

ORDINANCE NUMBER O- 15667 (New Series)

Adopted on FEB 16 1982

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION NOS. 103.0301, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6, 103.0305 AND 103.0306 AND BY ADDING SECTION 103.0304.7, ALL REGARDING THE LA JOLLA SHORES PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 3 of the San Diego Municipal Code be, and it is hereby amended by amending Section Nos. 103.0301, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6, 103.0305 and 103.0306 to read as follows:

SEC. 103.0301 BOUNDARIES

The regulations as defined herein shall apply in the La Jolla Shores Planned District which is within the boundaries of the La Jolla Shores Area in the City of San Diego, California, designated on that certain Map Drawing No. C-403.3 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 00-15667.

SEC. 103.0304.1 SINGLE-FAMILY ZONE - PERMITTED USES

In the Single-Family (SF) Zone, designated on that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof shall be erected,

constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following uses:

[No amendment to subsections 1 through 7.]

A. DWELLING UNIT DENSITY REGULATION

In the following Single-Family Zone, designated on that certain map referenced in SEC. 103.0301 unless specified otherwise, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. However, in no instance shall the density exceed one unit per acre for areas which have a slope ratio of 25 percent or greater. Dwelling units that are allowed by computing density for those areas with a slope ratio of less than 25 percent may not be placed on slopes with a ratio of 25 percent or greater. In the event the subject parcel is not adjacent to or within 300 feet of subdivided and/or developed lots or parcels so that an average of dwelling unit density within 300 feet can be reasonably obtained, then said parcel shall be limited in dwelling-unit density by the regulation described below under paragraph B.1 of this same section.

B. SPECIFIC TRACT REQUIREMENTS

In the following specific areas designated on that certain map referenced in SEC. 103.0301, no tract shall be occupied by more dwelling units than the number permitted below:

1. The dwelling unit density of Tracts A and B shall be limited to one unit for every 40,000 square feet of net land area with a slope ratio of 25 percent or greater and one unit for every 20,000 square feet of net land area with a slope ratio less than 25 percent. Dwelling units that are allowed by computing density for those areas with a slope ratio of less than 25 percent may not be placed on slopes with a ratio of 25 percent or greater. Before calculating the number of permitted dwelling units and to determine the net land area within a particular tract, the amount of area proposed for public rights-of-way, private roadways and public or commercial parking shall be deducted from the gross tract area.

2. Where development under a PRD is permitted as provided for under Section 101.0900 of the Municipal Code, no more than eight dwelling units shall be permitted on any one acre. Parking under a "cluster" concept shall be provided at a ratio of two private spaces and one public or communal space per living unit.

3. Tract A, a portion of Pueblo Lot 1297, bounded generally by P.L. 1298 and the subdivisions of La Jolla Shores Terrace, La Jolla Coasta Dorada, and La Jolla Shores Heights, may be developed under a PRD or as a standard subdivision.

4. Tract B, a portion of Pueblo Lots 1265, 1266 and 1267, bounded generally by Ardath Road, La Jolla

Scenic Drive, Interstate 5 and the westerly prolongation of the northerly line of La Jolla Kirjah Park Subdivision may be developed under a PRD or as a standard subdivision.

5. Tract D, a portion of Pueblo Lot bounded generally by Torrey Pines Road, the westerly line of Prestwick Estates Unit No. 1 and the northerly line of Pueblo Lot 1289 may be developed as follows:

a. This tract may be developed as a PRD or as a standard subdivision. Clustering the units is encouraged.

b. The dwelling unit density of Tract D shall be limited to one unit for every 40,000 square feet of net land area with a slope ratio of 25 percent or greater and 1 unit for every 4,000 square feet of net land area with a slope ratio of less than 25 percent.

c. No development or grading shall occur in areas with a slope of 25 percent or greater and these slopes be placed in a permanent open space easement, except that minor encroachments less than .25 acre into such slopes may be permitted pursuant to a Planned Residential Development Permit.

d. Development shall minimize drainage and erosion impacts resulting from land disturbance.

e. Continuity with any future bikeway or exclusive bus lane along Torrey Pines Road shall

be provided.

f. Existing landscaping and tall trees shall be preserved and replaced only in the actual building site area; and extensive landscaping, including trees, shall be provided along Torrey Pines Road and all graded slopes.

g. The furnishing of a geotechnical report at the tentative map stage is encouraged to insure that the site is stable enough to support the proposed development.

h. Vehicular access to Torrey Pines Road shall be limited to one curb cut not to exceed 30 feet.

i. In this particular tract a 45-foot-plus roof height limit may be observed to permit the preservation of trees and minimize the cutting of slopes.

6. [No amendment to this paragraph-renumbered from 7.]

7. [No amendment to this paragraph-renumbered from 8.]

8. [No amendment to this paragraph-renumbered from 9.]

9. Tract I, portion of Blocks 1, 2, Leavitt's Addition, Map 117, westerly of Gilman Drive, shall be developed as follows:

a. The maximum density provided shall be one dwelling unit for every 40,000 square feet of

land area.

b. [No amendment to this subsection.]

c. [No amendment to this subsection.]

d. [No amendment to this subsection.]

e. [No amendment to this subsection.]

C. SITING OF BUILDINGS

[No amendment to this subsection.]

D. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. Exceptions: In Tract D, the maximum height shall be 45 feet plus roof, and in Tract F the maximum height shall be 32 feet plus roof as designated on that certain map referenced in Section 103.0301.

E. MAXIMUM LOT COVERAGE

[No amendment to this subsection.]

F. LANDSCAPE REGULATIONS

1. In the Single-Family Zone designated on that certain map referenced in Section 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent of the total parcel area.

2. [No amendment to this subsection.]

3. [No amendment to this subsection.]

G. OFF-STREET PARKING

[No amendment to this subsection.]

H. SIGN REGULATIONS

[No amendment to this subsection.]

SEC. 103.0304.2 MULTI-FAMILY ZONES - PERMITTED USES

In the Multi-Family (MF) Zones, designated on that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof shall be erected, constructed, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes:

[No amendment to subsections 1 through 8]

A. DWELLING UNIT DENSITY REGULATIONS

In the Multi-Family (MF1 and MF2) Zones, designated on that certain map referenced in SEC. 103.0301 unless specified otherwise, no lot or parcel shall be developed or occupied by more than one unit for every 2,200 square feet of lot area in the MF1 Zone and one unit for every 1,000 square feet of lot area in the MF2 Zone.

B. SITING OF BUILDINGS

[No amendment to this subsection.]

C. BUILDING HEIGHTS

In the Multi-Family Areas (MF1 and MF2), designated on that certain map referenced in SEC. 103.0301, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof. Exception: Blocks 3, 7, 8 and 9, La Jolla Shores Unit No. 1 shall have a maximum building height of 32 feet plus roof.

Under no condition will any part of the building,

including utility poles, electrical transmission towers, chimneys, ventilators, plumbing stacks, radio and television reception antennas, flagstaffs, elevator shafts and like appurtenances, exceed 53 feet in height.

D. LOT COVERAGE

[No amendment to this subsection.]

E. LANDSCAPING REGULATIONS

1. In the MF areas, designated on that certain map referenced in SEC. 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than 30 percent of the total parcel area.

[No amendment to subsections 2 and 3.]

F. OFF-STREET PARKING

[No amendment to this subsection.]

G. SIGN REGULATIONS

[No amendment to this subsection.]

SEC. 103.0304.3 VISITOR ZONE

In the Visitor (V) Zone, designated on that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

[No amendment to subsections 1 through 5.]

A. GUEST ROOM DENSITY REGULATIONS

In the Visitor Zone, designated on that certain map referenced in SEC. 103.0301, no lot or parcel shall be occupied by more than one dwelling unit or two guest rooms for every 1,000 square feet of land area.

B. SITING OF BUILDINGS

[No amendment to this subsection.]

C. MAXIMUM BUILDING HEIGHT

In the Visitor Zone designated on that certain map referenced in SEC. 103.0301, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof.

D. MAXIMUM LOT COVERAGE

[No amendment to this subsection.]

E. LANDSCAPE REGULATIONS

1. In the Visitor Zone, designated on that certain map referenced in SEC. 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways, shall be landscaped which may include native materials and in no case shall this landscaped area be less than 30 percent of the total parcel area.

[No amendment to subsections 2 and 3.]

F. OFF-STREET PARKING REQUIREMENTS

[No amendment to this subsection.]

G. SIGN REGULATIONS

[No amendment to this subsection.]

