

# Community Planners Committee

City Planning Department  
City of San Diego 202 C Street, MS 413  
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**Tuesday, January 27, 2026**  
**REGULAR MEETING AGENDA**

**TIME: 6:15-8:15 p.m.**

## Meeting Location:

Cathy Hopper Clairemont Friendship Center  
4425 Bannock Ave.  
San Diego, CA 92117

## OR virtually at:

<https://us06web.zoom.us/j/82850159072?pwd=UR6aulSQ5KgX8pITzclK48GBMosg3D.1>

Meeting ID: 828 5015 9072

Passcode: 659346

Please note details below



## NOTE:

If a Sign Language interpretation or language translation services are required, please visit [www.sandiego.gov/planning/translation](http://www.sandiego.gov/planning/translation) to submit a request at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

## ITEM #1 – 6:15

### CALL TO ORDER/MODIFICATIONS TO THE AGENDA/ROLL CALL

## ITEM #2 – 6:20

**NON-AGENDA PUBLIC COMMENT** - 2 minutes per issue  
Identification of issues that are within the jurisdiction of the CPC, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

## ITEM #3 – 6:40

### APPROVAL OF MINUTES OF DECEMBER 2, 2025, MEETING

## ITEM #4 – 6:45

**2025 LAND DEVELOPMENT CODE UPDATE (ACTION ITEM):** 2025 Land Development Code Update presentation to CPC, *Marlon Pangilinan, Program Coordinator – City of San Diego Planning Department*. **CPC 2025 LDC Update Subcommittee comments** to be submitted to the City of San Diego. *Chris Nielsen (University) and David Moty (Kensington/Talmadge)*

## ITEM #5 – 7:45

**“A SEAT AT THE TABLE” (INFO/ACTION ITEM):** Discussion and possible action on submitting a formal request to the City Council, Planning Commission, and other relevant City boards and commissions to allow Community Planning Groups (CPGs) and the Community Planners Committee (CPC) designated presentation time during public meetings without requiring the ceding of public comment time. *Victoria LaBruzzo (CPC Chair), Felicity Senoski, (Vice Chair) & Other CPC Chairs*

**ITEM #7 – 8:05**

**REPORTS TO CPC:**

- Staff Report
- Chair's Report
- CPC Member Comments

**ITEM #8 – 8:15**

**ADJOURNMENT**

Victoria LaBruzzo, SRPG Chair & CPC Chair is inviting you to a scheduled Zoom meeting.

Topic: Victoria LaBruzzo, SRPG Chair & CPC Chair's Zoom Meeting

Time: Jan 27, 2026 06:15 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82850159072?pwd=UR6aulSQ5KgX8pITzclK48GBMosg3D.1>

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One tap mobile

Note: If attending virtually – please update your displayed name by including your name, CPG and position (i.e. Victoria LaBruzzo, SRPG, Chair **OR** Vicki Touchstone, RBPB, Alternate **OR** Marlon Smith, Public)



**Change Your Zoom Display Name During a Meeting**

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+16699006833,,82850159072#,,,,\*659346# US (San Jose)

Join instructions

<https://us06web.zoom.us/join/82850159072?signature=hkylwEJGOO3Y771cWr45-27ymwxnFgsvD9JKbloaRFc>

# NOTES ON 2025 LDC UPDATE (DRAFT)

Revised Jan 18, 2026

**Not opposed** means it has been reviewed and the code change accomplishes its purpose.

**Opposed** means it has been reviewed, and committee does not agree with the code change.

**Opposed/State Law** means it has been reviewed and the code change accomplishes its purpose, but the committee does not agree with the intent of state law.

**Amend** means not opposed, but recommend an amendment.

**Continuing Review** means the subcommittee has not completed its review

**No Comment** means this item is a single CPG issue and not appropriate for CPC action.

Not opposed	1 – 9, 11, 13 – 24, 26 – 29, 31 – 35, 39, 42 – 53, 55 – 57, 59 – 60, 61* 62 – 84, 86 – 88, 90, 94 – 100, 102, 105 – 107,
Opposed	30, 85, 91, 92, 93,
Opposed/ State Law	36, 37, 40, 41, 58,
Amend	38, 54,
Continuing Review	12, 25, 89
No Comment	10, 61, 101, 103, 104

\*CPC action done, but requires PB/CV comment.

