

RESOLUTION NUMBER R- 300880

ADOPTED ON SEP 27 2005

WHEREAS, William Lyon Homes, Inc., requested an amendment to the Progress Guide and General Plan and the Clairemont Mesa Community Plan in order to redesignate an approximately 3.7-acre site, located at 3093 Clairemont Drive (Assessor's Parcel Number 425-670-23, from Community Center Commercial to Medium Residential (15-30 dwelling units per acre); and

WHEREAS, the site is legally described as Parcel 1 of Parcel Map No. 10896, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County, January 18, 1981 as file no. 81-015311 of Official Records in the City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, on August 25, 2005, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Clairemont Mesa Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, on SEP 27 2005, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Clairemont Mesa Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Clairemont Mesa Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 300880.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

  
\_\_\_\_\_  
Douglas K. Humphreys  
Deputy City Attorney

DKH:pev

08/31/05

Or.Dept:DSD

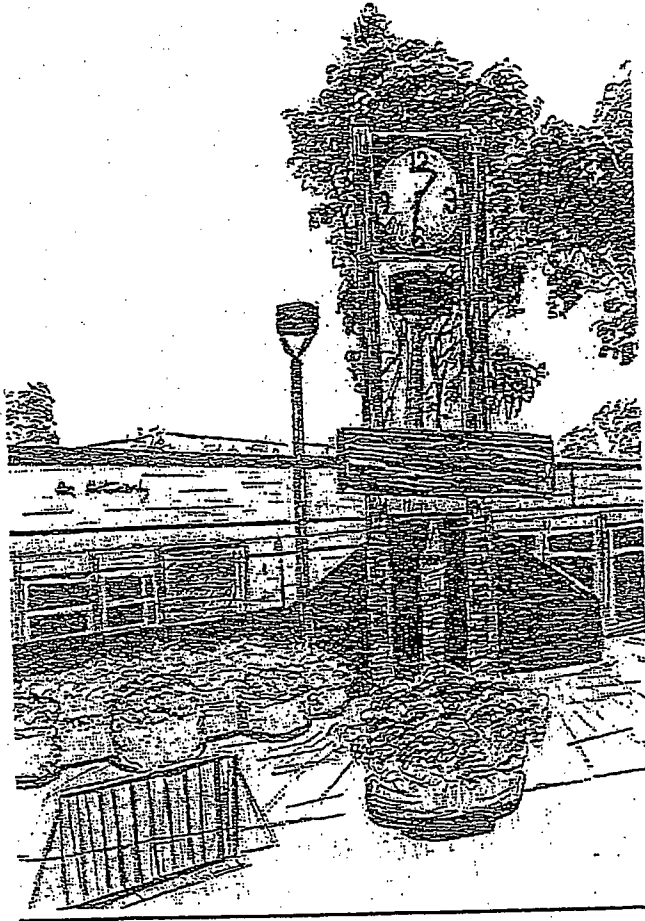
R-2006-188

MMS 2422

Community Plan Amend – Applicant Initiated Amendment 11-01-04

# CLAIREMONT MESA

## COMMUNITY PLAN



*Approved by*  
**THE PLANNING COMMISSION**  
April 27, 1989  
*Resolution Number: 0526*

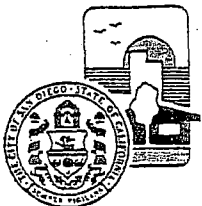
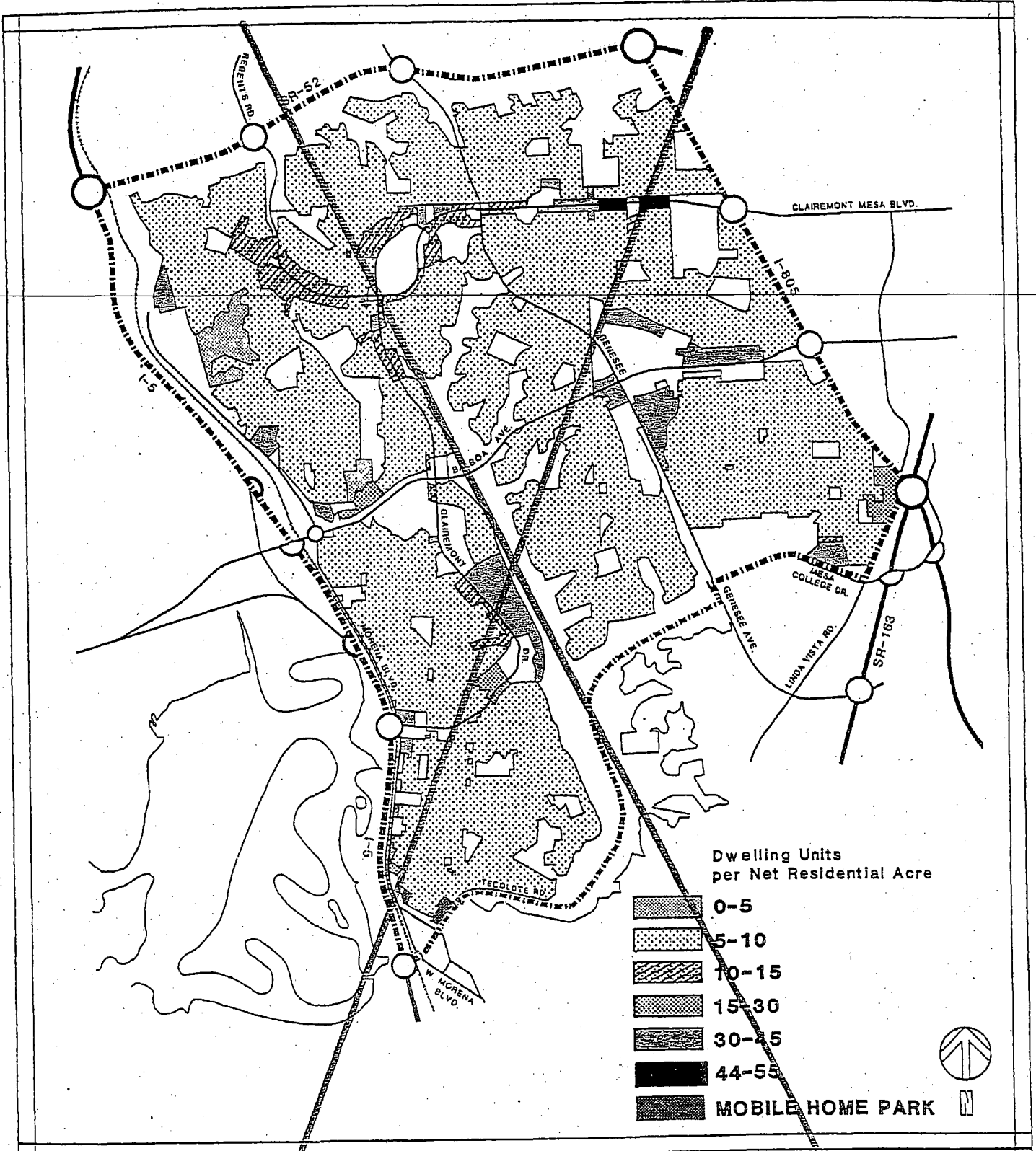
*Adopted by*  
**THE CITY COUNCIL**  
September 26, 1989  
*Resolution Number: R-274465*  
*Document Number: 00-17372*

