

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Regulatory Reforms	* 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, including violations of Short-Term Residential Occupancy regulations, 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 from \$100; \$250; \$500; \$750; or \$1,000 to up to \$10,000.	12.0908(c)
Align the Code with the City's Climate, Energy or Housing Goals	2	Inclusionary and 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 Inclusionary Affordable Housing Regulations and the Affordable Housing Regulations would allow a developer to reserve no more than 10 percent of the affordable homes located within or within one-half mile of a designated cultural district for artists.	142.1304(i) 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 Zones 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 Zones 2 or 3, within High Resource Areas or Highest Resource Areas, that provide all required deed-restricted affordable homes onsite.	131.0546(a)(1)
	* 4	Condominium Conversions - Street and Alley Improvements	The amendment is needed to ensure adequate street and alley improvements when converting rental homes into condominiums.	This amendment to the Public Facility Regulations and Condominium Conversion Regulations would require improvements to adjacent streets and alleys prior to issuing a subdivision approval 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(c)

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Align the Code with the City's Climate, Energy or Housing Goals	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)(4) 143.1005(b)(8) 143.1015(a)(5) 143.1016(a)
	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.	142.0640(b)(4) 143.1010(f)(2)
	8	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 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)
	9	Central Urbanized Planned District - Moving and Storage Facilities	The amendment is needed to prohibit moving and storage uses 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
	10	Old Town San Diego Planned District - Sidewalk Cafes, Streetaries, and Active Sidewalks	The amendment is needed to allow sidewalk cafes, streetaries and active sidewalks in commercial zones of the Old Town San Diego Planned District Regulations. 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	11	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 use or activity is authorized by a special event permit, development permit, or other permit or agreement approved by the City Manager.	59.5.0401(a)

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Clarifications	* 12	Definitions - 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 141.0302(a)(10)
	13	Definitions - 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
	14	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 to ensure consistency with current practices.	This amendment to the Rules for Calculation and Measurement Regulations would clarify that gross floor area is calculated separately within each zoning designation and then totaled for the entire premises, irrespective of zoning boundaries.	113.0234(b)(5)
	15	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.	125.0410(a) 125.0410(b)
	16	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)
	* 17	Setback Requirements - Fire Separation Distance	The amendment is needed to clarify that state law requires a fire separation distance in all base zones to be sufficient for fire safety and emergency access, which may be greater than the setbacks.	This amendment would clarify that the fire code may require a fire separation distance that is greater than the setback in all base zones for health and safety purposes.	131.0270 131.0343(c) 131.0443(i) 131.0543(c) 131.0643(h) 131.0720 143.1520(a)(4) 151.0103(b)(15)

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Clarifications	18	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 use 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.	131.0709 - Table 131-07B 131.0712
	19	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 vertically from the building pad grade to the existing grade of the public right-of-way.	131.0717(c)
	20	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(a)(1)(E)
	21	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)
	22	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 City Manager for bond administration.	142.0640(b)(8)(E)
	23	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

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Clarifications	24	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
	* 25	Affordable Housing Regulations, Complete Communities Housing Solutions and Dwelling Unit Protection Regulations - Replacement of Affordable Dwelling Units	The amendment is needed to provide clarification to the Affordable Housing Regulations, Complete Communities Housing Solutions Regulations and Dwelling Unit Protection Regulations to be consistent with Government Code Section 66300.5(d), which defines "equivalent size" as requiring replacement dwelling units to have at least the same total number of bedrooms as the units being replaced.	This amendment to the Affordable Housing Regulations, Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include the same total number of bedrooms as the units being replaced to ensure consistency.	143.0717(b) 143.1005(b)(1) 143.1005(b)(2) 143.1212(c)
	26	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)
	27	Affordable Housing in All Communities and Floor Area Ratio Bonus Program for Land Owned by a Public Agency or Qualified Non-Profit Corporations	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-profit corporations.	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 corporation into a new, separate section.	143.0744 143.0746(b)
	* 28	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 align the dwelling unit replacement requirements with state law to clarify that the replacement units must contain at the same total number of bedrooms.	143.0860(a)

