

**2025 Land Development Code Update
Citywide List - Discussion Draft
8/5/25**

This list of potential items is for discussion purposes and is anticipated to be refined or revised based on public feedback.

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Align the Code with the City's Climate, Energy or Housing Goals	1	Administrative Citations - Code Enforcement Fines and Civil Penalties	The amendment is needed to ensure that penalties for violations of the Municipal Code or applicable State Building Code sufficiently deter code violations. The current penalty structure, which ranges from \$100 to \$1,000 per day depending on the severity and duration of the violation, has not been updated since 2007. Updating the fines will strengthen enforcement efforts and encourage timely corrective action.	This amendment to the Administrative Citations regulations would increase civil penalties associated with violations of the Municipal Code or State Building Code.	12.0908(c) 121.0312(h)
	2	Affordable Housing Regulations - Designated Cultural Districts	The amendment is needed to implement AB 812 (Boerner, 2023), which allows cities to reserve up to 10 percent of the affordable homes within a project within one-half mile of a designated cultural district for artists to support the growth of cultural districts and protect the displacement of cultural bearers.	This amendment to the Affordable Housing Regulations would allow a developer to reserve up to 10 percent of the affordable homes located within or within one-half mile of a designated cultural district for artists.	113.0103 143.0749
	3	Commercial Base Zones - Floor Area Ratio Bonus for Residential Mixed Use	The amendment to the Commercial Base Zone Regulations would allow an additional 0.5 Floor Area Ratio bonus for residential mixed-use developments located in Mobility Zone 2 or 3, within High Resource Areas or Highest Resource Areas, as defined by the California Tax Credit Allocation Committee Opportunity Areas Map, that provide all required deed-restricted affordable homes onsite.	This amendment to the Commercial Base Zone regulations would allow an additional 0.5 Floor Area Ratio bonus for residential mixed-use developments located in Mobility Zone 2 or 3, within High Resource Areas or Highest Resource Areas, that provide all required deed-restricted affordable homes onsite.	131.0546(a)(3)
	4	Condominium Conversions - Public Improvements	The amendment is needed to ensure adequate public improvements to streets and alleys when converting rental homes into condominiums.	This amendment to the Public Facility Regulations and Final Map Regulations would require public improvements to adjacent streets and alleys prior to issuing a final map for the conversion of rental homes into condominiums.	142.0625 144.0507(g)
	5	Inclusionary and Affordable Housing Regulations - Offsite Affordable Housing Requirements	The amendment is needed to address off-site affordable housing requirements, which currently allow off-site affordable housing in various circumstances, including in areas that are: located within a Sustainable Development Area, designated as a High Resource Area or Highest Resource Area, as defined by the California Tax Credit Allocation Committee's Opportunity Areas Map, and in communities where less than five percent of the housing stock consists of deed-restricted affordable dwelling units. The current requirement that affordable housing be below five percent excludes several High Resource Areas and Highest Resource Areas.	This amendment to the Inclusionary Affordable Housing Regulations and the Affordable Housing Regulations would remove the requirement that off-site affordable housing be located in communities where less than five percent of the housing stock is deed-restricted so long as they are within High Resource Areas and Highest Resource Areas located within the Sustainable Development Area, such as the Black Mountain Ranch, Pacific Highlands Ranch, and the Torrey Highlands Community Planning Area which were developed with a 20% inclusionary requirement.	142.1305(a)(3) 143.0745(a)
	6	Complete Communities Housing Solutions - For-Sale Dwelling Units	The amendment is needed to include provisions for the development of for-sale homes within the Complete Communities Housing Solutions Regulations.	This amendment to the Complete Communities Housing Solutions Regulations would include applicability for the development of for-sale homes, where currently only rental homes are permitted.	143.1002(a) 143.1005(b)(8) 143.1015(a) 143.1016
	7	Complete Communities Housing Solutions - Development Impact Fee Waivers	The amendment to the Complete Communities Housing Solutions Regulations is needed to remove the waiver of development impact fees for homes under 500 square feet, as the current policy creates a disincentive to develop larger, family-suitable homes and limits the City's ability to generate revenue needed for infrastructure improvements.	This amendment to the Complete Communities Housing Solutions Regulations would remove the development impact fee waiver for homes less than 500 square feet.	143.1010(f)

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Align the Code with the City's Climate, Energy or Housing Goals	8	Dwelling Unit Protection Regulations - Conversions of Condominiums	The amendment is needed to apply the Dwelling Unit Protection Regulations to rental homes occupied by very low- or low-income households when the homes are modified or converted to for-sale condominiums.	This amendment to the Dwelling Unit Protection Regulations would extend their applicability to homes occupied by very low- or low-income households that are either converted to condominiums or modified in a way that affects their use or configuration. Rental homes converted to condominiums and made affordable to very low- or low-income households may be exempt if they meet specific requirements established by the San Diego Housing Commission.	143.1201 143.1212
	9	Central Urbanized Planned District - Chimney Requirement	The amendment is needed to the Central Urbanized Planned District Use Regulations to remove the requirement for a chimney from the development regulations for multiple homes, and the architectural features requirement for developments with three or more homes. This requirement is overly restrictive and contrary to the City's Climate Action Plan.	This amendment to the Central Urbanized Planned District regulations would remove the requirement to include a chimney when more than three homes are proposed.	155.0232(a)(3)(A)
	10	Central Urbanized Planned District - Moving and Storage Facilities	The amendment is needed to prohibit moving and storage use within the Central Urbanized Planned District zones to be consistent with the Mid-City Communities Plan that plans for medium-high to high-density residential development and commercial uses along its transit corridors. Moving and storage uses are an auto-oriented use that is not consistent with the intended uses in either the existing or future community plan.	This amendment to the Central Urbanized Planned District regulations would prohibit new moving and storage facilities as a permitted use in the following Central Urbanized Zones: CU-2-3, CU-2-4, and CU-2-5 zones.	155.0238 - Table 155-02C
	11	Old Town San Diego Planned District - Sidewalk Cafes	The amendment is needed to allow sidewalk cafes in commercial zones and the Old Town San Diego Planned District Regulations do not address Streetaries or active sidewalks. The amendment is consistent with the Old Town San Diego Community Plan, which encourages visitor-oriented ground-floor frontages to promote pedestrian activity, including sidewalk cafes.	This amendment to the Old Town San Diego Planned District regulations would allow sidewalk cafes, streetaries, and active sidewalks within commercial zones, consistent with citywide regulations.	1516.0117 - Table 1516-01D
Clarifications	12	Noise Regulations - Sound Level Limits	The amendment to the sound level limits is needed to clarify specific situations in which average noise levels may temporarily exceed applicable limits for an activity occurring within the City or on a property, provided the noise is produced under an approved permit or agreement.	This amendment to the Noise Regulations would clarify that specific situations may allow an exception to temporarily exceed average noise level limits, provided the activity is authorized by a special event permit, development permit, or other permit or agreement approved by the City Manager.	59.5.0401
	13	Definition - Multiple Dwelling Unit and Single Dwelling Unit	The amendment is needed to clarify the definitions of multiple dwelling unit and single dwelling unit, particularly for lots developed with multiple single dwelling units or multiple accessory dwelling units. These revisions are necessary to ensure consistent interpretation and application across different housing development types.	This amendment would clarify that multiple single dwelling units on the same lot are each classified as single dwelling units and do not meet the definition of multiple dwelling units. It would also clarify that the presence of an accessory dwelling unit on a lot with a single dwelling unit does not constitute a multiple dwelling unit.	113.0103
	14	Definition - Transit Priority Area	The amendment is needed to the definition of a Transit Priority Area, which references, but does not precisely align with the definition in the California Public Resources Code Section 21099.	This amendment would more precisely align the definition of a transit priority area in Public Resources Code Section 21099. It would not change the City's existing Transit Priority Area Map.	113.0103

