



ATTACHMENT 2: SECOND DRAFT CLAIREMONT COMMUNITY PLAN –
SUPPLEMENTAL DEVELOPMENT REGULATIONS COMPARISON

Summer 2025

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DEVELOPMENT REGULATIONS COMPARISON 1

Table 2-1: Supplemental Development Regulations Comparison to the Land Development
Code..... 2

Table 2-1: Supplemental Development Regulations Comparison to the Land Development Code 2025

To improve Community Plan implementation and avoid conflicts with the Land Development Code, Supplemental Development Regulations (SDRs) identified in the First Draft Plan (released in May 2021) have been reviewed for consistency with the Land Development Code. Items that are standard development regulations, such as density and height, are addressed by the Land Development Code and specified base zone. Other development regulations that have been of public interest across multiple plan updates, such as building transition planes, are proposed to be included in the [2025 Land Development Code Update](#).

Community-specific improvements, such as public spaces, are proposed to be included within a [Community Enhancement Overlay](#) within the Land Development Code. For sites that have been recently developed, Supplemental Development Regulations are no longer applicable.

The table below identifies the Supplemental Development Regulation from the First Draft Plan and how it is addressed in the Land Development Code through applicable regulation(s) and/or a proposed Land Development Code amendment.

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Clairemont Town Square Supplemental Development Regulations (SDRs)		
<i>Density, Mass and Building Scale</i>		
SDR-1	Along Clairemont Drive and Clairemont Mesa Boulevard, any portion of a new building or structure exceeding 40 feet in height shall be stepped back from the front property line by a minimum of 10 feet, as measured from the plane of the lower story façade.	A standard Citywide building transition plane is proposed to be included in the 2025 Land Development Code Update (Item #93).
SDR-2	The maximum building height with the Clairemont Town Square Village shall be 75 feet, as shown in Figures 2-19, 2-20, and 2-21.	The Land Development Code addresses maximum building heights through base zone regulations and the Clairemont Mesa Height Limit Overlay.
SDR-3	The residential density applicable to the Clairemont Town Square Village CPIOZ shall be 44 du/ac.	The Land Development Code addresses maximum density through base zone regulations.
SDR-4	Building height shall transition under an established 45-degree angled building envelope plane sloping inward from the first 30 feet of a structure to the maximum structure height, along a major street facing opposite to residentially zoned property as shown in Figure 2-21.	A standard Citywide building transition plane is proposed to be included in the 2025 Land Development Code Update (Item #93).

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Urban Pathways		
SDR-5	Development shall provide an urban pathway and a linear park along the north side of Clairemont Drive from the intersection of Clairemont Mesa Boulevard and Kleefeld Avenue, to the intersection of Clairemont Drive and Clairemont Mesa Boulevard. The standards for the required urban pathway and linear park are: A. Urban Pathway – An urban pathway consisting of a minimum of 14 feet of public right-of way from the face of the curb to the property line. Within the urban pathway there shall include: i. A 6-foot minimum landscaped parkway between the face of the curb and the pathway. ii. An 8-foot minimum pedestrian pathway and furnishing zone between the landscaped parkway and linear park. B. Linear Park – An average front setback of 30 feet that provides a publicly accessible linear park, which would be adjacent to the urban pathway. Within the 30 feet front setback, development shall provide publicly accessible plaza space, seating, and/or landscaping.	The concept has been updated and included within the Community Enhancement Overlay. A public space would be required on the south side of Clairemont Drive from Clairemont Mesa Boulevard to Clairemont Mesa Boulevard. The public space would include a 30-foot <i>public space – greenway</i> and 14-foot <i>parkway</i>.
SDR-6	Commercial uses with a drive-in/drive-through component shall be allowed only where access is taken from an internal street or drive.	The Land Development Code regulates permitted uses and access requirements through base zones.

