

City Planning Department

Clairemont Community Plan Update

Clairemont Community Planning Group

Project Review Subcommittee

August 4, 2025



1. CPU History

2. Second Draft Background and Key Feedback

3. Land Use, Urban Design, & Economic Prosperity

4. Mobility

5. Recreation

6. Implementation

7. Next Steps & Feedback Opportunities

8. Questions

CPU Project History

2016

- CPU launched in late 2016

2017

- Community Engagement began
- Planning Commission Workshop #1

2018

- Existing Conditions Atlas published

2019

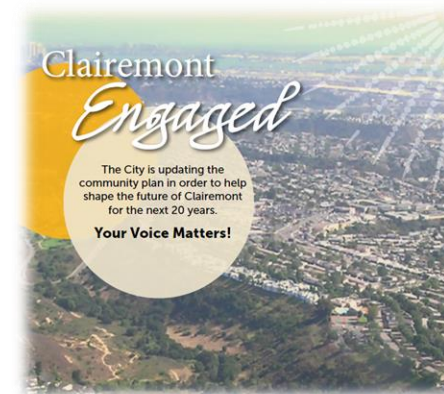
- Planning Commission Workshop #2

2020

- Community Discussion Draft Published

2021

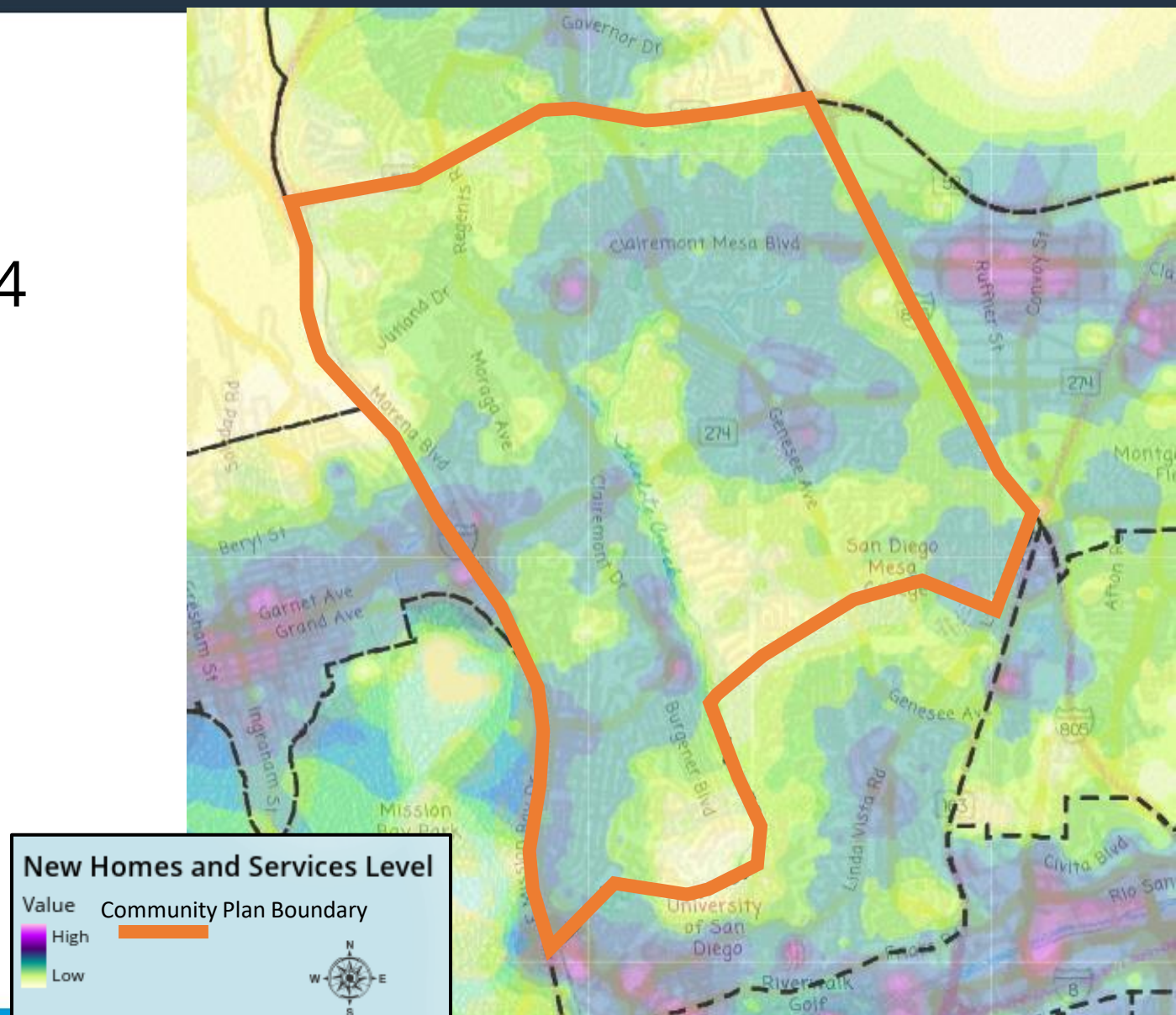
- First Draft Published
- Planning Commission Workshop #3



3 Plan Review Meetings with the CPG
32 Subcommittee Meetings
2 Online Engagement Activities
In-person workshop

Background

- Blueprint SD adopted in 2024
- Increased densities to align with Blueprint SD and Planning Commission feedback
- Shows higher propensity areas align with identified villages



Feedback Themes Heard from First Draft

- Planning Commission recommended looking at increased density
- Overall support for land use pattern, not density
- Support Mobility Concepts
- Support for targeted height overlay increase
- Increase areas that apply additional development regulations
- Concerns for fire risk and protection of open space/ canyons

Second Draft Overview

Contains 11 Chapter:

- Introduction, Land Use, Mobility, Urban Design, **Economic Prosperity**, Recreation, Open Space & Conservation, Public Facilities, Services & Safety, Historic Preservation, Noise, **Implementation**
- Updated tables and figures
- Updated text
- New appendices (Green Street Typologies, Street Tree Plan & Selection Guide, Park and Rec. Inventory)