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Clarifications	15	Rules for Calculation and Measurement - Calculating Gross Floor Area for Multiple Zoning Designations	This amendment is needed to clarify the requirements for calculating gross floor area for premises with multiple zoning designations consistent with current practices.	This amendment to the Rules for Calculation and Measurement regulations would clarify that gross floor area is calculated separately for each zoning designation and then summed for the entire premises, regardless of zoning boundaries.	113.0234
	16	Condominium Conversions- Subdivision Procedures and Parcel Maps	The amendment to the Subdivision Procedure Regulations is needed to clarify the applicability of ministerial parcel map approvals to condominium developments.	This amendment to the General Subdivision Procedure regulations would clarify the tentative map exceptions for condominium creation, confirm that parcel maps may be used for subdivisions, and specify that a parcel map may be used to subdivide four or fewer condominiums.	125.0120 125.0410 144.0330
	17	Public Right-of-Way Permit Procedures - Expiration	The amendment to the Public Right-of-Way Permit Regulations is needed to clarify that the permit will automatically align with the expiration of the associated building permit rather than granting an extension of the public right-of-way permit if it expires.	This amendment to the Public Right-of-Way Permit Procedure regulations would clarify that the expiration of a public right-of-way permit automatically aligns with the expiration of the associated building permit.	129.0750(a)
	18	Residential Base Zones - Setback Requirements	The amendment is needed to clarify that state law requires side and rear yard setbacks in residential zones to be sufficient to ensure fire safety and emergency access.	This amendment to the Residential Base Zone regulations would clarify that the fire code may require a greater setback for health and safety purposes.	131.0443
	19	Mixed-Use Base Zones - Live/Work Quarters	The amendment is needed to clarify that up to 50 percent of the Live/Work Quarters floor area can be used to comply with the employment use requirements for the employment mixed use zone. While live work quarters are not considered a residential use, they do include floor area for residential. A requirement for employment uses remains.	This amendment to the Mixed Use Base Zone regulations would clarify that up to 50 percent of floor area of Live Work units can count towards the employment use for the purposes of calculating non-residential floor area to meet the requirements of the employment mixed use zone.	131.0712
	20	Mixed-Use Base Zones - Street Wall Exceptions	The amendment is needed to clarify the reference point used to measure the exception to the street wall requirements in mixed-use zones, specifically when the public right-of-way level differs from the building level. The exception applies to areas that may be subtracted from the required length of the street-facing frontage.	This amendment to the Mixed-Use Base Zone regulations would clarify that the height difference between the public right-of-way and the building pad is to be measured from grade elevation in mixed-use zones.	131.0717(c)
	21	Sign Regulations - Cannabis Leaf Symbol	The amendment is needed to clarify that cannabis outlets are not permitted to use cannabis leaf symbols on signage, consistent with existing regulations that allow only text on signs for cannabis outlets.	This amendment to the Sign Regulations would clarify that cannabis outlets are prohibited from using the cannabis leaf symbol on any signs.	141.0504(d) 142.1210
	22	Child Care Facilities - After School Care	The amendment is needed to clarify that after school care facilities are a type of child care center. Although licensed by the State of California, they are not currently listed in the Separately Regulated Use Regulations, which creates permitting challenges despite the code describing child care centers as facilities that include infant centers, preschools, and school age extended day care.	This amendment to the Residential Use Category - Separately Regulated Uses regulations would clarify that after-school care facilities are a type of child care center, ensuring they can be permitted consistently with other centers that provide care for school-aged children	141.0606(a)(2)

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Clarifications	23	Development Impact Fees - Onsite Park Requirements	The amendment is needed to clarify that the developer must establish a deposit account for the administration of the performance and payment bonds when designing an onsite park to satisfy all or a portion of their Citywide Park Development Impact Fee requirements, in order to provide transparency.	This amendment to the Public Facility Regulations would clarify that, when a developer proposes to design an onsite park to satisfy all or part of the Citywide Park Development Impact Fee requirements, a deposit account must be established prior to acceptance of the performance and payment bonds, to the satisfaction of the Planning Director for bond administration.	142.0640(b)(8)(E)
	24	Refuse, Organic Waste, and Recyclable Materials Storage Regulations - Applicability	The amendment is needed to the Refuse, Organic Waste, and Recyclable Materials Storage Regulations to clarify all new dwelling units are required to comply with the regulations.	This amendment to the Refuse, Organic Waste, and Recyclable Materials Storage Regulations would clarify that storage for refuse, organic waste, and recyclable materials is required for any new dwelling unit.	142.0805 142.0805 - Table 142-08A
	25	Sign Regulations - Sign Category A Permanent Secondary Signs	The amendment to the Sign Regulations is needed to clarify that Table 142-12I, Permanent Secondary Signs, restricts Identification Wall Signs for High-Rise Buildings to Sign Category A, to ensure consistency with the text in Section 142.1250(b). The current format of Table 142-12I could be misinterpreted to mean that Identification Wall Signs for High-Rise Buildings fall under Sign Categories A, B, and C, which conflicts with the regulatory text that limits them to Sign Category A.	This amendment to the Sign Regulations would clarify that Table 142-12I, Permanent Secondary Signs, restricts Identification Wall Signs for High-Rise Buildings to Sign Category A.	142.1250 - Table 142-12I
	26	Affordable Housing Regulations and Complete Communities Housing Solutions - Replacement of Affordable Dwelling Units	The amendment is needed to provide clarification to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations to be consistent with Government Code Section 66300.5(d) defines "equivalent size" which requires replacement dwelling units to have at least the same number of bedrooms as the units being replaced.	This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same number of bedrooms as the units being replaced.	143.0720 143.1015(a)(7)(B)
	27	Density Bonus in Exchange for Affordable Housing Units - Base Zone Regulations	The amendment is needed to the Affordable Housing Regulations to clarify that residential or mixed-use developments may receive a 0.5 floor area ratio (FAR) bonus even when deviations from base zone development regulations are granted. The current regulations do not clearly state whether the FAR bonus and associated incentives apply when such deviations are approved.	This amendment to the Affordable Housing Regulations clarifies that residential and mixed-use developments utilizing the 0.5 FAR bonus may deviate from base zone regulations. Developments would still be required to comply with the specified site eligibility criteria.	143.0720(o)
	28	Affordable Housing in All Communities and Floor Area Ratio Bonus Program for Land Owned by a Public Agency or Qualified Non-Profit	The amendment is needed to provide clarification to the Affordable Housing in All Communities Regulations to separate the regulations that permits 100% affordable housing developments in zones where it would not typically be allowed from the regulations that allow a floor area ratio bonus for land owned by public agencies or qualified non-profits.	This amendment to the Affordable Housing Regulations, specifically the Affordable Housing in All Communities Regulations, would relocate the floor area ratio bonus provisions for land owned by a public agency or qualified non-profit into a new, separate section.	143.0744 143.0746(b)

