

CLAIREMONT COMMUNITY PLAN UPDATE
Public Facilities, Services, and Safety Element Policy Comparison

<p>What is in the Adopted Clairemont Community Plan (1989)</p>	<p>How does the General Plan (GP) address this policy? Conservation Element (CE), Recreation Element (RE), Urban Design Element (UD), Public Facilities (PF)</p>	<p>How would this be reflected in the Community Plan Update (CPU)?</p>
<p>Recommendations for Schools</p>		
<p>1. Zoning and Alternative Uses</p> <p>All school sites, including schools that have been leased to private institutions in Clairemont Mesa, should be designated for institutional uses in accordance with the Institutional Overlay Zone. Surplus school sites should be used for administration, private schools and community purposes. If it is determined that such uses or other public uses are not needed, alternative development should be compatible with the surrounding neighborhood.</p>	<p>LU-C.1.b) Rely on community plans for site-specific land use and density designations and recommendations.</p> <p>LU-C.2.a) Apply land use designations at the parcel level to guide development with a community.</p>	<p>Public facilities (e.g. public, schools, fire stations, police stations, libraries, etc.) would be designated as Institutional in the CPU.</p> <p>For Residential as an alternative land use, school sites will be identified in the Land Use Element.</p> <p>The Institutional Overlay Zone was repealed in 1992.</p>
<p>1. a) Schools which should be rezoned from R- 3000 to R1-5000 and the Institutional Overlay Zone to ensure that alternative development is compatible with the surrounding single-family neighborhood include: Alcott, Whitman, Hawthorne, Cadman, Ross, Stevenson, and Bay Park Elementary Schools and Longfellow Special Education Facility.</p>	<p>LU-C.6 Review existing and apply new zoning at the time of the community plan update to assure that revised land use designations or newly-applicable policies can be implemented through appropriate zones and development regulations.</p>	<p>Public facilities (e.g. public, schools, fire stations, police stations, libraries, etc.) would be designated as Institutional in the CPU.</p> <p>For Residential as an alternative land use, school sites will be identified in the Land Use Element.</p> <p>School sites typically have RS-1-7 (single-family zoning) as the underlying zoning that allows 1 dwelling unit per 5,000sf.</p> <p>The Institutional Overlay Zone was repealed in 1992.</p>

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<p>1.b) If Lindbergh Elementary School and Schweitzer Special Education School are developed in the future, the R-1500 Zone would be an appropriate density for these sites because both school sites are located on Balboa Avenue which has a medium residential density along the transportation corridor and are in close proximity to commercial services.</p>	<p>LU-C.6 Review existing and apply new zoning at the time of the community plan update to assure that revised land use designations or newly-applicable policies can be implemented through appropriate zones and development regulations.</p>	<p>For Residential as an alternative land use, Lindberg and Schweitzer Schools will be identified in the Land Use Element.</p> <p>Appropriate zones will be identified as part of the CPU process and adopted with the plan.</p>
<p>2. Master Plan The San Diego Unified School District's Long Range Facilities Master Plan should be the prevailing document to guide the district in meeting the facility needs of the community.</p>	<p>Policies PF-K.1 through K.9 in the General Plan deal with the collaborating with school districts and working with school districts to develop educational facilities, better utilize land, site plan for new schools, and design new school facilities.</p>	<p>Potential policy in the Public Facilities Element: Consult San Diego Unified School Districts Long Range Facilities Master Plan as a guide for meeting the educational facility needs of the community.</p>
<p>3. School Site Improvements</p> <p>Improvements to school sites should include exterior painting, landscaping and turfing of community-use fields in order to enhance the surrounding neighborhood and provide a better community image. A joint-use agreement between the school district and the City of San Diego should be developed to turf decomposed granite playground areas of a school site and maintain the turf areas as a means to provide community-use fields.</p>	<p>See Policies PF-K.1 through K.9 above.</p> <p>RE-E.2. Work with local school districts', colleges, and universities to expand development of on-campus joint use recreation facilities including multi-purpose courts, parking lots, and multi-purpose athletic fields.</p> <p>RE-E.3. Support local school district's efforts to expand elementary and secondary school sites that result in additional joint use opportunities while balancing the competing needs of recreation and housing.</p> <p>RE-E.4. Strive for mutually agreeable long-term, joint use agreements with other</p>	<p>Recommendations for school design will be in the Urban Design Element.</p> <p>Joint use opportunities areas will be addressed in the Recreation Element</p>