DOCUMENT NO. R-300880

FILED SEP 27 2005

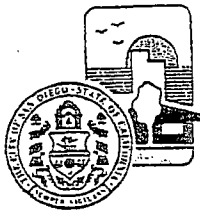
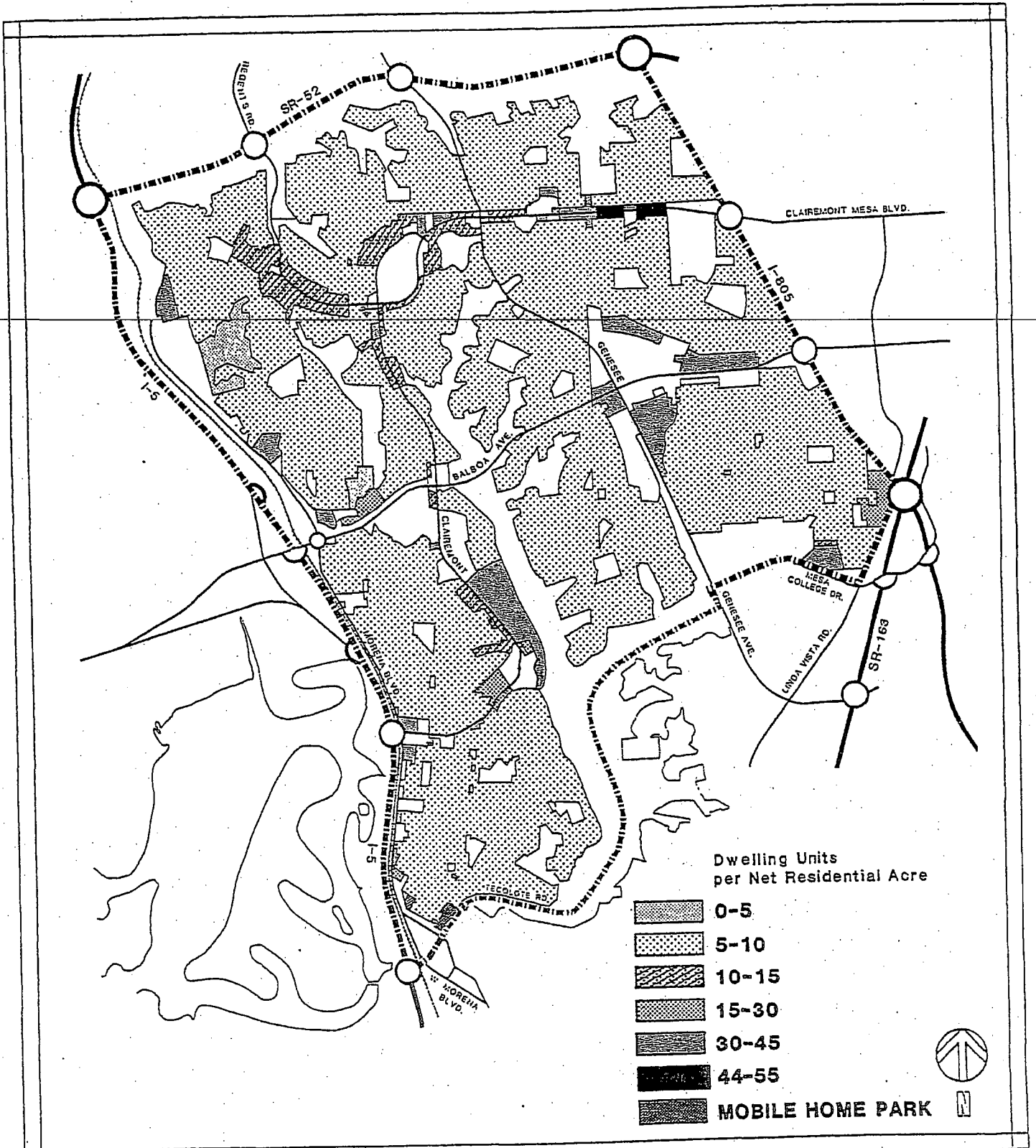
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

**PROPOSED AMENDMENT, MARCH 16TH, 2005**



**EXISTING RESIDENTIAL DEVELOPMENT**  
 CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

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 FIGURE



**EXISTING RESIDENTIAL DEVELOPMENT**  
 CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

**TABLE 1**  
**CLAIREMONT MESA HOUSING UNITS 1950-1980**

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1970-1980</u> <u>% Change</u>
Clairemont Mesa (CM)	1,133	18,111	25,589	30,121	18.4
City of San Diego	110,005	192,269	241,010	341,928	29.5
CM Housing Units as a Proportion of the City	1%	9.4%	10.2%	8.81%	

Existing Zoning. Existing land uses generally correspond to the existing zoning. Table 2 and Figure 7 provide a summary of existing residential land uses by zone for Clairemont Mesa.

**TABLE 2**  
**LAND USE IN RESIDENTIAL ZONES (in acres)**

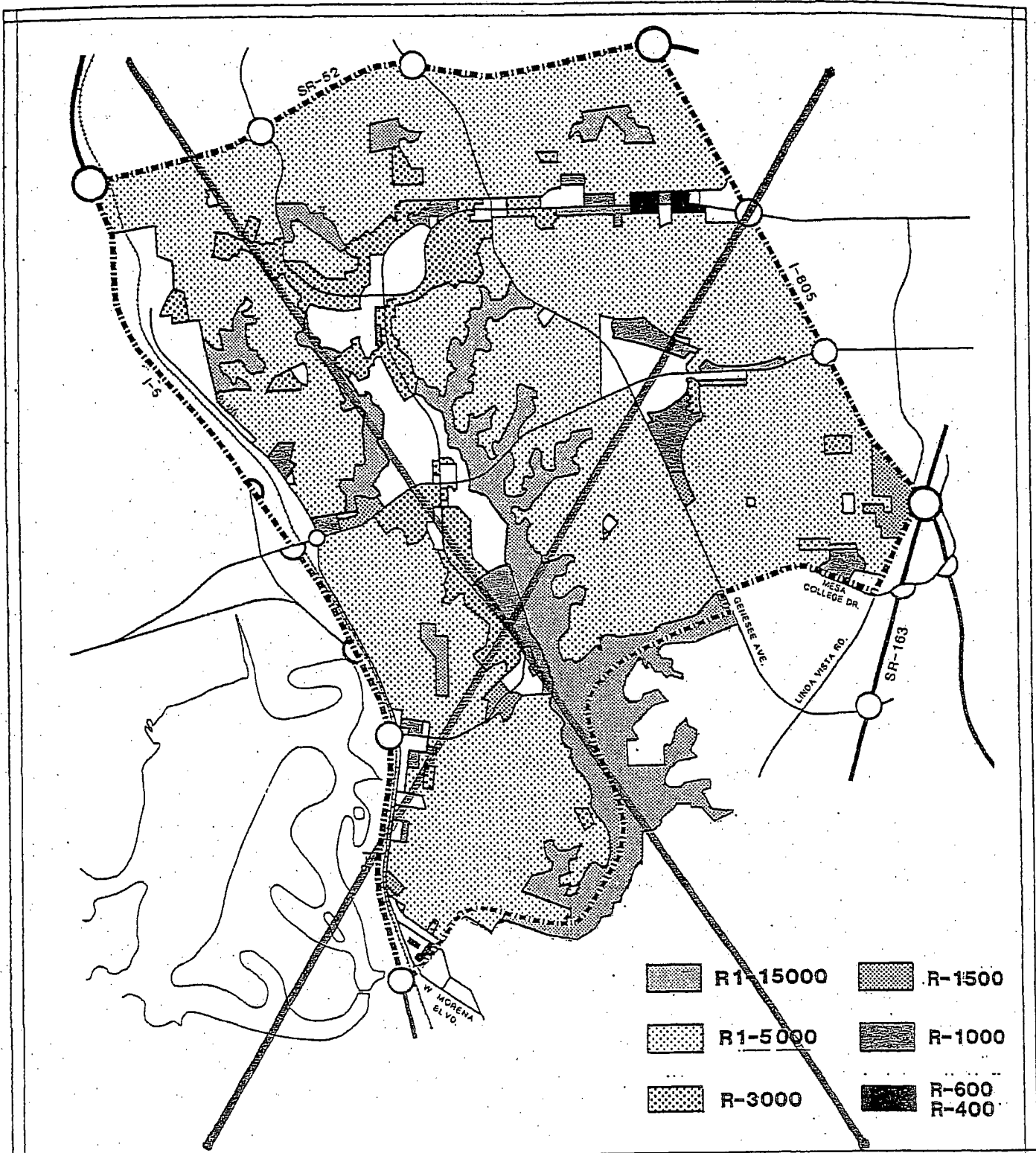
<u>Residential</u> <u>Zones</u>	<u>Acres</u> <u>In Zone</u>	<u>Residential</u>			<u>Commercial</u>	<u>Other</u>	<u>Vacant</u>
		<u>Total</u> <u>Acres</u>	<u>Single-</u> <u>Family</u>	<u>Multiple-</u> <u>Family</u>			
R1-15000	1,143	94	94	0	0	927	122
R1-5000	4,452	3,684	3,684	0	3	568	197
R-3000	421	205	47	159	1	209	6
R-1500	<del>46</del> 50	<del>45</del> 49	*	<del>45</del> 49	0	0	1
R-1000	194	176	4	172	*	5	12
R-600	7	7	1	7	*	0	0
R-400	3	2	0	2	*	1	0
TOTAL:	<del>6,266</del> 6,270	<del>4,213</del> 4,217	3,830	<del>385</del> 389	4	1,710	338

Note: "Other" category includes industrial, public and semipublic uses and the "vacant" category includes resource-based parks.