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Clarifications	29	Coastal Overlay Zone Affordable Housing Replacement Regulations - Replacement Dwelling Units	The amendment is needed to provide clarification to the Coastal Overlay Zone Affordable Housing Replacement Regulations to be consistent with Government Code Section 66300.5(d) defines "equivalent size" as requiring replacement dwelling units to have at least the same number of bedrooms as the units being replaced.	This amendment to the Coastal Overlay Zone Affordable Housing Replacement Regulations would replace the word "identical" with "equivalent size" to clarify that the replacement units must contain at least the same total number of bedrooms.	143.0860(a)
	30	Complete Communities Housing Solutions - Provision of Affordable Dwelling Units	The amendment is needed to provide clarification to ensure the intent of the Complete Communities Housing Solutions Regulations, which require that affordable homes be comparable in size or bedroom mix to market-rate dwelling units, but the term "comparable" is undefined.	This amendment to the Complete Communities Housing Solutions Regulations would clarify that the affordable homes must be equivalent in size and bedroom mix as the market rate dwelling units to be "comparable."	143.1015
	31	Complete Communities Housing Solutions - Offsite Requirements	The amendment is needed to clarify the types of alternative financing permitted for off-site deed-restricted affordable dwelling units developed under the Complete Communities Housing Solutions Regulations. To qualify, these units must not be subject to restrictions from another program or policy and must not have received financing from the San Diego Housing Commission.	This amendment to the Complete Communities Housing Solutions Regulations would specify that off-site deed-restricted affordable dwelling units must not currently be restricted under any other program or policy by any entity, nor should they have received a loan or project-based vouchers from the San Diego Housing Commission. However, these units may be financed through alternative sources, such as tax-exempt bonds or low-income housing tax credits, subject to review and approval by the San Diego Housing Commission.	143.1015(b)
	32	Complete Communities Housing Solutions - Newly Constructed or Rehabilitated Affordable Housing	The amendment to the Complete Communities Housing Solutions Regulations is needed to clarify that the required affordable housing must be newly built or rehabilitated.	This amendment to the Complete Communities Housing Solutions Regulations would clarify that to meet the affordability requirements, the affordable housing provided must be newly constructed or rehabilitated.	143.1015(b)
	33	Dwelling Unit Protection Regulations - Recorded Covenant Requirement	The amendment to the Dwelling Unit Protection Regulations is needed to clarify the existing practice where applicants record a covenant on the premises prior to the issuance of a demolition permit when not accompanied by a building permit, to ensure that all demolished protected homes are replaced.	This amendment to the Dwelling Unit Protection Regulations would clarify that, when protected homes are proposed for demolition, applicants must record a covenant prior to obtaining a demolition permit to guarantee their replacement.	143.1212
	34	Central Urbanized Planned District - Commercial Component within Multiple Dwelling Unit Residential Developments	The amendment to the Central Urbanized Planned District Regulations is needed to clarify Footnote 4 in Table 155-02C by specifying that the required commercial component must be located on the ground floor within the front 30 feet of the lot when permitting multiple dwelling unit residential developments in the CU-2-4, CU-2-5, and CU-3-3 commercial zones. The current language only references the front 30 feet of the lot without indicating that it applies specifically to the ground floor. This clarification aligns the Planned District regulations with the citywide commercial base zone standards, which prohibit residential uses and parking on the ground floor in the front 30 feet of the lot in applicable zones.	This amendment to the Central Urbanized Planned District regulations would clarify Footnote 4 in Table 155-02C to specify that multiple dwelling unit residential development is only permitted when the required commercial component exclusively occupies the ground floor within the front 30 feet of the lot.	155.0238-Table 155-02C
Compliance with State Law	35	Airport Land Use Compatibility Overlay Zone - Airport Override Process	The amendment is needed to clarify that approval of a proposed development is not to be consolidated with a City Council action to override an Airport Land Use Commission determination.	This amendment to the Airport Land Use Compatibility Overlay Zone regulations to clarify that the City Council may consider the override separate from the proposed development.	132.1555

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Compliance with State Law	36	Landscape Regulations - Protection of Existing Trees and Shrubs	The amendment is needed to clarify that the Landscape Regulations protect existing trees and shrubs as plant materials, consistent with the Landscape Standards in the Land Development Manual.	This amendment to the Landscape Regulations clarifies that existing trees and shrubs are considered plant material, ensuring they are protected.	142.0401 142.0403(b) 142.0409
	37	Noticing - Planning Commission Hearings	The amendment is needed to implement AB 2904 (Quirk-Silva, 2023), which extends the noticing requirement for planning commission hearings on proposed amendments to development regulations and rezones from 10 to 20 business days.	This amendment to the Notice Regulations would require a 20 business day notice period for proposed amendments to development regulations and rezones for Planning Commission hearings.	112.0301(c)(3) 112.0305
	38	Environmental Determination Appeals - Public Stormwater Facilities Maintenance	The amendment is needed to implement AB 3227 (Alvarez, 2024), which streamlines the approval process for routine maintenance of public stormwater facilities until January 1, 2030, by exempting them from the California Environmental Quality Act and appeals of environmental determinations.	This amendment to the Notice Regulations would add an exclusion that sunsets on January 1, 2030, to exempt capital improvement projects for routine maintenance of public stormwater facilities from environmental determination appeals, reducing administrative delays.	112.0310
	39	Definitions - Major Transit Stop	The amendment is needed to implement AB 2553 (Friedman, 2024), which revises the definition of a major transit stop by increasing the minimum required frequency intervals for bus routes.	This amendment would revise the definition of a major transit stop to apply to the intersection of two or more major bus routes with a service frequency interval of 20 minutes or less, replacing the previous 15-minute requirement.	113.0103
	40	Parking Regulations - Shared Parking	The amendment is needed to implement AB 894 (Friedman, 2023), which allows the sharing of underutilized parking between separate properties located within 2,000 feet of each other to meet minimum parking requirements, provided that at least 20 percent of the parking on one property is underutilized. This is less restrictive than the current requirement, which limits shared parking to properties within 1,200 feet and requires at least 25 percent underutilized parking.	This amendment to the Parking Regulations would reduce the requirements for utilizing a shared parking agreement by allowing separate properties within 2,000 feet of each other to meet minimum parking requirements when at least 20 percent of a property's parking is underutilized.	113.0103 142.0525 142.0545(a)
	41	Tentative Maps - When a Tentative Map is Not Required	This amendment is needed to align the tentative map exclusions of the Subdivision Map Act with the specific language used when referencing zoning. The current regulation refers to land "before the subdivision" having a commercial, mixed-use, or industrial base zone; however, Government Code Section 66426(b) specifies "land zoned for industrial or commercial development."	This amendment to the Tentative Map regulations would ensure alignment with state law by clarifying that the exemption under the Subdivision Map Act applies specifically "land zoned for industrial or commercial development."	125.0410(b)(3)
	42	Residential Subdivisions - Multiple Dwelling Unit Zones	The amendment is needed to implement SB 684 (Caballero, 2023) requires a streamlined approval process for a subdivision of up to 10 dwelling units on lots zoned for multiple dwelling units that are 5 acres or less.	This amendment to the residential subdivision requirements would allow ministerial approval of a subdivision of up to 10 dwelling units on lots zoned for multiple dwellings that are 5 acres or less and not located within a High or Very High Fire Hazard Severity Zone.	125.0430 125.0630 143.1501 - 143.1510 144.0202 144.0211

