

January 2020 Community Discussion Draft Comments

The following are recommended edits pertaining to the January 2020 Community Discussion Draft from the CPU Ad-Hoc Subcommittee and stakeholders.

NO.	Comment	Response
1	Introduction – Vision. Revise “Parks and recreation facilities that serve the needs of the entire community.”	REVISED TO READ: “Parks and recreation facilities that serve the needs of the entire community.”
2	Figure 1-2: Clairemont Neighborhoods Could there be a sidebar to mention the Specific Plans and relationship to the Community Plan?	Under 1.3 Legislative Framework, new paragraph can be added related to “Other Planning Efforts.”
3	Figure 1-2: Clairemont Neighborhoods Can a secondary map show all the smaller neighborhoods?	Revisions can be made to the Figure 1-2: Clairemont Neighborhoods Map or included in the Appendix, upon receipt of additional neighborhood information from the Subcommittee members.
4	Figure 1-2: Clairemont Neighborhoods Revise “Mesa West” and “Mesa East” to “West Clairemont” and “East Clairemont” respectively.	MAPS REVISED to show “West Clairemont and “East Clairemont.” See attachments.
5	Legislative Framework Include relationship to the Specific Plans in this section.	Under 1.3 Legislative Framework, new paragraph can be added related to “Other Planning Efforts.”
6	Land Use & Economic Prosperity Element – Introduction Include the following language in the discussion: “This community looks favorably on walking distances of less than 10 minutes when considering new development opportunities, connections to transit, and topography. Support language that supplements a ½ mile walk.”	REVISED TO READ (4 th paragraph): “This development approach supports sustainability, multiple modes of transportation, and active healthy lifestyles by integrating a mix of uses including housing, offices, retail, restaurants, entertainment, and civic uses within a half-mile radius (10-minute walk) from a trolley or Rapid Bus station. <u>This approach has been looked upon favorably by community stakeholders when considering new development opportunities and connections to transit given the local topography.</u> ”

NO.	Comment	Response
7	<p>Land Use & Economic Prosperity Element – Introduction Revise: “The Land Use Element of the Clairemont Community Plan envisions a mix of land uses in the community along with districts and villages that would be connected through an interconnected mobility network emphasizing walkability, bicycling, and public transit use.” to read: “The Land Use Element of the Clairemont Community Plan envisions a mix of land uses in the community along with districts and villages that would be connected through a balanced, interconnected mobility network incorporating walkability, bicycling, and public transit use.”</p>	<p>REVISED TO READ: “The Land Use Element of the Clairemont Community Plan envisions a mix of land uses in the community along with districts and villages that would be connected through an <u>a balanced</u>, interconnected mobility network emphasizing <u>incorporating</u> walkability, bicycling, and public transit use.” <u>This plan also recognizes that automobiles are a significant contributor to greenhouse gas (GHG) emissions, and that strengthening opportunities in the community to walk, bike, and take transit would not only contribute to reducing GHG emissions, but also strengthen connectivity between residential neighborhoods, commercial areas, and employment areas and link residents to schools, parks, canyons, and to Mission Bay.</u></p>
8	<p>Land Use & Economic Prosperity Element – Introduction Page 11, Second column, last paragraph – revise to read “Hotels within commercial areas serve business related trips to support employment growth in the industrial business park.</p>	<p>REVISED TO READ: Hotels within commercial areas serve business related trips help to support employment growth in the industrial business park.</p>
9	<p>Land Use & Economic Prosperity Element – Introduction Page 11, Second column, last sentence – revise to read “...a diversity of businesses that increase the economic base, generates jobs, and provides a variety of goods and services.”</p>	<p>REVISED TO READ: “The Clairemont Community Plan envisions a diversity of businesses that increase the economic base, generates jobs, and provides a variety of goods and services.”</p>
10	<p>Need to see Zoning and Recommended Parks Map.</p>	<p>New zoning will be developed to implement the current land use scenario. A recommended parks map is also in development. Staff will provide a proposed zoning map and recommended parks map prior to the March meeting.</p>
11	<p>Land Use & Economic Prosperity Element – 2.1 Land Use Framework Page 13, First column, middle paragraph under “Neighborhood Commercial.” Revise last sentence in paragraph to read: “Allows mixed-use.”</p>	<p>REVISED TO READ: “Allows residential uses above or behind commercial uses. mixed-use. <u>mixed-use.</u>”</p>