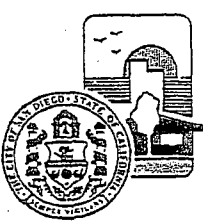
\*Less than one acre.

Numbers may not add due to rounding.

Population Characteristics and Income. According to 1980 census data, the population of Clairemont Mesa was 77,547. Between 1970 and 1980, the community experienced a decline in population of approximately 6.2 percent. During this period, the City's total population grew approximately 25.7 percent (Table 3).



	R1-15000		R-1500
	R1-5000		R-1000
	R-3000		R-600
			R-400

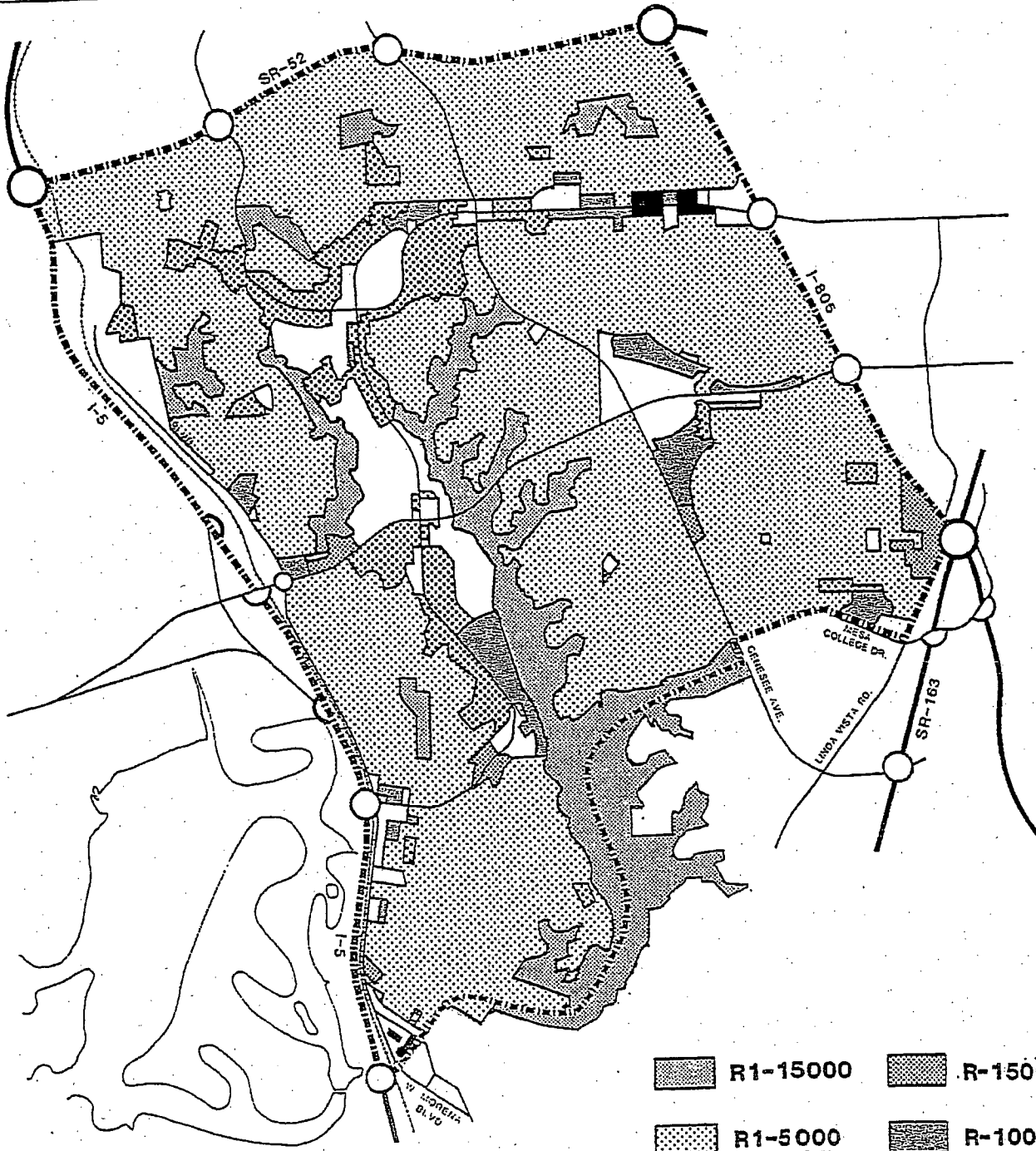


### EXISTING RESIDENTIAL ZONING

CLAIREMONT MESA COMMUNITY PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

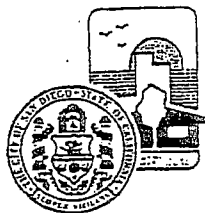
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FIGURE



