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## INCENTIVE-BASED ZONING FOR COASTAL DEVELOPMENT New Language for SD LDC Sec. 126.0704 Exemptions from a Coastal Development Permit Version 5, April 17, 2017

**PURPOSE:** These revisions are proposed to:

1. Implement the La Jolla Community & Coastal Plan in single-family residential areas where existing community character is established and residential remodels or rebuilding is expected to occur.
2. Enable a fair, predictable and cost-effective review process that balances private property rights with community scale and character compatibility policy concerns.
3. Provide for ministerial review of most development proposals.
4. Allow for community review when development proposals exceed established thresholds or deviate from administrative standards review.

**Definition:** For the purposes of this Section, **Floor Area Ratio (FAR)** includes all built portions of a structure, including interior uninhabitable space such as storage, closets, halls, basements\*, garages and “phantom” air space over 10 feet floor to ceiling in height, as well as exterior roofed areas like porches, balconies, loggias and carports.

Test Case: A standard lot size of 4001-5000 square feet (50x100 feet) with maximum FAR of 0.6 per SD Municipal Code 131.0446. This is a common lot size in many La Jolla neighborhoods. For lots with smaller or larger maximum FAR, the total project base FAR be scaled appropriately. Starting base FAR is 2/3 (67%) the maximum FAR allowed equaling 0.4 FAR.

I. A ministerial building permit shall be granted for new construction in the Coastal Zone when the following conditions, as detailed on project plans, are met:

<b>Base Condition: Total project FAR does not exceed 0.4** AND:</b>	
1.	Front setbacks meet or exceed allowable by zone, or that of existing street wall in adjacent properties, whichever is larger. Applicant will submit a plan showing the established setback lines of the two lots abutting on each side of property under review.
2.	Height does not exceed 21 feet for a flat roof or 24 ft for pitched roof (minimum pitch of 3-12).

3.	Side walls or windows in new addition do not align with opposite windows or openings of abutting properties, or consist of small utility windows with translucent material.
4.	Mature healthy trees with a breast height (4 ft.) caliper of 8 inches or more are preserved. If any tree has to be removed, it shall be replaced by a similar species in a 24 inch box. (See requirements of Climate Action Plan & Urban Forestry Plan.)
5.	New landscaping and fencing in front yard setback, including trees and lawns, follows the established neighborhood pattern specifically reflected by the four properties abutting the site on both sides and observes city tree palette. (See requirements in Community Plan, Urban Forestry Plan and Climate Action Plan.)
6.	Existing public views, where noted in the Community Plan, are preserved or strengthened by vegetation removal in setbacks and setback fences that are 50% open and no more than 42" in height.
7.	No below grade parking is proposed. Parking is to the rear of lot, or off the alley.
8.	Driveways and paved areas are permeable, with a combination of decorative blocks and vegetation in a 60/40% ratio, respectively.
9.	*Basements are fully underground, below natural or finished grade (whichever is lower) and are within building footprint. Windows do not exceed 18" in height; light wells do not exceed 4 ft. in width. All other basement conditions count towards allowable FAR.
10.	Sidewalk, parkway and street trees are preserved and enhanced.
11.	30 % of front façade features windows, glazed doors, balconies, porches or terraces that open to the street.

(\*\*This FAR may be lower or higher for some neighborhoods or lots, depending on underlying zoning. For a higher FAR, see Bonus Points Program below.)

**II. Additional project FAR, to a maximum 0.6** (or the maximum allowed by the underlying zone.) An additional maximum allowable height of 25-30 feet for pitched roofs and 27 feet for flat roofs, may be gained by adding the following features to the project, **in addition to those noted in Section 1**, via the following point system:

<b>Bonus FAR</b>	<b>Incentives to Reduce Building Bulk and Provide Compatible Neighborhood Scale and Character (Maximum of 0.1 FAR)</b>
<b>.10</b>	a. Design is for a single story.
<b>.02</b>	b. Design proposes 45 degree angled "daylight" plane vertical <b>side yard setbacks</b> on both sides at 19' above grade.
<b>.01</b>	c. Design proposes 45 degree angled "daylight" plane vertical <b>side yard setbacks</b> on <b>ONE</b> side at 19' above grade.
<b>.01</b>	d. Project design will incorporate a <b>front yard 45 degree setback</b> vertical angled plane at a height of 14' for 70% of the front façade.
<b>.02</b>	e. Building mass is broken up with H, I, L, or U shaped floor plans.
<b>.02</b>	f. 70% of second story is set back on primary façade by minimum of 15 ft.
<b>.02</b>	g. Second story is set back from first story by minimum 8 ft. on one or more secondary facades.
<b>.05</b>	h. Exterior walls offset from side yard setback by a minimum addition of 4 ft for cumulative linear distance of at least 20 ft.

<b>Bonus FAR</b>	<b>Incentives to Enhance Neighborhood Scale &amp; Character (Maximum of 0.1 FAR)</b>
<b>.02</b>	i. A proposed roof deck is placed central to the proposed building design with parapets or railings not viewable from the street; or, deck is incorporated into the roof design.
<b>.02</b>	j. Garage door is turned 90 degrees from street or accessed from rear of property.
<b>.02</b>	k. Garage door is integrated into architectural design to minimize prominence. Strategies may include but are not limited to: use of overhead trellis or free standing pergola; garage door with windows or enhanced materials, small scale patterns, or 3-D relief; door mass minimized by staggered or separated openings.
<b>.03</b>	l. Distant views recognized in LJ Community Plan or LJ Cultural Landscape Survey are enhanced with an additional side yard setback of 10% of lot frontage, accommodated by new project design and/or removal of existing structure.

.03	m. A minimum of 30% of air space and distant view protection or enhancement (includes coastal, canyon, hillside views) across subject property are preserved at upper floor levels of immediately adjacent properties.
.03	n. 30% of lot is covered with vegetation (excluding required driveway vegetation). An additional 0.02 bonus is given for preserving existing mature vegetation. (See requirements in Community Plan, Urban Forestry Plan and Climate Action Plan.)
.02	o. Project proposes a covered entry level porch of at least 100 square feet with a minimum dimension of 8' in depth.
0.2	p. Preservation of a site's historic or potentially historic (eg. meets HRB designation criteria) architecture and cultural landscape with development consistent with the Secretary of Interior's Standards.
0.1	q. Preservation of the site's historic or potentially historic (eg. meets HRB designation criteria) architecture, with development consistent with the Secretary of Interiors Standards.

**III. FAR shall be subtracted** for the following project features:

<b>Penalty FAR</b>	<b>Disincentives to Reduce Bulk, Preserve, Strengthen and Enhance Neighborhood Scale and Character</b>
.03	r. Using standardized plans.
.2	s. Demolishing a potentially historic structure (eg. meets HRB designation criteria) for new construction.
.03	t. Repeating architect or builder prepared plans in the same block.

**IV. Any project not adhering to the above criteria must apply for a Coastal Development Permit and be subject to community review.**