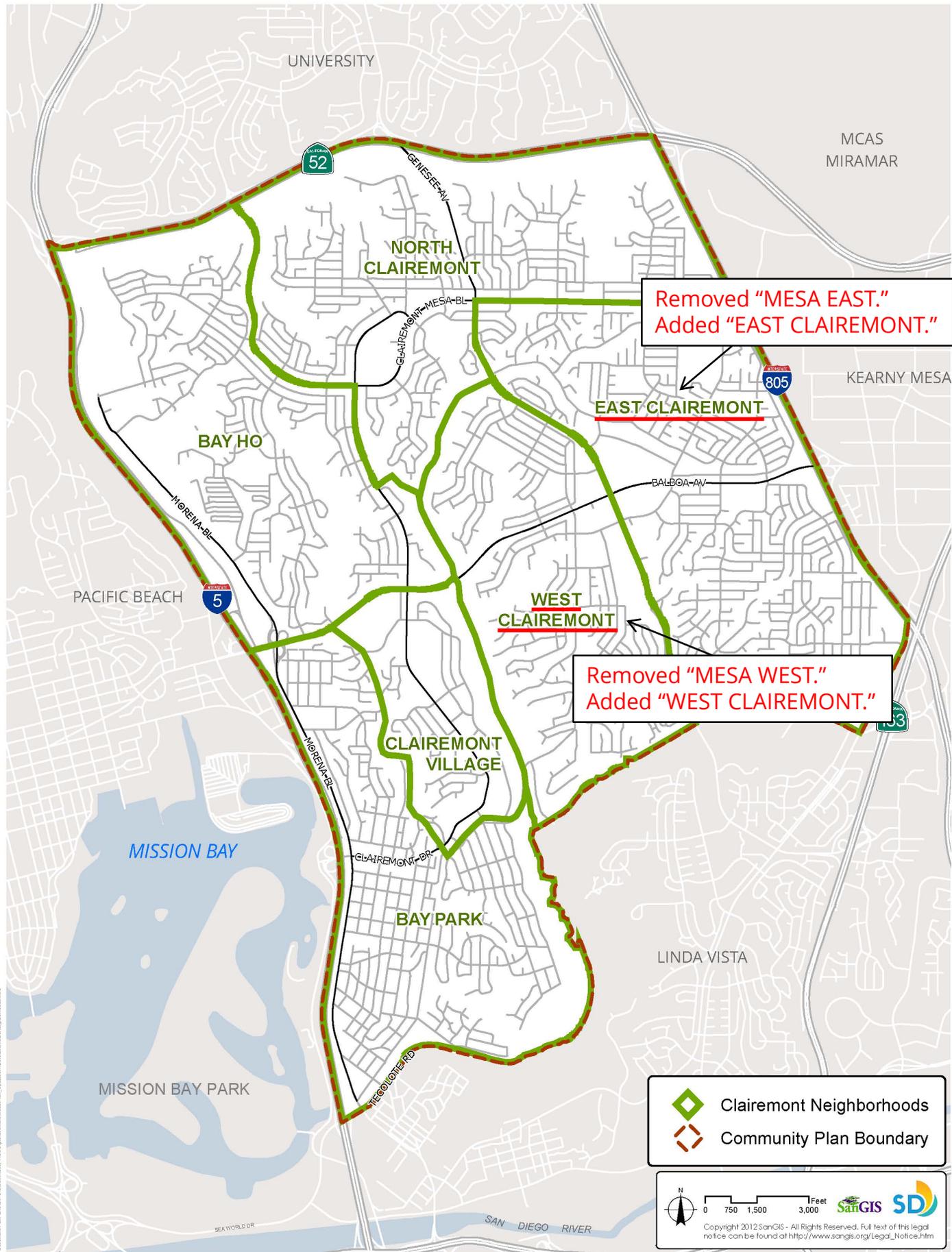
NO.	Comment	Response												
12	<p>Land Use & Economic Prosperity Element - 2.1 Land Use Framework Under "Institutional" - Institutional land uses have secondary land use designations. What could those be?</p>	<p>REVISED TO READ: <u>"The Land Use Element provides secondary land use designations for institutional sites to provide guidance in A land use designation consistent with the underlying base zone would be applied in the case that existing institutional uses should be reconfigured, cease, or relocate. Supplemental environmental analysis may also be required for infill development at institutional-designated these sites where a proposed new development is consistent with the secondary land use designation."</u></p>												
13	<p>Land Use & Economic Prosperity Element - 2.3 Planning Horizon Demographic information needs to be provided.</p>	<p>The following demographic/buildout information for the plan update information will be included:</p> <table border="1" data-bbox="797 772 1430 919"> <thead> <tr> <th></th> <th>Dwelling Units</th> <th>Household Pop.</th> </tr> </thead> <tbody> <tr> <td>Single Family</td> <td>23,390</td> <td>58,650</td> </tr> <tr> <td>Multifamily</td> <td>20,200</td> <td>42,350</td> </tr> <tr> <td>TOTAL</td> <td>43,590</td> <td>101,000</td> </tr> </tbody> </table>		Dwelling Units	Household Pop.	Single Family	23,390	58,650	Multifamily	20,200	42,350	TOTAL	43,590	101,000
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14	<p>Land Use & Economic Prosperity Element - 2.4 Villages and Districts Can we mandate affordable housing for the Rose Canyon Gateway Village?</p>	<p>The community plan does not mandate affordable housing for specific properties, but we can add the following policies to the Rose Canyon Gateway Village to encourage affordable housing opportunities:</p> <p><u>"LUEP-4,XX - Prepare a specific plan or development plan with a Master Planned Development Permit that is consistent with the Community Plan vision and the General Plan's City of Villages strategy to comprehensively guide the transformation of City-owned property within the Rose Canyon Gateway Village.</u></p> <ul style="list-style-type: none"> A. <u>Encourage on-site affordable housing."</u> B. <u>Provide a development phasing and implementation program that considers City operations and addresses the implementation of public facilities, including on-site parks to serve residential uses and community meeting room space to accommodate local civic organizations."</u> 												

