

Clairemont Community Plan Update

Frequently Asked Questions

July 2025

What is a Community Plan?

Community plans provide detailed guidance for how each of the City's 52 community planning areas should grow and evolve over the next 30 years. While the General Plan's Land Use and Community Planning Element provides broad land use policies that apply citywide, community plans provide more detailed guidance for how each of the City's 52 planning areas should grow. Community plans include policies on land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. Community plan updates, in coordination with the General Plan and its Land Use and Community Planning Element, achieve both citywide and community-level goals.

How Many Draft Community Plans are there before its Finalized?

As part of the community plan update process, the City Planning Department prepares three drafts of a community plan: a first, second, and final draft plan. As released, each draft provides an opportunity for community feedback that will be used to inform subsequent drafts. The following describes each draft that will be prepared as part of the Clairemont Community Plan Update process and its purpose:

- **Community Discussion Draft:** The [Community Discussion Draft](#) is a preliminary draft of the update to the Clairemont Community Plan that was released in January 2020. It consists of draft plan elements that have been revised and developed over the course of multiple meetings with the CPU Ad-Hoc Subcommittee. The purpose of this draft is to provide the Subcommittee and community stakeholders with a comprehensive understanding of the policies in the new plan and to provide input on the further refinement of the draft plan. The public discussed their comments at the CPU Ad-hoc Subcommittee meeting starting in January 2020. The public comment period on the draft was through March 6, 2020. No final recommendations or decisions are made at this stage. The purpose of this

document is to provide a comprehensive draft for the community to review and provide input to inform the first draft.

First Draft: The [first draft](#) of the updated Clairemont Community Plan was released on May 5, 2021. The City welcomed all feedback on this draft through July 21, 2021. The purpose of the first draft was to provide a comprehensive draft for the community to review and provide comments on. No final recommendations or decisions are made at this stage, and feedback at this stage is valued and will inform the second draft.

- **Second Draft:** The second draft includes revisions based on community input received on the first draft. Although the second draft is more developed, no final decisions are made, and feedback continues to be welcomed and valued throughout the public hearing process. The second draft's potential environmental impacts have also been analyzed in a supporting Environmental Document.
- **Public Hearings Draft:** After incorporating feedback received on the first and second draft plans, a final draft plan is prepared for review by City Council. For the final draft, opportunities for feedback will occur through comments provided through the public hearing process.

Why is the Clairemont Community Plan being updated?

The Clairemont Community Plan is being updated as part of the City Planning Department's program to update community plans in locations served by high-frequency public transit consistent with the [City of Villages strategy](#) in the [General Plan](#). The Clairemont Community Plan was last updated in 1989. Since that time, the Clairemont community has evolved and both the City's General Plan and Climate Action Plan (CAP) have been updated. This update considers new high-frequency transit, such as the UC San Diego Blue Line Trolley Extension, to foster sustainable land use, enhance connectivity, and revitalize commercial and employment areas, ultimately supporting new home opportunities and jobs in Clairemont. The existing community plan does provide for sufficient housing capacity to meet the community's needs. To meet demand, and to affirmatively further fair housing, more homes, particularly affordable homes, should be provided within the Clairemont community near transit. Increasing opportunities for homes near transit will assist in reducing vehicular travel and further the City's climate goals.

How is the Clairemont Community Plan implemented?

The City cannot mandate development to occur, but through a community plan update, it can rezone areas and identify policies to encourage particular types of development in certain areas. Since it takes time for growth to occur, a community plan update provides a

vision and guidance for how any potential development may occur for the next several decades. It is important to note that added home and job capacity in the community plan does not always equate to the number of new homes or jobs that will actually be constructed because it is up to individual landowners to decide whether or not to develop their land. The plan sets the long-term framework for land use and policy decisions. Implementation depends on zoning changes, city investment in infrastructure, and private development to guide future growth and redevelopment.

How does a Community Plan Update relate to the Climate Action Plan?

The City's Climate Action Plan was adopted in 2015 and calls for a 50% reduction in greenhouse gas emissions by 2035. Community plan updates play a role in implementing Climate Action Plan strategies related to walking/rolling, bicycling and transit and land use. The Clairemont Area Community Plan is consistent with the Climate Action Plan community plan-related actions by: planning for growth within Transit Priority Areas and Sustainable Development Areas; applying land use designations, residential densities, and implementing zoning to support transit-oriented development; providing policies and planned improvements to support transit operations and access; and designing a planned multimodal mobility network with robust pedestrian and bicycle facilities that connect people to transit. The Clairemont Community Plan Update serves as one of the ways that the City is working to achieve citywide and community sustainability goals such as smart growth, mode shift, and transit-oriented development. All adopted community plans are consistent with the goals and policies in the Climate Action Plan.

What are the next steps for the Clairemont Community Plan Update?