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	<p>public agencies to assure recreation for existing residents and future generations.</p> <p>RE-E.11. Provide credit to sub dividers for the joint use of land reserved for school athletic program use when secured in accordance with RE-E.10.</p> <p>B. School land secured for joint use purposes to satisfy population-based parks guidelines shall be contiguous with and at the same grade as an adjacent population-based park for optimum recreational use.</p>	
<p>3.a) Crosswalks adjacent to schools should be clearly identified in order to provide a safe means of pedestrian circulation.</p>	<p>UD-B.5. Design or retrofit streets to improve walkability, strengthen connectivity, and enhance community identity.</p> <p>D. Emphasize the provision of high quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.</p> <p>ME-A.2. Design and implement safe pedestrian routes.</p> <p>A. Collaborate with appropriate community groups, and other interested private and public sector groups or individuals to design and implement safe pedestrian routes to schools, transit, and other highly frequented destinations. Implement needed improvements and programs</p>	<p>Crosswalks and other pedestrian safety features will be addressed in the Mobility Element and Urban Design Element.</p>

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	such as wider and non-contiguous sidewalks, more visible pedestrian crossings, traffic enforcement, traffic calming, street and pedestrian lighting, pedestrian trails, and educating children on traffic and bicycle safety.	
3.b) Portables should only be considered to accommodate a change in student enrollment at public schools. The location of portables should be integrated with the existing facility, and landscaping should be provided.	There are no specific General Plan policies to address this.	The location of portable classrooms would be addressed in the Urban Design Element.
4. Curriculum Adult education and continuation classes should be sponsored after school hours to provide educational opportunities for all economic segments of the community.	There are no specific General Plan policies to address this.	Potential policy in the Public Facilities Element: Support adult education and continuation classes during after school hours to provide educational opportunities for all economic segments of the community.
5. Mesa Community College The Mesa College Master Plan should incorporate the following recommendations: 5.a) Parking lots should be enhanced with landscaping in accordance with the citywide Landscaping Ordinance.	UD-A.12.g) Retrofit existing expansive parking lots with street trees, landscape, pedestrian paths, and new building placement. UD-A.12.i) Use trees and other landscape to provide shade, screening, and filtering of storm water runoff in parking lots.	The design and provision of parking lots will be addressed in the Urban Design Element and Mobility Element.

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<p>5.b) As student enrollment increases, the Mesa College Master Plan should consider the development of parking structures in order to alleviate future on-street parking problems in adjacent neighborhoods.</p>	<p>ME-F.4. Provide safe, convenient, and adequate short- and long-term bicycle parking facilities and other bicycle amenities for employment, retail, multifamily housing, schools and colleges, and transit facility uses.</p>	<p>The design and provision of parking will be addressed in the Urban Design Element and Mobility Element.</p>
<p>5.b) Secure bicycle storage facilities (such as bicycle lockers and racks) should be provided to encourage bicycling instead of driving to campus.</p>	<p>ME-F.4. Provide safe, convenient, and adequate short- and long-term bicycle parking facilities and other bicycle amenities for employment, retail, multifamily housing, schools and colleges, and transit facility uses.</p>	<p>The provision of bicycle storage facilities will be addressed in the Mobility Element.</p>
<p>5.c) Alternative forms of transportation to the single occupant motor vehicle, such as bicycling, carpooling and transit, should be promoted by Mesa College in order to reduce the student demand for off-campus parking simultaneously with posting limited parking restrictions on streets in the adjacent neighborhoods.</p>	<p>UD-B.5. Design or retrofit streets to improve walkability, strengthen connectivity, and enhance community identity.</p> <p>A. Emphasize the provision of high quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.</p>	<p>Alternative forms of transportation will be addressed in the Mobility Element.</p>

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<p>Recommendations for libraries</p>		
<p>1. Zoning</p> <p>The branch libraries on Mt. Abernathy Avenue, Burgener Boulevard, and Clairemont Driven in Clairemont Mesa should be designated for institutional uses in accordance with the Institutional Overlay Zone.</p>	<p>LU-C.1.b) Rely on community plans for site-specific land use and density designations and recommendations.</p> <p>LU-C.2.a) Apply land use designations at the parcel level to guide development within a community.</p> <p>LU-C.6 Review existing and apply new zoning at the time of the community plan update to assure that revised land use designations or newly-applicable policies can be implemented through appropriate zones and development regulations.</p>	<p>Public facilities (e.g. public, schools, fire stations, police stations, libraries, etc.) would be designated as Institutional in the CPU.</p> <p>The land use designations for libraries will be addressed in the land Use Element.</p> <p>The Institutional Overlay Zone was repealed in 1992.</p>
<p>2. Balboa Branch Library</p> <p>The existing 5,092-square foot branch library should expand its facilities by utilizing a small portion of City-owned vacant land, which is located adjacent to the parking lot. The expansion should include an additional 5,000 square feet for book shelves, reading rooms, additional parking space and the development of an outdoor reading area. The park could be designed as an outdoor reading area that should include amenities such as benches, patio furniture or a fountain.</p>	<p>PF-J.2 Design all libraries with a minimum of 15,000sf of dedicated libraries with adjustments for community-specific needs. Library design should be incorporate public input to address the needs of the intended service area.</p>	<p>Recommendations for library branch needs will be discussed with Library staff.</p>