Maintains Guiding Principles

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

Clairemont
community plan

SECOND DRAFT
SUMMER 2025





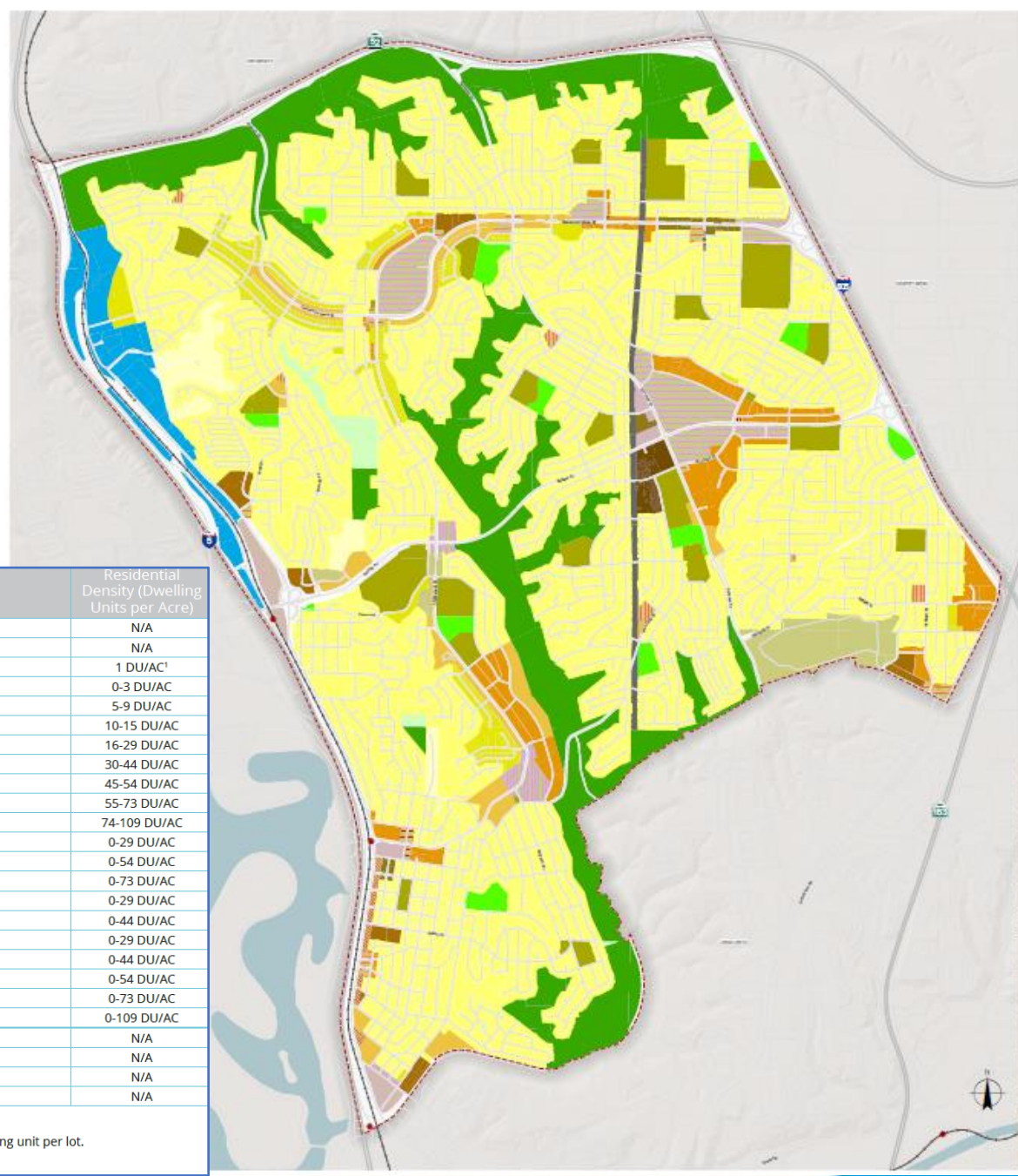
Land Use

Land Use

- Focus areas remain in Village sites
- 11,000 new homes (previous draft ~5,000)
- Continued Capacity for Retail and Commercial
- Additional 50+ Acres Dedicated Open Space to MHPA

General Plan Land Use Category		Residential Density (Dwelling Units per Acre)
Park, Open Space, and Recreation	Parks	N/A
	Resource-Based Parks	N/A
	Open Space	1 DU/AC ¹
Residential	Residential Very Low 3	0-3 DU/AC
	Residential Low 2	5-9 DU/AC
	Residential Low 3	10-15 DU/AC
	Residential Low 4	16-29 DU/AC
	Residential Medium 1	30-44 DU/AC
	Residential Medium 2	45-54 DU/AC
	Residential Medium 3	55-73 DU/AC
	Residential Medium 4	74-109 DU/AC
Commercial, Employment, Retail, and Services	Community Commercial	0-29 DU/AC
	Community Commercial	0-54 DU/AC
	Community Commercial	0-73 DU/AC
	Neighborhood Commercial	0-29 DU/AC
	Neighborhood Commercial	0-44 DU/AC
	Office Commercial	0-29 DU/AC
Multiple Use	Community Village	0-44 DU/AC
	Community Village	0-54 DU/AC
	Community Village	0-73 DU/AC
	Community Village	0-109 DU/AC
Industrial Employment	Industrial Park	N/A
Institutional & Public and Semi-Public Facilities	Institutional	N/A
	College	N/A
	150-Foot SDG&E Easement	N/A

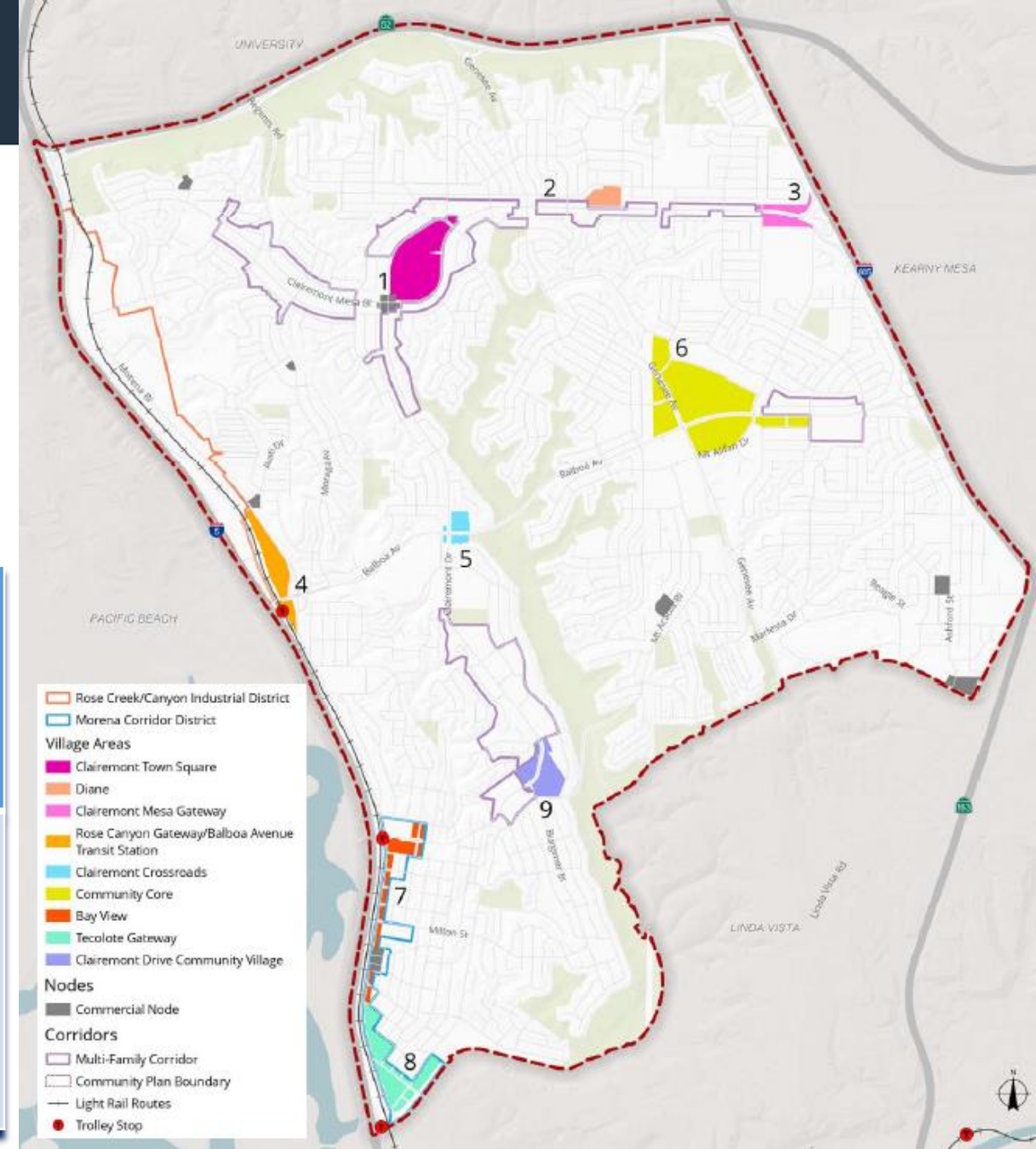
¹ Residential density in privately-owned designated open space areas is 1 dwelling unit per lot.
² The maximum residential density is 27 dwelling units per acre.



