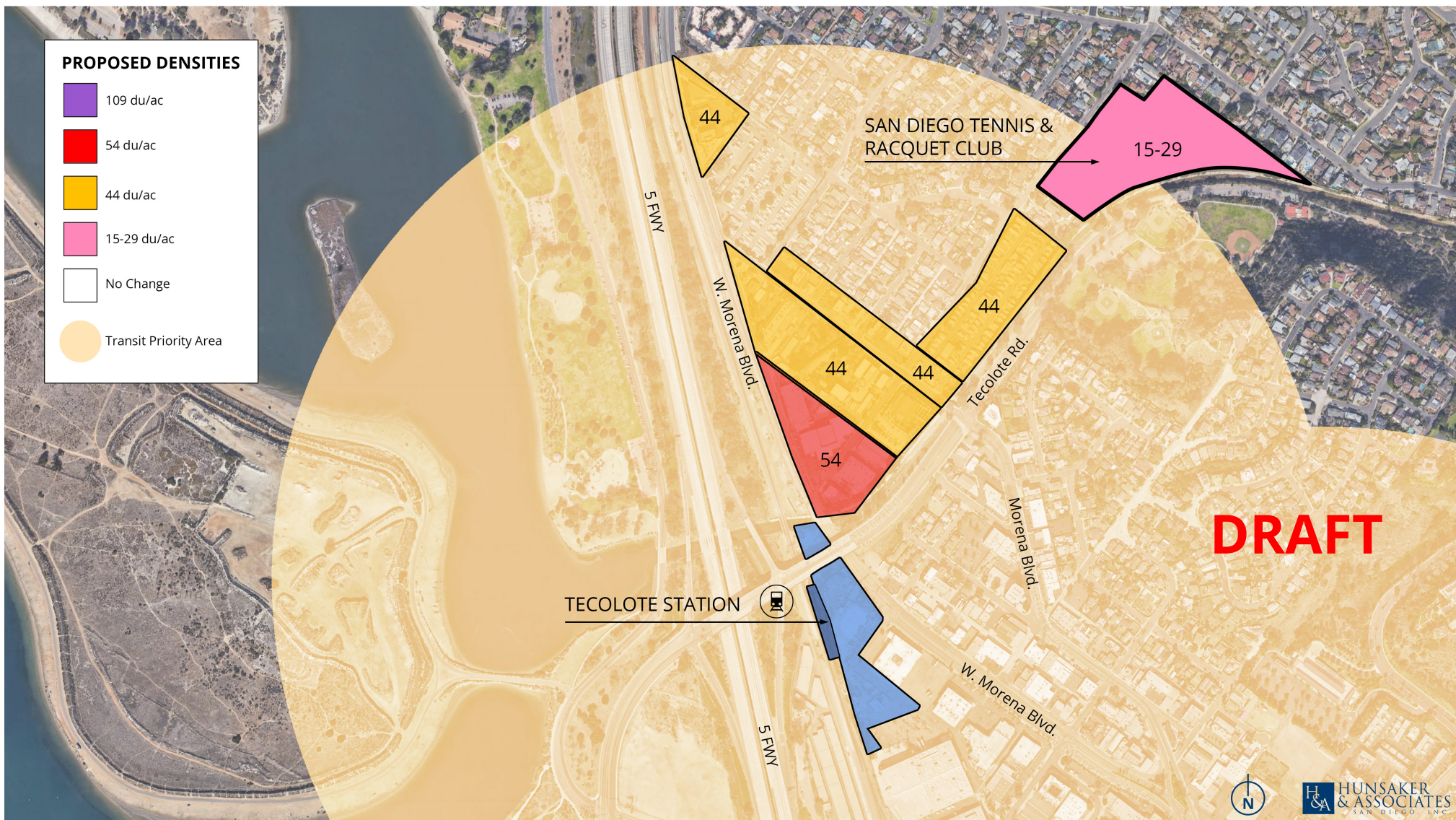
**Clairemont Community Planning Group Area:**

After numerous public meetings and workshops, **CCPG voted to approve the proposed change in land use designation (5-4)** for this site from 5-9 du/ac to 15-29 du/ac, along with additional conditions outlined in the attached proposed Community Plan Implementation Overlay Zone (CPIOZ) language, which is to be included in the Clairemont Community Plan Update. (CPU)

- Linda Vista Planning Group has voted approval with comments for the CPU as well.
- Addition of up to 200 for rent apartment units in TPA.

**CPIOZ Summary:**

- Change in land use designation from 5-9 du/ac to 15-29 du/ac.
- Maximum of 200 units: site is triangular, with various easements which limits density to approximately 200 units.
- 2 and 3 story units
- Pre-determined setbacks and building heights. (Exhibit attached)
- Plant and maintain street trees
- Vehicular ingress and egress main access off Tecolote Road with emergency access off Knoxville, subject to traffic study and fire department review and approval.
- Parking on site to meet or exceed City standards for multifamily.
- Bike lane connection at existing bridge, which may require widening subject to traffic and fire department review and approval





# DRAFT

June 15, 2021

## San Diego Tennis and Racquet Club

Proposed CPIOZ and SDR conditions in the event of future development at the San Diego Tennis and Racquet Club Site.

