

WHAT DOES THIS SHOW?

This is part of a series of posters that were provided for the Land Use Station of the Clairemont Community Plan Update Workshop on April 20, 2017

Provides information regarding what a Community Plan Update is, why it is needed, and what it can and can't do.

Clairemont Engaged

CREATING THE CLAIREMONT OF TOMORROW

Clairemont is facing a challenge. Housing costs continue to climb, while the availability and variety of housing continues to drop. At the same time, we have a growing population and many of our existing residents (kids who grew up in the community) are seeking a greater variety of housing types and price ranges than the community currently provides. Additionally, there is a need for enhanced parks, an improved and accessible mobility network and protections that help guide growth, as opposed to reacting to it. More still, there is a need to find ways to significantly reduce greenhouse gas emissions to meet state mandates by 2035.

To make all this happen, we need a roadmap. Called the Clairemont Community Plan, this plan hasn't been updated since 1989 and a lot has changed since then. Working closely with the public, the City will update the plan with community-oriented solutions to these challenges that respect the unique character and quality of Clairemont.



Parks are a critical component of our community's infrastructure and quality of life.



Preserving our open space areas is important to maintaining community character and quality of life.



The SDG&E Energy Innovation Center in Clairemont is a community resource that is part of the picture towards reducing energy to address climate change.

WHAT THE COMMUNITY PLAN DOES

- It provides community-specific, tailored policies and a long-range physical development guide for City staff, decision makers, property owners, and citizens engaged in community development.
- It identifies a vision and strategies to support community character and establishes goals and policies to address land use, mobility, urban design, and public facilities.
- A component of the City of San Diego's General Plan, it is a long-term blueprint for the future and provides location-based policies and recommendations.

WHAT THE COMMUNITY PLAN DOES NOT DO

- It does not mandate growth. The community plan provides options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.
- It is not a maintenance document. The community plan is a long-range policy and regulatory document that identifies future infrastructure needs. It is not a plan to address the deferred maintenance of existing infrastructure.
- It does not approve specific projects. The community plan establishes policy and regulatory direction—all future projects will still go through an approval process.

WHY DO WE NEED A COMMUNITY PLAN UPDATE?

1 ADDRESS CHANGING POPULATION AND COMMUNITY NEEDS

Accommodating varying housing choices and business opportunities will meet the multigenerational needs of the community.

2 PROTECT OUR QUALITY OF LIFE

Planning for future housing and businesses helps avoid the negative consequences of unplanned growth and ensures it will provide community benefits.

3 FINANCE NECESSARY INFRASTRUCTURE

Addresses future infrastructure demand and ensures it identifies community needs.

4 ADDRESS CLIMATE CHANGE

Identifies improvements to safe and accessible travel for bicycles, pedestrians, transit users, and vehicles while reducing impacts on the environment.

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Discusses the goals of the Climate Action Plan (CAP) as a main driver behind updates to community plans and identifies strategies that further efforts at reducing Green House Gases (GHG) to meet statewide targets.



CLIMATE ACTION PLAN GOALS

California has taken a leading role in addressing climate change. The state has established statewide GHG reduction targets for 2020 (AB-32) and 2050 (EO S-3-05). To achieve its proportional share of the state reduction targets, the City has drafted a Climate Action Plan (CAP) to accomplish the following locally:

**BY 2020: REDUCE EMISSIONS BY 15%
BELOW THE 2010 BASELINE**

**BY 2035: REDUCE EMISSION BY 49%
BELOW THE 2010 BASELINE**



SUSTAINABILITY

One of the challenges of the San Diego General Plan and the community plan updates is how to ensure sustainability over the long-term. Sustainable conservation practices help ensure that future generations will be able to use and enjoy resources to achieve and maintain a healthy and diverse environment and economy.



CLIMATE CHANGE

The burning of fossil fuels, such as coal and gasoline, as well as deforestation and other human activities are changing the composition of the atmosphere, causing concentrations of greenhouse gases (GHGs) to increase significantly. This could have significant impacts in terms of water and energy availability, coastal flooding, and human health.

SUSTAINABILITY & CONSERVATION

Climate Action Plan

CLIMATE ACTION PLAN STRATEGIES

1 ENERGY & WATER EFFICIENT BUILDINGS



Green building techniques include improving the efficiency of mechanical and electrical systems; using energy-efficient lighting; and using cool roofing materials. This strategy will be achieved through a mix of regulations and incentives for property owners.

2 CLEAN & RENEWABLE ENERGY



On-site generation of energy and installing large-scale renewables, such as wind and solar, will reduce the burning of fossil fuels. This strategy will also support local job creation.

3 BICYCLING, WALKING, TRANSIT & LAND USE



Promoting a compact, mixed-use urban form; designing streets to make it safer and attractive for people to get around with a car; and managing parking are examples of measures that support reducing vehicle miles travelled (VMTs) and improving mobility.

4 ZERO WASTE



Options for managing waste including source reduction, increased recycling, and gas capture. The goal for the City is to achieve a 75 percent waste diversion rate by 2020. The City also has a goal to strive for Zero Waste disposal by 2040.

5 CLIMATE RESILIENCY



Climate resiliency entails developing programs, policies, and processes that are not rigid or static, but rather flexible allowing change to accommodate unexpected events and shocks and continue to function effectively.

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This is part of a series of posters that were provided for the Land Use Station of the Clairemont Community Plan Update Workshop on April 20, 2017.

Shows the existing population, persons per household, total housing units (single-family, multi-family, as well as mobile homes in the community). It also shows the amount of existing acreage associated with existing land uses in the community.