Villages, Corridors and Nodes

- Villages and corridors remain growth opportunity areas

	Home Buildout of 1989 Plan (Adopted)	Home Buildout of Proposed Plan	Difference: <i>Adopted Plan</i> and <i>Proposed Plan</i>
Homes (apprx.)	39,000	50,000	+11,000

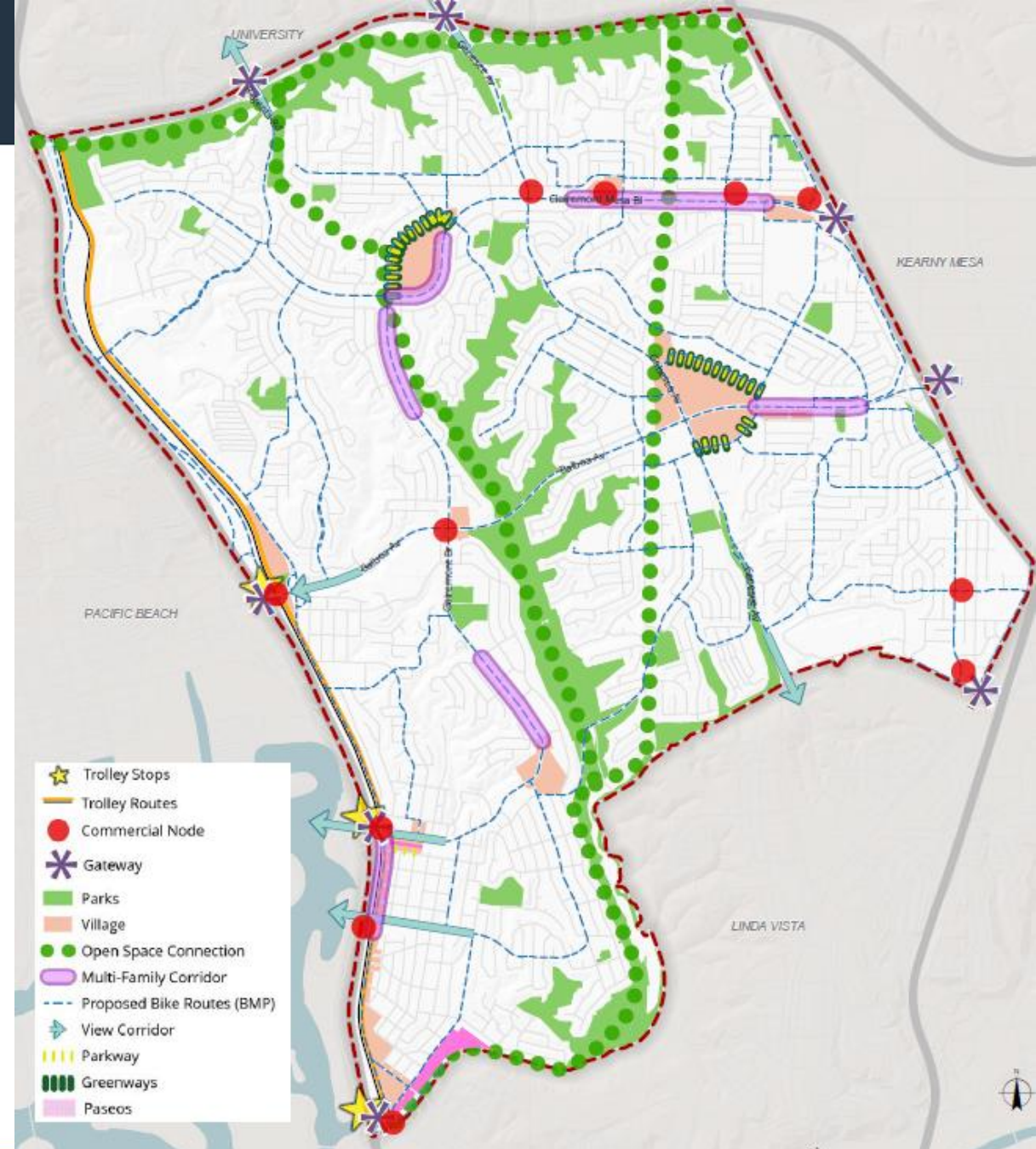




Urban Design

Urban Design Vision Framework

- Aligns with land use
- Reflects implementation opportunities (Greenways, Parkways, and Paseos)
- Emphasizes:
 - Sustainable design
 - Safe and direct pedestrian and bicycle network
 - Visual quality through public views
 - “Urban Greening”

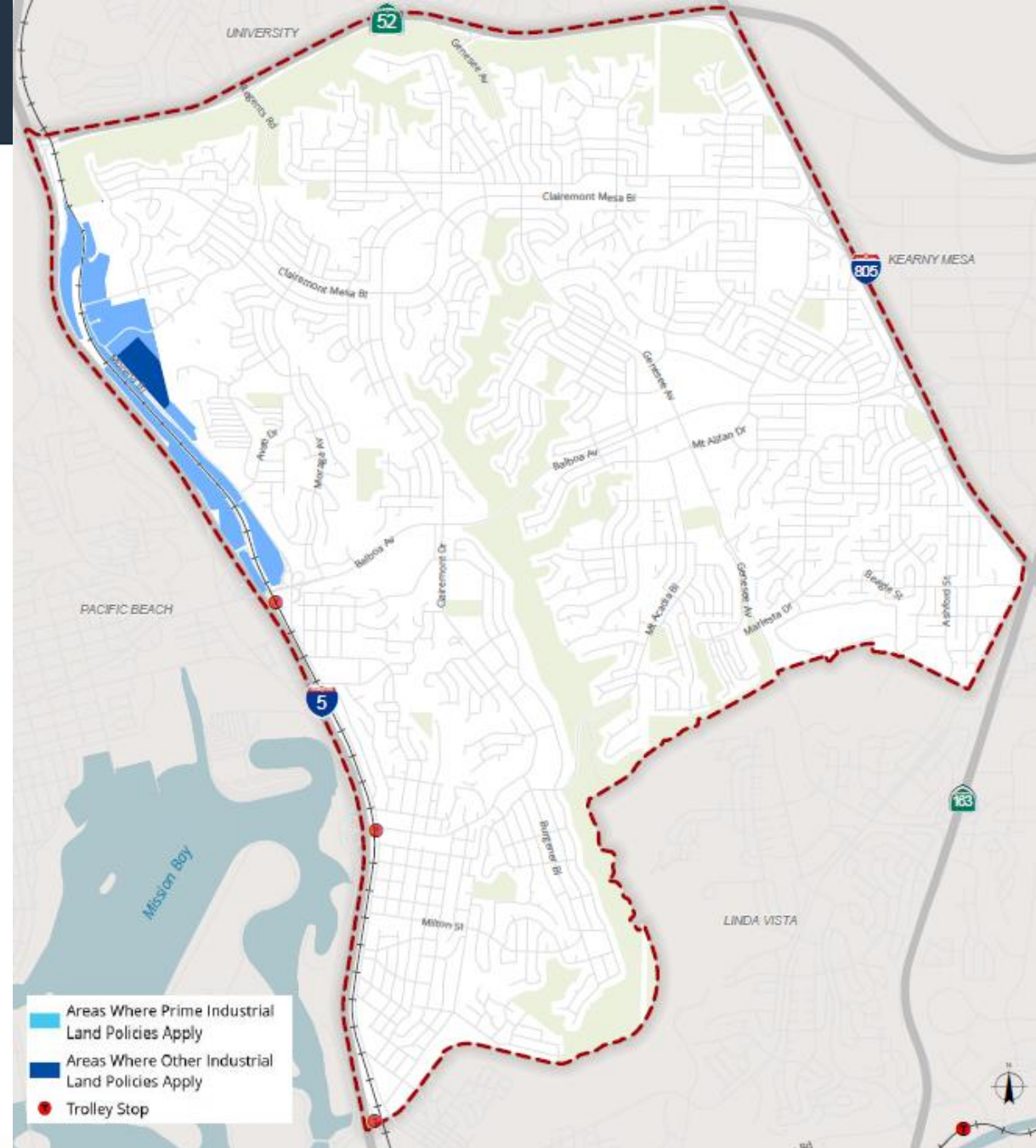




Economic Prosperity

Economic Prosperity

- New Element
- Goals relocated from Land Use Element
- Policies relocated from the Land Use Element
- Highlights Rose Creek/Canyon industrial corridor