### Introduction

The Community Plan Implementation Overlay Zone (CPIOZ) Type A is applied to the San Diego Tennis and Racquet Club property located at 4848 Tecolote Road, San Diego, to provide supplemental development regulations (SDR) that are tailored to implement the vision and policies of this Community Plan. Where there is a conflict between a CPIOZ Special Development Regulation and the development regulation of the applicable base zone, the CPIOZ SDR applies.

### Purpose

The intent of this CPIOZ is to provide development standards that ensure that:

- The character of existing streetscape and setbacks along Knoxville Street is maintained.
- That proposed new development is sited in such a way that both horizontal and vertical elements within the edge conditions of the site are compatible with the existing neighboring properties.
- That tallest proposed structures are reasonably set back from the existing neighbors and are located in the interior of the project site, per the setback and building envelope exhibit, dated June 9, 2021 below.

### Development Standards

The following development standards shall apply to the subject site:

- The residential density applicable to The San Diego Tennis and Racquet Club CPIOZ shall be 15-29 du/ac.
- The total number of dwelling units shall not exceed 200.
- Plant and maintain street trees along public street frontages as determined feasible and agreed upon by the City Engineer.
- Observe articulated minimum front yard setback of 15' along Knoxville Street.
- Provide at least a 20' landscaped setback buffer adjacent to the rear yard fence line of existing residences along Gardena Avenue, 15' along the side yards of existing homes on Knoxville Street, 15' along the western edge of the property adjacent to the existing pedestrian/bike path and 15' along the southern edge at Tecolote Creek Channel. However, landscaped setback buffer along the southern edge of the site along Tecolote Creek may narrow to a minimum of 5' for no more than 10% of the Tecolote Creek Frontage to accommodate parking or private street improvements.
- Allow a maximum of two and three-story structures.

- Structures fronting on Knoxville shall be a maximum of two-story height and provide front door entrances and related walkways oriented towards Knoxville Street, with parking located behind those structures.
- Structures directly adjacent to existing homes on Gardena Avenue shall be a maximum of two-story height and shall be oriented with new structure's back yards to existing Gardena Avenue homes' back yards.
- Primary vehicular access for ingress/egress to the site shall be off Tecolote Road, and any secondary access required off of Knoxville Street shall be aligned at Littlefield Street, for emergency and fire access only, subject to Fire and City of San Diego approval.
- Existing Bridge access at Tecolote Road shall be widened and modified as required by City of San Diego and Fire Department.
- On-site parking shall meet or exceed City of San Diego requirements for multi-family apartment communities with a mix of garage and surface spaces. This site shall be exempt from, not apply for, nor utilize TPA parking standards or benefits that would reduce City of San Diego parking requirements for multi-family apartment communities.
- Three-story structures shall be a maximum of 30' from finished grade plus an additional allowance of up to 9' for roof line architectural articulation, and two-story structures shall be a maximum of 25' from finished grade plus an additional allowance of up to 3' for roof line architectural articulation.
- Development may include project resident amenities including but not limited to; tot lot, community garden, pet relief/play areas, swimming pool and spa with ancillary club house.
- Existing pedestrian and bike access along western edge of site shall remain within existing easement and shall connect via existing bridge with proposed linear park pedestrian and bike paths along Tecolote Creek at the northern edge of Tecolote Road.
- Encourage cooperation with City of San Diego, Tecolote Canyon Natural Park Master Plan and Natural Resource Management Plan to explore covering or capping all or a portion of the Tecolote Creek Channel to create additional public land.

## **Implementation**

As stated in the CPIOZ Municipal Code regulations, any development permit application within the boundaries of CPIOZ - Type A where the proposed development complies with the supplemental development regulations, as stated above, shall be processed ministerially. Any development permit application within the boundaries of CPIOZ - Type A that does not comply with the supplemental development regulations in this section requires a Process Three Site Development Permit. Interior building improvements that do not involve a change of use or provide additional floor area or improvements that do not require a construction permit are not subject to CPIOZ, and exceptions to CPIOZ may be granted for proposed development that is minor, temporary, or incidental and is consistent with the intent of CPIOZ.

**\*This draft has been modified per the direction of Clairemont Community Planning Group Project Review Subcommittee, and is subject to approval by Clairemont Community Planning Group, City of San Diego, Applicants and each party's respective legal counsel.**

**This draft and any related conceptual/illustrative exhibits shall be non-binding until mutually agreed upon, included within the CPU as appropriate and adopted by the City of San Diego.**



