

Planning Department

# Height Concepts

## Purpose:

- Follow up to last month's meeting to discuss potential height approaches at specific locations
- Concepts are being shown for Subcommittee input

## Purpose (Continued):

- Height approaches to be incorporated as part of the Community Open House and Online Engagement Activity for land use in October
- Results will inform Subcommittee recommendation in November



Streetscapes



First 15'



Gathering Spaces



Placemaking

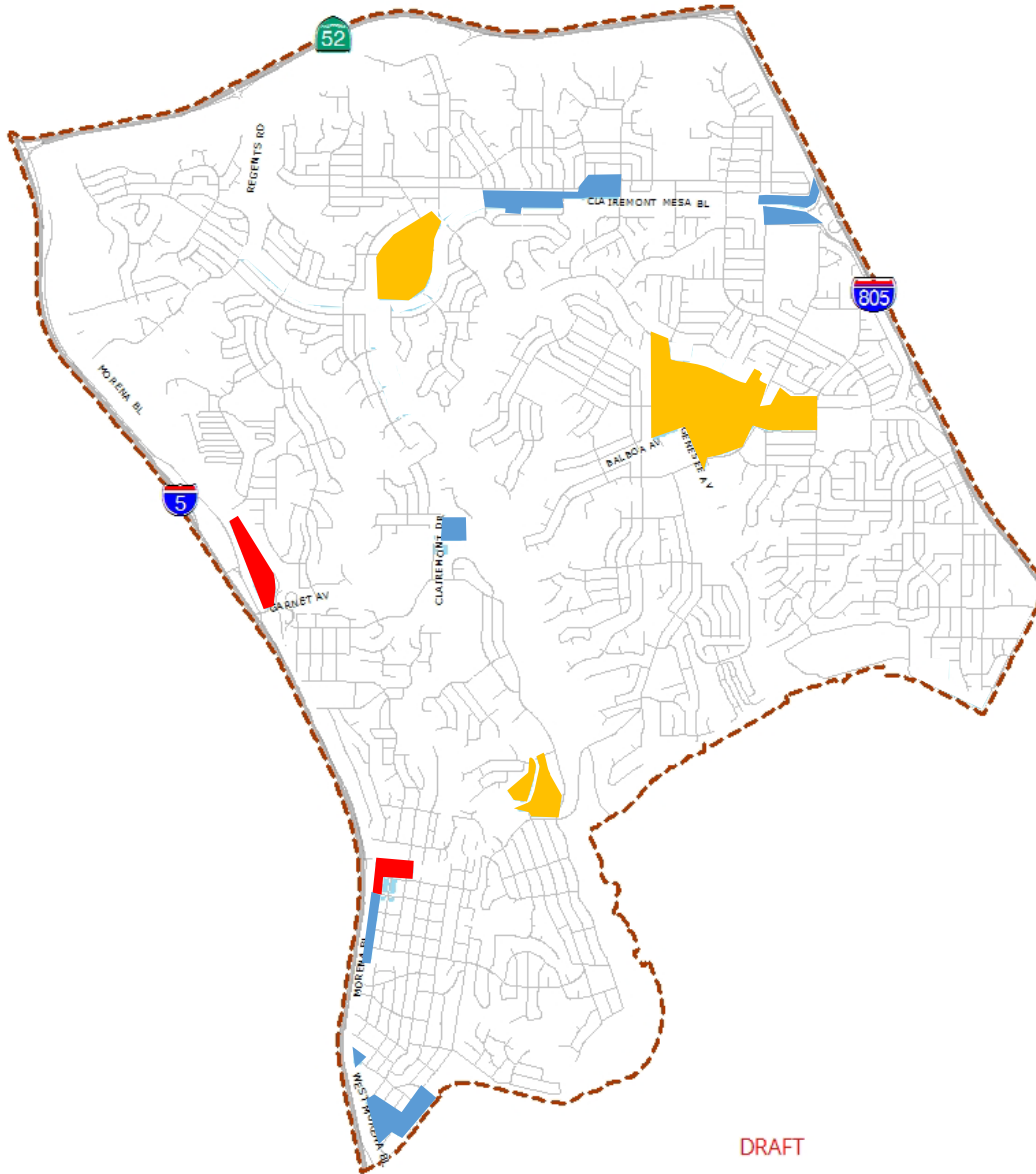
Public Realm



1. Building Orientation & Placement
2. Access & “Eyes on the Street”
3. Scale, Massing, Form &  
Articulation
4. Transitions & Step Backs
5. Roofline Variation
6. Corners
7. Materials, Colors & Details



# Overview: Building Height Concepts

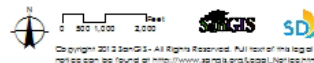


Concept 1:  
**Working with Topography**

Concept 2:  
**Transitions in Height from the Center to the Neighborhood**

Concept 3:  
**Architectural Variation**

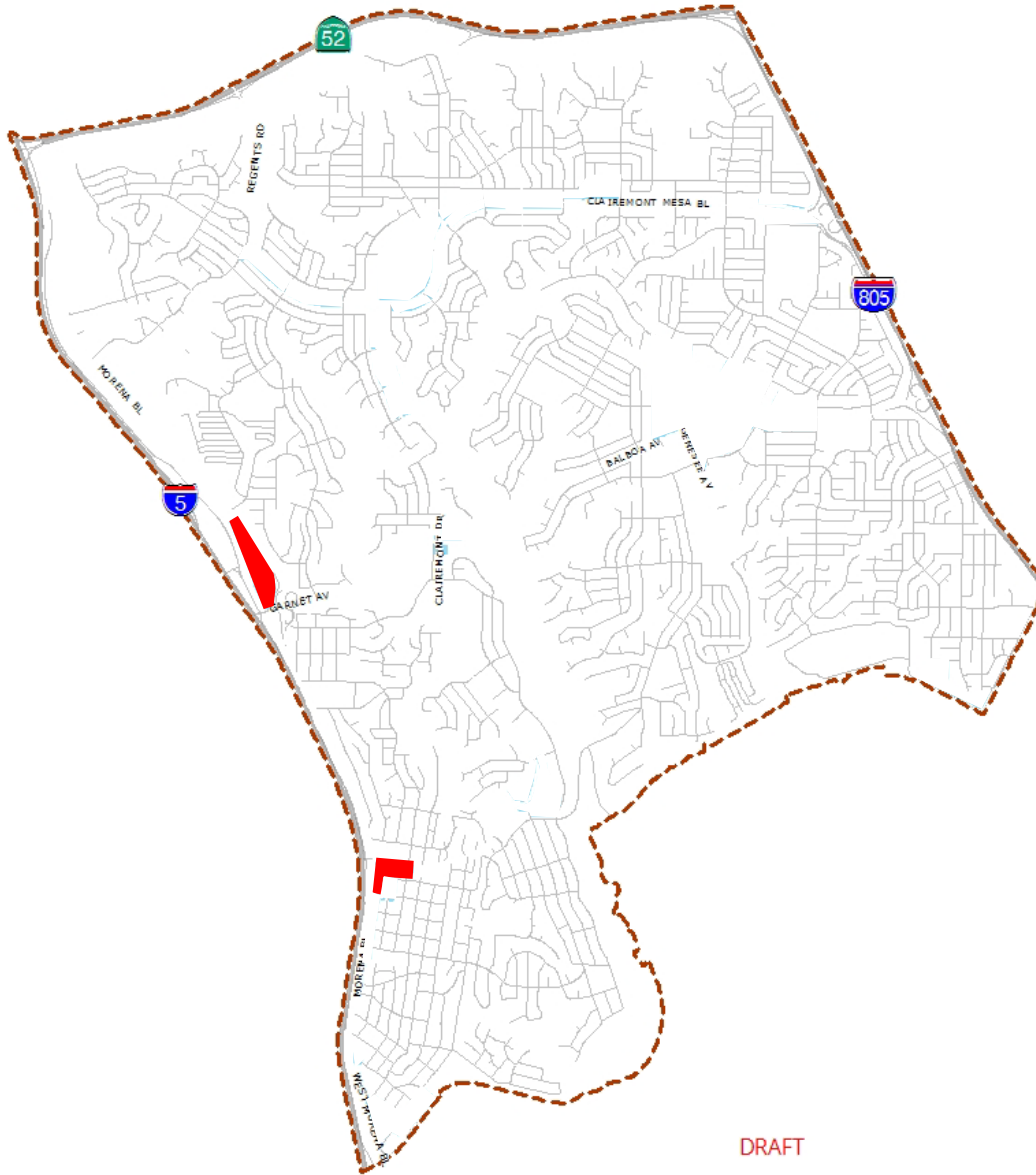
DRAFT



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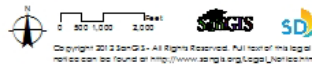


# Building Height Concept



## Concept 1: Working with Topography

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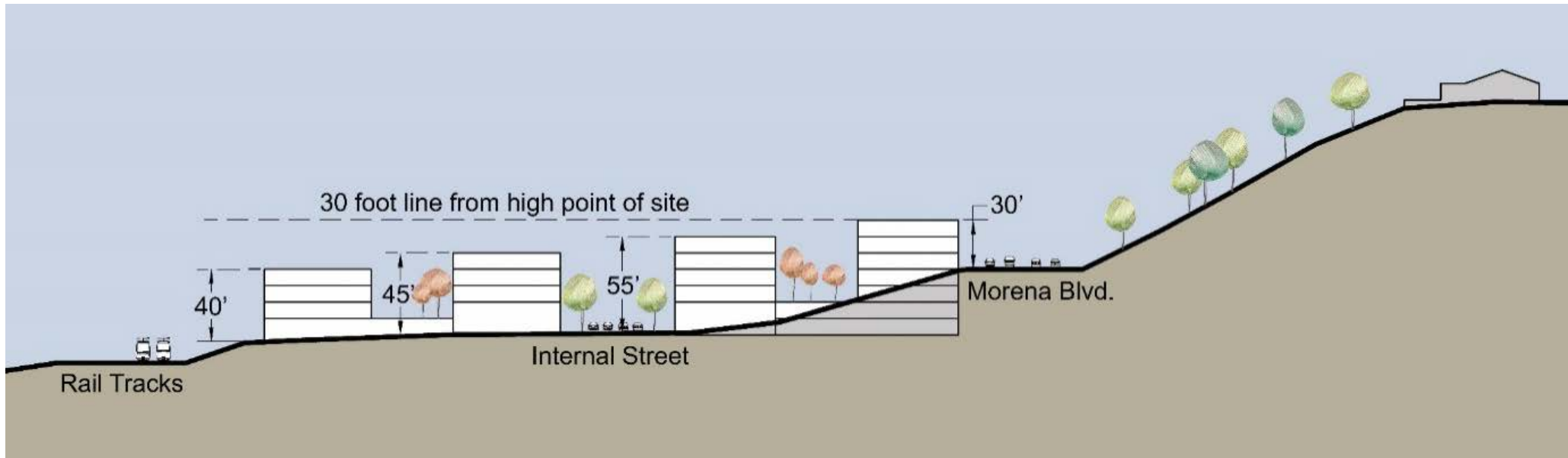


# Rose Canyon Operations Yard





# Rose Canyon Operations Yard



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# Rose Canyon Operations Yard

Open  
Space

Internal  
“Main  
Street”

View  
Terraces

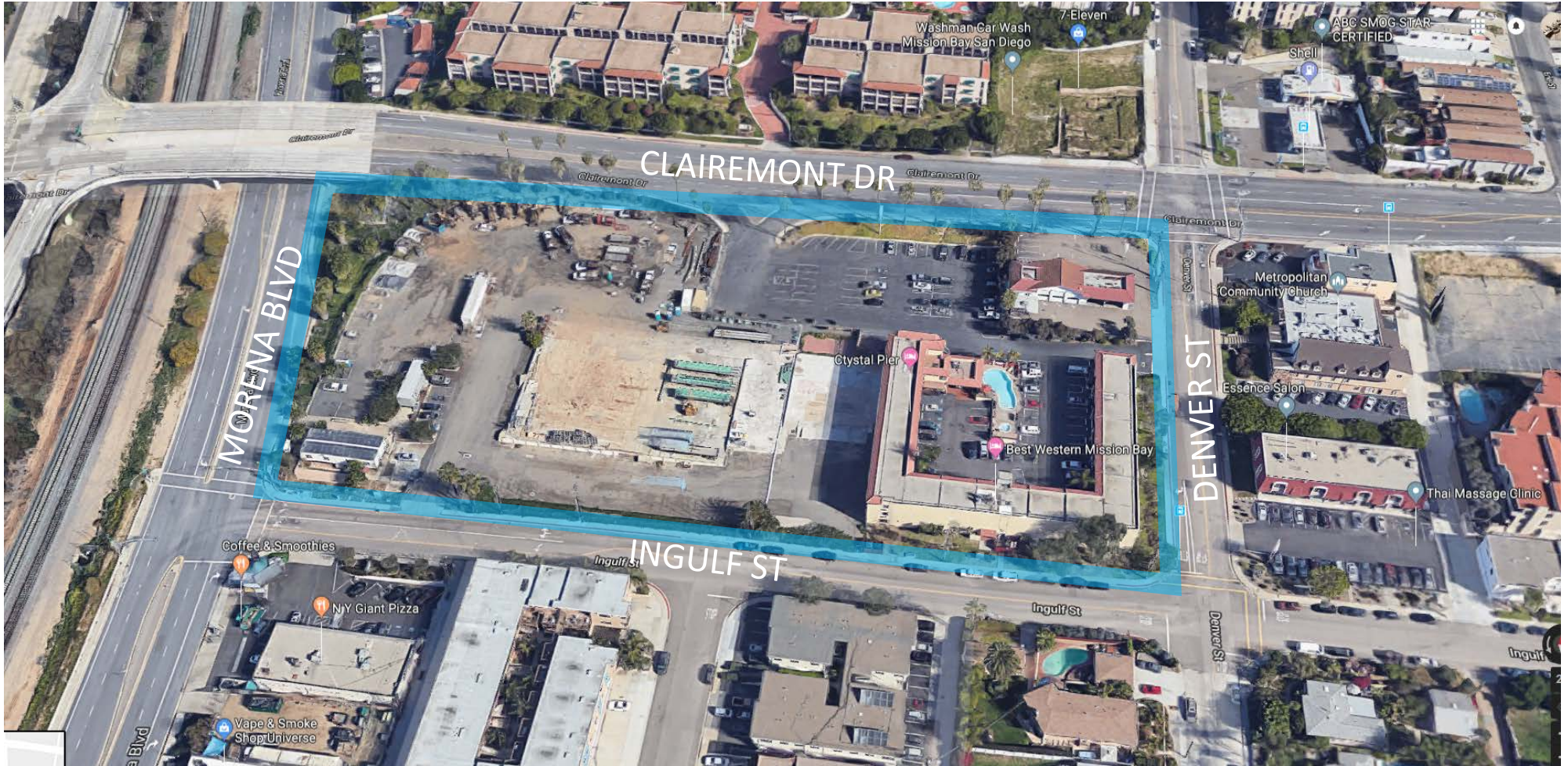


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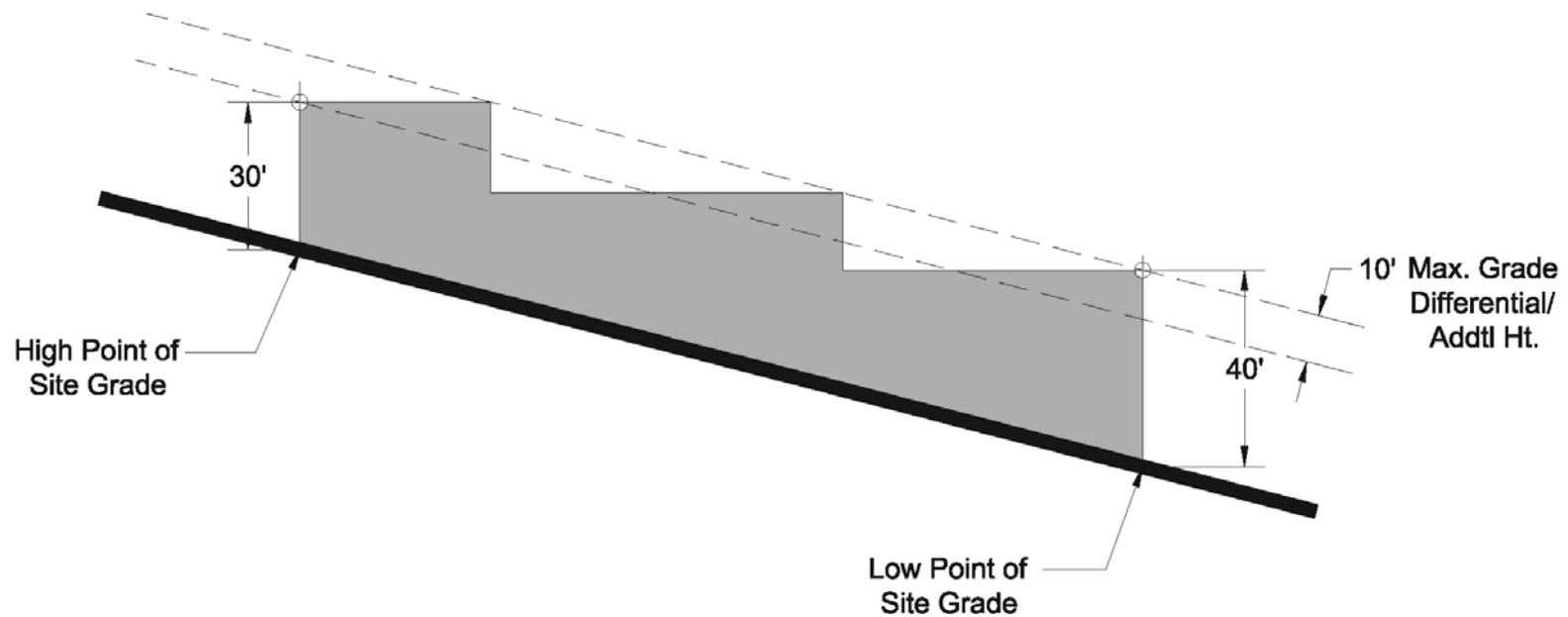