	R1-15000		R-1500
	R1-5000		R-1000
	R-3000		R-600
			R-400

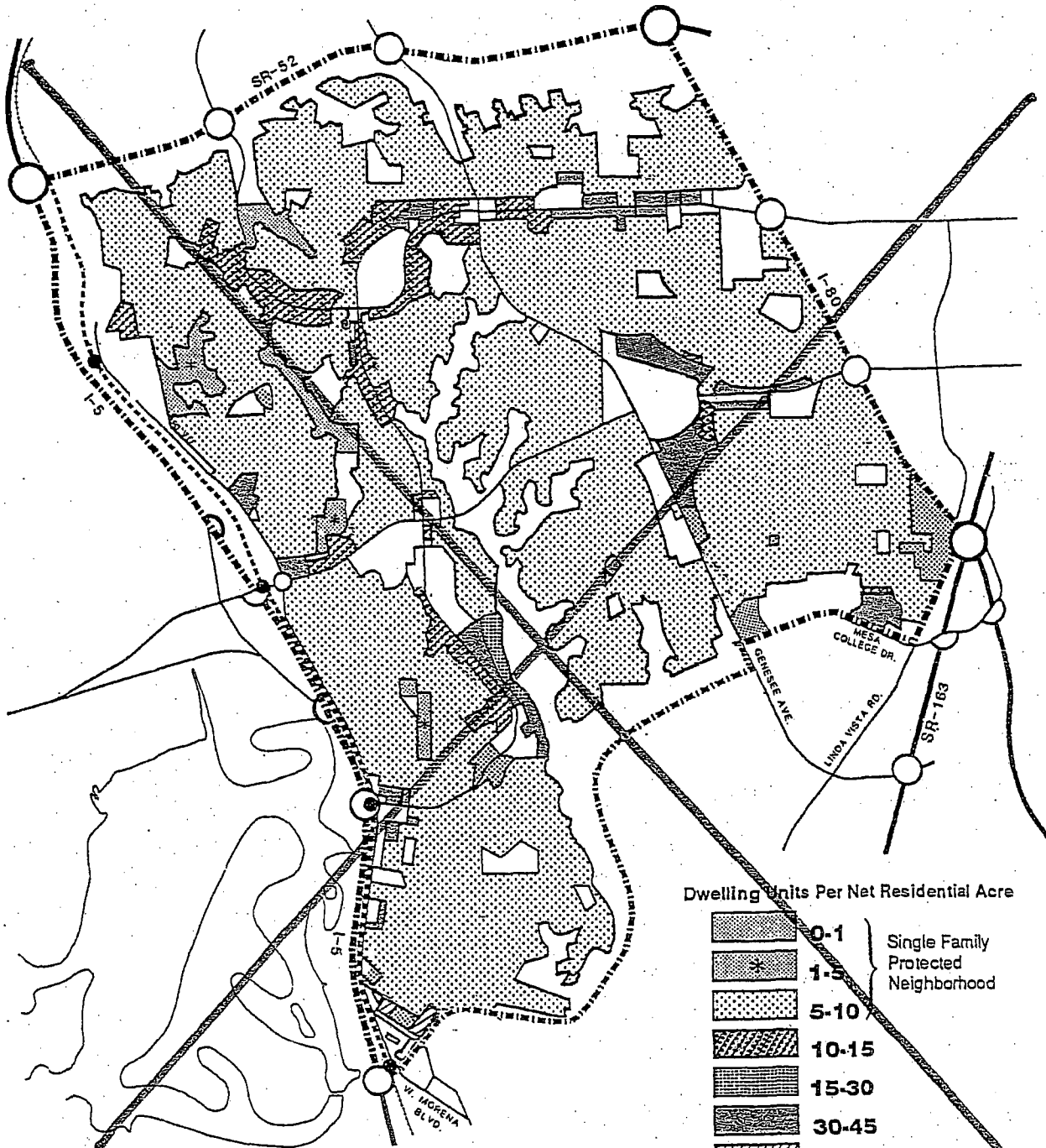
### EXISTING RESIDENTIAL ZONING



CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

7  
 FIGURE

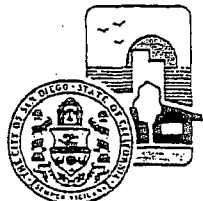




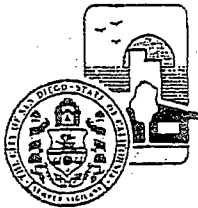
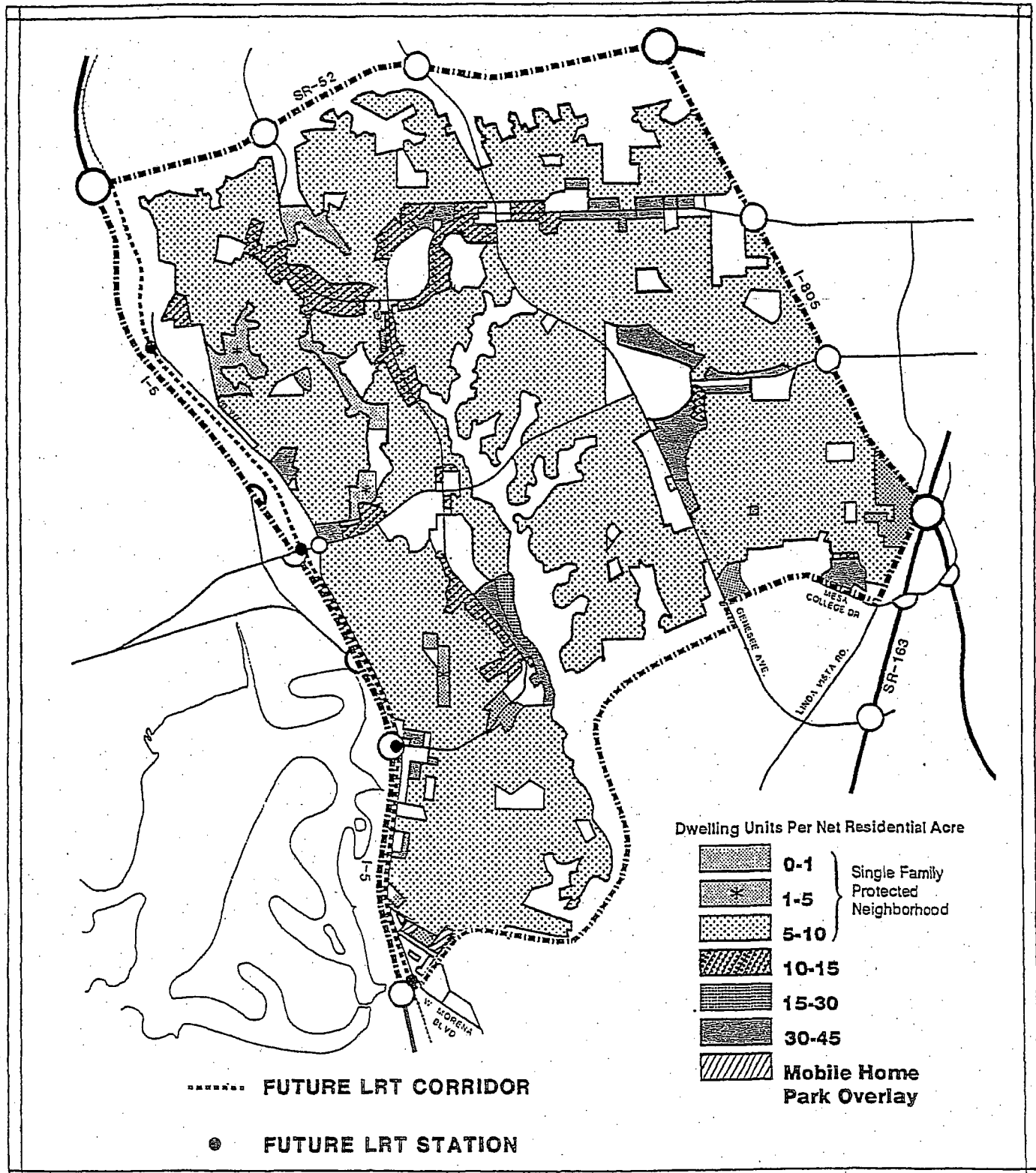
..... FUTURE LRT CORRIDOR  
 ● FUTURE LRT STATION

Dwelling Units Per Net Residential Acre

[Dotted pattern]	0-1	Single Family Protected Neighborhood
[Horizontal line pattern]	1-5	
[Vertical line pattern]	5-10	
[Diagonal line pattern]	10-15	
[Cross-hatch pattern]	15-30	
[Dense cross-hatch pattern]	30-45	
[Diagonal line pattern]	Mobile Home Park Overlay	



**RESIDENTIAL DENSITY RECOMMENDATIONS**  
 CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT



# RESIDENTIAL DENSITY RECOMMENDATIONS

CLAREMONT MESA NEIGHBORHOOD PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

along Clairemont Drive, Cowley Way and Dakota Drive, the following development features should be incorporated into the site design:

1. Maintain the 25-foot front yard setback and stagger buildings to create breaks between structures. This will help avoid the look of "row housing" along Cowley Way and Clairemont Drive.
2. Provide a landscaped buffer with a 25-foot front yard setback along Dakota Drive to help create a transition area between the new multi-family development and the single-family residential neighborhood to the north.
3. Provide garages which are concealed from the public right-of-way.
4. The Community Plan Implementation Overlay Zone, Type B should also apply to the area west of Cowley Way, south of Iroquois Avenue and east of the commercial development fronting on Clairemont Drive. This site shall be developed as permitted by the underlying RM 3-7 Zone with a density of 15 to 30 dwelling units per acre. In order to ensure compatibility with the surrounding residential neighborhood, the following development features shall be incorporated into the site design:
  - a. Vary building front yard setbacks from 10 to 24 feet.
  - b. Provide a landscaped streetscape.
  - c. Orient residential front doors facing the surrounding streets with driveways and garages located at the rear of buildings and concealed from public right-of-way views.
  - d. Link the residential and neighboring commercial development with landscaping or architectural design so a transition is made.
  - e. Connect the residential neighborhood and commercial development with landscaping or architectural design so a transition is made.
  - f. Connect the residential neighborhood and commercial development by pedestrian access between the public right-of-way and the internal pedestrian walkways in the commercial center.

#### Recommendations for Hillside Development

1. Preservation of Open Space. Sites which should be designated as open space and rezoned to R1-40000/HR (one dwelling unit per 40,000 square feet and the Hillside Review Overlay Zone) in order to preserve existing canyon and natural open space systems (Figure 32 and see Open Space and Environmental Resources Element) include:
  - a. Approximately 393 privately owned acres comprising the northern two-thirds of Stevenson Canyon, located north of Ecochee Avenue and west of Clairemont Drive.
  - b. A finger canyon of Tecolote Canyon, located south of Marlesta Drive and east of Genesee Avenue.
  - c. A finger canyon of San Clemente Canyon, located south of San Clemente and east of Regents Road.