Mobility

Complete Streets

- Integrate transportation options
- Support safe mobility



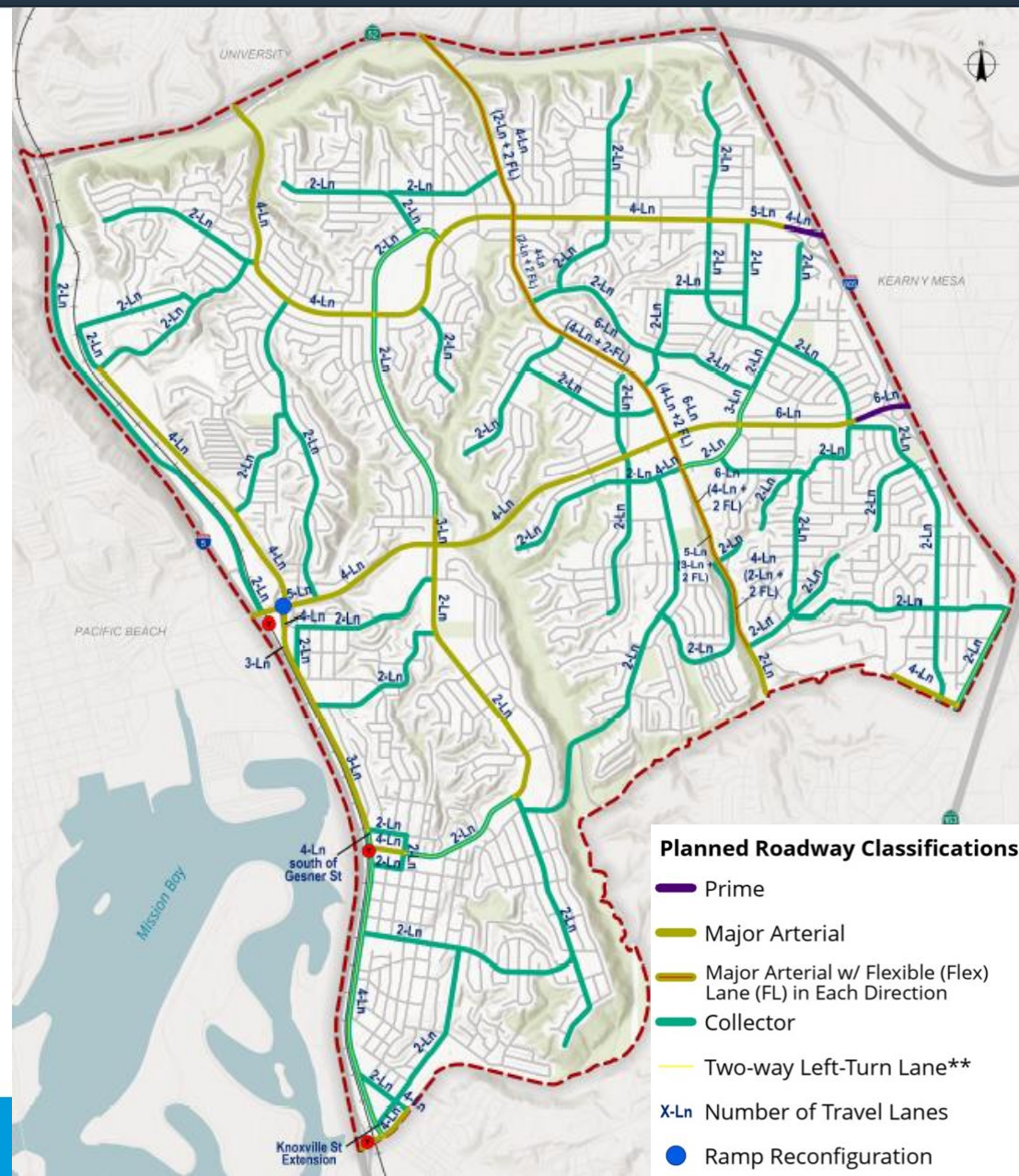
Multimodal Circulation



Knoxville Street Extension

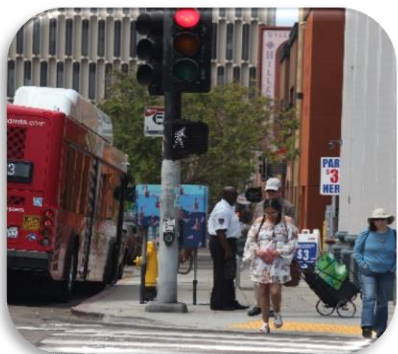


Balboa/Morena Ramp Reconfiguration



Pedestrian Routes

- Create Corridors & Districts
- Provide treatments & amenities



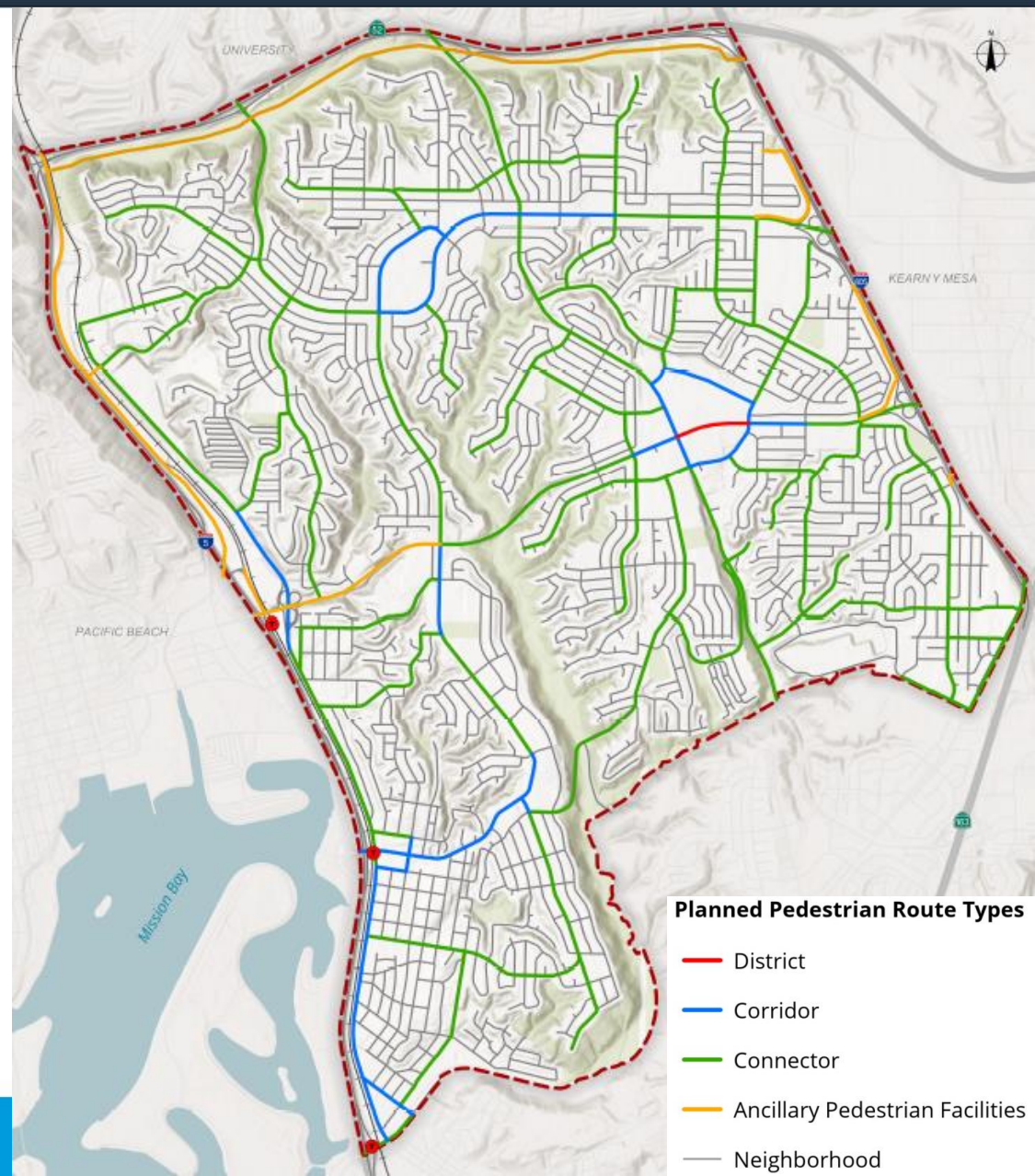
Lead Pedestrian Intervals



Multi-Use Paths



Treatments that Increase Visibility



Bike Network

- Separate bikes from vehicles