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Compliance with State Law	43	Residential Subdivisions - Single Dwelling Unit Zones	The amendment is needed to implement SB 1123 (Caballero, 2024), which requires the ministerial subdivisions allowed by SB 684 (Caballero, 2023) for up to 10 dwelling units on vacant lots in single-dwelling unit zones. It is also needed to implement AB 130 (Committee on Budget, 2025), which amends the requirements for ministerial subdivisions allowed by SB 684 (Caballero, 2023) and SB 1123 (Caballero, 2024) to address remainder parcels and limits on the sale of parcels without residential structures.	This amendment to the residential subdivision requirements would allow ministerial approval for subdivisions of up to 10 dwelling units on vacant lots of 1.5 acres or less in single-dwelling unit zones and not located within a High or Very High Fire Hazard Severity Zone. It also would allow for the creation of remainder parcels that do not count against the 10 lot limit, and requires lots to be sold with a dwelling unit unless they are reserved for open space, common area or a remainder parcel.	125.0430 125.0630 143.1501 - 143.1510 144.0202 144.0211
	44	Vehicle and Vehicle Equipment Sales and Service Uses - Hydrogen Vehicle Fueling Stations	The amendment is needed to implement SB 1291 (Archuleta, 2022), which requires the approval of hydrogen vehicle fueling stations through a ministerial permit process.	This amendment to the Separately Regulated Vehicle and Vehicle Equipment Sales and Service Regulations would add hydrogen vehicle fueling stations as a permitted use, along with applicable development and use regulations. These stations would be allowed on properties zoned for industrial or commercial development, or on sites that previously contained a gas station.	131.0222 - Table 131-02B 131.0222 - Table 131-03B 131.0422 - Table 131-04B 131.0522 - Table 131-05B 131.0622 - Table 131-06B 131.0707 - Table 131-07A 132.1510 - Table 132-15D 132.1515 - Table 132-15G 132.1515 - Table 132-15H 132.1515 - Table 132-15I 132.1515 - Table 132-15J 155.0238 - Table 155-02C 1516.0112 - Table 1516-01B 1516.0117 - Table 1516-01D 141.0801
	45	Airport Land Use Compatibility Overlay Zone - Airport Land Use Compatibility Plan for San Diego International Airport	The amendment is needed to ensure consistency with the updated Airport Land Use Compatibility Plan for the San Diego International Airport, adopted by the Airport Land Use Commission in 2025, in compliance with State law requiring jurisdictions to either implement such plans or formally overrule the Commission.	This amendment to the Airport Land Use Compatibility Overlay Zone regulations would update the noise, safety, and airspace protection provisions to ensure consistency with the updated Airport Land Use Compatibility Plan for the San Diego International Airport.	Chapter 13, Article 2, Division 15
	46	Separately Regulated Residential Uses - Permanent Supportive Housing	The amendment is needed to implement AB 1801 (Jackson, 2024), which updates the definition of supportive housing and requires developments with more than 20 dwelling units to dedicate three percent of total floor area to onsite supportive services. The bill also allows administrative office space to be included, subject to specified parameters.	This amendment to the Separately Regulated Residential Use Regulations would update the use regulations for Permanent Supportive Housing to require that applicable developments with more than 20 dwelling units dedicate a minimum of three percent of the total floor area to onsite supportive services. It would also allow up to 25 percent of the total floor area to be used as auxiliary office space by a qualified nonprofit corporation providing those services.	141.0315
	47	Parking Regulations - Religious Uses with Housing	The amendment is needed to implement AB 2244 (Wicks, 2022), which allows a 50 percent reduction in minimum parking requirements for developments that include both housing and a place of religious assembly.	This amendment to the Parking Regulations would reduce the minimum parking requirement by 50 percent for new housing developments located outside of a Transit Priority Area on sites with a place of religious assembly and allow existing parking spaces serving the religious use to be counted toward the requirements for both the existing and new development.	141.0602(a)(2)(A) 142.0530 - Table 142-05G

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Compliance with State Law	48	Fence Regulations - Monitored Security Fence Systems	The amendment is needed to implement AB 2371 (Juan Carrillo, 2024), which expands the allowable use of electrified security fences to include certain commercial properties.	This amendment to the Fence Regulations would permit Monitored Perimeter Security Fence Systems on lots with specified commercial uses and revise the associated development standards.	142.0390(d)
	49	Parking Regulations - Single Dwelling Units	The amendment is needed to implement AB 1308 (Quirk-Silva, 2023), which prohibits increasing minimum parking requirements for single dwelling units that undergo remodels or additions.	This amendment to the Parking Regulations specifies that parking minimums for existing single dwelling units in campus impact areas located outside of a Transit Priority Area would not increase if an additional bedroom is added and ensures that previously conforming parking requirements for additional parking are not triggered by an addition to an existing single dwelling unit.	142.0510(d) 142.0520
	50	Affordable Housing Parking Regulations	The amendment is needed to implement AB 2345 (Gonzalez, 2020), which specifies parking ratios for affordable density bonus developments that range from 1 to 2.5 parking spaces per dwelling unit depending on the number of bedrooms.	This amendment to the Affordable Housing Regulations ensures that parking ratios for affordable housing developments located outside of a Transit Priority Area are consistent with State Density Bonus Law.	142.0525 - Table 142-05C 142.0527
	51	Public Facilities Regulations - Housing Development Exemption from Land Dedication Requirements	The amendment is needed to implement AB 3177 (Carrillo, 2024), which prohibits local agencies from requiring land dedications to widen roadways for the purpose of mitigating vehicular traffic impacts, meeting adopted traffic level of service standards, or achieving desired roadway widths for housing and mixed-use developments that are in a transit priority area and have less than 500 linear feet of street frontage, unless certain exemptions are met.	This amendment to the Public Facility Regulations would exempt a housing or mixed-use development within the Transit Priority Area from land dedication requirements intended to mitigate vehicular traffic impacts, unless the site has more than 500 linear feet of street frontage or the dedication is necessary to preserve safety or provide public improvements, such as sidewalks and sewer.	142.0611
	52	Affordable Housing Regulations - Shared Housing Density Bonus	The amendment is needed to implement AB 682 (Bloom, 2022), which expands State Density Bonus Law to include shared housing to: (1) provide that a housing development eligible for a density bonus includes a shared housing building, as defined and (2) modify the definition of "maximum allowable residential density" to account for density allowed in a specific plan.	This amendment (1) to the Affordable Housing Regulations would add shared housing as a development type eligible for a density bonus, and (2) to the Rules for Calculations and Measurements regulations would clarify that a density bonus shall use the greatest number of dwelling units allowed under the base zone, land use plan or specific plan.	143.0715 143.0750
	53	Affordable Housing Regulations - For-Sale Affordable Dwelling Units and Nonprofits	The amendment is needed to implement AB 323 (Holden, 2023), which prohibits the sale of deed-restricted affordable dwelling units to buyers who do not meet the designated income requirement as a condition of a density bonus. If a designated affordable unit remains unsold to an eligible household within 180 days, it may be sold to a qualified nonprofit organization dedicated to providing affordable housing.	This amendment to the Affordable Housing Regulations would allow for-sale affordable units, not sold within 180 days to an income-qualified household, to be sold to a qualified nonprofit corporation whose mission is to provide affordable housing.	143.0720(d)(8)
	54	Affordable Housing Regulations - Senior Housing Density Bonus	The amendment is needed to implement AB 2694 (Ward, 2024), which expands State Density Bonus Law to include Residential Care Facilities for the Elderly.	This amendment to the Affordable Housing Regulations would allow for the senior housing density bonus to include Continuing Care Retirement Communities, which are licensed by the state as a Residential Care Facility for the Elderly.	143.0720(e) 143.0750

