

RESOLUTION NUMBER R- 286266

ADOPTED ON AUG 15 1995

WHEREAS, the Council of The City of San Diego adopted the 1995 La Jolla Community Plan and Local Coastal Program Land Use Plan on January 17, 1995; and

WHEREAS, the Community Plan and Local Coastal Program Land Use Plan are not effective within the coastal zone until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment; and

WHEREAS, the 1995 La Jolla Community Plan and Local Coastal Program Land Use Plan was submitted to the California Coastal Commission for certification; and

WHEREAS, the California Coastal Commission, on May 11, 1995, denied the La Jolla Community Plan and Local Coastal Program Land Use Plan as submitted, and then approved the plan subject to modifications; and

WHEREAS, adoption of such modifications by the City Council is necessary in order to obtain certification by the California Coastal Commission; NOW, THEREFORE,

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

1. That this City Council hereby adopts amendments to the La Jolla Community Plan as shown in the attachment hereto with the exception of item No. 5 which amends the community plan recommendation 2.e. on page 44, a copy of which community plan is

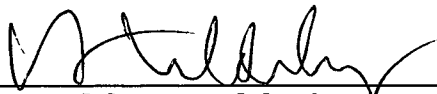
on file in the office of the City Clerk as Document No.

RR- 286268. Planning Department staff and the City Attorney are hereby directed to work with Coastal Commission staff to revise the community plan recommendation 2.e., page 44, in a manner that is legal and mutually acceptable, and to bring those revisions back to the City Council for adoption and noticed public hearing.

2. That the Council hereby adopts an amendment to the Progress Guide and General Plan to incorporate the above community plan amendment.

3. That this resolution shall not become effective within the coastal zone until 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
06/21/95
06/30/95 COR.COPY
08/23/95 REV.1
Or.Dept:Plan.
R-95-1916
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Proposed Amendments to the La Jolla Community Plan
and Local Coastal Program Land Use Plan

1. Revise Policy 11 on page 41 to read: The City shall assure that new development does not restrict or prevent lateral, vertical, or visual access (as identified in Figures 6, 7, 9, and Appendix G) to the beach...
2. Revise Policy 12 on page 41 to read: Where development is proposed on a site where it clearly appears that potential prescriptive rights could exist, the City shall assure that the siting of the development does not interfere with or prejudice those rights. Potential prescriptive rights shall be determined ~~The City shall review future development for the potential of obtaining prescriptive rights of access in accordance with the California Coastal Act...~~
3. Revise Plan Recommendation 2.d. on page 43 to read: Protect public views to the shoreline as well as to all designated open space areas and scenic resources from public vantage points as identified in Figure 9 and Appendix G (Coastal Access Subarea maps. Public views to the ocean along public streets are identified in Figure 9 and Appendix G...
4. Revise Plan Recommendation 2.f. on page 43 to read: Where existing streets serve as public vantage points, as identified in Figure 9 and Appendix G, set back and terrace development... Variances for reduced sideyard and frontyard setbacks shall be rigorously reviewed when development occurs adjacent to identified view corridors. Figure 9 and Appendix G list streets that provide identified public views to the ocean which ~~should~~ shall be protected from visual obstruction.
5. Revise Plan Recommendation 2.e. on page 44 to read: Where new development is proposed on property that lies between the shoreline and the first public roadway, a vertical ~~and/or visual~~ accessway of not less than ten (10) feet in width... In addition, a visual accessway of not less than ten (10) feet shall be provided when the need has been identified within this community plan and it shall be permanently restricted to open fencing and free of any encroachments if such encroachment would significantly affect the view corridor. Variances for reduced sideyard setbacks shall be rigorously reviewed when development occurs adjacent to identified view corridors...
6. Revise Policy 3.n. on page 45 to read: Preserve and protect the La Jolla/La Jolla Shores Underwater Park and Marine Reserve from the impacts of new development and as described in the regulations listed in Appendix K.
7. Revise Plan Recommendation 4.o. on page 45 to read: New

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development, including permitted uses and the provision of specific blufftop setbacks, shall conform to the provisions of the Sensitive Coastal Resource Overlay Zone, as specified in Appendix I. (Also see Appendix I). Prohibit coastal bluff development...