- d. Approximately five privately owned acres comprising the northern one-half of Padre Canyon, located west of Clairemont Drive and north of Erie Street.
2. Hillside Review Overlay Zone
    - a. Residential development in the Hillside Review Overlay Zone must conform to the development/design guidelines of that zone to assure that new development will occur in a manner that protects the environmental resources and aesthetic qualities of the area. Development should be clustered on the flatter portions of sites and grading should be minimal in order to preserve natural landforms and vegetation (Figures 9 and 10).
    - b. The subdivision of single-family lots in the Hillside Review Overlay Zone should not result in a change in the neighborhood character by permitting the location of new houses behind and/or below existing houses rather than along the street which is more characteristic of Clairemont Mesa.
    - c. New development along the rim of Tecolote Canyon, San Clemente Canyon and all designated open space areas must be in accordance with the Tecolote Canyon Rim Development Guidelines and Hillside Review Overlay Zone to protect the open space system.

#### Recommendations for Companion Units and Guest Quarters

##### 1. Limits on Location

- 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.
- 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.

2. Architecture/Design. Companion units and guest quarters should be designed in a manner that is architecturally compatible with the main house, and preserves the visual character of the single-family neighborhood from the street.

#### Recommendations for Affordable Housing

1. Range of Densities. 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.
2. Preservation and New Construction. Low-and moderate-income housing should be provided by preserving existing housing in this category and by encouraging the construction of additional affordable units.
3. Assistance Programs. City and other governmental programs should be utilized for the development of low-and moderate-income housing. The affordable Housing Density Bonus, Community Development Block Grant funds, Department of Housing and Urban Development programs are examples of existing affordable housing programs.

4. Compatibility. Densities and housing types or proposed low-and moderate-income housing projects should be compatible with surrounding neighborhoods.

#### Recommendations for Mobile Home Parks

1. Morena Mobile Village. 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.
  - 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 5-10 dwelling units per acre.
  - b. Alternative Use - Recreational Facility. As an alternative to residential development. The site could be redeveloped with a recreational facility. This area has three recreational uses (Tecolote Canyon Natural Park, Tecolote Park and Recreation Center and private tennis courts) and additional recreational facility would be compatible with these surrounding facilities. Landscaping improvements along the perimeter of the site adjacent to Tecolote Creek channel should be the same as the requirements stated above.
2. Coastal Trailer villa. The mobile home park on Morena Boulevard (Figure 8) should remain as such in order to provide a diversity of housing options for residents of all income levels.
  - 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 5-10 dwelling units per acre.

#### Recommendations for Height and Scale

1. Harmony should be promoted in the visual relationships and transitions between new and older buildings. New buildings should be made sympathetic to the scale, form and texture of surrounding neighborhood.
2. The height of new buildings should relate to the height of existing development. Tall buildings immediately adjacent to low buildings could create problems such as excessive shadows, undesirable wind tunnels, and lack of privacy.
3. Abrupt differences in scale between large commercial buildings and adjacent residential areas should be avoided. Gradual transitions in scale are preferred.

## COMMERCIAL

Existing Conditions

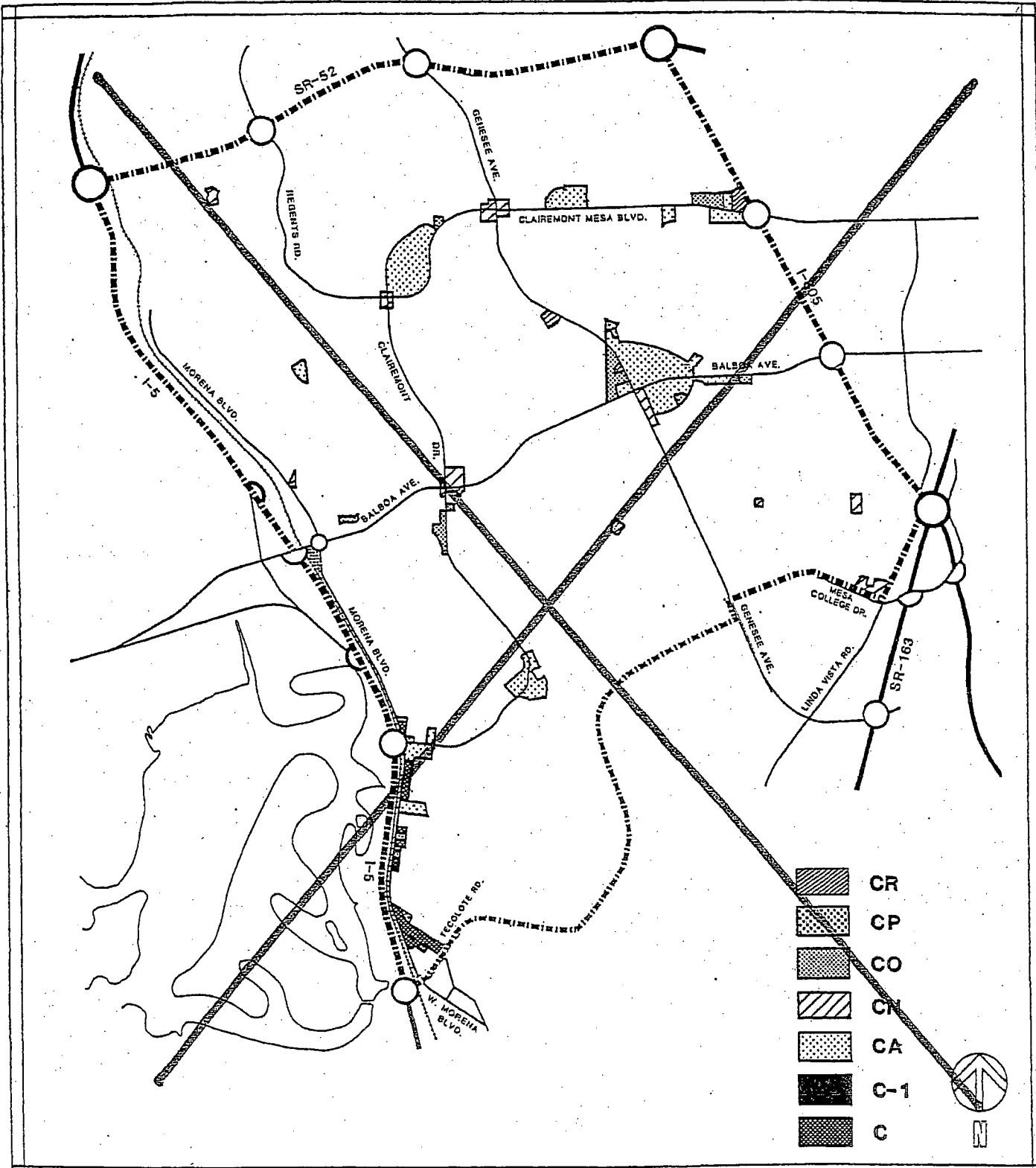
Clairemont Mesa contains several commercially zoned sites evenly distributed throughout the community (Figures 11 and 12). These sites comprise approximately ~~297~~ 293 acres, of which ~~251~~ 247 acres are developed with commercial uses, 23 acres are used for residential purposes, 19 acres contain other uses, and four acres are vacant (Table 5). Some of the commercial properties have been developed under the C Zone which has minimal development regulations, such as no off-street parking or setback requirements. In Clairemont Mesa, office and retail commercial consist of four community shopping centers, several neighborhood commercial centers, strip commercial development and visitor uses.

**TABLE 5**  
**LAND USE IN COMMERCIAL ZONES (in acres)**

Residential Zones	Acres In Zone	Residential			Commercial	Other	Vacant
		Total Acres	Single-Family	Multiple-Family			
C	18	3	1	2	10	4	1
C-1	*	0	0	0	*	0	0
CA	<del>297</del> <u>197</u>	2	*	2	<del>197</del> <u>187</u>	7	0
CN	34	2	0	2	30	3	0
CO	38	13	0	13	17	5	3
CP	3	0	0	0	3	*	0
CR	3	3	3	0	0	0	0
TOTAL:	<del>297</del> <u>293</u>	23	4	19	<del>251</del> <u>247</u>	19	4

\* Less than one acre.  
Numbers may not add due to rounding.