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Compliance with State Law	55	Affordable Housing Regulations - Student Housing Developments	The amendment is needed to implement AB 3116 (Garcia, 2024), which amends the State Density Bonus Law to establish specific requirements for student housing developments that provide deed restricted affordable housing and are eligible for a density bonus. Occupants may be currently enrolled in a qualifying college or have been enrolled within the past six months. Projects receiving a density bonus of more than 35 percent cannot be located on sites that require replacement housing. The bill also eliminates parking requirements for student housing developments.	This amendment to the Affordable Housing Regulations would specify the following requirements for student housing developments receiving a density bonus for providing deed restricted affordable housing: (1) increases eligibility for students who have been enrolled at a qualifying college or university within the past six months, (2) specifies that student housing developments receiving a density bonus of 35 percent or more cannot be located on a site requiring replacement housing, and (3) eliminates off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units.	143.0720(g)
	56	Affordable Housing Regulations - Density Bonus Percentages and Affordable Housing Incentives and Waivers Report	The amendment is needed to implement AB 1287 (Alvarez, 2023), which amends the State Density Bonus Law to allow cumulative density bonuses for housing developments that provide a higher percentage of affordable dwelling units than required. It also prohibits jurisdictions from requiring documentation to justify incentives or waivers granted under state law.	This amendment to the Affordable Housing Regulations would allow developments achieving the maximum percentage of affordable dwelling units to be eligible for an additional state density bonus, and removes the requirement for an Affordable Housing Incentives and Waivers Report.	143.0740 - Table 143-07A 143.0740 - Table 143-07B 143.0740 - Table 143-07C 143.0740 - Table 143-07D 143.0740 - Table 143-07E 143.0750
	57	Affordable Housing Regulations - Parking Ratios for Affordable Housing	The amendment is needed to remove the Affordable Housing Regulations for affordable housing developments located within a half-mile of a major transit stop (Transit Priority Areas) to comply with AB 2097 (Friedman, 2022) which prohibits jurisdictions from imposing minimum parking requirements in these areas.	This amendment to the Parking Regulations would remove the affordable housing parking requirements in Transit Priority Areas.	143.0744
	58	Affordable Housing Regulations - Findings of Denial	The amendment is needed to implement Government Code Section 65589.5, which clarifies the strict criteria a local government must meet to deny or reduce the density of a housing development.	This amendment would revise the findings for denial for affordable housing developments to be consistent with Government Code Section 65589.5 by stipulating that a denial of an affordable housing project must be based on a specific adverse impact on health and safety, for which there is no feasible method to mitigate the impact.	143.0760 143.1002(g)
	59	Dwelling Unit Protection Regulations - Applicability	The amendment is needed to implement AB 1218 (Lowenthal, 2023), which expands requirements for replacement housing and relocation assistance requirements that apply when housing units are demolished to nonresidential developments. For nonresidential projects, replacement housing may be located off-site, and the replacement housing must be developed prior to or concurrently with the nonresidential development, and it may be developed by a third party that enters into a contract with the project applicant.	This amendment to the Dwelling Unit Protection Regulations would expand the applicable development types that require compliance and require off-site replacement dwelling units for non-residential developments that demolish protected dwelling units.	143.1201 143.1203 143.1212
	60	Multi-Dwelling Unit Regulations for Single Family Zones - Streamlining	The amendment is needed to implement SB 450 (Atkins, 2024), which streamlines the approval of multi-dwelling units and urban lot splits to comply with SB 9 (Atkins, 2021) by: (1) removes the restriction that limits the demolition of existing exterior structural walls to 25 percent; (2) eliminates the ability to deny proposed developments based on specific adverse impacts on the physical environment; and (3) prohibits the application of objective zoning, subdivision, and design standards that are not uniformly applied to developments within the underlying zone.	This amendment to the Multi-Dwelling Unit Regulations for Single Family Zones would: (1) remove the exclusion for developments involving the demolition of more than 25 percent of existing exterior structural walls, (2) eliminate the physical environment as a reason to deny a project, and (3) remove the requirement to provide street trees when they are not mandated for other residential developments.	143.1303 143.1305 143.1310

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Compliance with State Law	61	Multi-Dwelling Unit Regulations for Single Family Zones - Approvals	The amendment is needed to comply with SB 9 (Atkins, 2021) by allowing the waiver of development regulations that would otherwise prevent the construction of two dwelling units, each no larger than 800 square feet, on a single-family zoned property developed in accordance with the Multi-Dwelling Unit Regulations for Single-Family Zones.	This amendment to the Multi-Dwelling Unit Regulations for Single-Family Zones, would allow the waiver of development regulations to permit two dwelling unit, each up to 800 square feet, on a single-family zoned property.	143.1310(b)
	62	Multi-Dwelling Unit Regulations for Single Family Zones - Existing Junior Accessory Dwelling Units	The amendment is needed to clarify that if a Junior Accessory Dwelling Unit (JADU) exists on a site requesting a multiple-dwelling unit development in a single-family zone, the JADU must be converted into a multiple-dwelling unit to ensure the unit limit established by SB 9 (Atkins, 2021) is not exceeded. This amendment was requested by the California Department of Housing and Community Development in correspondence to the City dated October 30, 2024, and May 30, 2025.	This amendment to the Multi-Dwelling Unit Regulations For Single Family Zones, clarifies that a Junior Accessory Dwelling Unit (JADU) must be removed or converted into one of the multiple-dwelling units when both the Multi-Dwelling Unit and Urban Lot Split provisions are applied to the same development, to ensure consistency with state law.	143.1305(c)(2)
	63	Parking Requirements - Planned Districts	The amendment is needed to replace references to the “Parking Standards Transit Priority Area” with “Transit Priority Area” in the Carmel Valley, Cass Street, Central Urbanized, and Old Town San Diego Planned Districts, consistent with state law. This is a cleanup item following the prior amendment to implement AB 2097 (Friedman, 2022)	This amendment would update references in the Carmel Valley, Cass Street, Central Urbanized, and Old Town San Diego Planned Districts by replacing mentions of “Parking Standards Transit Priority Area” with “Transit Priority Area.”	153.0103 154.0103 155.0252 - Table 155-02E 1516.0104
Corrections	64	Application Process - Reference to the Redevelopment Agency of San Diego	The amendment is needed to remove references to the Redevelopment Agency of the City of San Diego, which was dissolved by the State of California in 2012 and Disposition and Development Agreements.	This amendment would remove references to the Redevelopment Agency of the City of San Diego and Disposition and Development Agreements in the definition of "applicant" and the process requirements for development applications.	22.4102 22.4302 112.0102(a)(4) 113.0103
	65	Typographic and Formatting Corrections	The amendment is needed to correct formatting and typographic errors that occur when code sections are reconciled through the code amendment process.	This amendment would correct various typographic and formatting errors within the code.	123.0205 131.0422 - Table 131-04B 131.0522 - Table 131-05B 142.0310(c) 143.0746(a)(4) 143.1015(a)(7)(A) 155.0253(a)
	66	RM (Residential--Multiple Unit) Zone - Student Housing	The amendment is needed to correct the footnote reference in Table 131-04B, Use Regulations for Residential Zones, for the limited use regulations for Student Housing in the RM (Residential-Multiple Unit) Zones, which was affected when the footnotes were renumbered in a previous code update.	This amendment to the Residential Base Zone regulations would correct the footnote reference for Student Housing in the RM Zones to properly refer to the separately regulated use provisions for Fraternity and Sorority Housing and Student Housing.	131.0422 - Table 131-04B
	67	Residential Base Zones - Habitable and Non-Habitable Accessory Buildings	The amendment is needed to correct a section that includes regulations for both habitable and non-habitable accessory buildings. Currently, the section references only non-habitable accessory buildings, even though it also contains regulations for habitable accessory buildings.	This amendment to the Residential Base Zone regulations would correct the current language to ensure it accurately refers to both habitable and non-habitable accessory structures.	131.0448