The City Planning Department has released the second draft of the Clairemont Community Plan for public review. The second draft provides a comprehensive document for the public to review and provide feedback. It is not final. Comments will be accepted on the second draft until midnight on Sunday, September 14, 2025.

The second draft will be updated based upon feedback received and will be made available for further review and feedback throughout the public hearing process. The City Planning Department anticipates public hearings will commence in the fall of 2025.

How can I make comments on the Second Draft of the Clairemont Community Plan?

Comments will be accepted on the second draft of the Clairemont Community Plan until midnight on Sunday, September 14, 2025. You may submit comments on the second draft of the Clairemont Community Plan.

What are the guiding principles of the Clairemont Community Plan Update?

A summary of the Clairemont Community Plan Guiding Principles include:

- 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.

How does the Clairemont Community Plan Update address opportunities for new homes?

The Clairemont Community Plan Update provides capacity for approximately 11,000 new homes. While the plan would increase the area's capacity for up to 11,000 homes, that does not mean that there will be 11,000 new homes as the City cannot mandate development. The decision to develop a property ultimately rests with individual property owners. The City is undergoing an unprecedented housing crisis and needs to provide more capacity for new homes to meet population growth and provide for a range of housing options that meet the needs of our diverse population.

Creating capacity for homes is achieved through policies, rezoning, and other measures in the updated community plan. The Clairemont Plan Update will help address the San Diego housing crisis in a way that will also meet Citywide goals in the General Plan and Climate Action Plan. The Clairemont Plan Update allows us to comprehensively plan for appropriate housing and supportive infrastructure, jobs and services and avoid many of the negative consequences of unplanned growth. It also furthers the City's state-mandated commitment to affirmatively further fair housing.

The Clairemont Community Plan timeframe extends up to 30 years or beyond. As such, the City updates and amends community plans to help address both our current and future housing goals.

What Changes Were Made Between the First Draft and Second Draft of the Clairemont Community Plan?

In response to feedback received, the City Planning Department made a range of changes between the first and second draft of the Clairemont Community Plan. You can review a full list of changes. The main changes include:

- The layout and graphic format of the plan has been refreshed. Text, tables, and

figures have been updated. Additional figures have been added.

- Additional capacity for homes has been increased within villages and corridors to align with Blueprint SD.
- An Economic Prosperity Element was added.
- The Parks Rec Value Points table was updated to ensure consistency with the Parks Master Plan.
- Implementation Element now includes a description of the Community Enhancement Overlay Zone and the amendments to the Clairemont Mesa Height Limit Overlay Zone.

You can review a full list of changes and review a policy comparison table.

How will the opportunity for new homes affect the Clairemont community?

Although the City cannot mandate development, additional opportunities for new homes can promote development that supports new community investments, including new public spaces, new neighborhood commercial amenities, and enhanced places for people to enjoyably and safely walk, bike, and interact with their neighbors. Comprehensively updating the Clairemont Community Plan and creating capacity for new homes close to transit allows for greater opportunities for new and improved community investment.

How will the Clairemont Community Plan Update address affordable housing?

One of the goals for the Clairemont Community Plan Update is to increase opportunities for homes for people of all incomes. Citywide regulations require developments to provide a portion of the new homes to be rented or sold at affordable levels or pay a fee to support the construction of future affordable homes.

Where will capacity be added for new homes and what types of homes will there be?

The Community Plan Update envisions growth in specific villages, nodes, corridors, and districts. Villages will allow new mixed-use development occurring on pedestrian-oriented streetscapes and connections to the neighborhoods. Key villages identified for opportunities for growth include Clairemont Town Square, Clairemont Mesa Gateway, Rose Canyon Gateway, Clairemont Crossroads, Community Core, Bay View, Diane, and Clairemont Drive Community Villages. Opportunities for growth are also planned along the specific corridors such as Clairemont Mesa Boulevard and Morena Boulevard. The maximum density within the village areas is 109 du/ac found at the Rose Canyon Gateway Village site.

The maximum density in any of these areas will not exceed 109 du/ac. Typical densities located adjacent to corridors ranges from 29 du/acre to 54 du/acre or 73 du/acre. The

overall intent is to provide opportunities for homes for people of all incomes, including families, that they will enjoy living in, to ensure a thriving community.

What is dwelling unit per acre (du/acre)?

Dwellings units per acre (du/ac) is the relationship between the number of homes on a property and the area of the property. Dwellings units per acre is used to permit how many individual homes can be located on any one property. For example, a single-family home on a 1-acre property would have a density of 1 du/ac. A typically single-family lot is 5,000 square feet or 0.11 acres which has the density of 9 du/ac. The physical size of the property determines how many dwellings can fit on a site; a 0.25-acre lot with a density maximum of 20 du/acre would only be permitted for up to 5 homes. Whereas, as 0.11-acre property with a density maximum of 20 du/acre would only be permitted for up to 2 homes. Du/ac does not dictate unit size or unit type. Other bulk controls such as setbacks and height limits apply to the building form.