# West Clairemont Plaza





# Concept 1: Working with Topography



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# West Clairemont Plaza



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# West Clairemont Plaza

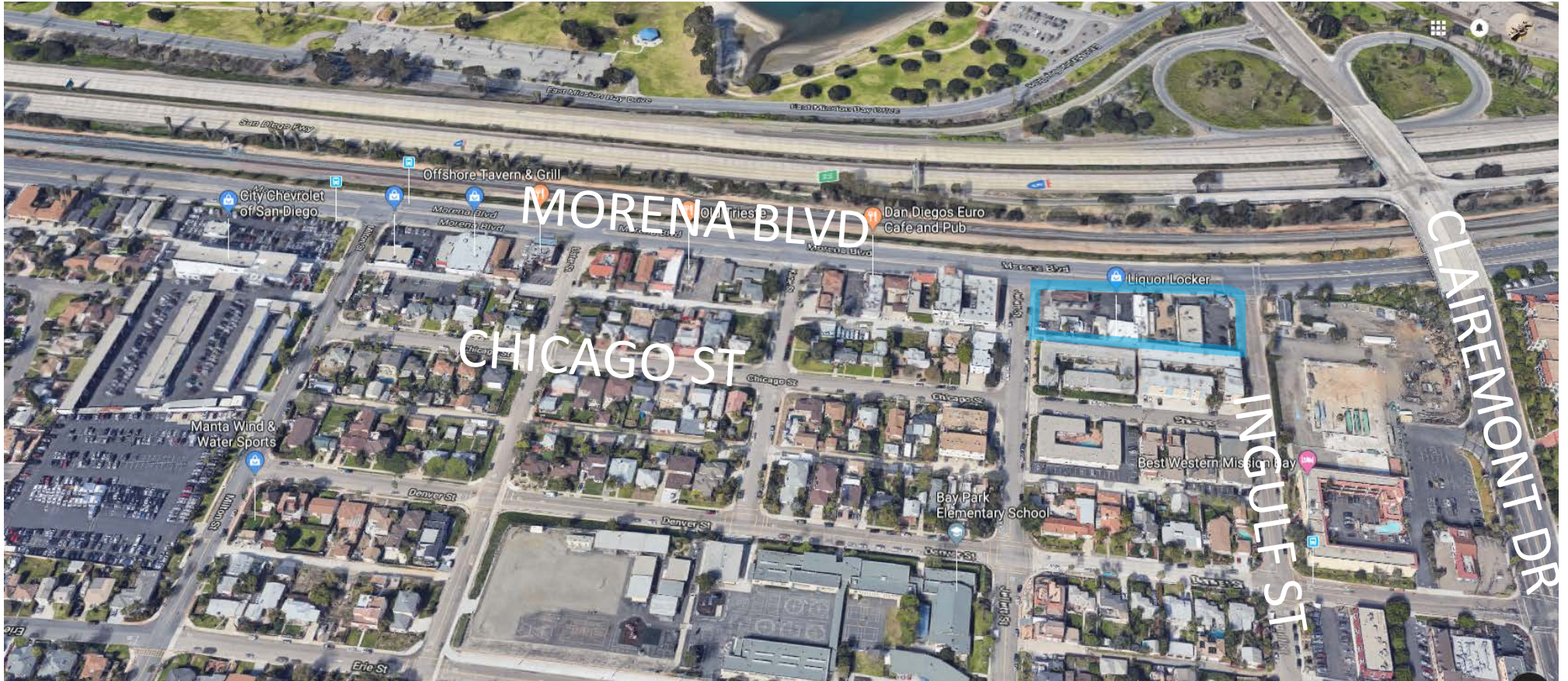


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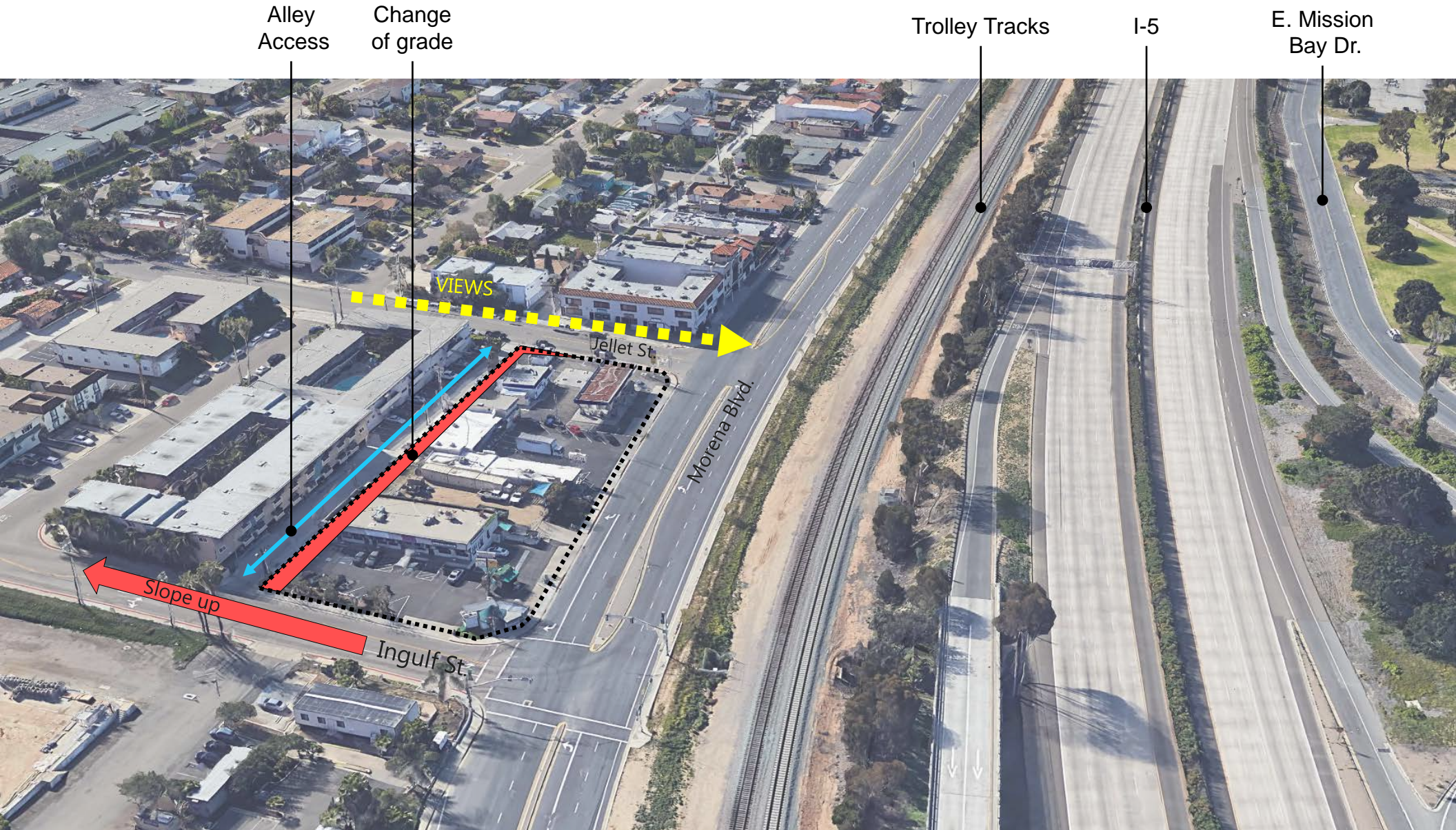
# Morena Boulevard south of Ingulf Street





# Morena Blvd @ Ingulf

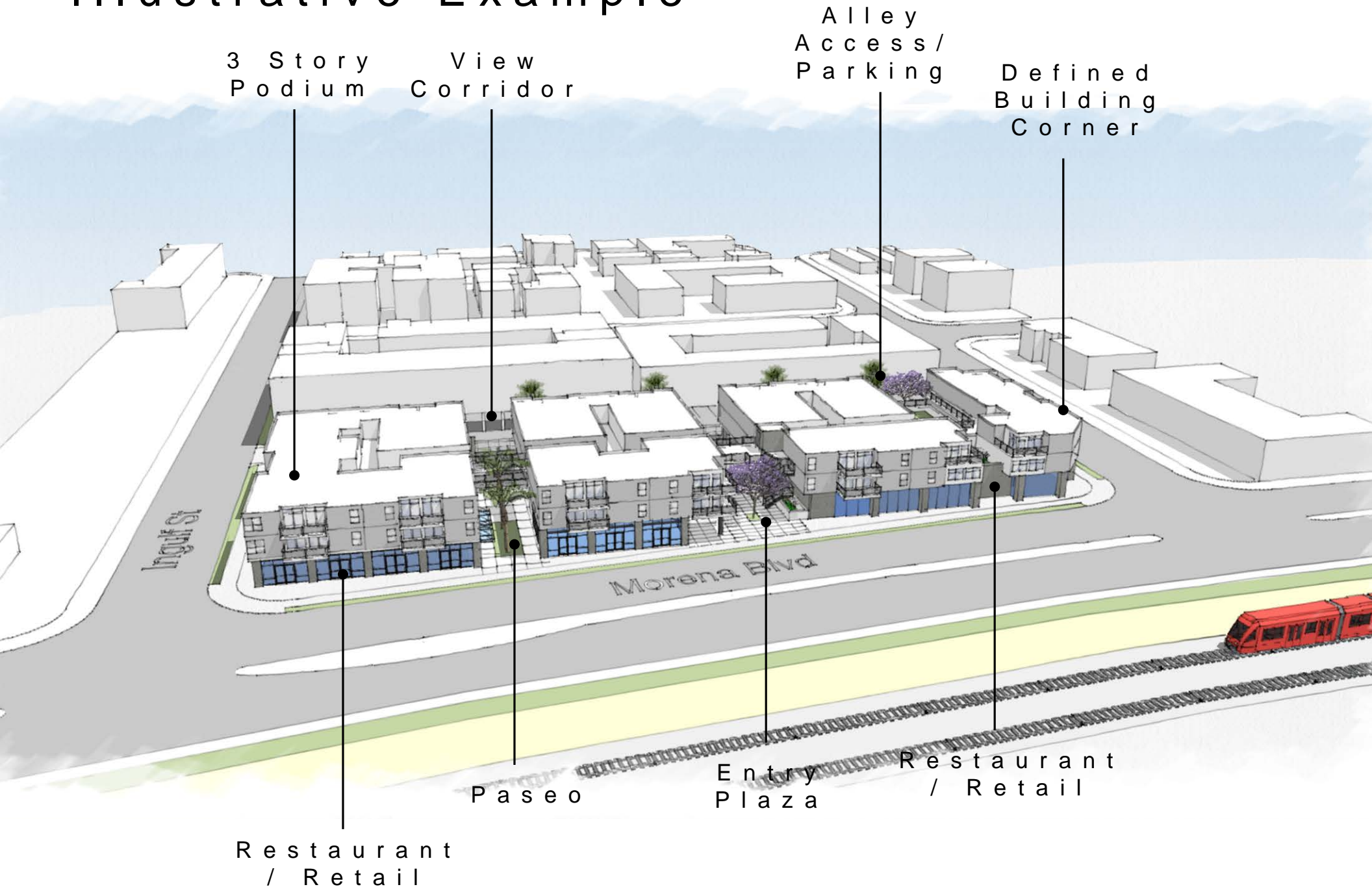
Site: 1.25 Acres  
Zone: CC-1-3, CC-4-2



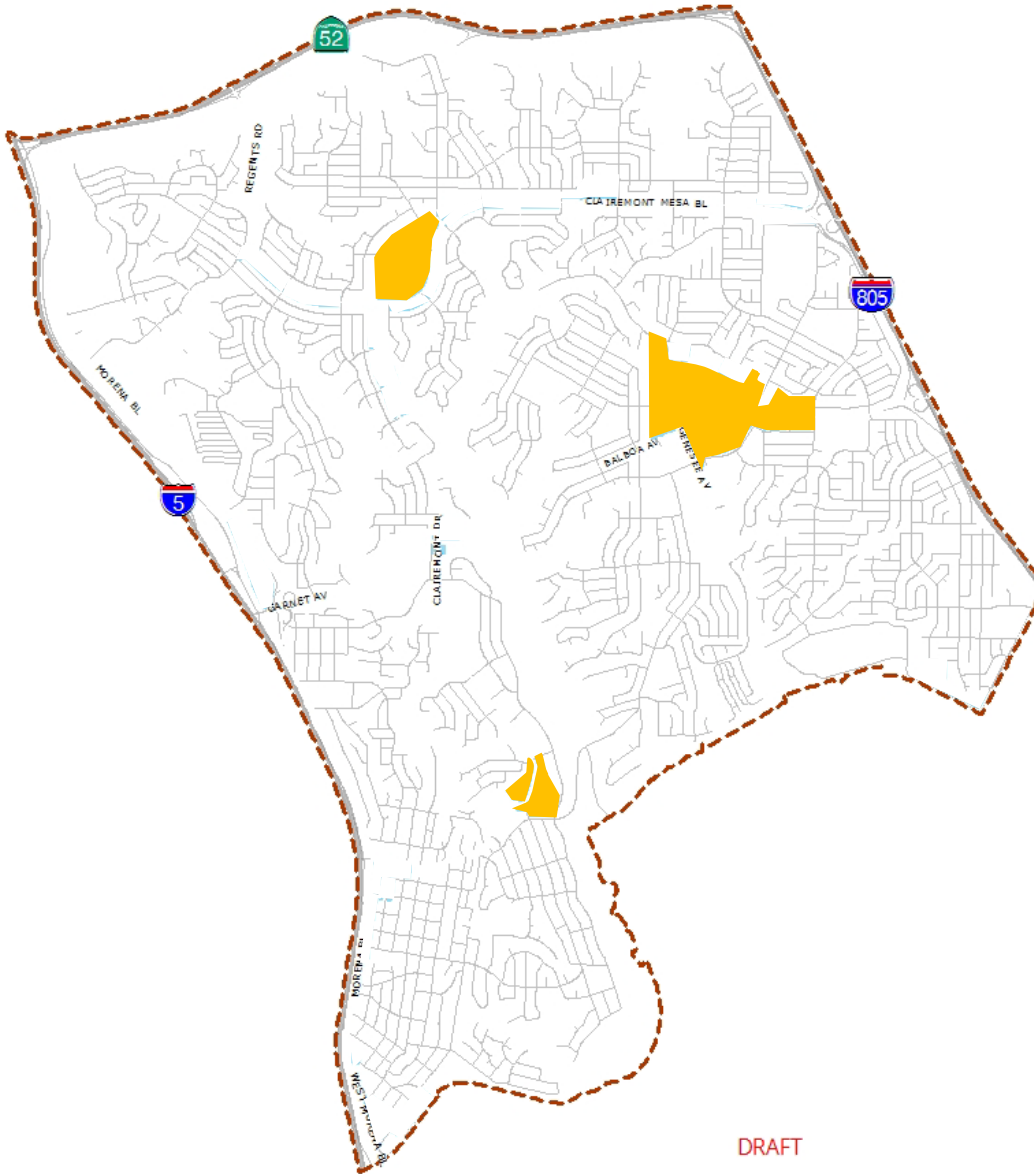
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# Illustrative Example



