



PHOTOS BY ASHLEY MACKIN-SOLOMON

**James LaMattery speaks to those in attendance about Senate Bills that could change development regulations in San Diego.**

regulate development along the coast.”

Briggs responded: “The Coastal Act applies to development in the coastal zone; essentially, what is west of the nearest major freeway. It doesn’t regulate height, floor area ratio or parking spaces. It is the local regulations that are affected by SB 330. You could still have the California Coastal Commission say, for reasons of public access and maintaining affordable access ... it could regulate development. But it is not required to do that.

“The Coastal Commission tries to work with what local regulations require, if it were lawful to build high rises on every block, at some point the Coastal Commission can only pull back so much.”

*In delving more into the bills themselves,* he continued: “SB 330 essentially says it is all the local jurisdiction’s fault that we don’t have more housing, and therefore, the state is going to take away local authority.

“A big part of 330 is that local jurisdictions cannot deny a project unless they make certain findings that a project must be really bad. In other words, there is now a presumption in favor of a project as opposed to a developer needing to prove that the project qualifies under local grounds.”

SB 50, he continued, would give “incentives to developers who build in areas close to transit areas or what is known as ‘job-rich areas.’ Job rich areas are not defined

... but a transit area is something within a quarter-mile of a bus line.”

Briggs said he and LaMattery drafted a constitutional amendment with “four high-profile signers, I can’t tell you who,” which he said would “tell the State they don’t get to tell us how we plan our neighborhoods” and “dictate how much density we take unless there are provisions that solve the infrastructure problem.”

He elaborated: “It would tell the State if it pays to bring our communities up to modern infrastructure standards ... then you can tell us we are not pulling our fair share when it comes to housing.

“But until you bring out the checkbook, we can solve the problem. ... The community (across the state, community-by-community) would then get to decide if they are willing to be brought up to modern times in exchange for increased density. Some communities would take it, others would figure it out for themselves.

“The problem with a one-size-fits-all solution from the State is (we could see) a full build-out in the City of San Diego, then La Mesa, then El Cajon then Julian.”

A follow-up meeting was not scheduled, but LaMattery said more meetings would be held in La Jolla.

To read or follow the status of these bills, visit [leginfo.legislature.ca.gov](http://leginfo.legislature.ca.gov) and search SB 330 and/or SB 50. ♦