8. Revise Policy 4.p. on page 46 to read: A geotechnical report will be required for all bluff top development to document that this edge the site is stable enough to support...

9. Revise Policy 4.r. on page 46 to read: Do not allow the placement of such protective devices to encroach on any public areas, unless engineering studies indicate that minimal encroachment may be necessary to avoid significant erosion conditions and that no other viable alternative exists. Any infilling between protective devices shall encroach no further seaward than the adjacent devices/structures.

10. Revise Plan Recommendation 5 on page 53 to read: Implement the streetscape design guidelines of... Silverado Street, Girard Avenue between Prospect Street and Pear Street, and Silverado Street, and Improvements for "The Dip" area on Prospect Street between Girard Avenue and Herschel Avenue - shall not involve elimination of any street parking, other than for operational requirements such as medians or fire access, unless it is replaced.

11. Revise Policy 14 on page 54 to read: Pursue programs with the University of California, San Diego to reduce the impacts of on-street parking by students and staff in the residential areas of the community that surround the University- provided, however, that no elimination of street parking (through red-lining or other means) that is available for beach access will be permitted, other than for operational requirements such as medians or fire access, unless it is replaced.

12. Revise Policy 3.a. on page 67 to read: The City shall apply the Hillside Review (H.R.) Overlay Zone... All new development on properties containing slopes exceeding 25% shall be subject to the Coastal Zone Regulations of the Hillside Review (HR) Overlay Zone in the San Diego Municipal Code (as of 5/11/95 and as restricted in Appendix L) even in those areas outside of the coastal zone...

13. Revise Policy 16 on pages 54 and 55 to read: Implement a comprehensive coastal access parking plan for the village area that will relieve the impacts of office parking within residential blocks, and encourage the retention of all on-street parking, and encourage the use of existing parking structures and surface lots within the commercial area.

14. Revise Plan Recommendation 2.a.7. on page 71 to read: Public views as identified in Figure 9- and Appendix G.

15. Revise Policy 3 on page 72 to read: In addition to the above recommendations... in evaluating new development proposed on all properties containing slopes in La Jolla which exceed or equal 25

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percent.

16. Revise Policy 3.s. on page 74 to read: Developments, grading or land alterations... Where more than ~~50~~ 75 percent of the area of an existing parcel contains natural slopes with a gradient in excess of 25 percent, minimal encroachment into such slopes may be permitted consistent with all other policies of this community plan that relate to the protection and management of areas within the Hillside Review (HR) Overlay District (see Appendix L). ~~however,~~ with respect to an existing vacant single-family residential lot... (see Appendix L).

17. Revise Policy 3.t. on page 75 to read: On existing legal lots, where 90% or more of the lot is located on steep slopes above 25% grade, limit encroachment into the hillside to ~~20%~~ 16-20 percent as defined in Appendix L, thereby preserving...

18. Add Plan Recommendation 4.v. on page 75, to read: All slopes which remain undeveloped as conditions of approval shall be preserved through dedication, permanent open space easement, or other means.

19. Revise Plan Recommendation 4.a. on page 75 to read: New development shall conform to the provisions of the Sensitive Coastal Resource Overlay and as specified in Appendix I. Prohibit coastal bluff development on or beyond the bluff face...

20. Revise Plan Recommendation 4.c. on page 75 to read: Permit the placement of shoreline protective works... only when required... and when designed to eliminate or mitigate adverse impacts on shoreline sand supply.

21. Revise Plan Recommendation 4.b. on page 75 to read: A geotechnical report will be required for all bluff top development to document that ~~this edge the site~~ is stable enough...

22. Revise Plan Recommendation 4.f. on page 75 to read: Require indigenous, native, and drought tolerant plants... to reduce the need for underground irrigation systems that contribute to the erosion of the bluff face due to water runoff over the bluff ~~;~~ provided, however, that installation of new landscaping shall not be permitted within five (5) feet from the bluff edge, pursuant to the SCR ordinance.

23. Add Plan Recommendation 4.i. on page 76 to read: No excavation, grading, or deposit of any materials should be permitted on the beach or the face of the bluff and no use of sandy beach for the interim storage of construction materials and equipment should be allowed, except for permitted shoreline protective devices.

24. Add Plan Recommendation 4.j. to page 76, to read: As a condition of new development, the City shall require a waiver of liability against the public and any governmental agency for

liability due to damage from storm waves to real property associated with the improvement which shall be recorded as a deed restriction against the property.

