

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **ITEM 1 – Clairemont Community Plan Update Workshop**

To call in and make your three minutes of public comment on this item:



iPhone one-tap - Dial 669-254-5252; or 669-216-1590; or 646-828-7666. When prompted, input Webinar ID: **160 064 4230**; -OR-



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864. When prompted, input Webinar ID: **160 064 4230**

How to Speak to a Particular Item or During Non-Agenda Public Comment

When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.



When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Planning Department

Clairemont Community Plan Update Workshop

September 23, 2021

Item #1

Purpose

- To obtain input on the Draft Clairemont Community Plan
 - Land Use Map
 - Policies
 - Design Concepts
 - Issues and comments
- Informational item. No action will be taken at this time.

Background



Public Engagement

- In 2017, kicked off the CPU Effort in with the formation of the CPU Ad-hoc Subcommittee
- Between 2017 and present, held 26 CPU Ad-hoc Subcommittee meetings
- In 2019, launched an Online Community Engagement Tool to inform our land use scenarios
- Workshops with the Planning Commission

Current Demographics

Existing Housing and Population

Year	Total Population	Household Population	Vacancy Rate	Persons per Household	Dwelling Units
2010	78,005	77,770	4.2%	2.47	32,905
2020	80,240	79,970	3.0%	2.50	32,960

Deed restricted housing units: 852

Current Demographics

Existing Race and Ethnicity, 2020

Year	White	Hispanic	Asian & Pacific Islander	Black	American Indian	All Other
Total	44,797	20,846	8,922	2,478	255	2,944
Percent	56%	26%	11%	3%	>1%	4%

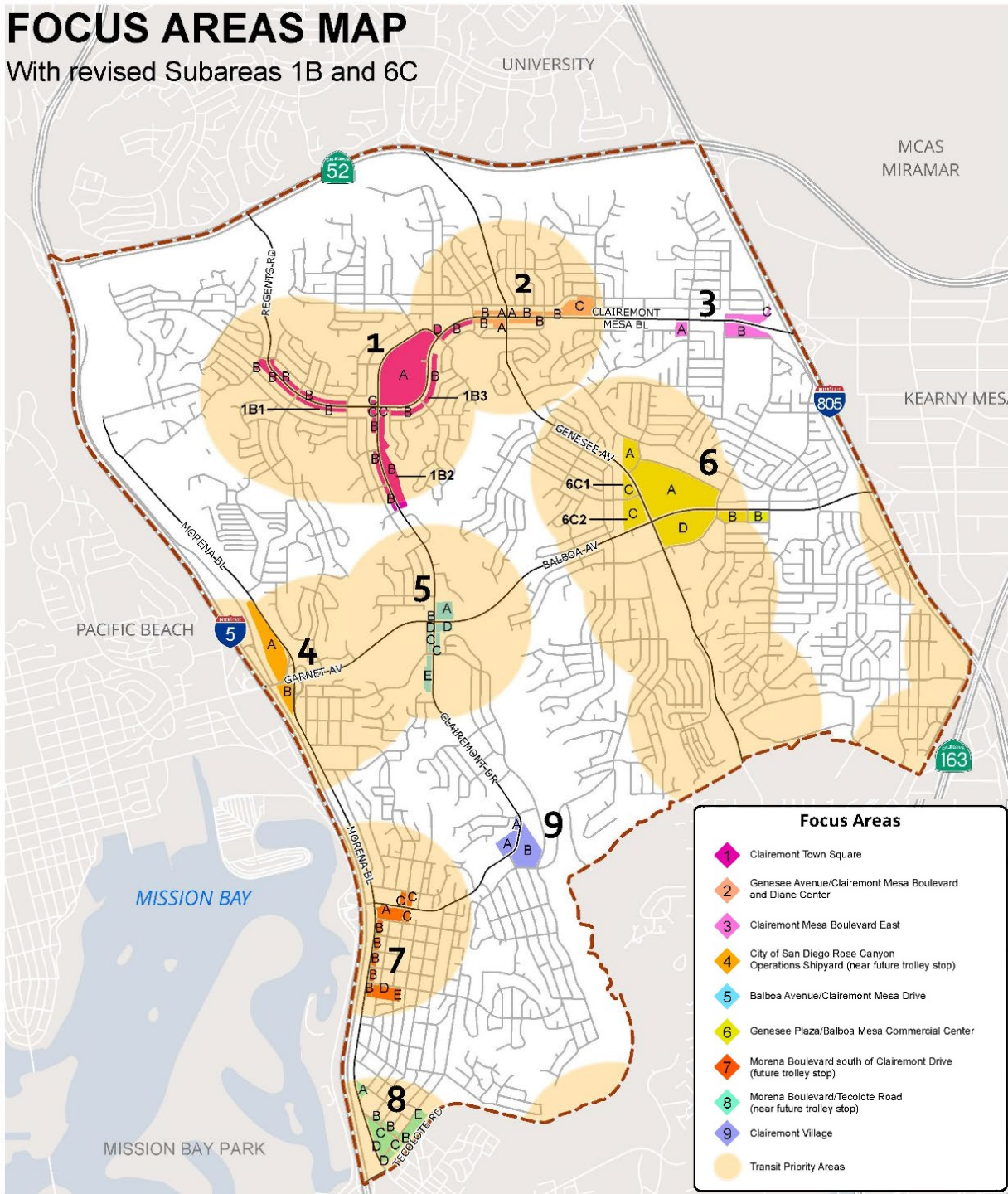
Median age: 38.6 years

Total jobs within the community: 21,170

Land Use Scenarios

FOCUS AREAS MAP

With revised Subareas 1B and 6C



Focus Areas

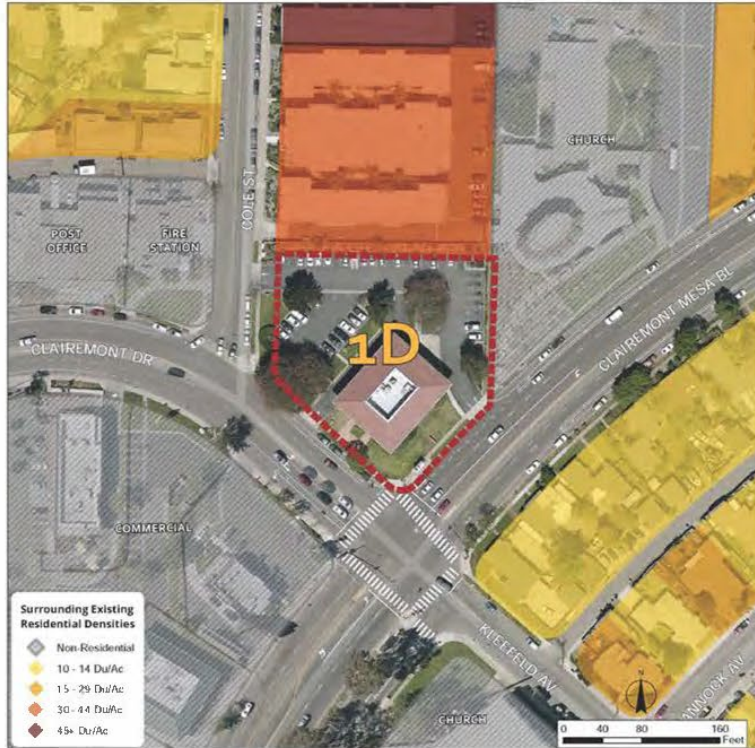
- Identified 9 land use focus areas for change
- Located within existing neighborhoods and community commercial centers
- Majority in Transit Priority Areas (TPAs)

Land Use Scenario Process

- In 2019, launched an Online Community Engagement Tool to select land uses and densities
- Objectives:
 - Identify change in at least 3 Focus Areas
 - Identify a minimum of 5,000 additional dwelling units
 - Locate 40% of additional dwelling units near the 3 trolley stations
- Informed the development of land use scenarios

INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

AERIAL VIEW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS

LOCATION: CLAIREMONT MESA BLVD & CLAIREMONT DR

ACREAGE: 1 ACRE

DENSITY: NOT APPLICABLE (0 UNITS)

USES ON-SITE: COMMERCIAL & RESIDENTIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 28 UNITS
(Total with Current Plan)

OPTION 1 - NEIGHBORHOOD COMMERCIAL (0-44 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 14 UNITS
(Above Current Plan)

NUMBER OF UNITS: 42 UNITS
(Total with Option 1)

OPTION 2 - NEIGHBORHOOD COMMERCIAL (0-54 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 24 UNITS
(Above Current Plan)

NUMBER OF UNITS: 52 UNITS
(Total with Option 2)

OPTION 3 - NEIGHBORHOOD COMMERCIAL (0-73 DU/ACRE)

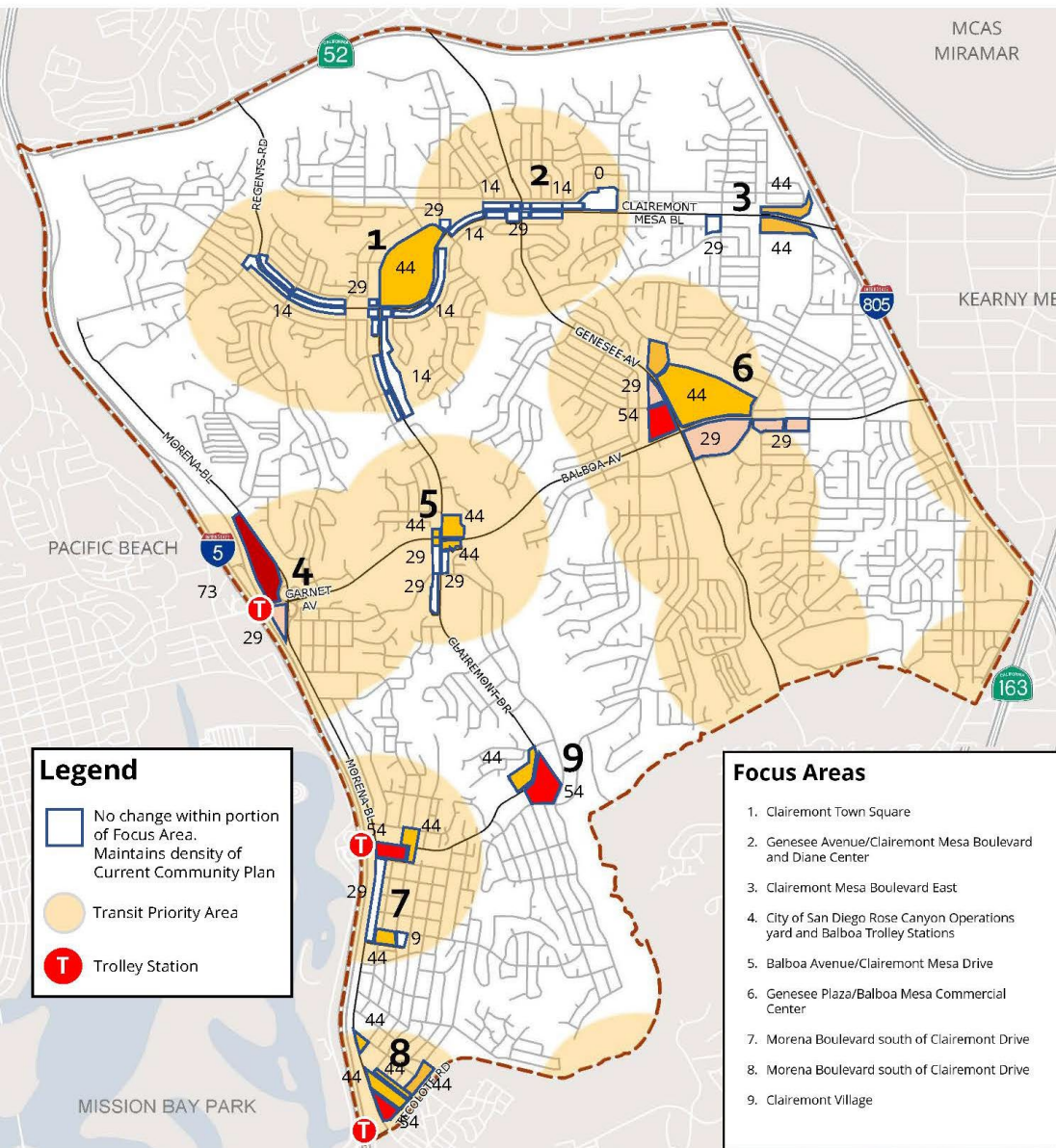


MIX OF USES: COMMERCIAL & RESIDENTIAL

ADDITIONAL UNITS: 43 UNITS
(Above Current Plan)

NUMBER OF UNITS: 71 UNITS
(Total with Option 3)

These conceptual renderings have been developed to illustrate the development potential for different land use options.



CPU Ad-Hoc Subcommittee Recommended Scenario

- Focuses higher residential densities at Centers
- Increases residential densities at Nodes
- Medium to High Residential densities at Mid-Coast Trolley Stations
- No change along Corridors

Total Increase above Adopted Plan:

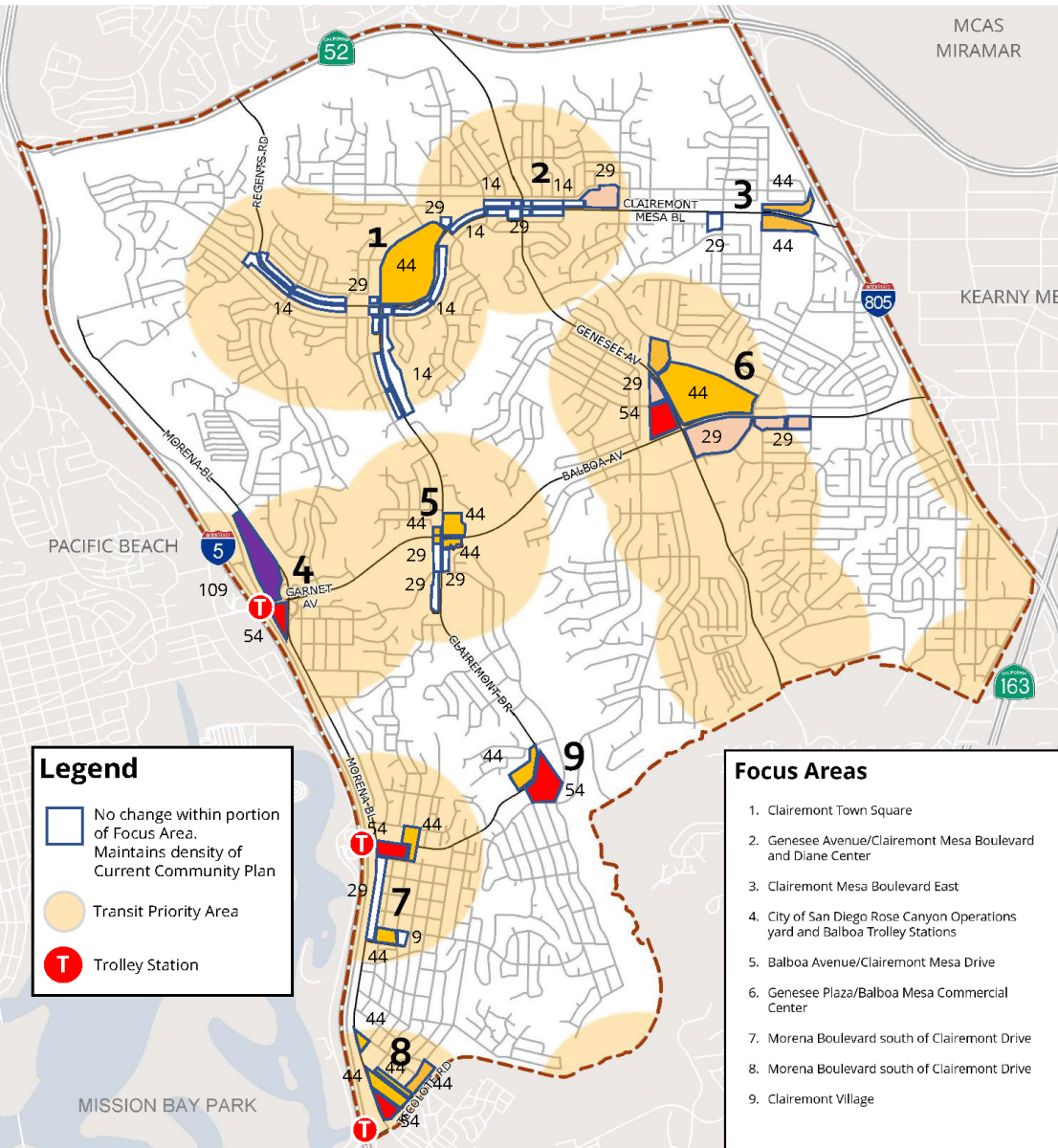


4,980 Dwelling Units

Additional near trolley stations:



2,180 Dwelling Units



CPU Land Use Scenario

Changes from the Subcommittee Recommendation include:

- Increasing density from 73 DU/AC to 109 DU/AC at the City Operations Yard
- Increasing density from 29 DU/AC to 54 DU/AC at the Balboa Trolley Station
- Allowing residential development at 29 DU/AC at the Diane Center, previously prohibited by the existing CPIOZ

Total Increase above Adopted Plan:

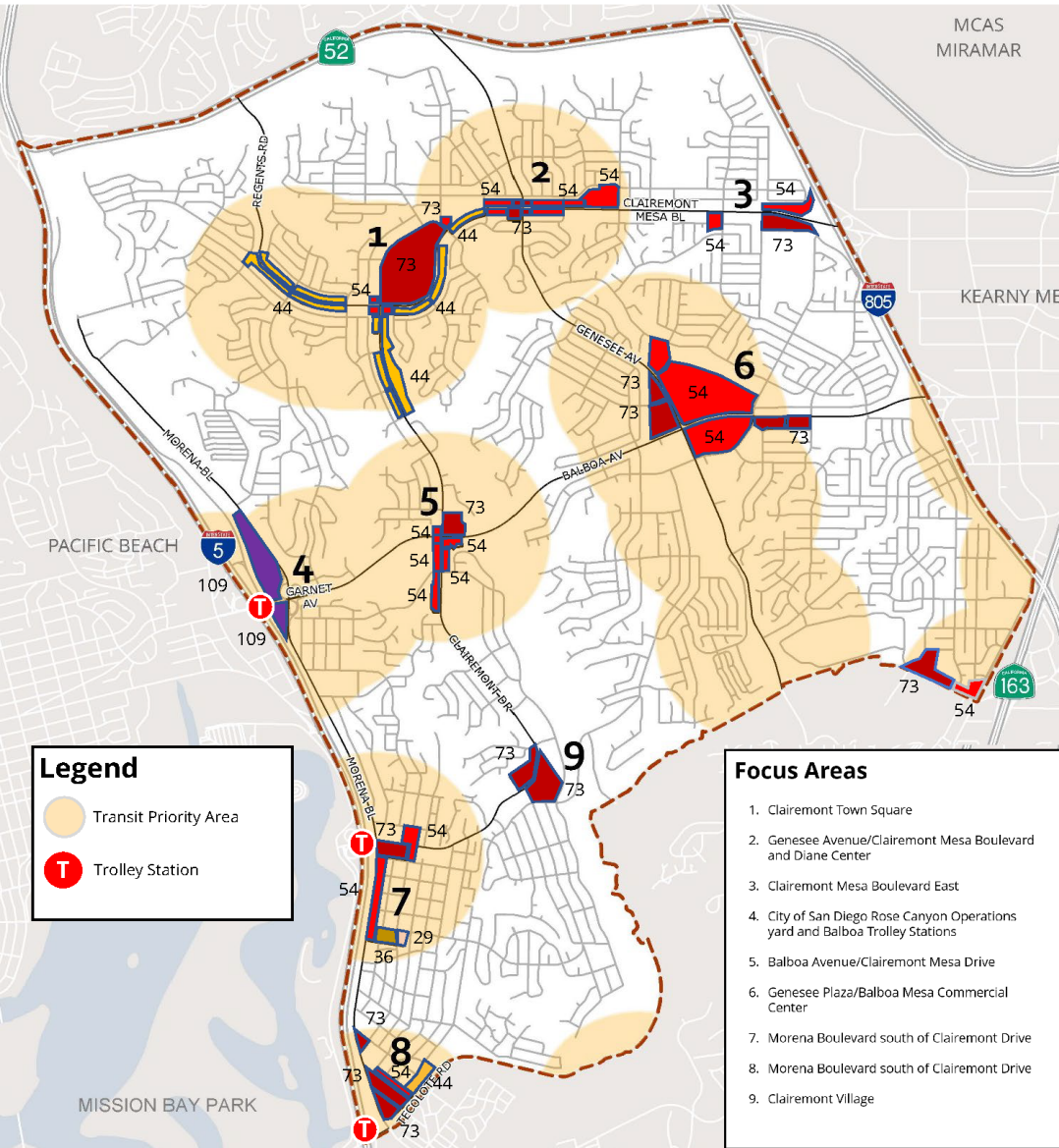


5,680 Dwelling Units

Additional near trolley stations:



2,890 Dwelling Units



Legend

- Transit Priority Area
- Trolley Station

Focus Areas

1. Clairemont Town Square
2. Genesee Avenue/Clairemont Mesa Boulevard and Diane Center
3. Clairemont Mesa Boulevard East
4. City of San Diego Rose Canyon Operations yard and Balboa Trolley Stations
5. Balboa Avenue/Clairemont Mesa Drive
6. Genesee Plaza/Balboa Mesa Commercial Center
7. Morena Boulevard south of Clairemont Drive
8. Morena Boulevard south of Clairemont Drive
9. Clairemont Village

Higher Density Alternative

- Change in ALL focus areas and maximizes the highest density options
- Further increases in density at village centers
- Additional Focus area near Mesa College

Total Increase above Adopted Plan:



11,000 Dwelling Units

Additional near trolley stations:



3,390 Dwelling Units

Housing Unit Build Out Summary

	Build Out	
	Total Housing Units	Difference between Adopted
Adopted CP	38,960	0
Subcommittee	43,940	4,980
Draft CPU	44,640	5,680
Higher Density	49,960	11,000

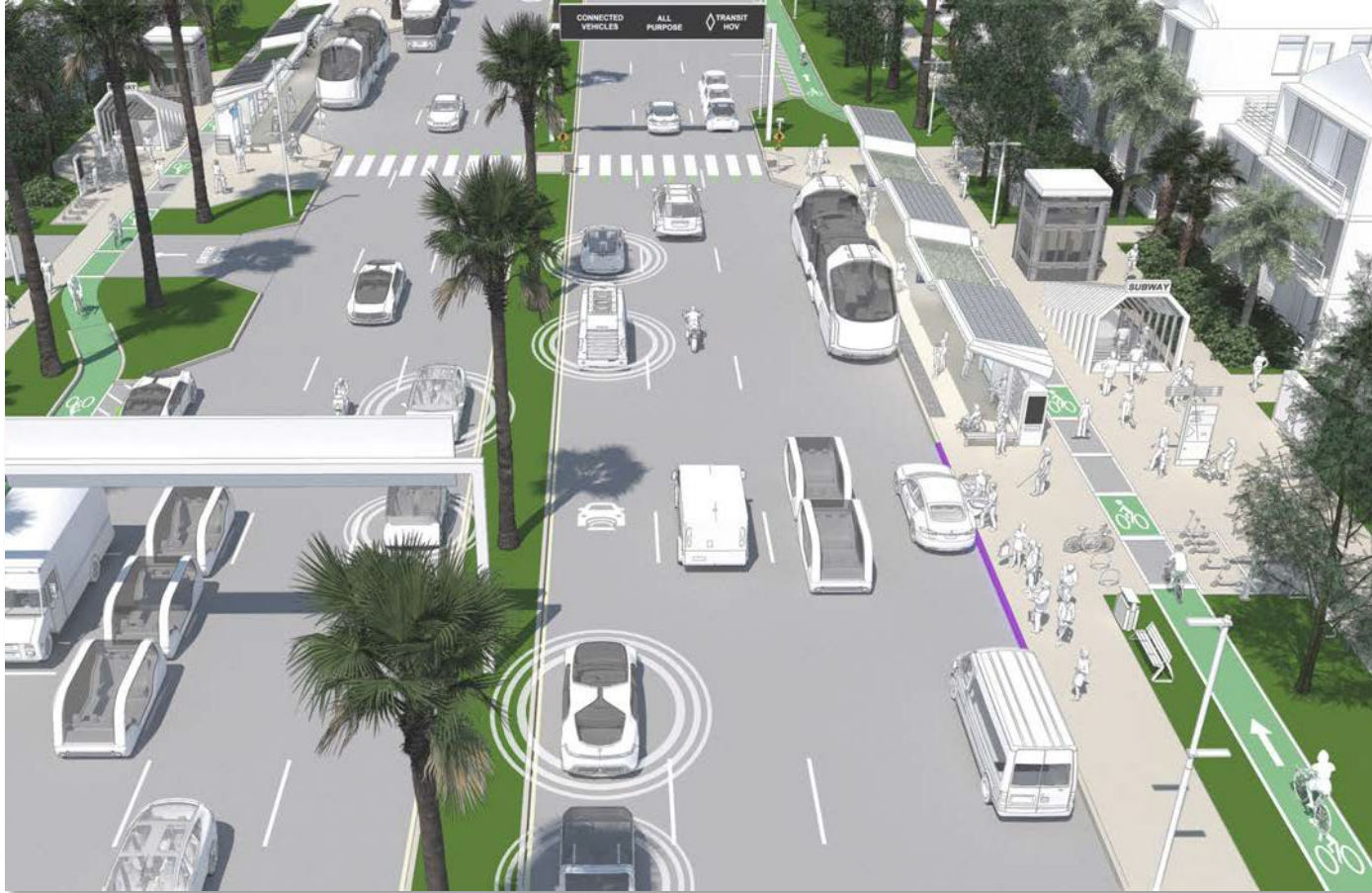
Key Policy Topics

Key Policy Topics: Land Use



- Amendment of the Community Plan Implementation Overlay Zone (CPIOZ) Type-A
- Includes linear parks, plazas, promenades, and public spaces within villages

Key Policy Topics: Mobility



- New separated bikeways
- Protected intersections at key locations
- Identifies emerging mobility hubs to increase transportation choices for residents and employees
- Encouraging transit priority treatments
- Emphasizes use of intelligent transportation technology