Community Core. The community core is located near the intersection of Genesee Avenue and Balboa Avenue (Figures 11 and 12). The core area encompasses approximately 105 acres, consisting of Genesee Plaza and Balboa Mesa shopping centers, Balboa Crest (a commercial strip center); and Balboa Towers (a medical office development). Traffic along Balboa Avenue and Genesee Avenue has increased creating some congestion during the early morning and late afternoon periods. In Clairemont Mesa, these two streets are well traveled because they serve as the primary east-west, north-south major thoroughfares other than the freeways which are located at the north, east and west boundaries of the community (see Transportation Element).

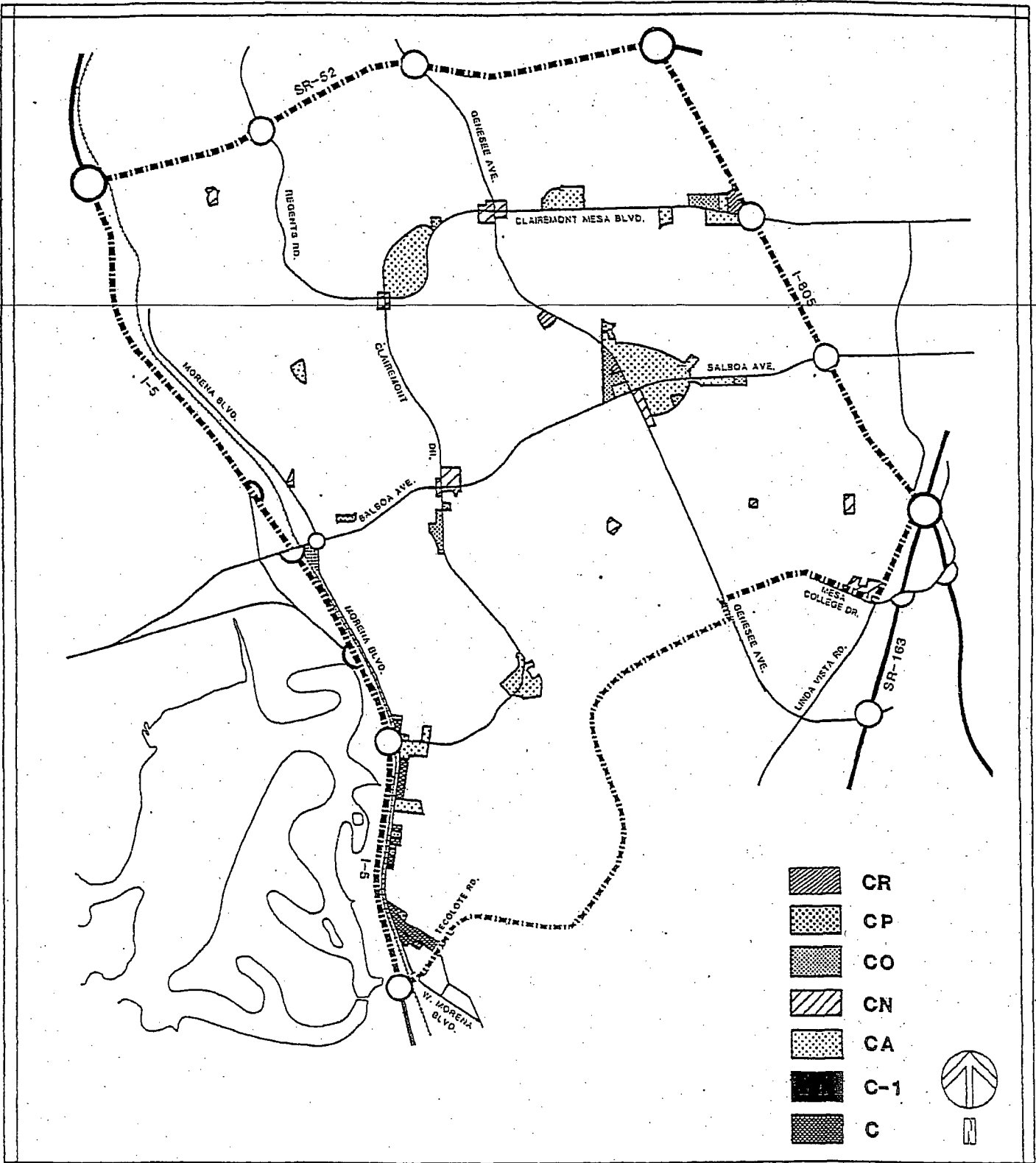


### EXISTING COMMERCIAL ZONING



CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

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 FIGURE

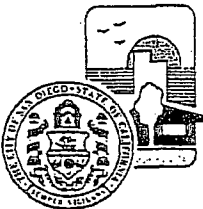


**EXISTING COMMERCIAL ZONING**

CLAIREMONT MESA COMMUNITY PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

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FIGURE





Balboa Mesa and Genesee Plaza shopping centers consist of 85 acres with over 50 retail stores. These centers are in fair condition and are underutilized with one story buildings surrounded and separated by excess parking and vacant land. Both centers would benefit from signs that are more compatible with the scale and height of buildings in the center. An improved internal automobile, bicycle and pedestrian circulation system is also needed, in addition to improving the landscaping along the sidewalks on Balboa Avenue.

The surrounding commercial development to the west consists of the Balboa Towers, the presently vacant Clairemont Mesa Community Hospital and four acres of vacant commercially zoned land on Genesee Avenue. Balboa Towers are two relatively new medical buildings which are seven and nine stories tall. A pleasant feature along Genesee Avenue in the core area is the landscaped median and street trees in the public right-of-way. Development to the east consists of a strip commercial area named Balboa Crest. The center is in fair condition and mostly low in scale except for a private school which is nine stories tall.

