

SECOND DRAFT CLAIREMONT COMMUNITY PLAN: SUMMARY OF CHANGES (ALL ELEMENTS)

Summer 2025

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UNIVERSAL CHANGES

Content	Summary of Changes
Text	• Font styles and sizes have been updated. • Numbers have been removed from headings & subheadings, which are now text only.
Document Organization	• All policies have been moved to the end of each chapter.
Policy Numbers	• Chapter prefixes have been replaced with chapter numbers to label policies (e.g., policies in Chapter 2: Land Use have been renumbered from LU-1, LU-2, LU-3 to 2.1, 2.2, 2.3, etc.).
Map Figures	• All maps include an updated basemap.
General Plan Topics & Goals	• Previous callout boxes with references to General Plan topics and goals have been removed to streamline content and length.

PRE-INTRODUCTION

Pre-Introduction Section		Summary of Changes
Acknowledgements		• Project team names have been updated, consistent with current personnel.
Table of Contents		• Page numbers have been updated.
List of Figures		• Page numbers have been updated.
List of Tables		• Page numbers have been updated.

1. INTRODUCTION

Section	Summary of Changes
Setting	• Minor text edits. • Added cross references to figures. • Callout box removed.
Vision	• Vision statement added to main text within this section.
Clairemont Neighborhoods	• Minor text edits.
Guiding Principles	• Vision statement added to main text within this section with minor text edits.
Applicable Zoning and Development Regulations (Callout Box)	• Minor text edits • Renamed from first draft, previously “How to Use This Document” (page 19) • Formatting edits.
Purpose	• Minor text edits.
Organization	• Renamed from first draft, previously “Plan Organization.” • added to describe the contents of the community plan.
Municipal Code	• Renamed from first draft, previously “Relationship to the Municipal Code” (page 19).
Relationship to Other Plans	• Reorganized into multiple sections from ‘legislative framework title’ including Organization, Amendments, Municipal Code, and Relationship to Other Plans. • New and/or updated content added related to the General Plan, General Plan – Housing Element, Specific Plans, Climate Action Plan, Multiple Species Conservation Program, Parks Master Plan, and Climate Resilient SD.
Environmental Justice	• New Section: Environmental Justice: Summary of the relationship to the Environmental Justice Element in the General Plan.
Community Engagement	• New Section: Community Engagement: Brief overview of engagement efforts.

2. LAND USE

Land Use Section	Summary of Changes
Goals	• Minor text edits. • Economic prosperity-related goals moved to a new Economic Prosperity Element (see second draft, Chapter 5).
Introduction	• Minor text edits.
Planned Land Use	• Updated text ○ “Land Use Designations” subheading text added. ○ Minor text edits made to Residential, Community Commercial, Neighborhood Commercial, Office Commercial, Industrial Park, Institutional, Open Space, and Parks text. ○ “Community and Neighborhood Village” text revised to “Community Village” in second draft to align with revised LU figure (2-1).
Table 2-1: Land Use Designations	• Minor text edits. • Aligns density (DU/AC) ranges to the General Plan. • Removes Neighborhood Village designations consistent with revised Land Use figure. • Aligns land use description to revised Land Use figure and aligns land use descriptions with the General Plan. • Includes new footnote about maximum residential density along Tecolote Creek.

