

## WORKING DRAFT OUTLINE

### PLAN INTRODUCTION

*[This working outline is meant to help frame the discussion on the Introduction and will be revised based on input during the community plan update process.]*

#### **INTRODUCTION**

Clairemont is a post-World War II suburban community characterized by single-family neighborhoods established in the 1950's and 1960's along the rim of Tecolote Canyon, Stevenson Canyon, San Clemente Canyon, and hillside areas; and conveniently served by neighborhood and community commercial centers along its major transportation corridors.

#### **1.1 HISTORICAL CONTEXT**

*Include summary from historic context statement*

*Include general neighborhoods map*

#### VISION (BOX)

The development of a strong public realm and unique neighborhoods and villages connected through a multi-modal network of streets and trails to Mission Bay, parks, and canyons within the community that enhance community character and livability. To achieve this vision, the following Guiding Principles provide the framework for more detailed Plan policies:

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

Figure 1-1: Regional Location Map

## **1.2 SETTING**

*Include physical setting of the community*

*Describe proximity to Downtown*

*Describe development and circulation pattern*

## **1.3 PRIOR COMMUNITY PLANS**

The first Clairemont Community Plan was adopted in 1970.

## **1.4 PURPOSE**

The Community Plan serves several purposes:

- Establishes a vision with policies to guide the future growth and development within Clairemont, consistent with the General Plan;
- Provides strategies and implementing actions to accomplish the vision;
- Provides guidance to design and evaluate development proposals and improvements projects;
- Provides the basis for plan implementation including zoning, development regulations, and an Impact Fee Study (IFS).

## **1.5 LEGISLATIVE FRAMEWORK**

### RELATIONSHIP TO THE GENERAL PLAN

The General Plan provides a policy framework for how the City of San Diego will grow and develop. The Clairemont Community Plan further expresses General Plan policies in the context of Clairemont with policies that complement the citywide goals and policies and address community needs. All applicable General Plan policies may be cited in conjunction with the Community Plan policies in the course of design or review of development proposals. The Community Plan is consistent with the General Plan, and the two documents work together to establish the framework for growth and development in Clairemont. Periodic comprehensive reviews of the General Plan may result in changes that affect the Clairemont Community Plan policies in order to maintain General Plan consistency.

## RELATIONSHIP TO THE MUNICIPAL CODE

The San Diego Municipal Code implements the Community Plan policies through zoning, development regulations, and other controls pertaining to land use density and intensity, building massing, landscape, streetscape, and other development characteristics. Generally, with the exception of projects on property owned by other government agencies, development within Clairemont is subject to the Municipal Code.

## RELATIONSHIP TO THE CLIMATE ACTION PLAN

The Climate Action Plan (CAP) is intended to ensure the City of San Diego achieves Greenhouse Gas (GHG) reductions through local action. The CAP identifies five primary strategies implemented by a number of targets and actions, which together will meet GHG reduction target for 2020, as well as an interim target set for 2035 that is on the trajectory to the 2050 statewide goal established in former Governor Arnold Schwarzenegger's Executive Order S-3-05. One of the five primary strategies identified in the CAP is to implement bicycling, walking, transit and land use strategies that promote increased capacity for transit-supportive residential and employment densities and provide more walking and biking opportunities in these areas. The Clairemont Community Plan provides capacity for development of residential and employment uses in proximity to transit, and takes a multi-modal approach to improving circulation and access through and within the community. These mobility policies and recommendations in the community plan build from the General Plan's Mobility Element and propose a mobility strategy that improves access to transit through better pedestrian and bicycle infrastructure that complement the increased residential capacity of the community. The Community Plan enhances the community's character and access to its many attractions by improving pedestrian and bicycle connections between Mission Bay, commercial centers, canyons, and residential neighborhoods. Other recommendations include improvements to streetscapes and the urban forest and identifying opportunities for pocket parks, plazas, and other public space to create a more friendly and active urban environment. Policies related to CAP

strategies can be found in the Land Use, Villages and Districts Element, Mobility Element, Urban Design Element and Conservation Element.

#### ENVIRONMENTAL REVIEW

The Program Environmental Impact Report (PEIR) for the Clairemont Community Plan provides a programmatic assessment of potential impacts that could occur with the implementation of the Community Plan, in accordance with the California Environmental Quality Act (CEQA). Projects consistent with the Community Plan and PEIR may not require further environmental review.

#### PLAN ORGANIZATION

The Community Plan is organized into nine Community Plan Elements and includes introduction and implementation chapters. Each element contains an introduction section that describes its contents and relationship to the Community Plan as a whole. Many of the elements are divided into sections that discuss specific topics. Each element contains one or more goals that express a broad intent. Most of the elements also contain policies that reflect specific direction, practice, guidance, or directives that may need to be developed further and/ or carried out through implementing plans by the City or another governmental agency.

#### HOW TO USE THIS DOCUMENT

The Clairemont Community Plan provides a long-range physical development guide for elected officials, property owners, and citizens. The plan contains specific goals and policies to provide direction on what types of future uses and public improvements should be developed in the Clairemont community. When designing development and/or infrastructure projects or researching what uses are appropriate for a site, this community plan, the applicable zoning regulations found in the City's Land Development Code, and the Clairemont Impact Fee Study (IFS) should be consulted to ensure that all relevant policies, regulations, and planned infrastructure improvements are taken into consideration.