

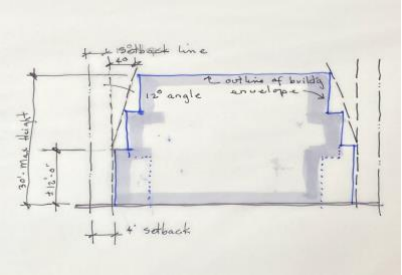
La Jolla Shores PDO Update Matrix – 2021 LDC Update (DRAFT)

	Code Section	Name of Item	Type	Issue	Solutions
1.	1510.0301	La Jolla Shores Design Manual	Correction	To clarify the General Design Regulations for the LJSPD by including the title of the document referenced in the current SDMC paragraph. To bring attention to the La Jolla Shores Design Manual.	Add to LJSPDO §1510.0301 “Resolution No. 210627 adopting the LA JOLLA SHORES DESIGN MANUAL intended to provide design guidelines for the La Jolla Shores Planned District, a copy of which is filed in the office of the City Clerk as Document No. 747629.”
2.	1510.0304 (e)	Single Unit Zoning and LJSPD-SF Zoning	Regulatory Reform	<p>Because the La Jolla Shores Design Manual provides no numerical calculations to regulate the scale of new development in La Jolla Shores, Development Services Department has interpreted the Design Guideline language to mean that no maximum structure size exists in La Jolla Shores. The reviewers do not want to make subjective decisions based on the vague, narrative language of design principles and character of the area stated in the LJS Design Manual and the LJSPDO.</p> <p>Since City staff has not considered limitations on the size of new projects in La Jolla Shores for many years the resulting size of new projects has increased well beyond the maximum size allowed outside those in the LJSPD and has disrupted the architectural unity of La Jolla Shores. Building ever larger structures in LJSPD-SF zone will not create housing for more people; it will only create greater density and degrade the ambiance and character of La Jolla as called for in the La Jolla Community Plan. Currently the residents of</p>	<p>In order to preserve the residential neighborhood character of La Jolla shores, numerical limitations on the size of new structures relative to the size of the lot for new projects within the LJSPD should be established. Establishing numerical limitations on the size of new structures would provide the same degree of protection from oversized projects currently experienced by citizens who live outside of La Jolla Shores. This will facilitate project review and avoid arguments in community review over excessive bulk and scale and community character.</p> <p>Add to §1510.0304 Item (e) Maximum Size of Structure in Relation to Lot Size Utilize the provisions set forth in Land Development Code Chapter 13, Article 1, Division 4, Section 46, Table 131-04J to provide equivalence between LJSPD-SF zone nomenclature and RSU city-wide zone nomenclature with regard to structure to lot ratio.</p>

