

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2, DIVISION 13 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING THE TITLE OF DIVISION 13, BY RETITLING AND AMENDING SECTIONS 132.1301 AND 132.1302, AND BY AMENDING SECTION 132.1305, RELATING TO THE CLAIREMONT COMMUNITY PLAN UPDATE.

Chapter 13

Article 2: Overlay Zones

Division 13: Clairemont Mesa Height Limit Overlay Zone

§132.1301 Purpose of the Clairemont Mesa Height Limit Overlay Zone

The purpose of the Clairemont Mesa Height Limit Overlay Zone is to provide supplemental height regulations for properties within the Clairemont Community Plan Area, western Clairemont Mesa. The intent of these regulations is 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.

§132.1302 Where the Clairemont Mesa Height Limit Overlay Zone Applies

- (a) This overlay zone applies to ~~that portion of Clairemont Mesa that is located~~ all properties within the boundaries shown on Map No. ~~C-791 C-~~ 1041, filed in the office of the City Clerk as Document No. ~~00-17353~~ No. _____. This area is shown generally on Diagram 132-13A.
- (b) [No change in text.]

Table 132-13A

Clairemont Mesa Height Limit Overlay Zone Applicability
[No change in text.]

§132.1305 Height Limit

- (a) The maximum *structure height* for new structures or alteration of existing structures within the Clairemont Mesa Height Limit Overlay Zone shall be as follows: not exceed the structure height limit depicted on Map No. C-1041, except as provided in section 132.1305(b).
- (a) ~~For new structures or alteration of existing structures, the maximum structure height is 30 feet, except as provided in Section 132.1305(b) and~~
- ~~(c).~~



DIAGRAM 132-13A

Clairemont Mesa Height Limit Overlay Zone

This is a reproduction of Map No. C-791
for illustration purposes only.

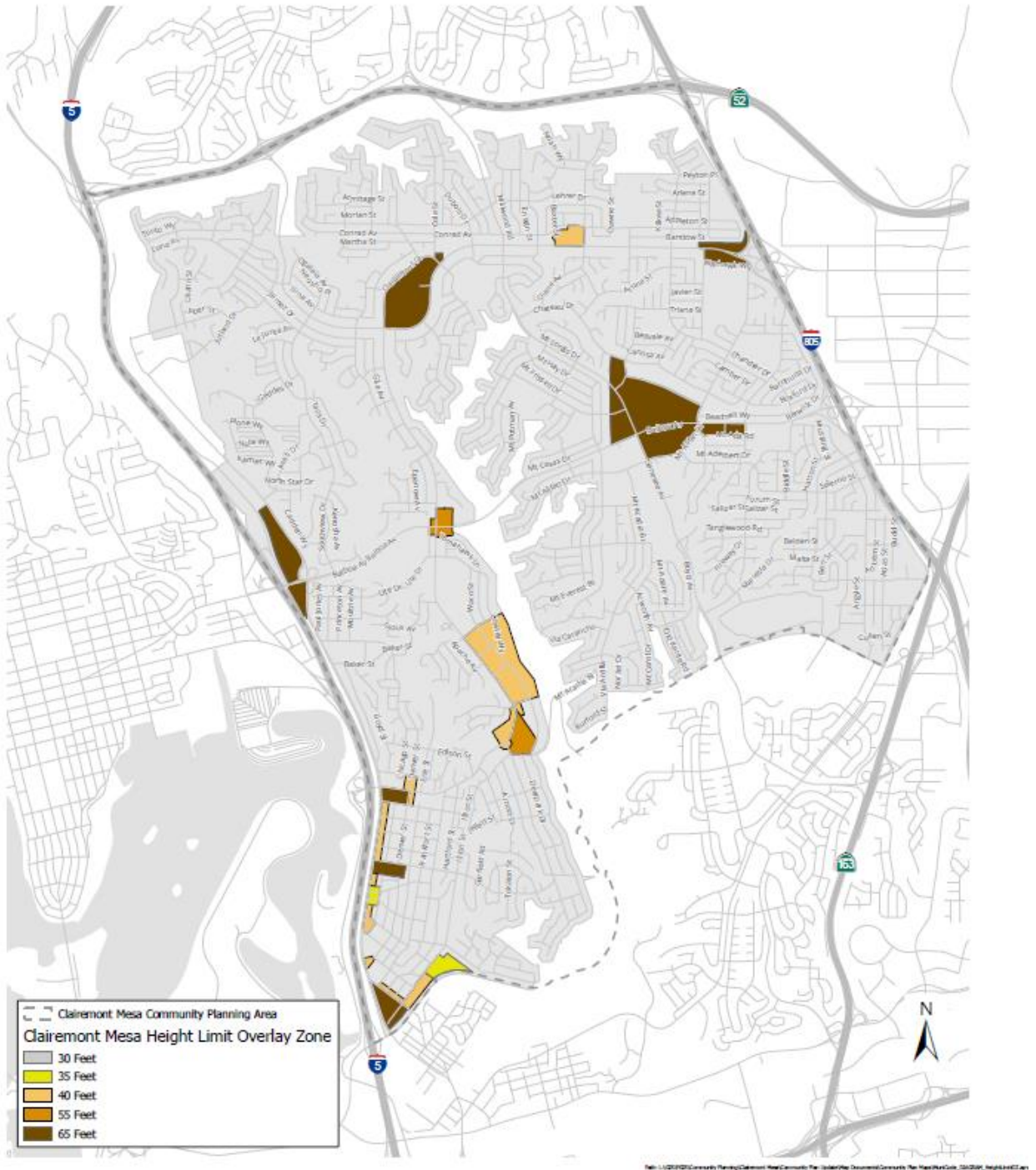


DIAGRAM 132-13A

Clairemont Height Limit Overlay Zone

This is a reproduction of Map No. C-1041 for illustration purposes only.

(b) For new *structures* located on that property known as Villamar and the

~~Buena Vista Gardens and described as Blocks 2 through 5 and a portion~~

of Block 6, Clairemont Garden, Map 2947, as well as Villamar Unit No. 1, Map 11004, the maximum *structure height* is 40 feet and the *structure* shall not exceed 3 *stories*.

(e)(b) Existing *structures* that exceed 30 feet in height height limits set out in Map No C-1041 and Diagram 132-13A, for which a Building Permit was issued on or before November 1, 1989 the adoption date of this Ordinance OO-_____, may be repaired, altered, or modified if the repairs, alterations, or modifications do not increase the height of the *structure structure height*.

LHS:nja
September 23, 2025
Or. Dept: Planning
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