

La Jolla Mobility Zones

- Zone 2 (Receiver Zone)
- Zone 4 (Donor Zone)



Mobility Zone 1



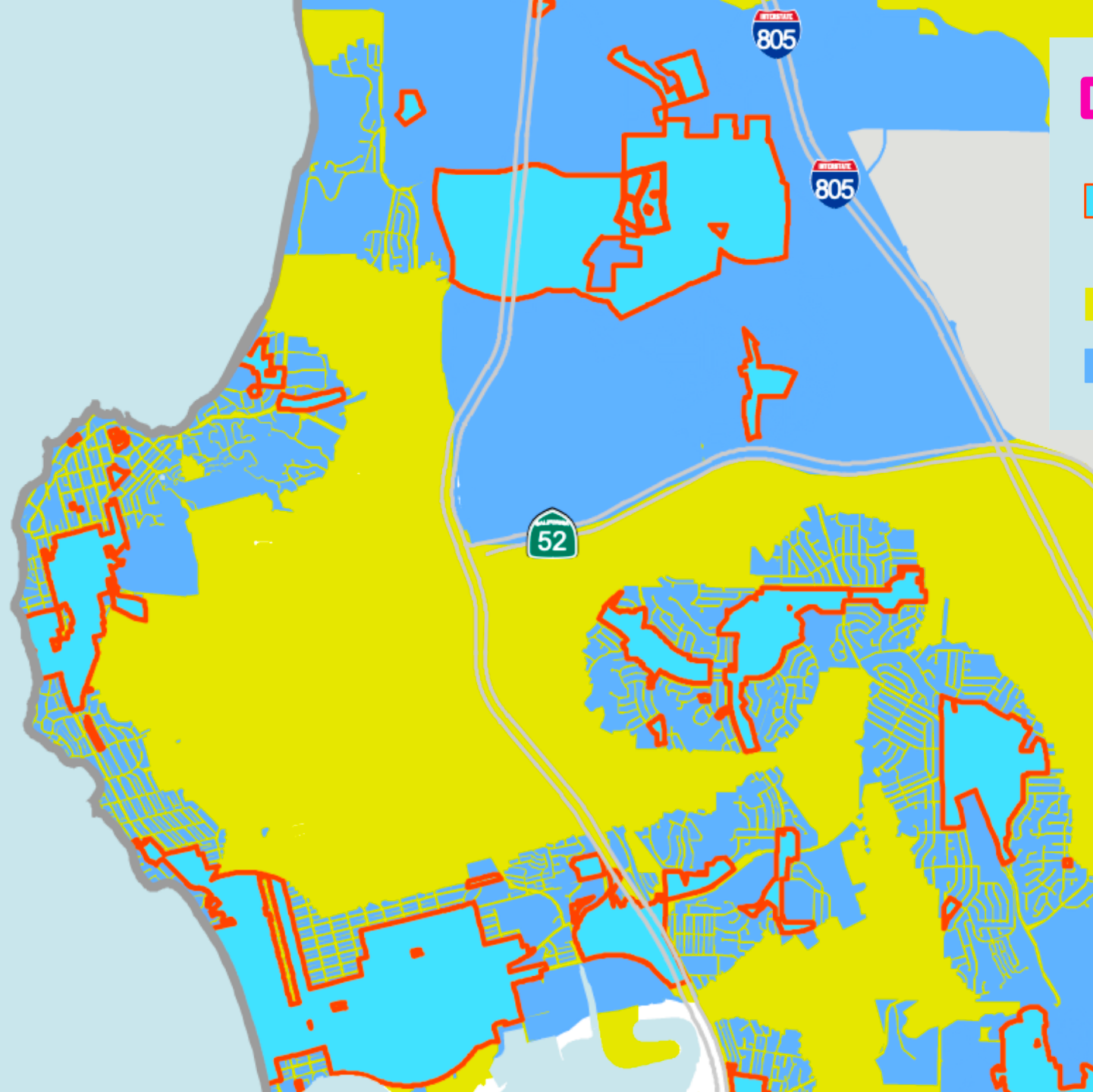
Mobility Zone 2







Mobility Zone 3



Mobility Zone 4



-  Communities of Concern
-  Complete Communities:
Housing Solutions Program Area
-  Lower VMT Efficiency Areas
-  Enhanced Investment Areas