SEC. 103.0304.4 COMMERCIAL CENTER

In the Commercial Center (CC), designated on that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

[No amendment to subsections 1 through 4.]

A. COMMERCIAL CENTER ZONE DENSITY REGULATIONS

In the Commercial Center Zone, designated on that certain map referenced in SEC. 103.0301, commercial structures may occupy 100 percent of the lot or parcel.

B. BUILDING HEIGHTS

In the Commercial Center Zone, designated on that certain map referenced in SEC. 103.0301, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 32 feet plus roof.

C. OFF-STREET PARKING REQUIREMENTS

[No amendment to this subsection.]

D. PARKING REQUIREMENTS

[No amendment to this subsection.]

E. SIGN REGULATIONS

[No amendment to this subsection.]

F. PARKING LOCATION

1. Required off-street parking for uses in the

Commercial Center Area (CC), designated on that certain map referenced in SEC. 103.0301, may not be located on the front 50 percent of the lot except when such parking is located on the second story or above. Also, required off-street parking for uses in the Commercial Center Area may be located in whole or in part on nearby land provided that all of the following criteria are met:

a. Some portion of the parking area is within 400 feet horizontal distance of the premises on which the use requiring off-street parking is located, and provided that said parking area is in the Commercial Center (CC) and Multi-Family (MF) Areas, designated on that certain map referenced in SEC. 103.0301.

b. [No amendment to this subsection.]

SEC. 103.0304.5 PUBLIC PARK AREA

In the Public Park (PP) Area, designated on that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for park purposes.

SEC. 103.0304.6 NORTHWEST YMCA

In the area designated on that certain map referenced in SEC. 103.0301 as "YMCA," no building or improvement or portion thereof shall be erected, constructed, converted, established altered or enlarged, nor shall any premises be used except for YMCA purposes.

A. GENERAL DESIGN REGULATION

[No amendment to this subsection.]

B. SITING OF BUILDINGS

[No amendment to this subsection.]

C. MAXIMUM LOT COVERAGE

[No amendment to this subsection.]

D. LANDSCAPE REGULATIONS

[No amendment to this subsection.]

E. OFF-STREET PARKING REQUIREMENTS

[No amendment to this subsection.]

F. SIGNS

[No amendment to this subsection.]

SEC. 103.0305 OFF-STREET PARKING CONSTRUCTION, MAINTENANCE
AND OPERATION REGULATIONS

The following off-street parking construction, maintenance and operation regulations shall apply to all parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. Off-street parking shall also be in substantial conformance with the Architectural Controls as specified within this Division. Substantial conformance shall be determined by the Planning Director; said determination shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Section 103.0302.4.

[No amendment to subsections A through I.]

J. Dimensions

1. Parking spaces shall have a minimum width of eight and one-third feet and a minimum depth of 20 feet except for spaces for less than standard size cars as authorized by this section, which shall have a minimum width of seven and one-half feet and a minimum depth of 15 feet.

2. Fifty percent of the total minimum parking requirement may be allocated to compact car spaces; commencing January 1, 1983, this allocation may be increased to 60 percent.

3. Compact car spaces shall be clearly designated and all necessary markings and signs shall be maintained and/or replaced on a regular interval as may be necessary. When existing parking areas are redesigned to accommodate compact car spaces, the old signs and space markings shall be removed or completely covered in an appropriate manner as approved by the Planning Director.

[No amendment to subsections K through P.]

SEC. 103.0306 SPECIAL REGULATIONS

[No amendment to subsections A through G.]

H. TENNIS COURTS

No tennis courts shall be lighted past 10 p.m.

Section 2. That Chapter X, Article 3, Division 3 of the San Diego Municipal Code be, and it is hereby amended by adding Section 103.0304.7 to read as follows:

SEC. 103.0304.7 PRIVATE RECREATION FACILITY

In the area designated on that certain map referenced in SEC. 103.0301 as "PRF," no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following uses:

1. Private recreation facilities including:
 - a. tennis courts.
 - b. golf course.
 - c. guest units.
 - d. restaurant.
 - e. swimming pool.
 - f. meeting rooms.
 - g. business area catering to above uses.

2. Upon recommendation by the Planning Director, any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated above and consistent with the purpose and intent of the Private Recreation Facility Zone and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. DENSITY

In the Private Recreation Facility Zone designated on that certain map referenced in SEC. 103.0301, the guest unit density shall not exceed 6.3 guest units per acre.

B. DEVELOPMENT REGULATIONS

New development shall be compatible with the style, scale and character of the existing development in the zone.

An open park-like setting should be provided through use of open space, view corridors, landscaping and appropriate street setbacks.

C. SETBACK REQUIREMENTS

New structures or additions shall not encroach on sandy beach areas with the exception of necessary erosion control devices consistent with the La Jolla Shores Local Coastal Program Addendum.

Building and structure setbacks shall be in general conformity with those in the vicinity.

D. SIGN REGULATIONS

All signs shall conform to the regulations of SEC. 103.0304.3G.

E. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 30 feet.

F. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 50 percent of the lot or parcel.

G. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and

driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area.

2. Existing mature trees and landscaping features such as ponds shall be retained where feasible. New landscaped areas shall respect types and patterns of existing landscaping.

3. All landscape material shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material.

H. OFF-STREET PARKING

Parking shall be provided with a minimum of permanently maintained off-street parking spaces as follows. The required parking shall be located on the premises.

1. For each guest unit - 1.2 spaces.

2. For each tennis court - four spaces.

3. For restaurants - one space per 200 square feet of gross floor area.

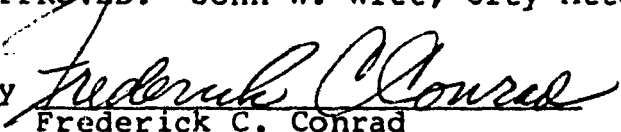
4. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no

building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: John W. Witt, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

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1/7/82
Or.Dept:Plan.
O-82-118
form:o+t
Rev.2/3/82

LA JOLLA SHORES PLANNED DISTRICT (AMENDMENTS)

"Strike-out" - Old Language
"Underline" - New Language

SEC. 103.0300 PURPOSE AND INTENT

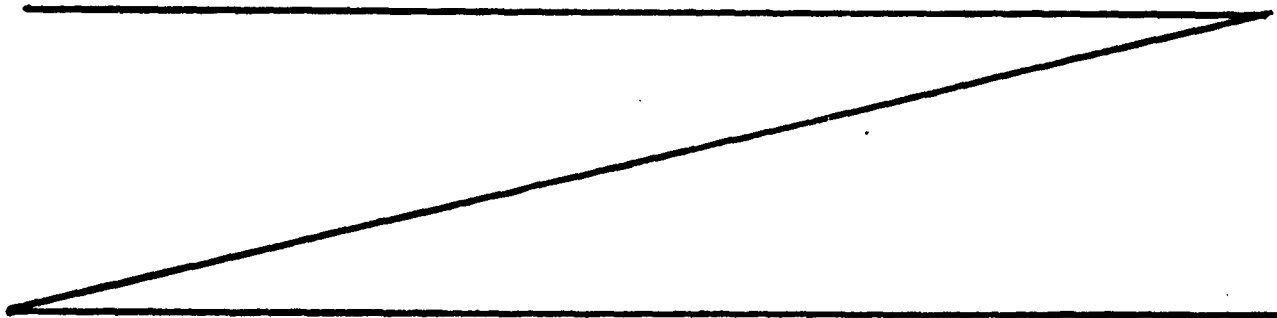
(No amendment to this section)

SEC. 103.0301 BOUNDARIES

The regulations as defined herein shall apply in the La Jolla Shores Planned District which is within the boundaries of the La Jolla Shores Area in The City of San Diego, California, designated on that certain Map Drawing No. C-403.2 3 and described in the appended boundary description, filed in the office of the City Clerk under Document No. ~~755696~~, _____.

SEC. 103.0302 - 103.0304

(No amendment to these sections)



SEC. 103.0304.1 SINGLE-FAMILY ZONE - PERMITTED USES

In the Single-Family (SF) Zone, designated on ~~Map Drawing No. C-403.2~~, that certain map referenced in SEC. 103.0301 no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following uses:

1.-7. (No amendment to these paragraphs).

