

Technical Advisory Ad Hoc Committee Virtual Meeting

January 28, 2026



TAC Agenda – January 28, 2026

Announcements

- **ITEM-1** **Accela Updates: Inspections & Contractor/Subcontractor Changes – Scott Robinson**
- **ITEM-2** **As-Needed Labor Contract Updates – Gary Geiler**
- **ITEM-3** **Final 180-day extension conditions – Kelly Charles**
- **ITEM-4** **Hand-Off Process from Discretionary to Ministerial – Chris Larson**
- **ITEM-5** **Industry Technology Working Group – Rimah Khouri-Velez**
- **ITEM-6** **Legislative Updates – Michael Prinz**
- **ITEM-7** **Next TAC Meeting**
 - **March 11, 2026**

Item 1

Accela Updates: Inspections & Contractor/Subcontractor Updates

Scott Robinson

Scheduling Inspections



Troubleshooting Scheduling Inspections

<https://www.sandiego.gov/sites/default/files/troubleshooting-inspections.pdf>

Item 1

Questions?

Item 2

As-Needed Labor Contract Updates

Gary Geiler

Item 2

Questions?

Item 3

Final 180-day extension conditions

Kelly Charles

Item 3

Questions?

Item 4

Hand-Off Process from Discretionary to Ministerial

Chris Larson

Hand-Off From Discretionary to Ministerial



Category 1

Early Intervention and Concurrent Processing

Project Types

- 100% Affordable Housing
- Complex Campus/Subdivision Projects
- High Profile Projects

Category 2

After Review and Prior to Hearing

Project Types

- Capital Improvement Projects
- Life Science
- Complete Communities
- Tall Buildings
- Factory Built Housing
- Phased Construction
- Vacations
- Consolidated Engineering Approvals

Category 3

Courtesy Notice After Hearing Approval

Project Types

- Small Businesses
- Restaurants
- Sustainable Buildings
- Hotels
- 5-Story Buildings
- 100 Dwelling Units
- Malls

Item 4

Questions?

Item 5

Industry Technology Working Group

Rimah Khouri-Velez



Invitation to Join the Technology Working Group

Gathering Stakeholder Feedback
for a New Online Permitting
System



Announcement

- We are excited to announce the formation of a new Technology Working Group aimed at leveraging technology to enhance our permitting processes.
- As part of our commitment to innovation and continuous improvement, we are in the process of gathering technical requirements to purchase a new online permitting system.



Invitation to Participate

- We cordially invite members of the TAC to join this working group. Your insights and expertise are invaluable as we strive to develop a robust and user-friendly online permitting system.
- This is a unique opportunity to contribute to a pivotal project that will shape the future of our permitting operations.



GATHER COMPREHENSIVE FEEDBACK
FROM STAKEHOLDERS ON CURRENT
PERMITTING PROCESSES AND PAIN
POINTS



EXPLORE INNOVATIVE TECHNOLOGY
SOLUTIONS THAT CAN STREAMLINE
AND IMPROVE THESE PROCESSES



DEFINE THE TECHNICAL
REQUIREMENTS FOR THE NEW
ONLINE PERMITTING SYSTEM



To join the Technology Working Group, please contact me via email rkhouris@sanidago.gov . We look forward to your participation and to collectively enhancing our permitting system with the best technology solutions available.



Thank you for your continued support and engagement.

Item 5

Questions?

Item 6

Legislative Updates

Michael Prinz



Tracking, Analysis, and Implementation

- Monitor proposed legislation throughout the session
- Coordinate with Divisions and DSD subject matter experts
- Update DSD materials; trainings for staff, applicants, and industry

Regulatory Updates

Local Programs

State Programs

2025 Legislative Session

Effective July 1, 2025

[AB 130](#)

(Budget - Housing and CEQA)

[SB 131](#)

(Budget - CEQA)

Effective January 1, 2026, unless otherwise noted.

[AB 253](#)

(Private Plan Check)

[AB 507](#)

(Adaptive Reuse)

[AB 671](#)

(Restaurant Tenant Improvements)

[AB 893](#)

(Update to AB 2011)

[AB 1061](#)

(SB 9 Urban Lot Splits)

[AB 1154](#)

(JADU Regulations)

[SB 79](#)

(Transit Oriented Development)

[SB 543](#)

(ADUs and JADUs)

AB 253

- Allows for Private Plan Check for projects that don't meet shot clock requirements
 - Applies to qualifying residential projects
 - 100% residential containing between 1 – 10 units
- Private plan check can only be done for building construction and safety regulations.
- Will require a Development Project Manager to process.



