SUGGESTED ADDITION TO THE SAN DIEGO MUNICIPAL CODE:

‘COMBINATION’ OR ‘SERIAL’ PERMITTING

Current

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 ~~have learned and~~ are taking full advantage of ~~this~~ DSD ~~process of~~ allowing

footprints of houses to be expanded by adding ~~new~~ temporary exterior walls and ~~the City is allowing~~

using those walls ~~to be used~~ to determine what constitutes 50% of “existing” walls. These walls are

~~temporary and are~~ only constructed to expand the ~~footprint and~~ overall size of the house in advance of more extensive development.

~~However,~~ The result is a totally new structure, built ~~is built with the developer receiving the overall~~

~~financial benefit and~~ with no community review. ~~the community having no opportunity to review what amounts to a newproject.~~ Additionally, the City and community is denied developer impact fees which would ~~go to improving the~~ support infrastructure improvement.

~~This practice, combined with other allowances in the code (i.e. garage to carport conversions,~~

~~balconies, decks, etc.) result in houses with a bulk and scale that by appearances exceeds the~~

~~allowable FAR.~~ ~~This practice creates~~ 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 ~~clearly sets the tone and establishes a quality, feeling~~ ~~and attitude in~~ Chapter 13: Zones, Article 1: Base Zones. ~~specifically in~~ Section 131.0403 clearly states that the Purpose of the RS (Residential--Single Unit) Zones, ~~clearly sets the tone and~~ is to promote neighborhood character, quality and livability while minimizing adverse impacts to adjacent properties.

Recommended Code Wording

‘Serial’ or ‘combination’ permits involving the removal and/or expansion of exterior walls is not

allowed. Before a second permit is granted for a remodel ~~under~~ using the “50% Rule,” the previous

remodel must be approved for habitation for the entire house and a ~~two~~ five year lapse between the

approval and the issuance of the new permit must take place. Second story additions on a

previous remodel using the 50% Rule must wait 5 years from the date of the approval for

habitation, or go though community review and the Coastal Development Permit process.