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2.a) The entranceway to the library, which has a wide pedestrian walkway, should be enhanced with landscaping.	PF-J.2 Design all libraries with a minimum of 15,000sf of dedicated libraries with adjustments for community-specific needs. Library design should be incorporate public input to address the needs of the intended service area.	Library design will addressed in the Urban Design Element.
2.b) Bicycle racks should be located in a visible location to the passerby and convenient to the library entrance, without creating a hazard to pedestrians.	PF-J.2 Design all libraries with a minimum of 15,000sf of dedicated libraries with adjustments for community-specific needs. Library design should be incorporate public input to address the needs of the intended service area.	Bicycle rack locations will be addressed in the Mobility Element and Urban Design Element.
1. North Clairemont Mesa Branch Library The North Clairemont Mesa Branch Library should provide amenities such as a meeting room and bicycle racks that are conveniently located near the library entrance (without creating a hazard to pedestrians) in order to improve service to the community.	PF-J.2 Design all libraries with a minimum of 15,000sf of dedicated libraries with adjustments for community-specific needs. Library design should be incorporate public input to address the needs of the intended service area.	Recommendations for library branch needs will be discussed with Library staff.

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<p>2. Claremont Branch Library</p> <p>The existing 4,437-square foot branch library should be replaced with a 10,000-square foot facility on the current site. The library expansion should include an outdoor reading area/sculpture garden at the rear and side yard of the building in order to improve service to the community.</p>	<p>PF-J.2 Design all libraries with a minimum of 15,000sf of dedicated libraries with adjustments for community-specific needs. Library design should be incorporate public input to address the needs of the intended service area.</p>	<p>Recommendations for library branch needs will be discussed with Library staff.</p>
<p>Recommendations for police protection</p>		
<p>1. Community Participation</p> <p>Community alert groups and Neighborhood Watch Programs should maintain a close relationship with police officers to keep informed of current crime problems in the neighborhoods.</p>	<p>There are no General Plan policies to address community alert groups and Neighborhood Watch Program.</p>	<p>Potential Policy in the Public Facilities Element: Maintain a close relationship between community alert groups, Neighborhood Watch Programs, and police officers to keep informed of current crime problems in the neighborhoods.</p>
<p>2. Design of New Development</p> <p>Both public and private improvements should be designed to reduce the opportunities for crime to occur. The physical design of a development project should incorporate features such as lighting and transparent fencing when appropriate in order to deter criminal activities.</p>	<p>PF-E.1. Provide a sufficient level of police services to all areas of the City by enforcing the law, investigating crimes, and working with the community to prevent crime.</p>	<p>Policies to reduce crime through design (e.g. Crime Prevention Through Environmental Design (CPTED)) will be addressed in the Urban Design Element.</p>

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Recommendations for fire protection		
<p>1. Zoning</p> <p>The three fire stations located on Chicago Street, Clairemont Drive and Chateau Drive in Clairemont Mesa, should be designated for institutional uses in accordance with the Institutional Overlay Zone.</p>	<p>LU-C.1.b) - Rely on community plans for site-specific land use and density designations and recommendations.</p> <p>LU-C.2.a) - Apply land use designations at the parcel level to guide development within a community.</p> <p>LU-C.6 - Review existing and apply new zoning at the time of the community plan update to assure that revised land use designations or newly-applicable policies can be implemented through appropriate zones and development regulations.</p>	<p>Public facilities (e.g. public, schools, fire stations, police stations, libraries, etc.) would be designated as Institutional in the CPU.</p> <p>Land use designations for the fire stations will be addressed in the Land Use Element.</p>
<p>2. Fire Prevention</p> <p>Fire hazards should be reduced to the extent feasible. The following fire prevention methods when used in conjunction with one another (no single method alone will reduce the chance of property damage from fire) should be employed:</p>	<p>UD-A.3.p) - Design structures to be ignition and fire-resistant in fire prone areas or at-risk areas as appropriate. Incorporate fire-resistant exterior building materials and architectural design features to minimize the risk of structure damage or loss due to wildfires.</p>	<p>The City already has brush management regulations that require defensive</p>
<p>A. Property owners along the canyon rims should improve the landscaped areas that border their property and the open space canyon area to reduce the potential for the spread of brush fires. Examples of landscaping improvements include: thinning out existing woody or dry vegetation; removal of branches near structures; removal of highly flammable plants; and installing irrigation systems at</p>	<p>UD-A.3. - Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.</p> <p>UD-A.3.h) - Use building and landscape materials that blend with and do not create visual or other conflicts with the natural environment in instances where</p>	<p>Potential Policies in the Public Facilities Element:</p> <ul style="list-style-type: none"> Encourage property owners along the canyon rims to improve their property and the open space canyon area to reduce the potential for the spread of brush fires. This could include: thinning out existing woody or dry vegetation; removal of branches near structures; removal of highly flammable plants; and installing irrigations systems at the top of the slope to establish a fire retardant buffer.