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15	<p>Land Use & Economic Prosperity Element - 2.4 Villages and Districts Parking districts should be considered.</p>	<p>Under the Mobility Element Policies for Parking Management, ME-6.1 and ME-6.2 covers parking strategies to maximize utilization, availability, and enforcement. The discussion section can include: <u>“Community Parking Districts are one of many tools to help bring parking management solutions to the neighborhoods most adversely impacted by parking. This is done through the collection of revenue from parking meters within these districts which may be used to implement solutions such as new parking facilities, parking-related signage, or valet parking.”</u></p>
16	<p>Land Use & Economic Prosperity Element - 2.7 Single-Family Clarify language.</p>	<p>REVISED TO READ: “The low residential density areas of the community, include single-family neighborhoods located <u>which</u> make up a <u>the</u> majority of the <u>land uses in the</u> community. <u>These areas are also</u> adjacent to the corridors, villages, districts, and nodes. The low density residential areas also contain Clairemont’s open space canyons. These areas area characterized by canyons and hillsides.</p>
17	<p>Land Use & Economic Prosperity Element - 2.9 Institutional Uses Correct heading number from “2.9 Institutional Uses” to “2.1 Institutional Uses.”</p>	<p>REVISED TO READ: “2.9 <u>2.1</u> Institutional Uses.”</p>
18	<p>Land Use & Economic Prosperity Element - 2.9 Institutional Uses Mention that in the villages, institutional uses could be included in there too.</p>	<p>REVISED POLICY LUEP-4.68, under GENERAL POLICIES FOR ALL VILAGES, TO READ: “Encourage a mix of entertainment, office, retail, residential, recreational, <u>civic/public, institutional</u>, and park uses.”</p>
19	<p>Land Use & Economic Prosperity Element - 2.12 Community Plan Implementation Overlay Zone Subcommittee would like to know what commercial property owners staff has met with.</p>	<p>Staff has met with the following property owners associated with the following properties during the community plan update process:</p> <ul style="list-style-type: none"> • Merlone-Geier Partners, Clairemont Town Square • Bruce Kleege & Chris Smith, Clairemont Village • Malick Infill Developers, Bayview Mixed-use site • Walsh Properties, Coronado Brewing site • Regency Centers, Balboa Mesa Shopping Center • Sunbelt Investment Holdings, Genesee Plaza (scheduled)