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Clarifications	* 29	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, nor may 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) 143.1016(b)
	30	Complete Communities Housing Solutions - 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 constructed 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) 143.1016(b)
	* 31	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 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 permit to guarantee their replacement.	143.1210
	32	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
	33	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 would clarify that the City Council may consider the override separately from the proposed development, and clarify the hearing order.	132.1555
	34	Landscape Regulations - Protection of Existing Trees and Shrubs	The amendment is needed to clarify that the Landscape Regulations protect existing trees and shrubs consistent with the Landscape Standards in the Land Development Manual.	This amendment to the Landscape Regulations clarifies that existing trees and shrubs are protected pursuant to the Landscape Standards in the Land Development Manual. This amendment will not change the landscape requirements.	142.0401

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Compliance with State Law	35	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 days.	This amendment to the Notice Regulations would require a 20 calendar day notice period for proposed amendments to development regulations and rezones for Planning Commission hearings.	112.0301(c)(3) 112.0305
	36	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(b)
	37	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
	38	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. It also requires local agency approval when a parking analysis is provided by an applicant.	This amendment to the Parking Regulations would remove the requirement for a Neighborhood Development Permit for shared parking for unspecified uses and 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 142.0505 - Table 142-05A 142.0525(b) 142.0545(a)
	39	Tentative Maps - When a Tentative Map is Not Required	The 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(c) 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)

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Compliance with State Law	* 40	Streamlined Small Lot Subdivision Regulations - Multiple Dwelling Unit Zones	The amendment is needed to implement SB 684 (Caballero, 2023), which 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 establishes the Streamlined Small Lot Subdivision Regulations and allows for the 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 Very High Fire Hazard Severity Zone.	125.0430 Chapter 14, Article 3, Division 15 144.0211(b)
	* 41	Streamlined Small Lot Subdivision Regulations - 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 limit the sale of parcels without residential structures.	This amendment establishes the Streamlined Small Lot Subdivision Regulations and requires for the ministerial approval for subdivisions of up to 10 dwelling units on lots of 1.5 acres or less in single-dwelling unit zones, subject to specific site criteria and not located within a 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 Chapter 14, Article 3, Division 15 144.0211(b)
	42	Vehicle and Vehicle Equipment Sales and Service Uses - Hydrogen Vehicle Fueling Stations	The amendment is needed to implement SB 1291 (Archuleta, 2022) and SB 1418 (Archuleta, 2024), 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 that do not have residential development, or on sites that previously contained a gas station.	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 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 141.0801(b)(5) 141.0804 151.0103(b)(14) 155.0238 - Table 155-02C 1516.0112 - Table 1516-01B 1516.0117 - Table 1516-01D 1516.0122 - Table 1516-01F
	* 43	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 boundary maps for the airport influence areas, noise contours, safety zones, and airspace protection areas. It would replace the current Threshold Siting Surface map with a new map titled the Combined Runway End Siting Surfaces and One Engine Inoperative Surfaces map. The amendment also updates the noise compatibility criteria, as well as both the general safety compatibility regulations and criteria specific to community planning areas, to ensure consistency with the updated Airport Land Use Compatibility Plan for the San Diego International Airport.	132.1502 - Table 132-15A 132.1505(c)(1) 132.1510 - Table 132-15C 132.1510 - Table 132-15E 132.1515(c)(2)(G) 132.1515 - Table 132-15F 132.1515(h)(1) 132.1515 - Table 132-15I 132.1515 - Table 132-15J 132.1515 - Table 132-15K 132.1520(c)(1) 132.1525 - Table 132-15L