Land Use Section	Summary of Changes																																	
Land Use Map	- Figure 2-1 Land Use Map - Refines the Land Use Map figure provided in the first draft. - Continues to focus higher densities with previously identified village areas. Villages are now primarily designated with a Community Village Land Use designation. <table><tr><th>Village</th><th>Upper Range First Draft Density</th><th>Upper Range Second Draft Density</th></tr><tr><td>Clairemont Town Square</td><td>44 du/ac</td><td>54 du/ac</td></tr><tr><td>Diane</td><td>29 du/ac</td><td>54 du/ac</td></tr><tr><td>Clairemont Mesa Gateway</td><td>44 du/ac</td><td>54 du/ac</td></tr><tr><td>Rose Canyon Gateway</td><td>109 du/ac</td><td>109 du/ac</td></tr><tr><td>Balboa Avenue Transit Station</td><td>54 du/ac</td><td>109 du/ac</td></tr><tr><td>Clairemont Crossroads</td><td>44 du/ac</td><td>44 du/ac</td></tr><tr><td>Community Core</td><td>44 du/ac</td><td>73 du/ac</td></tr><tr><td>Bay View Village</td><td>54 du/ac</td><td>73 du/ac</td></tr><tr><td>Tecolote Gateway</td><td>54 du/ac</td><td>73 du/ac</td></tr><tr><td>Clairemont Drive</td><td>54 du/ac</td><td>44 du/ac</td></tr></table> - Largely aligns the LU figure with the Blueprint SD Village Climate Goal Propensity map. - Focused density away from single-family neighborhoods and Very High Fire Severity Zones.	Village	Upper Range First Draft Density	Upper Range Second Draft Density	Clairemont Town Square	44 du/ac	54 du/ac	Diane	29 du/ac	54 du/ac	Clairemont Mesa Gateway	44 du/ac	54 du/ac	Rose Canyon Gateway	109 du/ac	109 du/ac	Balboa Avenue Transit Station	54 du/ac	109 du/ac	Clairemont Crossroads	44 du/ac	44 du/ac	Community Core	44 du/ac	73 du/ac	Bay View Village	54 du/ac	73 du/ac	Tecolote Gateway	54 du/ac	73 du/ac	Clairemont Drive	54 du/ac	44 du/ac
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Land Use Designations	- Aligns land use descriptions to revised Land Use figure (2-1) and with the descriptions provided by the General Plan. - Adds “Open Space”, “Parks”, and “Utility” uses to the descriptions.																																	
Airport Land Use Compatibility	Minor text edits																																	

Land Use Section	Summary of Changes
Planning Horizon	- Minor text edits. - Removed “Planning Horizon Total” callout in first draft (page 31). - Table 2-2: Development Potential now provides updated values for population, homes and non-residential (sq. ft.) to establish existing and future potential build out of the plan.
Housing	- New section added with new text. “Affordable Housing” is now a subheading and includes updated text. “Fair Housing” is a new subheading added for affordable housing and fair housing, which descriptions provided.
Neighborhoods	New “Neighborhoods” section added with new text.
Villages, Corridors, and Nodes	<u>Villages:</u> - Renamed from “Community Villages”. - Removed “Neighborhood Villages”. <u>Corridors:</u> - Revised text. <u>Nodes:</u> - Revised text.
Figure 2-2: Villages, Corridors, and Nodes	- Updated village areas to be consistent with updated Land Use Map. - Minor text edits to legend.
Community Core Village	- Figure 2-3 updated to feature area of the village. - Minor text edits
Clairemont Town Square Village	- Figure 2-4 updated to feature area of the village. - Minor text edits.
Clairemont Drive Village	- Figure 2-5 updated to feature area of the village. - Minor text edits
Rose Canyon Gateway Village	- Figure 2-6 updated to feature area of the village. - Minor text edits.
Balboa Avenue Transit Station Village	- Figure 2-7 updated to feature area of the village. - Minor text edits.
Clairemont Crossroads Village	- Figure 2-8 updated to feature area of the village. - Minor text edits.
Diane Village	- Figure 2-9 updated to feature area of the village. - Minor text edits.

Land Use Section	Summary of Changes
Clairemont Mesa Gateway Village	• New Figure 2-10 updated to feature area of the village. • Minor text edits.
Morena Corridor	• New Figure 2-11 updated to illustrate the corridor itself. • Minor text edits.
Bay View Village	• Figure 2-12 updated to illustrate expanded village area. • Minor text edits.
Tecolote Gateway Village	• New Figure 2-13 updated to illustrate expanded village area. • Minor text edits.
Policies	• Refer to Policy Comparison Matrix (Attachment 1)
*Relocated Supplemental Development Regulations (SDRs)	• Refer to Community Enhancement Overlay Zone Summary.

3. MOBILITY

Mobility Section	Summary of Changes
Goals	Updated text to emphasize key goal of the mobility element.
Introduction	Minor text edits.
Complete Streets	New section that describes “Complete Streets” and their relationship to the Mobility Element.
Vision Zero	- New Section that describes the City’s Vision Zero Initiative. - Minor text edits to “Vision Zero” callout box.
Walking/Rolling	- Active Transportation section has been reformatted into “Walking/Rolling” and “Bicycling” sections. <u>Pedestrian Route Types</u> - District description added. - Corridor description added. - Connector description added. - Neighborhood description added. - Ancillary description added.
Figure 3-1: Planned Pedestrian Route Types	Planned Pedestrian Route Types figure added. Not included with the first draft.
Figure 3-2: Planned Bicycle Facilities	Figure updated to include revised existing and planned classifications, facilities, and ramp reconfiguration.
Bicycling Classifications	Minor text edits and updates.
Transit	- Minor text edits and description reference to Figure 3-3: Existing and Planned Transit added. <u>Dedicated Transit Lanes</u> - Description added. <u>Transit Priority Measures</u> - Description added. <u>Transit Amenities</u> - Description added.
Mobility Hubs	Minor text edits.