25. Add Policy 6 on page 80 to read: The City shall seek to promote the pedestrian orientation of the office-commercial areas of the La Jolla Planned District Ordinance by restricting the amount of office space on the ground floors of office projects.

26. Revise Plan Recommendation 1 on page 90 to read: ~~Eliminate the one-way traffic and parking~~ No Parking shall be eliminated along the upper portion of Prospect Street, other than for operations requirements such as medians or fire access, unless it is replaced within the immediate area. Maintain through traffic in both directions along the lower portion of Prospect Street.

27. Revise Section b. on page 133 to read: The northwesternmost lot of the La Jolla Farms subdivision contains the head of a beach trail which winds through the mouth of Box Canyon. ~~The upper portion of the lot is level and has been used for off-street parking. Presently, "No Parking" signs are posted. ...~~

28. Revise the first paragraph on page 166 to read The following standards are required for developments proposed near coastal bluffs or along the ocean shoreline, as identified in the Sensitive Coastal Resource Overlay Zone of the San Diego Municipal Code (Sec. 101.0480). These standards reflect the code regulations as they were written at the time of adoption of this plan and do not reflect subsequent regulation changes that may be adopted.

29. Revise Appendix I on page 168 to read:

a. Permitted uses on coastal bluff areas shall be restricted to bicycle storage facilities, bluff repair and erosion control structures needed to protect existing principal structures including retaining walls, public comfort stations, parking lots, and seating benches, open fences that do not interfere with existing or designated public accessways, safety and public information signs, stairways and other physical access structures as proposed within the adopted community plan, and (subject to the regulations identified here), single family residences along with accessory structures and landscape features incidental to residential uses.

d. Bluff repair and erosion control measures may be permitted provided they cause no significant alteration of the natural character of the bluff face, and only if necessary to protect existing principal structures or public improvements. A geotechnical report is needed to identify the type of erosion control measure needed, based on site-specific conditions. Any use of concrete or other hard materials to stabilize the bluff face shall be designed to blend in with the adjacent bluff face.

e. Permitted uses in the beach areas shall be limited to lifeguard towers and stations and associated life and security

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facilities, public comfort stations, public piers, safety and public information signs, public stairways, public access facilities, and public recreational equipment. Permitted uses shall also include shoreline protective works necessary to prevent bluff and beach erosion, where needed to protect coastal dependant uses (i.e., public beach roadways, existing principal structures) and when designed to eliminate or mitigate adverse impacts on shoreline processes.

f. Where new development is proposed on property that lies between the shoreline and the first public roadway, and includes a sandy or cobble beach or passable rock headland, lateral access along the shoreline for passive recreational use shall be offered for dedication as a public easement. Access shall be a minimum width of 25 feet measured either from the toe of an existing bluff, first line of terrestrial vegetation where there is no bluff, or an existing or proposed shoreline protective works to the Mean High Tide Line. If the area is less than 25 feet in width, the lateral access shall include the entire beach or headland area.

30. Revise Subsection c.5. on page 167 to read: ~~All drainage from the site shall be directed away from any bluff edges.~~ All drainage from the improvements of the site shall be directed away from any bluff and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or right-of-way designed to carry surface drainage run-off. All surface drainage from the unimproved area of the site shall be appropriately collected or conveyed and discharged in order to effectively reduce, control or mitigate any identified erosion problem in an appropriate manner.

31. Revise the first paragraph on page 168 to read: Off-street parking standards for uses within the Coastal Zone are the same for all uses as those specified in the Citywide zones of the San Diego Municipal Code except for specific areas of the community identified as Planned Districts. Within the La Jolla Planned District, the following uses are subject to the off-street parking standards listed below. These standards are based on the Coastal Zone parking regulations as they were written at the time of adoption of this plan and do not reflect subsequent changes that may be adopted. Please consult the Municipal Code for the current regulations in effect. Any subsequent changes to the coastal zone parking requirements will not take effect until approved by the California Coastal Commission as a Local Coastal Program amendment. The Coastal Commission will determine, based on a review of conformance with the goals, policies, and recommendations of the La Jolla Community Plan, whether an amendment to the Local Coastal Program land use plan is also needed.