

# HEIGHT LIMIT

## History

The adopted Clairemont Mesa Community Plan of 1970 stated that "a noteworthy environmental asset is the view of Mission Bay and the ocean from western Clairemont-Mesa" and proposed that height and/or density controls be initiated.

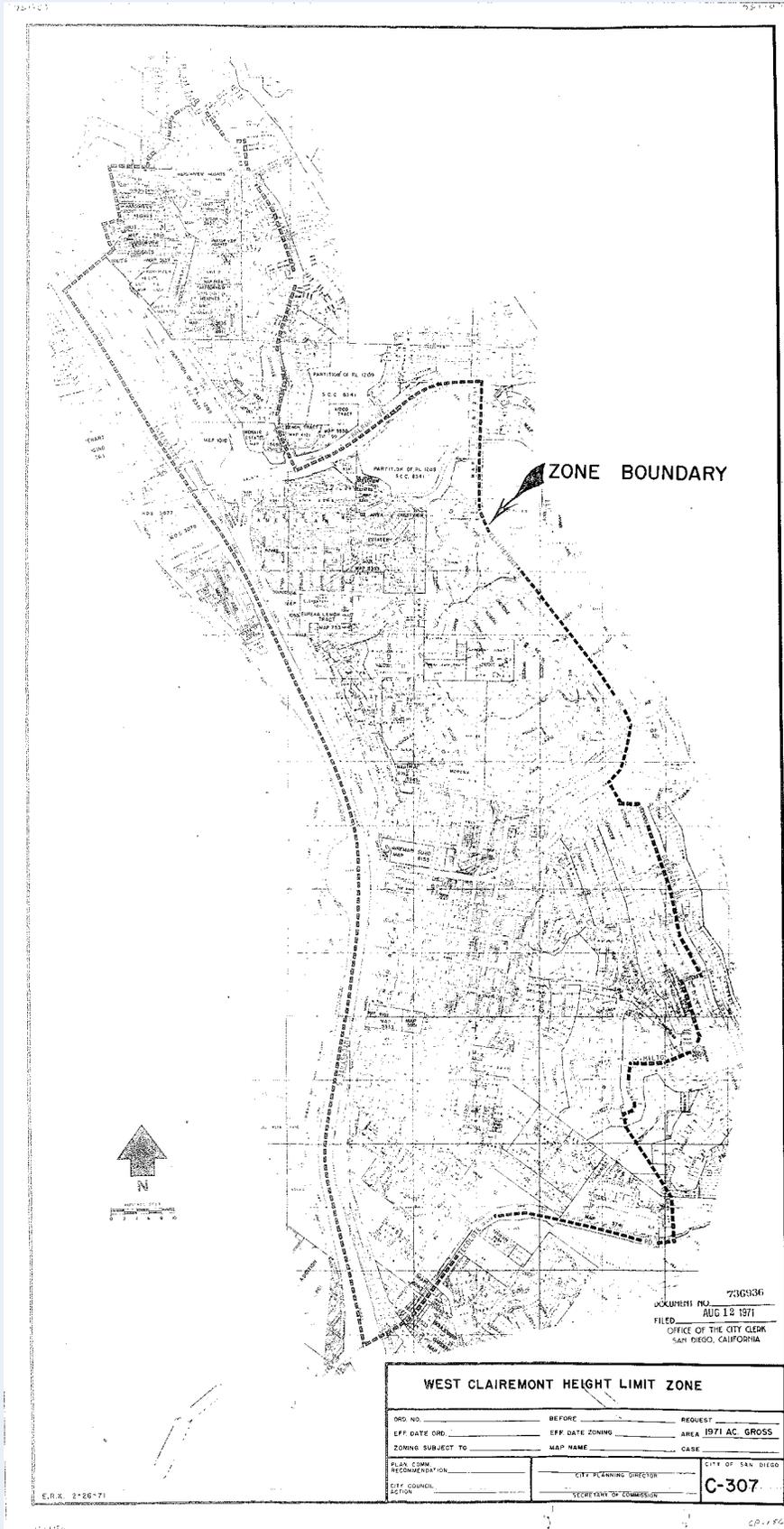


*View of Mission Bay*

David A. Potter, AICP

# History (continued)

To implement the proposal, the West Clairemont Height Limit Zone was adopted in 1971. The height of buildings and structures initially were limited to 36 feet; subsequently the height limit was lowered to 30 feet.