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Compliance with State Law	* 44	Separately Regulated Residential Uses - Permanent Supportive Housing	The amendment is needed to implement AB 1801 (Jackson, 2024), which requires supportive housing developments with more than 20 dwelling units to dedicate three percent of total floor area to onsite supportive services, including developments that provide transitional housing for youths and young adults. 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 Transitional Housing Facilities and 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.	141.03103(k) 141.0315(e)
	* 45	Parking Regulations - Reduced Parking Requirements when a Residential Development is located with a Place of Religious Assembly	The amendment is needed to implement AB 2244 (Wicks, 2022), which allows reduced minimum parking requirements for developments that includes both housing and a place of religious assembly.	This amendment to the Parking Regulations would establish proximity requirements for qualifying developments, reduce the minimum parking requirement a place of religious assembly by 50 percent, require one space per dwelling unit for the new housing development and allow existing parking spaces serving the place of religious assembly to be counted toward the requirements for both the existing and new development.	141.0602(a)(2) 142.0530-Table 142-05G 142.0565
	46	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.	129.0203(a)(25) 142.0390(c)(1) 142.0390(d)
	47	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, provided that the project does not exceed other applicable zoning regulations, including, but not limited to, height, lot coverage, and floor-to-area ratio.	This amendment applies to single dwelling units required to increase parking as part of a remodel or addition. In the City, the only requirements for additional parking spaces is when bedrooms are added in the campus impact area of the parking overlay zone and when previously conforming homes are expanded. This amendment removes the parking requirement outside of a Transit Priority Area, where state law does not allow the City to require parking for any residential development. This amendment only applies to existing single dwelling units where the development does not exceed the maximum size limits set by the base zone, including but not limited to height, lot coverage, and floor area ratio.	142.0510(d)(6) 142.0520
	48	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. Additionally, Table 142-05C incorrectly indicates that parking requirements are not applicable; instead, it should reference Section 142.0527, which contains the applicable parking regulations.	This amendment to the Parking Regulations ensures that parking ratios for affordable housing developments located outside of a Transit Priority Area are consistent with State Density Bonus Law. Additionally, it corrects the parking requirement in Table 142-05 by replacing "n/a" with a reference to Section 142.0527.	142.0525 - Table 142-05C 142.0527 - Table 142-05D

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Compliance with State Law	49	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 a 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(f)
	* 50	Affordable Housing Regulations - Shared Housing Density Bonus	The amendment is needed to implement AB 682 (Bloom, 2022), which expands State Density Bonus Law by specifying that a housing development eligible for a density bonus includes a shared housing building, as defined.	This amendment to the Affordable Housing Regulations and Definitions would add shared housing as a development type eligible for a density bonus.	113.0103 143.0715 143.0755
	51	Affordable Housing Regulations - For-Sale Affordable Dwelling Units and Qualified Nonprofit Corporations	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 corporations 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)(9)
	52	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)
	* 53	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. The bill includes various criteria for eligibility and occupancy. 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) changes related to student eligibility and occupancy, (2) that student housing developments receiving a density bonus of 35 percent or more cannot be located on a site requiring replacement housing, and (3) elimination off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units. This amendment also includes a reorganization of subsection (g) to clarify which requirements apply to the development overall and those that apply specifically to the housing agreement.	143.0720(g)

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Compliance with State Law	* 54	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 would remove the requirement for a waivers report. Applicants would be required only to identify the incentives and waivers.	143.0740 - Table 143-07A 143.0740 - Table 143-07B 143.0740 - Table 143-07C 143.0750 143.0760
	55	Affordable Housing Regulations - Parking Ratios for Affordable Housing	This amendment is needed to remove the reduced parking ratios for affordable housing developments located within a half-mile of a major transit stop (Transit Priority Areas), as they are no longer applicable following the passage of AB 2097 (Friedman, 2022), which prohibits jurisdictions from imposing minimum parking requirements in these areas.	This amendment to the Affordable Housing Regulations would remove the affordable housing parking requirements in Transit Priority Areas. Affordable housing developments located outside of a Transit Priority Area would continue to adhere to the Citywide parking regulations in Chapter 14, Article 2, Division 5.	143.0744
	56	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.	142.1315 143.0765
	57	Dwelling Unit Protection Regulations - Applicability	The amendment is needed to implement AB 1218 (Lowenthal, 2023), which expands the types of developments subject to dwelling unit protections and strengthens the requirements for replacement housing and relocation assistance when housing units are demolished for nonresidential developments. For nonresidential projects, replacement housing must be provided on a different premises within the City of San Diego, consistent with state law, and must be developed prior to or concurrently with the nonresidential development. Replacement housing may also be provided by a third party that enters into a contract with the project applicant.	This amendment to the Dwelling Unit Protection Regulations would expand the types of developments subject to compliance and require that, when protected dwelling units are demolished for nonresidential developments, the replacement units may be provided on a different receiver site that meets specific locational criteria that includes being: (1) within a Sustainable Development Area, and (2) within specified Resource Opportunity Areas identified by the California Tax Credit Allocation Committee. Additionally, the replacement units must be developed prior to or concurrently with the nonresidential development and may be provided by a third party under contract with the project applicant, consistent with state law.	143.1201 143.1203 143.1212(b)
	58	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) removing the restriction that limits the demolition of existing exterior structural walls to 25 percent; (2) eliminating the ability to deny proposed developments based on specific adverse impacts on the physical environment; and (3) prohibiting 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(b)(4) 143.1305(b) 143.1310(a)(5)

