

CDP Permit Improvements
Letter to the City of San Diego

At the Pacific Beach Planning Group's regular meeting on January 24, 2018, the board heard a presentation by the Citizens for Responsible Coastal Development ("CRCD") regarding their Incentive Based Zoning proposal. Various exemptions currently written in the City of San Diego's Municipal Code allow proposed construction projects in the coastal zone to proceed without Coastal Development Permits ("CDPs"). Although the PBPG has concerns with the specifics of the CRCD's Incentive Based Zoning proposal, the PBPG agrees that inherent problems exist within the City's current CDP Process.

Factors related to time, cost and review inhibit those looking to build within the coastal zone from seeking a CDP. In response, various aggressive interpretations of the CDP's exemption criteria have become commonplace. The PBPG believes the CDP permit process must be investigated for cost and streamlining improvements to mitigate the disincentive to pursuing CDPs or provide a workable alternative to a CDP. Accordingly, we request that the Mayor's office direct appropriate City officials (Director of Land Use, Director of the Planning Department, Director of Development Services) to work with each other to explore ways to stem the aggressive use of the CDP's exemption criteria and improve the overall CDP permit process. Further, should DSD look to adopt a more incentive based exemption criteria to coastal permits, we as a leader in Sustainable design efforts city-wide, would request DSD staff include incentives also based on providing sustainable design consistent with the Pacific Beach EcoDistrict.