## SUBJECT AREA

## LDC ITEM#

Airport (ALUC)	33, 43, 68, 69, 92, 93,				
CCHS	6, 7, 25, 29, 30, 77				
Afford Housing Regs	2, 5, 25 26, 27, 28, 31, 48, 50, 51, 52, 53, 54, 55, 56, 57, 76, 106,				
Parking	38, 45, 47, 48, 72, 73, 97, 98, 107,				
ADUs	60, 65, 70, 78, 95,				
Fees	1, 22, 74, 81, 82, 83, 84, 85, 95, 99, 105,				
Signage	20, 24, 96,				
Comm'l Base Zone	3, 66, 67,				
Geographic	CUPD: CH, EA, KT, NH	Old Town	Cass St	Carmel Valley	La Jolla
	8, 9, 32, 61, 80	10	61	61, 103	101, 104
No Category	4, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 23, 34, 35, 36, 37, 39, 40, 41, 42, 44, 46, 49, 58, 59, 62, 63, 64, 71, 75, 79, 86, 87, 88, 89, 90, 91, 94, 100, 102,				

#	CPC Position	Staff Input	Title
1	Not opposed		Admin Citations – Fines & Penalties up to \$10k
2	Not opposed		AH Regs – Cultural Districts
3	Not opposed		Commercial Base Zones FAR Bonus for Res Mixed Use
4	Not opposed		Condo Conversions – Public Improvements
5	Not opposed		AH Regs – Offsite Requirements
6	Not opposed		CCHS – For Sale Units
7	Not opposed		CCHS – DIF Waivers
8	Not opposed		CUPD – Chimney Req
9	Not opposed		CUPD – Moving & Storage Facilities
10	No comment		Old Town PDO – Sidewalk cafes
11	Not opposed		Noise Regs – Sound limits
12	RE-REVIEW		Definitions – Multiple and Single Dwelling Units City will be amending as specific language is at issue. Not resolved.
13	Not opposed		Definition – TPA
14	Not opposed		Calculating Gross Floor Area in multiple zones
15	Not opposed		Condo conversions – subdivision & parcel maps
16	Not Opposed		PROW permit expirations
17	Not Opposed		Setbacks for Fire Separation
18	Not Opposed		Mixed Use Base Zones – Live/Work Quarters
19	Not Opposed		Mixed Use Base Zones – Street Wall exceptions
20	Not Opposed		Sign Regulation – Cannabis Leaf

#	CPC Position	Staff Input	Title
21	Not Opposed		After School Child Care
22	Not Opposed		DIF – onsite park reqs Deposit Account
23	Not Opposed		Waste storage regulations
24	Not Opposed		Sign Regs – Cat A Permanent secondary signs
25	RE-REVIEW	Staff	Replace Affordable Dwelling Units, AH, CCHS, DU protect Allows rehabbed units to count as general Deeded Affordable Units. Applies §142.1307 & 143.1212 as to what units are eligible for rehabbing. Deeded or NOAH? What is “rehabbed”?
26	Not Opposed		Density Bonus for AH, Base Zone Regulations
27	Not Opposed		Public land FAR bonus for AH
28	Not Opposed		Replace Affordable Dwelling Units, Coastal Overlay Zone
29	Not Opposed		CCHS – Offsite Requirements
30	Oppose		CCHS – Construct or Rehab affordable housing This measure allows rehabbed units to count as CCHS affordable units (See #25 above)
31	Not Opposed		Recorded Covenant Req for Dwelling Unit Protection Regs
32	Not opposed		CUPD – Commercial Component with Multiple Dus
33	Not Opposed		Airport ALUC Overrule Process
34	Not Opposed		Landscape – Protect existing Trees and Shrubs
35	Not Opposed		Notice Planning Commission Hearings
36	Opposed		Environmental appeals – Stormwater maintenance We believe it ignores downstream coastal affects, but it’s state law.
37	Opposed		Major Transit Stop Definition We don’t believe this advances quality transit, but it’s state law.
38	Amend		Shared Parking Regs Shared parking moved from 1200 to 2000 ft. Amend to apply bicycle path steepness grades.
39	Not Opposed		Tentative Map Not Required
40	Opposed		Small Lot Subdivisions Opposed due to loss of local control, but it’s state law.

#	CPC Position	Staff Input	Title
41	Opposed		Small Lot Subdivisions – SDU Zones & Remainder Parcels
Opposed due to loss of local control, but it's state law.			
42	Not opposed		Hydrogen Vehicle Fueling Stations
43	Not opposed		ALUC – Lindbergh Field
44	Not opposed		Permanent Supportive Housing
45	Not opposed		Parking – Religious Uses with Housing
46	Not opposed		Monitored Security Fences
47	Not opposed		Parking – Single Dwelling Units
TPA overrides CIZ when they intersect.			
48	Not opposed		Parking – Affordable Housing
49	Not opposed		Exemption from Land Dedication Reqs
50	Not opposed		AH Regs – Shared Housing Density Bonus
51	Not opposed		AH – For Sale Affordable units
52	Not opposed		AH – Senior Housing Density Bonus
53	Not opposed		AH – Student Housing
54	Amend		AH – Density Bonus % & AH Incentives Waivers Report
Suggest City add a form or searchable field for this information on the permit request.			
55	Not opposed		AH – Parking Ratios
56	Not opposed		AH – Findings of Denial
57	Not opposed		AH - Dwelling Unit Protection Reqs Applicability
58	Opposed		Multi-Dwelling Regs for SF Zones – Streamlining
Removes historic protections from SB9, but it's state law.			
59	Not opposed		Multi-Dwelling Regs for SF Zones – Approvals
60	Not opposed		Multi-Dwelling Regs for SF – Existing JADUs

