

ISSUE	PROBLEM	PROPOSED CODE CHANGE	STATUS 2021
50% Rule CDP Exemption	The current rule seeks to exempt modest remodeling from CDP requirements. Instead, it permits massive expansion of small buildings, promotes awkward designs, and inhibits certain kinds of reasonable remodeling such as replacement of solid walls with windows	Limit 50%-rule CDP exemptions to projects that (a) increase existing GFA by no more than 50%, (b) whose result is a building using not more than 50% of allowable FAR, and (c) do not involve a property that has used the 50%-rule exemption within the past 12 months.	Check why this got no traction. Resubmit some change to 50% Rule in 2021 with support of other Coastal CPGs.
Serial Permitting	Currently a succession of 50%-rule exemptions can be obtained without any interval, each relying on the augmented walls allowed by earlier permits. Entire structures can be thus replaced without ever obtaining a CDP	Once a 50%-rule exemption is granted, another cannot be obtained until either (a) 12 months have passed since a certificate of occupancy has been obtained following an earlier project, or (b) the subsequent permit leaves at least 50% of the original structure (the base for the earlier permit) intact.	Considered as staff policy rather than code change. Move back to code change? Check status.
Project Sequencing	Project construction has cumulative impacts on the community, especially when multiple projects compete for scarce parking, staging, or other access to a neighborhood or a street.	The city needs to set reasonable limits on number of open construction permits within a given radius or on streets with limited access.	Administrative decision, not code issue. Follow up with DSD.
Carports	Carports (and open sided garages) are routinely used to increase the GFA of a home without exceeding FAR restrictions. Carports often feature pitched roofs and garage doors and are often illegally enclosed after final inspection.	Except in very limited circumstances, the GFA of carports or open-sided garages that are attached to buildings must be counted against allowable FAR.	Code change in progress.

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Basements	Basements add considerable density to the community while currently being exempt from FAR. Moreover, especially in hilly areas basements can create or exacerbate geological problems stemming from water flows, seismic faults, and the like.	The GFA of all basements (as defined by the current height above grade limitations) should count towards FAR at a 50% discount. This provides some benefit to the developer to be able to increase overall project size by going underground, but also provides benefit to the community by partially reducing the size of development above ground. Furthermore, due to the high seismic sensitivity throughout San Diego we believe all projects with basements should provide a geotechnical study prior to requesting a CDP.	Check why this got no traction. Resubmit in 2021?
Beachfront Lot FAR	Beachfront projects currently rely on total rather than buildable lot area to compute allowable FAR. This contrasts with hillside projects, which rely on buildable lot area.	Lot size for FAR calculation on Beachfront properties should be treated the same as Hillside properties. Currently Hillside properties may only utilize the level portion of the lot plus x% of the steep hillside area (or utilize the minimum lot size for that zone). This same logic should be applied for all properties whose boundaries extend out into coastal bluffs and beaches.	Not submitted within 2020 timeframe. Resubmit in 2021?
Project Noticing	Currently only small, uninformative notices are required when projects request a CDP. Additional information on projects is very difficult for neighbors and other interested parties to obtain.	Projects seeking a CDP should be required to post a large sign on the site, as many other cities do, including a project rendering, basic project data, and a link to view the complete set of plans.	Not considered as problem to city staff. Referred to CPGs for follow-up re-submittal in 2021.
Prop D Height Limit	Currently the Prop D height limit is measured differently than the City's residential height limit, and in a way that encourages gaming the system.	The Coastal Prop D Height Limit shall be measured from the lower of existing or proposed grade, exactly as the zoning height limits are measured.	Under discussion at DPR for 2021 Resubmittal.
Residential Height Limit	The 30' residential height limit was intended for steeply pitched roofs and chimneys, but permits flat-roofed structures that are too large.	No more than 50% of the building footprint should be allowed to exceed a 25 ft. height limit	Not submitted. Re-submit in 2021?