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20	<p>Table 2-1 Clairemont Community Plan Land Use Designations Remove 0-54 DU/AC under Residential Density (Dwelling Units Per Acre) for the Office Commercial designation.</p>	<p>The "0-54 DU/AC" was left in the table in error and will be deleted.</p>
21	<p>Land Use & Economic Prosperity Element and Public Facilities, Services & Safety Element Provide policies addressing the need for community meeting room space.</p>	<p>In the Public Facilities Services & Safety Element of the Discussion Draft policy PF-1.16 can be revised read – "Pursue joint use opportunities such as community meeting rooms or co-locating opportunities with community serving facilities, schools, <u>libraries</u>, or parks, where appropriate."</p> <p>In the same element, under "Libraries" the following new policy can be added: <u>"Support the expansion of existing library facilities to meet future demand, which should address technology needs and include incorporation of community meeting room space."</u></p> <p>In the Land Use & Economic Prosperity Element General Policies for All Villages the following new policy can be added: <u>"Incorporate community meeting room spaces within community and neighborhood villages to support local civic organizations."</u></p>

Revisions made to the Map Figures
since the
January CPU Ad-Hoc Subcommittee Meeting

FIGURE 1-2: CLAIREMONT NEIGHBORHOODS



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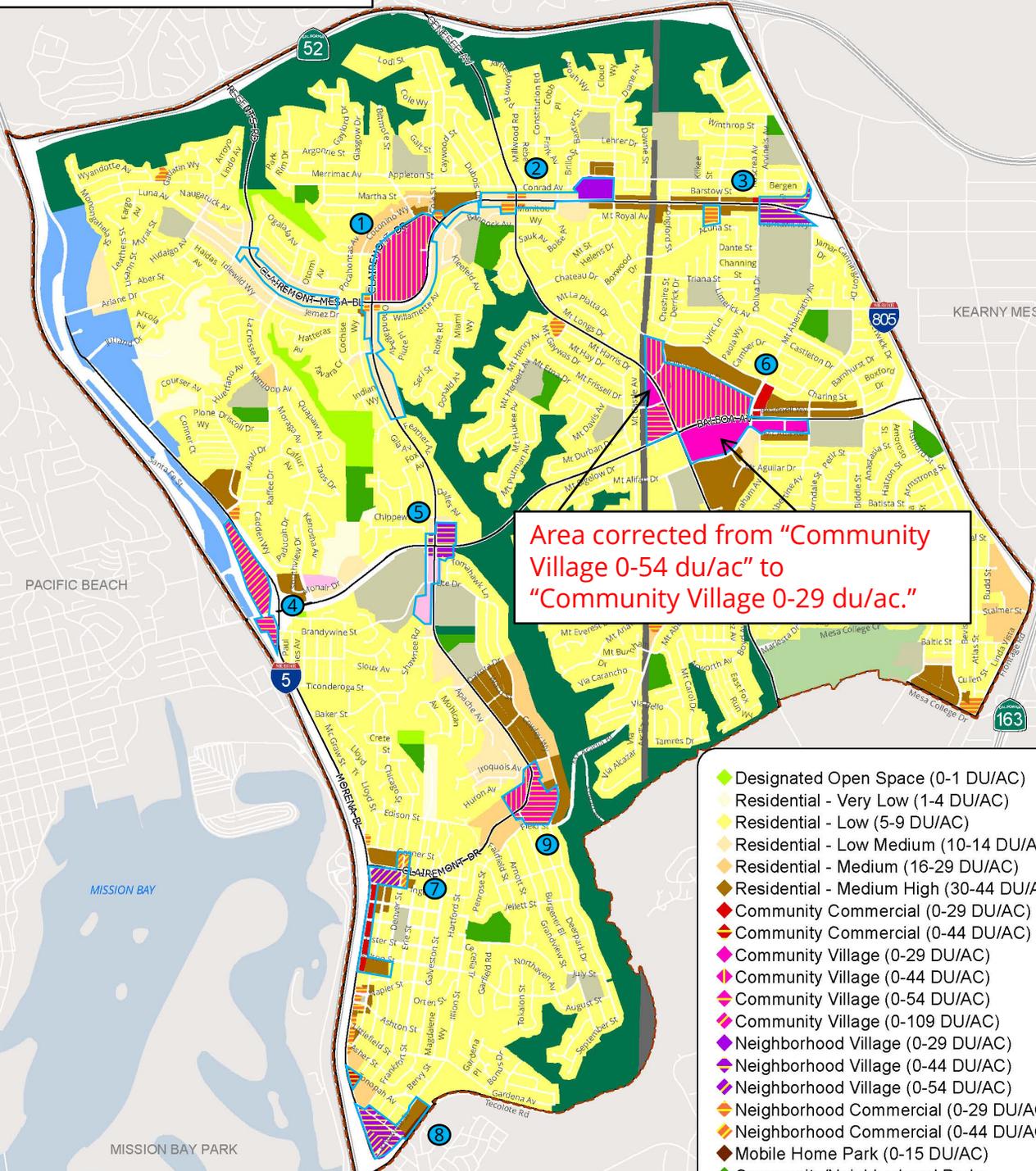
 Clairemont Neighborhoods
 Community Plan Boundary