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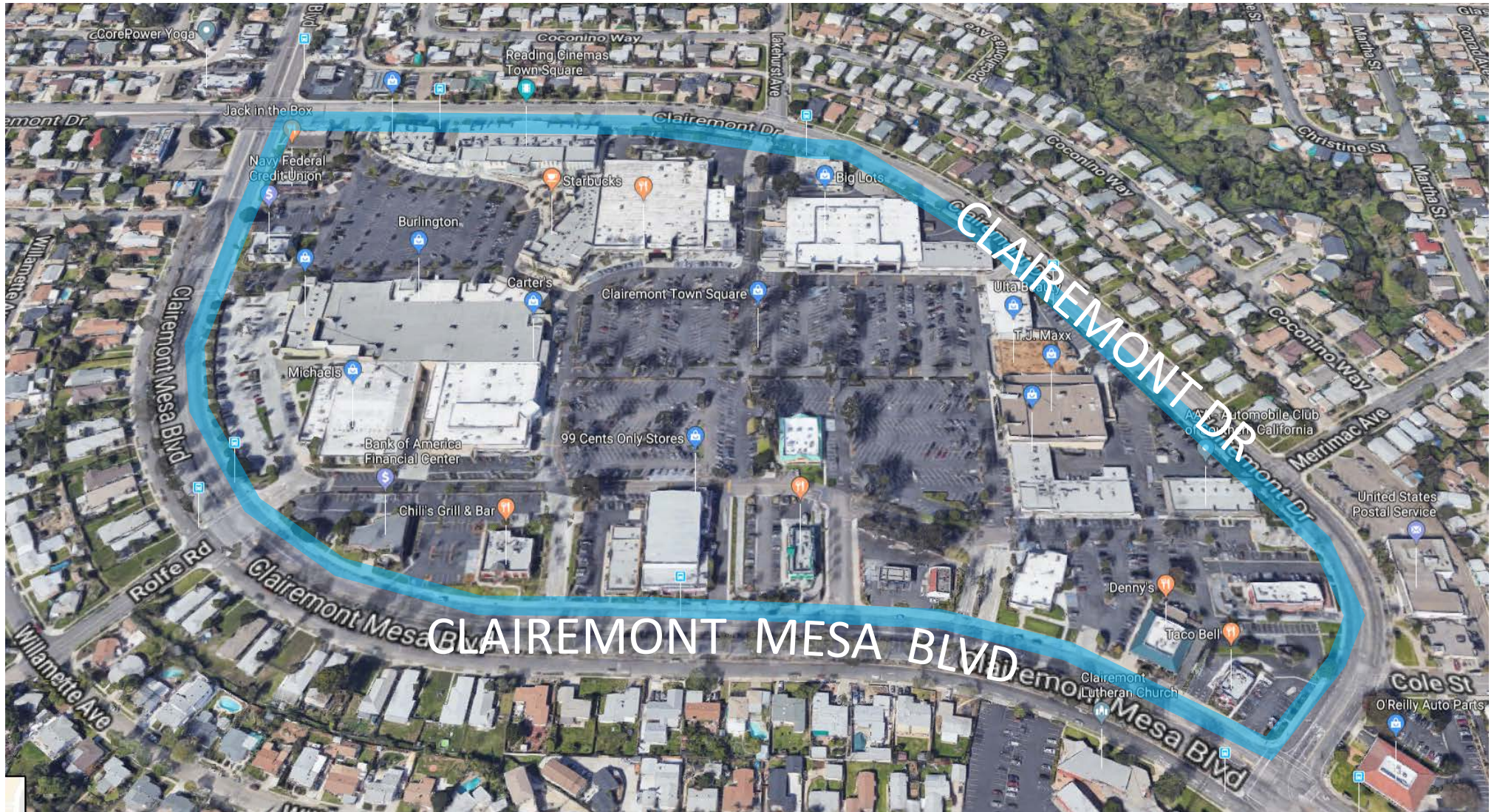
## Concept 2: Transitions in Height from the Center to the Neighborhood

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# Clairemont Town Square







# Clairemont Town Square

3 - 4  
Story  
Wrap

3 - 4  
Story  
Podium

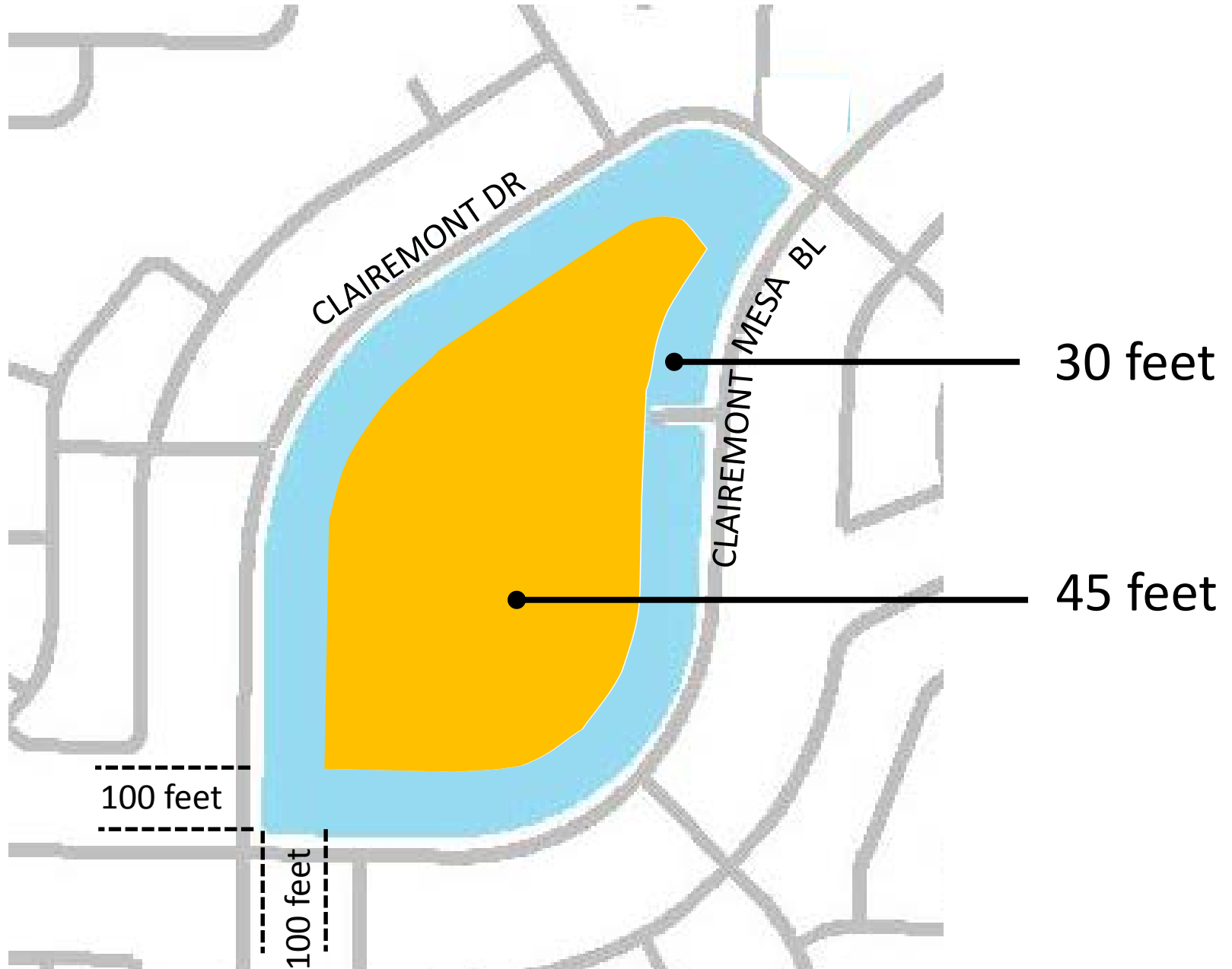
2 - 3 Story  
Rowhomes



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# Clairemont Town Square

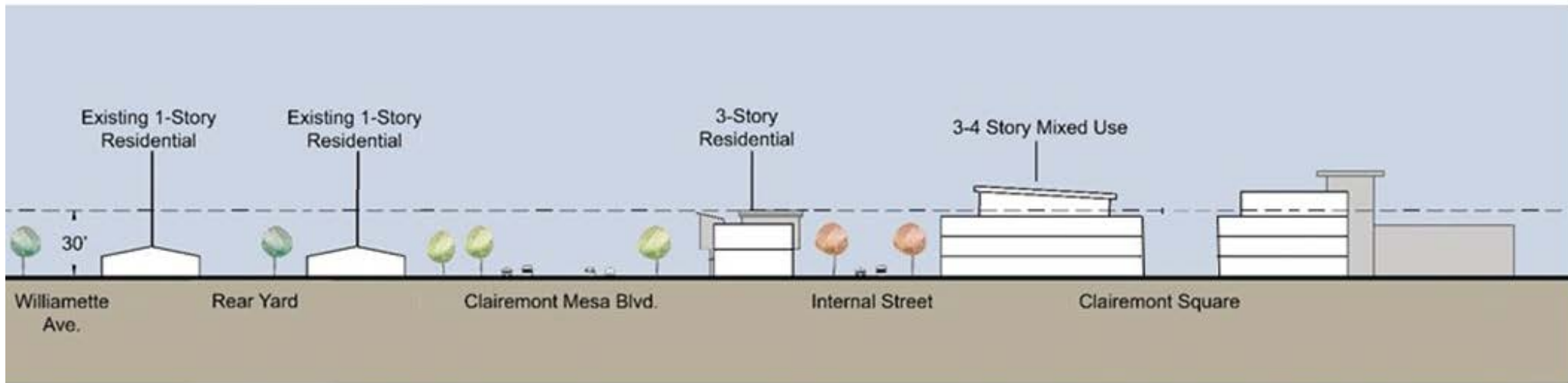


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# Clairemont Town Square

## Concept: Building Height Transitions

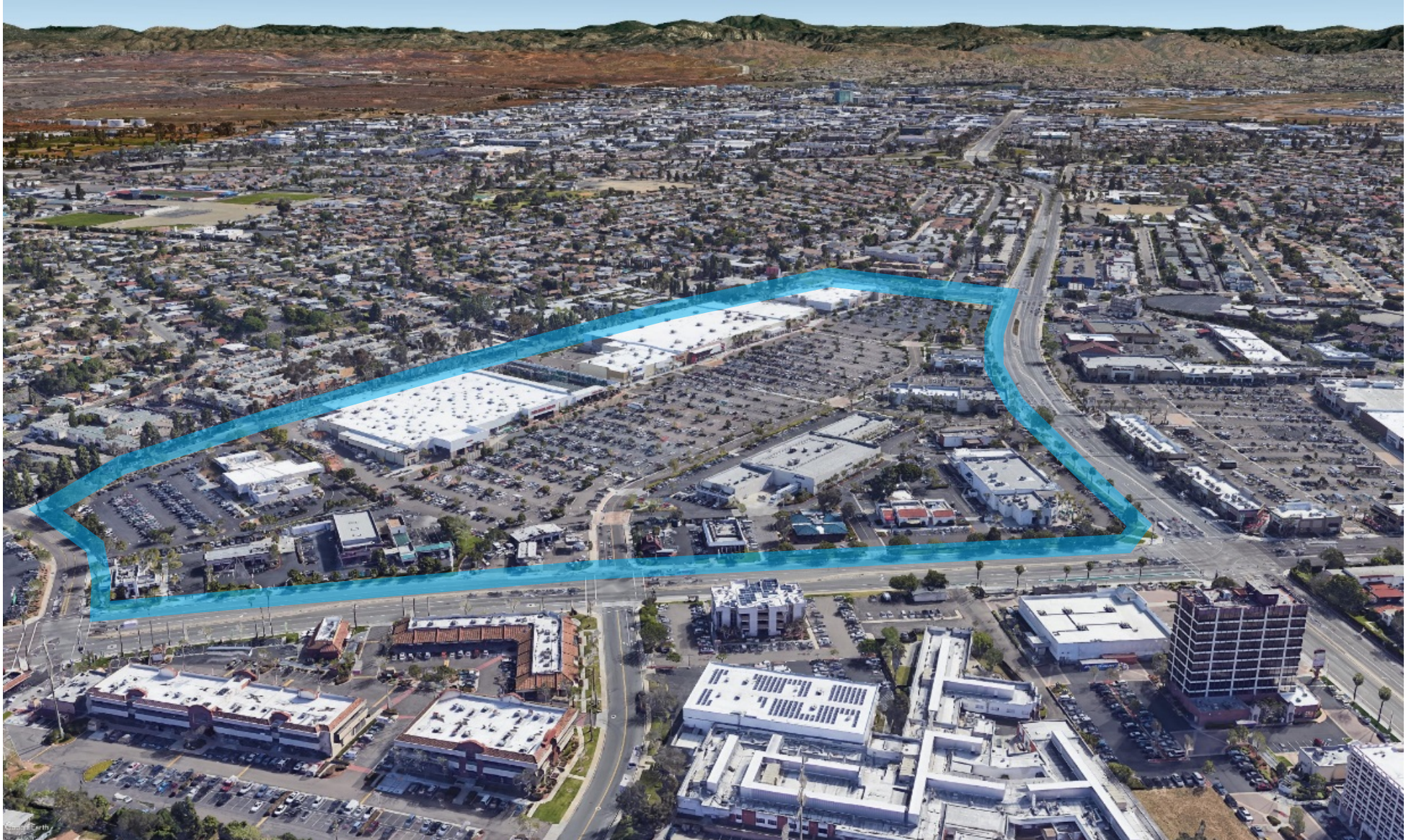


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# Genesee Avenue and Balboa Avenue