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				La Jolla Shores are not provided protection from oversized projects that residents outside of La Jolla Shores currently have.	<p data-bbox="1430 256 1961 358"><b>Table 131-04J</b> <b>Maximum <i>Floor Area Ratio</i> in LJSPD-SF Zones</b></p> <table border="1" data-bbox="1430 399 1969 1339"> <thead> <tr> <th data-bbox="1430 399 1738 443">Lot Area (square feet)</th> <th data-bbox="1738 399 1969 443"><i>Floor Area Ratio</i></th> </tr> </thead> <tbody> <tr><td data-bbox="1430 443 1738 487">3,000 and less</td><td data-bbox="1738 443 1969 487">0.70</td></tr> <tr><td data-bbox="1430 487 1738 531">3,001 - 4,000</td><td data-bbox="1738 487 1969 531">0.65</td></tr> <tr><td data-bbox="1430 531 1738 574">4,001 - 5,000</td><td data-bbox="1738 531 1969 574">0.60</td></tr> <tr><td data-bbox="1430 574 1738 618">5,001 - 6,000</td><td data-bbox="1738 574 1969 618">0.59</td></tr> <tr><td data-bbox="1430 618 1738 662">6,001 - 7,000</td><td data-bbox="1738 618 1969 662">0.58</td></tr> <tr><td data-bbox="1430 662 1738 706">7,001 - 8,000</td><td data-bbox="1738 662 1969 706">0.57</td></tr> <tr><td data-bbox="1430 706 1738 750">8,001 - 9,000</td><td data-bbox="1738 706 1969 750">0.56</td></tr> <tr><td data-bbox="1430 750 1738 794">9,001 - 10,000</td><td data-bbox="1738 750 1969 794">0.55</td></tr> <tr><td data-bbox="1430 794 1738 837">10,001 - 11,000</td><td data-bbox="1738 794 1969 837">0.54</td></tr> <tr><td data-bbox="1430 837 1738 881">11,001 - 12,000</td><td data-bbox="1738 837 1969 881">0.53</td></tr> <tr><td data-bbox="1430 881 1738 925">12,001 - 13,000</td><td data-bbox="1738 881 1969 925">0.52</td></tr> <tr><td data-bbox="1430 925 1738 969">13,001 - 14,000</td><td data-bbox="1738 925 1969 969">0.51</td></tr> <tr><td data-bbox="1430 969 1738 1013">14,001 - 15,000</td><td data-bbox="1738 969 1969 1013">0.50</td></tr> <tr><td data-bbox="1430 1013 1738 1057">15,001 - 16,000</td><td data-bbox="1738 1013 1969 1057">0.49</td></tr> <tr><td data-bbox="1430 1057 1738 1101">16,001 - 17,000</td><td data-bbox="1738 1057 1969 1101">0.48</td></tr> <tr><td data-bbox="1430 1101 1738 1144">17,001 - 18,000</td><td data-bbox="1738 1101 1969 1144">0.47</td></tr> <tr><td data-bbox="1430 1144 1738 1188">18,001 - 19,000</td><td data-bbox="1738 1144 1969 1188">0.46</td></tr> <tr><td data-bbox="1430 1188 1738 1232">19,001 and greater</td><td data-bbox="1738 1188 1969 1232">0.4</td></tr> <tr><td data-bbox="1430 1232 1738 1339"></td><td data-bbox="1738 1232 1969 1339"></td></tr> </tbody> </table>	Lot Area (square feet)	<i>Floor Area Ratio</i>	3,000 and less	0.70	3,001 - 4,000	0.65	4,001 - 5,000	0.60	5,001 - 6,000	0.59	6,001 - 7,000	0.58	7,001 - 8,000	0.57	8,001 - 9,000	0.56	9,001 - 10,000	0.55	10,001 - 11,000	0.54	11,001 - 12,000	0.53	12,001 - 13,000	0.52	13,001 - 14,000	0.51	14,001 - 15,000	0.50	15,001 - 16,000	0.49	16,001 - 17,000	0.48	17,001 - 18,000	0.47	18,001 - 19,000	0.46	19,001 and greater	0.4		
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3.	1510.0107 (a)	Fences & Retaining Wall Height in LJS PDO	Regulatory Reform	The LJS PDO provides no numerical regulations governing fences and retaining walls. The Design Principle section in the LJSPDO states, “. . . no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area.” Numerical limitations on the height of fences and retaining walls are part of the intent of this requirement to enhance the existing neighborhood character and ambiance, but without numerical guidelines, DSD has not regulated the height of fences and retaining walls in the LJSPD. Currently the residents of La Jolla Shores are not provided the same protection from high fences and retaining walls as residents in the rest of San Diego.	Add SDMC Chapter 14, Article 2, Division 3 to § 1510.0107 (a)

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4.	§1510.0304 (j)	Angled Stepped Back Building Envelope	Regulatory Reform	<p>The La Jolla Community Plan recommends design that promotes visual harmony in the transitions between new and existing structures. “Structures with front and side yard facades that exceed one story should slope or step back additional stories up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.” (La Jolla Community Plan, page 90). The LJS PDO provides no numerical guidelines to achieve this recommendation in the community plan. The proposed code amendment will provide a numerical guideline for an angled, stepped back building envelope that will reduce the perception of bulk and prevent the wall effect along the street as viewed from the public right of way. It will also provide greater flexibility in design and facilitate project review.</p>	<p>Amend Section §1510. 0304 add text under (c) as a new item: “(1) An angled step back building envelope plane shall be required adjacent to required side, front and rear yards setback beginning at 12 feet or the 1<sup>st</sup> story at a minimum of 12 degrees and again at 24 feet or the 2<sup>nd</sup> story at a minimum of 12 degrees to the maximum building height. The angled building envelope planes shall be measured in accordance with Diagram XX”, and to include a new diagram (temporary title “Diagram XX” see uploaded file New SDMC 1510 0304 c 1 underline.docx).</p> 
5.	1510.0304(a)	Dwelling Unit Density	Regulatory Reform	<p>Proponents of increased dwelling unit density have attempted to interject ambiguity into this Section by arguing that it only applies to lots or parcels created after 1972. The proposed addition would vitiate such an argument.</p>	<p>Add the following sentence to subdivision (a): This Section shall apply to all existing and proposed lots or parcels, regardless of when created or if created by lot line adjustment, in the Single-Family Zone, designated on that certain map referenced in Section 1510.0102.</p>