- Provide quality connections



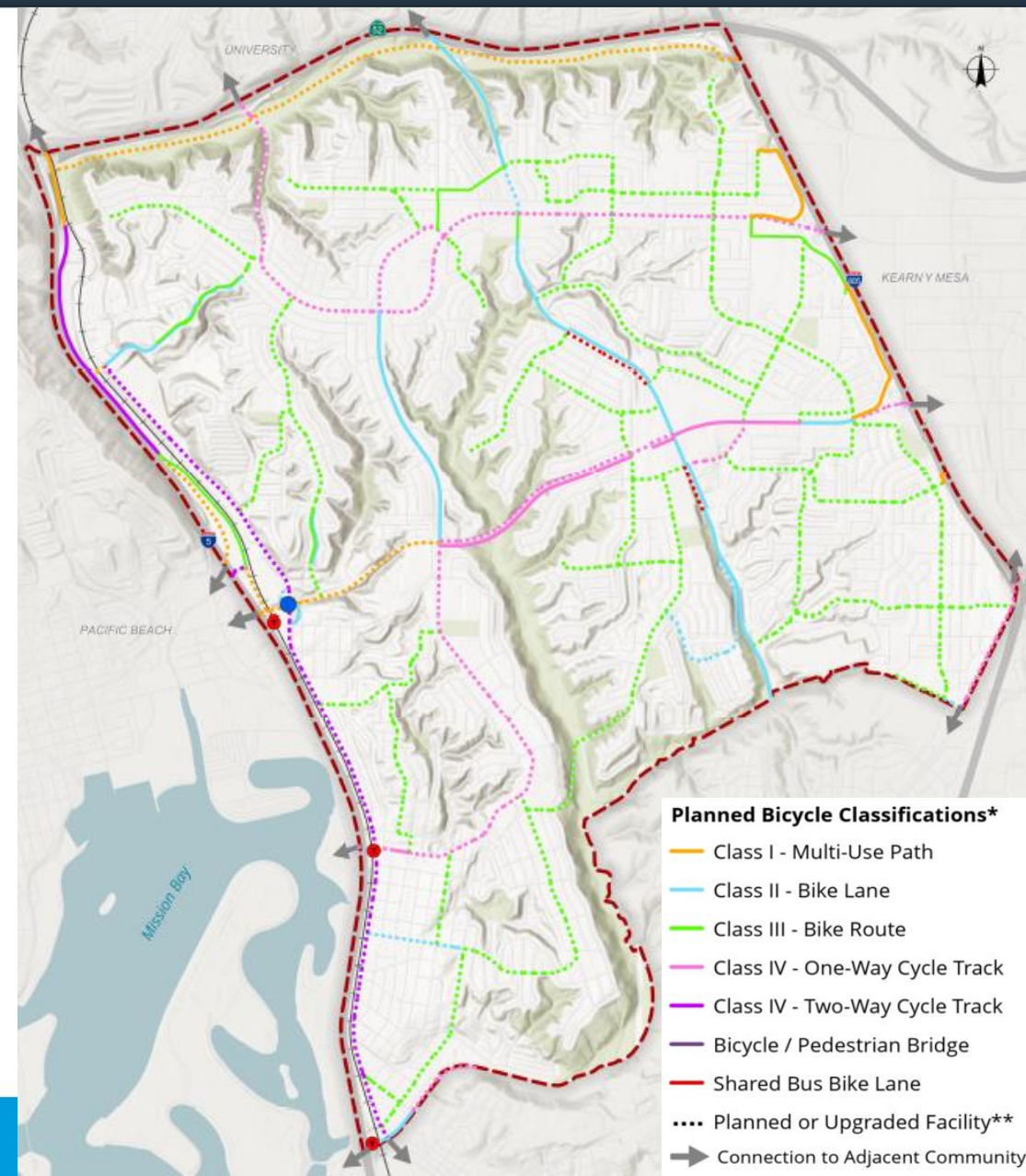
Morena Corridor
Cycle Tracks



Bicycle Signal
Phasing



Community
Connections



Transit Investments

- Support regional transit
- Install transit priority measures



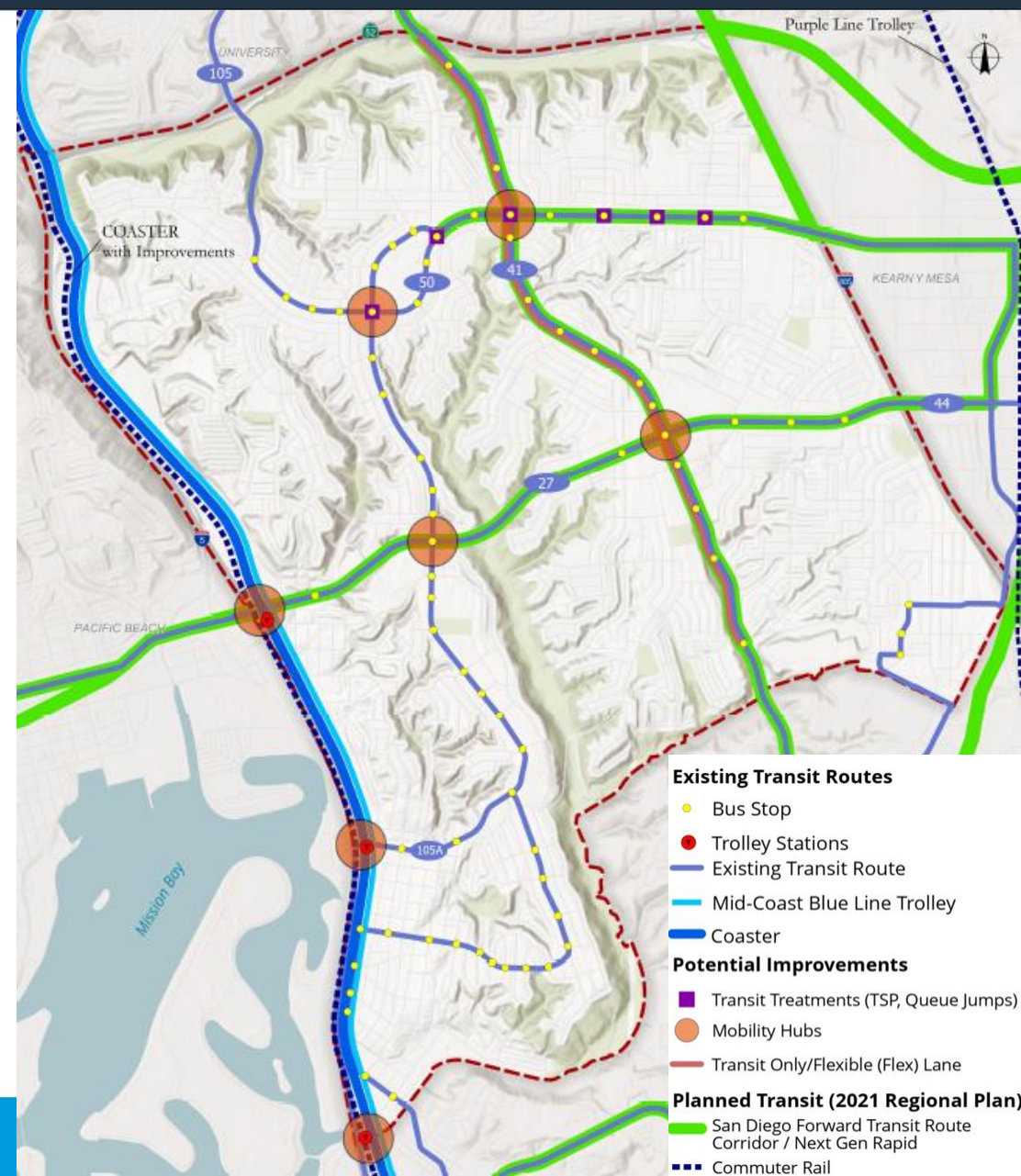
Mobility Hubs



Land Use & Transit Coordination



Genesee Corridor Flex Lanes





Recreation

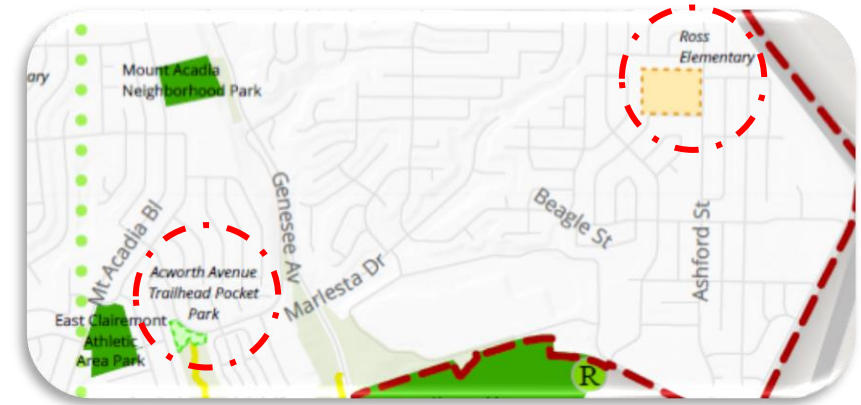
Recreation

- 12 new parks
- 22 Improved parks
- 3 new recreation centers
- 1 new aquatic complex
- Enhanced open space access



