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| **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. | | Submitted, 2020. Resubmitted 2021  No Action taken on part of city. |
| 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. | | Submitted 2020. Resubmitted in 2021  Brian Will, DPR.  No action taken on part of city. |
| 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. | Submitted 2020. Resubmitted in 2021  Brian Will  No action from city. |