

The following is from an excerpt from the City of San Diego's *General Plan Housing Element 2013-2020*:

Height overlay zones affect approximately 38,567 acres of the City. The one that most significantly constrains residential development went into effect in December 1972, following a public initiative. This voter-adopted rule ("Proposition D" – incorporated into the Land Development Code as the Coastal Height Limit Overlay Zone) sets a 30-foot height limit on all buildings within the area of the City west of Interstate 5, except for Downtown and Barrio Logan. Only a subsequent vote of the people can grant exceptions to this limit. This limit significantly restricts the potential to build densities above 43 dwelling units per acre in this part of the City. The ordinance is unlikely to be repealed at any point in the foreseeable future, although specific projects could request a public vote. Despite the height limitation, much multifamily housing is being built in this area at densities of 15-43 dwelling units per acre. A special height limit was also adopted in 1997 for the Clairemont Mesa community. This overlay zone limits most multifamily residential heights in that community to 30 or 35 feet although the City Council can allow deviations from these limits.



The MBAP (Morena Blvd Station Planning Area) proposals to increase height limits on parcels surrounding the transit stations was rejected by local residents. The City Planning staff are preparing amendments to the Clairemont Mesa Community Plan, rezones, and facilities financing plan amendments that will implement some of the land use and mobility recommendations resulting from the study. It is important for residents to become familiar with the staff recommendations on rezoning and land use in order to voice their concerns during the public review stage of the Plan. Are we willing to allow the City Council to deviate from our current height limits?