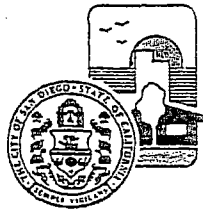
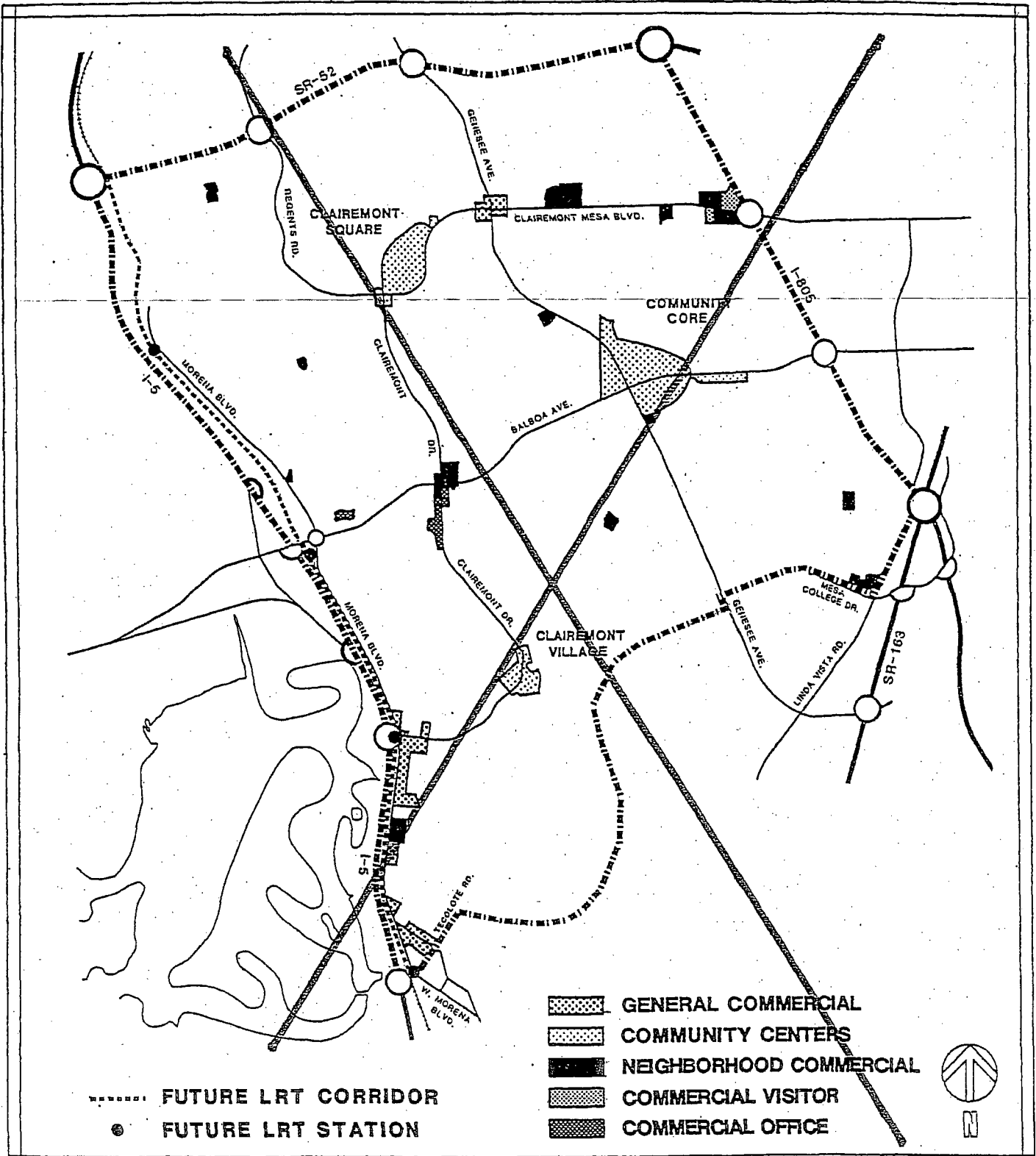
Community Shopping Centers. The remaining two community shopping centers, Clairemont Square and Clairemont Village were built in the 1950's. Clairemont Square consists of 52 acres and is in good condition. The center is located adjacent to the intersection of Clairemont Drive and Clairemont Mesa Boulevard. Clairemont Village consists of ~~25.2~~ 21.6 acres and is also in good condition. The center is located on Clairemont Drive between Iroquois Avenue and Burgener Boulevard. The centers have undergone rehabilitation to modernize the sites; however, both shopping centers would benefit from improved signs and pedestrian access to the center from the surrounding development (Figure 12).

#### Neighborhood Commercial Centers

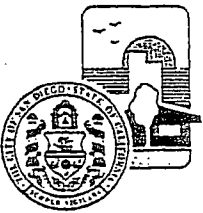
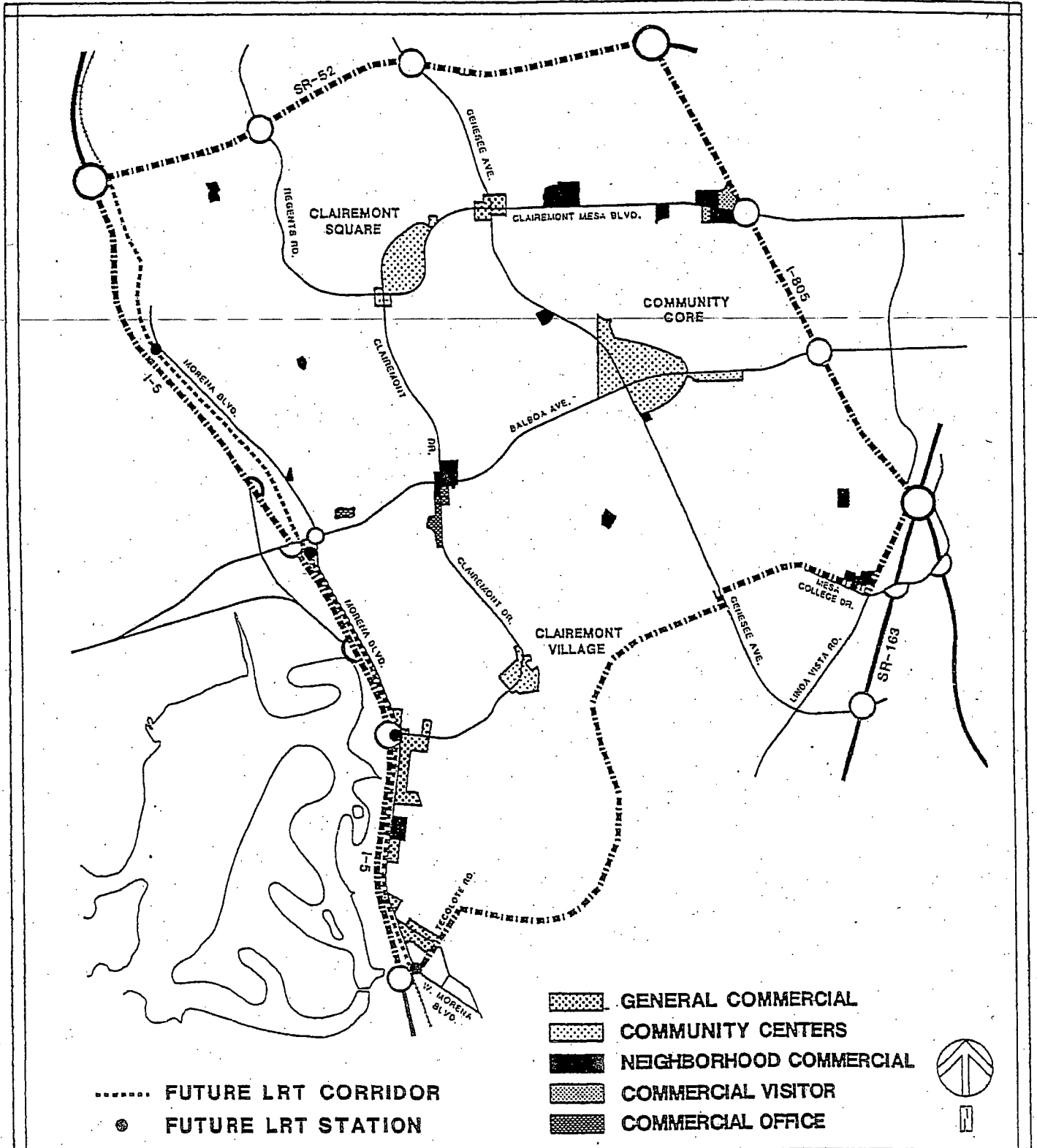
Clairemont Mesa had thirteen neighborhood commercial centers. Two of these centers have been redeveloped with medium density residential development. Both of these sites are located in single-family neighborhoods. Out of the remaining eleven neighborhood centers, one site, on the corner of Havasupai and Galatin way, has a mixture of residential and commercial uses.

The eleven neighborhood centers are evenly distributed throughout the community (Figure 12) and range in size from .75 acres to ten acres. Some of the centers are older developments which need to be revitalized to enhance their appearance in the surrounding neighborhoods, while the centers on Moraga Avenue and Geddes Drive, Clairemont Mesa Boulevard and Diane Avenue, and Linda Vista Road and Mesa College Drive have redeveloped with commercial services.