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Corrections	68	Commercial Base Zone - Visitor Accommodations	The amendment is needed to include a provision to clarify that Visitor Accommodations are limited to stays of less than 30 days to Commercial Regional, Commercial Office, and Commercial Visitor zones. A previous Land Development Code added this provision to the Commercial Community and Commercial Neighborhood commercial base zones, but it was not added to the Commercial Regional, Commercial Office, and Commercial Visitor zones.	This amendment to Commercial Base Zone regulations would clarify that Visitor Accommodations are limited to stays of less than 30 days within the Commercial Regional, Commercial Office, and Commercial Visitor zones.	131.0522 - Table 131-05B
	69	Commercial Base Zones - Maximum Setback Requirements	The amendment to the Commercial Base Zone regulations is needed to correct Diagram 131-05B, Maximum Setback Requirements to be consistent with the setback requirements that specify that the maximum setback applies to only 70 percent of the street frontage, rather than the structure.	This amendment to the Commercial Base Zones regulations would correct the text in Diagram 131-05B to match the development regulation that the maximum setback shall only apply to 70 percent of the street frontage.	131.0543 - Diagram 131-05B
	70	Airport Land Use Compatibility Overlay Zone - Noise Compatibility for the Marine Corps Air Station (MCAS) Miramar Airport Influence Area	The amendment is needed to the Airport Land Use Compatibility Overlay Zone to allow wholesale, warehouse, and other indoor storage land use categories as compatible up to 80 decibels Community Noise Equivalent Level (dB CNEL) to be consistent with the MCAS Miramar Airport Land Use Compatibility Plan. The Airport Land Use Compatibility Overlay Zone currently does not permit these land use categories where noise levels exceed 75 dB CNEL.	This amendment to the Airport land Use Compatibility Overlay Zone regulations would align the Land Development Code with the MCAS Miramar Airport Land Use Compatibility Plan by permitting Moving and Storage Facilities, Wholesale, and Distribution and Storage uses in areas with noise levels up to 80 dB CNEL, provided that any associated office or retail indoor spaces are mitigated to achieve an interior noise level of 50 dB CNEL.	132.1510 - Table 132-15D
	71	Airport Land Use Compatibility Overlay Zones - Low Barrier Navigation Centers	The amendment is needed to add Low Barrier Navigation Centers as a Residential Separately Regulated Use in the Airport Land Use Compatibility Overlay Zone regulations. State law requires that these facilities be permitted by-right in zones that allow multifamily residential uses.	This amendment to the Airport Land Use Compatibility Overlay Zone regulations would add Low Barrier Navigation Centers as a Residential Separately Regulated Use in the applicable use tables.	132.1510 - Table 132-15D 132.1510 - Table 132-15E 132.1515 - Table 132-15G 132.1515 - Table 132-15H 132.1515 - Table 132-15I 132.1515 - Table 132-15J
	72	Accessory Dwelling Units (ADU) - ADU Home Density Bonus Program Corrections	This amendment to the ADU Home Density Bonus Program is necessary to correct an oversight that mistakenly identified the RS-1-1 zone as having a floor area ratio based on adjusted lot area, as outlined in Table 131-04J. In addition, the amendment updates the ADU Home Density Bonus Community Enhancement Fee Resolution (R-316269) to also reference the Citywide Park Development Impact Fee for fee calculation purposes.	This amendment to the ADU and JADU Separately Regulated Use Regulations, specifically the ADU Home Density Bonus Program, corrects an error that mistakenly included the RS-1-1 zone as having a scaled floor area ratio based on adjusted lot area, as referenced in Table 131-04J. Additionally, the amendment updates the ADU Home Density Bonus Community Enhancement Fee Resolution (R-316269) to also reference the Citywide Park Development Impact Fee for the purpose of calculating the fee amount.	141.0302(3)(A)(iii) R-316269
	73	Alcoholic Beverage Outlets - Corrections	The amendment is needed to remove references to Redevelopment Project Areas from the Separately Regulated Use Regulations for Alcoholic Beverage Outlets and to replace the term "premises" with "establishment." The Department of Alcoholic Beverage Control defines "premises" as the business selling alcohol, but the Land Development Code uses "premises" to mean the land where the buildings are located, causing confusion.	This amendment to the Retail Sales Use Category, Separately Regulated Uses Regulations, would remove the reference to Redevelopment Project Areas for Alcoholic Beverage Outlets and replace the term "premises" with "establishment" in the development regulations for these outlets.	141.0502(a) 141.0502(b)(1)(C)

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Corrections	74	Parking Regulations - Non-Residential Use Parking Ratios	The amendment is needed to include the IP-3-1 (Industrial-Park) zone in Table 142-05E, Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development since the IP-3-1 zone permits retail sales and commercial service uses.	This amendment to the Parking Regulations would include the IP 3-1 zone to the Table 142-05E, requiring the same number of automobile parking spaces that are required in other IP zones.	142.0530 - Table 142-05E
	75	Parking Regulations - Parking Ratios for Specified Non-Residential Uses Correction	The amendment is needed to correct the Parking Ratios Table for Specified Non-Residential Uses which incorrectly references "priority area" instead of "transit priority area" when identifying minimum required automobile parking spaces. It also erroneously applies parking requirements to uses that should be exempt due to their location within a transit priority area.	This amendment to the Parking Regulations would correct the column header in the Parking Ratios Table for Specified Non-Residential Uses and removes a footnote reference that is no longer applicable.	142.0530 - Table 142-05G
	76	Development Impact Fees - Facilities Benefit Assessments	The amendment is needed to remove references to Facilities Benefit Assessments, which have been replaced with Development Impact Fees.	This amendment to the Public Facilities Regulations would remove the reference to Facilities Benefit Assessments.	142.0640(a) 142.0640(c)
	77	Environmentally Sensitive Lands - Coastal Bluffs	The amendment is needed to Environmentally Sensitive Lands Regulations to address areas outside of the Coastal Zone, for which the Environmentally Sensitive Lands Regulations allow limited exemptions from the requirement for a Neighborhood Development Permit or Site Development Permit. The exemption applies to developments that maintain a setback from a coastal bluff. However, since coastal bluffs do not exist outside the Coastal Zone, this provision is redundant.	This amendment to the Environmentally Sensitive Lands Regulations would remove the exemption from a Neighborhood Development Permit or Site Development Permit for projects located outside the Coastal Overlay Zone on premises containing environmentally sensitive lands, where the project maintains a minimum 40-foot setback from the edge of a sensitive coastal bluff.	143.0110(c)(2)
	78	Affordable Housing Regulations - Moderate Income	The amendment is needed to consistently reference moderate income as any household with an income up to 120 percent of the area median income which is consistent with the state.	This amendment to the Affordable Housing Regulations would correct references to moderate income to align with the defined limit of 120 percent of the area median income. This clarification specifically applies to the density bonus provisions.	143.0720(c)(3)-(5) 143.0720(d)(3) 143.0720(h)(2)(C) 143.0720(i)(2)(C) 143.0720(i)(3)(C) 143.0720(l)(4) 143.0720(l)(8)
	79	Complete Communities Housing Solutions - Urban Parkway Requirements	The amendment to the urban parkway requirements in the Complete Communities Housing Solutions Regulations is needed to correct references to the section of the Land Development Code that addresses public street improvements in the Land Development Manual.	This amendment to the Complete Communities Housing Solutions Regulations would correct the references to refer to public street improvements in the Land Development Manual, which contains the Street Design Manual.	143.1025(a)
	80	Climate Action Plan Regulations - Accessory Dwelling Unit (ADU) Home Density Bonus Program	The amendment to the ADU Home Density Bonus regulations is needed to correct a prior amendment that inadvertently applied Climate Action Plan development regulations to by-right ADUs and JADUs allowed under state law, which should not be subject to these requirements.	This amendment to the ADU and JADU Separately Regulated Use Regulations would specify that: (1) Climate Action Plan regulations apply only to developments utilizing the ADU Home Density Bonus Program, and (2) by-right ADUs allowed under state law are exempt from these Climate Action Plan requirements.	143.1403(d)
	81	Appendix P Emergency Housing - California Building Code	The amendment is needed as the most recent California Building Code changed Appendix O to Appendix P, but this update is not reflected in the Land Development Code.	This amendment to the Additions and Modifications to Appendix O of the California Building Code Regulations would replace references to Appendix O with Appendix P.	Chapter 14, Article 5, Division 38 145.3806(b)