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Compliance with State Law	59	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)
	60	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)
	61	Parking Requirements - Mobility Choices and Planned Districts	The amendment is needed to replace references to the "Parking Standards Transit Priority Area" with "Transit Priority Area" within the Mobility Choices Regulations and the Carmel Valley, Cass Street, Central Urbanized, and Old Town San Diego Planned Districts, to ensure consistency 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 Mobility Choices Regulations and 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."	143.1103(b)(6) 143.1103(b)(7) 153.0103 154.0103 155.0252 -Table 155-02E 1516.0104
Corrections	62	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
	63	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 141.0412(a) 142.0310(c) 142.0403(b)(8) 142.0527 - Table 142-05D 143.0746(b)(2)(4) 143.1015(a)(7)(A)

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

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Corrections	64	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
	65	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
	66	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
	* 67	Commercial Base Zones - Maximum Setback Requirements	The amendment to the Commercial Base Zone regulations is needed to correct Diagram 131-05B, Maximum Setback Requirements, by removing the explanatory text stating, "70% of the structure is located no farther back than the maximum front setback of the base zone. The remaining 30% is allowed to be located farther back than the maximum front setback." The removal of this text will eliminate redundancy and ensure consistency with the development regulations in the section.	This amendment to the Commercial Base Zones Regulations would remove the explanatory text in Diagram 131-05B Maximum Setback Requirements, as it is redundant and creates confusion within the development regulations in the section.	131.0543 - Diagram 131-05B
	68	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

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Corrections	69	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
	70	Accessory Dwelling Units (ADU) - ADU Home Density Bonus Program Corrections	The 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(d)(3)(A)(iii) Resolution
	71	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
	* 72	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 the IP-1-1 and IP 2-1 zones.	142.0530 - Table 142-05E
	73	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

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Corrections	74	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)
	* 75	Environmentally Sensitive Lands - Coastal Bluffs	The amendment is needed to the Environmentally Sensitive Lands Regulations to correct the placement of the limited exemption from the requirement for a Neighborhood Development Permit or Site Development Permit for projects that maintain a minimum 40-foot setback from the edge of a sensitive coastal bluff. This exemption is currently located with regulations that apply outside of the Coastal Zone, however there are no coastal bluffs located outside of the Coastal Zone.	This amendment to the Environmentally Sensitive Lands Regulations would relocate the exemption from a Neighborhood Development Permit or Site Development Permit for projects that maintain a minimum 40-foot setback from the edge of a sensitive coastal bluff to ensure the provision applies within the Coastal Zone.	143.0110(c)
	76	Affordable Housing Regulations - Moderate Income	The amendment is needed to the Affordable Housing Regulations 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 in the density bonus requirements for moderate income to align with the defined limit of 120 percent of the area median income.	143.0720(c) 143.0720(d)(3) 143.0720(h)(2)(C) 143.0720(i) 143.0720(l)
	77	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)
	78	Climate Action Plan Regulations - Accessory Dwelling Unit (ADU) Home Density Bonus Program	The amendment to the ADU and JADU Separately Regulated Use 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 the Climate Action Plan requirements.	141.0302(a)(9) 141.0302(d)(10) 143.1403(a)(4)
	79	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)

2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

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Corrections	80	Central Urbanized Planned District - Code Reference Corrections	The amendment is needed to correct references to the floor area ratio bonus for child care within the Development Regulations applicable to the Central Urbanized Planned District Regulations.	This amendment to the Central Urbanized Plan District Regulations would correct references for the floor area ratio bonus for child care and the Supplemental Development Regulations applicability.	155.0242 - Table 155-02D 155.0253 - Table 155-02F
Regulatory Reforms	* 81	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 maximum rate 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 to \$10,000 per violation and a maximum cap of \$500,000 per parcel or structure in a calendar year in order to better reflect current administrative and investigation costs.	12.0609(e)
	* 82	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 raise the maximum amount of civil penalties for general code violations from \$400,000 to \$500,000 per parcel or structure in a calendar year to ensure civil penalties are better aligned with enforcement costs and serve as a stronger deterrent against noncompliance.	12.0803(d)
	* 83	Public Hazards and Public Nuisances - Abandoned Property Penalty Fees	The amendment is needed to the Public Hazards and Public Nuisances Regulations to increase penalties to discourage prolonged property neglect and to promote compliance with property maintenance standards. These penalties have not been updated since 2006.	This amendment to the Public Hazards and Public Nuisances Regulations would increase the maximum cap on abandoned property penalties from \$5,000 per property to \$100,000 per property in a calendar year.	54.0315(a) 54.0315(b)
	* 84	Consolidated with Item No. 1 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.	Resolution
	85	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.	Resolution