A. DWELLING UNIT DENSITY REGULATION

In the following Single-Family Zone, designated on ~~Map Drawing No. C-403.2~~ that certain map referenced in SEC. 103.0301 unless specified otherwise, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. However, in no instance shall the density exceed one unit per acre for areas which have a slope ratio of 25 percent or greater. Dwelling units that are allowed by computing density for those areas with a slope ratio of less than 25 percent may not be placed on slopes with a ratio of 25 percent or greater. In the event the subject parcel is

not adjacent to or within 300 feet of subdivided and/or developed lots or parcels so that an average of dwelling unit density within 300 feet can be reasonably obtained, then said parcel shall be limited in dwelling unit density by the regulation described below under paragraph "B.1.," of this same section.

B. SPECIFIC TRACT REQUIREMENTS

In the following specific areas designated on ~~Map Drawing~~ ~~e-403.2~~ that certain map referenced in SEC. 103.0301 no tract shall be occupied by more dwelling units than the number permitted below:

1. The dwelling unit density of ~~all undeveloped~~ Tracts A ~~through D~~ and B shall be limited to one unit for every 40,000 square feet of net land area with a slope ratio of 25 percent or greater and one unit for every 20,000 square feet of net land area with a slope ratio less than 25 percent. Dwelling units that are allowed by computing density for those areas with a slope ratio of less than 25 percent may not be placed on slopes with a ratio of 25 percent or greater. Before calculating the number of permitted dwelling units and to determine the net land area within a particular tract, the amount of area proposed for public rights-of-way, private

roadways and public or commercial parking shall be deducted from the gross tract area.

2. Where development under a PRD is permitted as provided for under Section 101.0900 of the Municipal Code, no more than eight dwelling units shall be permitted on any one acre. Parking under a "cluster" concept shall be provided at a ratio of two private spaces and one public or communal space per living unit.
3. Tract A, a portion of Pueblo Lot 1297, bounded generally by P.L. 1298 and the subdivisions of La Jolla Shores Terrace, La Jolla Coasta Dorada, and La Jolla Shores Heights, may be developed under a PRD or as a standard subdivision.
4. Tract B, a portion of Pueblo Lots 1265, 1266 and 1267, ~~1269 and 1290~~ bounded generally by Ardath Road, La Jolla Scenic Drive, Interstate 5 and the ~~easterly~~ westerly prolongation of the northerly line of La Jolla ~~Vista Estates~~ Kirjah Park Subdivision may be developed under a PRD or as a standard subdivision.
5. Tract D, a portion of Pueblo Lot bounded generally by Torrey Pines Road, the westerly line of Prestwick

Estates Unit No. 1 and the northerly line of Pueblo Lot 1289 may be developed as ~~a PRD or as a standard subdivision with the dwelling units limited to the area not included in the Land Conservation Zone adopted by the City Council under Ordinance 10751 N.C.~~ In this particular tract a 45 foot plus roof height limit may be observed to permit the preservation of trees and minimize the cutting of slopes. Vehicular access to Torrey Pines Road shall be limited to one curb cut not to exceed 30 feet, follows:

- a. This tract may be developed as a PRD or as a standard subdivision. Clustering the units is encouraged.
- b. The dwelling unit density of Tract D shall be limited to one unit for every 40,000 square feet of net land area with a slope ratio of 25 percent or greater and 1 unit for every 4,000 square feet of net land area with a slope ratio less than 25 percent.
- c. No development or grading shall occur in areas with a slope of 25 percent or greater and these slopes be placed in a permanent open space easement, except that minor encroachments less than .25 acre into such slopes may be permitted pursuant to a Planned Residential Development Permit.

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- d. Development shall minimize drainage and erosion impacts resulting from land disturbance.
- e. Continuity with any future bikeway or exclusive bus lane along Torrey Pines Road shall be provided.
- f. Existing landscaping and tall trees shall be preserved and replaced only in the actual building site area; and extensive landscaping, including trees, shall be provided along Torrey Pines Road and all graded slopes.
- g. The furnishing of a geotechnical report at the tentative map stage is encouraged to insure that the site is stable enough to support the proposed development.
- h. Vehicular access to Torrey Pines Road shall be limited to one curb cut not to exceed 30 feet.
- i. In this particular tract a 45 foot plus roof height limit may be observed to permit the preservation of trees and minimize the cutting of slopes.

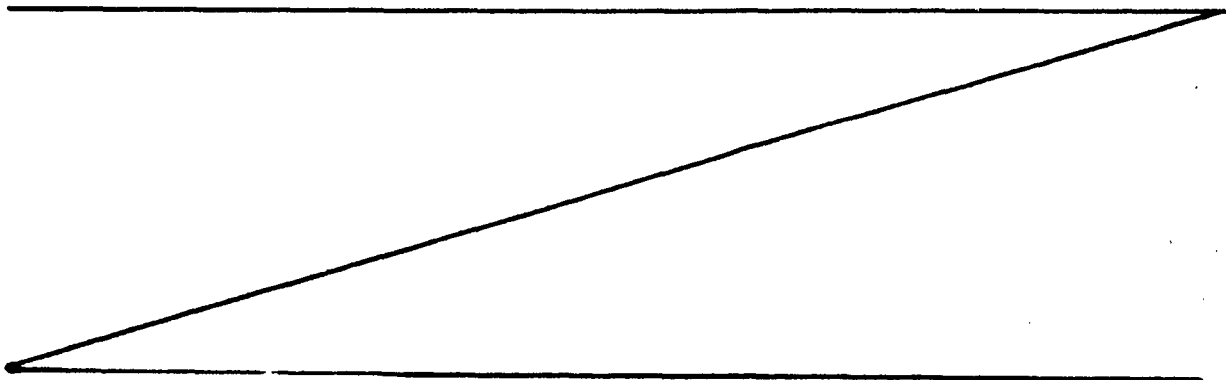
~~6. Tract B, a portion of Pueblo Lot 1288, bounded on the north by the westerly prolongation and the south boundary of Ardath Vistas Subdivision on the east by westerly line of Hidden Valley Subdivision and Record of Survey 2482, on the south by the north line of Azure Coast Subdivision Unit No. 3 and on the west by Hidden Valley Road and the east line of Record of Survey 3266 may be developed as a standard subdivision or a PRD, the average density shall not exceed one unit per 20,000 square feet of land area.~~

7.6. (No amendment to this paragraph--renumbering only)

~~8.~~ 7. (No amendment to this paragraph--renumbering only)

~~9.~~ 8. (No amendment to this paragraph--renumbering only)

~~10.~~ 9. Tract I, Portion of Blocks 1, 2, Leavitt's Addition, Map 117, westerly of Gilman Drive, shall be developed as follows:



- a. The maximum density provided shall be one dwelling unit for every ~~30,000~~ 40,000 square feet of land area.

- b. Parking for any residential development under a "cluster" concept shall be provided at a ratio of two on-site parking spaces and one communal or public parking space for each unit with three or more bedrooms; 1.6 on -site spaces and one communal or public space for each two-bedroom unit; and 1.2 on-site spaces and one communal or public space for each one-bedroom unit.

- c. Extensive landscaping, including trees shall be provided along Gilman Drive.

- d. To reduce traffic hazards, vehicular access from Gilman Drive shall be minimized.

- e. Continuity with any future bikeway along Gilman Drive shall be provided.

C. (No amendment to this paragraph).

D. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. Exceptions: In Tract D, the maximum height shall be 45 feet plus roof and in Tract F the maximum height shall be 32 feet plus roof as designated on ~~Map Drawing (C-403.2)~~ that certain map reference in Section 103.0301.

E. (No amendment to this paragraph).

F. LANDSCAPE REGULATIONS

1. In the Single-Family Zone designated on ~~Map Drawing~~ ~~C-403.2~~ that certain map referenced in Section 103.0301 all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent of the total parcel area.

2.-3. (No amendment to these paragraphs).

G.-H. (No amendment to these paragraphs).

SEC. 103.0304.2 MULTI-FAMILY ZONES - PERMITTED USES

In the Multi-Family (MF) Zones, designated on ~~Map Drawing No. C-403.2~~ that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof shall be erected, constructed, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

1.-8. (No amendment to these paragraphs).

A. DWELLING UNIT DENSITY REGULATIONS

In the Multi-Family (MF1 and MF2) Zones, designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC 103.0301 unless specified otherwise, no lot or parcel shall be developed or occupied by more than one unit for every 2,200 square feet of lot area in the MF1 Zone and one unit for every 1,000 square feet of lot area in the MF2 Zone.

