

How to Measure Height in the Coastal Zone

Kyle Goossens, Reviewer (619) 446-5475/Denise Vo, Project Manager (619) 446-5212:
Response in 9/28/2020 Assessment Letter LDR Planning Preliminary Review
Re: 7792 Senn Way, La Jolla

Q: We (Project Applicant) would also like to know if staff agrees with the way in which the building height has been determined as well as the way in which it has been displayed.

A: In the LJSPD-SF zone, no structure may be over 30 feet in height. Height is measured vertically from the existing grade or proposed grade, whichever is lower, to form an imaginary plane that is parallel to grade, below which all buildings and structures must be located. A two part calculation is required to measure structure height including:

- Plumb line measurement. The structure height is measured from all points on top of a structure to existing grade or proposed grade, whichever is lower, directly below each point. This measurement is taken vertically through the structure at each point where structure height is being measured.
- Overall Height Measurement. The overall structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure's perimeter (building wall, balcony, bay window, or similar architectural projection) or at the property line, whichever is closer, to the highest point of the structure, projected horizontally to directly above this lowest point of grade.
- The overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less.

As the site is within the Coastal Height Limit Overlay Zone, The height of a building is measured to the uppermost point of the structure or any appurtenance placed upon the roof thereof, including signs, penthouses, mechanical equipment, chimneys, vent stacks, spires, or steeples, or other projections.

The base of the measurement shall be taken from finished grade in accordance with the 1970 Uniform Building Code. The height shall be measured from the highest adjoining sidewalk or ground surface within 5 feet of the structure, provided that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 10 feet.

Proposed structure must comply with the height, calculated by all measurements in the Land Development Code. Provided project exhibit shows conformance to the overall height measurement, however further information such as existing and proposed grade, plumb line measurement, etc is needed to determine if the height is in full conformance.