



7.2 Land Use and Zoning Implementation Recommendations

Incompatibility Issue A:

- One of the largest barriers to mixed use and transit oriented development that the Morena Boulevard Station Area will face as new development comes forth is the imposition of the Clairemont Mesa Height Limit Overlay Zone. This Zone covers a large portion of the study area and restricts development to 30' to "ensure that the existing low profile development in Clairemont Mesa will be maintained and that public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean are protected."

This restriction will make it very difficult for development to reach the higher end of the allowed densities.



Figure 7-5: Clairemont Mesa Height Limit Overlay Zone

Recommendation A1:

- Consider expanding the Transit Overlay Zone language to include provisions to provide a mix of higher density and intensity commercial, office and residential uses as part of or in proximity to transit stations.

Recommendation A2:

- Consider raising the height restriction to 40', to allow for 3 story development. The majority of the study area has a base zone maximum residential du standard of 1 du/1,500 square feet (or approximately 29 du/acre), the multi-family zones near Clairemont Drive have a higher density limit, at 1 du/1,000 square feet,