B. (No amendment to this paragraph).

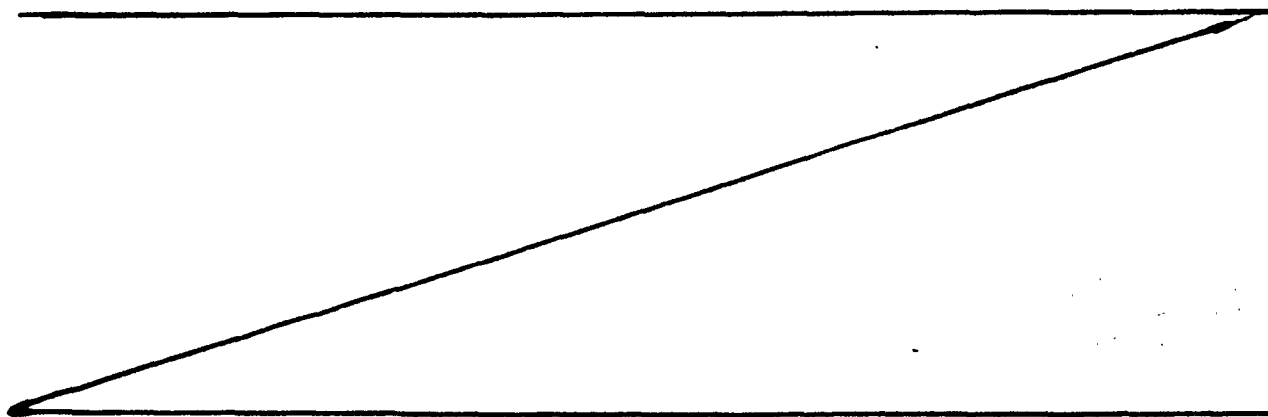
C. BUILDING HEIGHTS

In the Multi-Family Areas (MF1 and MF2), designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301 no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof. Exception: Blocks 3, 7, 8 and 9, La Jolla Shores Unit No. 1 shall have a maximum building height of 32 feet plus roof.

Under no condition will any part of the building including utility poles, electrical transmission towers, chimneys, ventilators, plumbing stacks, radio and television reception antennas, flagstaffs, elevator shafts and like appurtenances exceed 53 feet in height.

D. LOT COVERAGE

(No amendment to this paragraph)



E. LANDSCAPING REGULATIONS

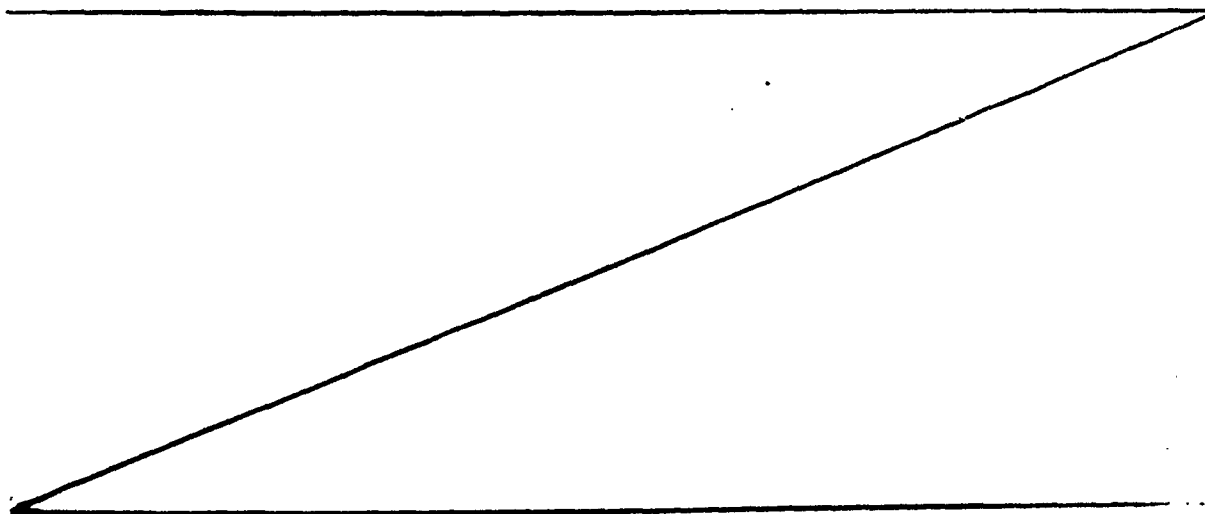
1. In the MF areas, designated on ~~Map Drawing G-403.2~~ that certain map referenced in SEC. 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.

2. - 3. (No amendment to these paragraphs.)-

F.-G. (No amendment to these paragraphs).

SEC. 103.0304.3 VISITOR ZONE

In the Visitor (V) Zone, designated on ~~Map Drawing G-403.2~~ that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof, shall be erected, constructed,



converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes:

1.-5. (No amendment to these paragraphs).

A. GUEST ROOM DENSITY REGULATIONS

In the Visitor Zone, designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301, no lot or parcel shall be occupied by more than one dwelling unit or two guest rooms for every 1,000 square feet of land area.

B. (No amendment to this paragraph).

C. MAXIMUM BUILDING HEIGHT

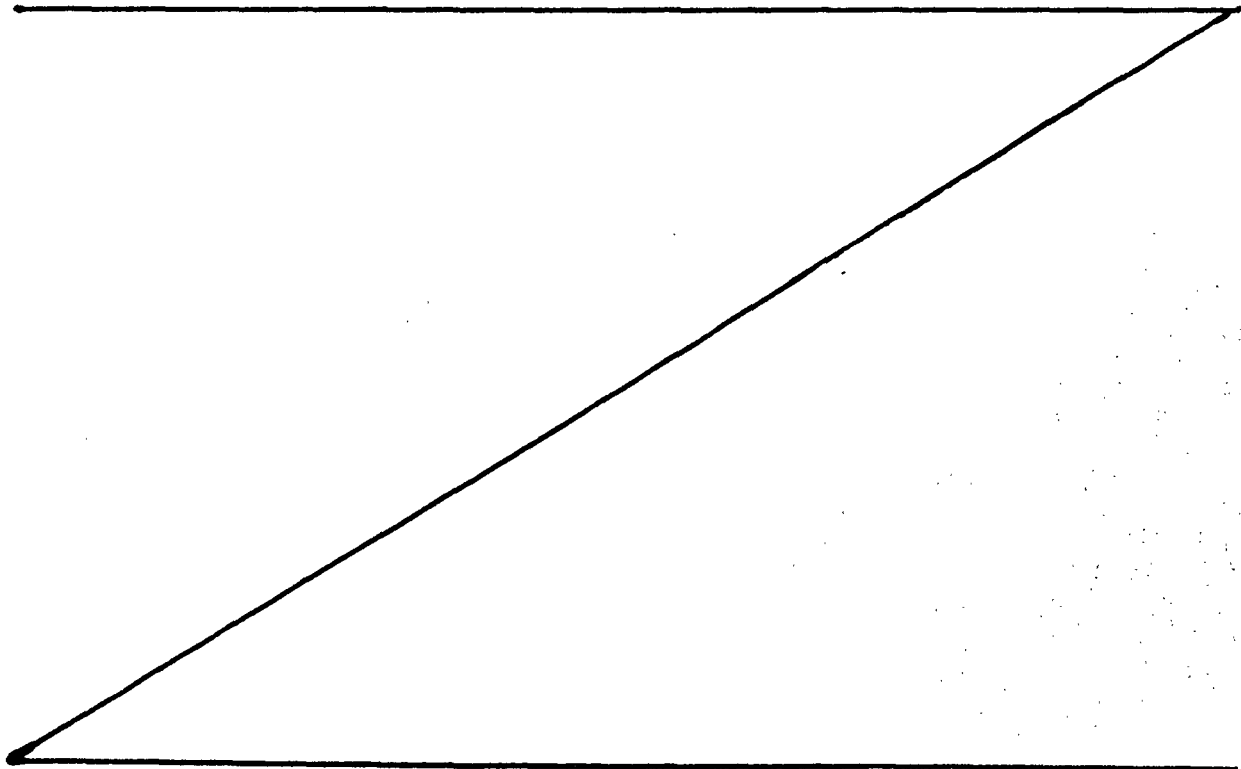
In the Visitor Zone designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than 45 feet plus roof.

D. MAXIMUM LOT COVERAGE

(No amendment to this paragraph)

E. LANDSCAPE REGULATIONS

1. In the Visitor Zone, designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials and in no case shall this landscaped area be less than thirty percent of the total parcel area.



