



Ocean Beach Planning Board

4876 Santa Monica Avenue #133 San Diego, CA 92107
oceanbeachplanning.org

January 4th, 2018

To: Councilmember Lori Zapf, District II
Councilmember Barbara Bry, District I

Re: Incentive Based Zoning Regulations for Coastal Communities

The Ocean Beach Planning Board recognizes the value of Incentive Based Zoning in our community. In our meeting on January 3rd, 2018, the OB Planning Board reviewed the Incentive based zoning proposal for Coastal Development Regarding exemptions from Coastal Development Permits presented by Citizens for Responsible Coastal Development (CRCDC) and unanimously voted to support the concept. We request the City further develop and refine the regulations to specifically address the [Exemptions from Coastal Development Permits per SDMC article 126.0704](#) aka the “50% rule” as well as proper assessment of the 30ft height limit per the [Coastal Height Limit Overlay Zone SDMC article 132.0501](#).

Like other coastal communities in San Diego, the Ocean Beach Community is plagued with projects that use loopholes, exemptions, and serial permitting to avoid discretionary review processes. This results in projects that are oversized, out of scale, and out of alignment with the goals and recommendations of the [Ocean Beach Community Plan and Local Coastal Program](#). Please act to support Incentive Based Zoning Regulations in the Coastal Zone.

Thank you for supporting our coastal communities in addressing this issue.

Sincerely,

John Ambert, AIA, LEED AP
Chair, Ocean Beach Community Planning Board

Copy of letter distributions:

- Elise Lowe, City of San Diego Land Use Policy Advisor for Mayor Kevin Faulconer
- Robert Vacchi, Direction of Development Services Department
- Jeff Murphy Director of the Planning Department
- Mara Elliot, City Attorney