

CLAIREMONT COMMUNITY PLAN UPDATE
Land Use Policies Element Policy Comparison

<p>What is in the Adopted Clairemont Community Plan (1989)</p>	<p>How does the General Plan (GP) address this policy? Land Use Element (LU), Mobility Element (ME), Economic Prosperity Element (EPE)</p>	<p>How would this be reflected in the Community Plan Update (CPU)?</p>
<p>RESIDENTIAL ELEMENT</p>		
<p>1. <u>Protected Single-family Neighborhoods</u></p> <p>Areas recommended for residential density ranges of zero to ten dwelling units per net residential acre, shown on Figure 8, are characterized by traditional single-family development (e.g. detached housing units on individual lots). These areas are recommended to have single-family zoning (R1-40000, R1-15000 or R1-5000) and should be protected as single-family neighborhoods in the future. result in construction of any type of residential structures other than traditional single-family residential dwellings, with one dwelling unit per lot, should be denied.</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>In the past, the CPU process would make recommendations about rezoning areas to implement the goals of the plan. These zoning actions would be done separately after the CPU was adopted. This approach has changed as rezoning actions would not be identified in the community plan, but will now be adopted concurrently with the adoption of the CPU.</p>
<p>3. <u>Residential Density Identification</u></p> <p>Residential development should occur at densities shown on Table 4 and in Figure 8. The density ranges are based upon dwelling units per net residential area (du/nra).</p>	<p>LU-B.1. Use the recommended Community Plan Designations identified on Table LU-4 so that over time, all community plans will use a common nomenclature to describe similar land uses and densities.</p> <ol style="list-style-type: none"> 1. Identify the lower and upper ends of the allowable density ranges in community plans, with environmental review. 4. Establish standards for population density and building intensity for each land use designation as community plans are updated. 	<p>Land use designations and densities would be identified in the Community Plan Update.</p>

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<p>4. <u>Rezoning</u> a. The following areas should be rezoned from R-3000 to R1-5000 in order to maintain the low-density character of predominantly single-family neighborhoods: Pocahontas Avenue, north of Luna Avenue; Moraga Avenue, south of Idlewild Way; and, Onodaga Avenue between Clairemont Mesa Boulevard and Willamute Avenue (Figure 38).</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>Policy has been implemented to reflect single-family development along these streets.</p>
<p>b. The duplexes on Clairemont Drive, between Balboa Avenue and Ute Drive should be rezoned from R-3000 to CO to be consistent with the surrounding commercial development (Figure 38). The site should redevelop with offices because the area is close to Balboa Avenue with good access from Clairemont Drive. On-street parking is available on Clairemont Drive and Modoc Drive.</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>Policy has been implemented to reflect commercial-office development along these streets.</p>
<p>c. The area located east of Cowley Way, south of Dakota Street and north of Iroquois Avenue should be rezoned from R-1000/HR to R-2000/HR (Figure 38). Future development at this density will be more compatible with the adjacent Tecolote Canyon Natural Park and single-family development to the north.</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>Policy has been implemented to reflect multi-family residential development along these streets.</p>

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RECOMMENDATIONS FOR COMPANION UNITS AND GUEST QUARTERS		
<p>1. Limits on Location</p> <p>a. The development of companion units and guest quarters should be permitted only in areas where such development will not adversely impact surrounding neighborhoods or the natural features of a site.</p> <p>b. Companion units and guest quarters should not be developed in the Hillside Review Overlay Zone, areas designated as open space or on lots smaller than 5,000 square feet.</p>	<p>The General Plan does not provide specific policies on Companion Units and Guest Quarters.</p>	<p>A diversity of housing types would be encouraged in the Community Plan Update.</p> <p><u>Potential policy could include:</u> Encourage a diverse range of housing types such as shopkeeper units, companion units, and guest quarters to increase housing options within the community.</p>
RECOMMENDATIONS FOR AFFORDABLE HOUSING		
<p><u>Range of Densities</u></p> <p>The range of housing densities recommended in this Plan (see Figure 8) should be maintained in order to provide a variety of housing types for both ownership and rental at varying costs.</p>	<p>LU-A.7. Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan.</p> <p>LU-C.2. Prepare community plans to address aspects of development that are specific to the community, including: distribution and arrangement of land uses (both public and private); the local street and transit network; location, prioritization, and the provision of public facilities; community and site-specific urban design guidelines; urban design guidelines addressing the public realm; community and site-specific recommendations to preserve and enhance natural and cultural resources; and coastal resource policies (when within the Coastal Zone).</p> <p>a. Apply land use designations at the parcel level to guide development within a community.</p>	<p>Policies within the Land Use Element would address a range of housing types and densities and include an emphasis on mixed-use development at commercial centers, nodes, and corridors.</p>

