

RESOLUTION NUMBER R-285228

ADOPTED ON JANUARY 17, 1995

A RESOLUTION ADOPTING THE LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND LOCAL COASTAL PROGRAM, AND CERTIFYING THAT THE PLAN IS CONSISTENT WITH THE REGIONAL GROWTH MANAGEMENT STRATEGY

WHEREAS, on July 23, 1993, October 13, 1994, and December 1, 1994, the Planning Commission of The City of San Diego held public hearings for the purpose of considering approval of the 1994 La Jolla Community Plan Update, associated zoning actions and categorical exclusion issues, and amendments to the Progress Guide and General Plan and Local Coastal Program; and

WHEREAS, the La Jolla Community Plan and Local Coastal Program Land Use Plan is a comprehensive revision of the 1972 La Jolla Shores Precise Plan, the 1975 La Jolla Community Plan and the 1983 La Jolla-La Jolla Shores Local Coastal Program Land Use Plan; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Council of The City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in The City of San Diego, and has considered the oral presentations given at the public hearing;

NOW THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it hereby rescinds the 1972 La Jolla Shores Precise Plan, the 1975 La Jolla Community Plan and the 1983 La Jolla-La Jolla Shores Local Coastal Program and adopts the 1994 La Jolla Community Plan and Local Coastal Program Land Use Plan ("Plan"), a copy of which is on file in the office of the City Clerk as Document No. RR-285228, with changes as indicated in Attachment "A" hereto.

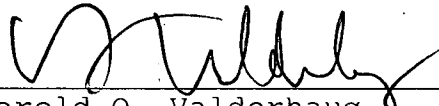
BE IT FURTHER RESOLVED, that the Council hereby adopts an amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above community plan.

BE IT FURTHER RESOLVED, that the Council finds that this comprehensive update of the Plan is consistent with the City adopted Regional Growth Management Strategy, and directs the City Clerk to transmit a copy of this resolution to SANDAG in its capacity as the Regional Planning and Growth Management Review Board.

BE IT FURTHER RESOLVED, that this resolution shall not become effective within the coastal zone until such time as the California Coastal Commission unconditionally certifies these amendments as a Local Coastal Program amendment.

APPROVED: JOHN W. WITT, City Attorney

By

  
\_\_\_\_\_  
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:ps  
01/03/95  
01/27/95 REV.1  
Or.Dept:Plan  
R-95-982

**ATTACHMENT "A"**

TEXT CHANGES TO THE JANUARY, 1995 DRAFT LA JOLLA COMMUNITY PLAN  
AND LOCAL COASTAL PROGRAM LAND USE PLAN  
CITY COUNCIL HEARING OF JANUARY 17, 1995 (ITEM #331)

INTRODUCTION

- P. 9 (Plan Organization):      Replace the "Elements of the Community Plan" as follows: Elements of the Community Plan contain goals, policies, action plans and recommendations. Goals are ideal future conditions or expressions of community values. Policies are statements that guide future decisions in a manner that achieves the goals of the plan. Recommendations are actions, procedures, programs, or techniques to carry out the policy. Examples include funding, application of zoning or development regulations, and future studies or plans. Finally, the action plan identifies the funding, timing, and responsibility for the plan recommendations. The goals, policies, recommendations, and action plans are designed to be consistent and mutually reinforcing.

NATURAL RESOURCES AND OPEN SPACE ELEMENT

- PP. 38-39 (Figure 9):      Add to #83 a reference to La Jolla Mesa Park and identify on map as a "viewshed."
- P. 42 (Action Plan):      Revise Action 6 as follows: "Implement the Hillside Review Overlay Zone, and coastal policies and recommendations of this element and the residential element of this plan during the permit review process." Add "Policy 5 to "SEE MORE FOR DETAILS" column.

Revise Action 7 as follows: "Address the protection of identified public views through specific development regulation Consider changes to the Municipal Code to ~~establish specific development regulations designed to preserve public views.~~"

TRANSPORTATION ELEMENT

P. 51 (Policy 4):

The City shall consider changes to the Municipal Code that will permit a reduction in parking requirements for commercial mixed use projects that develop which utilize transit-oriented and pedestrian-oriented development standards (identified in the commercial element of this plan) and/or incorporate transportation demand management programs. These changes to the Code will not be applied where there would be an adverse effect on surrounding neighborhoods or within the Beach Impact Area.

P. 52 (Action Plan):

Revise Action 4 as follows: "Address parking standards Consider reduction in parking regulations for projects employing transit oriented development standards and transportation demand management programs."

RESIDENTIAL ELEMENT

P. 66 (Policy 6):

Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the density permitted by the existing zone applying land use designations which reflect the established density and development patterns.

P. 70 (Action Plan):

Revise Action 2 as follows: "Consider parameters to establish the buildable envelope within identified public view corridors, and to promote Address the protection of identified public views, the application of coastal hillside development standards for slopes greater than 25% outside of the coastal zone and the transitions in scale between newer"

and older development through changes to buildable envelope standards in the Municipal Code.

Revise Action 4 as follows: "Implement the Hillside Review, and Sensitive Coastal Resource Overlay Zones and the Natural Resource and Open Space recommendations and other coastal zone standards identified in this plan during project review."

#### COMMERCIAL ELEMENT

##### P. 83 (Action Plan):

Revise Action 1 as follows: "Require that new projects developed under discretionary review employ transit-oriented and pedestrian oriented criteria of this plan and the PDO and also implement the applicable recommendations of the Open Space and Natural Resources and Residential Elements of this plan." Add Policy 3 to "SEE MORE FOR DETAILS" column.

Revise Action 2 as follows: "~~Consider parameters to establish the buildable envelope within identified public view corridors~~ Address the protection of identified public views through changes to the Municipal Code ~~and develop a streetscape theme~~ and consider a Landscape Maintenance District to enhance and beautify all commercial areas."

#### APPENDIX H

##### P. 167:

Add to List of Supplemental Reports: *La Jolla Shores Design Manual*, March 1974, Precise Plan Committee of the La Jolla Shores Association and the City of San Diego Planning Department.

ATTACHMENT A

R-285228