How will the Community Plan address infrastructure and public facilities in the long-term?

As part of the community plan update process, public facilities, including fire stations, libraries, parks and mobility improvements needed to serve the community, are identified and included in the community plan. Projects identified within the Community Plan Update are further prioritized through Capital Improvement Program engagement in accordance with Council Policy 800-14. Specific infrastructure accommodations in the plan are addressed in the questions below. Ongoing community input is critical in identifying these needs.

How will the Clairemont Community Plan address additional recreational and public space needs?

The second draft of the Clairemont Community Plan identifies opportunities for new recreation public spaces to be built when new homes are developed throughout the life of the plan. This can be achieved through the provision of new parks, plazas, and public spaces as part of new developments, which are addressed in draft Clairemont Community Plan. In addition, more public space can be achieved through building setbacks, wider sidewalks, landscaping, street trees and other pedestrian amenities as individual development sites come forward in the future. The second draft includes strategies for developing greenways along major streets and identifies additional park and recreation facility opportunities.

How will canyons and open spaces be protected?

The City has existing regulations that require new development to minimize encroaching on open space, steep slopes, and canyons. The draft plan identifies approximately 50 acres of City-owned and managed open space to be added to the Multi-Habitat Planning Area preserve. The Clairemont Community Plan Update has also proposed conservation policies that would recommend new development maintain natural features and facilitate natural stormwater runoff.

How will the Community Plan Update address future public school needs?

The City of San Diego works with San Diego Unified School District during the Community Plan Update process to help the district manage resources and plan for new or expanded facilities in places that may have student-population increases. New development is required to pay fees that may offset a portion of the cost for new school facilities.

How will the Community Plan address additional mobility needs?

The second draft of the Clairemont Community Plan proposes a range of improvements to help residents move safely and easily throughout the community. These include pedestrian and bicycle improvements to enhance environments and access to transit and recreation destinations, as well as transit enhancements designed to maximize future SANDAG transit investments, such as Rapid Bus lines and mobility hubs at community villages. These transit improvements will better connect Clairemont to key jobs destinations in University, Downtown, and other areas across the region.

By planning for new housing and amenities near these mobility and transit improvements, the plan supports the creation of a community where people can live closer to work, shopping, and other daily needs. This also supports the City's Climate Action Plan by reducing reliance on cars and lowering greenhouse gas emissions.

How will Clairemont become a more walkable community?

The Clairemont Community Plan Update envisions a more walkable, connected, and inclusive community by focusing on pedestrian safety and accessibility. To support this vision, the plan recommends high-visibility crossings, signals that prioritize pedestrians, and traffic calming measures to create comfortable walking environments for people of all ages and abilities. It also supports creating more pedestrian pathways, clear signage, and improved access between homes, schools, parks, mixed-use villages, transit stations, and surrounding areas. Collaboration with regional partners will help improve connections across freeways and to key destinations like Mission Bay Park.

What bicycle and pedestrian transportation improvements are proposed in the Clairemont Community Plan Update?

The Clairemont Community Plan Update aims to expand sustainable mobility options by providing more convenient, dedicated active transportation facilities that encourage walking, rolling, and biking over driving. The plan proposes making safe, comfortable, and engaging pedestrian environments by enhancing crossings, improving walkways, adding traffic calming measures, and converting unused spaces into pedestrian or multi-use paths. To support biking, the plan recommends expanding access to low-stress bikeways, such as cycle tracks, along key corridors that connect residents to major existing and future activity centers. These improvements are designed to increase comfort, safety, and connectivity, making walking/rolling and biking more practical and attractive option for travel and recreation. The plan also focuses on better connections across major freeways and improving access to transit, parks, and nearby communities through coordination with Caltrans, SANDAG, and other partners.

What Environmental Review Has Been Done for the Clairemont Community Plan Update?

The City's environmental review process was established by the California Environmental Quality Act (CEQA). The Environmental Review Section of the City Planning Department has reviewed the draft Clairemont Community Plan and determined that, pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, an addendum to the [Final Program Environmental Impact Report \(PEIR\) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update \(SCH No. 2021070359\)](#) is the appropriate environmental document to analyze the updated Community Plan.

How will the Clairemont Mesa Height Limit Overlay Zone be amended as part of the Community Plan?

The maximum structure height in Clairemont is currently limited to 30 feet. As part of the community plan update process, the Clairemont Mesa Height Limit Overlay Zone will be amended to align with the community's vision and support plan policies. The height limit is being raised within some village areas where new home and job opportunities are located. The proposed increases range from 35 to 65 feet depending on the village area or site.

How can I learn more about the Clairemont Community Plan Update?

Visit the Community Plan Update webpage at www.clairemontplan.org/ where you can learn more about the plan update and sign up for email updates to stay informed.

How can I make comments on the Second Draft of the Clairemont Community Plan Update?

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