Clairemont
Engaged

EXISTING LAND USE AND DEMOGRAPHICS¹



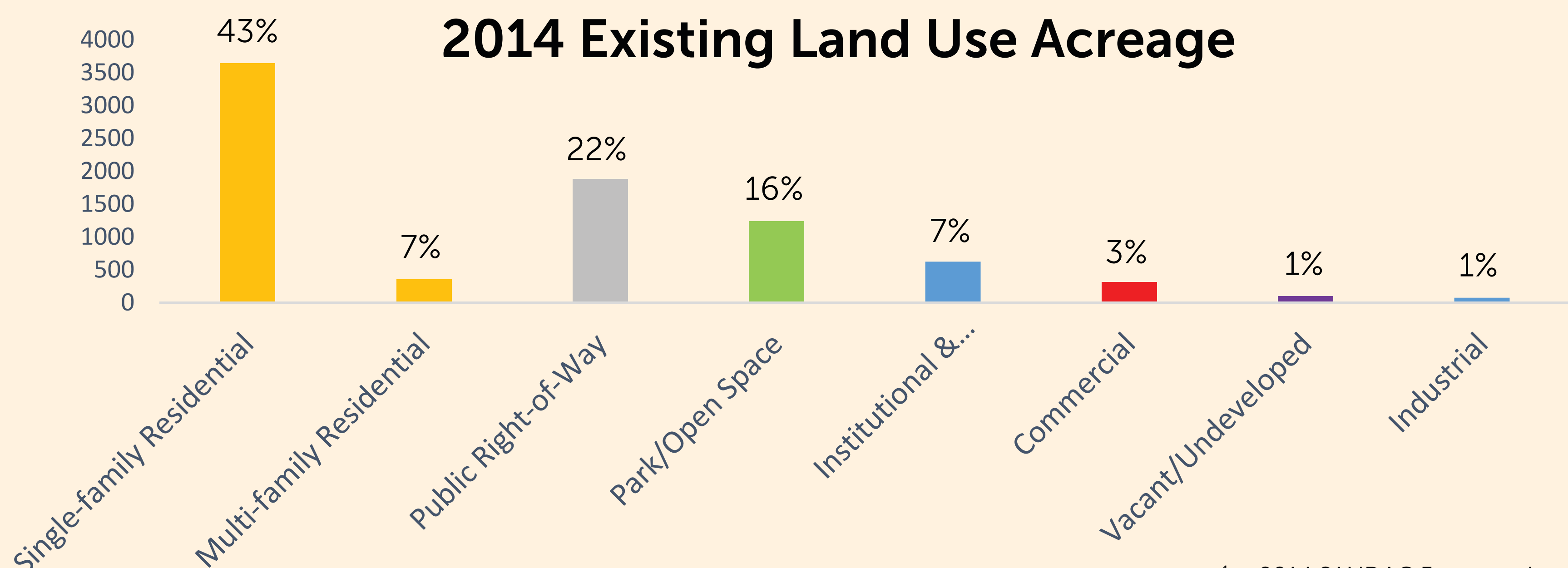
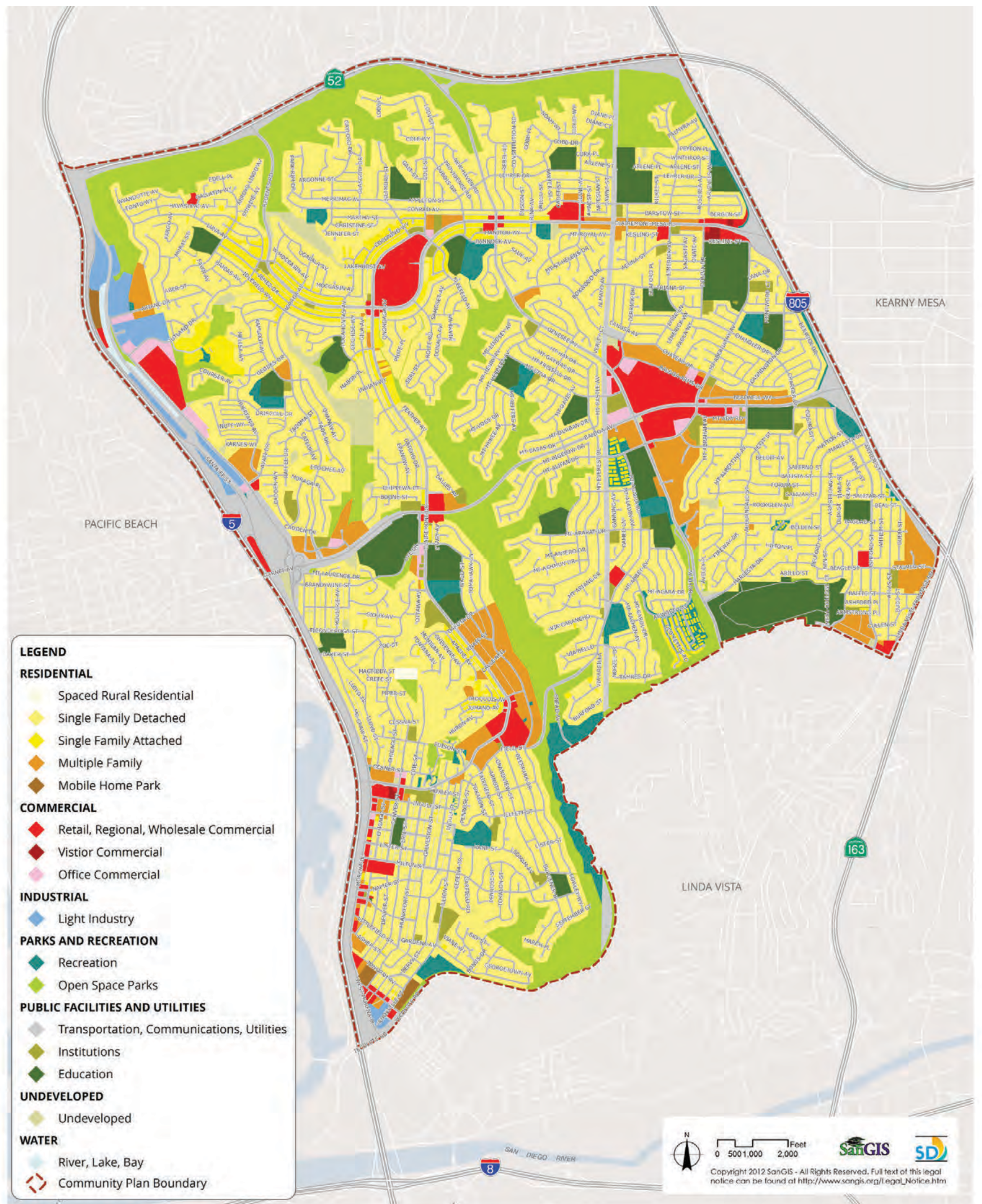
Total Population
79,714

