

Peninsula Community Planning Board
P.O. Box 7994
San Diego, CA 92167
pcpbem@gmail.com

January 21, 2016

City of San Diego Development Services Department
Attention: Amanda Lee, Project Manager
1222 First Avenue, MS 501
San Diego, CA 92101
Via Email: ajohnsonlee@sandiego.gov

Re: 10th Update to City of San Diego Land Development Code

At the regular meeting of the Peninsula Community Planning Board (PCPB) on January 21, 2016, the PCPB reviewed the City of San Diego's proposed 10th Update to the Land Development Code (LDC), specifically, Issue #9 related to adopting amendments to Code Section 126.0704, Exemption from a Coastal Development Permit (Single Dwelling Unit). This proposed LDC amendment would create a new exemption from the requirement to obtain a Coastal Development Permit for single family construction or expansion provided the structure complied with 90% of the applicable height limit and 80% of the applicable floor area permitted by the underlying base zone. An exemption from the requirement for a Coastal Development Permit would result in no community input on certain residential development within the Peninsula Community.

The PCPB took the position below on this proposed LDC Update:

The Peninsula Community Planning Board requests the City of San Diego suspend action on Issue #9 of the 10th Update to the Land Development Code for one year. A one year suspension will enable the Peninsula community, and other coastal communities in the City of San Diego, to craft tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single family residences. The adoption of such an overlay zone could replace the Coastal Development Permit process for those projects that comply with the criteria of the zone, enabling regulatory relief from the existing costly and time consuming discretionary process while more effectively implementing the Peninsula Community Plan.

Your consideration of this request is appreciated.

Sincerely,



JULIA QUINN
Chair, Peninsula Community Planning Board

CC: San Diego Planning Commission (sent via email to: planningcommission@sandiego.gov)

Approved by an Action of the Peninsula Community Planning Board on January 21, 2016.