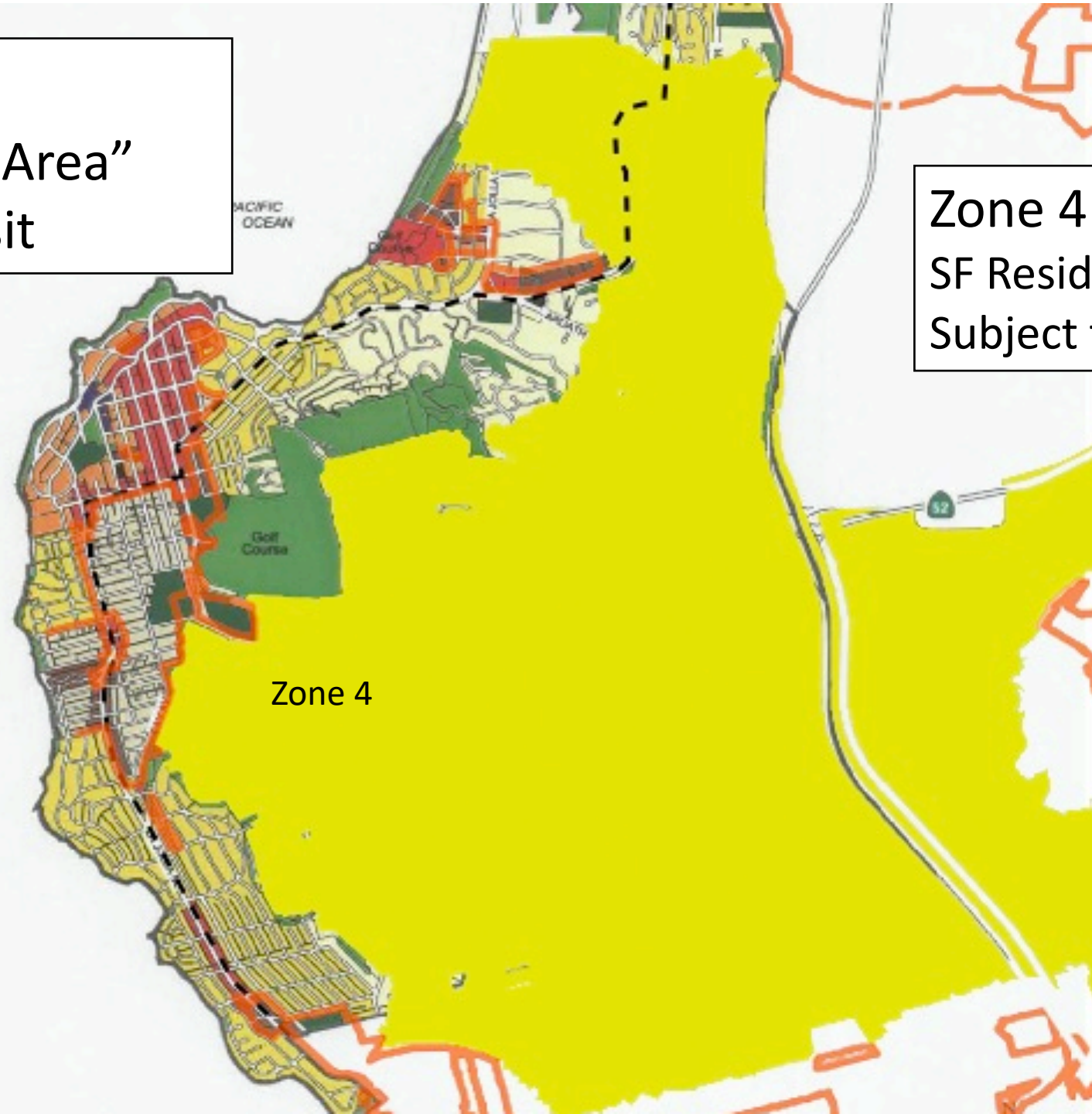
Housing Solutions Program Areas

Outlined Areas
Subject to 4.0 FAR

Zone 2

“Transit Priority Area”