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Corrections	82	Central Urbanized Planned District - Code Reference Corrections	The amendment is needed to the Central Urbanized Planned District Commercial Zone Regulations to correct the reference for the floor area ratio bonus for child care and Supplemental Development Regulations applicability.	This amendment to the Central Urbanized Plan District Regulations would correct the reference for the floor area ratio bonus for child care and Supplemental Development Regulations applicability.	155.0242 - Table 155-02D 155.0253 - Table 155-02F
Regulatory Reforms	83	Administrative Abatement Penalties	The amendment is needed to increase abatement penalties for causing or maintaining a public nuisance to better reflect current administrative and investigation costs. The current penalties, which have not been revised since 2007, impose a minimum of \$2,500 per violation and a maximum cap of \$200,000 per parcel or structure for related violations.	This amendment to the Administrative Abatement regulations would increase the penalties for causing or maintaining a public nuisance in order to better reflect current administrative and investigation costs.	12.0609
	84	Administrative Civil Penalties	The amendment is needed to increase civil penalties for code violations to ensure updated enforcement costs and improve deterrence. The current limit of \$10,000 per violation, with a cap of \$400,000 per parcel or structure for related violations, has not been updated since 2017.	This amendment to the Administrative Civil Penalties regulations would raises the civil penalties imposed for general code violations to ensure that civil penalties are better aligned with enforcement costs and serve as a stronger deterrent against noncompliance.	12.0803
	85	Public Hazards and Public Nuisances - Abandoned Property Penalty Fees	The amendment to the Public Hazards and Public Nuisances Regulations is needed to increase penalties to discourage prolonged property neglect and to promote compliance with property maintenance standards.	This amendment to the Public Hazards and Public Nuisances regulations would increase the abandoned property penalties, which have not been updated since 2006.	54.0315(a) 54.0315(b)
	86	Short-Term Residential Occupancy (STRO) - Administrative Citations	The amendment is needed to increase the STRO violation citations to deter violations.	This amendment to STRO Regulations would increase the violation administration citations to deter violations.	510.0107(g)(6)
	87	Appeal Fees - Project and Environmental Appeals	The amendment is needed to increase the appeal fee for project and environmental appeals to better reflect the City's cost of processing.	This amendment would increase the appeal fee for project and environmental appeals to align with fees charged by other cities.	112.0201
	88	Adoption and Amendment Procedures for Land Use Plans - Local Coastal Program Amendments Certification Requirements	The amendment is needed to address material changes to a land use plan, which require a recommendation from the Planning Commission prior to City Council approval. However, when the Coastal Commission modifies a land use plan within the City's Local Coastal Program, the City Council must act within six months of the Coastal Commission's action. The requirement for a Planning Commission recommendation presents challenges in meeting this deadline.	This amendment to the Adoption and Amendment Procedures for Land Use Plans regulations would determine that modifications made by the Coastal Commission to a land use plan within the City's Local Coastal Program are not considered material changes and, therefore, do not require a recommendation from the Planning Commission.	122.0105(e) 122.0106(c)
	89	Previously Conforming Use Flexibility	The amendment is needed to provide additional flexibility for lots with commercial or industrial uses that were rezoned through a community plan update by allowing additional but similar previously conforming uses.	This amendment to the Previously Conforming Premises and Uses regulations would allow specified commercial and industrial uses on parcels located outside of Environmental Justice Communities, with requirements to provide improvements such as widened sidewalks, street trees, and public spaces.	126.0203, 127.0103 - Table 127-01A 127.0107 127.0110

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Regulatory Reforms	90	Construction Permits - Bond Requirements for Grading or Public Improvements	The amendment to the Construction Permit Bond requirements is needed to waive the bond for projects valued at \$100,000 or less that involve work in the public right-of-way or require a grading permit, as the bond can be overly burdensome for projects of this size. It is also needed to clarify that the City Manager has the authority to waive a bond requirement without referencing the Land Development Manual.	This amendment to the General Construction Permit Authority and Procedures regulations would waive the bond requirement for projects valued at \$100,000 or less, as demonstrated through a cost estimate submitted to the City Engineer. It also clarifies that the City Manager may waive a bond requirement without referencing the Land Development Manual.	129.0119(a)(7) 129.0119(f)
	91	Public Right-of-Way Permits - Wireless Communication Facility Equipment	The amendment is needed to the Public Right-of-Way Permit Regulations to reduce the approval process from a Process 4 Site Development Permit for the installation of larger wireless communication facility equipment cabinets in the public right-of-way that exceed the dimensions for a public right-of-way permit to ensure consistent service and to support the rapid changes in technology infrastructure.	This amendment to the Public Right-of-Way Permit regulations would streamline the review process for large utility equipment cabinets in the Public Right-of-Way by reducing the decision-making level for wireless communication facility equipment that exceeds the dimensions for public right-of-way permits.	129.0710
	92	Emergency Shelters	The amendment is needed to streamline the permitting process for emergency shelters by placing the use type from an Institutional, Separately Regulated Use to a Residential, Separately Regulated Use, which is the same use type as Low Barrier Navigation Centers.	This amendment to the Separately Regulated Uses Regulations would move the emergency shelters use from an Institutional Separately Regulated Use category to a Residential Separately Regulated Use category.	131.0222 - Table 131-02B 131.0322 - Table 131-03B 131.0422 - Table 131-04B 131.0522 - Table 131-05B 131.0622 - Table 131-06B 131.0707 - Table 131-07A 141.0316 141.0412(a)(2) 141.0412(c)-(d) 1516.0112 - Table 1516-01B 1516.0117 - Table 1516-01D 1516.0122 - Table 1516-01F
	93	Residential, Commercial, and Mixed Use Base Zones - Transition Planes	The amendment to the Residential, Commercial, and Mixed-Use Base Zones is needed to establish angled plane requirements for development in higher-density zones that abut lower-density or open space zones, in order to provide a transition in bulk and scale.	This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones.	131.0431 - Table 131-04G 131.0467 131.0531 - Table 131-05C 131.0531 - Table 131-05D 131.0531 - Table 131-05E 131.0543 131.0709 - Table 131-07B 131.072
	94	Airport Land Use Compatibility Overlay Zone - Residential Development in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone	The amendment is needed to the Airport Land Use Compatibility Overlay Zone to remove the requirement for a Site Development Permit for residential development that exceeds two dwelling units per acre within the MCAS Miramar Airport Influence Area Transition Zone. A prior Land Development Code update amended the Airport Land Use Compatibility Overlay Zone to allow up to 60 dwelling units per acre within the Transition Zone.	This amendment to the Airport Land Use Compatibility Overlay Zone regulations would remove the requirement for a Site Development Permit for residential development at a density of up to 60 dwelling units per acre within the MCAS Miramar Airport Influence Area Transition Zone. Residential development within this zone would be required to conform with the supplemental site design regulations.	132.1515(c)(1)(F) 132.1515 - Table 132-15G