2.-3. (No amendment to these paragraphs).

F.-G. (No amendment to these paragraphs).

SEC. 103.0304.4 COMMERCIAL CENTER

In the Commercial Center (CC), designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

1.-4. (No amendment to these paragraphs).

A. COMMERCIAL CENTER ZONE DENSITY REGULATIONS

In the Commercial Center Zone, designated on ~~Map Drawing C-403.2~~ that certain map referenced in SEC. 103.0301, commercial structures may occupy 100 percent of the lot or parcel.

B. BUILDING HEIGHTS

In the Commercial Center Zone, designated on ~~Map Drawing~~
~~C-403.2~~ that certain map referenced in SEC. 103.0301, unless
specified otherwise, no building or structure shall be
erected, constructed, altered, moved in or enlarged to a
greater height than 32 feet plus roof.

C.-E. (No amendment to these paragraphs).

F. PARKING LOCATION

1. Required off-street parking for uses in the Commercial
Center Area (CC), designated on ~~Map Drawing No. C-403.2~~
that certain map referenced in SEC. 103.0301, may not
be located on the front 50 percent of the lot except
when such parking is located on the second story or
above. Also, required off-street parking for uses in
the Commercial Center Area may be located in whole or
in part on nearby land provided that all of the
following criteria are met:
 - a. Some portion of the parking area is within 400
feet horizontal distance of the premises on which
the use requiring off-street parking is located,

and provided that said parking area is in the Commercial Center (CC) and Multi-Family (MF) Areas, designated on ~~Map Drawing No. G 403.2~~ that certain map referenced in SEC. 103.0301.

b. (No amendment to this paragraph).

SEC. 103.0304.5 PUBLIC PARK AREA

In the Public Park (PP) Area, designated on ~~Map Drawing No. G 403.2~~ that certain map referenced in SEC. 103.0301, no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for park purposes.

SEC. 103.0304.6 NORTHWEST YMCA

In the area designated on ~~Map Drawing G 403.2~~ that certain map referenced in SEC. 103.0301 as YMCA, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for YMCA purposes.

A.-F. (No amendment to these paragraphs).

SEC. 103.0304.7 PRIVATE RECREATION FACILITY

In the area designated on that certain map referenced in SEC. 103.0301 as PRF, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following uses:

1. Private recreation facilities including:

a. tennis courts

b. golf course

c. guest units

d. restaurant

e. swimming pool

f. meeting rooms

g. business area catering to above uses

2. Upon recommendation by the Planning Director, any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated above and consistent with the purpose and intent of the Private Recreation Facility Zone and the La Jolla Shores Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

A. DENSITY

In the Private Recreation Facility Zone designated on that certain map referenced in SEC. 103.0301 the quest unit density shall not exceed 6.3 quest units per acre.

B. DEVELOPMENT REGULATIONS

New development shall be compatible with the style, scale and character of the existing development in the zone.

An open park-like setting should be provided through use of open space, view corridors, landscaping and appropriate street setbacks.

C. SETBACK REQUIREMENTS

New structures or additions shall not encroach on sandy beach areas with the exception of necessary erosion control devices consistent with the La Jolla Shores Local Coastal Program Addendum.

Building and structure setbacks shall be in general conformity with those in the vicinity.

D. SIGN REGULATIONS

All signs shall conform to the regulations of SEC. 103.0304.3 G.

E. MAXIMUM BUILDING HEIGHT

No building or structure shall be erected, constructed altered, moved or enlarged to a greater height than 30 feet.

F. MAXIMUM LOT COVERAGE

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 50 percent of the lot or parcel.

F. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than thirty percent of the total parcel area.
2. Existing mature trees and landscaping features such as ponds shall be retained where feasible. New landscaped areas shall respect types and patterns of existing landscaping.
3. All landscape material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.

G. OFF-STREET PARKING

Parking shall be provided with a minimum of permanently maintained off-street parking spaces as follows. The required parking shall be located on the premises.

1. for each quest unit - 1.2 spaces.
2. for each tennis court - four spaces.

3. for restaurants - one space per 200 square feet of gross floor area.

4. where ambiguity exists in the application of these off-street parking requirements or where any use not specified is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in the La Jolla Shores Planned District.

SEC. 103.0305 OFF-STREET PARKING CONSTRUCTION, MAINTENANCE
AND OPERATION REGULATIONS

The following off-street parking construction, maintenance and operation regulations shall apply to all parking in the La Jolla Shores Planned District. Off-street parking shall be in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. Off-street parking shall also be in substantial conformance with the Architectural Controls as specified within this Division. Substantial conformance shall be determined by the Planning Director; said determination shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Section 103.0302.4.

A.-I. (No amendment to these paragraphs).

J. DIMENSIONS

1. Parking spaces shall have a minimum width of eight and one-third feet and a minimum depth of 20 feet except for spaces for less than standard size cars as authorized by this section, which shall have a minimum width of seven and one-half feet and a minimum depth of 15 feet.

2. Fifty percent of the total minimum parking requirement may be allocated to compact car spaces; commencing January 1, 1983, this allocation may be increased to 60 percent.

3. Compact car spaces shall be clearly designated and all necessary markings and signs shall be maintained and/or replaced on a regular interval as may be necessary. When existing parking areas are redesigned to accommodate compact car spaces, the old signs and space markings shall be removed or completely covered in an appropriate manner as approved by the Planning Director.

K.-P. (No amendment to these paragraphs).

SEC. 103.0306 SPECIAL REGULATIONS

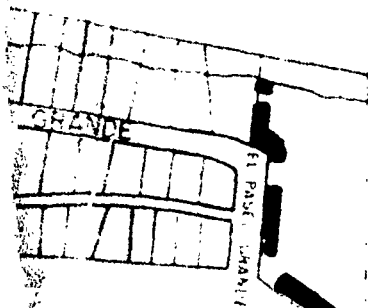
A.-G. (No amendment to these paragraphs).

H. TENNIS COURTS

No tennis courts shall be lighted past 10 p.m.