1 Mi. from Transit



Zone 4

SF Residential

Subject to VMT Calculator

Zone 2 4.0 FAR

Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

Route 30 Bus Line



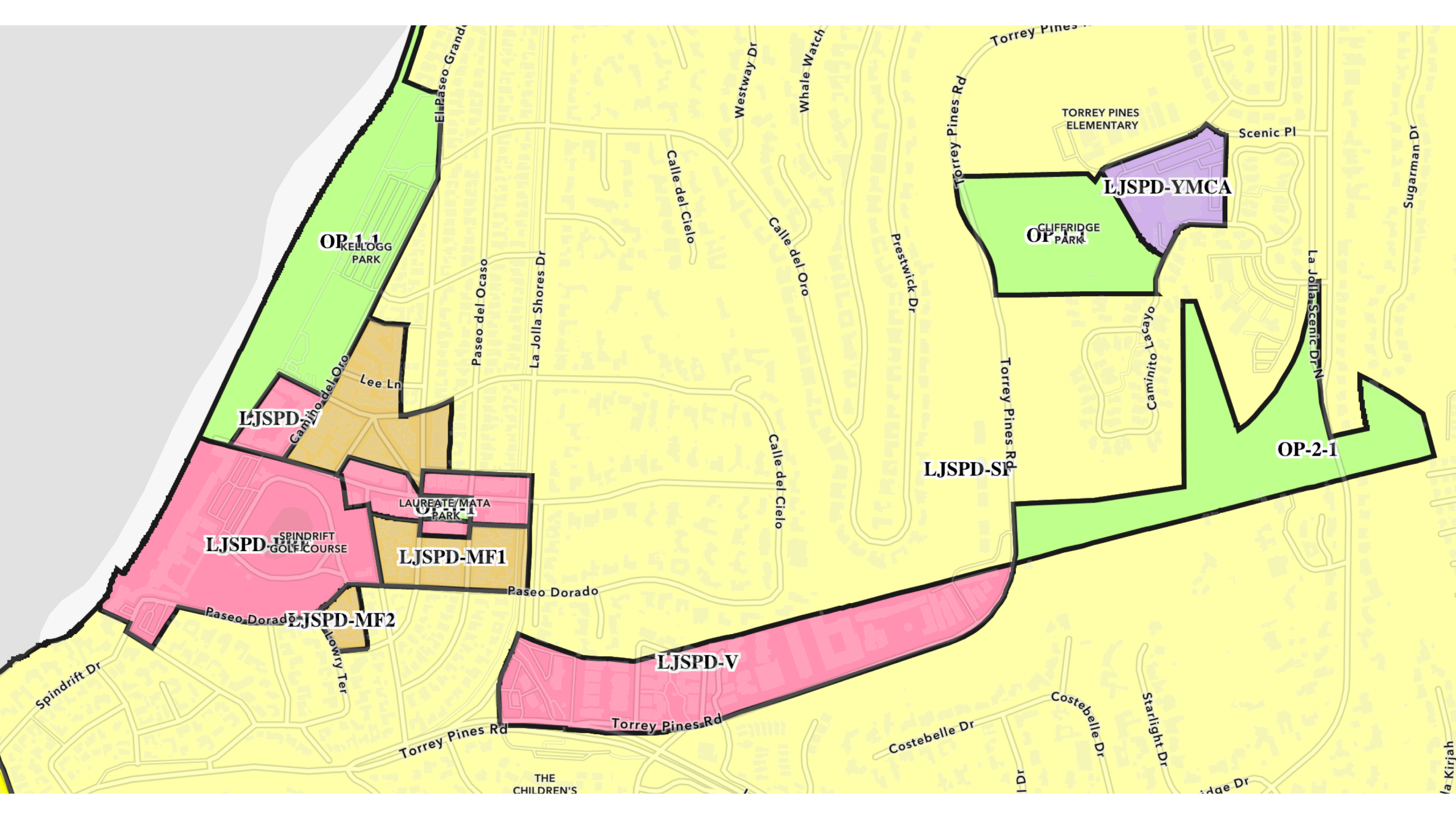
Properties/Areas Included in “Housing Solutions”

1. La Jolla Shores Commercial & MF Residential
2. Beach & Tennis Club
3. “The Throat”: Fire Station & MF Residential
4. Village: MF adjacent to Park Row
5. Upper Girard MF
6. LJ elementary, Middle & High Schools
7. Wind n’ Sea Low-Medium MF Residential
8. LJ Hermosa Commercial
9. Turquoise MF Residential

Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities





OP-1-1
KELLOGG
PARK

LJSPD-SP

LJSPD-SP
SPINDRIFT
GOLF COURSE

OP-1-2
LAUREATE/MATA
PARK

LJSPD-MF1

LJSPD-MF2

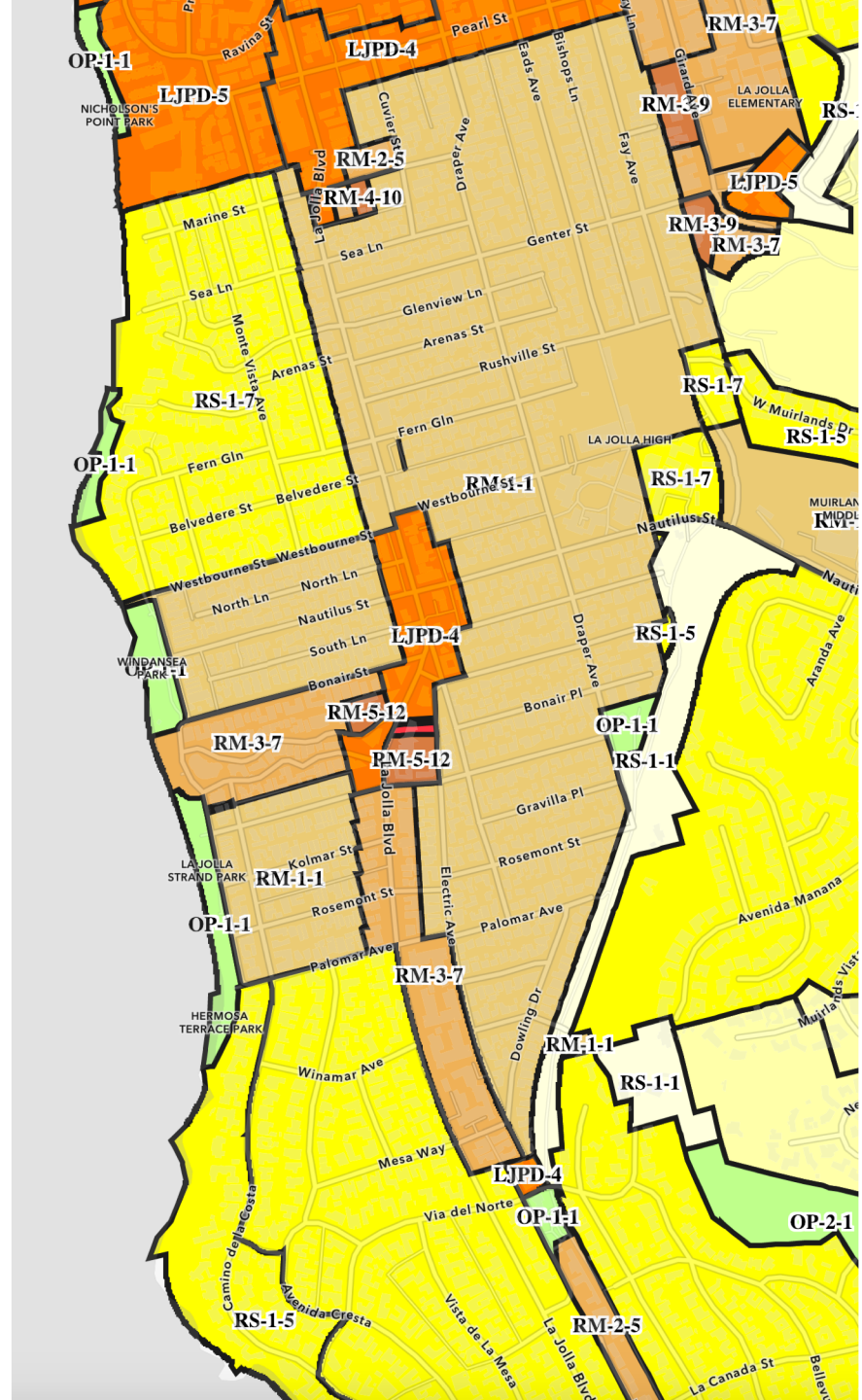
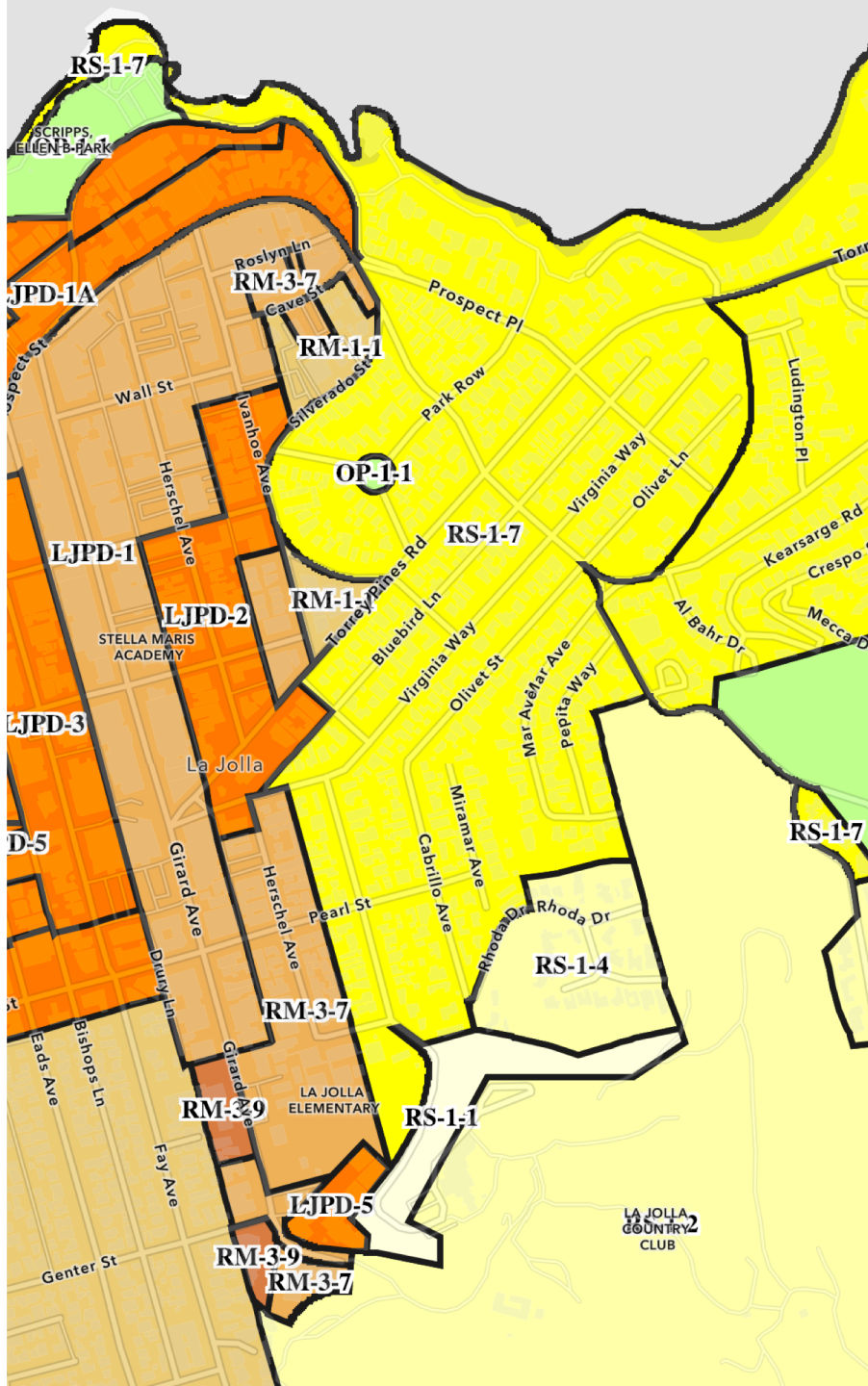
LJSPD-V