Persons per Household
2.51



Total Housing Units
32,918

Single Family: 20,376
Multi-Family: 12,225
Mobile Home and Other: 317

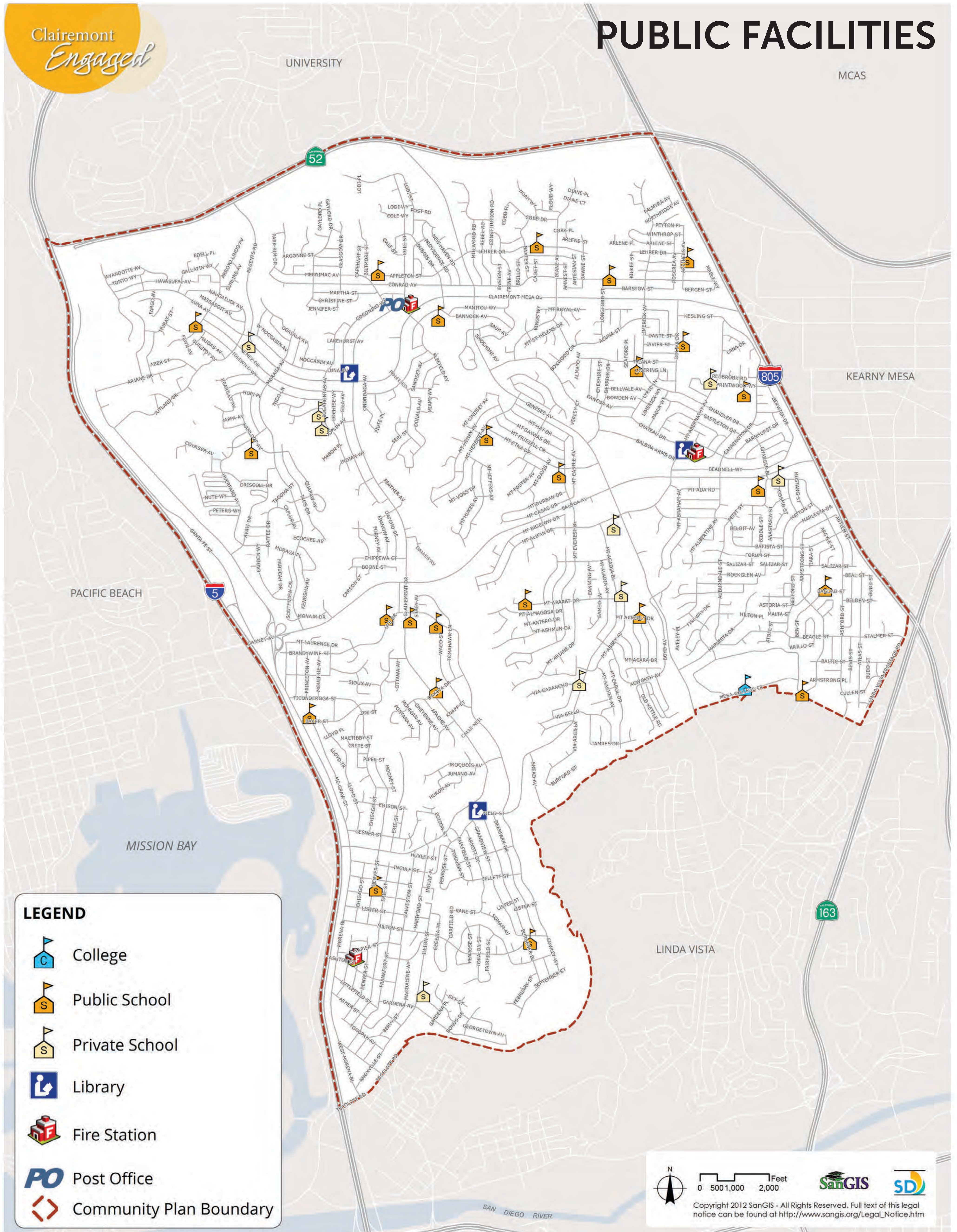


¹ – 2014 SANDAG Forecast data.

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This is part of a series of posters that were provided for the Land Use Station of the Clairemont Community Plan Update Workshop on April 20, 2017.

Identifies the general location of the post office, colleges, public and private schools, libraries, and fire stations within the community.



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Discusses what a historic resource is and identifies the only currently designated resource in the community.



HISTORIC RESOURCES

What Makes a Resource Historic?

A building, structure, object, landscape or district (a collection of buildings, structures, etc. within a defined geographic area) may be designated as a historical resource if it meets one or more of the City's Criteria for historic designation:

Criterion A: Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Criterion B: Is identified with persons or events significant in local, state or national history.

Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

Criterion E: Is listed or has been determined eligible for listing on the State and/or National Register of Historic Places.

Are There Historic Resources in Clairemont?

Yes! The Stough-Beckett Cottage located at 2203 Denver Street is designated as Historical Resources Board (HRB) Site #146. Constructed 1888 by the Morena Company, either as a speculation house or for the use of the Morena Company, the Stough-Beckett Cottage is an example of a modest Victorian rural home with simplified Eastlake detailing.