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Regulatory Reforms	95	Airport Land Use Compatibility Overlay Zone - Safety Compatibility for Child Care Centers in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone	The amendment is needed to allow Child Care Centers within the MCAS Miramar Airport Influence Area Transition Zone.	This amendment to the Airport Land Use Compatibility Overlay Zone regulations would allow Child Care Centers in the MCAS Miramar Airport Influence Area Transition Zone as a limited use, with a maximum floor area ratio of 0.42, consistent with small assembly uses. It also removes the expansion limit for child care centers under previously conforming regulations that are no longer applicable.	132.1515 - Table 132-15G
	96	Wireless Communication Facilities Regulations	The amendment is needed to the Wireless Communication Facilities Regulations to streamline the approval process. The current review process for Wireless Communication Facilities was established when the technology was still developing and, in certain instances, requires Planning Commission approval. Streamlining the approval process would ensure timely approval and avoid requiring Planning Commission approval unless appealed.	This amendment to the Wireless Communication Facilities Separately Regulated Use Regulations would streamline the review process by reducing the approval process for specific wireless communication facility applications.	141.0420
	97	Development Impact Fees - Accessory Dwelling Units	The amendment is needed to align Development Impact Fees (DIFs) for ADUs and JADUs with state law and to adjust the DIF calculation to be consistent with the scaled Citywide Development Impact Fees.	This amendment to the Public Facility Regulations would amend the DIFs for ADUs and JADUs to ensure that fees are consistent with state law while providing funding for needed infrastructure.	142.0640(b)(1)
	98	Sign Regulations - Previously Non - Conforming	The amendment is needed to provide a process for previously conforming signs to be reconstructed and approved through a higher approval process subject to the approval of the City Engineer.	This amendment to the Sign Regulations would allow the replacement of a previously conforming sign through a Neighborhood Use Permit, subject to the approval of the City Engineer.	142.1215(c)
	99	Promenades and Active Sidewalks - Relocating Accessible Parking Spaces	The amendment is needed to provide greater flexibility by allowing applicants to relocate accessible parking spaces either within the same block perimeter or within 500 feet of their original location when incorporating a promenade and active sidewalk. The current requirement prohibit the removal of accessible parking spaces, which limits the design and use of the space for intended activation of the promenade.	This amendment to the Commercial Services Use Category - Separately Regulated Uses Regulations for promenade and active sidewalk would allow applicants the ability to relocate accessible parking spaces either within the same block perimeter or within 500 feet of their original location.	141.0629 (b)(2)(A) 141.0629 (b)(2)(C)
	100	Parking Regulations - Screened Parking	The amendment is needed to the Parking Structure Design Regulations to require full screening for facades fronting the public right-of-way to improve the pedestrian environment and visual aesthetics. The current regulations only require screening 3.5 feet above the finished floor.	This amendment to the Parking Regulations would require full screening of parking structure facades extending from the ground floor to the top of the structure when fronting the public right-of-way.	142.0560(k)
	101	Development Impact Fees for Public Facilities and Spaces - Automatic Annual Increases	The amendment is needed to include the Citywide Development Impact Fees in the automatic annual increases based on the Construction Cost Index for Los Angeles to ensure that fees are adjusted for inflation without necessitating further action from the City Council to provide timely and adequate funding for public infrastructure.	This amendment to the Public Facility Regulations would include an automatic annual increases based on the Construction Cost Index for Los Angeles for the Citywide Development Impact Fees for Parks, Mobility, Fire, and Libraries.	142.0640(c)

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Regulatory Reforms	102	Encroachment Maintenance and Removal Agreements - Sidewalk Alternative Designs	The amendment is needed to streamline the permitting process for sidewalks with alternative designs by providing the City Engineer ability to determine whether an Encroachment Maintenance and Removal Agreement should be required.	This amendment to the Public Facilities Regulations would allow the City Engineer to determine whether an Encroachment Maintenance and Removal Agreement is needed for a sidewalk with an alternative design.	142.0670(a)(1)
	103	La Jolla Commercial Sign Control District - Subdistrict A Projecting Signs	The amendment is needed to the La Jolla Commercial and Industrial Sign Control District - Subdistrict A which prohibits projecting signs which has led businesses to use A-frame signs within the pedestrian path of travel.	This amendment to the Sign Regulations would allow projecting signs in the La Jolla Commercial and Industrial Sign District - Subdistrict A along the public right-of-way, provided they are in compliance with specific design characteristics that include: the property have frontage facing the public right of way, one sign allowed with a maximum of two faces, limitations on sign size and projection into the public right-of-way, and height restrictions.	142.1290(d)(4)
	104	Mobility Choices Regulations- Vehicle Miles Traveled Reduction Measures Buy-Out Fee for Mobility Zones 2 and 3	The amendment is needed to the Mobility Choices Regulations to specify how to calculate the Vehicle Miles Traveled Reduction Measures Buy-Out Fee for Mobility Zones 2 and 3. Development applicants would have the ability to choose to pay this fee if unable to implement Vehicle Miles Traveled Reduction measures.	This amendment to the Mobility Choices Regulations would add language to the calculation of the Vehicle Miles Traveled Reduction Measures Buy-Out Fee in Mobility Zones 2 and 3, similar to what is described in the Land Development Manual, Appendix T. It would also establish a fee structure for development in these mobility zones that choose to pay the buy-out fee instead of implementing Vehicle Miles Traveled Reduction measures.	143.1103(b)
	105	Carmel Valley Planned District - Medical Offices	The amendment is needed to the Carmel Valley Planned District to permit medical office on all lots, since medical office is only permitted on certain lots within the Employment Center zone. This would help to improve access to healthcare services.	This amendment to the Carmel Valley Planned District would permit medical offices on any lot within the Employment Center zone.	153.0309(a)(9)
	106	La Jolla Shores Planned District - La Jolla Shores Advisory Community	The amendment is needed to remove the City Manager as the Secretary of the La Jolla Shores Planned District Advisory Board to be consistent with other advisory boards where the City Manager is not a member of the advisory board.	This amendment to the Jolla Shores Planned District would remove the City Manager as Secretary of the La Jolla Shores Advisory Board.	1510.0105