# Genesee Avenue and Balboa Avenue

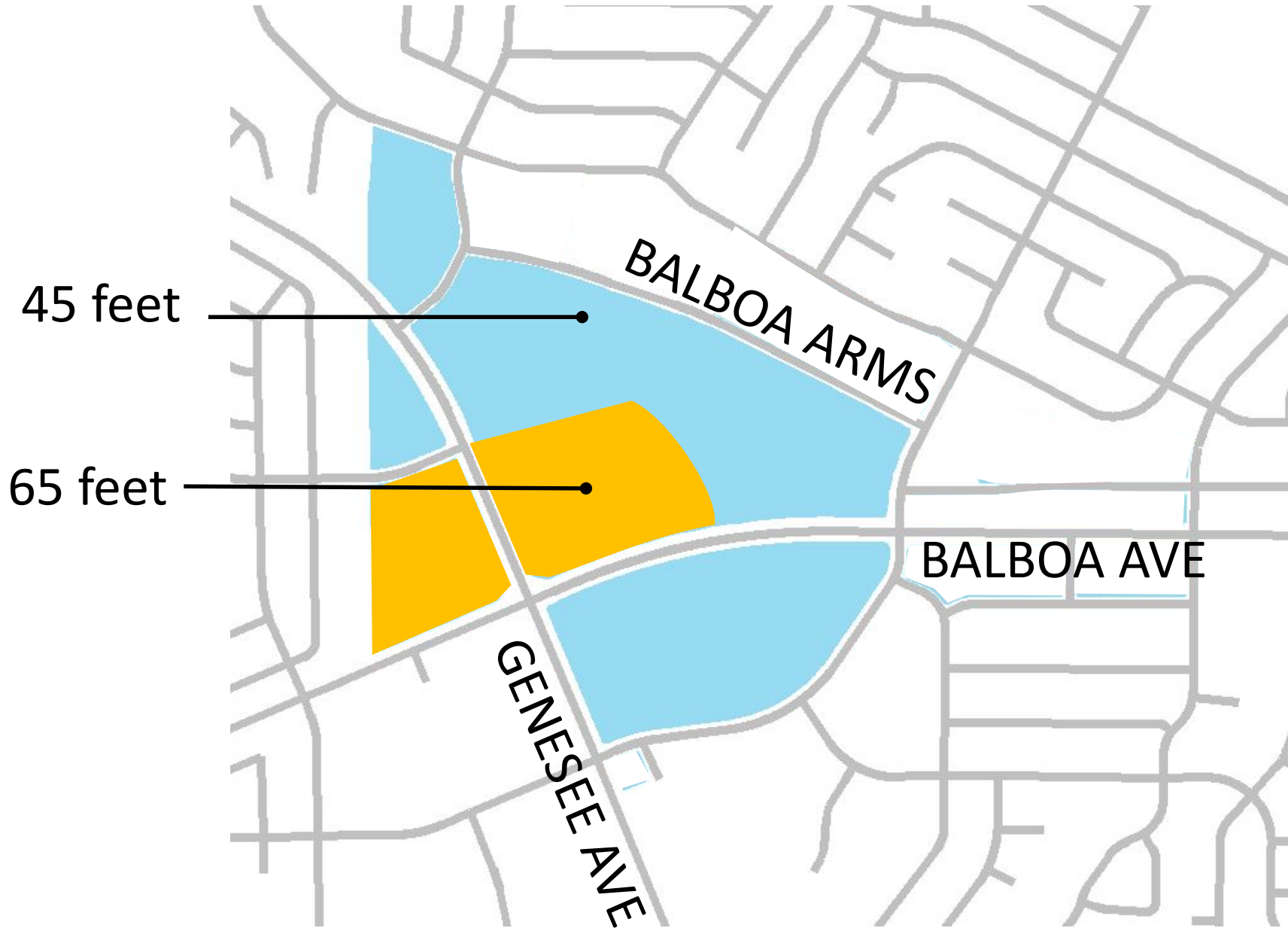


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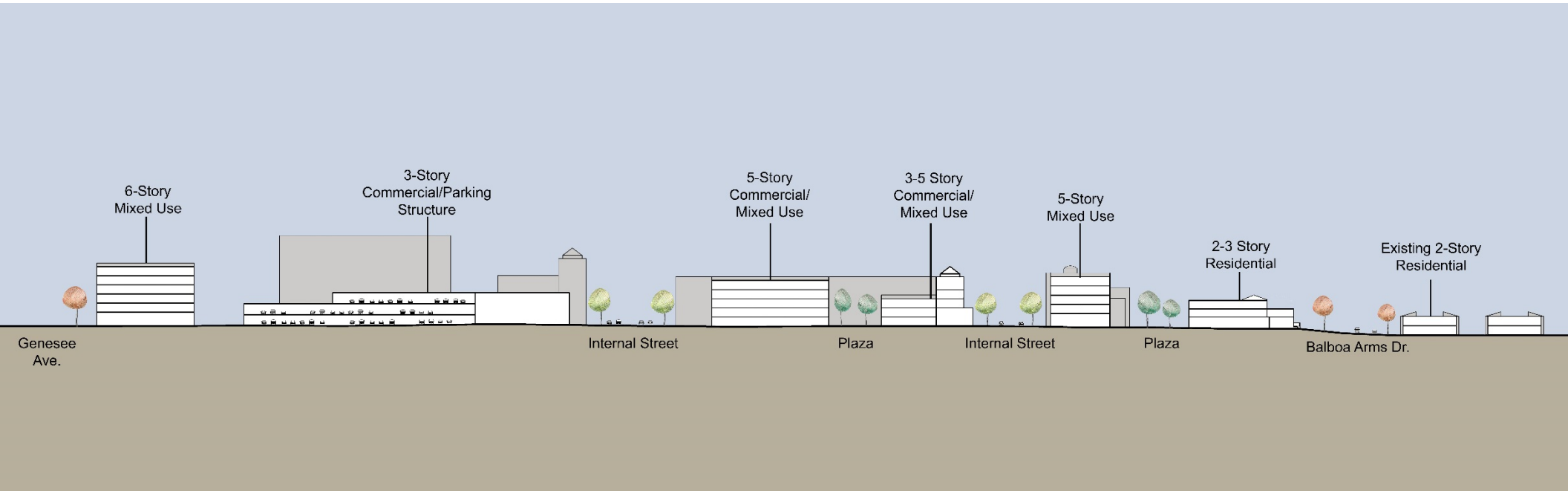
# Genesee Avenue and Balboa Avenue



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# Genesee Avenue and Balboa Avenue



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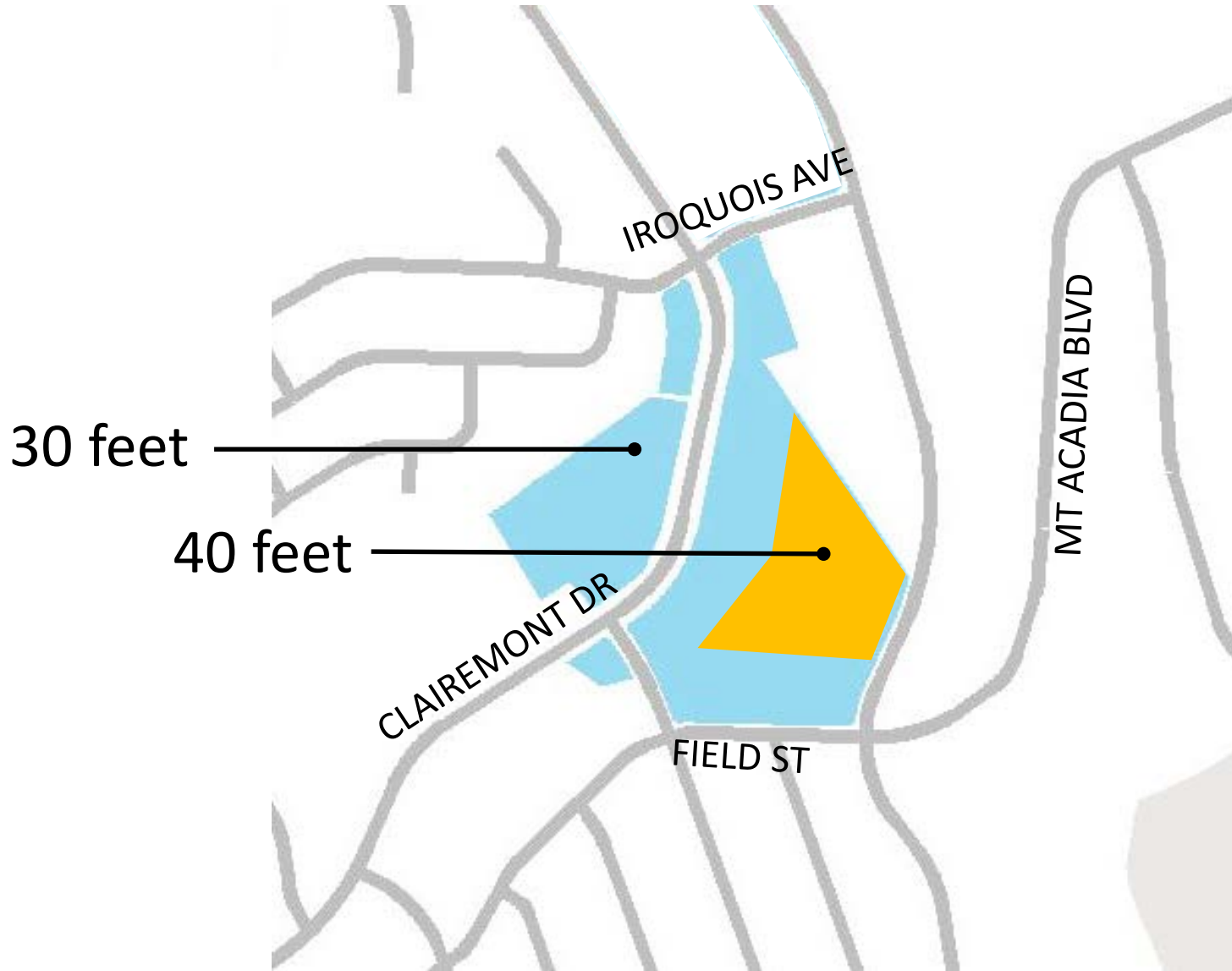
# Clairemont Village





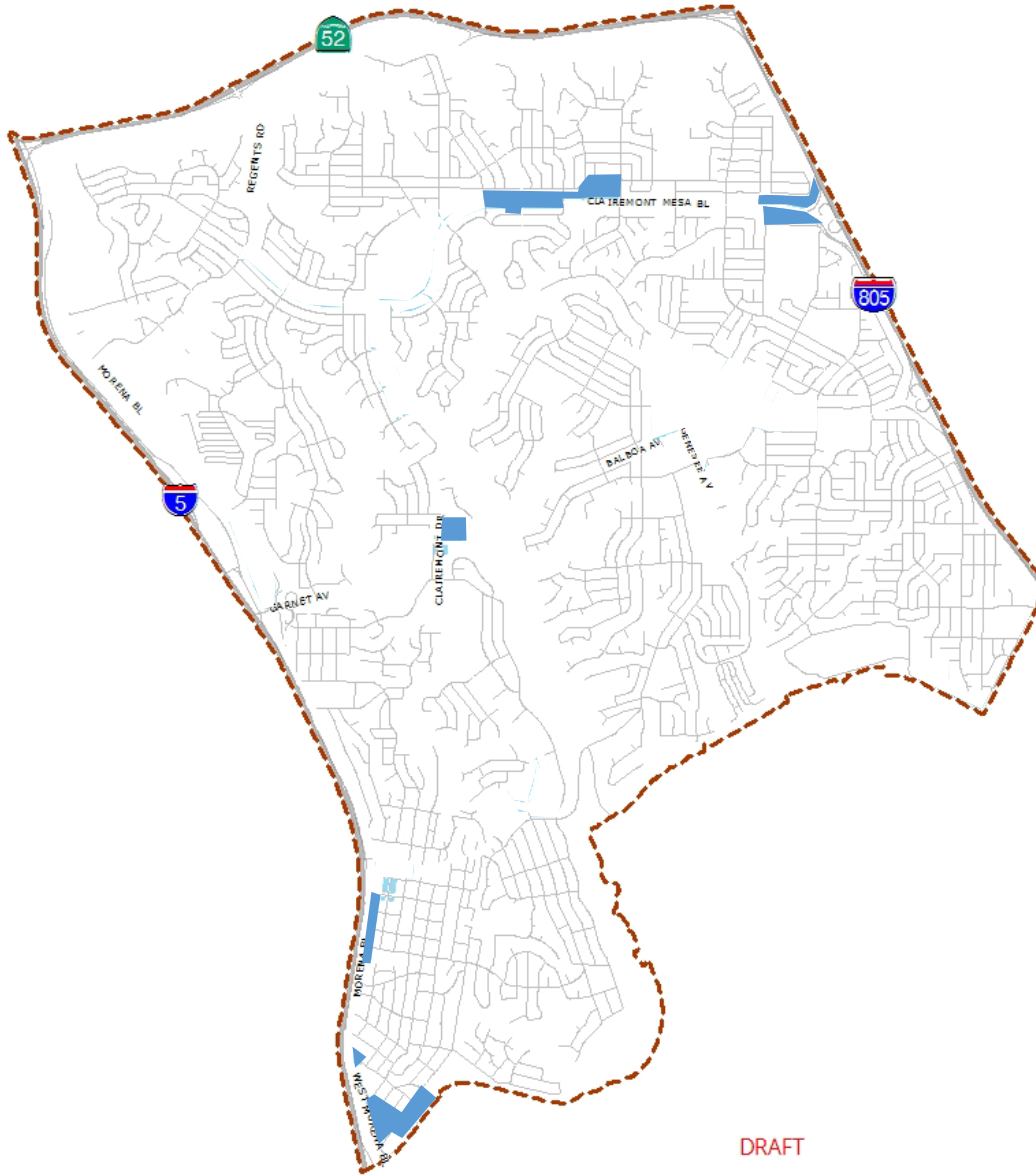


# Clairemont Village



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## Concept 3: Architectural Variation

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# Architectural Variation: Multifamily Residential



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# Architectural Variation: Multifamily Residential



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# Architectural Variation: Mixed-use



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# Architectural Variation: Mixed-use



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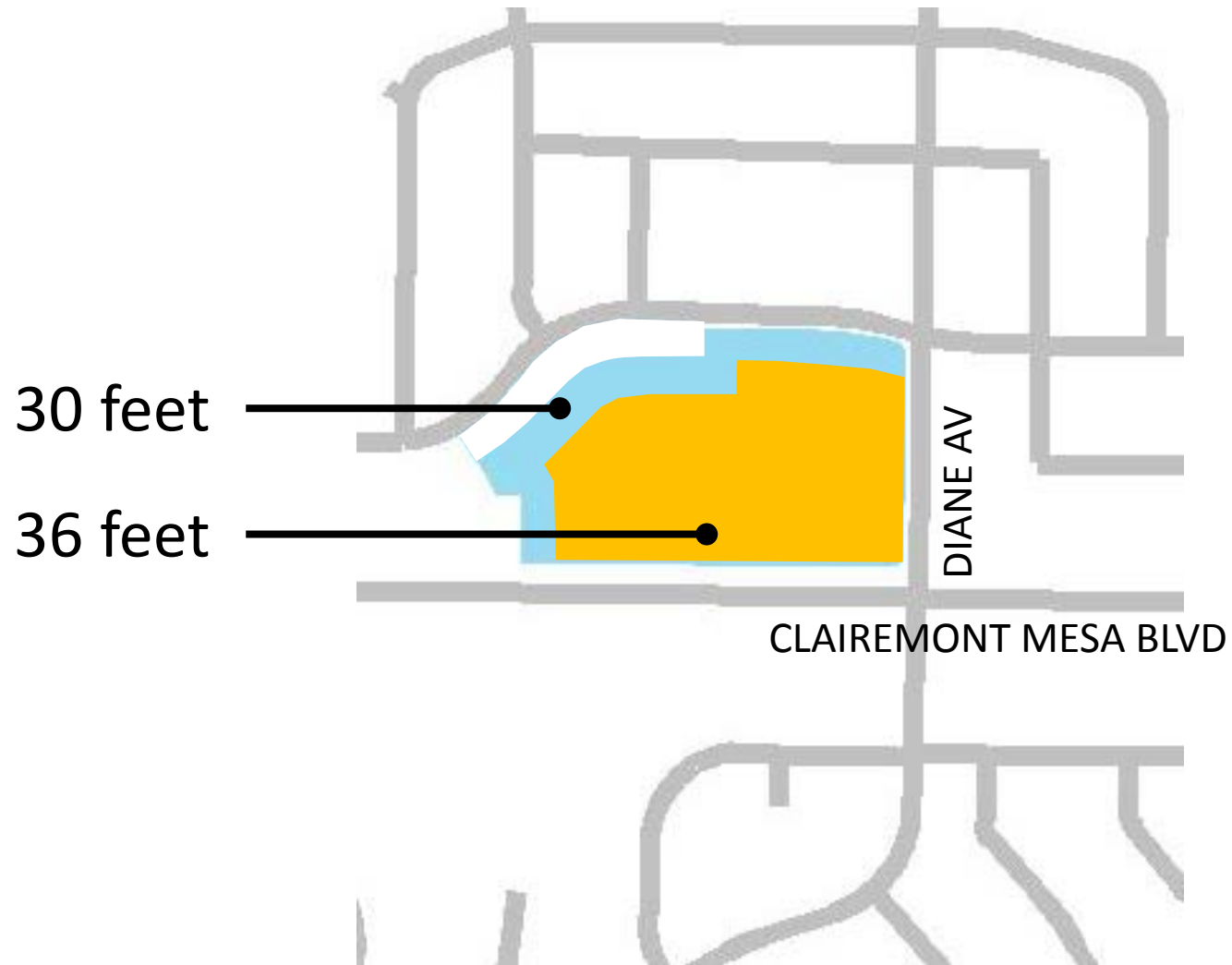
# Diane Shopping Center