While only one resource is currently designated in the Clairemont Community, additional resources await discovery! If you know of buildings, structures, objects, landscapes or districts in Clairemont that may meet one or more of the City's Criteria for historic designation, tell us where they are! We'd love to hear from you. Identify a point on the map and tell us about it, or submit a site online at

<https://www.sandiego.gov/planning/community/cpu/identifyhistres>

Questions? Please contact Senior Planner Kelley Stanco at kstanco@sandiego.gov



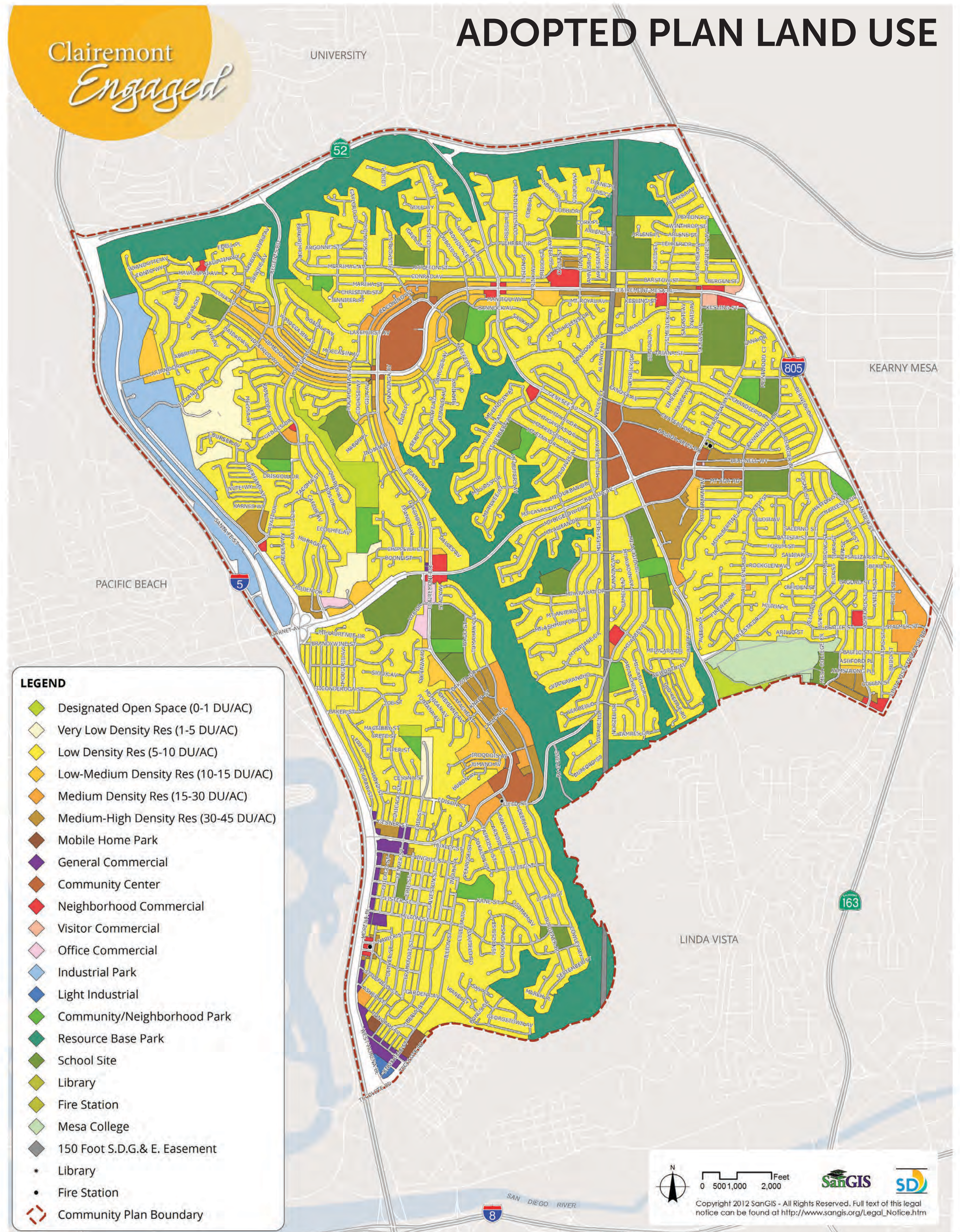
Stough-Beckett Cottage, HRB Site #146

Undated Historic Photo Courtesy of www.feelslikehome.com

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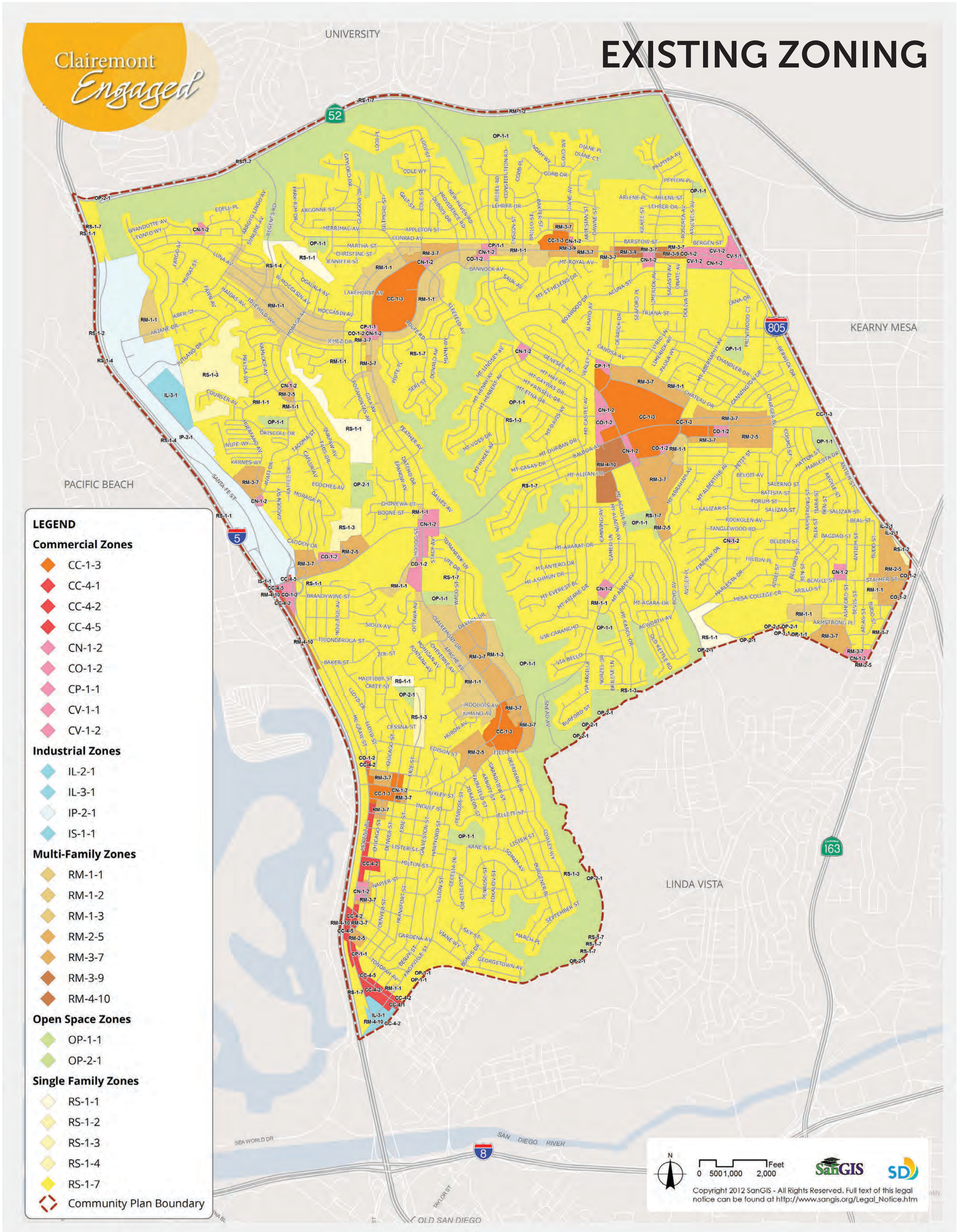
Identifies the recommended land use in the 1989 adopted Clairemont Mesa Community Plan.



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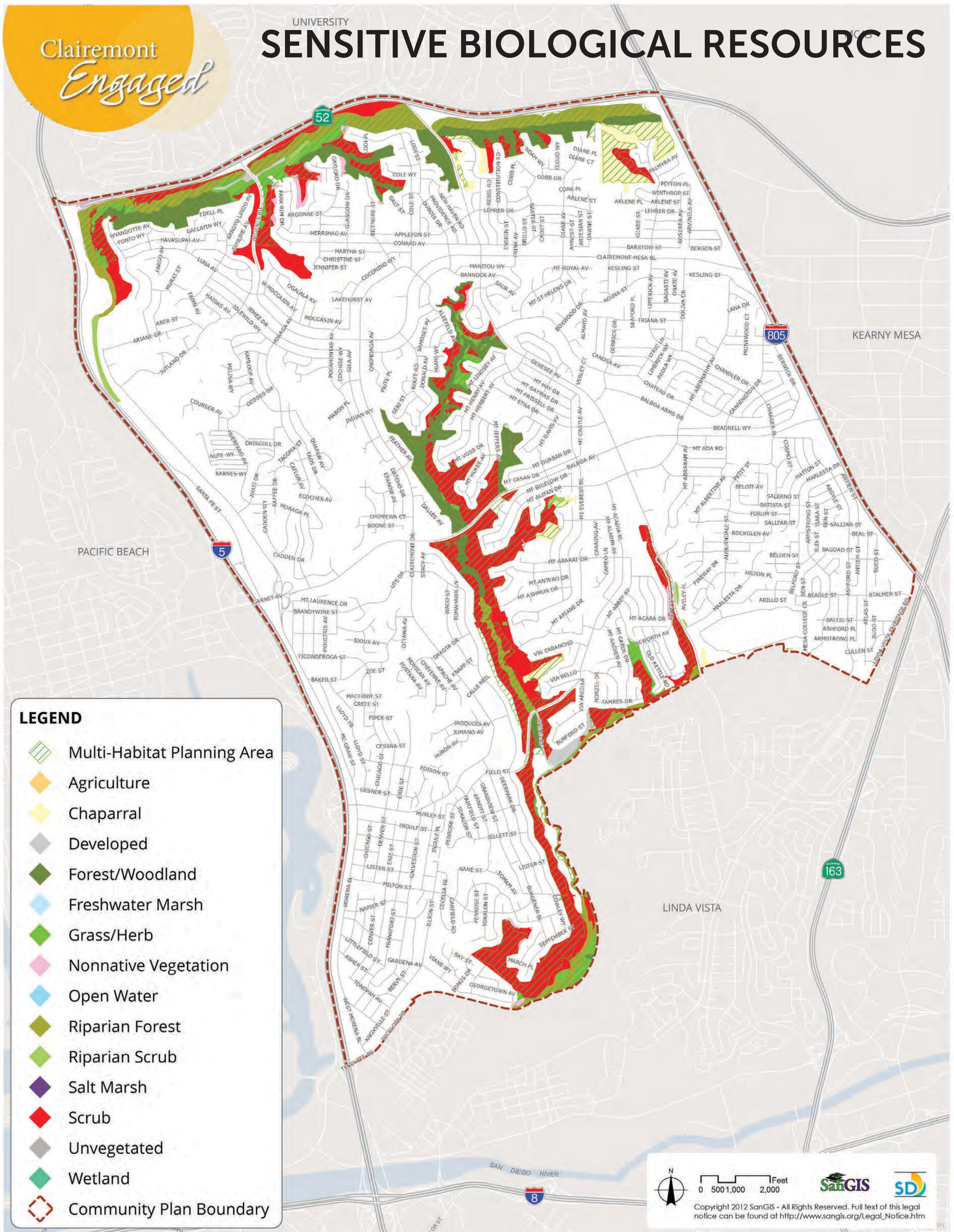
Identifies the current zoning, organized under general land use categories, which implements the adopted community plan.



