



La Jolla Community Planning Association

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September 6, 2019

TO: Renee Mezo, Project Manager RMezo@sandiego.gov

CC: Council President Pro Tem Barbara Bry barbarabry@sandiego.gov

RE: FOR INCLUSION IN THE #13 CODE REVISION UPDATE – COMPOSITION OF A CARPORT AND EXEMPTION FROM THE FAR

Dear Ms. Mezo,

The La Jolla Community Planning Association at its regular meeting August 1, 2019 adopted the following motion and requests that this be included in the 13th Code Revision Update

The La Jolla Community Planning Association recommends the following code edits to SDMC 113.0234(a)(6).

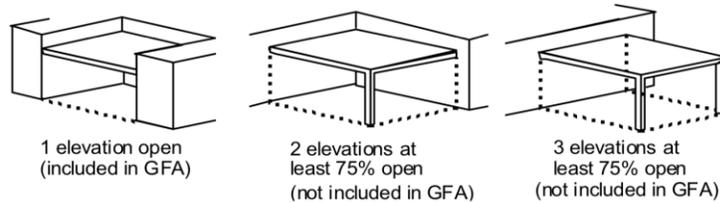
'The intent of this FAR exemption is to provide relief from FAR restrictions for a simple structure that provides overhead shelter for automobiles where the visual impact to the neighborhood is at a minimum. Carports shall be exempt from FAR if they are composed of a roof and post only with a maximum 4 posts. (up to 8"X 8" each) and no walls or doors/gates. The carport may be attached on one side only to the main house, any other "open parking structure" is countable as FAR.

Motion: Passed 14-0-1

Current Code

Article 3: Land Development Procedures Division 2: Rules for Calculation and Measurement (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

- (6) Gross floor area includes on- or above-grade parking structures, garages, and carports that are constructed and maintained with less than two elevations of the element that are at least 75 percent completely open, as shown in Diagram 113-02M, except where the parking structure design meets the exemptions identified in Section 113.0234(d)(3).

Diagram 113-02M Garage / Carports**Justification for Code Change**

There is no promotion (or improvement) of neighborhood quality, character or livability that justifies the conversion of a garage to a carport as called out in **§131.0403 Purpose of the RS (Residential--Single Unit) Zones.**

Developers and City Staff have used an interpretation of the code and accompanying Diagram 113-02M to add square footage to the livable area of the house thus significantly increasing its bulk and scale. This results in negative impact on the surrounding neighborhood character.

Carports lack security, leading to their enclosure with screens, lattice, vines/bushes/plants and other barricades to make it more 'garage' like. These actions, often by subsequent owners who are not aware of the requirement to keep the carport 75% open, are not in keeping with the open design of a carport shown in LDC Diagram 113-02M. City staff is burdened with enforcing compliance for frequent and flagrant disregard of this code section. Neighbors are turned into code compliance officers to police these activities, leading to unnecessary conflict and ill-will. Eliminating this provision of the code will increase property security, reduce bulk and scale, eliminate neighborhood conflict and reduce staff work related to non-compliance. Those desiring a cover over their automobile will be able to provide such within the guidelines addressed in the LJCPA motion.

Please advise La Jolla CPA Trustee Dave Ish dish@san.rr.com , (858) 750-0395 when this issue is going to be reviewed so that he can provide input on behalf of the CPA.

Thank you very much.

Best regards,

Tony Crisafi
President
La Jolla Community Planning Association