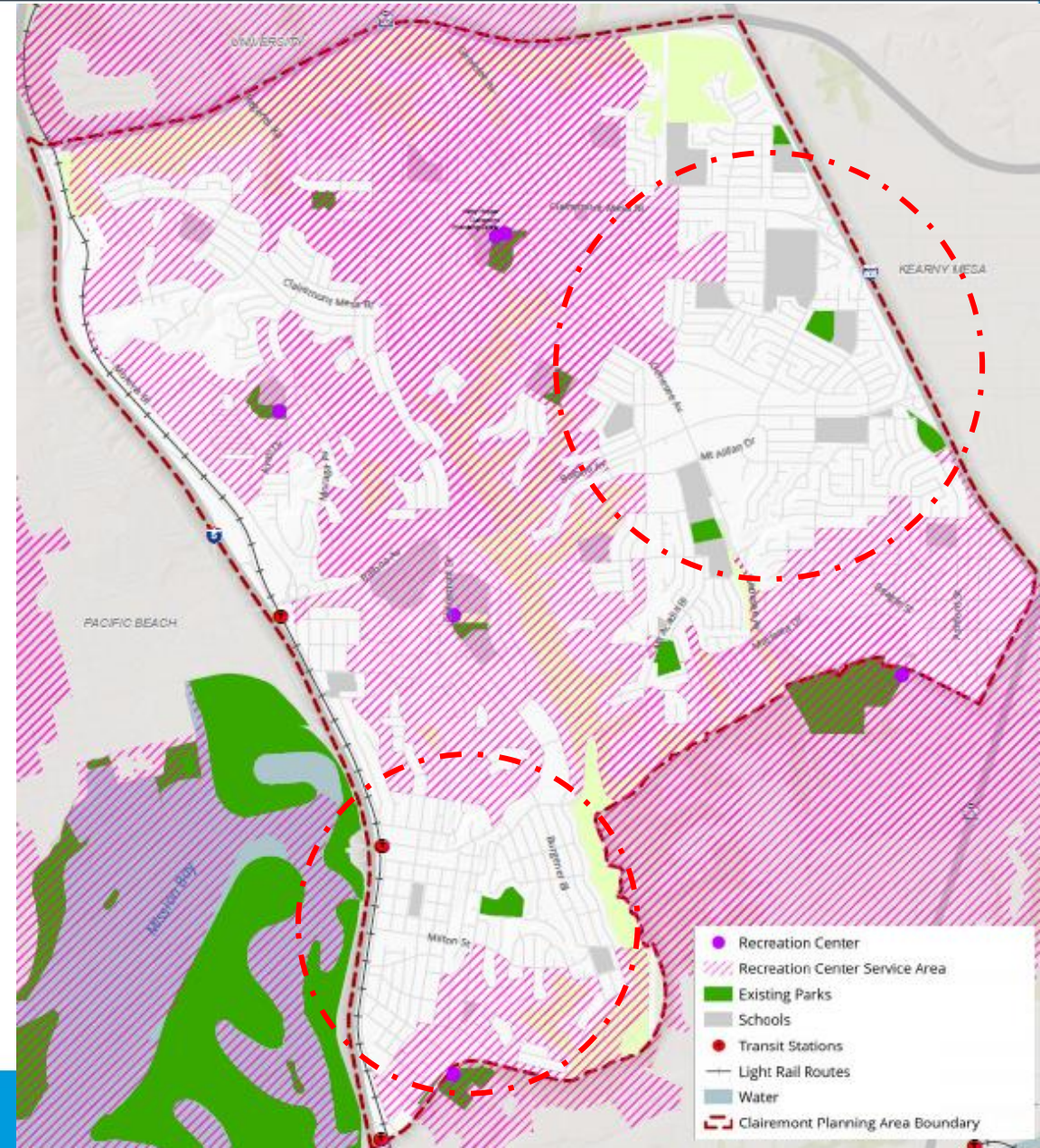
Planned Parks

- Coral Rose Neighborhood Park
- Acworth Ave Trailhead Pocket Park
- Ross Elementary Joint Use Facility
- Upgrades and expansion to existing parks



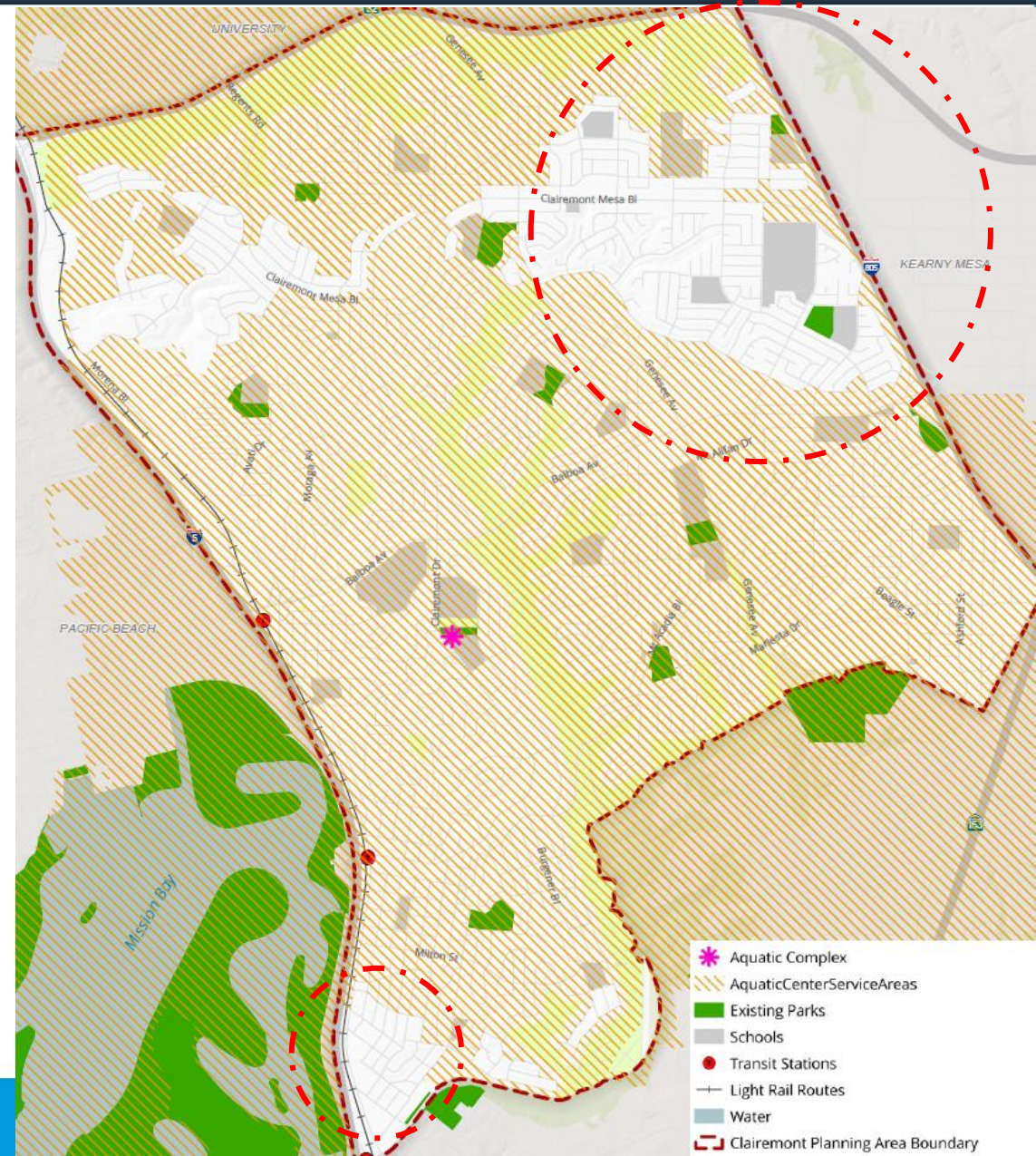
Planned Recreation Centers

- Olive Grove Rec Center
- Mt. Abernathy Rec Center
- South Morena Rec Center
- Additional SF added to existing Rec Centers



