



La Jolla Community Planning Association

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September 6, 2019

SUGGESTED LETTER TO CITY - CODE REVISION UPDATE #13 - SERIAL/COMBINATION PERMITS

TO: Renee Mezo, Project Manager RMezo@sanidiego.gov

CC: Council President Pro Tem Barbara Bry barbarabry@sanidiego.gov

RE: FOR INCLUSION IN THE #13 CODE REVISION UPDATE - SERIAL/COMBINATION PERMITS

Dear Ms. Mezo,

The La Jolla Community Planning Association at its regular meeting August 1, 2019 adopted the following motion and requests that this be included in the 13th Code Revision Update.

Improvements to existing structures are exempt, except the demolition or removal of 50% or less of the exterior walls of the existing structures if the proposed application is received within 5 years of final inspection and receipt of an occupancy permit for the entire house of a previous 50% exempt remodel on the same structure. An exemption will be allowed within the 5 year time frame if 50% of the exterior walls of the original structure (as it existed 5 years ago) will still remain but it is subject to community review and the CDP process.”

Motion Passed: 14-0-1

Current Situation and Justification for Update

There appears to be no approved formal San Diego Municipal Code for ‘combination’ or ‘serial’ permitting for residential development.

There is reference to so-called ‘serial’ permitting in a DRAFT document *Information Bulletin Coastal Demolition*.

Under the ‘50% Rule’ no Coastal Development Permit and likewise no community review is required for ‘remodel’ projects where 50% or less of the exterior walls are removed.

Developers are taking full advantage of DSD allowing footprints of houses to be expanded by adding temporary exterior walls and using those walls to determine what constitutes 50% of “existing” walls.

These walls are only constructed to expand the overall size of the house in advance of more extensive development.

The result is a totally new structure built with no community review. Additionally, the City and community is denied developer impact fees which would support infrastructure improvement.

In creating a building that is out of scale with the surrounding neighborhood, this practice is contrary to the intent of the San Diego Land Development Code Chapter 13: Zones, Article 1: Base Zones Section 131.0403 clearly states that the Purpose of the RS (Residential--Single Unit) Zones is to promote neighborhood character, quality and livability while minimizing adverse impacts to adjacent properties.

Please advise La Jolla CPA Trustee Dave Ish dish@san.rr.com , (858) 750-0395 when this issue is going to be reviewed so that he can provide input on behalf of the CPA.

Thank you very much.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony Crisafi', with a small dot at the end.

Tony Crisafi
President
La Jolla Community Planning Association