

## RE: 2024 LDC Update - response to comments [LJSPD Minor in Scope Development Criteria]

Land Development Code <developmentcode@sandiego.gov>

Mon 4/22/2024 3:58 PM

To:K Neil <katneilLJCPA@outlook.com>;Land Development Code <developmentcode@sandiego.gov>;Saidkhanian, Liz <ESaidkhanian@sandiego.gov>;Covarrubias, Megan <MECovarrubia@sandiego.gov>  
Cc:Garcia, Melissa <MAGarcia@sandiego.gov>;Dang, Angela <AVDang@sandiego.gov>;Jane Potter (Jpotter46@san.rr.com) <jpotter46@san.rr.com>

Hello Kathleen,

Thank you for your follow-up email. Please see the LDC team responses to your questions highlighted below in **red**:

Thank you for your email regarding the comments/suggested-code-language for the 2024 LDC Update Cycle for La Jolla Shores Planned District Advisory Board's comments/suggested-code-language regarding La Jolla Shores Planned District Minor in Scope Development Criteria. On behalf of the Board, we would like to express our appreciation for the explanation, but respectfully ask for additional insight from you in order to assist the Board to better understand the new code language when interacting with the community and city staff.

**City Staff's Response: The intent for the proposed amendment is to clarify existing regulations and codify provisions of IB 621. The purpose of IB 621 is to clarify the protocols utilized by City staff to determine whether an addition and/or alteration is minor in scope.**

Specifically, how does staff envision applying this phrase "single-family-residences", in paragraph (1510.0201 (d)(1)(B)).

**City Staff's Response: Single family residences is existing text in Section 1510.0201.**

As an example, would this phrase allow any project in the LJSPD that is not multifamily to be classified as minor? or would the additional conditions (IB 621) be considered as well as underlying base zone classification?

**City Staff's Response: The reference is improvements to single-family residences. Please note this is existing text in Section 1510.0210 just reorganized so it is clearer. IB 621 is not being replaced and the following still applies "Generally additions that increase floor area by 10 percent or less will be determined to be minor in scope, provided criteria (B) through (G) below are also satisfied. Additions that increase floor area by more than 10 percent may also be minor in scope, again depending on how criteria (B) through (G) below are met."**

I hope this information is helpful. Should you have any additional questions or concerns, I am happy to set up a quick call with you.

Best Regards,

**Megan Covarrubias**  
Senior Planner

City of San Diego  
City Planning Department  
(619)-236-6009

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**From:** K Neil <katneilJCPA@outlook.com>  
**Sent:** Monday, April 22, 2024 10:52 AM  
**To:** Land Development Code <developmentcode@sandiego.gov>; Saidkhanian, Liz <ESaidkhanian@sandiego.gov>; Covarrubias, Megan <MECovarrubia@sandiego.gov>  
**Cc:** Garcia, Melissa <MAGarcia@sandiego.gov>; Dang, Angela <AVDang@sandiego.gov>; Jane Potter (Jpotter46@san.rr.com) <jpotter46@san.rr.com>  
**Subject:** [EXTERNAL] Re: 2024 LDC Update - response to comments [LJSPD Minor in Scope Development Criteria]

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Dear Mr. Funk,

Thank you for your email regarding the comments/suggested-code-language for the 2024 LDC Update Cycle for La Jolla Shores Planned District Advisory Board's comments/suggested-code-language regarding La Jolla Shores Planned District Minor in Scope Development Criteria. On behalf of the Board, we would like to express our appreciation for the explanation, but respectfully ask for additional insight from you in order to assist the Board to better understand the new code language when interacting with the community and city staff.

Specifically, how does staff envision applying this phrase "single-family-residences", in paragraph (1510.0201 (d)(1)(B)).

As an example, would this phrase allow any project in the LJSPD that is not multifamily to be classified as minor? or would the additional conditions (IB 621) be considered as well as underlying base zone classification?

Thanking you in advance for your help,

Kathleen Neil  
La Jolla Shores Planned District Advisory Boardmember

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**From:** Land Development Code <[developmentcode@sandiego.gov](mailto:developmentcode@sandiego.gov)>  
**Sent:** Friday, April 19, 2024 4:16 PM  
**To:** [katneiljcpa@outlook.com](mailto:katneiljcpa@outlook.com) <[katneiljcpa@outlook.com](mailto:katneiljcpa@outlook.com)>  
**Cc:** Land Development Code <[developmentcode@sandiego.gov](mailto:developmentcode@sandiego.gov)>  
**Subject:** FW: 2024 LDC Update - response to comments

My apologies – your comment was on LDC item 25 La Jolla Shores Planned District - Minor in Scope Development Criteria.

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**From:** Land Development Code  
**Sent:** Friday, April 19, 2024 4:15 PM  
**To:** [katneiljcpa@outlook.com](mailto:katneiljcpa@outlook.com)

**Cc:** Land Development Code <[developmentcode@sandiego.gov](mailto:developmentcode@sandiego.gov)>

**Subject:** 2024 LDC Update - response to comments

Hello,

Thank you for submitting the following comment on the 2024 Land Development Code Update – Item 4 Calculating Gross Floor Area – Parking Structures:

Dear Sir or Madam, The La Jolla Shores Planned District Advisory Board (LJSAB) respectfully requests that the crossout/underline version of the proposed changes given in Item 20 of the 2024 Land Development Code (LDC) Update be provided to the LJSAB for our review and approval prior to the 2024 LDC Update Workshops. The LJSAB has been working with the community and DSD/Planning about how to clarify the minor in scope definition. The wording currently presented in column E of the 12/18/2023 online version of the 2024 LDC Update Matrix is not clear. In order to assist in clarifying the language, the Board needs the crossout/underline version as soon as possible to facilitate our community outreach and discussion. Thank you in advance for your assistance in this matter. Kathleen Neil for the LJSAB.

**Please see below for the staff response:**

Thank you for providing the draft language and attachments for reference. After careful review, staff added the "does or does not" text to 1510.0201(d) in the draft code language. The text will now read "...development does or does not conform to the regulations contained herein." the intent of the item is to codify language in Information Bulletin 621 and provide clarification for different types of development that are minor in scope. The types of development can only be selected between one "OR" the other; they cannot be combined.

To view all public comments received and staff responses, please visit the following link: [2024 LDC Update – Response to Public Comments](#)

Best regards,

**Corey Funk, AICP**

*he/him/his*

Senior Planner

City of San Diego

City Planning Department

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[sandiego.gov/planning](http://sandiego.gov/planning)

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