↓
Add 103.0304.7

OCEAN

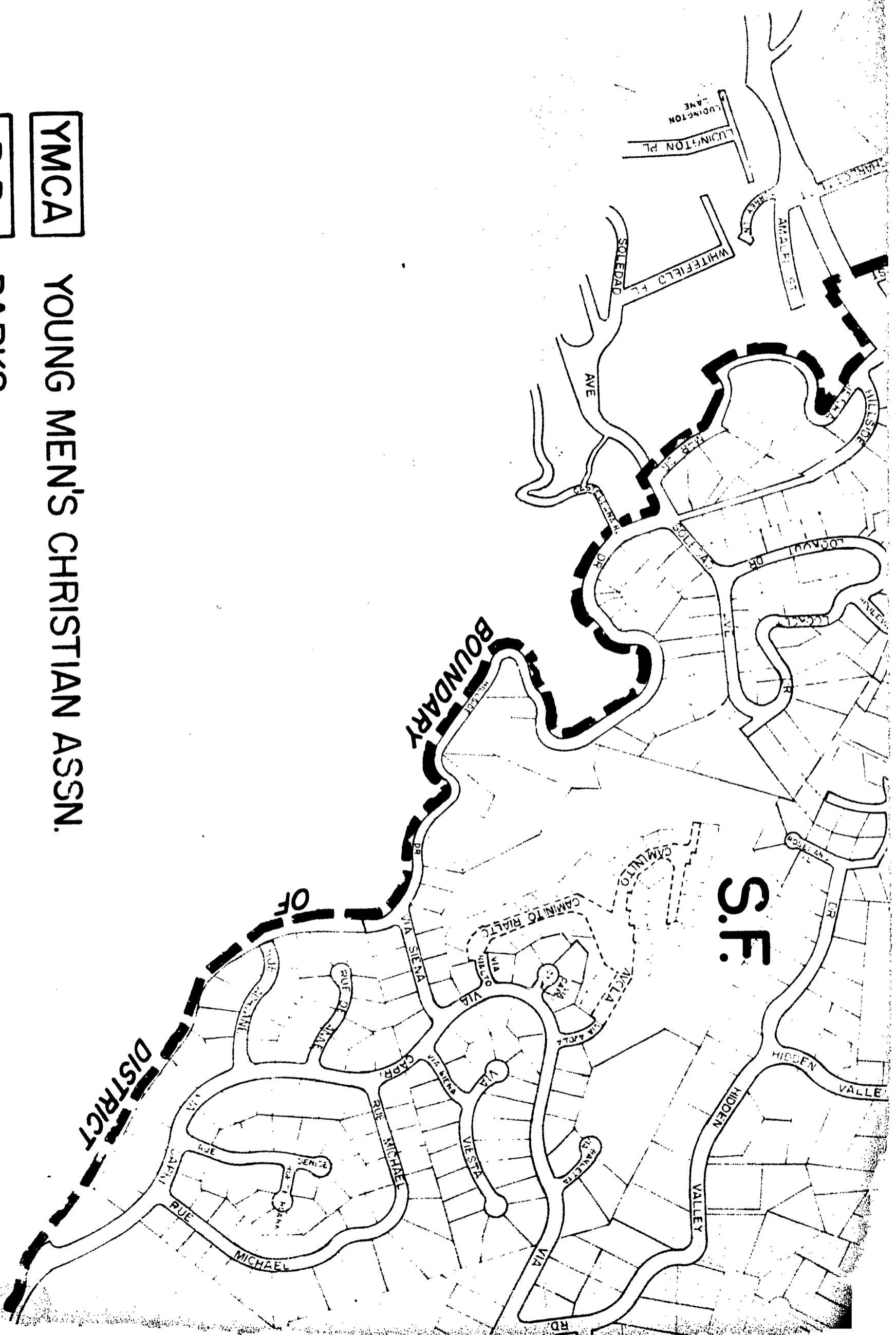


LA JOLLA SHORES DRIVE

BOUNDARY

EL LENTON

- YMCA** YOUNG MEN'S CHRISTIAN ASSN.
- P.P.** PARKS
- V.** HOTEL / MOTEL
- M.F. 1** MULTIPLE FAMILY
- MF ?** MULTIPLE FAMILY



YMCA

YOUNG MEN'S CHRISTIAN ASSN.

P.P.

PARKS

V.

HOTEL / MOTEL

M.F. 1

MULTIPLE FAMILY

M.F. 2

MULTIPLE FAMILY

S.F.

SINGLE FAMILY

C.C.

COMMERCIAL CENTER

[Hatched Box]

UNDEVELOPED TRACTS

P.R.F.

PRIVATE RECREATION FACILITY

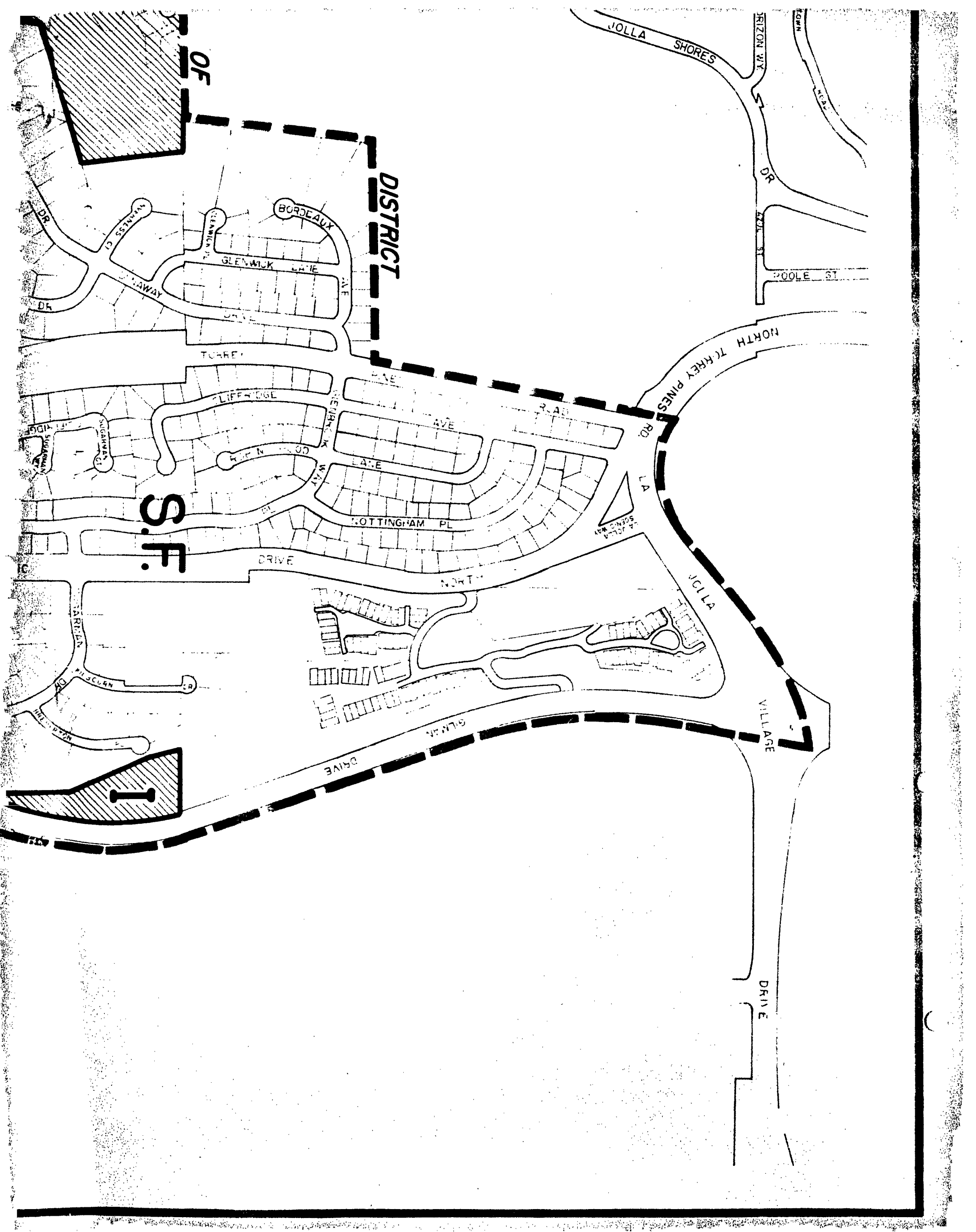


BASE REVISED 7-13-81

DISTRICT

CAR

SOLE



OF

DISTRICT

S.F.

JOLLA SHORES

ARIZON WAY

WIDEWAY

POOLE ST

POOLE ST

NORTH T. FREY PINES

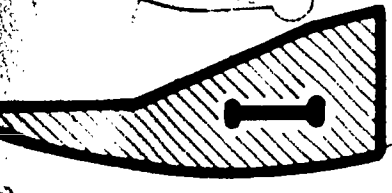
BORDEAUX
GLENWICK LANE
CLIFF EDGE
NOTTINGHAM PL