Mobility Section	Summary of Changes
Streets	• New section added and included reference to Figure 3-4: Planned Streets Classifications. Revises Section 3.5 Streets and Freeway System in first draft (page 104).
Micromobility	• Updates text included in Section 3.4 Micro-Mobility of first draft and “Micro-Mobility” callout (page 103).
Intelligent Transportation Systems	• Minor text edits • Consolidates Section 3.6 Intelligent Transportation Systems and “Intelligent Transportation Systems” callout (pages 106-107) in first draft. • Street Hierarchy callout removed.
Transportation Demand Management	• Minor text edits • Consolidates Section 3.7 Transportation Demand Management Systems and “Transportation Demand Management (TDM)” (page 108) callout in first draft.
Parking and Curb Space Management	• Updated text and consolidates Section 3.8 Parking Management and “Parking Management” callout (page 109)
Policies	• Refer to Policy Comparison Matrix (Attachment 1).

4. URBAN DESIGN

Urban Design Section	Summary of Changes
Goals	Minor text edits.
Introduction	None.
Building Form	- New section added and updates Section 4.7 Building and Site Design (page 132) in first draft. <u>Scale:</u> - description added. <u>Transitions:</u> - description added. <u>Active Building Frontages:</u> - description added
Urban Design Framework	New narrative text.
Public Space and Street Design	New section text.
Sidewalks and Pedestrian Orientation	- Previously “Sidewalks and Pedestrian Orientation” subheading in first draft (page 117). Now its own section. - Minor text edits.
Gateways	Previously “Community Gateways” subheading in first draft (page 117).
Public Views	- Previously “Public Views” subheading in first draft (page 118). - Minor text edits. - Clairemont Mesa Height Limit Overlay discussion moved to Implementation Chapter.

Urban Design Section	Summary of Changes
Urban Greening	<u>Green Streets:</u> • Minor text edits. Green Streets table (Table 4-1) moved to Appendix in second draft. <u>Landscaping:</u> • Minor text edits. <u>Street Trees:</u> • Previously “4.4 Urban Forestry” in first draft (page 124). • Second draft includes reference to Street Tree Matrix in the Appendix (Appendix B Table 12-1) and Figure 12-1: Street Tree Plan. • Updated text.
Canyon and Open Space Interface	• Minor text edits.
Sustainable Building Design	• Updated text.
Policies	• Refer to Policy Comparison Matrix (Attachment 1).

5. ECONOMIC PROSPERITY

Economic Prosperity Section	Summary of Changes
Goals	- Economic prosperity goals relocated from Land Use Element in first draft and moved to new Economic Prosperity Element (see second draft, Chapter 5). - Minor text edits.
Introduction	Added new section which includes text from Land Use Element Introduction section in first draft (page 19).
Rose Creek/Canyon Industrial Corridor	- Added new section with relocated section text from Land Use Element in first draft (page 71) and included in new Economic Prosperity Element. - Area image removed. - Prime Industrial Land and Other Industrial Areas Figure (Figure 2-17) relocated to Economic Prosperity Element in second draft. Now titled "Figure 5-1: Prime Industrial and Other Industrial Lands".
Policies	Refer to Policy Comparison Matrix (Attachment 1).

6. RECREATION

Recreation Section	Summary of Changes
Goals	• Minor text edits. • New goal added “Easy, safe and enjoyable access to multiple types of park and recreation opportunities” in second draft.
Introduction	• Minor text edits.
Vision and Strategy	• Minor text edits. <u>Relationship to Parks Master Plan:</u> • New subheading added in second draft • Replaces “Parks Master Plan” callout in first draft (page 151). <u>Relationship to Conservation Element:</u> • Minor text edits.
Population-Based Parks and Recreation Facilities	• New section added that updates text found in Section “6.3 Park Development, Preservation, and Access” and “General Plan Park and Recreation Facilities” (page 154-155) in the first draft. • The Park and Recreation Inventory (previously Table 6-1; now Appendix C: Table 12-1 in the second draft) has been updated to reflect the 2021 Parks Master Plan and recreational value points standard.