WHAT DOES THIS SHOW?

This is part of a series of maps that altogether demonstrate how staff developed the Potential Opportunity sites in the Clairemont Community as part of the Clairemont Community Plan Update Workshop on April 20, 2017.

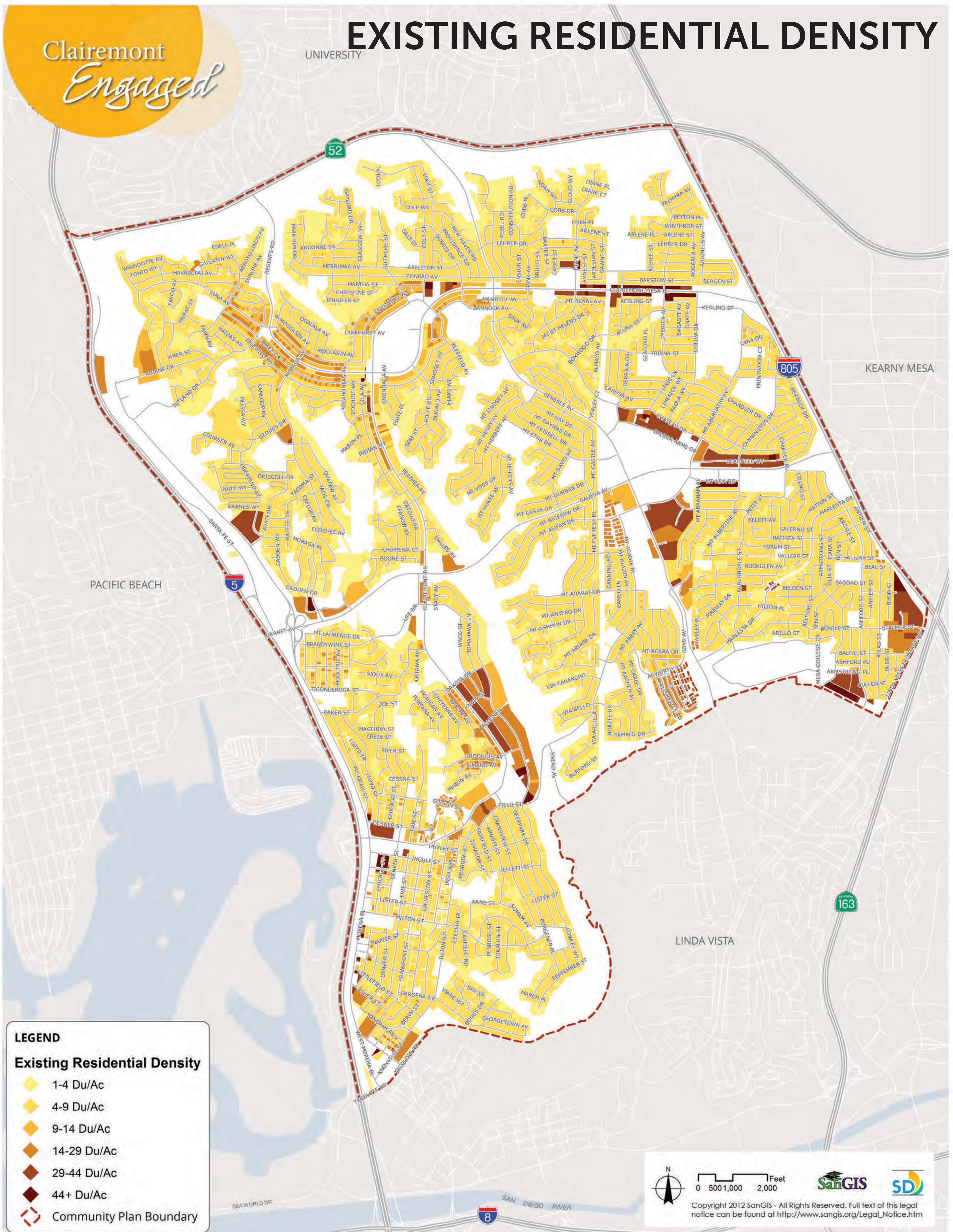
Shows where all the sensitive vegetation is located in the community as well as the Multiple Habitat Planning Area (MHPA) which is the City's planned habitat preserve within the Multiple Species Conservation Program - San Diego region's comprehensive habitat conservation planning program. This map can assist in identifying areas of biological sensitivity, which would not be suitable for additional infill development.