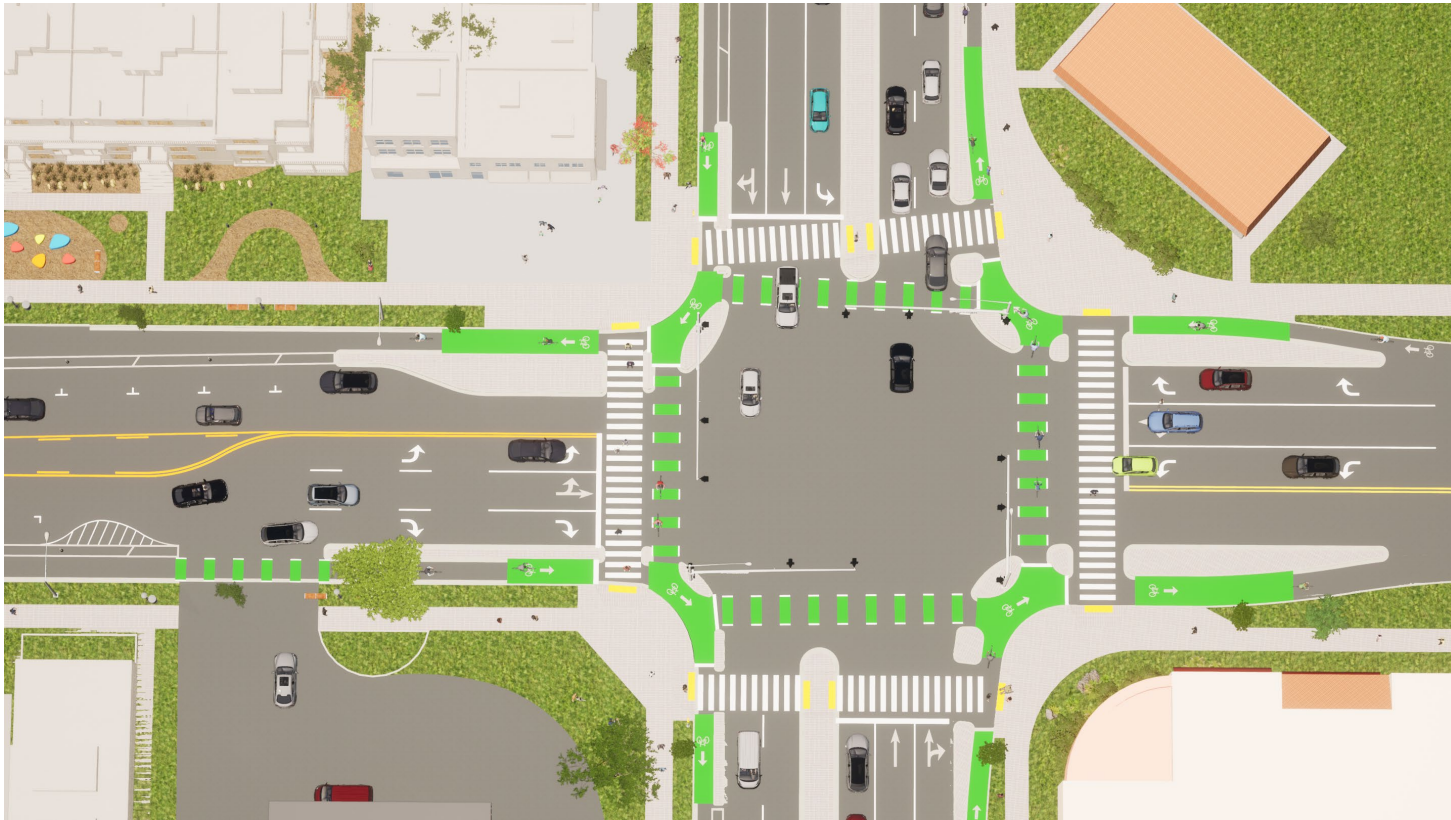
Class I – Multi-use path



Class IV – Cycle Track

Key Policy Topics: Mobility – Active Transportation

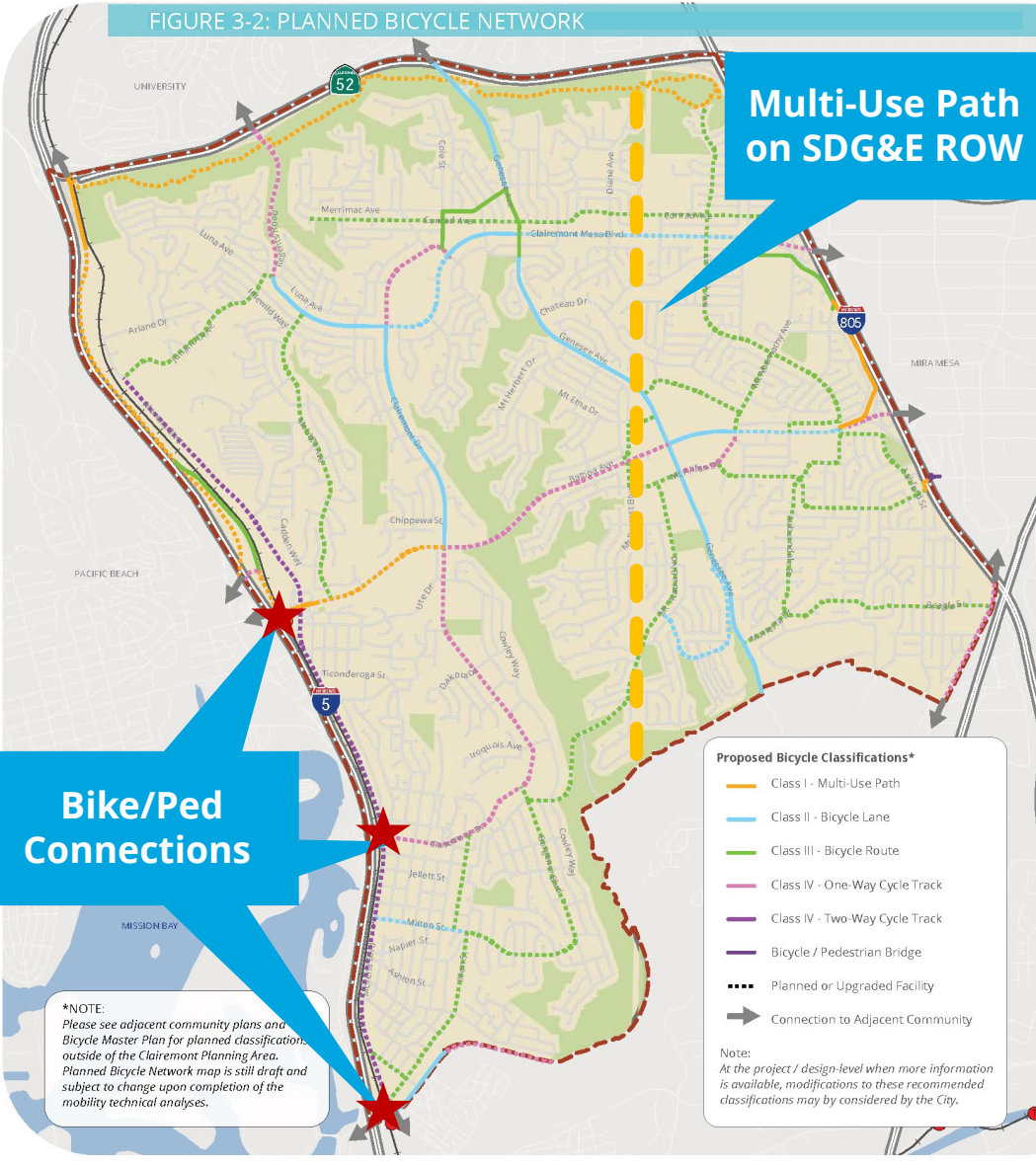
- **Class I – Multi-use Paths** through Marian Bear Open Space park and along Rose Canyon, portions of Balboa Avenue, and areas parallel to State Route 52 and Interstate 805
- **Class IV – Two-way Cycle Tracks** connecting the Rose Creek/Canyon Industrial Corridor, the Mid-Coast Trolley Stations, and villages along Morena Boulevard
- **Class IV – One-way Cycle Tracks** along portions of Clairemont Drive, Regents Road, and Balboa Avenue that also include connections between villages and a continuity of facilities between adjacent communities



Conceptual rendering of a protected intersection

Key Policy Topics: Mobility – Active Transportation

Protected intersections at key locations such as Balboa Avenue/Clairemont Drive and Clairemont Drive/Clairemont Mesa Boulevard



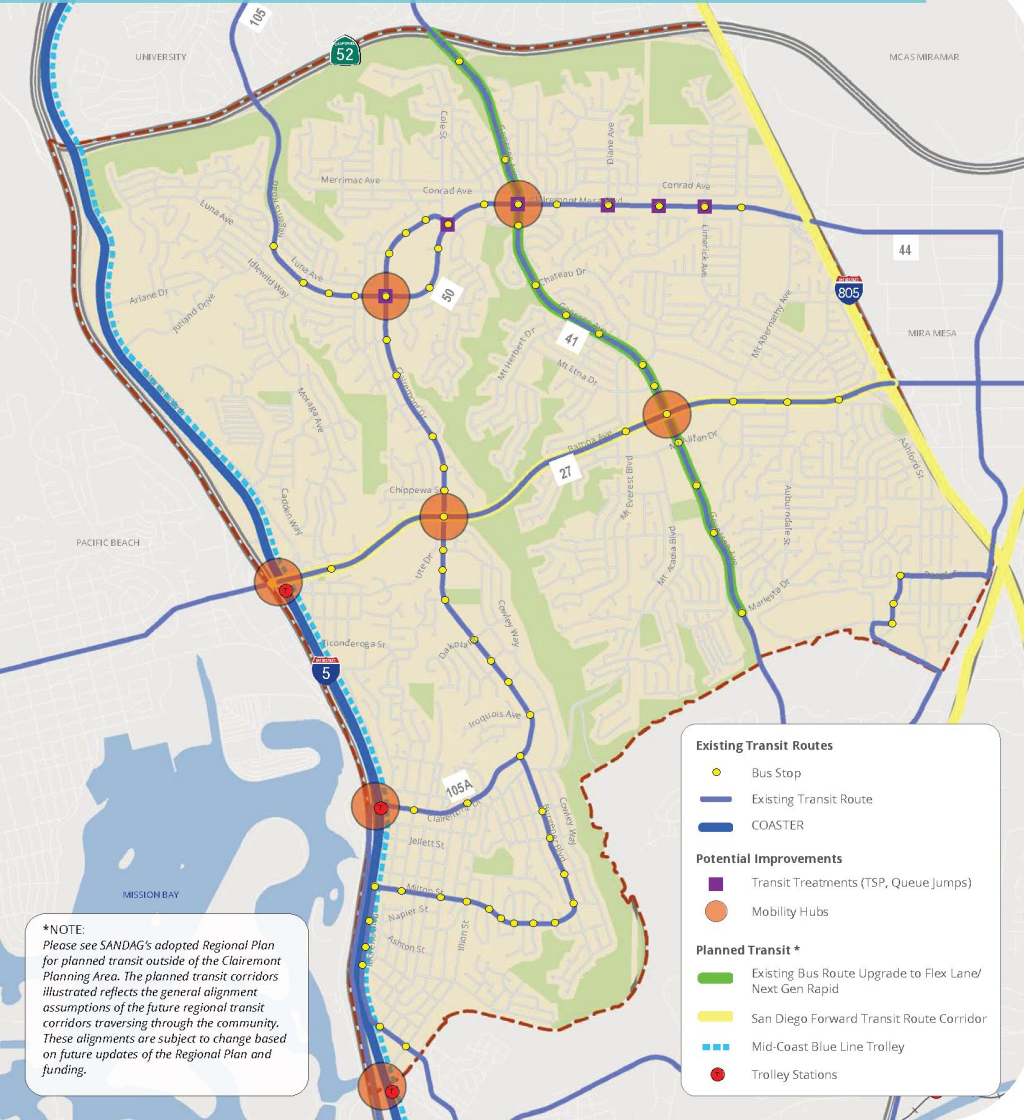
Key Policy Topics: Mobility – Coordination

- Working with Caltrans on Mission Bay active transportation improvements, which specifically look at improved bike/ped connections between the Mid-Coast Stations and the Bay
- Work with SDG&E so that we can use SDG&E ROW for a north-south Class 1 Multi-use Path



Conceptual rendering of enhanced underpass at I-5 Freeway

FIGURE 3-3: PLANNED TRANSIT NETWORK



Key Policy Topics: Mobility – Transit

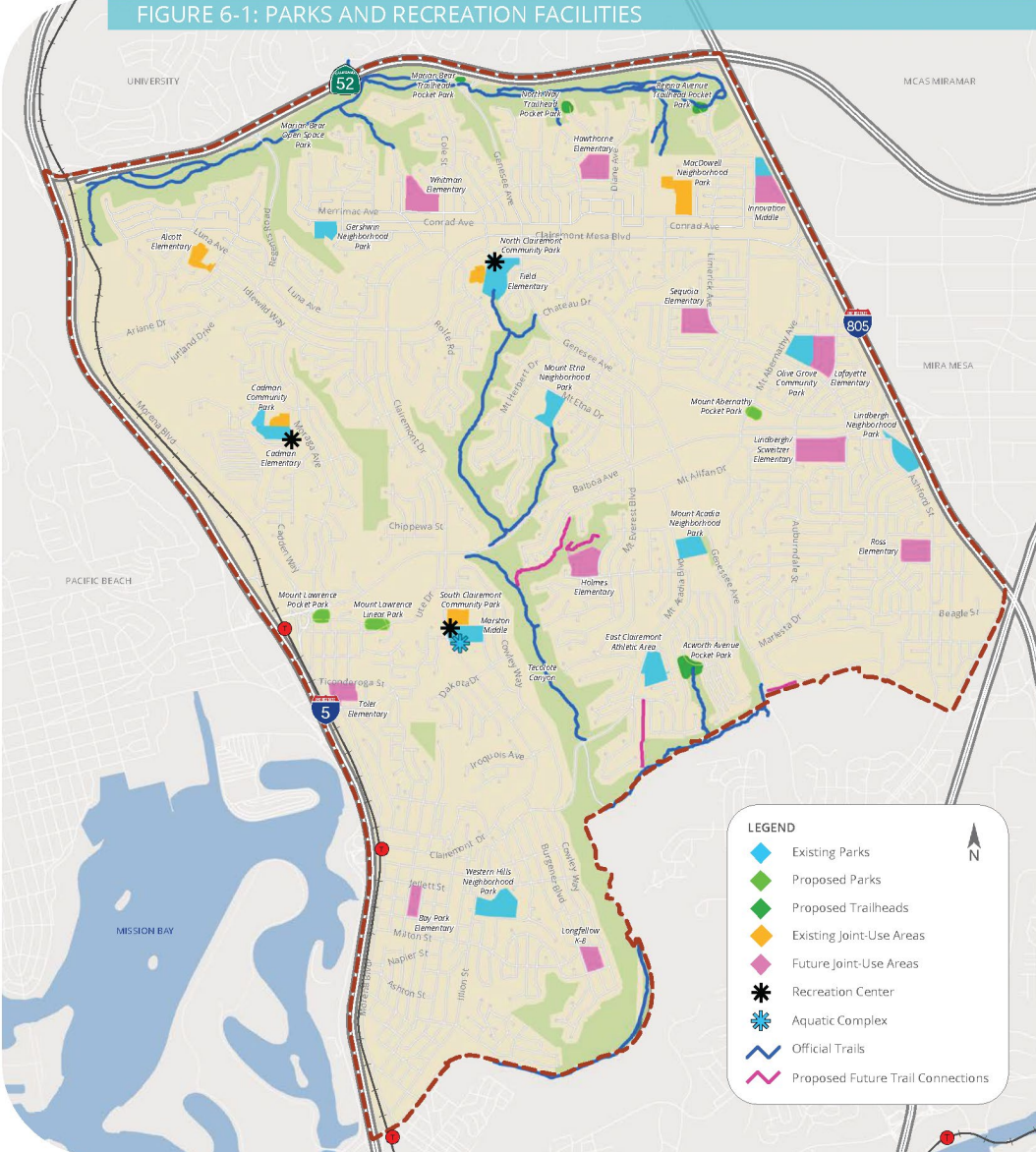
- Transit priority treatments along key corridors
- Collaborate with MTS and SANDAG to develop mobility hubs at villages and trolley stations



Key Policy Topics: Mobility – Technology

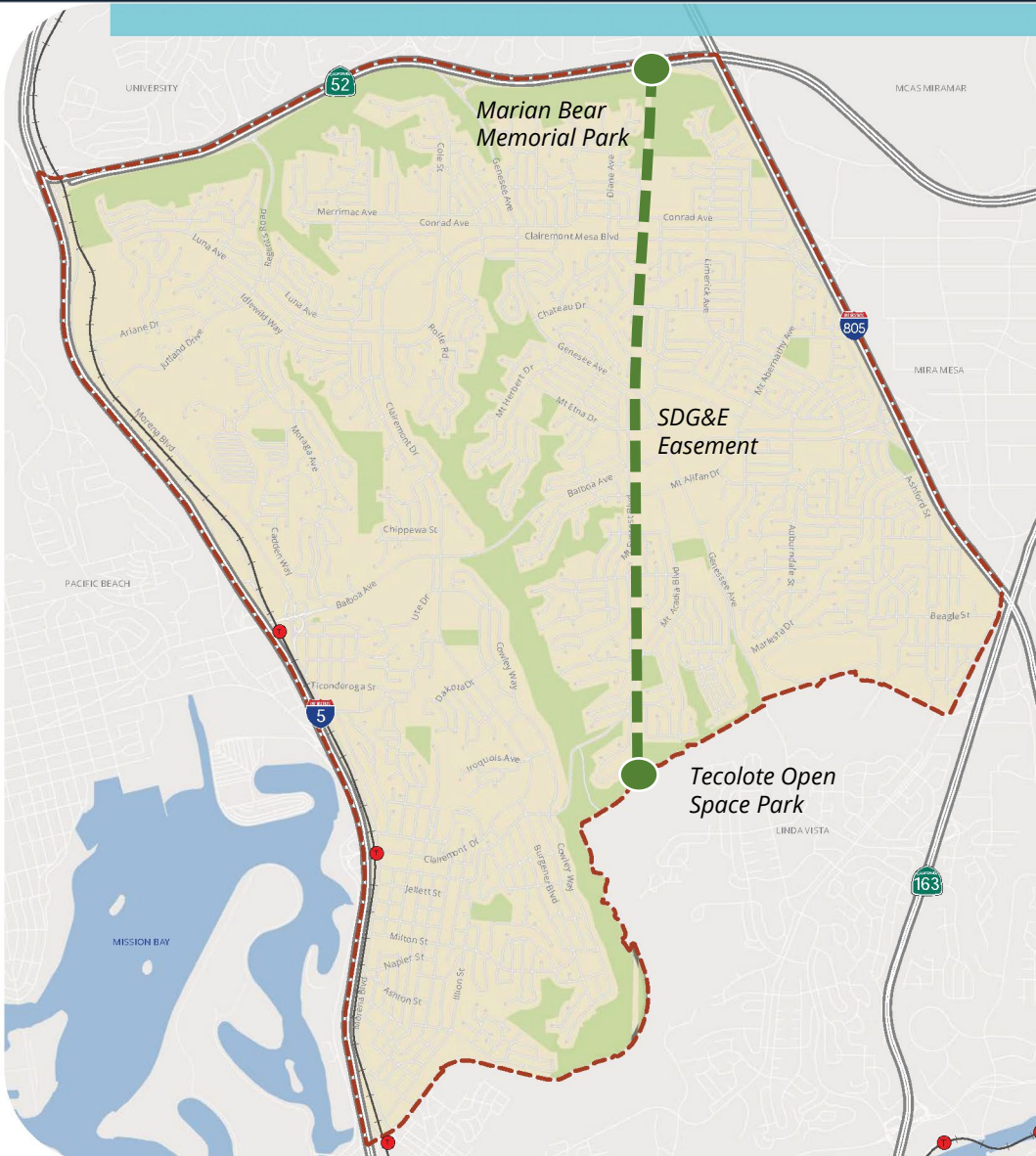
Embrace use of emerging mobility concepts and intelligent transportation technology