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Bay View Village		
<i>Pedestrian Connectivity and Public Space</i>		
	The following SDRs are only applicable within the former West Clairemont Plaza Site.	
SDR-1	An east to west-oriented, publicly accessible pedestrian corridor shall be included in the village to provide a direct connection from the neighborhood to the trolley station.	The concept has been updated and included within the Community Enhancement Overlay . A 14-foot <i>paseo</i> would be required as an east-west connection between Denver Street and Morena Boulevard.
SDR-2	A public plaza shall be located at the western terminus of the pedestrian corridor.	Public space requirements would apply to all areas within the Community Enhancement Overlay .
SDR-3	Sidewalks along Clairemont Drive and Ingulf Street shall be 8 to 10 feet wide.	The concept has been updated and included within the Community Enhancement Overlay . A public space would be required along the north side of Ingulf Street that includes a 10-foot <i>parkway</i> between Morena Boulevard and Denver Street. Another facility would be required along the south side of Clairemont Drive that includes a 10-foot <i>parkway</i> between Morena Boulevard and Denver Street.
<i>Building Design</i>		
SDR-4	Buildings shall incorporate upper-story stepbacks and terrace away from Morena Boulevard.	A standard Citywide building transition plane is proposed to be included in the 2025 Land Development Code Update (Item #93).
Rose Canyon Gateway SDRs		
<i>Density</i>		
SDR-1	The residential density applicable to the Rose Canyon Gateway Village CPIOZ shall be 109 du/ac.	The Land Development Code addresses maximum density through base zone regulations.
<i>Pedestrian Connectivity</i>		
SDR-2	Provide an east-west oriented pedestrian accessways, or paseos every 1,500 linear feet of frontage along the rail corridor. The minimum unobstructed width of any pathway or paseo shall be 12 feet at any point.	The Mixed-Use base zones within the Land Development Code Update address pedestrian access requirements.

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SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
SDR-3	Development shall provide a public access corridor in accordance with the following: A. One north-south public access corridor shall be provided along the central spine of the Rose Canyon Gateway site, providing connectivity from Morena Boulevard to the north to Balboa Avenue to the south. B. The public access corridor shall be a minimum of 30-feet wide and serve as a central “green spine” to the development. C. The public access corridor shall include at least one paved pedestrian pathway a minimum of 8 feet wide. D. An easement for public use shall be required for public access corridors.	The Mixed-Use base zones within the Land Development Code address pedestrian access requirements. The Community Plan also includes policies to guide future development at this site.
Public Open Space		
SDR-4	A public park shall be provided at the southern end of Rose Canyon Gateway as follows: A. One 3-acre minimum public park shall be dedicated with an easement that allows public access and shall be completed prior to final inspection of any building associated with a development. B. The park shall be accessible and useable by the public (i.e. no gate, wall, or other form of separation or restriction of access). C. The park shall include a minimum of one pedestrian pathway of a minimum of 8 feet from the public access corridor to Balboa Avenue and the northern end of the Balboa Transit Station platform.	The concept has been updated and included within the Community Enhancement Overlay . A public park that is a minimum of 3 acres in size would be required within the Rose Canyon Village site. As a part of the public park, a minimum of 1 paved north-south pedestrian pathway that is at least 8-feet wide would be required that connects the site to Balboa Avenue.

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Community Core		
<i>Density and Building Height</i>		
SDR-1	Any portion of a new building or structure exceeding 45 feet shall be located within the first 750 feet of the intersection of Genesee Avenue and Balboa Avenue and away from the neighboring lower scale residential areas along Balboa Arms Drive.	A standard Citywide building transition plane is proposed to be included in the 2025 Land Development Code Update (Item #93).
SDR-2	The maximum height within the Community Core shall be 75 feet, as shown in Figures 2-23, 2-24, and 2-25.	The Land Development Code addresses maximum building heights through base zone regulations and the Clairemont Mesa Height Limit Overlay.
SDR-3	The residential density applicable to the Community Core Village CPIOZ shall be 44 du/ac.	The Land Development Code addresses maximum density through base zone regulations.
SDR-4	Building height shall transition under an established 45-degree angled building envelope plane sloping inward from the first 30 feet of a structure to the maximum structure height, along a major street facing opposite to residentially zoned property as shown in Figure 2-25.	A standard Citywide building transition plane is proposed to be included in the 2025 Land Development Code Update (Item #93).

