City of Encinitas

Department of Planning and Building

Development Services Section

Policy Item:	Policy No.	Date Approved	Date Revised	Page No.
Coastal Development Permit Requirements for Residential Remodels, Additions & Alterations	PB-200	July 10, 2015	N/A	1 of 1

PURPOSE

To clarify the types of improvements, additions and/or alterations to existing residences within the Coastal Zone that require review and approval of a Coastal Development Permit (CDP) as part of the entitlement process.

BACKGROUND

The intent of requiring a CDP is to ensure that coastal resources and coastal access are protected and not compromised by development projects. The CDP process is governed by the California Coastal Act and implemented through the City's Local Coastal Program (LCP). Coastal Commission Administrative Regulations (California Code of Regulations Title 14, Division 5.5, Chapter 6 (14 CCR §13250)) as referenced in the City's LCP (Encinitas Municipal Code §30.80.050A) provides exclusion from CDP requirements for improvements to existing single-family residences, while maintaining CDP requirements for certain classes of projects. This policy memorializes the City's discussions with Coastal staff regarding the application of CDP exclusions for improvements to existing single-family residences.

POLICY

Improvements to existing single-family residences shall comply with 14 CCR §13250 as per the following provisions.

- "Improvements" under this policy shall be defined as any modifications that involve remodeling, altering, expanding or reducing an existing single-family residence as defined in 14 CCR §13250 (a).
- Improvements to an existing single-family residence located within the Coastal Zone where more than 50% of the existing exterior walls of a structure are removed require approval of a CDP.
- Improvements to an existing single-family residence located between the ocean and the first public road, or within 300 feet from the inland extent of any beach, or the mean high tide line of the ocean where there is no beach, whichever is the greater distance, require approval of a CDP, unless exempted below (14CCR13250 (b)).
    - Interior residential remodel projects to an existing legal dwelling unit where no new floor area is added shall be exempt from the requirement for approval of a CDP, unless the proposed work involves improvements within 50 feet of coastal bluffs or other sensitive areas as defined under 14 CCR §13250 (b)(1)(2) or (3); or,
    - Improvements to an existing single-family residence that would result in an increase of less than 10 percent of internal floor area, or in an increase of 10 percent or less in height, of an existing legal structure shall be exempt from the requirement for approval of a CDP, unless the proposed work involves improvements within 50 feet of coastal bluffs or other sensitive areas as defined under 14 CCR §13250 (b)(1)(2) or (3).

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Sunset Review Date: July 2017