FIGURE 6-1: PARKS AND RECREATION FACILITIES



Key Policy Topics: Recreation

- Addresses balance between parkland acquisition and upgrades to existing facilities, which are both highlighted in the City of San Diego Citywide Parks Master Plan (PMP) as critical development and planning tools
- Identifies new pocket parks, joint-use recreational areas and trails



Key Policy Topics: Recreation

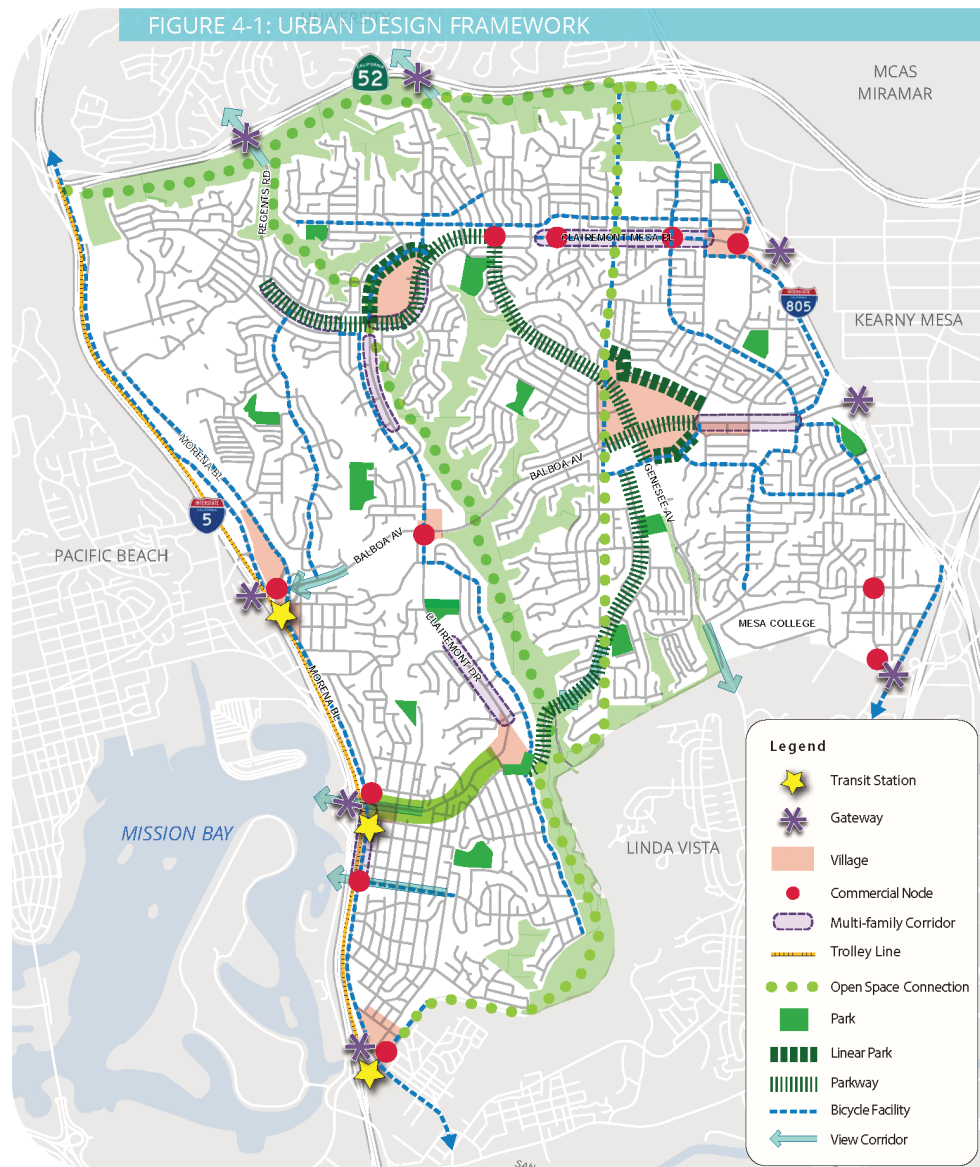
- Identifies use of the SDG&E Easement for potential passive park and trails opportunities



Key Policy Topics: Recreation

- Incorporation of trailhead pocket parks within Marian Bear Open Space Park

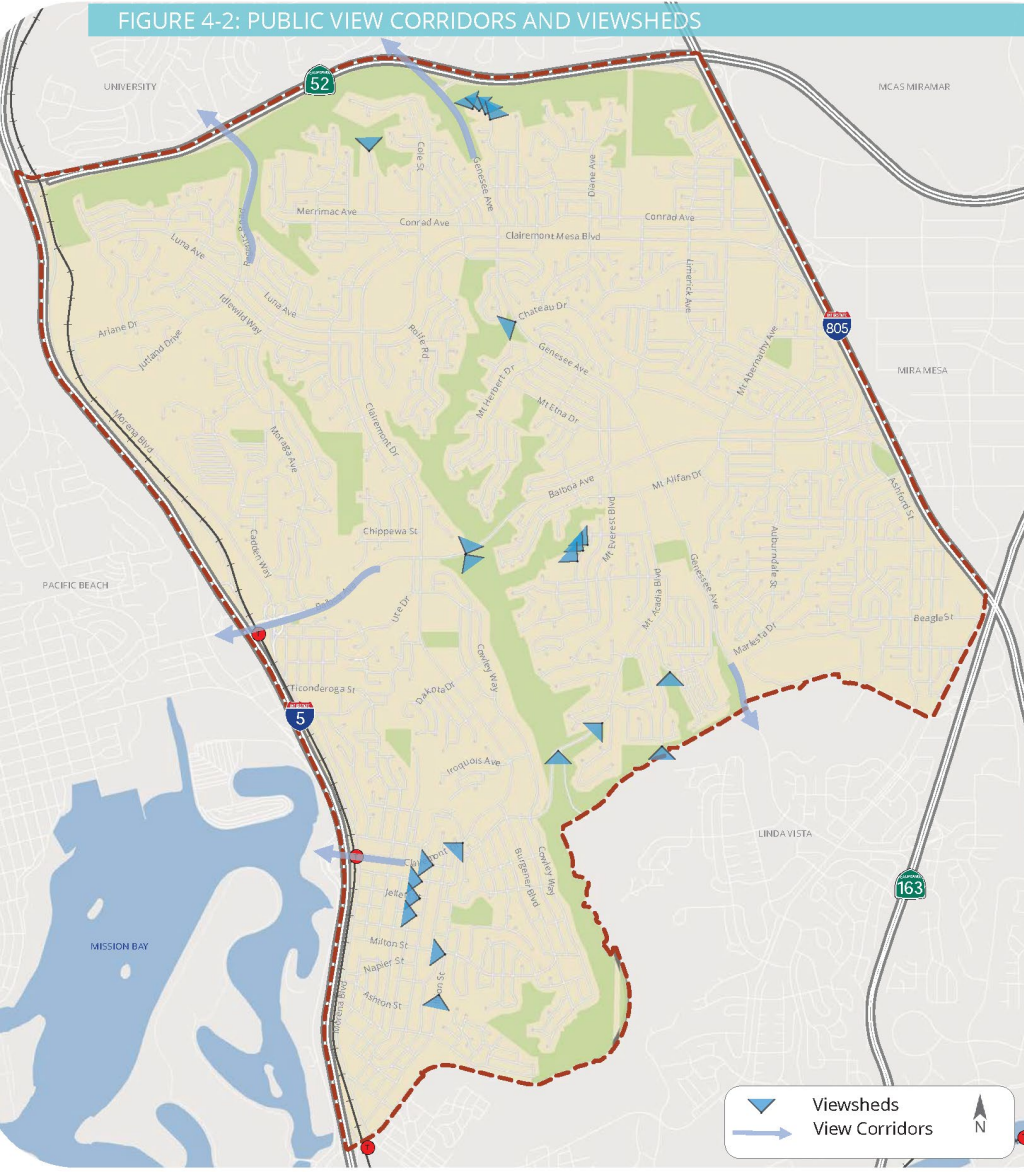
FIGURE 4-1: URBAN DESIGN FRAMEWORK



Key Policy Topics: Urban Design

- Includes an Urban Design Framework Map
- Identification of community gateways and to mark entries into the community and provide a sense of pride and place.

FIGURE 4-2: PUBLIC VIEW CORRIDORS AND VIEWSHEDS



Key Policy Topics: Urban Design

Maintains public views – Viewsheds and View Corridors to vantage points, such as Open Space-Canyons and the Mission Bay.



Key Policy Topics: Urban Design

- Development that incorporates sustainable design and efficient use of resources and energy
- Development that contributes to safe and secure environments
- Village design



For illustrative purposes only. Conceptual rendering of Community Core (looking northeast at the corner of Balboa Avenue and Genesee Avenue).



For illustrative purposes only. Conceptual rendering of Clairemont Drive Village (looking northwest from the intersection of Field Street and Cowley Way).



For illustrative purposes only. Conceptual rendering of Rose Canyon Gateway Village.



For illustrative purposes only. Conceptual rendering of Clairemont Crossroads Village.



For illustrative purposes only. Conceptual rendering of Clairemont Crossroads Village (looking northeast at the corner of Balboa Avenue and Clairemont Drive).



For illustrative purposes only. Conceptual rendering of Diane Village (looking northwest at the corner of Clairemont Mesa Boulevard and Diane Avenue).



Key Policy Topics: Urban Design

Preserves and enhances the natural context of the canyons through building design that is sensitive to the unique canyon environment of the community.

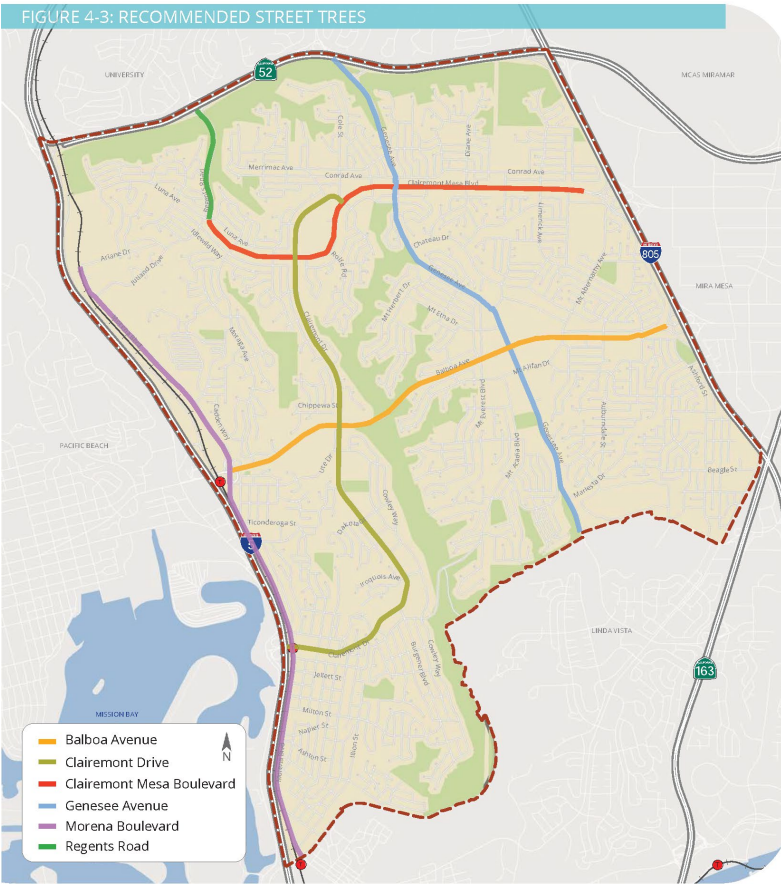
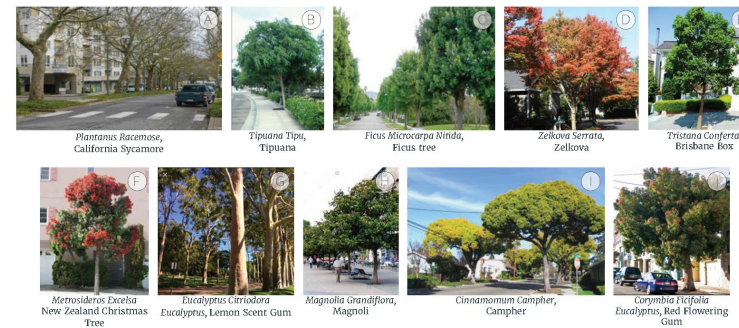


TABLE 4-2: STREET TREE SELECTION GUIDE

Street Tree Category	Botanical Name	Common Name	Tree Spacing
BALBOA AVENUE			
Primary	Plantanus Racemose (A)	California Sycamore	25'
	Tipuana Tipu (B)	Tipuana	
Median *	Plantanus Racemose	California Sycamore	
CLAIREMONT DRIVE			
Primary	Ficus Microcarpa Nitida (C)	Ficus	25'
	Zelkova Serrata (D)	Zelkova	
	Tristana Conferta (E)	Brisbane box	
	Ficus Microcarpa Nitida	Ficus	
Median *	Zelkova Serrata	Zelkova	
CLAIREMONT MESA BOULEVARD			
Primary	Metrosideros Excelsa (F)	New Zealand Christmas Tree	25'
	Eucalyptus Citriodora (G)	Eucalyptus- Lemon Scent gum	
	Tristana Conferta	Brisbane box	
	Magnolia Grandiflora (H)	Magnolia	
Median *	Plantanus Racemose	California Sycamore	
	Tristana Conferta	Brisbane box	
GENESEE AVENUE			
Primary	Eucalyptus Citriodora	Eucalyptus - Lemon Scent Gum	25'
Median *	Cinnamomum Campher (I)	Campher	
MORENA BOULEVARD			
Primary	Corymbia Ficifolia (J)	Eucalyptus - Red Flowering Gum	25'
Median *	Cinnamomum Campher	Campher	
	Cinnamomum Campher	Campher	
REGENTS ROAD			
Primary	Fraxinus Velutina	Evergreen Ash	25'
Median *	Fraxinus Velutina	Evergreen Ash	




* Street trees included in the Median category should be planted if applicable.



Key Policy Topics: Urban Design

- Promotes urban forestry and greening to create sustainable neighborhoods
- Promoting canopy shade producing trees
- Utilize trees as an organizing design theme
- Emphasis on carbon sequestration values

TABLE 4-1: GREEN STREET MATRIX

	Green Street Typology	Description	Streets	Recommended Treatments
	<p>Commercial Green Streets</p>	<p>These streets establish streetscape themes and include low impact development features to address storm water treatment adjacent to commercial areas and villages. These streets provide a uniform tree palette to add definition to commercial corridors.</p>	<p>Balboa Avenue, Clairemont Mesa Boulevard, Genesee Avenue, Balboa Arms Drive, Morena Boulevard</p>	<p>Stormwater BMPs, increased urban tree canopy, double row of trees in wide right-of-ways, enhanced shrub planting, increased tree planter planting area (minimum 40 S.F.)</p>
	<p>Neighborhood Green Streets</p>	<p>These streets focus on increasing the urban tree canopy and stormwater treatment within residential neighborhoods and creating accessible and attractive pedestrian and/or bicycle connections between villages and neighborhoods</p>	<p>Clairemont Drive, Morena Boulevard, Genesee Avenue, Conrad Avenue, Limerick Avenue, Mount Acadia Boulevard</p>	<p>Stormwater BMPs, increased urban tree canopy, double row of trees in wide right-of-ways, enhanced shrub planting, increased tree planter planting area (minimum 40 S.F.)</p>
	<p>Enhanced Landscape Streets</p>	<p>These streets can support enhanced landscape treatments such as additional street trees and parkway planting. Due to their grade or limited right-of-way, these streets are not suitable for storm water treatment.</p>	<p>Santa Fe Street, Jutland Drive, Genesee Avenue, Balboa Avenue, Moraga Avenue, Clairemont Drive</p>	<p>Increased urban tree canopy, double row of trees in wide right-of-ways, enhanced shrub planting, increased tree planter planting area (minimum 40 S.F.)</p>

Key Policy Topics: Urban Design

Urban Greening -
Integrating storm water management and treatment with the planting of trees and landscaping in the Public Right-of-Way.