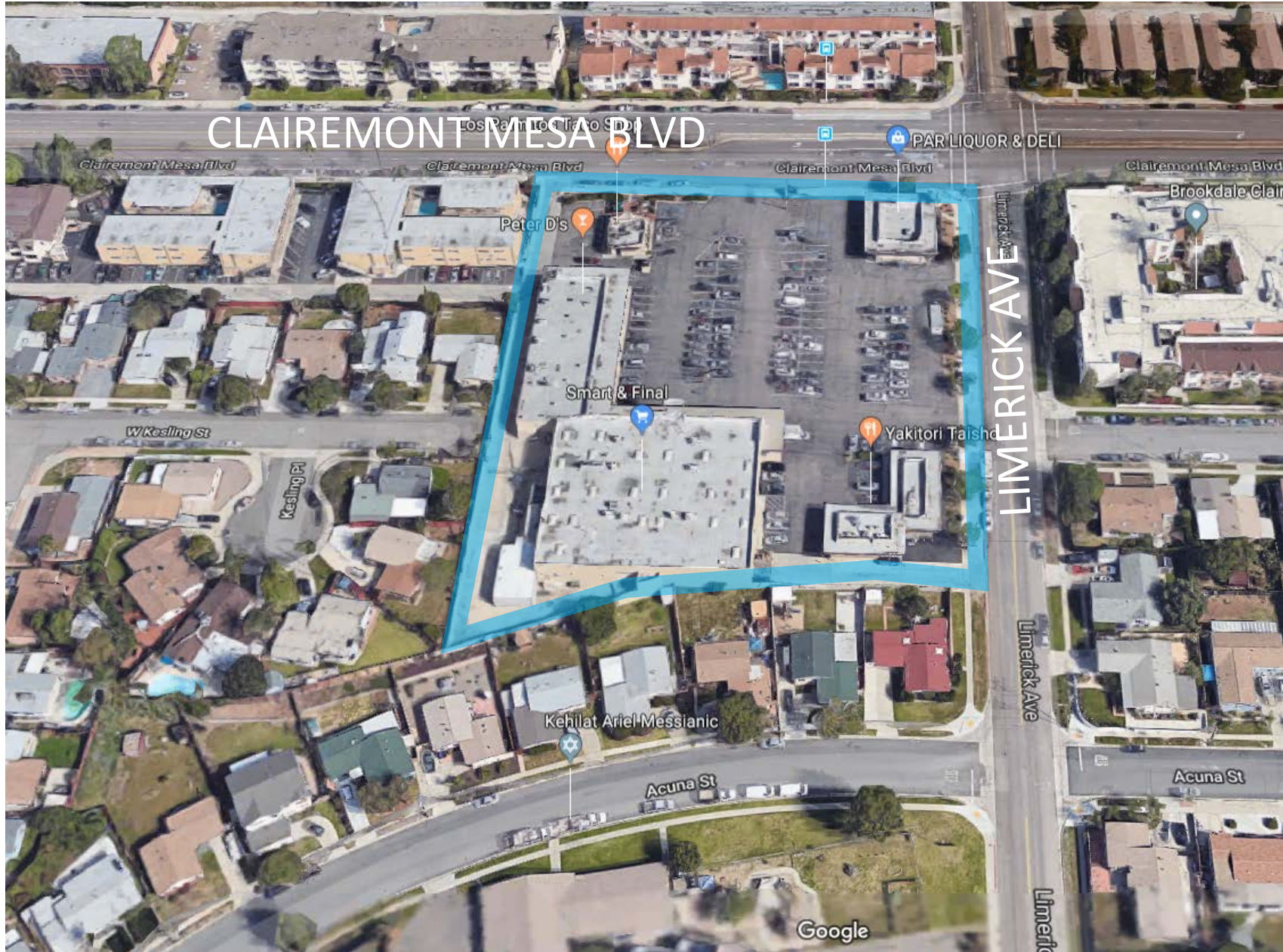
# Diane Shopping Center



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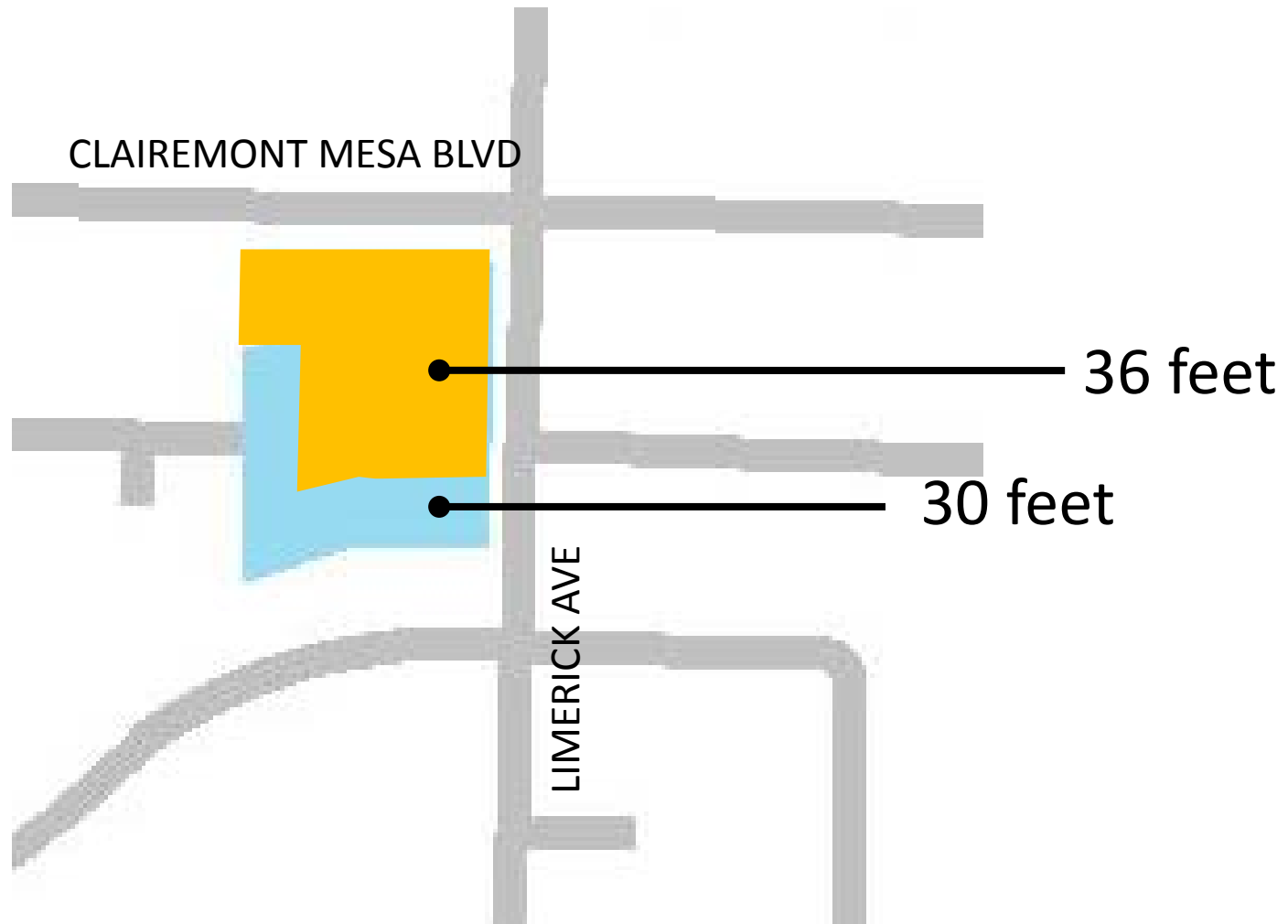
# Clairemont Mesa Blvd / Limerick Ave







# Clairemont Mesa Blvd / Limerick Ave



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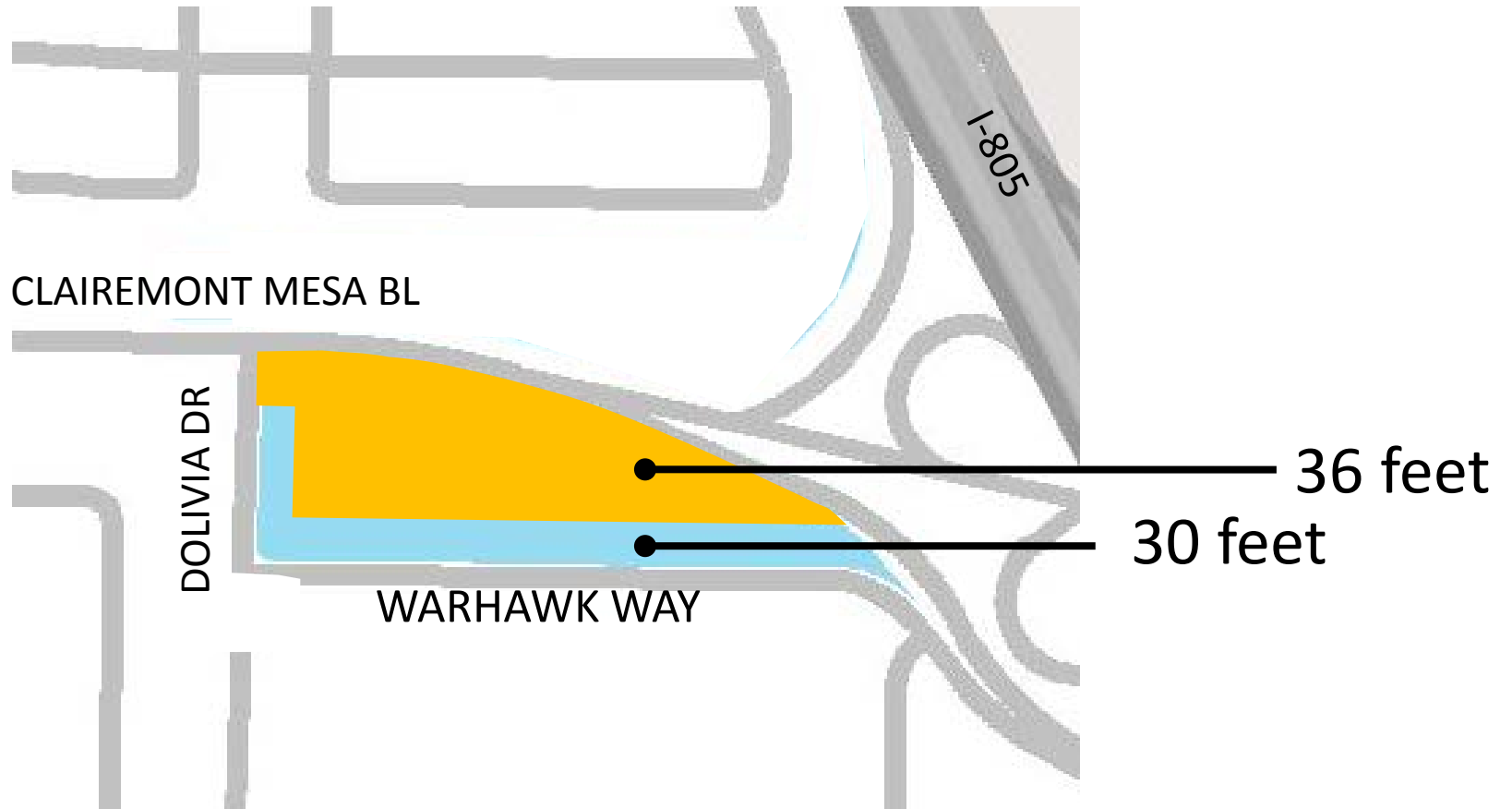
# Clairemont Mesa Blvd / Dolivia Drive