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	<p>1. Include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities.</p> <p>LU-C.3. Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.</p> <p>LU-H.3 Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.</p>	
<p>RECOMMENDATIONS FOR MOBILE HOME PARKS.</p>		
<p><u>Morena Mobile Village</u></p> <p>The mobile home park on Knoxville Street (Figure 8) should remain as such in order to provide a diversity of housing options for residents of all income levels.</p> <p>a. Single-family Housing The zoning on that portion of the site which is within the boundaries of the Mobile Home Park Overlay Zone (see Figure 6) should remain in the R1-5000 Zone and be designated as a protected single-family neighborhood. In this way, any alternative use of the residentially zoned portion of the site will be limited to single-family housing in a density range of five to ten dwelling units per acre.</p>	<p>The General Plan does not provide specific policies on mobile home parks.</p>	<p>Policies can reflect alternative land uses as single-family or duplex development as alternative uses for the sites should the mobile home park redevelop.</p>

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<p>COMMERCIAL ELEMENT</p>		
<p><u>Use</u> Commercial uses only should be permitted in the community core. Residential land uses should not be permitted in order to preserve the core as the commercial center of the community.</p>	<p>LU-A.8. Determine at the community plan level where commercial uses should be intensified within villages and other areas served by transit, and where commercial uses should be limited or converted to other uses.</p> <p>LU-H.4. Strive for balanced commercial development (see also Economic Prosperity Element, Section B).</p> <ul style="list-style-type: none"> a. Support communities' efforts to identify the desired business growth model for their area and implement a strategy to achieve that goal. b. Encourage greater opportunities for local ownership of businesses and/or assets. c. Ensure that commercial districts are balanced and do not exclude the retail, employment, and service needs of local residents. d. Encourage local employment within new developments and provide entrepreneurial opportunities for local residents. 	<p>Mixed-use development would be encouraged within commercial centers and nodes with policies to maintain viable neighborhood and community serving commercial uses and services.</p> <p>This could be encouraged through consolidating commercial structures, utilizing structured parking, and maintaining or reformatting "big box" community-serving commercial retail such as Vons, Home Depot, Target, etc.</p>
<p><u>Hospital Use</u> Any expansion of or revision to the use of the existing Clairemont General Hospital will require an amendment to the existing Conditional Use Permit or an equivalent permit process. Any hospital facility developed in the community core, or any reuse of the existing hospital facility should be a community-serving facility.</p>	<p>The General Plan doesn't address community-specific or site-specific uses.</p>	<p>The site of the Clairemont General Hospital is the current site of the SD County Sheriff's Crime Lab and is currently under going a Community Plan Amendment (CPA) concurrent with the Community Plan Update. Policies for this specific site will be informed by the CPA process.</p>