Bay park Village Information Office (Credit: San Diego History Center)



La Jolla Shopping Center- 4400 Genesee Ave, Circa 1966 (Credit: San Diego History Center)

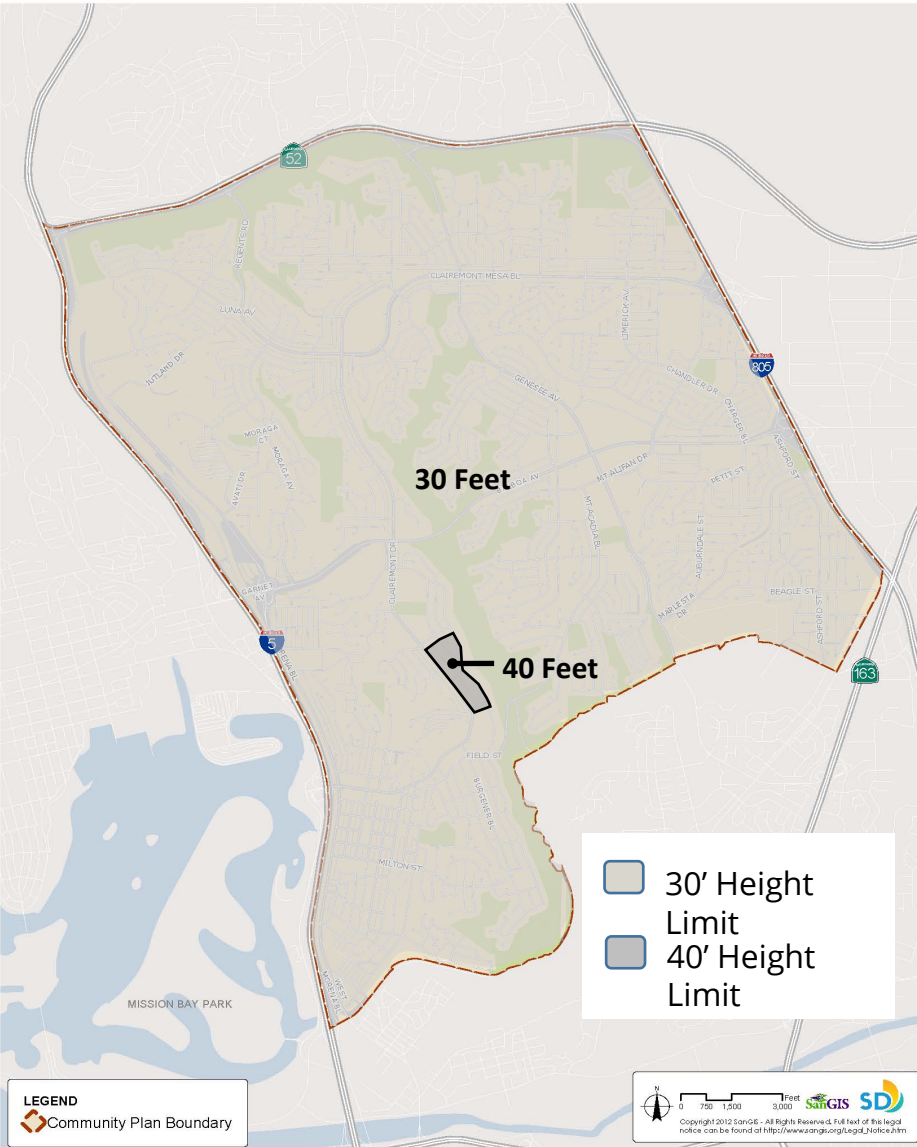
Key Policy Topics: Historic Preservation

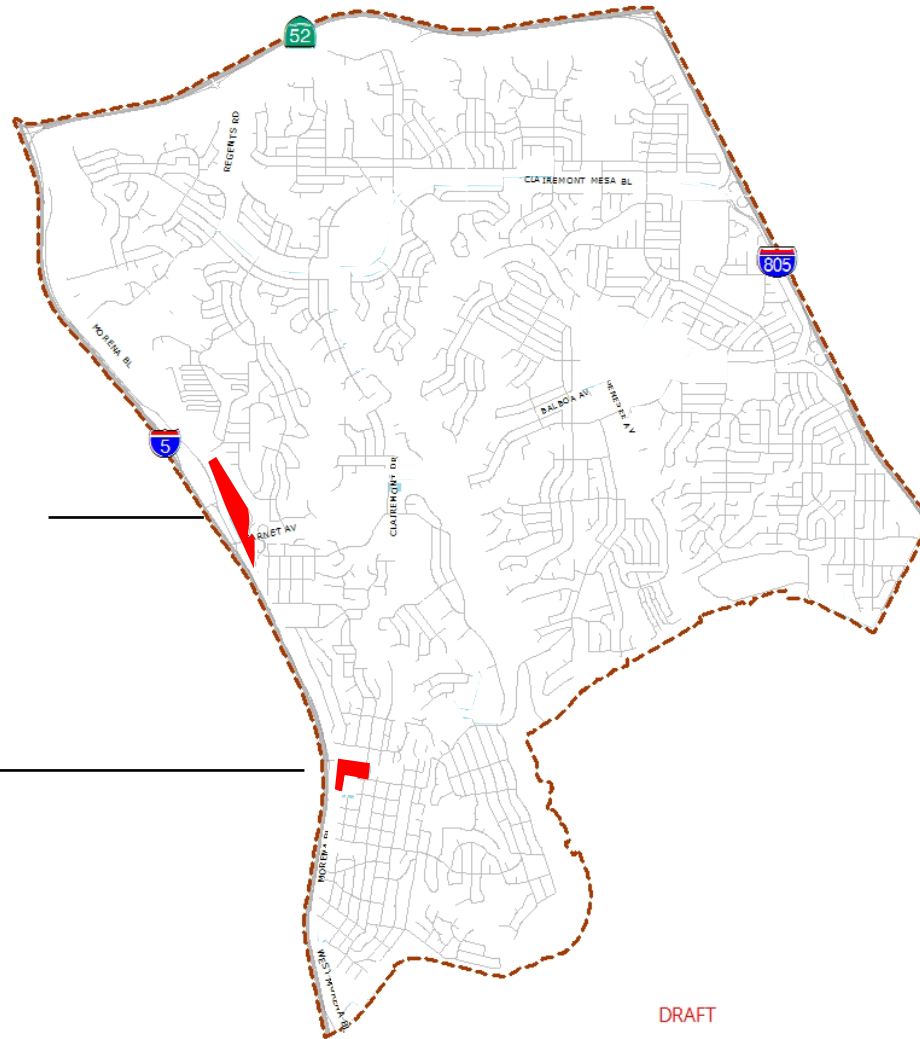
- Calls for future survey work to identify potential historic resources
- Focus on Bay Park Village (1936-1950), Clairemont (1950-1956), and East Clairemont (1957- ca. 1973)

Building Height Concepts

Clairemont Height Limit Overlay Zone (CMHLOZ)

- Max. building height: 30 feet
- 40 feet at Dakota Dr. and Clairemont Dr.