Planned Aquatic Complexes

- South Morena Aquatic Complex
- Hickman Field Aquatic Complex (Kearney Mesa – Adjacent CPA)

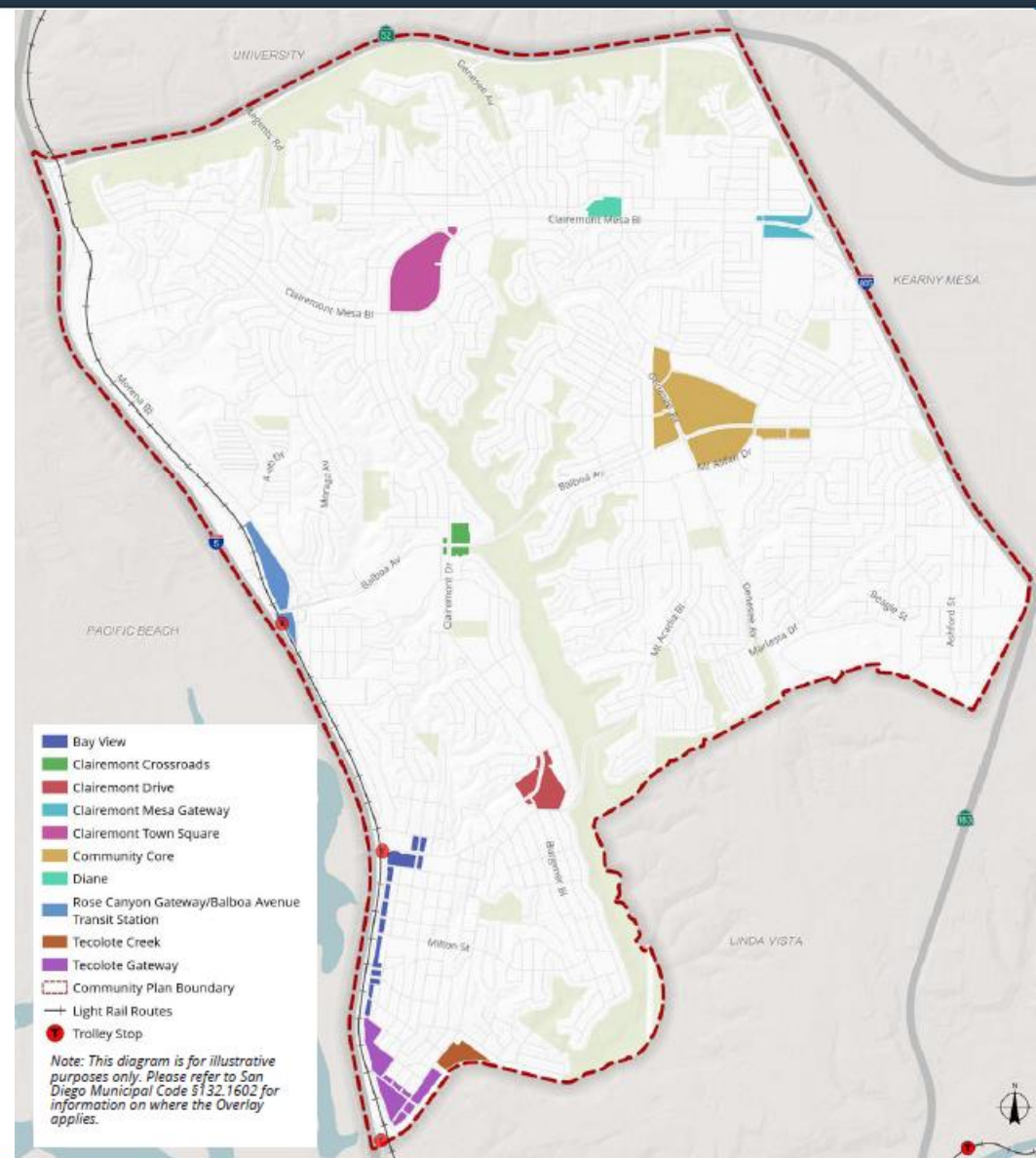




Implementing the Plan

Supplemental Development Regulations

- Citywide Public Space Requirements apply to village areas where density is increasing
 - Can provide: Greenway, Parkway, Paseo, Plaza, Urban Green, Podium
 - Applies to development equal to or greater than 10,000 sq.ft.
- Exempt where development is smaller than 10,000 sq.ft., or a recognized City Park
- In-lieu fee option for up to 25% of public space to allow flexibility through design process



Implementing the Plan

Supplemental Development Regulations

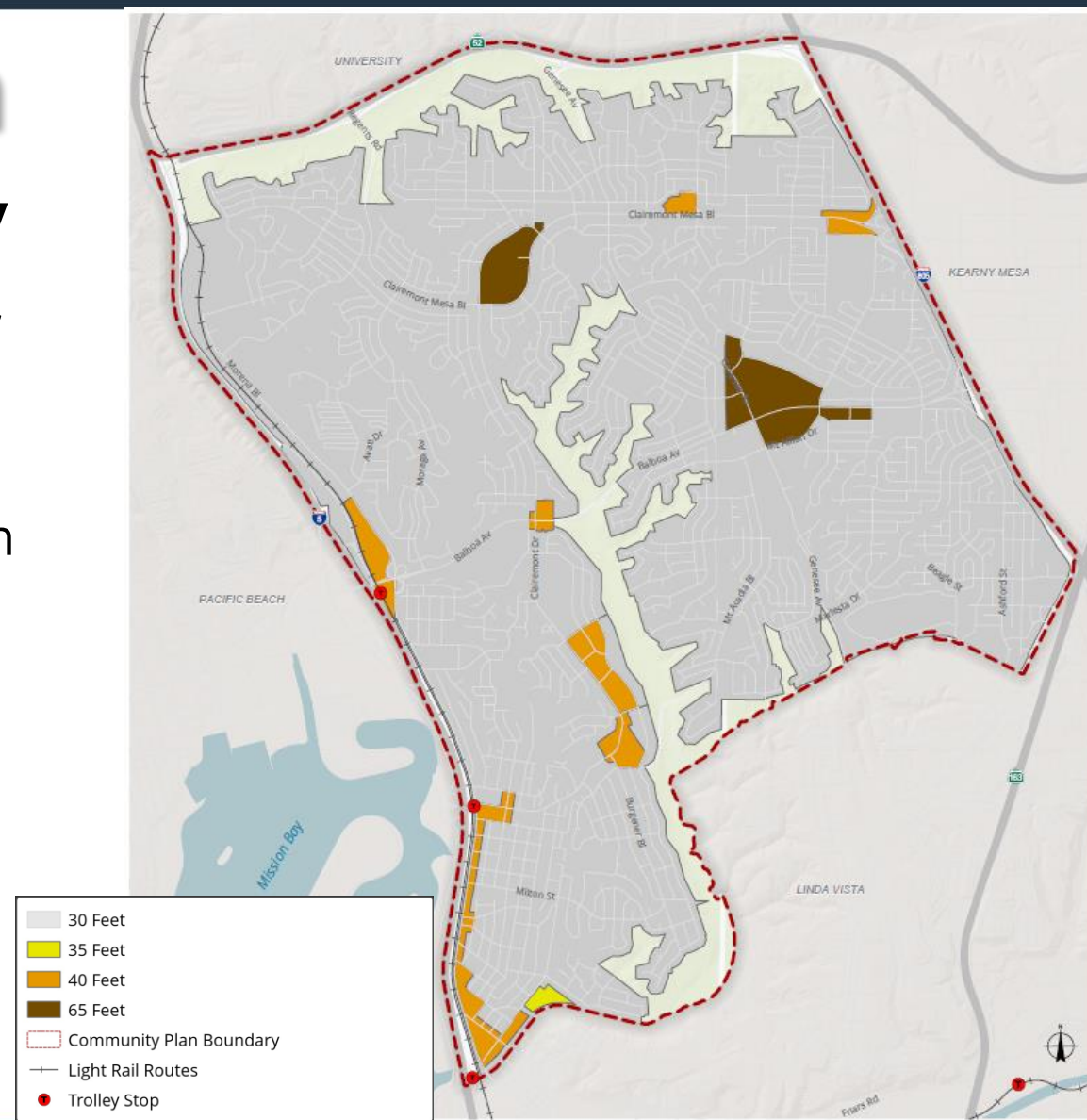
- Maintained community specific development regulations
- Moved to sit within LDC
- New development must provide Greenways, Parkways, and or Paseos along sections of Clairemont Dr, Balboa Arms Dr, Mt Alifan Dr, Tecolote Creek