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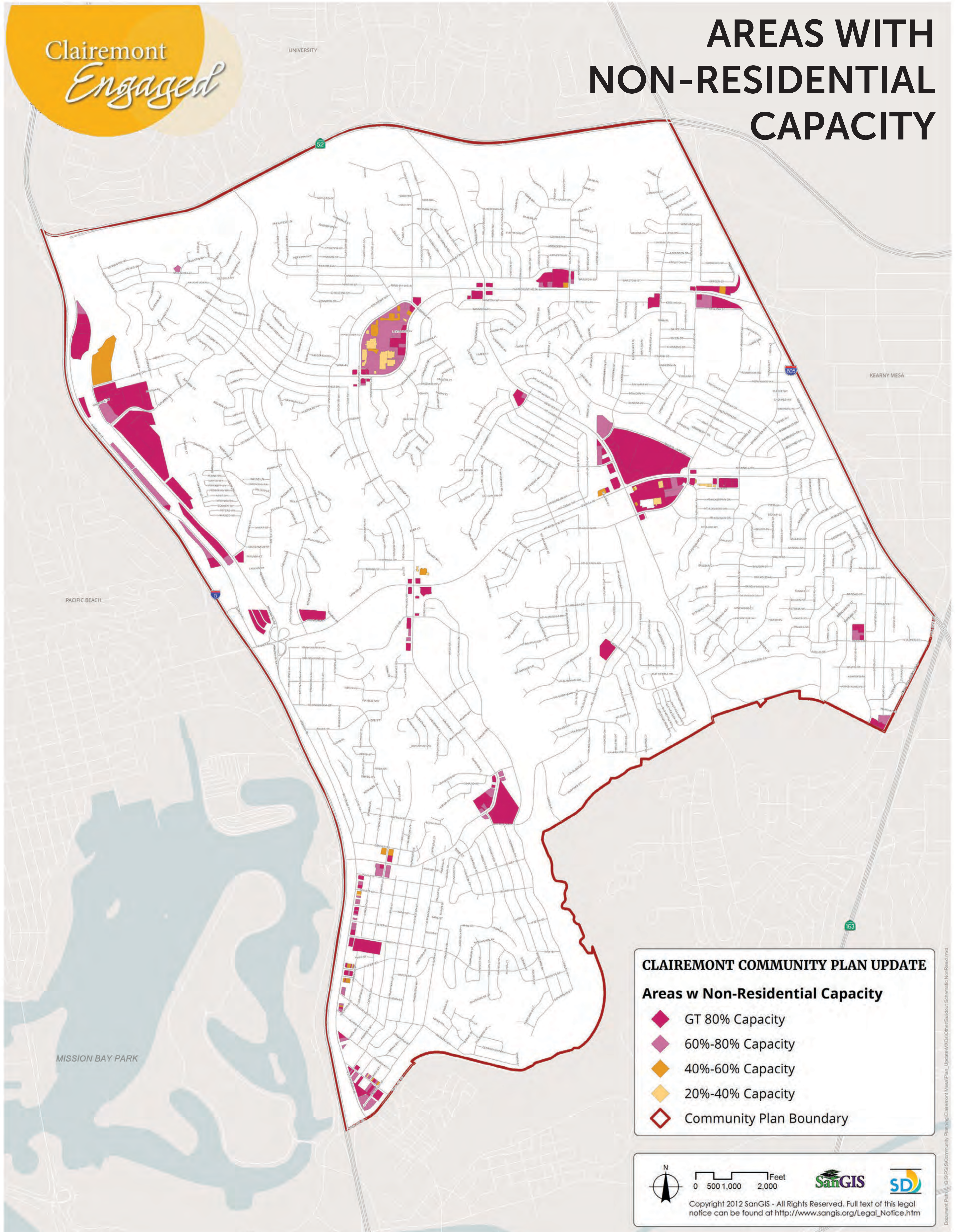
Identifies the existing residential densities (dwelling units per acre) of residentially-developed properties within the community. This map, in conjunction with the ADOPTED PLAN LAND USE map can assist in determining areas that have already maximized or exceeded their allowed residential density under the existing community plan and zoning, as well as areas that could have the potential to allow additional housing opportunities.



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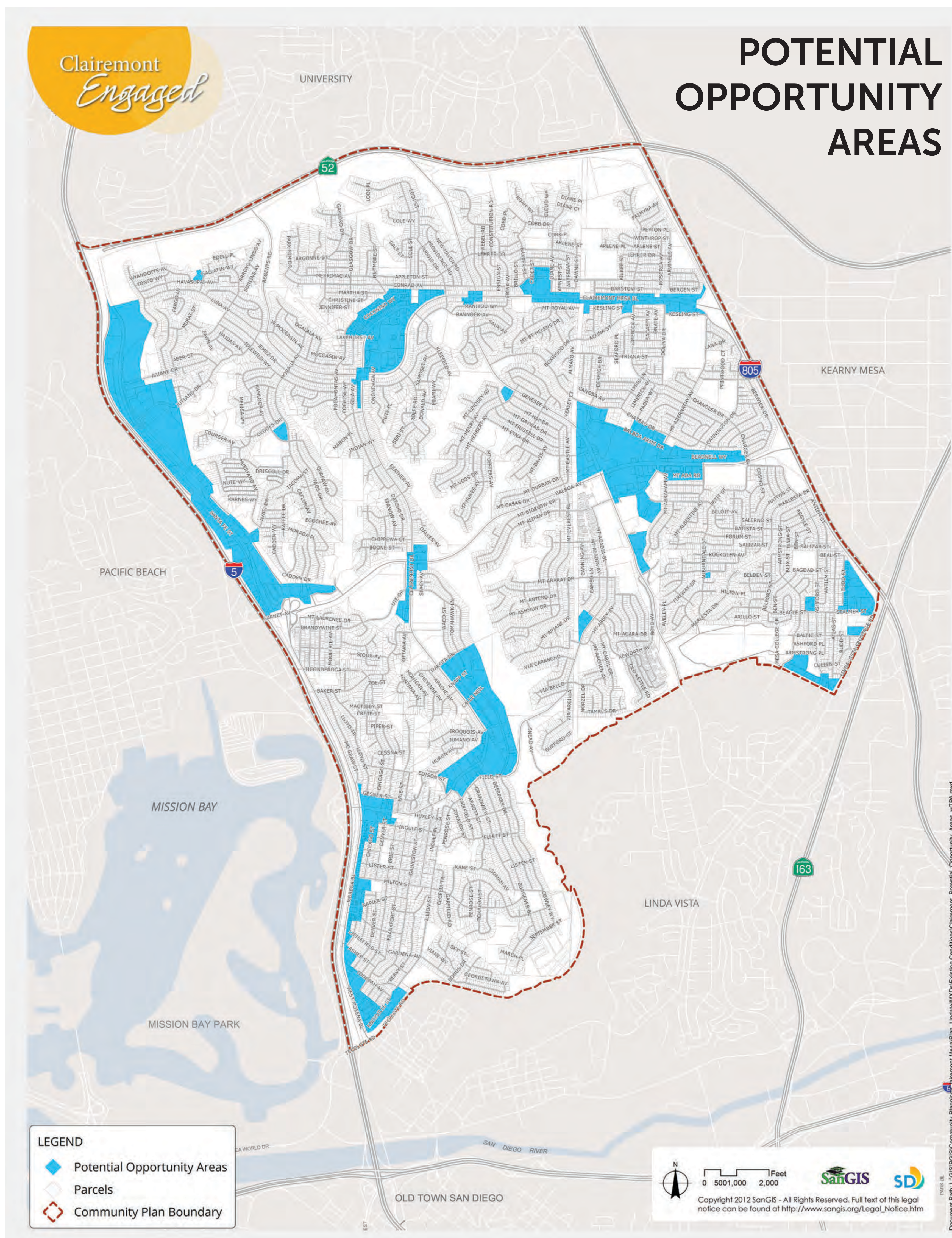
Shows areas designated for non-residential development (e.g. commercial, retail, office, and industrial) that still have remaining building capacity based on the total allowable square footage determined by the existing zoning. These could be potential areas to develop more commercial, retail, office, and industrial uses as well as employment opportunities.