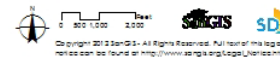


Focus Area 4:
Rose Canyon Gateway Village
Balboa Trolley Station Village

Focus Area 7:
Bay View Village

Concept 1: Terraced Approach

DRAFT

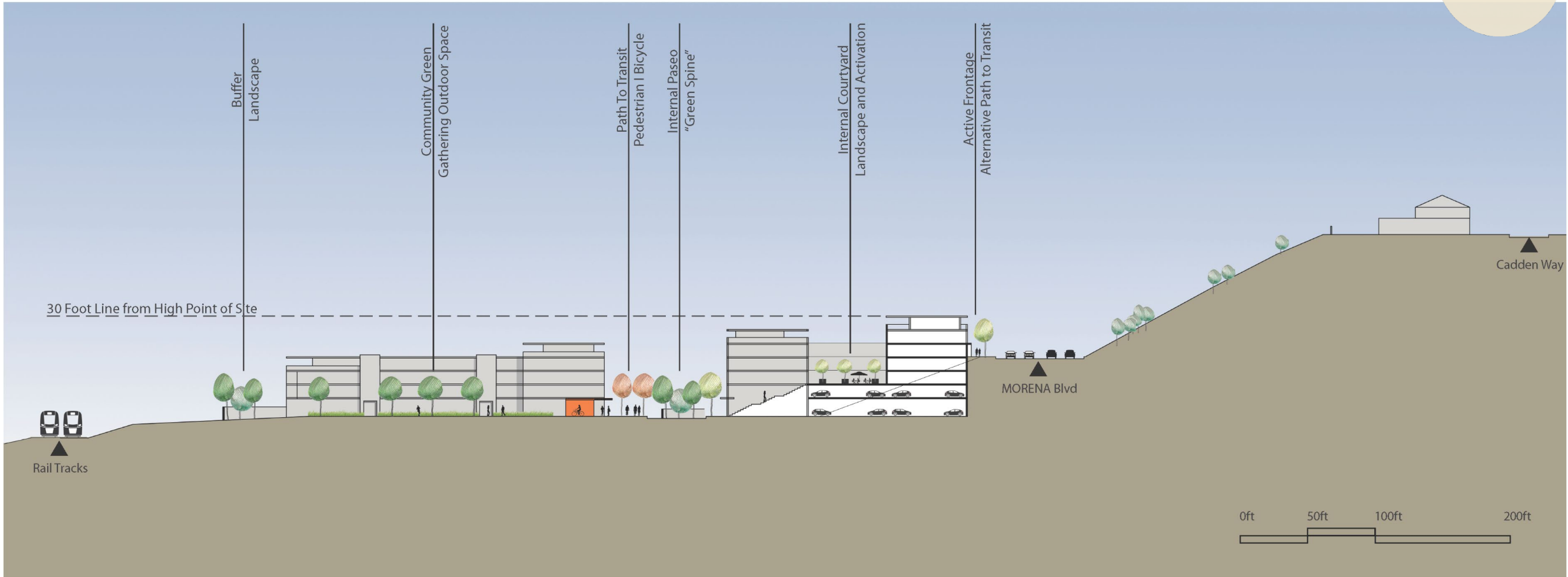


Open Space Internal
"Main Street" View Terraces



Height Concept: Terraced Approach

- Applied to areas with change in topography and elevation



Height Concept: Terraced Approach

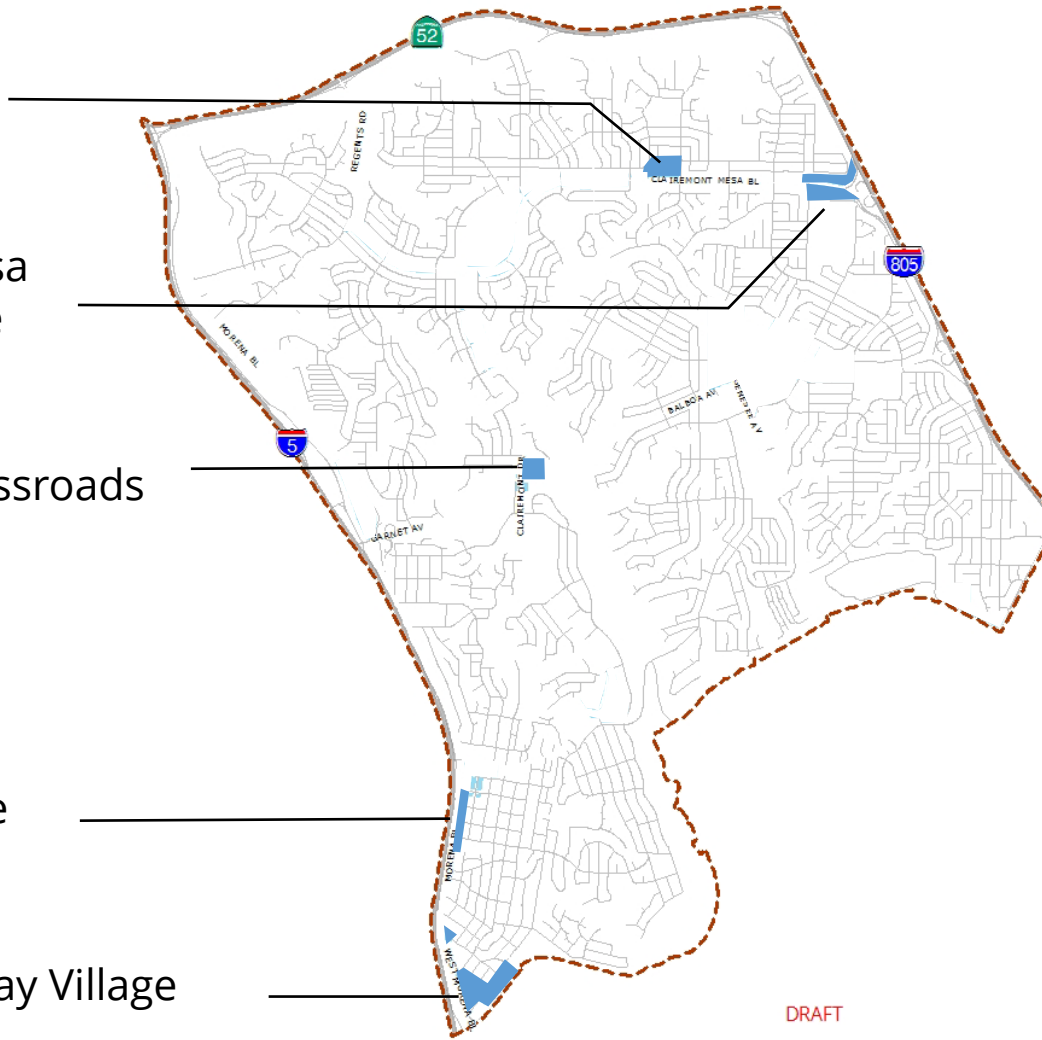
Focus Area 2:
Diane Village

Focus Area 3:
Clairemont Mesa
Gateway Village

Focus Area 5:
Clairemont Crossroads
Village

Focus Area 7:
Bay View Village

Focus Area 8:
Tecolote Gateway Village



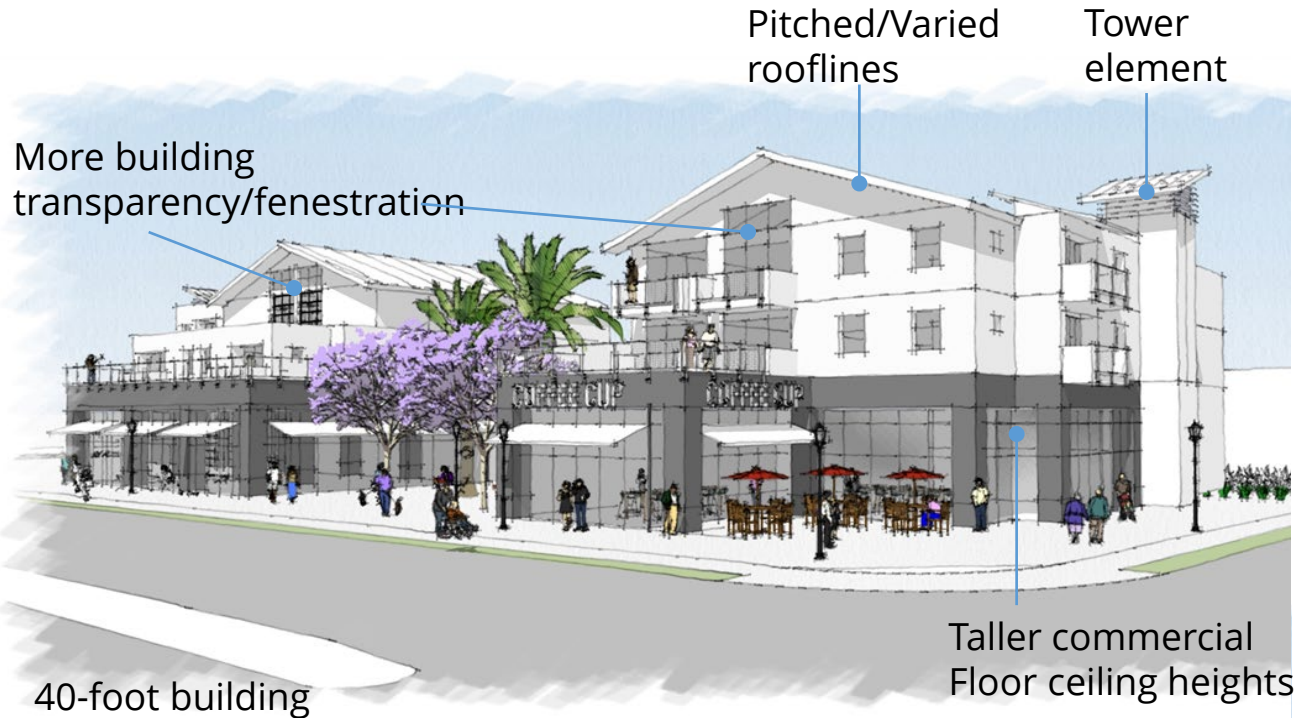
Concept 2: Architectural Variation

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0 500 1000 2000 Feet

SDGIS SD

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Height Concept:

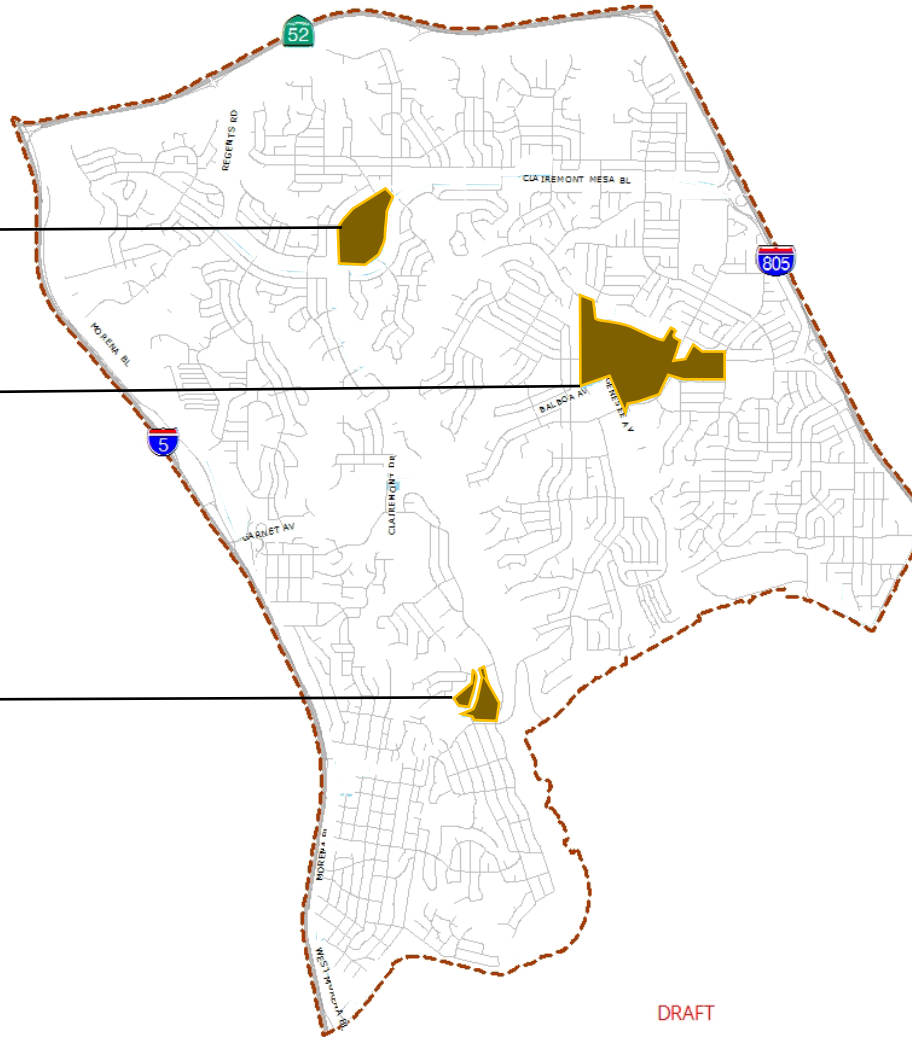
40 feet with architectural variation

- Consists of architectural elements and features to break up bulk and scale
- Applied to smaller village and commercial nodes
- Height adds interest and functionality

Focus Area 1:
Clairemont Town Square

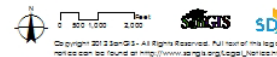
Focus Area 6:
Community Core

Focus Area 9:
Clairemont Drive Village



Concept 3: Transitions in Height

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2-3 Story
Rowhomes

3-4 Story
Wrap

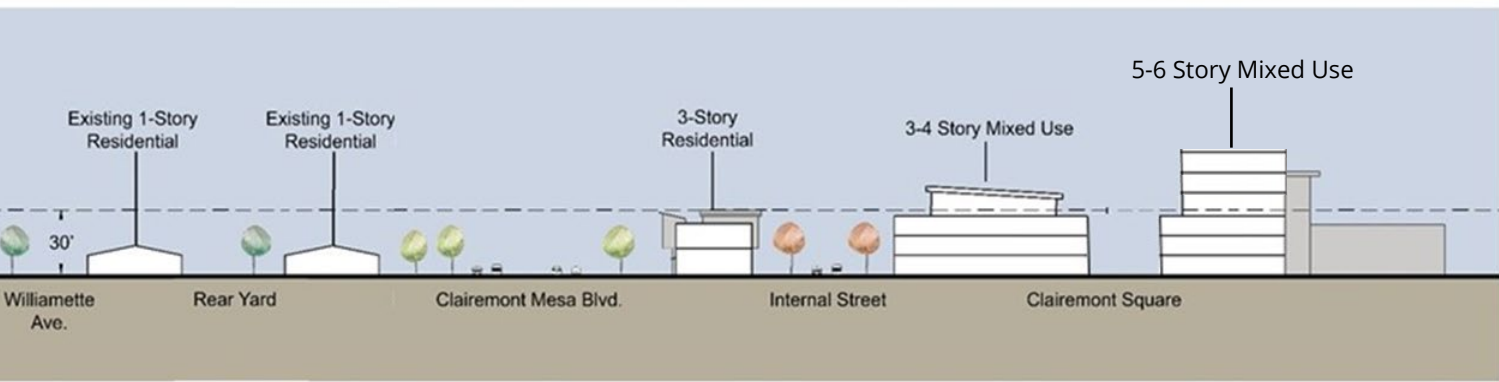
Story
Podium



Height Concept:

Transitioning Height from the Center to the Neighborhood

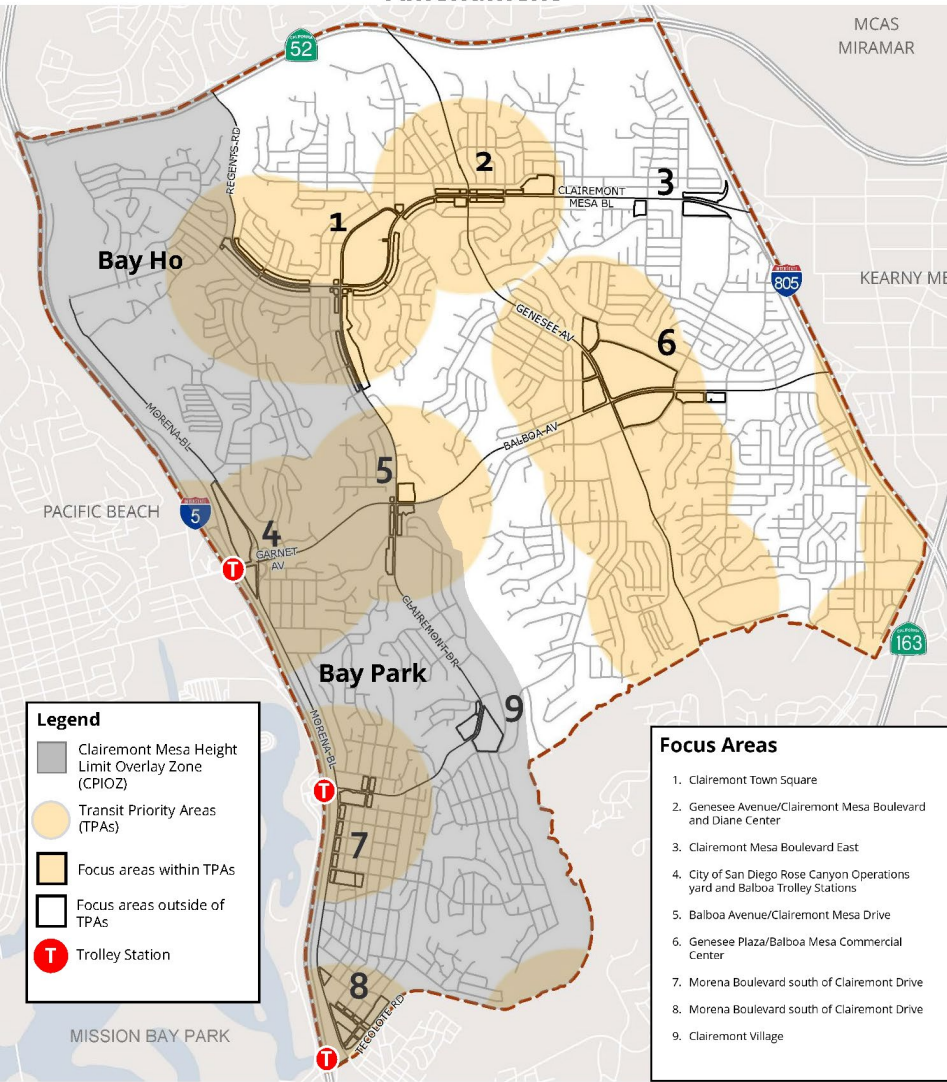
- Applied to areas in larger village centers
- Transitions taller buildings away from the edge of the village center
- Maximum height 65 to 70 feet



Implementation

Clairemont Community Plan Update

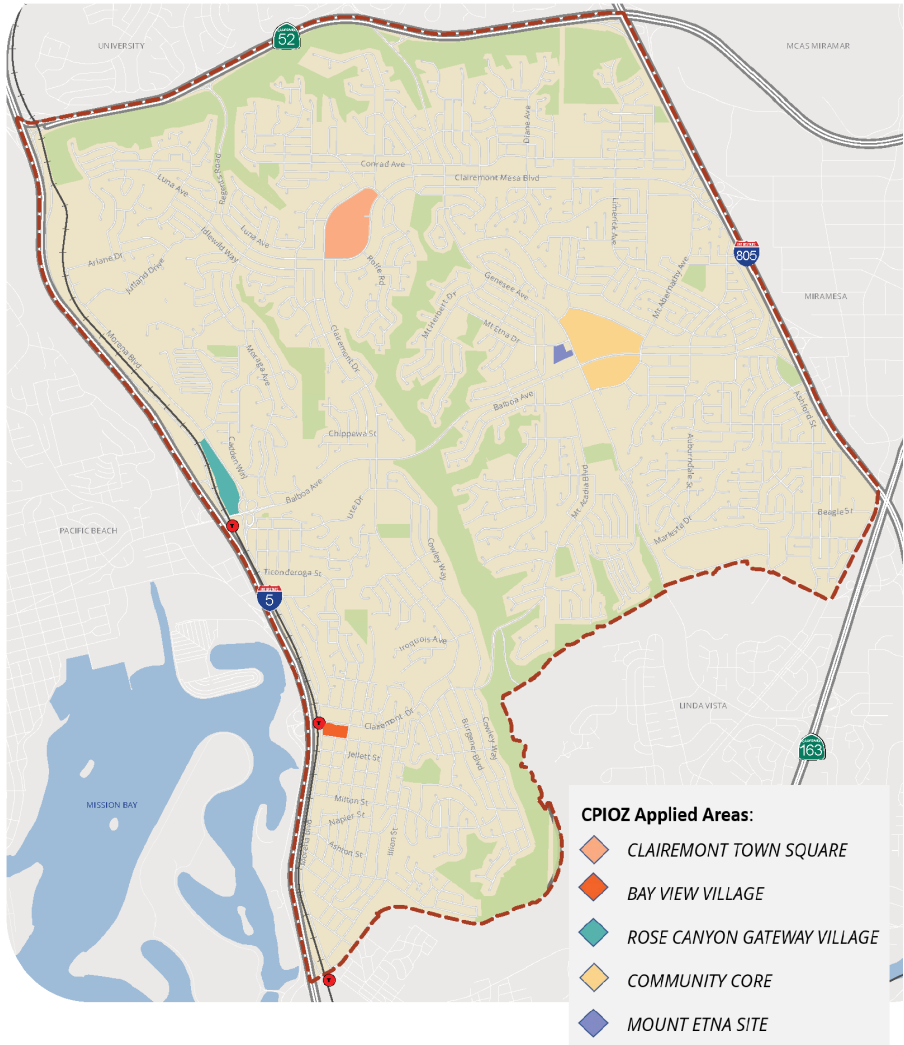
Proposed Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) Amendment



Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) Amendment

- Maintains 30-foot height limit in Bay Ho and Bay Park neighborhoods
- Amends CMHLOZ to remove height limit on the eastern mesa
 - Village area heights limited by proposed zoning and Community Plan

Clairemont Community Plan Update
Proposed Community Plan Implementation Overlay Zone



Implementation: Community Plan Implementation Overlay Zone (CPIOZ) Amendment – Type A

- Allow by-right, ministerial processing
- Supplemental Development Regulations for villages:
 - Building transitions and height
 - Provides for linear parks, plaza, promenades, and public space
 - Permitted uses
 - Pedestrian connectivity