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<p>the top of the slope to establish a fire retardant buffer. Residents should landscape their property adjacent to the canyon with non-invasive and compatible plant species in order to prevent the modification of biological resources in the canyon areas.</p>	<p>new buildings about natural areas. This guideline must be balanced with a need to clear natural vegetation for fire protection to ensure public safety in some areas.</p>	<ul style="list-style-type: none"> Utilize landscaping on properties adjacent to canyons with non-invasive and compatible plant species in order to prevent modification of biological resources in the ca canyon areas.
<p>B. Construction materials, such as fire retardant roofing materials and stucco siding should be incorporated into project design. Site design features such as nonflammable walls and swimming pools should be considered as barriers when topography allows.</p>	<p>There are no General Plan policies to address this.</p>	<p>Potential Policy in the Public Facilities Element: Incorporate construction materials, such as fire retardant roofing materials and stucco siding into project design. Additionally, site design features such as nonflammable walls and swimming pools should be considered as barriers when topography allows.</p>
<p>Recommendations for public utilities</p>		
<p>1. Undergrounding of Utility Lines</p> <p>All utility wires and transmission lines in Clairemont Mesa should be placed underground where technically and economically feasible. Priority areas for the undergrounding of overhead utility wires should include the community's major transportation corridors in order to visually improve the community character. These areas include:</p> <ol style="list-style-type: none"> West Morena Boulevard from Tecolote Road to Morena Boulevard. Morena Boulevard from West Morena Boulevard to Balboa Avenue. Balboa Avenue from Morena Boulevard to Genesee Avenue. Clairemont Drive from Morena Boulevard to Balboa Avenue. 	<p>UD-A.16. Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm.</p> <ol style="list-style-type: none"> Convert overhead utility wires and poles, and overhead structures such as those associated with supplying electric, communication, community antenna television, or similar service to underground. 	<p>Distribution lines along these corridors have already been undergrounded.</p> <p>The General Plan already addresses the undergrounding of overhead utilities.</p>

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<p>2. Screening</p> <p>Transmission lines and other utility fixtures that are not underground should be screened from the public right-of-way by landscaping the surrounding area whenever possible.</p>	<p>PF-M.4. Cooperatively plan for and design new or expanded public utilities and associated facilities (e.g., telecommunications infrastructure, planned energy generation facilities, gas compressor stations, gas transmission lines, electrical substations and other large scale gas and electrical facilities) to maximize environmental and community benefits.</p> <p>UD-A.16. Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm.</p> <p>b. Design and locate public and private utility infrastructure, such as phone, cable and communications boxes, transformers, meters, fuel ports, back-flow preventors, ventilation grilles, grease interceptors, irrigation valves, and any similar elements, to be integrated into adjacent development and as inconspicuous as possible. To minimize obstructions, elements in the sidewalk and public right of way should be located in below grade vaults or building recesses that do not encroach on the right of way (to the maximum extent permitted by codes). If located in a landscaped setback, they should be as far from the sidewalk as possible, clustered and integrated into the landscape.</p>	<p>The screening of public utilities will be addressed in the Urban Design Element.</p>

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<p>3. Electrical Transmission Corridor</p> <p>Uses within the transmission corridor should be integrated into the project design and be in accordance with the citywide Landscaping Ordinance. Examples of uses include nurseries, parking lots, parking storage for motor homes and recreational vehicles and passive open space.</p>	<p>PF-M.4.b) Maximize land use and community benefit by locating compatible/appropriate uses within utility easements/right-of-way (e.g. passive parkland, natural open space, wildlife movement, urban gardens, plan nurseries, parking, access roads, and trails).</p>	<p>Other land uses associated with the transmission corridor will be addressed in the Land Use Element.</p>