



Planning Department

4th Update to the Land Development Code

On Feb. 9, 2006, the [California Coastal Commission](#) certified the 4th Update to the Land Development Code. Three Ordinances are included: [O-2006-50](#), [O-2006-50-a](#), and [O-2006-51](#). The 4th Update to the Land Development Code was initially adopted by the City Council on Nov. 22, 2004 ([Report to City Council 02-238](#)), and was later amended by the Council on Nov. 28, 2005, in accordance with Coastal Commission's suggested modifications. The 4th Update includes seven policy issues, 17 consistency corrections, and 18 minor format and reference corrections that address changing development practices and improve implementation of City policy, with a specific focus in the areas of housing, environment, and permit process.

The reasonable accommodations amendments bring the City of San Diego into compliance with federal and state Housing Acts to afford persons with disabilities the equal opportunity to use and enjoy a dwelling. The resulting housing will be beneficial to meet the needs of the City's growing population.

Several of the 4th Update amendments will benefit the environment such as the residential open space zone category amendments which implement the protection of community open space and the emergency restoration amendments which regulate the timing for restoration plans.

Other approved amendments will improve the efficiency of permit processing. The Board of Zoning Appeals has been disbanded with its powers and duties transferred to the [Planning Commission](#), processing of private encroachments in the public right-of-way has been standardized and simplified ([Information Bulletin 576](#)), site reconnaissance and testing processes have been streamlined ([Information Bulletin 560](#)), and public linear trails and maintenance access projects have been exempted from some permit requirements at a cost savings to the public.

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