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FIGURE 2-1: DRAFT COMMUNITY PLAN LAND USE MAP

As requested for reference/review purposes, Focus Areas have been delineated and numbered.



Area corrected from "Community Village 0-54 du/ac" to "Community Village 0-29 du/ac."

- ◆ Designated Open Space (0-1 DU/AC)
- ◆ Residential - Very Low (1-4 DU/AC)
- ◆ Residential - Low (5-9 DU/AC)
- ◆ Residential - Low Medium (10-14 DU/AC)
- ◆ Residential - Medium (16-29 DU/AC)
- ◆ Residential - Medium High (30-44 DU/AC)
- ◆ Community Commercial (0-29 DU/AC)
- ◆ Community Commercial (0-44 DU/AC)
- ◆ Community Village (0-29 DU/AC)
- ◆ Community Village (0-44 DU/AC)
- ◆ Community Village (0-54 DU/AC)
- ◆ Community Village (0-109 DU/AC)
- ◆ Neighborhood Village (0-29 DU/AC)
- ◆ Neighborhood Village (0-44 DU/AC)
- ◆ Neighborhood Village (0-54 DU/AC)
- ◆ Neighborhood Commercial (0-29 DU/AC)
- ◆ Neighborhood Commercial (0-44 DU/AC)
- ◆ Mobile Home Park (0-15 DU/AC)
- ◆ Community/Neighborhood Parks
- ◆ Industrial Park
- ◆ Office Commercial (0-29 DU/AC)
- ◆ Resource Based Park
- ◆ Institutional
- ◆ College
- ◆ 150 Foot SDG&E Easement