Implementing the Plan

Clairemont Mesa Height Limit Overlay

- 30ft height limit largely remains across community, excluding village areas with increased density proposed
- 65ft heights in Community Core & Clairemont Town Square
- 40ft across remaining Village Areas Equivalent to approx. 1 additional story
- 35ft Tecolote Creek
- “Transitions” will be included with LDC amendments through annual code update



Key Additional Updates

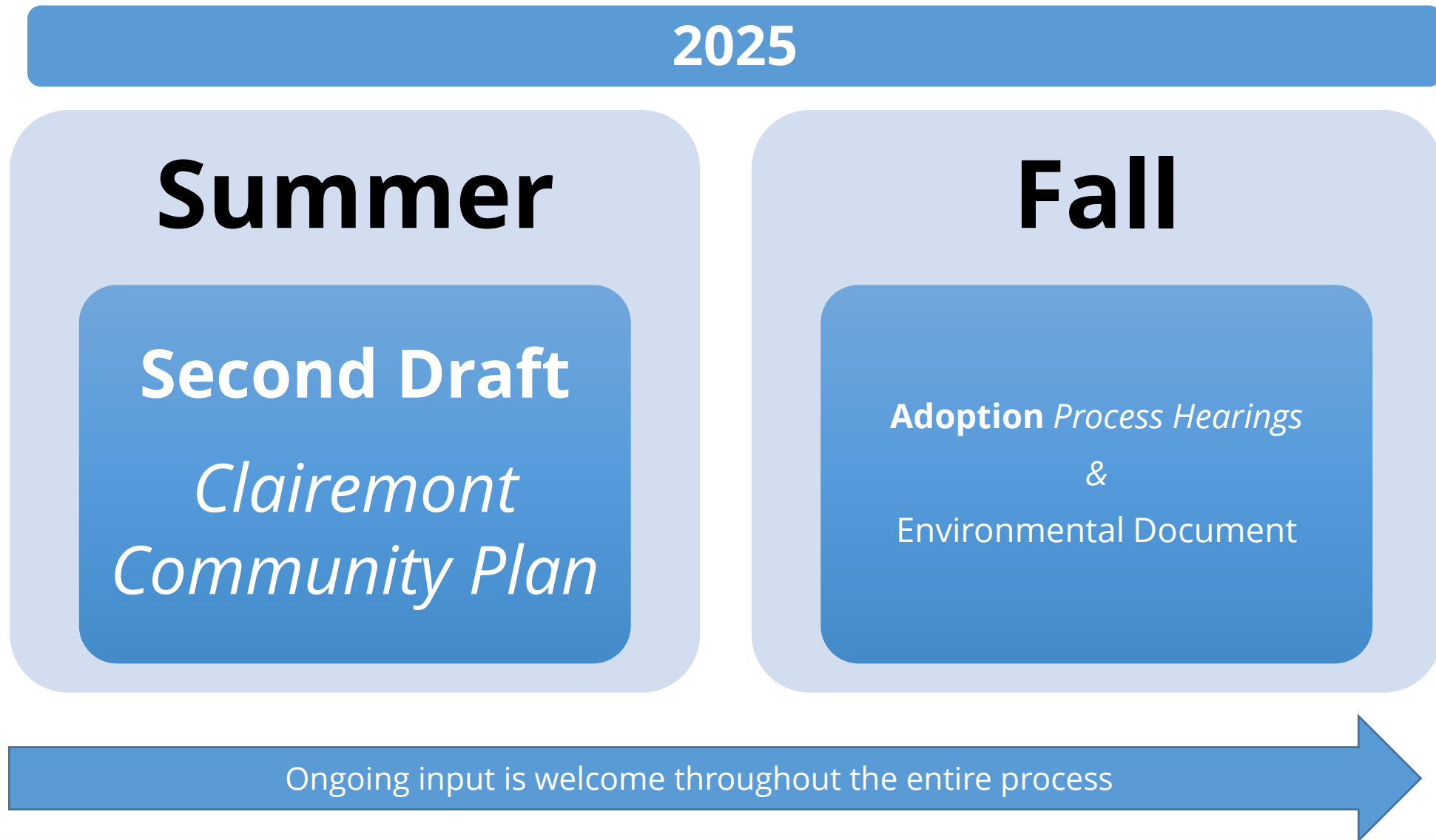
- Fair Housing discussion added to support equitable growth across community
- Proposed flex lane/ transit only lane along Genesee Ave
- Open Space & Conservation, Public Facilities, Noise, and Historic Preservation Element contain minor edits
- Park Rec Value Points Table added for consistency with Parks Master Plan
- Added 50+ acres of City owned and managed open space to MHPA preserve
- Reduced redundant text and policies addressed by General Plan
- New Appendices



Next Steps & Timeline



2017 - 2018	2018 - 2021	Spring 2021	Summer 2025	Fall 2025
1	2	3	4	5
Plan Clairemont Launch	Concept Development	1 st Draft Plan	2 nd Draft Plan	Plan Approval
PLANNING DOCUMENT				
COMMUNITY PLAN UPDATE				
		ENVIRONMENTAL ANALYSIS		
				PUBLIC HEARINGS
OPPORTUNITY FOR PUBLIC INPUT				
- Website & email sign up for updates - Online Engagement - Community Planning Group (CPG) Subcommittee	- Planning Commission Workshop - CPG Subcommittee	- Online engagement - CPG Subcommittee - Planning Commission Workshop - Community comment of 1st Draft Plan	- Additional community comment on 2nd draft plan - CPG Subcommittee	- CPG Vote - Planning Commission - Council Committee - City Council



Feedback Opportunities

Second Draft Clairemont Community Plan Now Available

The Second Draft Clairemont Community Plan is now available for public review. The second draft of the Clairemont Community Plan balances a variety of feedback received on the first draft and Citywide objectives identified in the General Plan.

[Download the Second Draft Clairemont Community Plan](#)

The City Planning Department will provide an overview of the Second Draft Clairemont Community Plan at the Project Review Subcommittee of the Clairemont Community Planning Group on Monday, Aug. 4.

If you cannot attend the meeting, there will be additional opportunities to provide in-person feedback at Boards and Commissions. The City Planning Department will also hold a virtual presentation and Q&A in late summer.

Please submit your feedback by midnight on Sunday, September 14.



[Share Your Input on the Second Draft Community Plan](#)

Input received on the second draft will help inform the Public Hearings Draft, which will be released for additional public comment in Fall 2025.

Public comment is welcome on the second draft through [September 14, 2025](#)

Clairemont
community plan

Second Draft of the Clairemont
Community Plan - Public Comment Form

Share your input on the Second Draft Clairemont Community Plan below! Comments will be accepted until Sunday, September 14th, at midnight.

www.clairemontplan.org



Questions?