

To Whom it May Concern:

The La Jolla Shores Planned District Ordinance (Ordinance) was updated to include Floor Area Ratios for the Single-Family Zone based on similarly sized single-family residential parcels in the San Diego Municipal Code (SDMC). That update did not change any other provisions of the Ordinance which includes the La Jolla Shores Planned District Urban Design Manual (Design Manual). In particular, the theme for development from page 3 of the Design Manual is “unity with variety” and as given in both the Design Manual and SDMC §1510.0301 (b) Design Principle:

... The theme "unity with variety" shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.

The Design Manual offers specific examples and is clear that new development should fit in (conform) with the existing neighborhood character. The introduction of a maximum FAR in the SF zone has no bearing on the requirement that the bulk and scale of the development be in conformity with the neighborhood. Projects still need to fit in with the existing neighborhood character.

It is respectfully requested that this misinterpretation be corrected with DSD staff and Hearing Officers.