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Urban Pathways and Linear Parks		
SDR-5	Development shall provide an urban pathway and a linear park along the south side of Balboa Arms Drive from Mount Abernathy Avenue to Derrick Drive, and along the north side of Mount Alifan from Mount Abraham to Genesee Avenue. The standards for the required urban pathway and linear park are: A. Urban Pathway – An urban pathway consisting of a minimum of 14 feet of public right-of way from the face of the curb to the property line. Within the urban pathway there shall include: i. A 6-foot minimum landscaped parkway between the face of the curb and the pathway. ii. An 8-foot minimum pedestrian pathway and furnishing zone between the landscaped parkway and linear park. B. Linear Park – An average front setback of 30 feet that provides a publicly accessible linear park, which would be adjacent to the urban pathway. Within the 30 feet front setback, development shall provide publicly accessible plaza space, seating, and/or landscaping.	The concept has been updated and included within the Community Enhancement Overlay. A public space would be required along the south side of Balboa Arms Drive between Mount Abernathy Avenue to Derrick Drive that includes a 30-foot <i>public space – greenway</i> and a 14-foot <i>parkway</i>. Another facility would be required along the north side of Mount Alifan Drive between Mount Abraham Avenue to Genesee Avenue that includes a 30-foot <i>public space – greenway</i> and a 14-foot <i>parkway</i>.

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
Mt. Etna Site SDRs		
<i>Permitted Uses</i>		
SDR-1	Permitted uses within the Mount Etna CPIOZ, Type A area are as follows: Multiple Dwelling Units: A. The total number of dwelling units shall not exceed 404. B. The multiple dwelling units may have on-site support services. Non-Residential Ground Floor Area: C. A minimum of 1,500 square feet of non-residential ground floor area is required. D. The non-resident ground floor area can have uses allowed in the base zone.	This site has been developed. SDR no longer applies.
<i>Building Height</i>		
SDR-2	The maximum building height shall not exceed 70 feet including all affordable housing incentives.	This site has been developed. SDR no longer applies.

First Draft (May 2021)		Land Development Code (LDC) 2025
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<i>Façade Articulation and Offsetting Planes</i>		
SDR-3	Diminish the overall visual mass of the building, by creating significant variations of the exterior façade, and enhancing the view of the building by pedestrians and passersby. A. Building facades shall be varied and articulated to provide visual interest. This can be accomplished by incorporating the following: changes in wall texture and color, changes in material and color, and special architectural elements such as: inset balconies, vertical fins, horizontal shading devices, roof overhangs, varied decorative railings, and offsetting planes. B. All building elevations fronting a public street or private street shall be composed of offsetting planes that provide relief in the building façade by inseting or projecting surfaces (planes) of the building. C. The minimum horizontal separation between planes is based on the length of the new building façade as addressed in the table to the right.	This site has been developed. SDR no longer applies.

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Building Setbacks		
SDR-4	The following building setbacks are intended to encourage pedestrian scale and compatibility with adjacent uses. Any minimum setback not included below would be consistent with the existing San Diego Municipal Code standard for the RM-3-9 zone. A. The minimum building setback from Genesee Avenue is 0 feet from the property line. B. The minimum building setback from the south property line is 10 feet (this does not apply to Genesee Avenue). C. The minimum building setback from the westerly property line is 10 feet.	This site has been developed. SDR no longer applies.
Ground Floor Design		
SDR-5	A minimum of 1,500 square feet of non-residential ground floor uses shall be oriented so that the primary pedestrian entrance(s) are from an abutting public street.	This site has been developed. SDR no longer applies.
Pedestrian Entrances and Connections		
SDR-6	A minimum of one direct at-grade pedestrian entrance shall be required from the public right-of-way for every 300 feet of street frontage.	This site has been developed. SDR no longer applies.
SDR-7	A system of walkways shall connect all pedestrian entrances on the site and provide connections to other areas of the site used by building occupants and visitors, including parking areas, and any pedestrian amenities.	This site has been developed. SDR no longer applies.
Roof Design		
SDR-8	Roof design shall include breaks and variations in the roof line.	This site has been developed. SDR no longer applies.
SDR-9	All appurtenances or mechanical equipment on a flat roof shall be grouped and screened.	This site has been developed. SDR no longer applies.

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Landscaping and Streetscape		
SDR-10	A minimum of 15 percent of the site must be landscaped. Any required landscaping, such as for required setbacks or parking lots, will count towards meeting the minimum amount of required landscaped area. A. The minimum required landscaped area may be reduced to 10 percent of site area when the site includes an area with minimum dimensions of 15 feet by 15 feet planted with at least one large-canopy tree. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians. B. Landscaped areas raised above ground level may be used to meet the minimum landscaped area standard when soil depth is a minimum of 30 inches. C. Up to 50 percent of the required landscaped area may be for pedestrian use, such as walkways and plazas, if the area is surfaced with pervious pavement approved by the Development Services Director. If this provision is used, no impervious surfaces can be counted toward meeting the minimum landscaped area standard.	This site has been developed. SDR no longer applies.
SDR-11	Landscaped areas raised above ground level may be used to meet the minimum landscaped area standard when soil depth is a minimum of 30 inches.	This site has been developed. SDR no longer applies.
SDR-12	Up to 50 percent of the required landscaped area may be for pedestrian use, such as walkways and plazas, if the area is surfaced with pervious pavement approved	This site has been developed. SDR no longer applies.