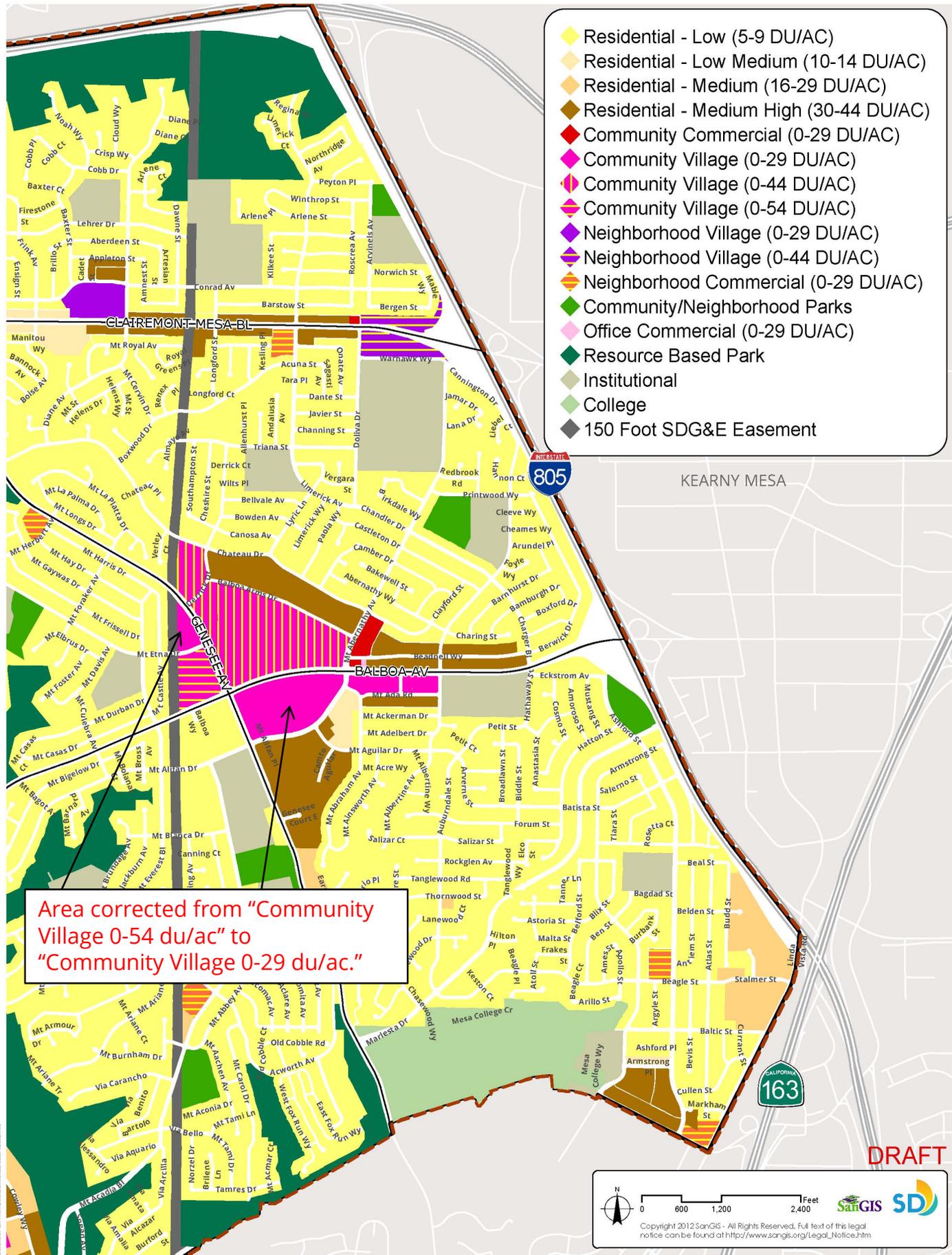
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FIGURE 2-2: DRAFT COMMUNITY PLAN LAND USE MAP - EAST



- ◆ Residential - Low (5-9 DU/AC)
- ◆ Residential - Low Medium (10-14 DU/AC)
- ◆ Residential - Medium (16-29 DU/AC)
- ◆ Residential - Medium High (30-44 DU/AC)
- ◆ Community Commercial (0-29 DU/AC)
- ◆ Community Village (0-29 DU/AC)
- ◆ Community Village (0-44 DU/AC)
- ◆ Community Village (0-54 DU/AC)
- ◆ Neighborhood Village (0-29 DU/AC)
- ◆ Neighborhood Village (0-44 DU/AC)
- ◆ Neighborhood Commercial (0-29 DU/AC)
- ◆ Community/Neighborhood Parks
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