

2006-07
Land Development Code Work Program

Items	Description	Anticipated Benefits	Potential Stakeholders	Goal for Completion
Planned District Ordinances-Phase I	Reformat PDO's to Chapter 15 to be consistent with format and philosophy of the LDC	<ul style="list-style-type: none"> ▪ Ease of use for staff and public ▪ Consistency ▪ Simplification 	Community groups, consultants, property owners, development industry, public interest groups, land use professional associations, utilities, government agencies	<ul style="list-style-type: none"> ▪ July 2006 City Council ▪ December 2006 Coastal Commission
Condo Conversions-Phase II	Amendments to address relocation assistance, noticing, parking, and inclusionary housing related to conversion of existing multi family rental development into condominiumized ownership	<ul style="list-style-type: none"> ▪ Regulatory Streamlining ▪ Improved noticing ▪ Preservation of older "affordable" rental stock ▪ On-site affordable housing units ▪ Predictability 	Condominium converters, existing tenants, prospective buyers, the Affordable Housing Coalition of San Diego, Affordable Housing Advocates, and community planning groups	<ul style="list-style-type: none"> ▪ September 2006 City Council ▪ April 2007 Coastal Commission
6th Update to LDC	Amendments to address inconsistencies with the format and philosophy of the LDC, improve permit process, and comply with State Law	<ul style="list-style-type: none"> ▪ Regulatory Streamlining ▪ Infill Housing ▪ Consistency ▪ Predictability ▪ Simplification ▪ Clarification 	City staff, consultants, property owners, community groups, environmental community, development industry, public interest groups, land use professional associations, utilities, government agencies	<ul style="list-style-type: none"> ▪ December 2006 City Council ▪ June 2007 Coastal Commission
Categorical Exclusion	Exempt single family residential development in coastal overlay zone from CDP process under specified conditions to address unintended consequences and to improve the permit process	<ul style="list-style-type: none"> ▪ Regulatory Streamlining, ▪ Infill housing (coastal zone) ▪ Simplification ▪ Predictability 	Property owners, consultants, community groups, land use professional associations, City, Coastal Commission	<ul style="list-style-type: none"> ▪ December 2006 Coastal Commission
ESL: Public Projects, Alterations, Wetland Deviations	Address unintended consequences of existing regulations to improve the permit process; and to provide wetland deviations for essential public projects, economically viable use, and to enable biologically superior alternatives	<ul style="list-style-type: none"> ▪ Regulatory Streamlining ▪ Infill Housing ▪ Simplification ▪ Clarification ▪ Predictability ▪ Consistency 	City staff, consultants, property owners, community groups, environmental community, development industry, public interest groups, land use professional associations, utilities, government agencies (resource agencies)	<ul style="list-style-type: none"> ▪ September 2007 City Council ▪ April 2008 Coastal Commission