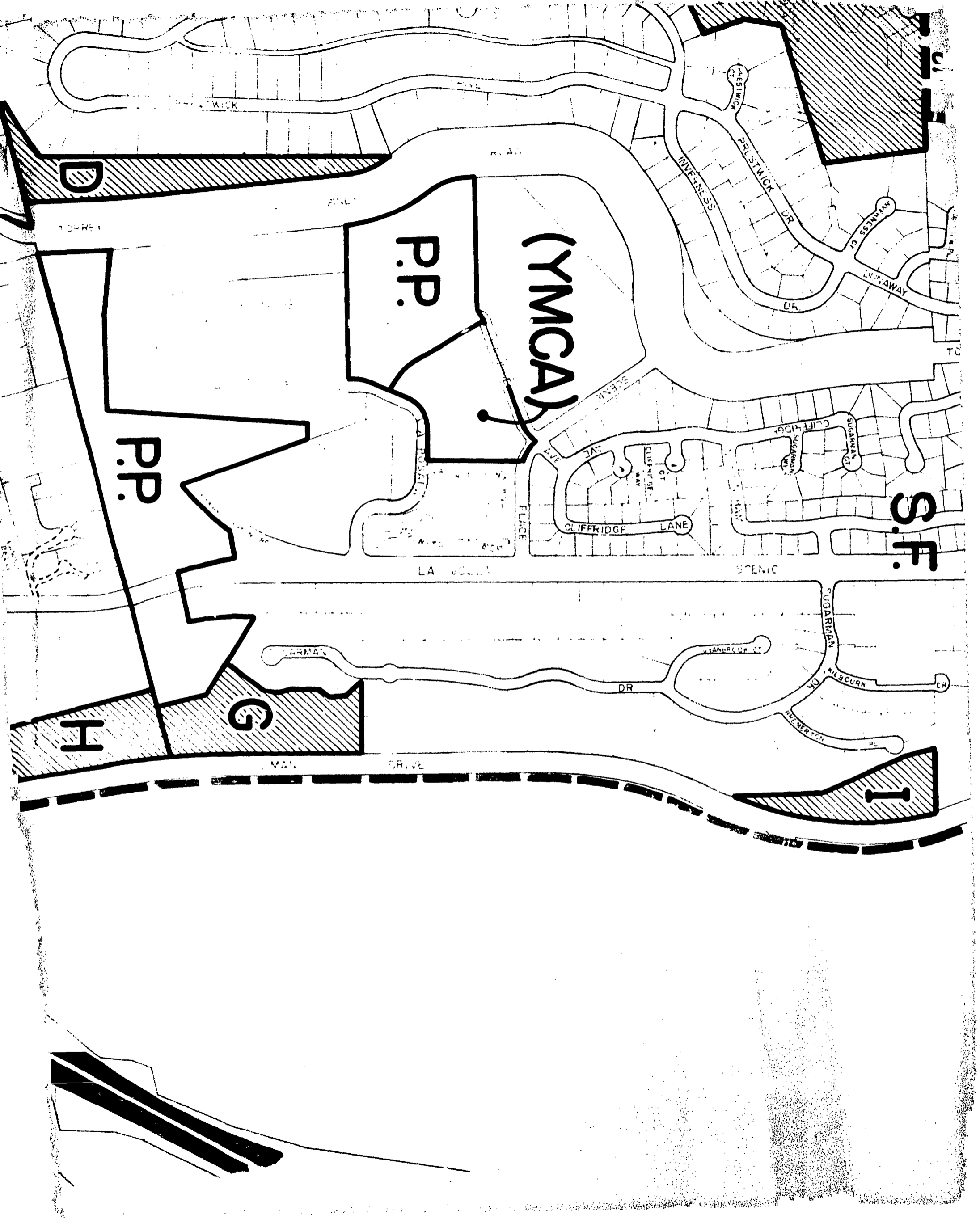
CLIFF EDGE
NOTTINGHAM PL
CLIFF EDGE
NOTTINGHAM PL

JOLLA VILLAGE

DRIVE

DRIVE





(YMCA)

P.P.

P.P.

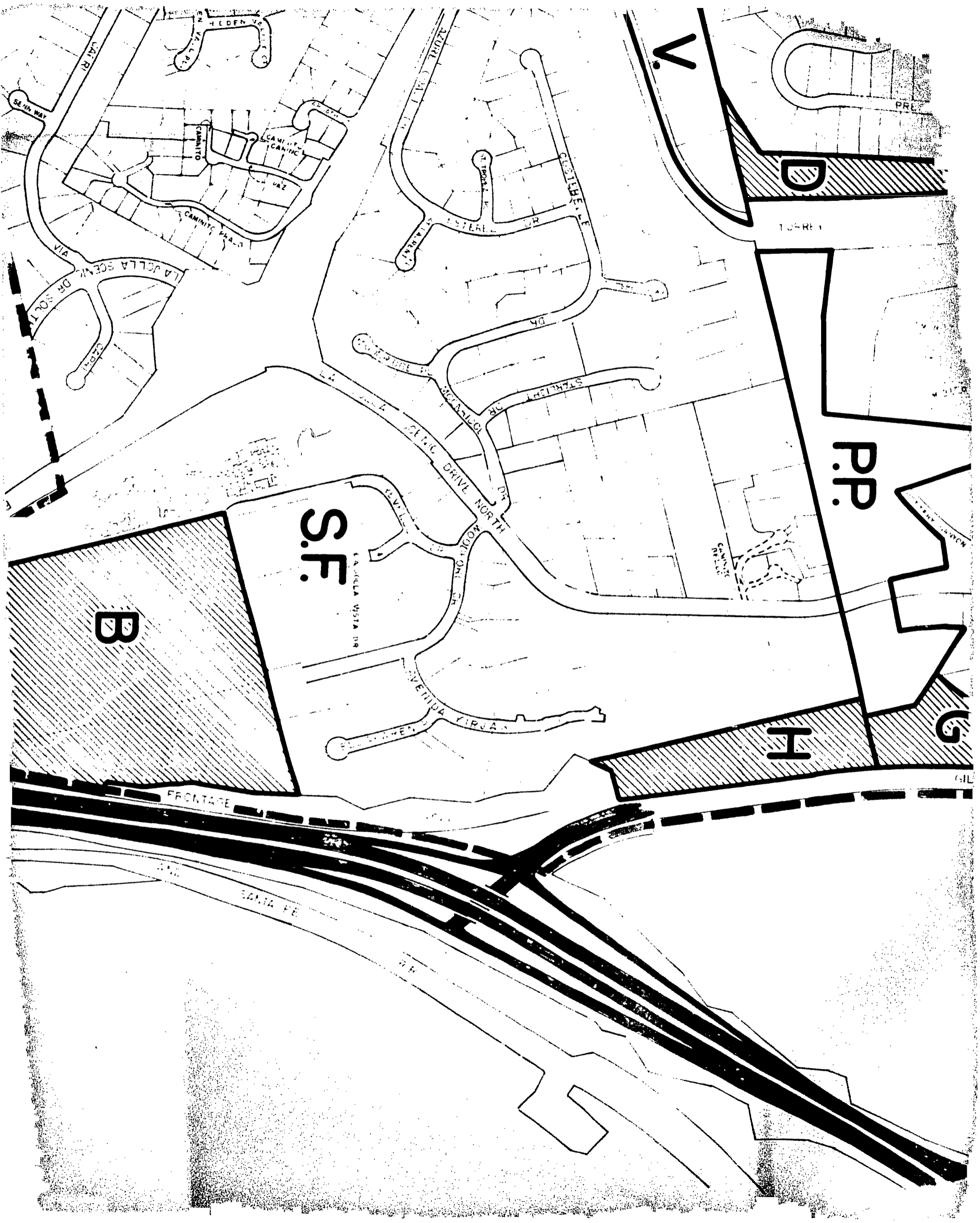
S.F.

H

G

I





V.

D

TURF 1

P.P.

G

H

B

S.F.

LA JOLLA VISTA DR

FRONTAGE

SANTA FE

SEVEN WAY

CAMINITO

CAMINITO

CAMINITO

LA JOLLA VISTA DR

LA JOLLA VISTA DR

COSTELLO E

ESTERLINE DR

DR

LA JOLLA VISTA DR

LA JOLLA VISTA DR

STARKLIGHT DR

LA JOLLA VISTA DR

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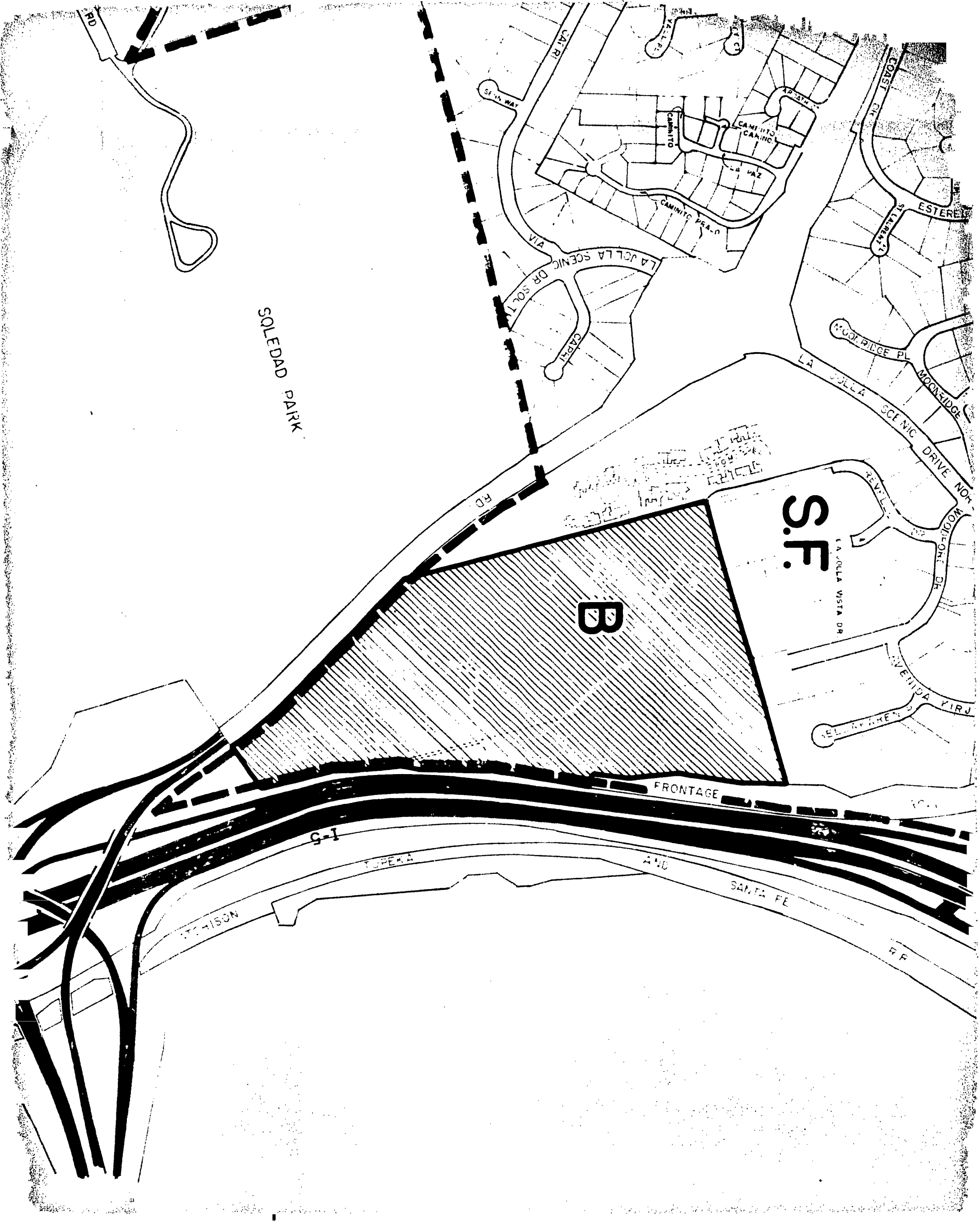
LA JOLLA VISTA DR