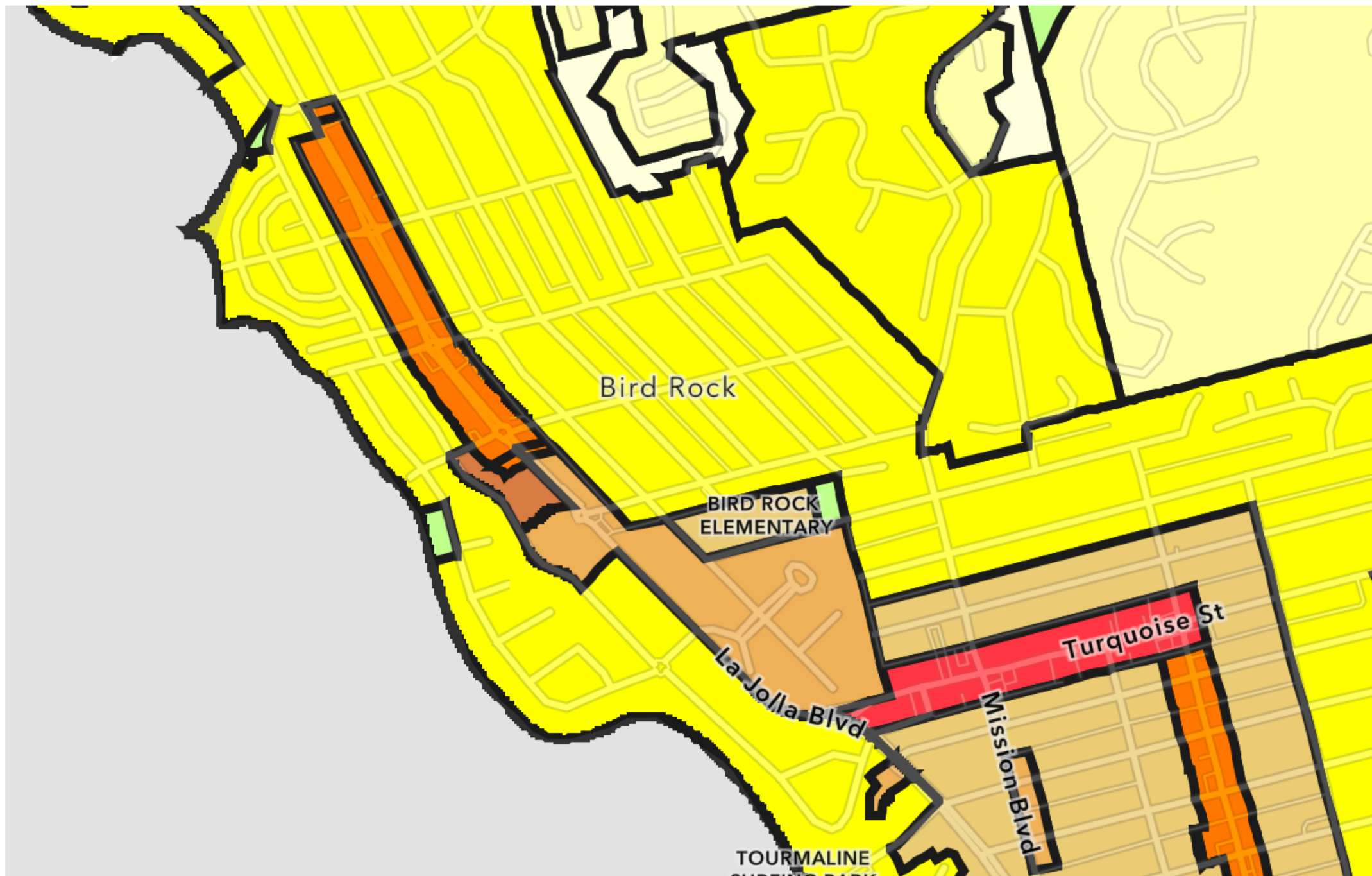
LJSPD-YMCA

OP-1-2
CLIFFRIDGE
PARK

LJSPD-SP

OP-2-1





LJ CPA Recommendation

Remove Coastal Zone from Housing Solutions 4.0 FAR Areas

- A. 4.0 FAR has revised Housing Element in LJCP with no community input
- B. Conflict between 30 Ft. ht. Limit & 4.0 FAR encourages repeal of Prop. D.
- C. Opt-In” Incentives enables Spot Zoning that will undercut LJ Community Plan
- D. No community confidence that Process 2 w/ Community Review will occur
- E. Program encourages loss of Naturally Occurring Affordable Housing (NOAH) in Coastal Zone
- F. Incentives don’t provide sufficient replacement housing to offset loss of NOAH & disruption to community
- G. Other solutions exist to protect current NOAH & to increase affordable housing supply with less disruption
- H. Rte. 30 Bus Line questionable as “transit” trigger to housing program
- I. PEIR for Mobility & Housing uses “unachievable” Coastal Housing densities that sets policy up for failure