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<p>RECOMMENDATIONS FOR CLAIREMONT TOWN SQUARE AND CLAIREMONT VILLAGE - CPIOZ</p>		
<p><u>Use</u> Clairemont Square and Clairemont Village should be retained as community commercial centers.</p>	<p>The General Plan Land Use Element provides Community Commercial and Village land use designations that would implement mixed-use development along with community-serving commercial uses and services.</p>	<p>The Land Use Element C=could designate these centers as Villages and/or Community Commercial, which allow mixed-use development along with community-serving commercial uses and services.</p>
<p>RECOMMENDATIONS FOR DIANE SHOPPING CENTER - CPIOZ</p>		
<p><u>Use</u> Restriction on Residential Uses The Diane Shopping Center should be preserved as a neighborhood shopping center. Therefore, no residential uses should be permitted to locate in the center.</p>	<p>The General Plan Land Use Element does identify Neighborhood and Community Commercial designations that prohibit residential development.</p>	<p>The Land Use Element would identify existing neighborhood and community commercial areas within the community for mixed-use development to encourage new housing opportunities near goods/services, transit, and employment. Specific residential densities for commercial sites would be determined in upcoming discussion on land use.</p>
<p>RECOMMENDATIONS FOR THE WEST CLAIREMONT PLAZA - CPIOZ</p>		
<p><u>Use</u> Retail and commercial services should be encouraged on the site. Professional offices are also permitted. Residential uses may be permitted on the eastern and southern portions of the lot and above the ground floor throughout the site.</p>	<p>The General Plan Land Use Element provides Community Commercial and Village land use designations that would implement mixed-use development along with community-serving commercial uses and services.</p>	<p>The Land Use Element could designate this site for Community Commercial, which would allow mixed-use development along with office and community-serving commercial uses and services.</p>
<p>RECOMMENDATIONS FOR NEIGHBORHOOD COMMERCIAL CENTERS</p>		
<p><u>Rezone</u> Rezone the two centers on the corner of Clairemont Mesa Boulevard and Limerick Avenue and Clairemont Mesa Boulevard and Diane Avenue from CA to CN in order to assure the continuance of commercial services at the neighborhood level.</p>		

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<p><u>Use</u> Any proposed residential development in neighborhood commercial areas should occur under Planned Commercial Development Permit in order to ensure that commercial services will be provided at the neighborhood level.</p> <p>a. Commercial development should be required on the ground floor with any residential uses on the second level of a mixed-use development.</p> <p>b. Mixed-use developments should not exceed a density of 29 dwelling units per net residential acre.</p>	<p>The General Plan Land Use Element provides Neighborhood Commercial land use designations which would allow mixed-use development along with community-serving commercial uses and services.</p>	<p>The Land Use Element would identify existing neighborhood areas within the community for mixed-use development to encourage new housing opportunities near goods/services, transit, and employment. Specific residential densities for commercial sites would be determined in upcoming discussion on land use.</p>
<p>RECOMMENDATIONS FOR OTHER COMMERCIAL AREAS</p>		
<p>1. <u>Rezone</u> The area north of Savannah Street and west of Tecolote Road (referred to as the Tecolote Gateway area) should be rezoned from C, R-400 and M-1A to C-1 in order to be consistent with existing land uses and have improved parking and landscaping standards (Figures 19 and 38). The C-1 Zone permits a wide range of consumer goods and services and limited wholesaling and warehousing.</p> <p>2. <u>Rezone</u> Rezone the two areas along Clairemont Mesa Boulevard from I-805 to Doliva Drive from CA and CR to CV or an equivalent zone (Figure 38). These areas provide existing commercial facilities such as motels, restaurants and other visitor uses, visible from I-805. New development should submit a Planned</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>These rezones were implemented after the adoption of the 1989 Clairemont Community Plan.</p> <p>In the past, the CPU process would make recommendations about rezoning areas to implement the goals of the plan. These zoning actions would be done separately after the CPU was adopted. This approach has changed as rezoning actions would not be identified in the community plan, but will now be adopted concurrently with the adoption of the CPU.</p>

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<p>Commercial Development (PCD) permit in order to provide support uses such as restaurants and recreational facilities.</p> <p>3. <u>Rezone</u> Rezone the duplexes on Clairemont Drive, south of Balboa Avenue from R-3000 to CO in order to be consistent with surrounding commercial development (Figure 38). The site should redevelop with offices, because the area is close to Balboa Avenue with good access from Clairemont</p>		
RECOMMENDATIONS FOR SERVICE STATIONS		
<p><u>Location</u> Service stations should be permitted only in areas identified for commercial development (Figure 38). A Conditional Use Permit is required to develop or expand gasoline stations. The maximum number of service stations permitted at an intersection should be two, located on diagonal corners in order to provide maximum service to the community, minimize circulation conflicts and to provide diversity, interest and aesthetic entryways at major intersections in the community.</p>		
RECOMMENDATIONS FOR FAST FOOD RESTAURANTS		
<p><u>Location</u> Fast food drive-in restaurants should be permitted only in retail areas where such restaurants are compatible with surrounding uses and will not impede circulation on public streets.</p>	<p>The General Plan does not specifically address fast food restaurant uses.</p>	<p>This policy could be carried over into the Land Use Element. Additional policies could be included address reducing the potential for noise issues as well as traffic/pedestrian issues in relation to fast food establishments with drive-thru facilities.</p>

