

Article 10: La Jolla Shores Planned District

*(“La Jolla Shores Planned District” added 3-27-2007 by O-19587 N.S.;
effective 4-26-2007.)*

Division 4: General and Supplemental Regulations

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§1510.0401 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 the Architectural Controls as specified within the La Jolla Shores Planned District Ordinance. Substantial conformance shall be determined by the City Manager.

(a) When Required

Off-street parking spaces and facilities required in any area shall be provided before the use requiring such parking facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists.

(b) Existing Parking Not to Be Reduced

Notwithstanding any other provisions of the La Jolla Shores Planned District Ordinance, existing off-street parking facilities in any area which were provided on the same premises and maintained before parking was required and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use.

(c) Use of Required Parking Spaces

Required off-street parking spaces shall be used only for the parking of usable vehicles of residents, employers, employees, customers and visitors.

(d) Existing Uses -- Enlargement

Whenever an existing use which does not provide all the off-street parking spaces required by the Municipal Code on any premises is enlarged by an increase in dwelling units, floor area or otherwise, there shall be provided

concurrently with such enlargement a minimum of twice the number of parking spaces as would be necessitated by the magnitude of said enlargement; provided, however, the total of the existing parking spaces and those required by this paragraph need not exceed the number of parking spaces required for the enlarged development computed at the rate provided in the Municipal Code.

(e) Requirements Totaled

The off-street parking requirements for two or more uses on the same premises shall be the sum of the requirements for each use computed separately.

(f) Parking and Business Improvement Area

(1) If a parking and business improvement area is formed in accordance with Chapter 6, Article 1, Division 18 of the San Diego Municipal Code, the number of off-street parking spaces required for properties within the parking and business improvement area shall decrease in accordance with the following formula:

(Assessment against the subject property) divided by (total assessment against all property in parking district) multiplied by (parking spaces provided in the district facility) multiplied by 1.25 equals parking spaces excepted.

(2) The remainder of the off-street parking spaces required by the applicable regulations shall be provided on the lot or premises of the subject property or as otherwise provided in the particular area. Property located within more than one parking and business improvement area shall be entitled to an exception based on the sum of the exceptions calculated by the application of the formula referred to above to each parking and business improvement area.

(g) Computation

In computing the required number of off-street parking spaces, a remaining fraction of 0.5 or more shall be deemed a whole unit of measurement; a remaining fraction of less than 0.5 may be disregarded.

(h) Marking of Spaces

Where five or more required parking spaces are provided on a lot, each space shall be clearly marked with paint or any other more durable material contrasting in color with the surface to which applied.

(i) Computation - Unmarked Areas

In an unmarked parking area containing less than 5 parking spaces, the number of spaces shall be the quotient of the total number of square feet in the usable parking area divided by 350 square feet.

(j) Dimensions

Parking spaces shall be designed in accordance with Land Development Code Section 142.0560 (Development and Design Requirements for Parking Facilities).

(k) Access

(1) Access shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(2) Access to on-premises parking shall not be permitted from Avenida de la Playa to properties with frontage of 50 feet or less.

(l) Surfacing

All parking spaces and driveways shall be surfaced with the structural equivalent of 2 inches of asphaltic concrete as determined by the City Engineer.

(m) Lighting

No exterior lighting shall fall excessively on adjacent properties or be disturbing to other properties.

(n) Wheel Stops

On premises containing 5 or more parking spaces, all such spaces within 10 feet of the boundaries of abutting properties shall be equipped with wheel stops not less substantial than 6-inch square horizontal timber permanently anchored, maintained, and located so as to confine vehicles entirely within said premises.

(o) Screening of Parking

All parking areas (excluding ingress and egress but including areas between driveways) shall be screened from public rights-of-way and adjoining

properties by fences, walls, buildings, planting or a combination thereof. Said fences, walls, buildings and planting shall have a height of not less than four feet except that higher than 4-foot fences, walls, buildings or planting may be required to provide adequate screening if the adjoining property is substantially higher than the parking area.

(p) Landscaping

A minimum of 10 percent of the interior of parking lots containing more than 20 parking spaces shall be landscaped and provided with a permanent underground watering system. This requirement is in addition to planting used for screening as permitted above. Landscaping and required watering systems shall be installed prior to the use of the parking lot. All landscaping material shall be permanently maintained in a growing and healthy condition including trimming as appropriate. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

(“Off-Street Parking Construction, Maintenance and Operation Regulations” added 3-27-2007 by O-19587 N.S.; effective 4-26-2007.)

§1510.0402 Special Regulations

(a) Storage

Storage of merchandise, material, or equipment including refuse containers shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.

(b) Parking or Storage of Boats, Trailers, and Campers

Parking or storage of boats, trailers, and campers and other wheeled vehicles for greater than three days shall not be permitted within a dedicated public right-of-way or front yard.

(c) Enclosure of Service Equipment

No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

(d) Utilities

Public utility systems and service facilities shall be located underground within the boundaries of a new development as provided for in Land Development Code Section 144.0240.

(e) Antennas

Only one exterior television and/or radio antenna per building will be permitted.

(f) Private Streets, Alleys and Walkways

All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways.

(g) Public Improvements

When a subdivision map is not required, a Hearing Officer may require improvements including but not limited to sidewalks, curbs, gutters, street pavement, and street trees as a condition for the approval of a La Jolla Shores Planned District Permit. Such improvements shall be in accordance with standards established by the City Engineer.

(h) Tennis Courts

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

("Special Regulations" added 3-27-2007 by O-19587 N.S.; effective 4-26-2007.)

§1510.0403 Structures Below The Water Table

Structures in the La Jolla Shores Planned District area may be constructed below the water table only if all of the following conditions are met:

- (a) No subsurface waters shall be discharged from any building onto the public streets, or into a storm drain system that discharges onto the beach, either during the construction period or after the structure is completed except as permitted under Section 1510.0403(b).

- (b) Any pumping system utilized shall be only for emergency use and shall not be designed, built or utilized for intermittent or continuous pumping and shall specifically not be used for the pumping of subsurface waters. Any discharge from such a system shall be pumped onto the public street and shall not be connected directly to the storm drain. The design for such a system shall be shown in detail on the plans submitted for approval. The owner shall immediately notify the City Engineer when water is pumped into the street.
- (c) If a watertight subterranean structure is to be utilized, it shall be the responsibility of the owner to ensure that it remains watertight at all times and to repair any leaks within 30 days.
- (d) A system to provide for the avoidance of any subsidence of adjoining or nearby structures, both during and after construction, shall be shown in detail on the plans submitted for approval. The plan shall indicate procedures to be taken in the event subsidence occurs. The owner of the proposed project shall provide the services of an independent testing laboratory to monitor continuously for such subsidence.

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