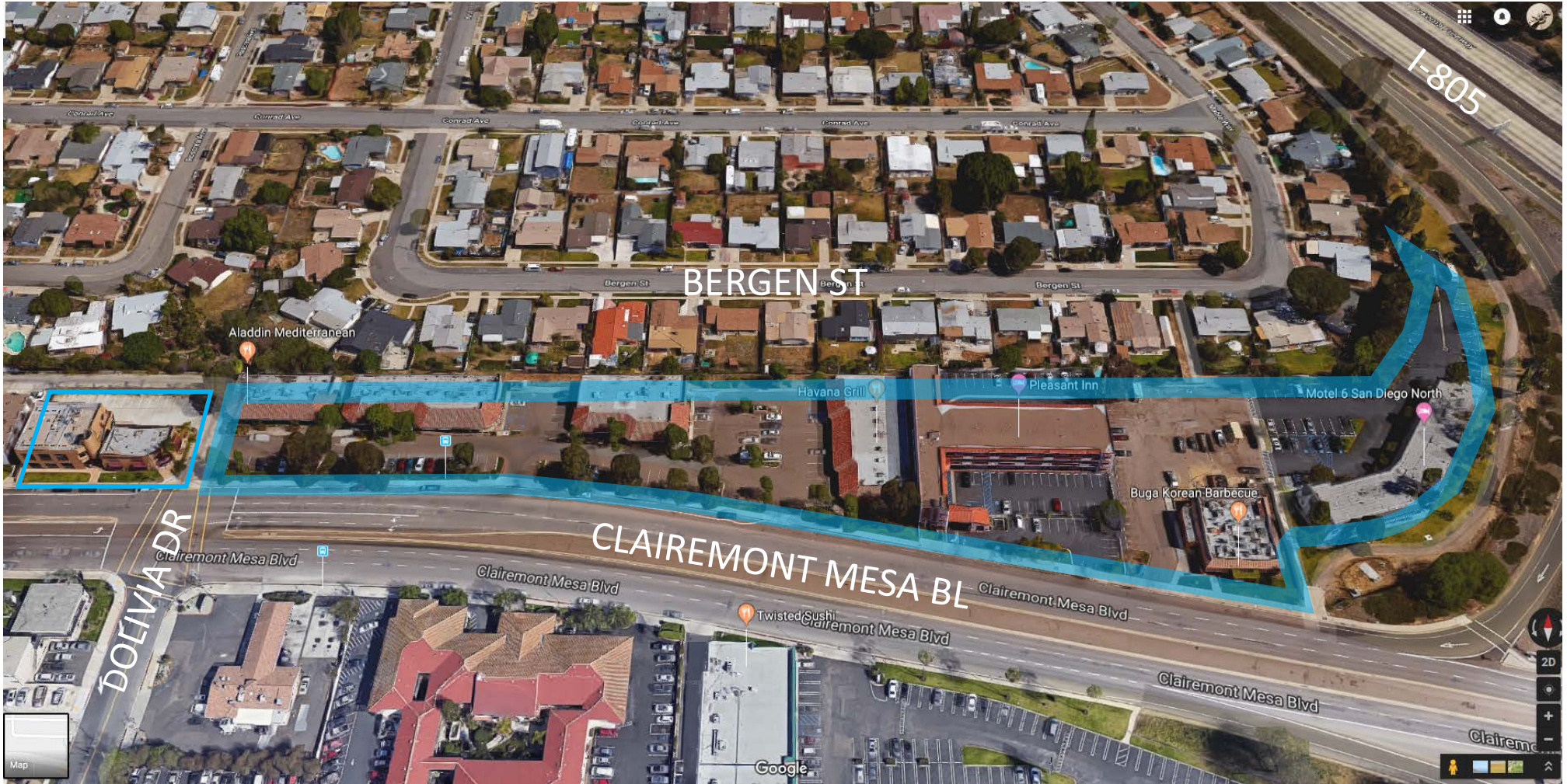
# Clairemont Mesa Blvd / Dolivia Drive



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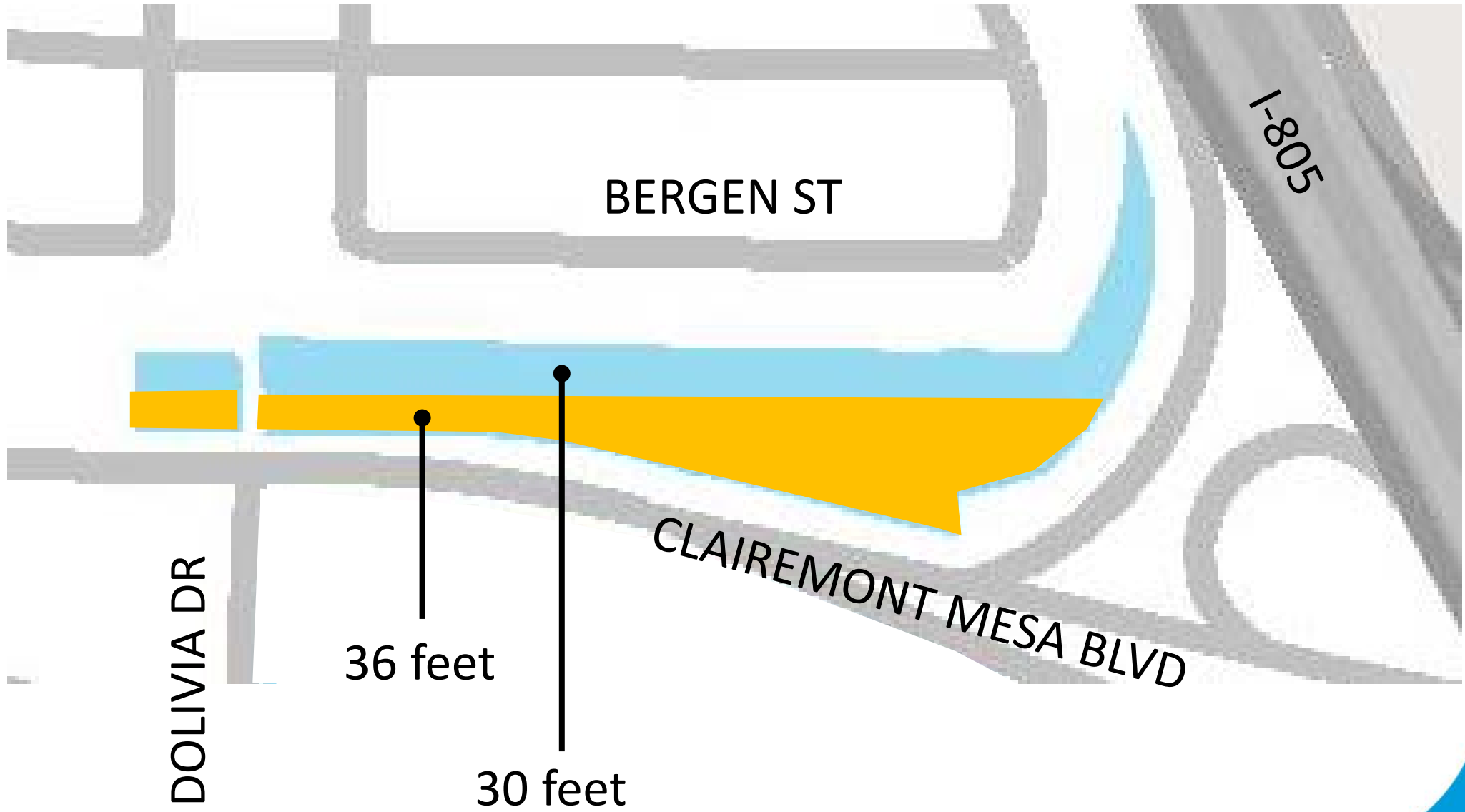
# Clairemont Mesa Blvd / I-805







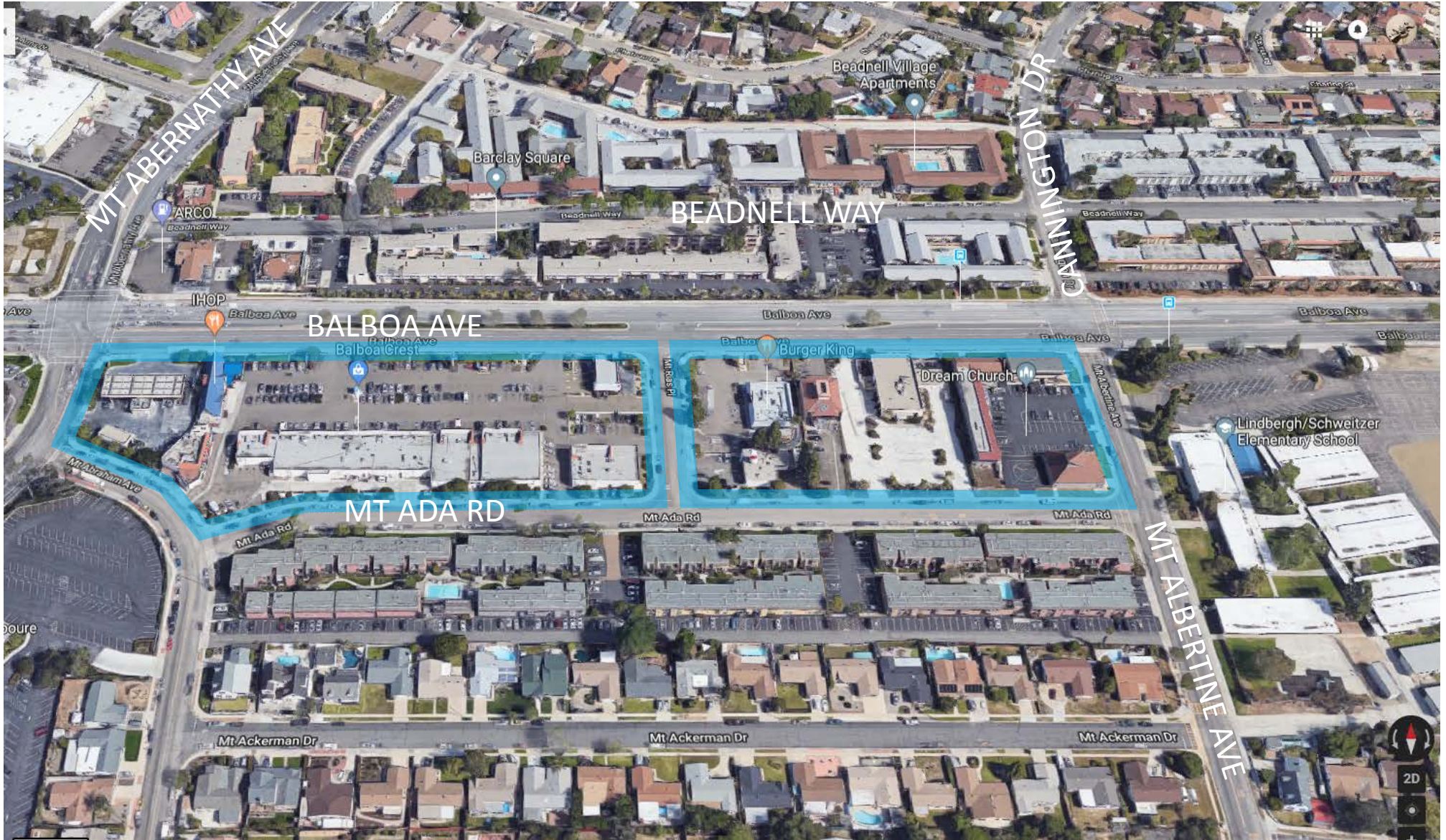
# Clairemont Mesa Blvd / I-805



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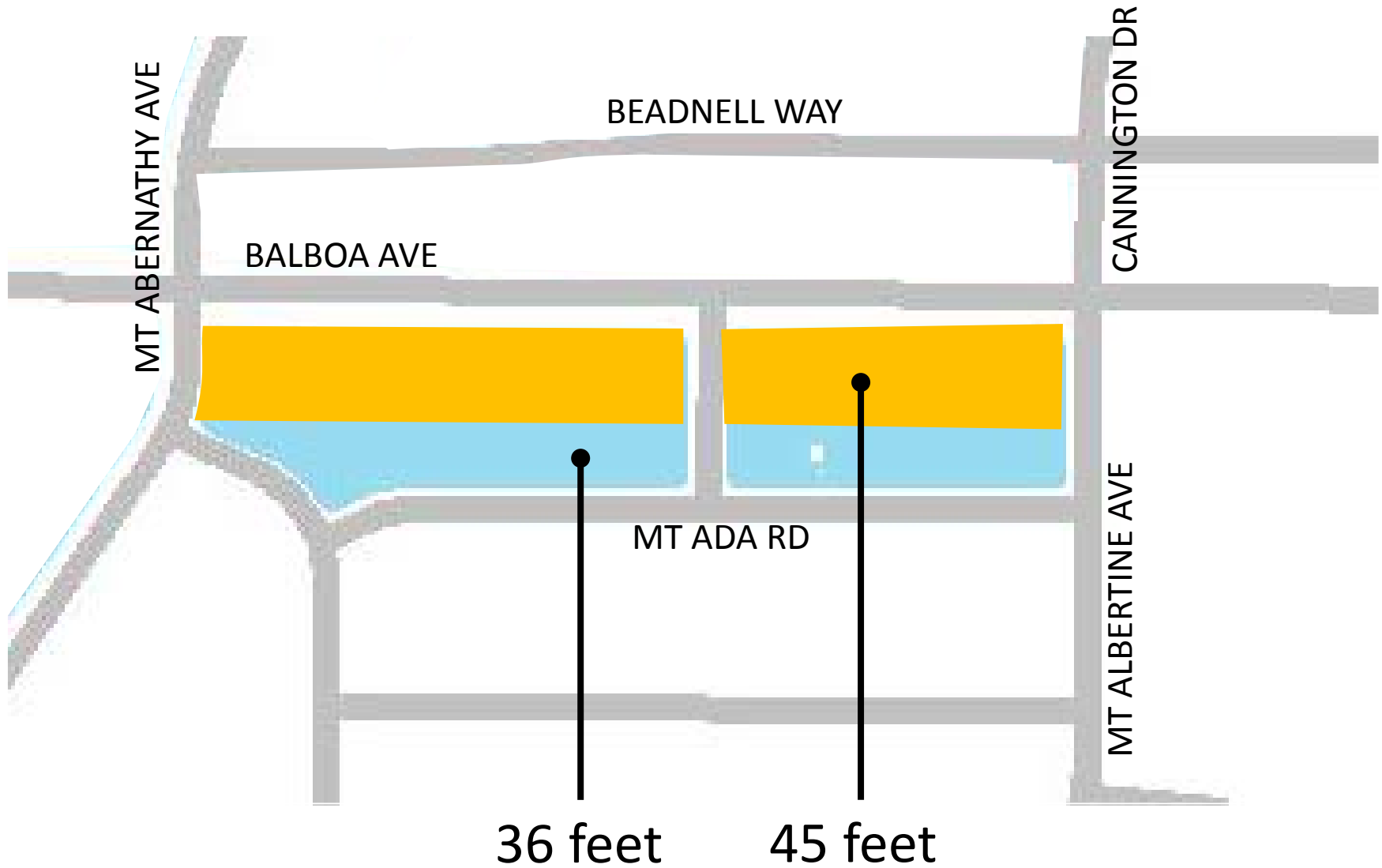
# Balboa Avenue between Mt. Abernathy Avenue and Cannington Drive







# Balboa Avenue between Mt. Abernathy Avenue and Cannington Drive



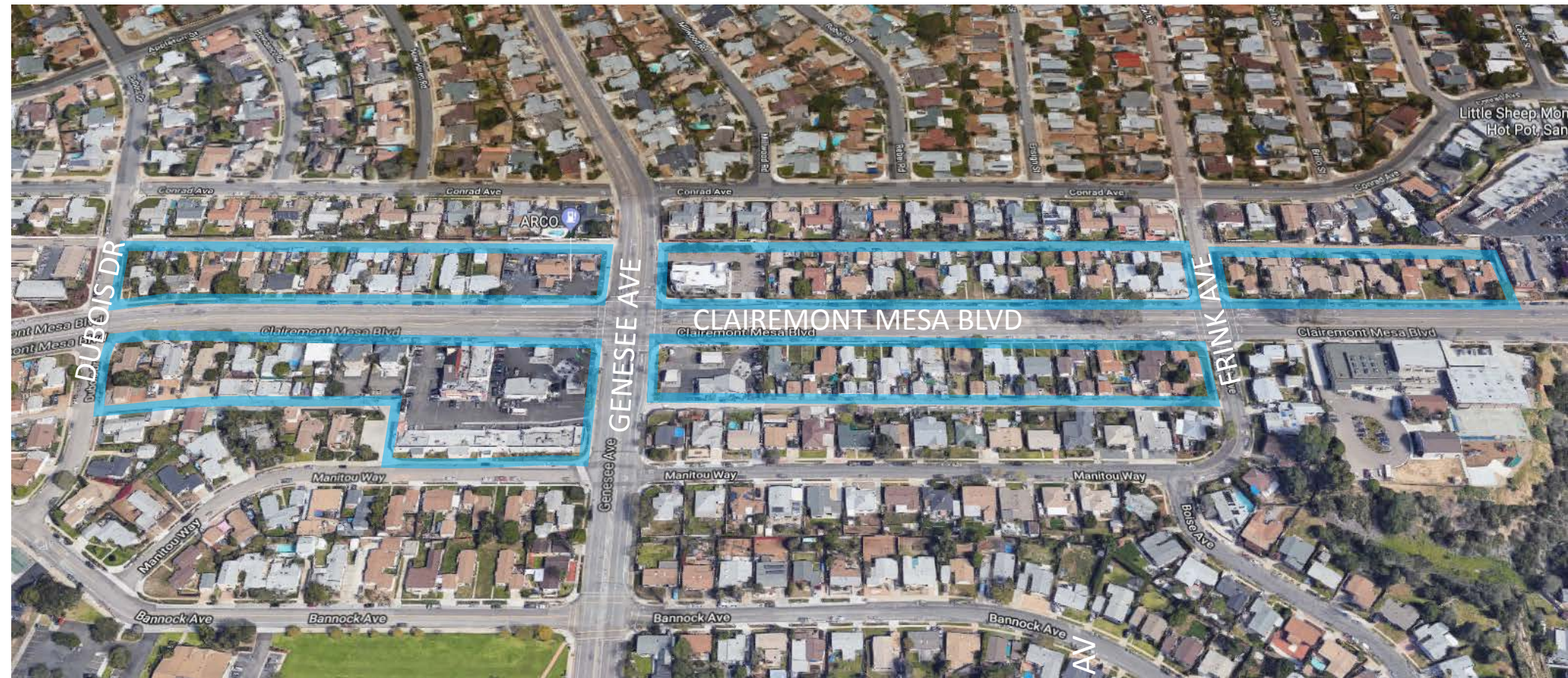
36 feet

45 feet

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# Clairemont Mesa Boulevard / Genesee Avenue