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<p>INDUSTRIAL ELEMENT</p>		
<p>RECOMMENDATIONS FOR ROSE CREEK/CANYON INDUSTRIAL AREA</p>		
<p>a. The industrial area on Santa Fe Street, north of Balboa Avenue and south of Damon Avenue should be rezoned from M-IA to M-IP to ensure high quality industrial development, similar to the research and development uses, north on Santa Fe Street (Figure 38).</p> <p>b. The Price Club site should be rezoned to M-IP when the Price Club is discontinued and an alternative use is being proposed for the site.</p>	<p>The Rose Creek/Canyon Industrial area is identified in the General Plan as Prime Industrial Land, which has an emphasis on maintaining industrial land for base sector uses.</p> <p>EP-A.1. –Protect base sector uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting use; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting. When updating community plans or considering plan amendments, the industrial land use designations contained in the Land Use and Community Planning Element should be appropriately applied to protect viable sites for base sector and related employment uses.</p>	<p>In the past, the CPU process would make recommendations about rezoning areas to implement the goals of the plan. These zoning actions would be done separately after the CPU was adopted. This approach has changed as rezoning actions would not be identified in the community plan, but will now be adopted concurrently with the adoption of the CPU.</p> <p>The industrial are along Santa Fe Street, north of Balboa Avenue, and south of Damon Street is zoned IP-2-1 that provides for high quality science and business park development.</p> <p>Site specific recommendations for future uses will be addressed in the Land Use Element.</p>
<p><u>LRT Stop</u> Future development of the City-owned leased sites on Morena Boulevard should reserve a site for the proposed LRT stop (Figures 17 and 19).</p>	<p>ME-B.9- Make transit planning an integral component of long-range planning documents and the development review process</p> <p>ME-B.9.a - Identify recommended transit routes and stops/stations as part of the preparation of community plans and community plan amendments, and through the development review process.</p> <p>ME-B.9.C – Proactively seek reservations and dedications of right-of-way along transit routes and stations through the planning and development review process.</p>	<p>The CPU maps and Mobility Element would reflect the new Mid-Coast Trolley Stations at Tecolote, Clairemont Drive, and Balboa Avenue.</p>

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<p>RECOMMENDATIONS FOR TECOLOTE GATEWAY AREA</p>		
<p><u>Industrial Development</u> The area south of Savannah Street and west of Tecolote Road should remain light industrial with the M-1A Zone in order to continue providing employment opportunities in the community (Figure 19). Redevelopment should occur through a Planned Industrial Development (PIO) permit to provide for open space areas and improve circulation and off-street parking. Parking should be located underground or behind the building. In those cases where parking facilities are visible from I-5, Morena Boulevard or West Morena Boulevard, landscaping should be provided within or adjacent to the parking facility in order to visually buffer parking areas seen from the public right-of-way.</p>	<p>EP-A.6 Provide for the establishment or retention of non-base sector employment uses to serve base sector industries, community needs, and encourage the development of small business.</p>	<p>The CPU would continue to recommend that this portion of the Tecolote Gateway be designated for light Industrial development as reflected by the IL-3-1 zone.</p>
<p><u>Rezone</u> The area north of Savannah Street and west of Tecolote Road should be rezoned from C, R-400 and M-1A to C-1 in order to be consistent with existing land uses and have improved parking and landscaping standards (Figures 19 and 38).</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>In the past, the CPU process would make recommendations about rezoning areas to implement the goals of the plan. These zoning actions would be done separately after the CPU was adopted. This approach has changed as rezoning actions will now be adopted concurrently with the adoption of the CPU.</p>
<p>RECOMMENDATIONS FOR SERVICE YARDS</p>		
<p><u>Use</u> a. Future development of the Rose Canyon Public Works service yard site and SDG&E site should be for research and development. b. A portion of the Rose Canyon Public Works service yard should be considered for a community recycle center. The equipment,</p>	<p>The GP does not contain specific policies for the reuse of City-owned or private operations yards.</p>	<p>In the CPU, a policy to address alternative uses at the Rose Canyon and SDG&E sites such as mixed-use, public space, and employment-related uses.</p>

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<p>such as trash bins and trash compactors should be screened from the public right-of-way.</p>		