DSD Resources

- Updating DSD materials (webpages, bulletins, forms, etc.)
- Updating the LDC as part of the Annual Code Update process





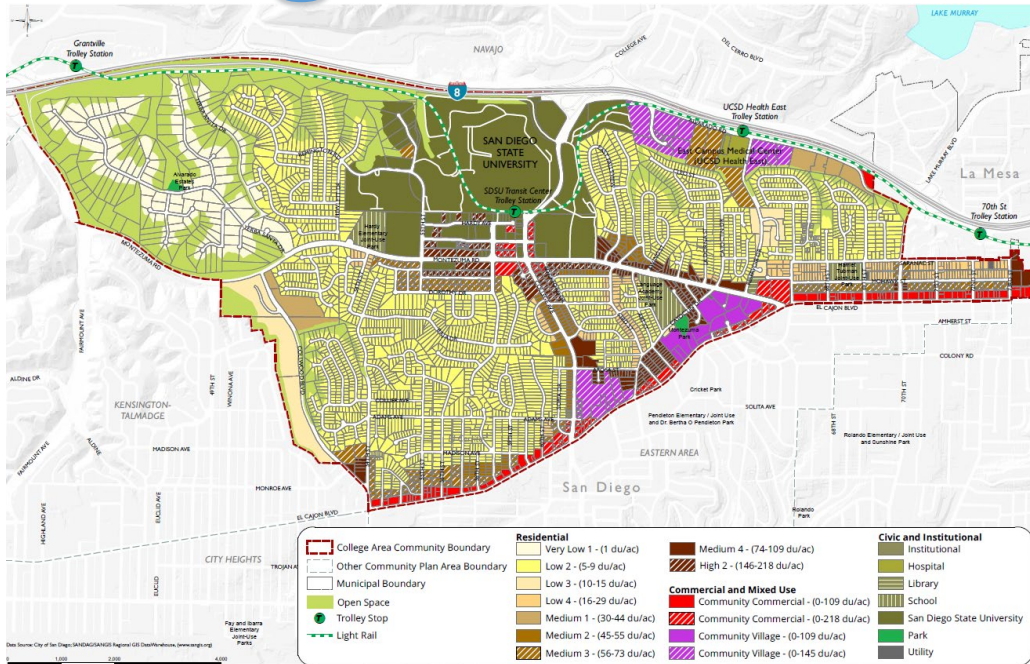
Land Development Code Update 2025

- Planning Commission Hearing February 19, 2026
- Anticipated Effective Date Spring 2026
- Key items include:
 - Codification of state legislation;
 - Clarifications and corrections;
 - Increased penalties for code violations;
 - Simplification of Coastal Certification Process;
 - Streamlining for WCF permits;
 - Screening requirements for parking structure facades;
 - Additional flexibility for the location of affordable housing