#	CPC Position	Staff Input	Title
61	Not Opposed		Parking Regs – Mobility Choices & Planned Districts
Not opposed to the CU PDO changes. <b>PB &amp; CV CPGs to weigh in separately.</b>			
62	Not Opposed		Redevelopment Agency Application Process
63	Not Opposed		Typos & Formatting errors
64	Not Opposed		RM – Student Housing
65	Not opposed		Res Base Zones – Habitable & Non-Hab Accessory Bldgs
66	Not opposed		Commercial – Visitor Accommodations
67	Not opposed		Commercial – Max Setback Regs
68	Not Opposed		ALUC – MCAS Noise
69	Not Opposed		ALUC – Low Barrier Nav Centers
70	Not opposed		ADU – ADU Bonus Program Corrections
71	Not Opposed		Alcoholic beverage – Corrections
72	Not opposed		Parking Regs – For new IP-3 Zone
73	Not opposed		Parking Regs – Forgot “Transit” before “Priority Area
74	Not opposed		DIF – FBAs
75	Not Opposed		ESL – Coastal Bluffs
76	Not Opposed		AH – Moderate Income
77	Not opposed		CEOZ - CCHS – Urban Parkway Regs
78	Not opposed		ADUs and Climate Action Regs
79	Not Opposed		App P Emergency Housing – CA Bldg Code
80	Not Opposed		CUPD – Code Reference Corrections
CU PDO Working Group not opposed.			

#	CPC Position	Staff Input	Title
81	Not opposed		Admin Abatement Penalties
82	Not opposed		Admin Civil Penalties
83	Not opposed		Abandoned Property Fees
84	Not opposed		STRO Admin Citations
85	Opposed		Project & Environmental Appeal Fees
<b>CPC Discussion:</b> NOT RESOLVED for CPG appeal fees. No CPGs should have to pay an appeal fee. If not that, then give every CPG one free appeal. City is developing some relief for low opportunity CTCAC zones/CPGs, but not finalized.			
86	Not opposed		Local Coastal Amendment Certification Reqs
87	Not opposed		Previously Conforming Use Flexibility
88	Not opposed		Bond Reqs for Grading & Public Improvements
89	RE-REVIEW	Staff	PROW – WCFs
Recommend amend to Process 2. Are there other regulations to prevent the location of intrusive boxes in sidewalk? Pictures coming from staff. Joined with #94			
90	Not opposed	Staff	Emergency Shelters
Staff to review CPC generated Zone summary table			
91	Opposed		Transition Planes/Buffers from Freeways
Support a 45 degree angled plane where abutting RS/lower RT/RM-1-1. Essentially, makes University City requests go citywide.			
92	Opposed		ALUC – MCAS – Residential
Current code is SDP inside TZ. NUP allows 60 duac. City wants to allow 60 w/o SDP. Recommend: No change. Continue to permit with SDP.			
93	Opposed		ALUC – MCAS – Child Care Centers
Childcare has been forbidden. LDC wants to allow by Process 1. Reco: Allow only with SDP.			
94	Not opposed		WCF Regs
95	Not opposed		DIFs – ADUs
96	Not opposed	Staff	Signs – Previously Conforming
Remaining question is definition of “assessed value”			
97	Not opposed		ADA parking with Proms & Active Sidewalks

#	CPC Position	Staff Input	Title
98	Not opposed		Parking Regs – Screened Parking
99	Not opposed		DIFs – Automatic Annual Increases
100	Not opposed		Sidewalk Alternative Designs – Agreements
101	No Comment		LJ Commercial Sign District – Projecting Signs
102	Not opposed		VMT Buy-Out Fee for Mob Zones 2 & 3
103	No Comment		CV PDO – Medical Offices
104	No Comment		LJ Shores PDO Advisory Board
105	Not opposed		DIF – MDU Regs
106	Not opposed		AH Regs – Applicability & Calculations
107	Not opposed		Replacement Parking – Streetaries Active Sidewalks