FIGURE 2-20: CLAIREMONT TOWN SQUARE - MAIN STREET CONCEPTUAL CROSS SECTION

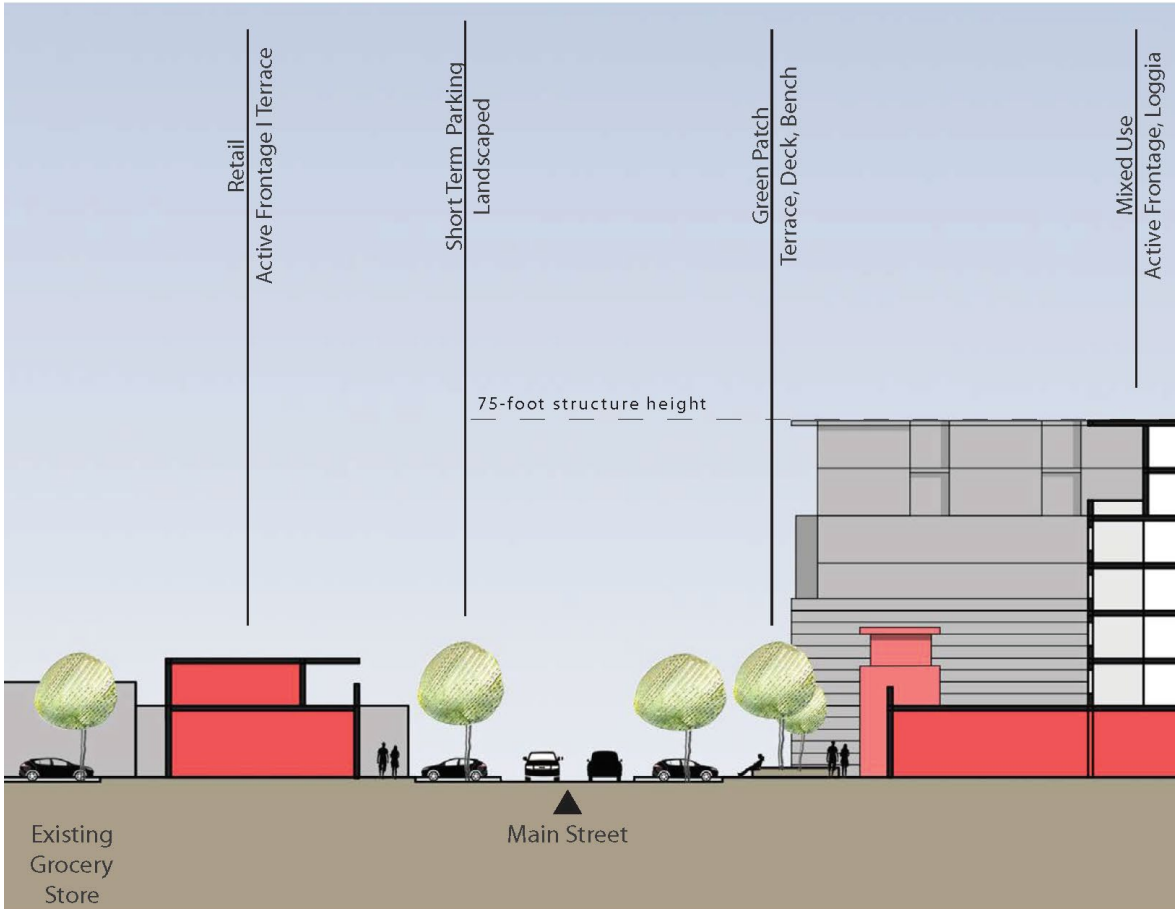
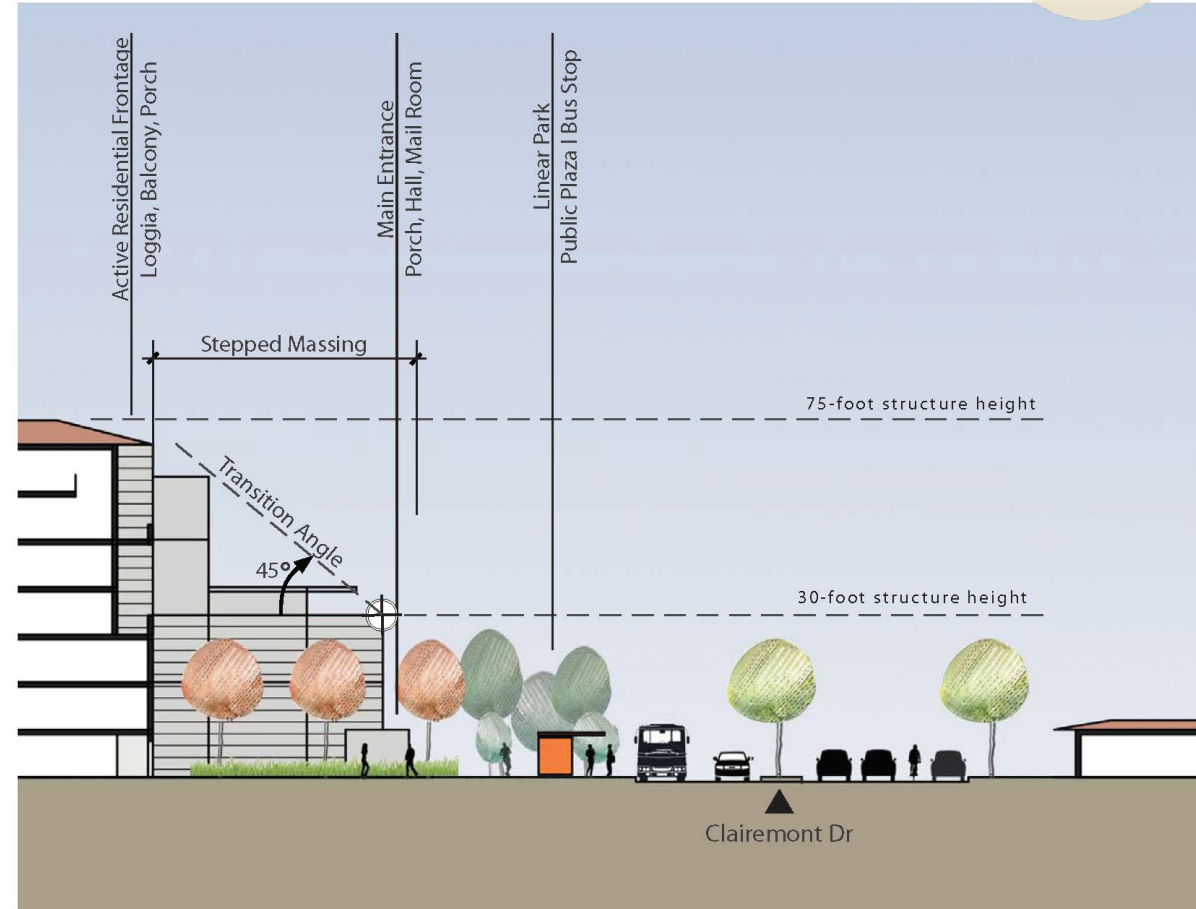


FIGURE 2-21: CLAIREMONT DRIVE CONCEPTUAL CROSS SECTION



Community Plan Implementation Overlay Zone (CPIOZ) : Height transition



Community Plan Implementation Overlay Zone (CPIOZ) : Linear parks and public space

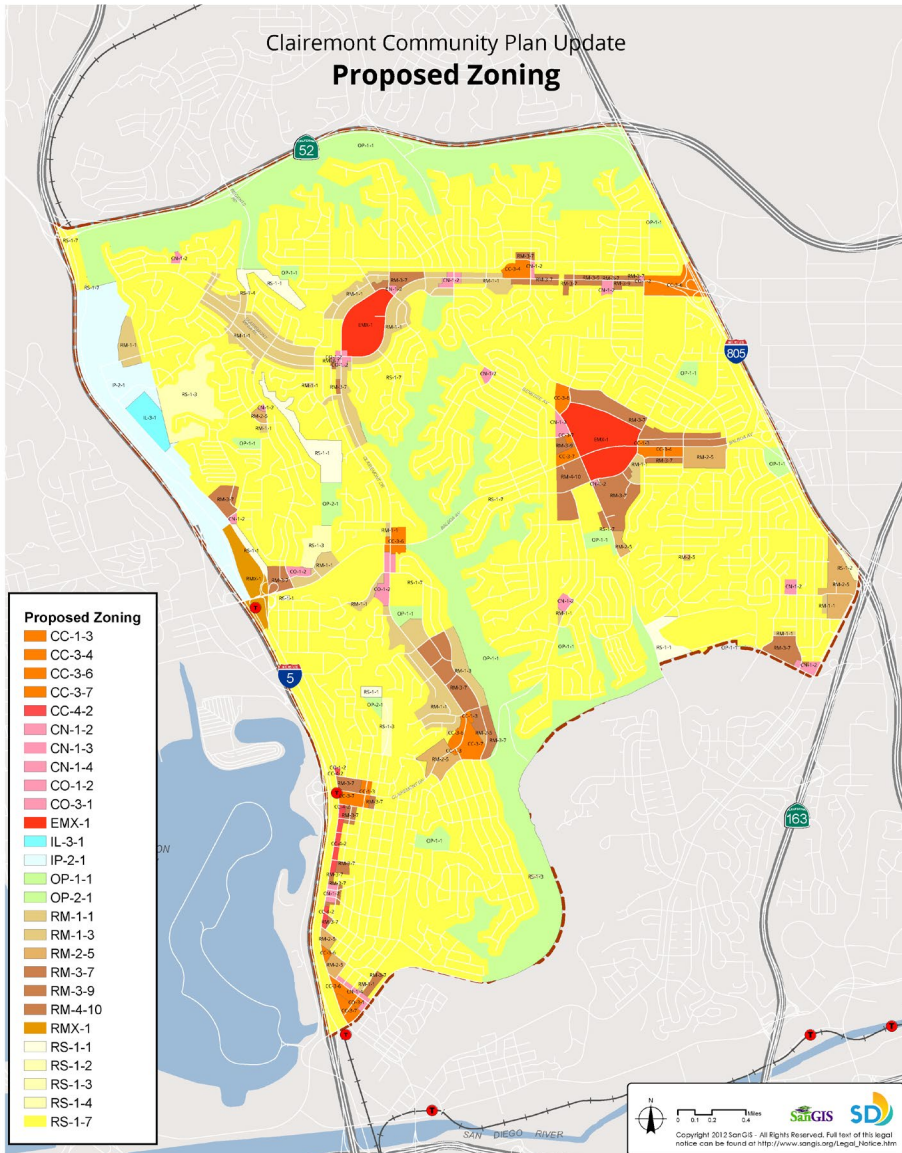
- Provides opportunities for passive and active recreation within villages to promote connectivity, access, public health, and sustainability



Linear parks in conjunction with pocket parks and mini parks as identified in Figure 6-1 will provide additional opportunities for passive and active recreation.



Clairemont Community Plan Update
Proposed Zoning



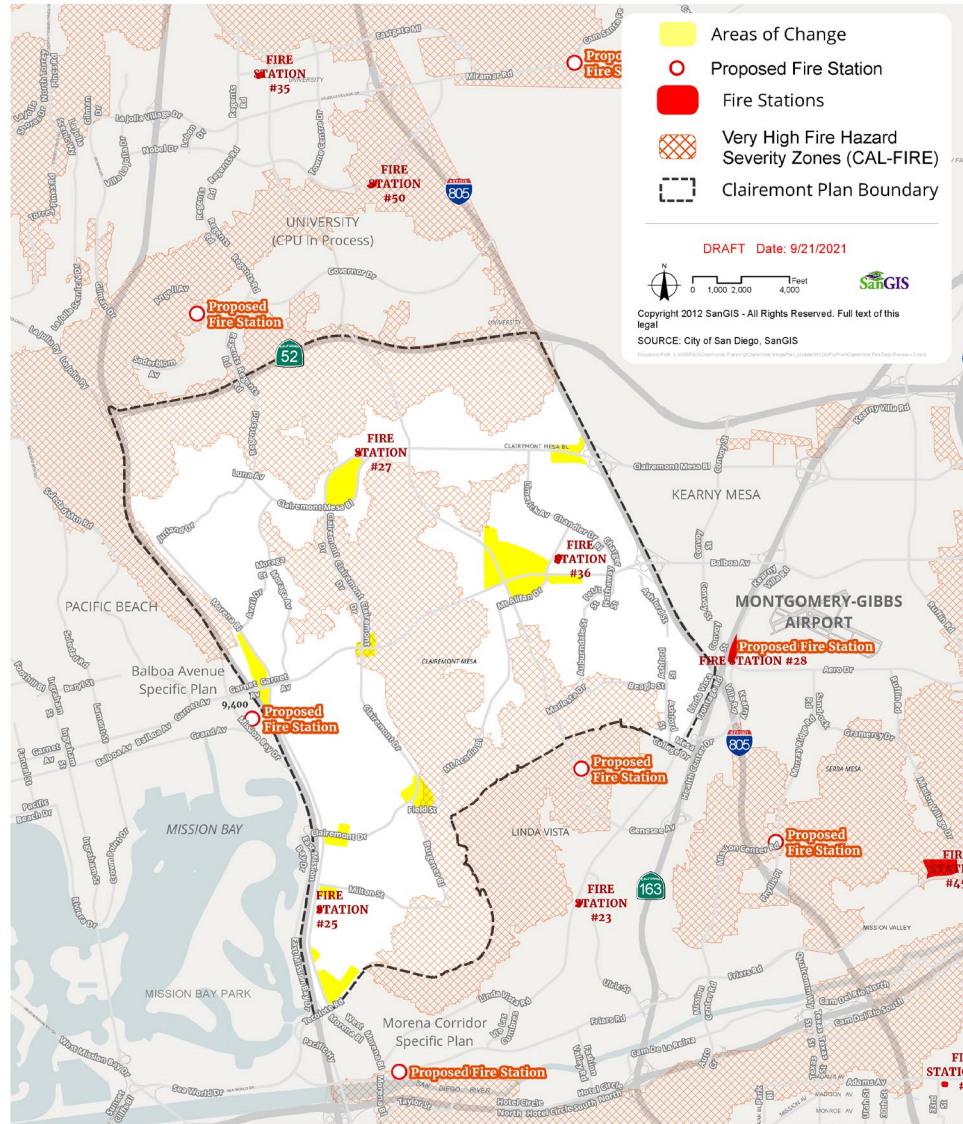
Implementation: Base Zones

- Rezones in focus areas with multifamily, commercial, and mixed-use zones
- Address inconsistencies with land use

Major Comments Received

Major Comments: Density

- Increase the density near the trolley stations to allow at least 100 dwelling units per acre and that additional areas within TPAs should also allow for Very-High Residential development
- Increasing the density within multifamily corridors along Clairemont Mesa Boulevard and Clairemont Drive as well as increasing the density further within village sites.