Recreation Section	Summary of Changes
Parks and Recreation Facilities	<u>New section added that updates text found in “Park Typologies” callout (page 157) in first draft.</u> <u>Neighborhood Parks:</u> • New text added. <u>Mini Parks:</u> • New text added. Updates text included with Section 6.2 Parks in Villages, Mini-Parks, Plazas, and Promenades (page 152) in first draft. <u>Pocket Parks and Plazas:</u> • New text added. Updates text included with Section 6.2 Parks in Villages, Mini-Parks, Plazas, and Promenades (page 152) in first draft. <u>Parks in Community Villages:</u> New text added. Updates text included with Section “6.2 Parks in Villages, Mini-Parks, Plazas, and Promenades” (page 152) in first draft. <u>Greenways:</u> • New section added. <u>Trails, Overlooks and Trailhead Pocket Parks:</u> • New section added. Details information previously provided in Section 6.4 Open Space and Trails (page 160). <u>Joint-Use Parks and Facilities:</u> • New section added that updates text found in “Park Typologies” callout (page 157) in first draft. <u>Planned Parks and Enhancements</u> • New section added. <u>Planned Recreation Center</u> • New section added. <u>Planned Aquatic Center:</u> • New section added. <u>Access to Parks and Recreational Facilities</u> • <u>New section added that addresses information previously provided in subsection “Universal Access” (page 155) in the first draft.</u>
Figure 6-2: Recreation Center Service	• <u>New figure added.</u>

Recreation Section	Summary of Changes
Figure 6-3: Aquatic Center Service	New figure added.
Policies	Refer to Policy Comparison Matrix (Attachment 1).

7. OPEN SPACE & CONSERVATION

Open Space & Conservation Section	Summary of Changes
Goals	• Minor text edits have been made.
Introduction	• Minor text edits have been made. <u>Climate Action Plan</u> • Minor text edits have been made.
Sustainable Development	Edits have been made to the overall section to reduce length. <u>Land Use and Mobility Connections:</u> • This section was previously titled, “Community Land Use and Mobility Connections”. • Edits have been made to reduce length. <u>Energy Efficiency:</u> • This section was previously titled, “Clean and Renewable Energy”. • Edits have been made to reduce length. <u>Water Conservation:</u> • This section was previously titled, “Energy & Water-Efficient Buildings”. • Edits have been made to reduce length. <u>Urban Forestry:</u> • Edits have been made to reduce length. <u>Rooftop Gardens/ Green Roofs:</u> • This is a new section that has been added. <u>Community Gardens/ Urban Agriculture:</u> • This section was previously titled, “Urban Agriculture”. • Edits have been made to reduce length.

Open Space & Conservation Section	Summary of Changes
Natural Resource Conservation	Edits have been made to the overall section to reduce length. The previous discussion on “Canyons, Hillsides, and Open Spaces”, has been removed and replaced with the sections listed below. <u>Multiple Species Conservation Program:</u> • Edits have been made to reduce length. <u>Multi-Habitat Planning Area:</u> • New section added. <u>Open Space Designation:</u> • New section added. <u>Rose Creek Watershed:</u> • New section added. <u>Canyon Sewer Program:</u> • Discussion has been updated. <u>Open Space Parks and Trails:</u> • New section added. <u>Urban Runoff Management:</u> • Edits have been made to reduce length. <u>Low Impact Development:</u> • New section added. <u>Air Quality and Public Health:</u> • Minor text edits have been made.
Policies	• Refer to Policy Comparison Matrix (Attachment 1).

8. PUBLIC FACILITIES, SERVICES & SAFETY

Public Facilities, Services & Safety Section	Summary of Changes
Goals	• Minor edits to text have been made.
Introduction	• No changes have been made.
Public Facilities and Services	This section was previously titled, “5.1 Public, Semi-Public and Community Facilities and Services”. <u>Public Facilities and Services:</u> • Discussion has been updated. • Separate sections have been added for Police and Fire Rescue (previously one section titled, “Police and Fire-Rescue”). • Separate sections have been added for Schools and Mesa College (previously one section titled, “Education Facilities”). • Discussion for Public Utilities (previously titled, “5.2 Public Utilities”) and Health Services (previously titled, “5.3 Health Services”) has been moved to this section. <u>Police:</u> • Discussion has been updated. <u>Fire Rescue:</u> • Discussion has been updated. <u>Libraries:</u> • Previously titled, “Library Facilities” Minor edits text edits have been made. <u>Schools:</u> • Discussion has been updated. <u>Mesa College:</u> • Discussion has been updated. <u>Public Utilities:</u> • Discussion has been updated. <u>Institutional and Semi-Public:</u> • Minor edits to text have been made. <u>Health Services:</u> • Minor edits to text have been made. <u>Table 8-1: Community-Serving Facilities</u> • No changes have been made.