Other Commercial Areas. The commercial strip development along the southern portion of Morena Boulevard, between Clairemont Drive and Tecolote Road consists of thirty-one acres and has a mix of commercial zones (Figure 12). Examples of uses in this area include offices,



**COMMERCIAL  
LAND USE RECOMMENDATIONS**  
CLAIREMONT MESA COMMUNITY PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

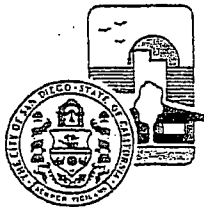
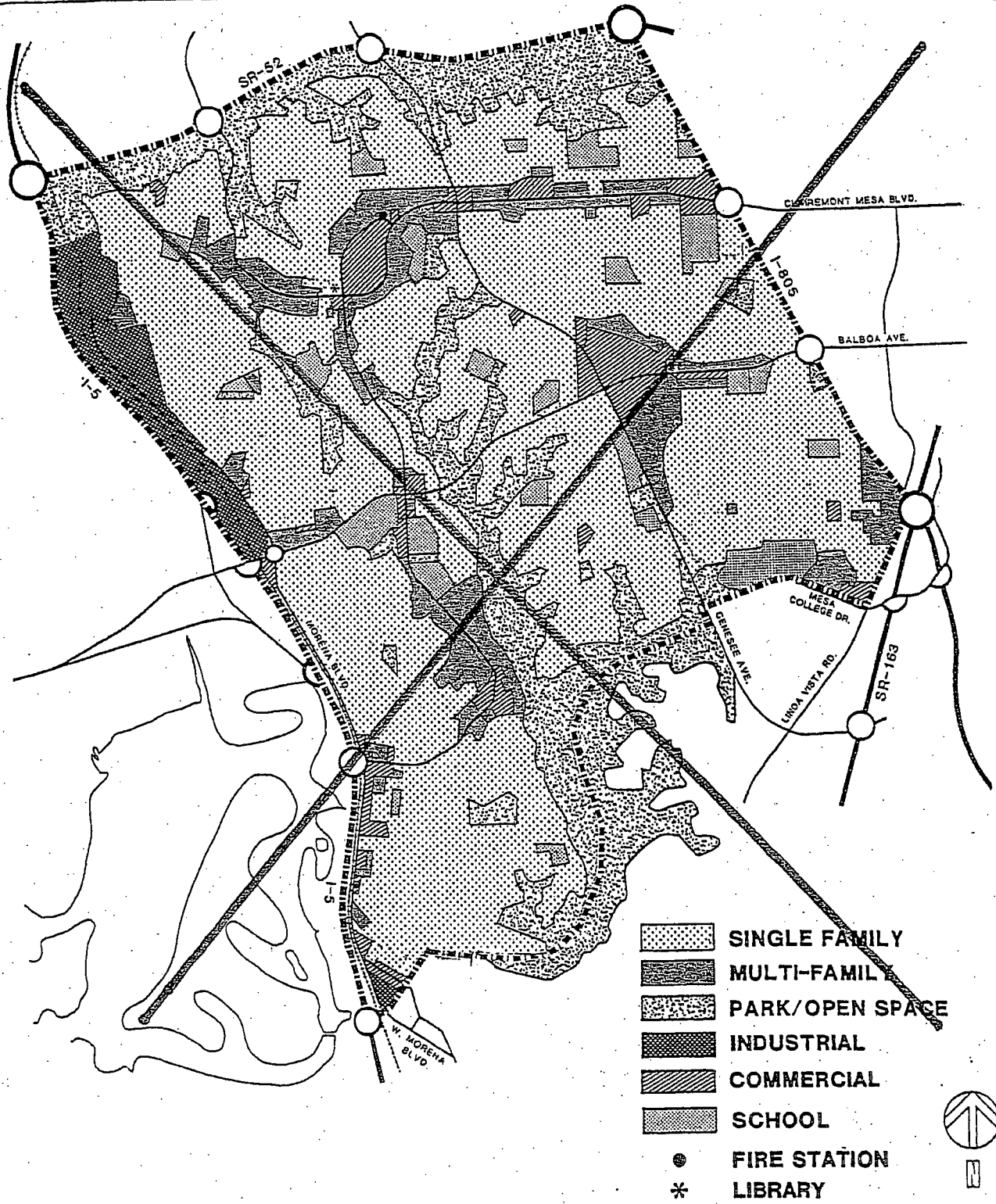


# COMMERCIAL LAND USE RECOMMENDATIONS

CLAIREMONT MESA COMMUNITY PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

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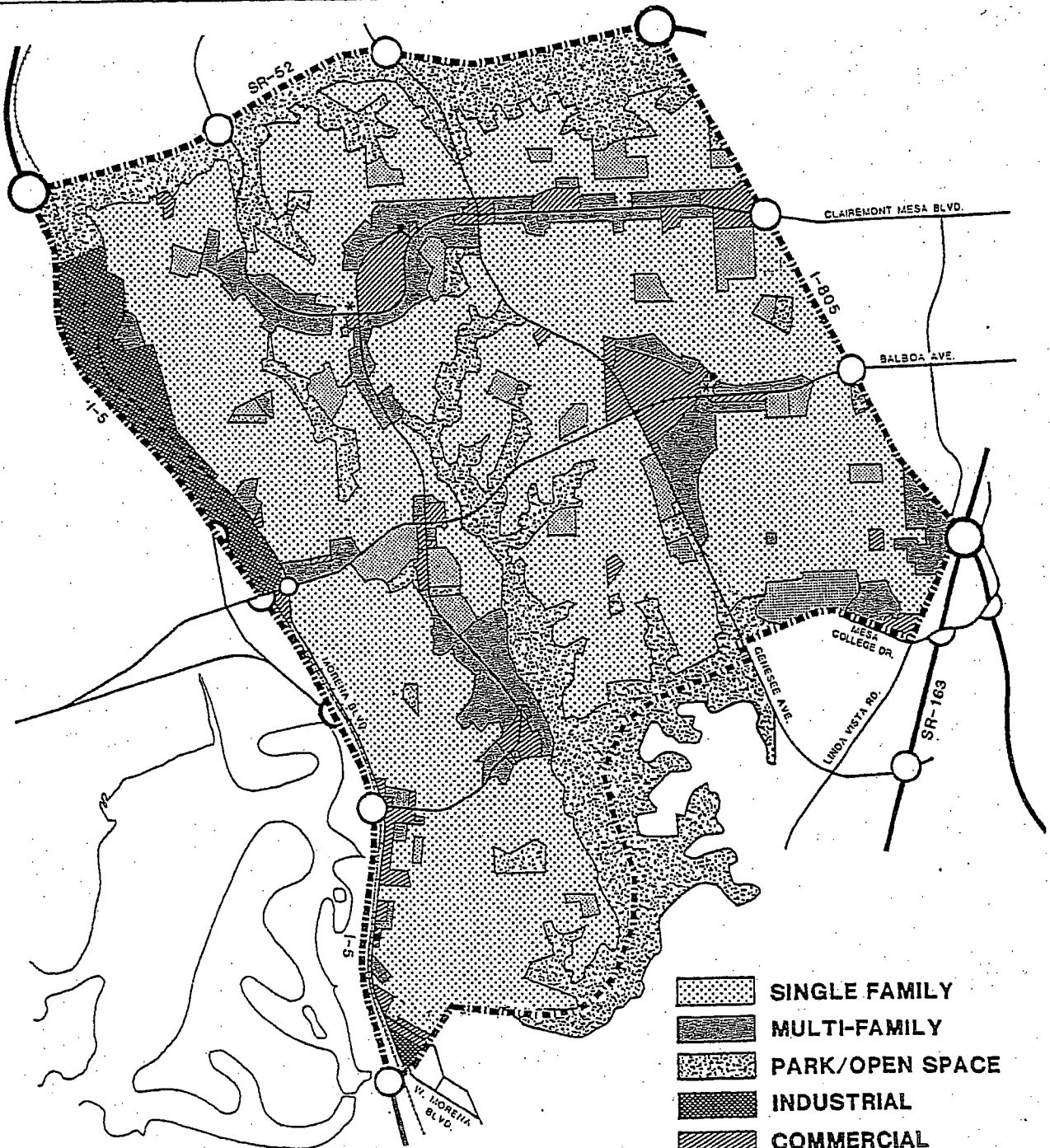
FIGURE











# COMMUNITY PLAN MAP

CLAIREMONT MESA COMMUNITY PLAN  
CITY OF SAN DIEGO - PLANNING DEPARTMENT

40  
FIGURE



-  SINGLE FAMILY
-  MULTI-FAMILY
-  PARK/OPEN SPACE
-  INDUSTRIAL
-  COMMERCIAL
-  SCHOOL
-  FIRE STATION
-  LIBRARY



# COMMUNITY PLAN MAP

CLAIREMONT MESA COMMUNITY PLAN  
 CITY OF SAN DIEGO - PLANNING DEPARTMENT

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 FIGURE