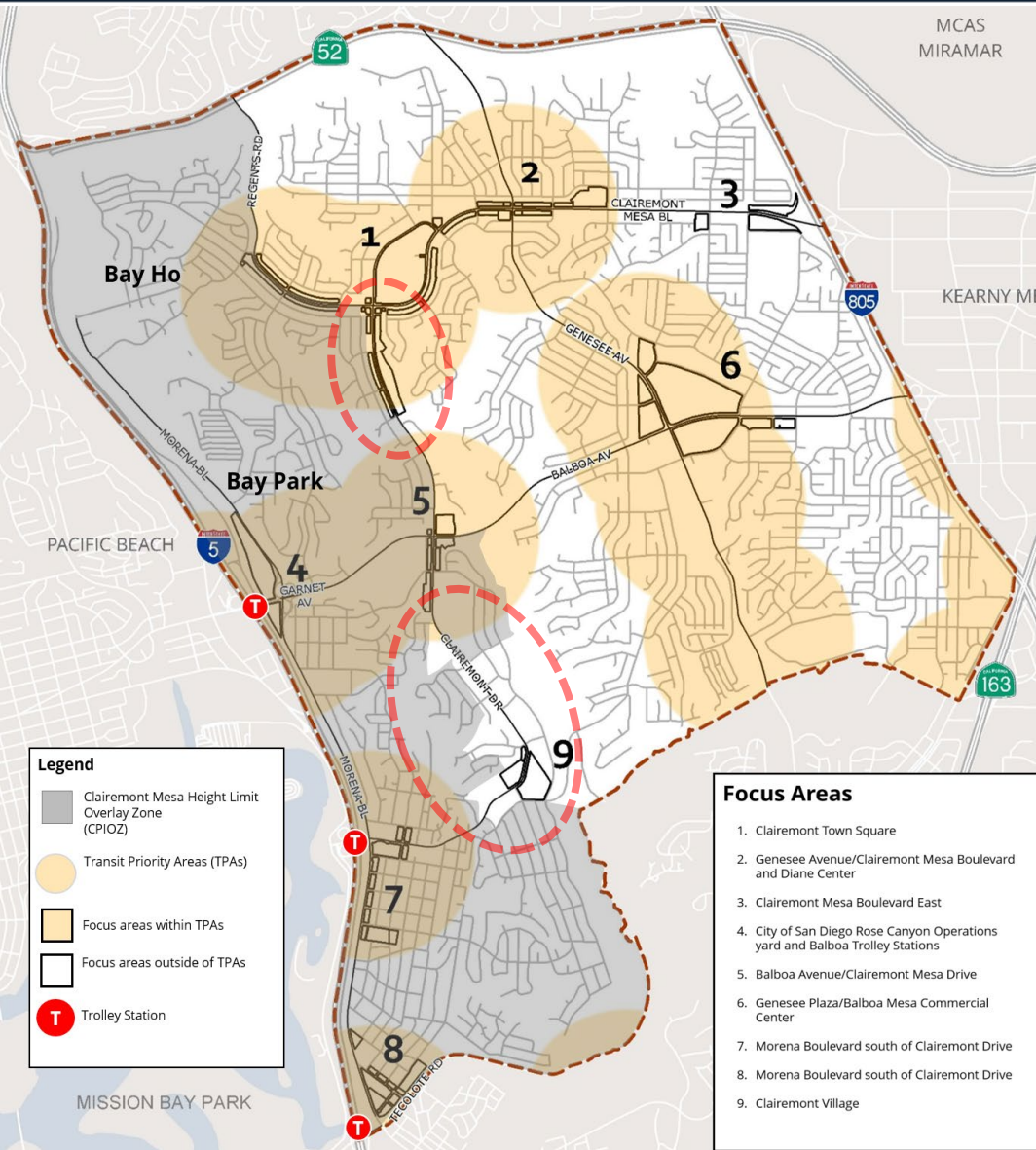
Major Comments: Fire Safety

- Very High Fire Hazard Severity Zones along canyons
- With increased density:
 - Need to address aging facilities
 - Modernization/renovation of fire stations
 - Upgrade equipment to address wildfires

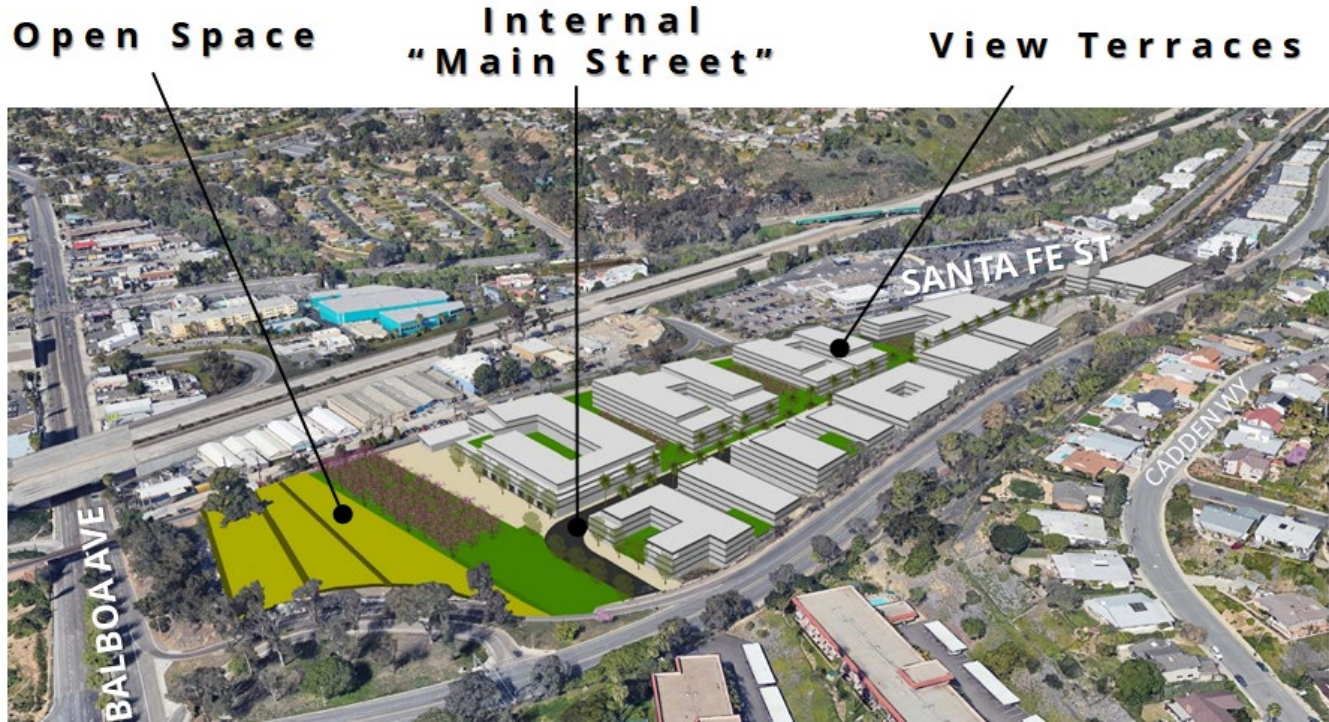
Major Comments:

Increasing the Clairemont Mesa Height Limit Overlay Zone above 30 feet

- Maintaining the height limit would limit building design
- Make it difficult for development to reach maximum densities

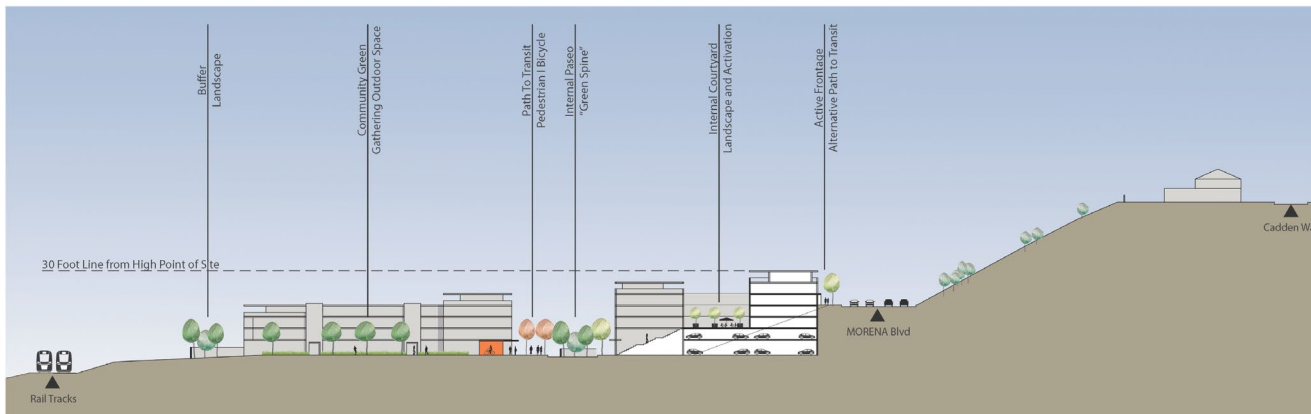


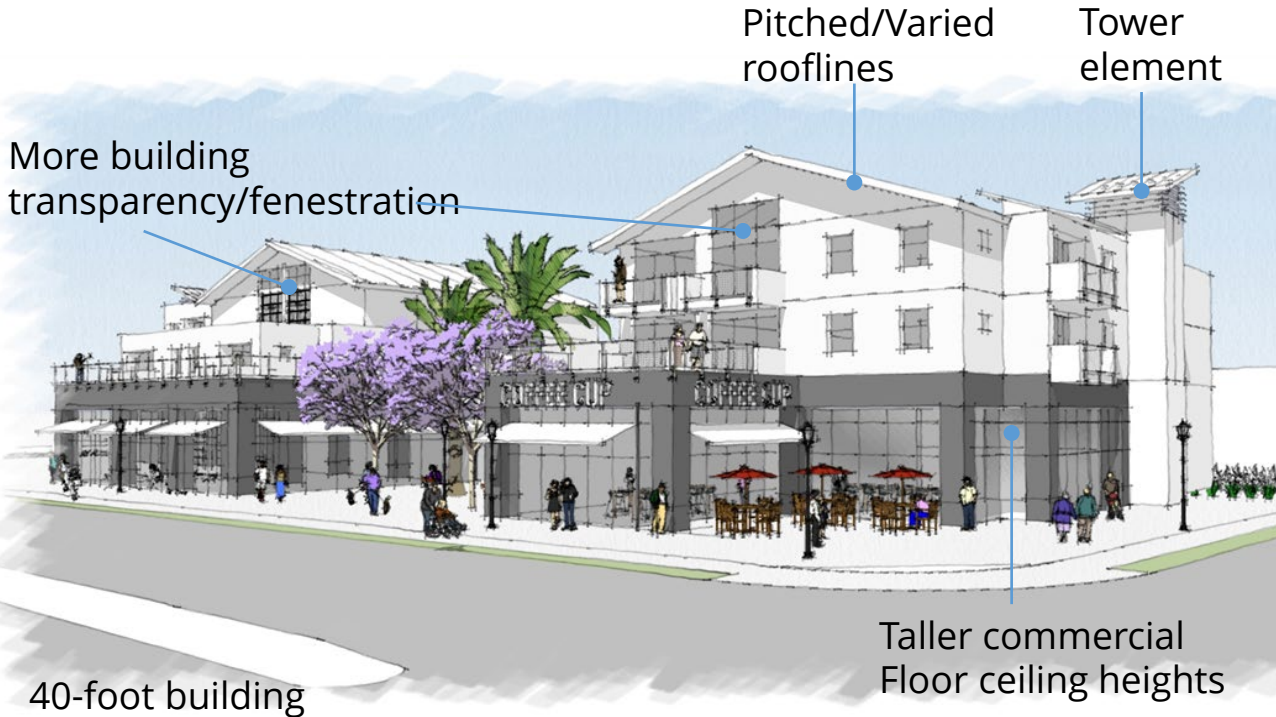
Height Limit Considerations:
Option 1– Removing overlay in multifamily areas along Clairemont Drive.



Height Limit Considerations:

Option 2 – Allow height increases over 30 feet for sites with changes in elevation





Height Limit Considerations:

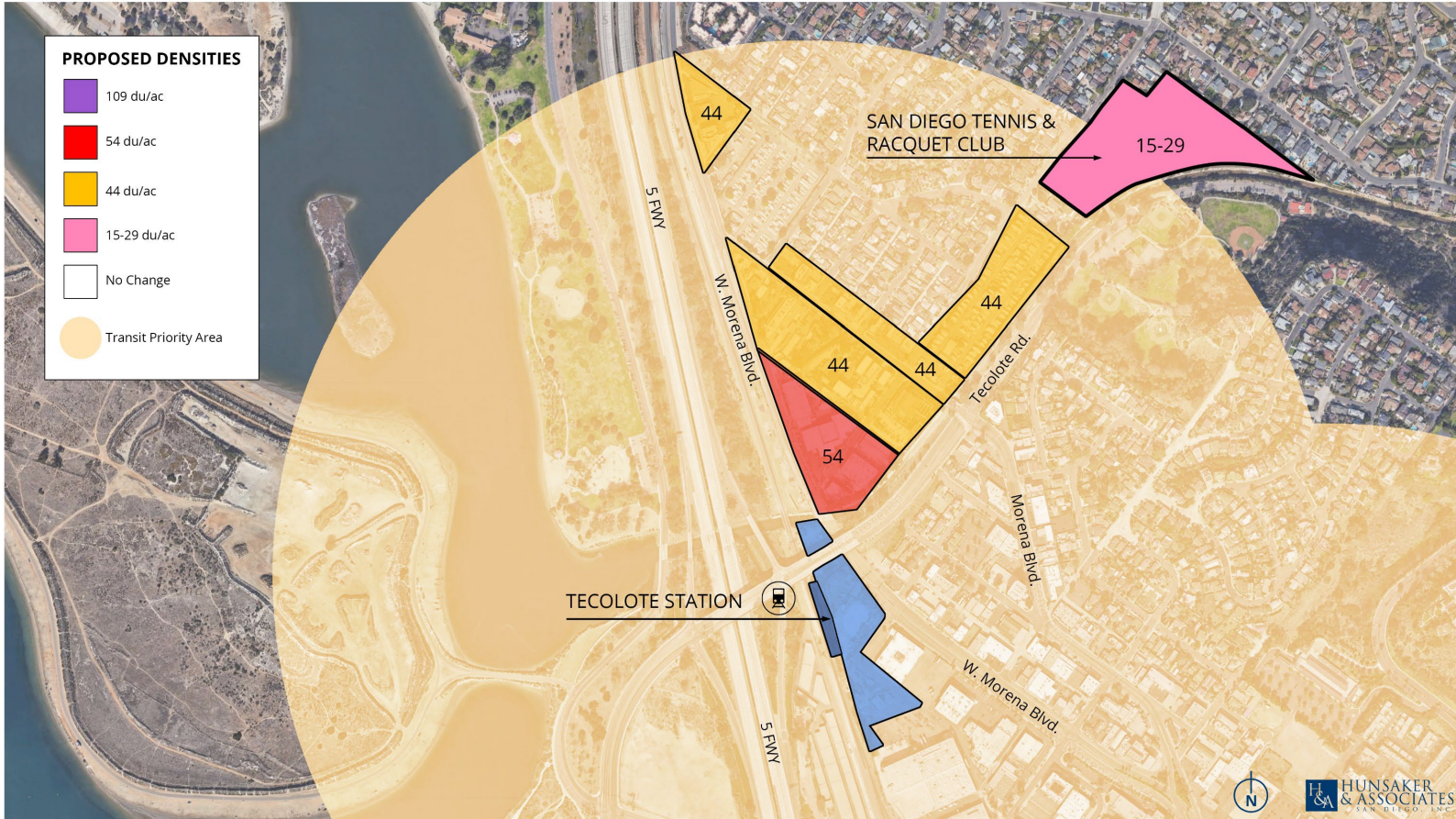
Option 3 – Allow an additional 10 feet for roofline articulation

San Diego Tennis and Racquet Club Center

San Diego Tennis and Racquet Center Club

- Existing private tennis facility on a 9.5-acre site
- Adopted Plan: Low-Residential 5-10 DU/AC
- Zone: RS-1-7
- On June 15, 2021, the CPG recommended 5-4-0 to support the rezone and include the site in the draft CPU along with the draft CPIOZ language.

Inclusion of the San Diego Tennis and Racquet Club Property



- Change 9.5 acres from Residential - Low 5-9 DU/AC to Medium-Residential 15-29 DU/AC
- Within a TPA
- Includes draft CPIOZ – 200 DU limit

Community Plan Update Schedule

Community Plan Update Schedule

- Final Draft November 2021
- Public Draft EIR November 2021
- Final EIR January 2022
- Adoption Hearings January – March 2022

PUBLIC COMMENT