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	by the City. If this provision is used, no impervious surfaces shall be counted toward meeting the minimum landscaped area standard.	
Street Trees		
SDR-13	Street trees shall be planted and maintained by the property owner along public street frontages. As determined feasible and agreed upon by the City Engineer, the street trees shall conform to the following conditions: A. Each street tree shall receive a minimum of 10 cubic feet of below surface volume. B. Street trees in tree grates are allowed; however, if trees in tree grates are selected landscaped parkways must incorporate a permeable hardscape that allows water infiltration.	This site has been developed. SDR no longer applies.
SDR-14	A minimum amount of outdoor living area must be provided for residents as follows: A. Private Exterior Open Space: Private open space shall be provided on a balcony, patio, or roof terrace for at least 50 percent of all residential units, with a minimum area of 40 square feet and a minimum dimension of 4 feet in any direction. Balconies should be proportionately distributed throughout the development in relationship to floor levels and sizes of units. B. Common Space: Residential development must provide common space either indoor or outdoor at grade, podium level, or roof level. Common indoor or outdoor open space areas shall have a minimum dimension of 15 feet, or 25 feet when bordered by three building walls exceeding a	This site has been developed. SDR no longer applies.

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	height of 15 feet and may contain active and/or passive areas and a combination of hardscape and landscape features, but a minimum of 10 percent of the common outdoor open space area(s) must be planted. Common outdoor open space may be separate spaces designed for families and/or seniors and must be accessible to residents of the project. C. Surfacing materials: Required outdoor areas shall be surfaced with lawn, pavers, decking, or sport court paving to allow the area to be used for active or passive recreational use. D. Amenities: Amenities, such as tables, benches, trees, shrubs, planter boxes, garden plots, pet areas, spas, fitness circuits, or pools, may be counted as common space. Common space may also be developed with amenities such as play areas, plazas, roof-top patios, picnic areas, and open recreational facilities.	

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SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
<i>Environmental Protection Standards</i>		
	A. All proposed development shall be required to implement the feasible mitigation measures described in the Final Environmental Impact Report for the Mount Etna Community Plan Amendment and Rezone Project, SCH No. 201891016. Mitigation implementation and timing is subject to the language in the final Mitigation Monitoring and Reporting Program (MMRP). B. All proposed development shall submit a complete project-level Climate Action Plan (CAP) Consistency Checklist and have the checklist approved by the Development Services Director prior to the issuance of a building permit. C. All proposed development shall prepare a project-specific waste management plan and have the plan approved by the Development Services Director prior to the issuance of a building permit. D. All proposed development site access shall be determined to the satisfaction of the City Engineer prior to the issuance of a building permit.	This site has been developed. SDR no longer applies.
New Additional Regulations proposed as LDC Amendment		

First Draft (May 2021)		Land Development Code (LDC) 2025
SDR No.	Text	Applicable Regulation(s) and/or Proposed LDC Amendment
		Additional Public Space requirements are proposed as part of the Clairemont Community Plan Update, Second Draft, in addition to what was proposed in the first draft (2021) as follows, and a detailed summary provided online: • Provision of public space on site in the form of urban green podium, plaza, greenway or plaza if the following are met: • A property that is equal to or greater than 10,000 square feet and that proposes a total gross floor area of new development equal to or greater than a floor area ratio of 0.5; or • A property less than 10,000 square feet, the applicant shall receive a floor area ratio bonus of 1.0 if an applicant elects to provide public space; or • A property equal to or greater than 10,000 square feet and that proposes a subdivision, the public space requirements shall apply to development on all lots. • The requirement to provide public spaces is not applicable to a development that qualifies for an exemption from the Citywide Park Development Impact Fees by constructing on-site park improvements in accordance with San Diego Municipal Code Section 142.0640 and City Council Policy 600-33. • A paseo requirement has been added abutting Tecolote Creek.