8/5/18





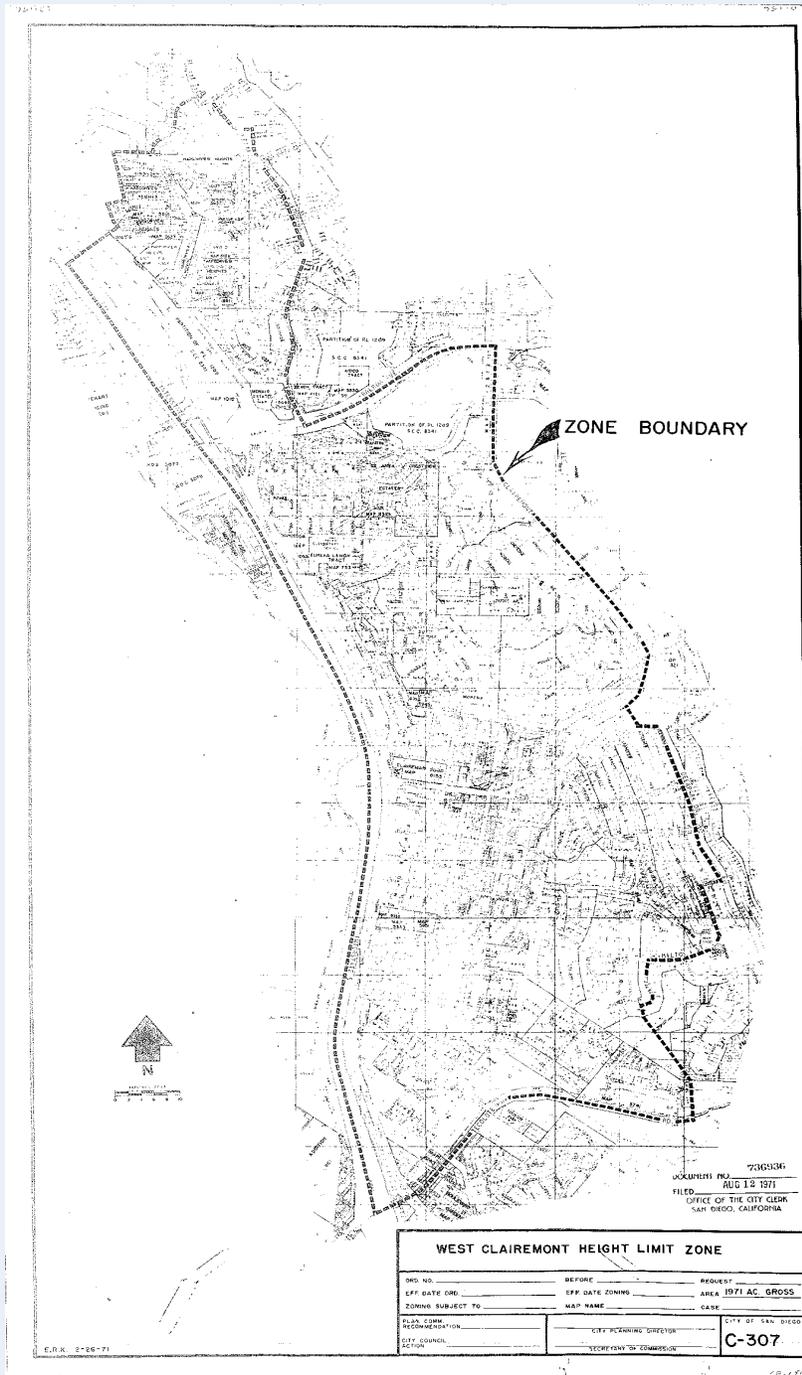
## Possible Alternatives (continued)

- 2) Maintain existing overlay height limit regulations in Bay Park and Bay Ho which have views of Mission Bay and Pacific Ocean and rescind overlay height limit regulations in North, East and West Clairemont.



# Possible Alternatives (continued)

- 3) Maintain overlay 30-foot height limit regulations only in West Clairemont and rescind overlay height limit regulations in remainder of community.
- 4) Re-establish original 36-foot height limit in West Clairemont and rescind overlay height limit regulations in remainder of community. Zones with lower height limits, such as the RS-1-7, would be excluded.



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## Possible Alternatives (continued)

- Other alternatives can and should be considered as long as they preserve public views of Mission Bay and the Pacific Ocean.

## Current Regulations

Regulations for the Clairemont Mesa Height Limit Overlay Zone are found in Chapter 13, Article 2, Division 13 of the Municipal Code. Supplemental Findings for the Clairemont Mesa Height Limit are found in Chapter 12, Article 6, Division 5, Section 126.0504 (j) of the Municipal Code.

## Municipal Code Section 126.0504(j)

### Supplemental Findings – Clairemont Mesa Height Limit

A Site Development Permit required in accordance with Section 132.1306 because an exception from the Clairemont Mesa Height limit is requested may be approved or conditionally approved only if the decision maker makes The following supplemental findings in addition to the findings in Section 126.0504(a):

(1) The granting of an exception will not significantly interfere with public Views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and

(2) The granting of an exception is appropriate because there are existing structures over 30 feet in height and the proposed development will be compatible with surrounding one, two, or three-story structures; or the granting of the exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed To permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the floor area of the structure.