Public Facilities, Services & Safety Section	Summary of Changes
	<u>Figure 8-1: Community Serving Facilities Map</u> • Map has been updated.
Safety	<u>Air Quality:</u> • New section added. <u>Geological and Seismic:</u> • Discussion has been updated. <u>Hazardous Material:</u> • No changes have been made. <u>Extreme Temperatures:</u> • New section added. <u>Fire:</u> • New section added. <u>Flooding:</u> • New section added.
Policies	• Refer to Policy Comparison Matrix (Attachment 1).

9. HISTORIC PRESERVATION

Historic Preservation Section	Summary of Changes
Goals	Minor text edits have been made.
Introduction	Minor text edits have been made.
Pre-Historic and Historic Context	- This section was previously titled, “9.1 Tribal Cultural History and the Historic Context of the Built Environment”. - A paragraph on prehistoric and historic context has been added. <u>Tribal Cultural History (Pre-European Contact):</u> - This section was previously titled, “Tribal Cultural History”. - Additional discussion on tribal cultural history has been added. Minor text edits have also been made. <u>Morena Townsite, Victorian Period Development Patterns And Subsequent Development Stasis (1888-1929):</u> - No changes have been made. <u>Bay Park Village, Community Building and FHA Principles:</u> - No changes have been made. <u>San Diego’s Premiere Suburb Clairemont, A Village Within a City (1950s-1970s):</u> - No changes have been made.
Resource Preservation	No changes have been made.
Education and Preservation	No changes have been made.
Policies	Refer to Policy Comparison Matrix (Attachment 1).

10 . Noise

Noise Section	Summary of Changes
Goal	A goal has been added.
Introduction	The length of text has been reduced.
Noise Environment	<u>Commercial and Industrial Activity:</u> - Minor text edits have been made. <u>Motor Vehicle Traffic Noise:</u> - Minor text edits have been made. <u>Rail Noise:</u> - Minor text edits have been made. <u>Aircraft Noise:</u> - Minor text edits have been made.
Community Noise Equivalent (CNEL)	No changes have been made.
Figure 10-1: Noise Contours	The map has been updated to include the Montgomery-Gibbs Executive Airport and MCAS Miramar.
Policies	Refer to Policy Comparison Matrix (Attachment 1).

11. IMPLEMENTATION

Implementation Section	Summary of Changes
Implementation	• A new Implementation Element has been added. • Supplemental Development Regulations are proposed to be adopted as a part of a Community Enhancement Overlay Zone within the Land Development Code. • As a result of the proposed relocation of Supplemental Development Regulations to the Land Development Code, Supplemental Development Regulations are discussed by reference within this section. • A discussion on the Clairemont Height Limit Overlay Zone has been added. • New figures have been added: ○ Figure 11-1: Community Enhancement Overlay

12. APPENDIX

Appendix Section	Summary of Changes
	- The reference to Planned Public Facilities has been removed. - New appendices have been added, discussed below.
Appendix A: Green Street Typologies	- The information on Green Street Typologies (previously Table 4-1) has been moved from the Urban Design Element to Appendix A: Green Street Typologies. - The content has been reformatted from a table to an individual sheet for each typology. The typologies and descriptions remain the same.
Appendix B: Street Tree Plan and Selection Guide	- The content regarding street trees has been moved from the Urban Design Element to Appendix B: Street Tree Plan and Selection Guide. - Minor updates have been made to the Street Tree Plan (previously Figure 4-3; now Figure 12-1). - The content for the Street Tree Selection Guide (previously Table 4-2; now Table 12-1) remains the same.
Appendix C: Park and Recreation Inventory	- The content for the Park and Recreation Inventory has been moved from the Recreation Element to Appendix C: Park and Recreation Inventory. - The Park and Recreation Inventory (previously Table 6-1; now Table 12-1) has been updated to reflect the 2021 Parks Master Plan and recreational value points standard.

Updated 8/8/2025