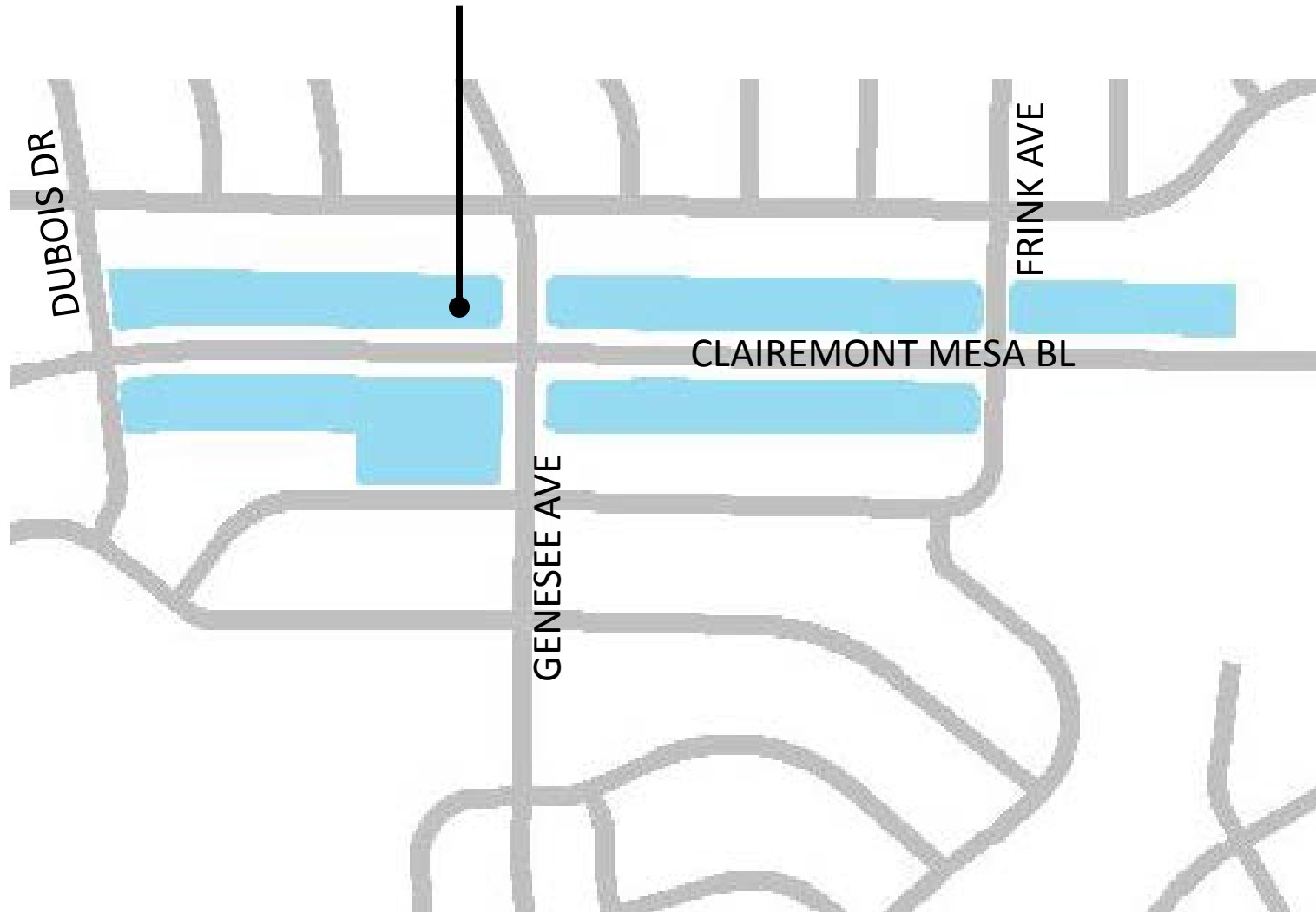






# Clairemont Mesa Boulevard / Genesee Avenue

36 feet

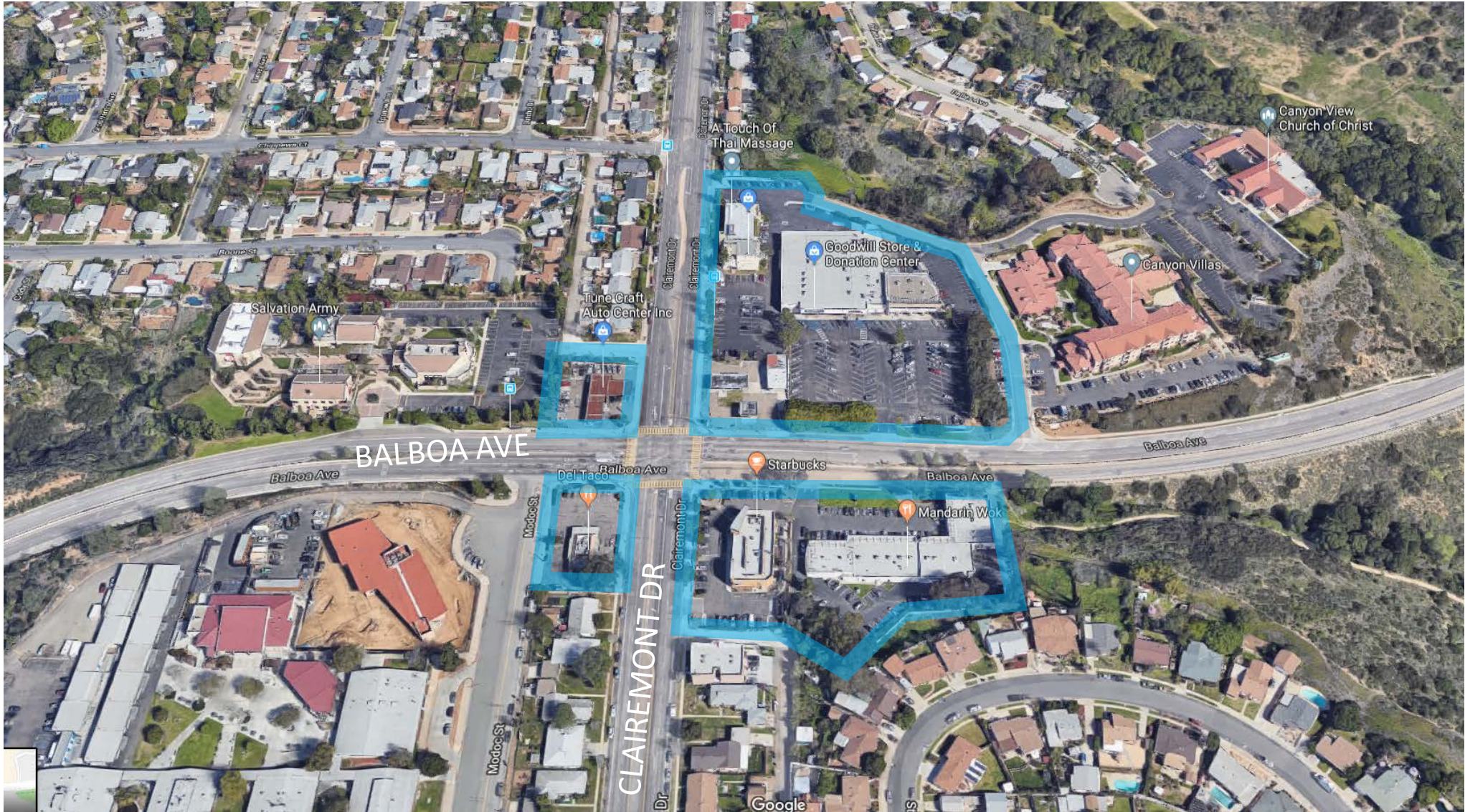


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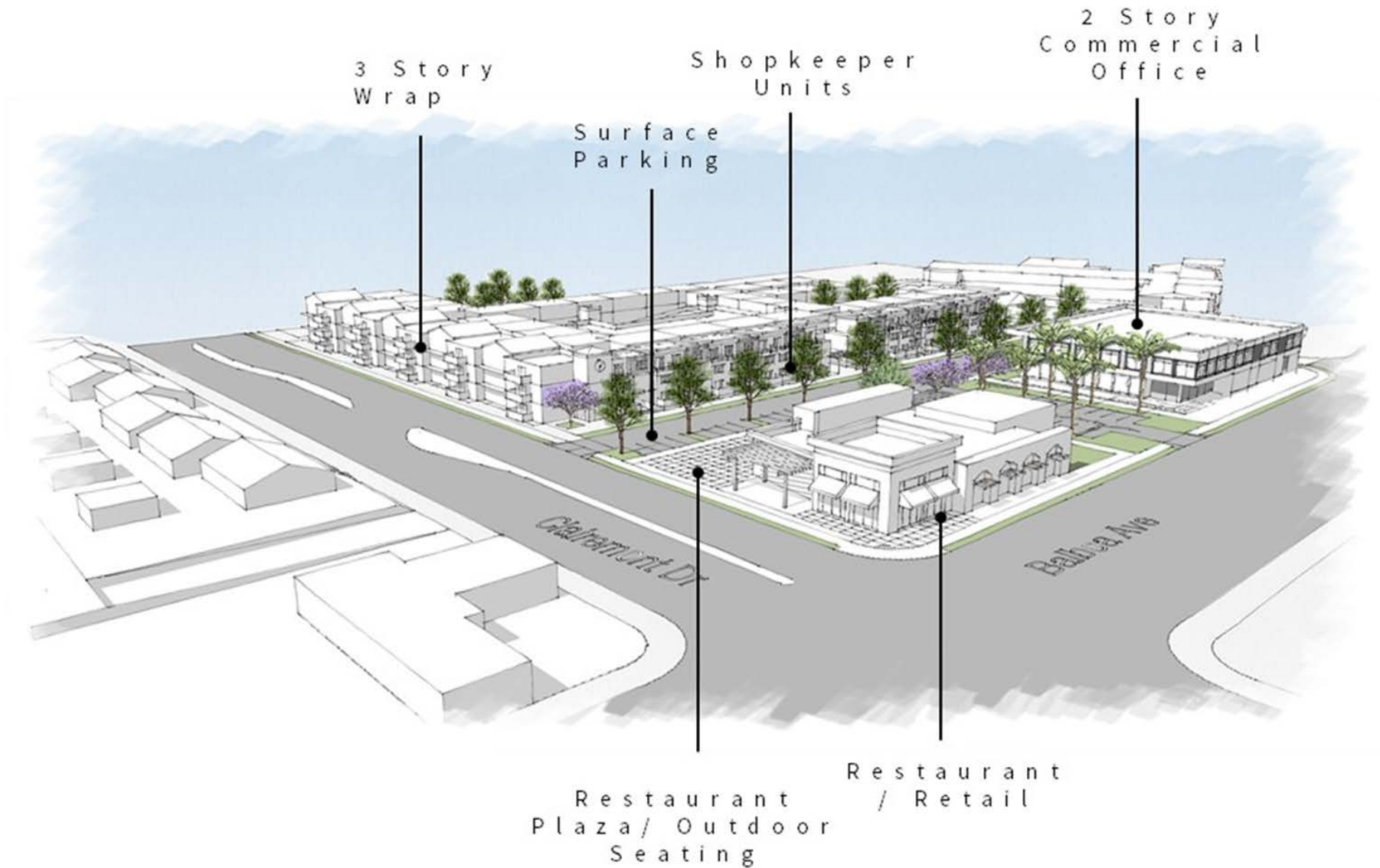
# Balboa Avenue / Clairemont Drive







# Balboa Avenue / Clairemont Drive



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# Balboa Avenue / Clairemont Drive



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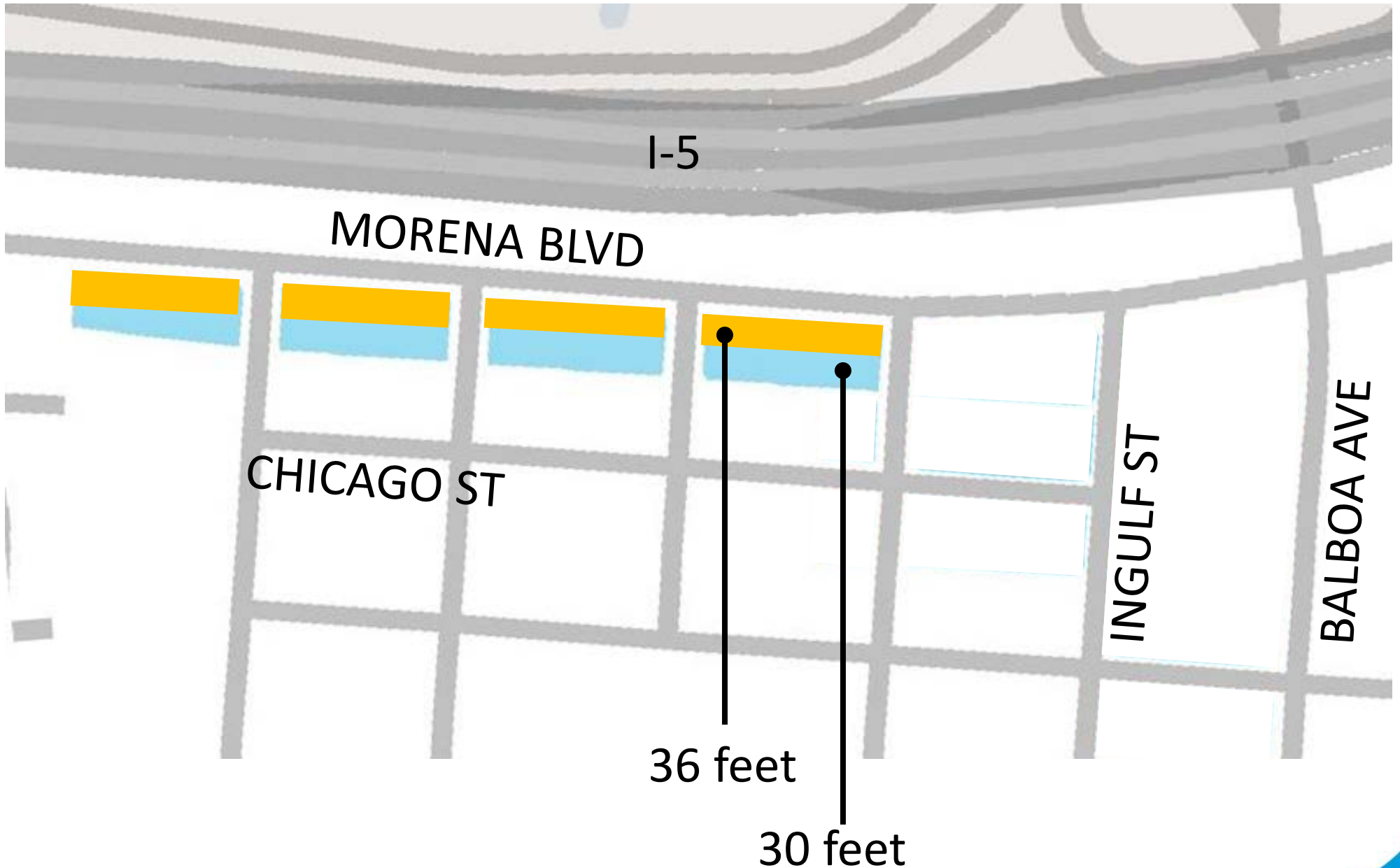