LA JOLLA VISTA DR

CAMINITO

LA JOLLA VISTA DR

GIL



SOLEIDAD PARK

B

S.F.

LA JOLLA VISTA DR

FRONTAGE

S-I

TUPERA

HAYDEN

SANTA FE

HAYDEN

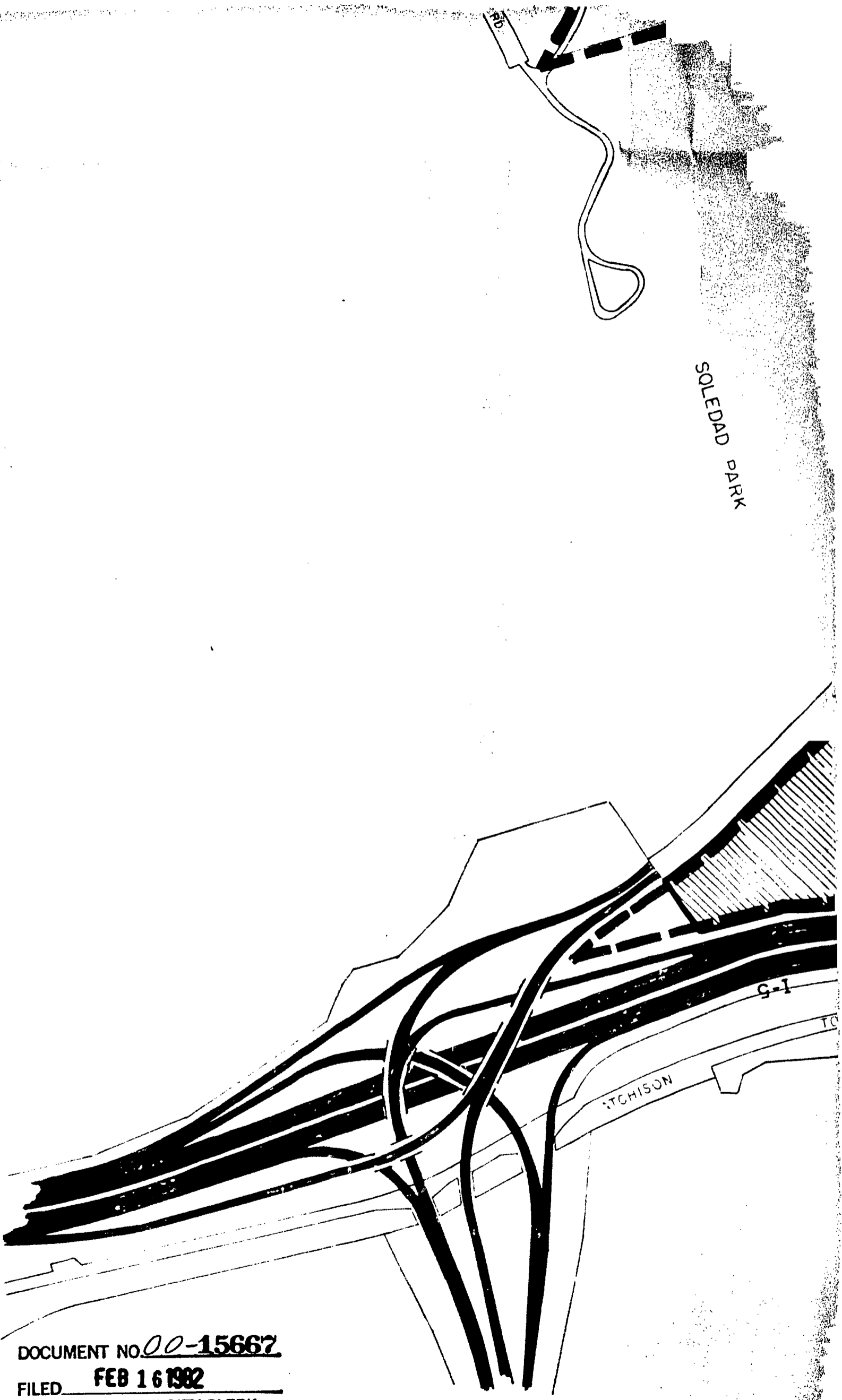
R.F.

RECEIVED
CITY CLERK'S OFFICE
1982 FEB - 1 PM 4: 13
SAN DIEGO, CALIF.

LA JOLLA SHORES PLANNED DISTRICT

ORD NO	REQUEST
EFF DATE CRD	EFF DATE ZONING
ZONING SUBJECT TO	MAP NAME
PLAN COMM RECOMMENDATION	CITY PLANNING DIRECTOR
CITY COUNCIL ACTION	SECRETARY OF COMMISSION
	CITY OF SAN DIEGO

DOCUMENT NO. 00-15667
FILED FEB 16 1982
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA



FEB 16 1982

Passed and adopted by the Council of The City of San Diego on _____, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *June A. Blackhall*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

FEB 2 1982

FEB 16 1982

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *June A. Blackhall*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-15667 Adopted FEB 16 1982

CERTIFICATE OF PUBLICATION

San Diego, City of
12th floor, 202 C St.
San Diego, CA 92101
BLACKNELL

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15667

**ORDINANCE NO. 0-15667
(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION NOS. 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0304.5, 103.0304.6, 103.0304.7, 103.0304.8, 103.0304.9 AND 103.0304.10 AND BY ADDING SECTION 103.0304.11, ALL REGARDING THE LA JOLLA SHORES PLANNED DISTRICT.

The present ordinance refers to the area included within the La Jolla Shores Planned District by reference to a certain map drawing. The revised ordinance refers to a new map which reflects the changes to the various areas within the district by reference to a new map, by map drawing number.

The present ordinance provides for specified densities of development for areas designated as "Area D" which are revised by the revised ordinance, and provisions are added which relate to development on slopes and provide for specific development provisions relating to bus lanes, landscaping, site reports and vehicular access to Torrey Pines Road.

The revised ordinance provides for an area designated for private recreation facilities and provides development regulations for that area.

The revised ordinance provides additional development regulations for off-street parking facilities.

A complete copy of the ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building 202 "C" St., San Diego, CA 92101.

Introduced on February 2, 1982.
Passed and adopted by the Council of The City of San Diego on February 18, 1982.

AUTHENTICATED BY:
PETE WILSON, Mayor of
The City of San Diego, California.
CHARLES G. ABDELNOUR, City Clerk of
The City of San Diego, California.

(SEAL)
By JUNE A. BLACKNELL, Deputy
Publish March 2, 1982

I, Charlene Lance, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. 0-15667 (New Series)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

March 2, 1982

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 2nd day of Mar, 1982.

(Signature)

00201

3 1/2" x 8.06 = \$56.42

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