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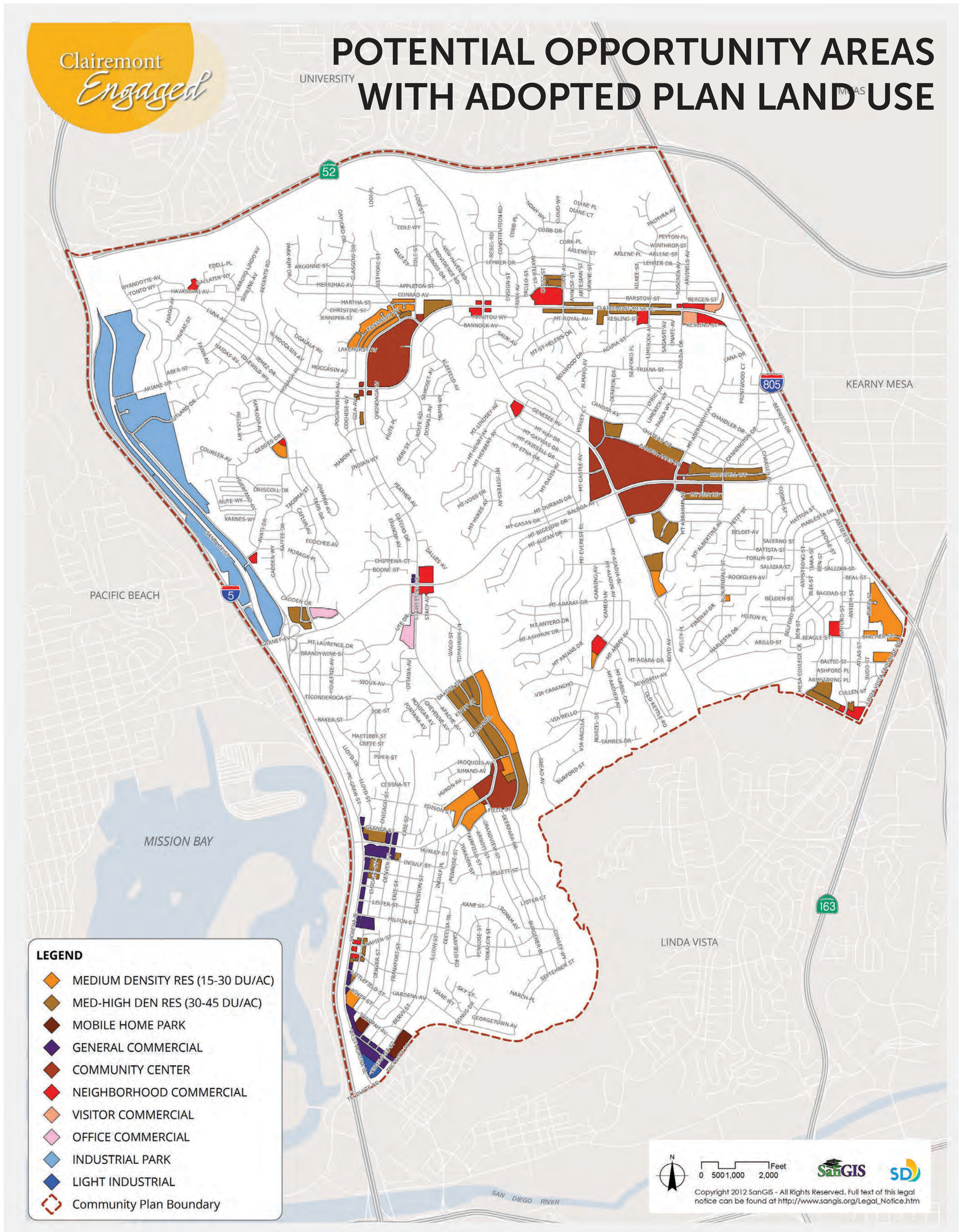
This map represents candidate areas where opportunities for growth, development, and revitalization could be focused, based on considering the information in the previous three maps. In this map, canyons, open space, and sensitive biological areas have been removed for consideration. Additionally, existing single-family development, properties that have met or exceeded their allowed residential density, as well as existing condominiums have also been removed from being considered as potential areas for growth and development. The shaded blue areas represent what remains for considering such opportunities as new mixed-use and transit-oriented development; high-density housing in close transit and goods and services; town/village centers; public/civic space; and senior, affordable, and workforce housing.



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This map shows the adopted plan land uses relative to the potential opportunity areas. It also indicates what type of development opportunities (based on plan land use) could be envisioned for each area.



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This map shows the Transit Priority Areas (TPA) in relation to the potential opportunity areas. TPAs are areas that are a 1/2 mile from a major existing or planned transit stop containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The application of the TPAs further emphasizes where housing opportunities should be focused to meet the CAP goals for reducing GHGs.