# Morena Boulevard south of Ingulf Street





# Morena Boulevard south of Ingulf Street

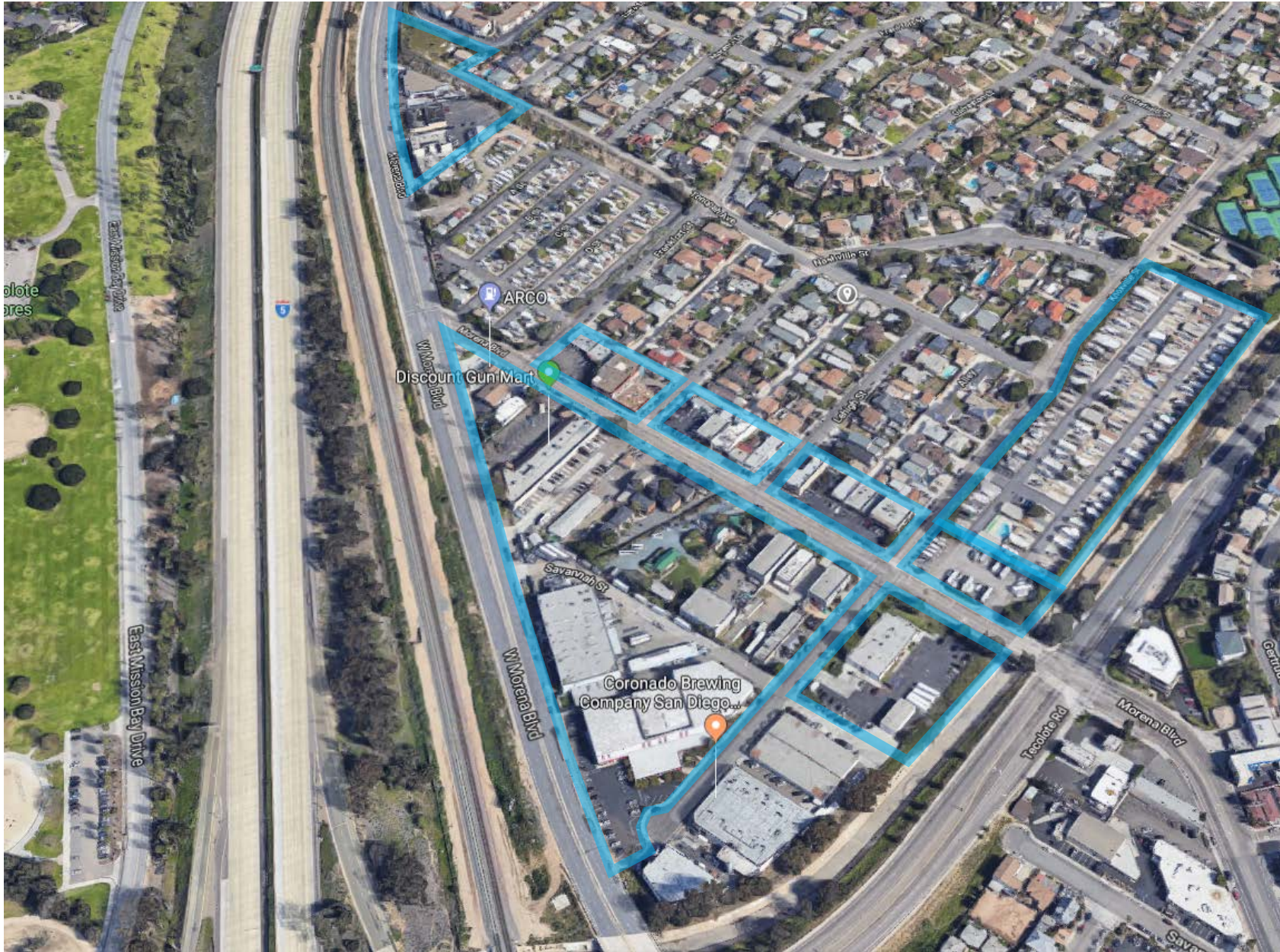


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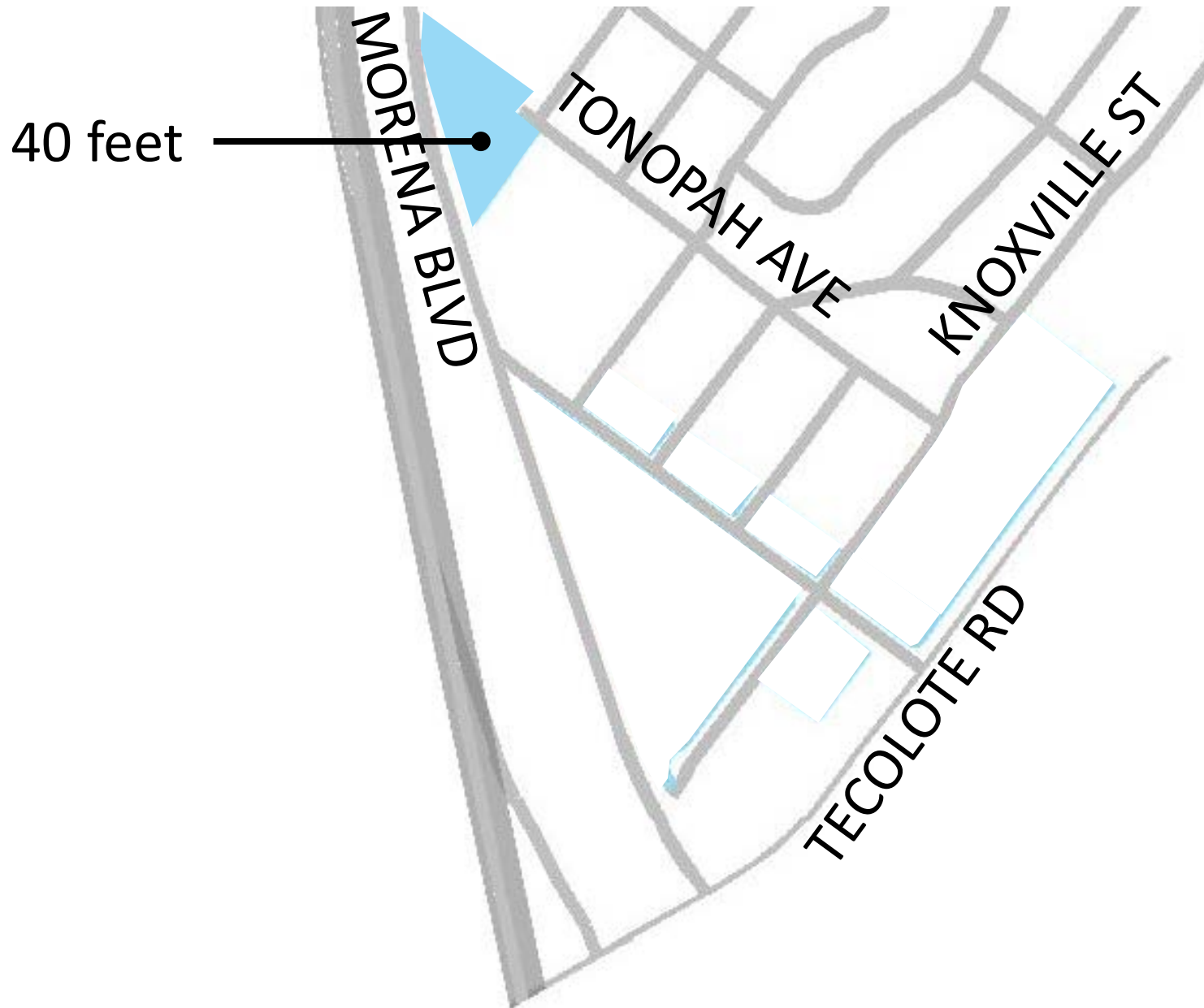
# West Morena Boulevard / Tecolote Road







# West Morena Boulevard / Tecolote Road

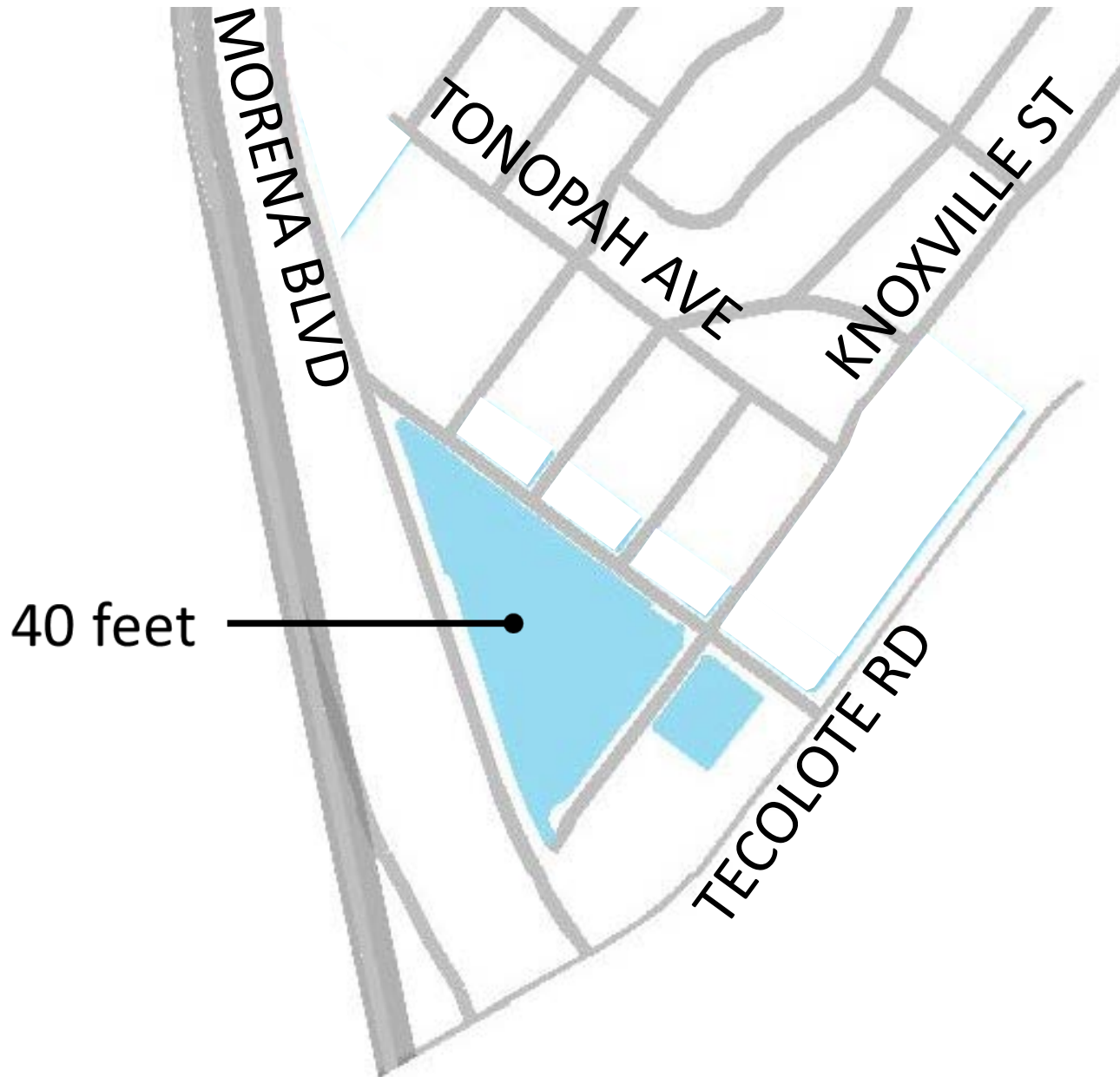


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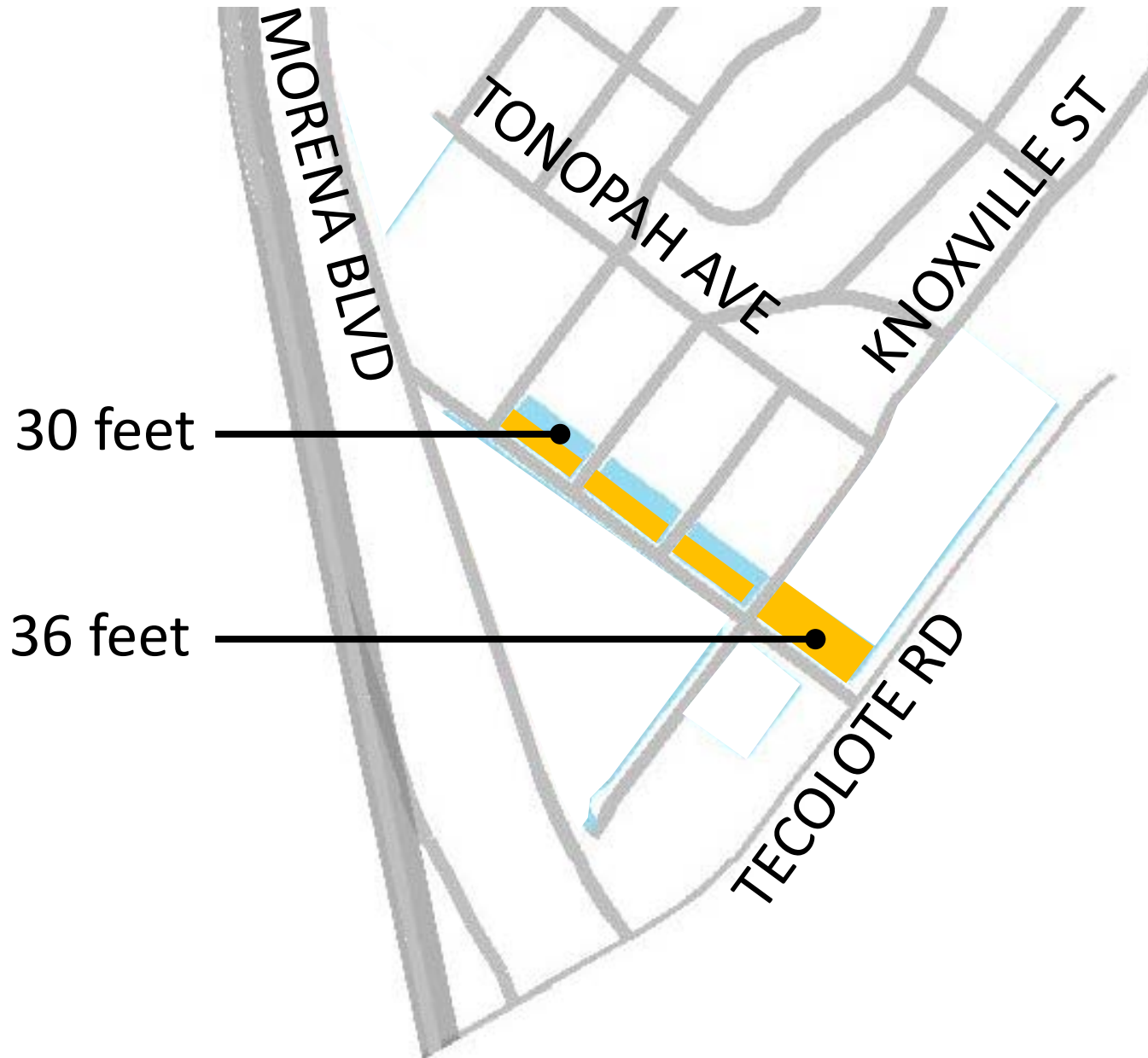
# West Morena Boulevard / Tecolote Road



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# West Morena Boulevard / Tecolote Road

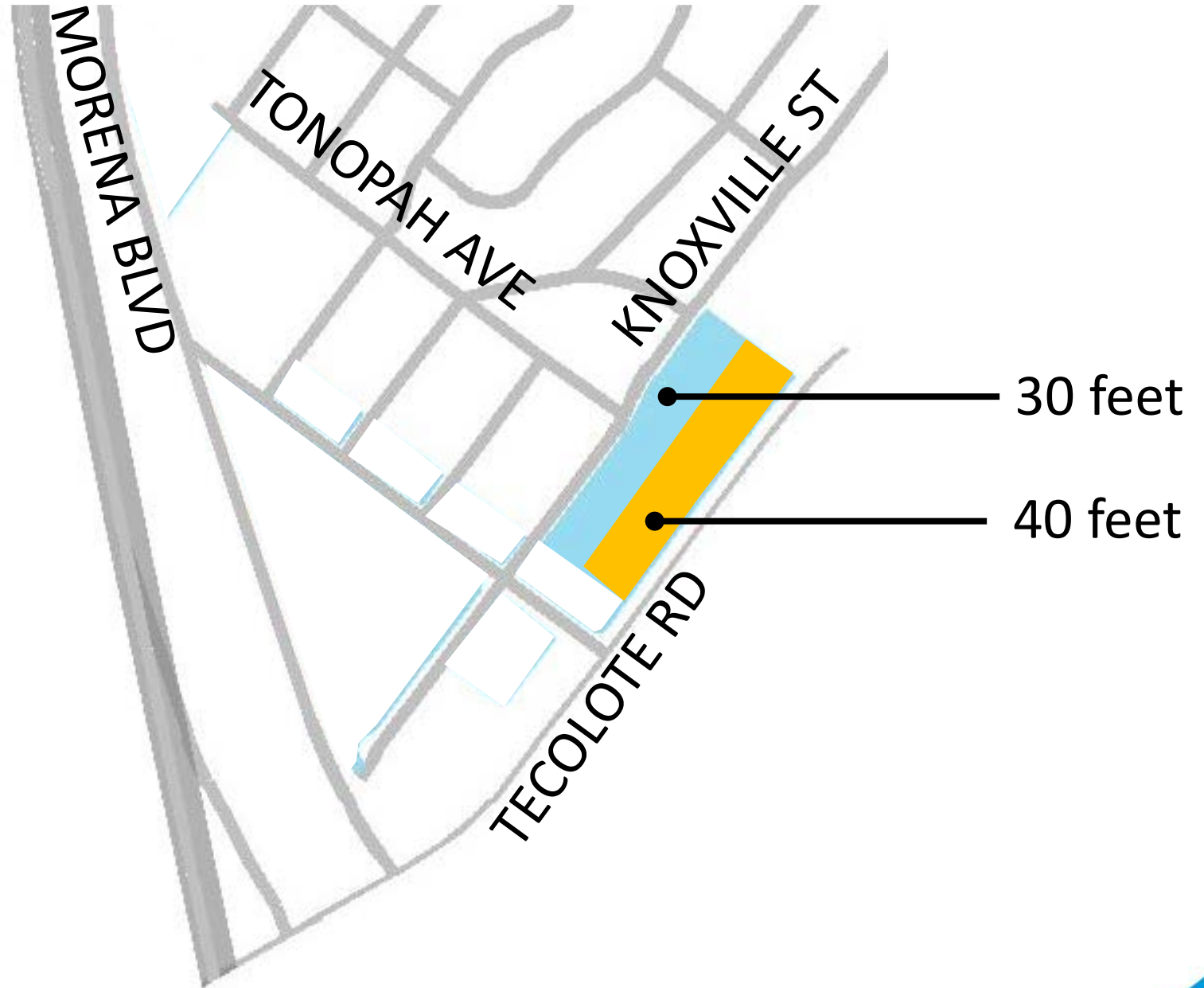


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# West Morena Boulevard / Tecolote Road 8DE



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## Comments