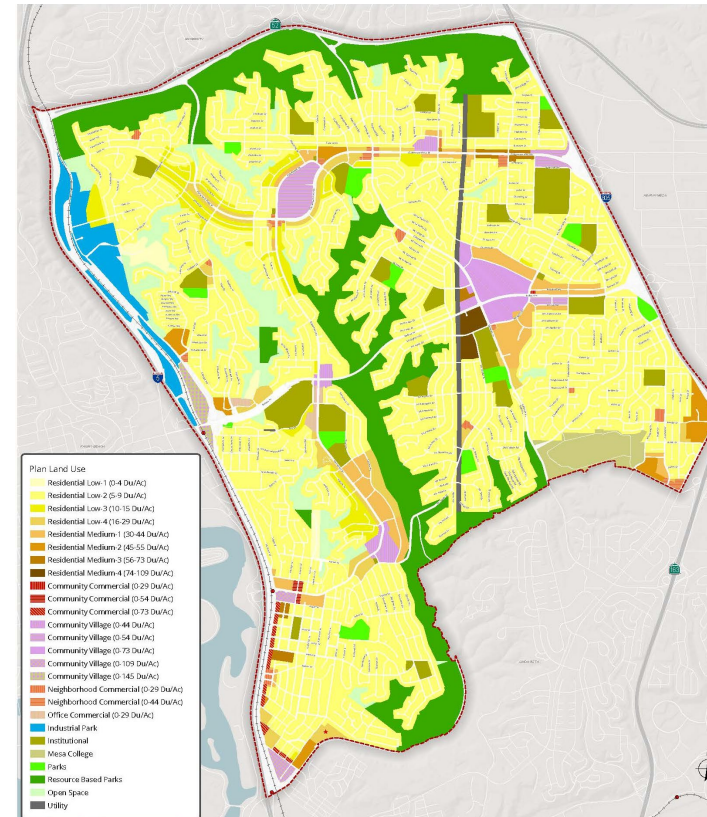
Community Plan Updates Adopted Dec 2025

College Area

Clairemont



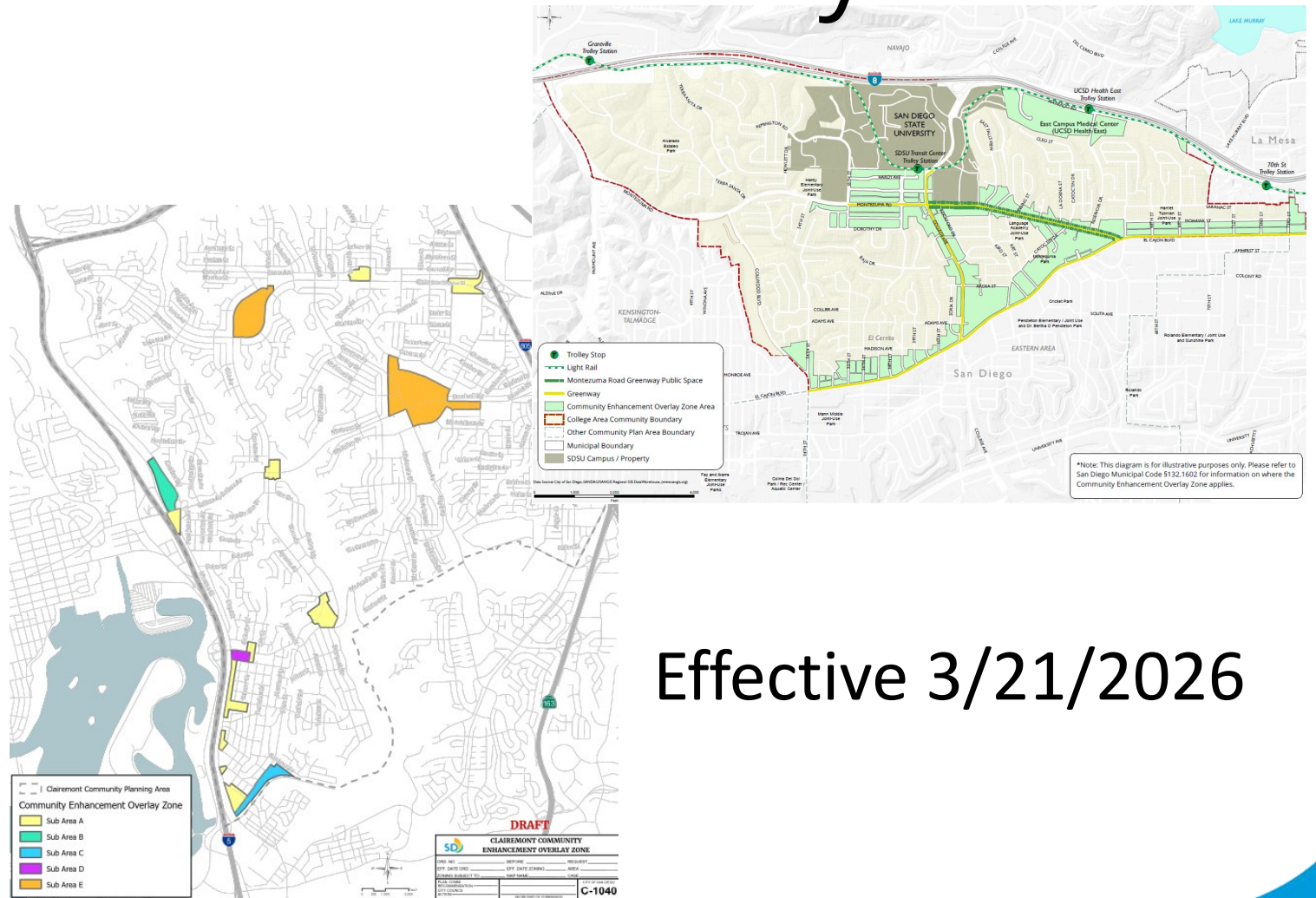
Effective 2/20/2026



Effective 3/21/2026

Community Enhancement Overlay Zone

- New Overlay Zone with Supplemental Development Regulations
- Moves to Land Development Code
- Will supplement Base Zone Regulations
- Replaces CPIOZ



Effective 3/21/2026

Item 6

Questions?

Next Meeting

March 11, 2026