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Regulatory Reforms	86	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.	122.0106(c)
	87	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(b)(3) 127.0103 - Table 127-01A 127.0107(a) 127.0110
	88	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 provided by the Building Official. 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)
	* 89	Public Right-of-Way Permits - Fiber Optic and Utility 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 fiber optic and utility 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 fiber optic and utility equipment that exceeds the dimensions for public right-of-way permits.	129.0710
	90	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 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 141.0316 141.0412(a)(2) 141.0412(c) 141.0412(d) 155.0238 - Table 155-02C 1516.0112 - Table 1516-01B 1516.0117 - Table 1516-01D 1516.0122 - Table 1516-01F

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

* Asterisk denotes an item added, deleted or substantively changed since Nov. 5, 2025

Type of Amendment	Number	Name of Item	Why Is This Amendment Needed?	What Does This Amendment Do?	Code Section(s)
Regulatory Reforms	* 91	Residential, Commercial, and Mixed Use Base Zones - Building Transitions and Buffers from Adjacent Freeways	The amendment to the Residential, Commercial, and Mixed-Use Base Zones is needed to establish consistent requirements that provide separation from freeway impacts and ensure a transition in bulk and scale for development in higher intensity zones that abut lower-density residential or open space zones.	This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require: (1) development adjacent to freeways to provide a landscape buffer and setback for common outdoor areas, and (2) an angled transition plane for development in higher intensity zones that are abutting a lower-density residential zones or open space zones. Additional edits for consistency are made to the Complete Communities Housing Solutions Regulations and the Central Urbanized Planned District.	131.0431 - Table 131-04G 131.0470 131.0531 - Table 131-05C 131.0531 - Table 131-05D 131.0531 - Table 131-05E 131.0543(c) 131.0560 131.0709 - Table 131-07B 131.0725 143.1025(d) 143.1025(e) 155.0242 - Table 155-02D
	92	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
	93	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 132.1535(d)
	* 94	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.	126.0402(m) 126.0402(t) 141.0420

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

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Regulatory Reforms	95	Development Impact Fees - Accessory Dwelling Units	The amendment is needed to align Development Impact Fees (DIFs) for ADUs with state law by exempting only ADUs under 750 square feet. In addition, the reference to scaling the DIF is no longer necessary because, with the adoption of Citywide Development Impact Fees, the fees are already based on the size of each ADU.	This amendment to the Public Facility Regulations would revise the DIFs for ADUs to ensure consistency with state law while clarifying that only ADUs under 750 square feet are exempt. The amendment would also remove the outdated reference to scaling the DIF, as the adopted Citywide Development Impact Fees are already calculated based on the size of each ADU. If there are more than two ADUs on a lot, the first two will continue to be exempt with it applying to the two smallest ADUs.	142.0640(b)(1)
	96	Sign Regulations - Previously Conforming	The amendment is needed to establish an approval process for previously conforming signs to allow minor allowances necessary for maintenance, repair, rebuilding, and alteration through a higher approval process.	This amendment to the Sign Regulations would allow for minor allowances necessary for the maintenance, repair, rebuilding, or alteration of a previously conforming sign through a Neighborhood Development Permit.	126.0402(a)(6) 127.0202(f)-(h)
	97	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 prohibits 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.	141.0621(c)(3)(B)(i) 141.0629(b)(2)(A)
	98	Parking Regulations - Screened Parking	The amendment is needed to the Parking Structure Design Regulations to require full screening for parking structure 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 Structure Design Regulations would require full screening for parking structure facades extending from the ground floor to the top of the structure when fronting the public right-of-way.	142.0560(k)
	99	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)

**2026 Land Development Code Update
Citywide List - Discussion Draft
02/13/26**

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Regulatory Reforms	100	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)
	101	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 place 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)
	102	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)(5) Resolution Land Development Manual, Appendix T
	103	Carmel Valley Planned District Medical Offices	The amendment is needed to the Carmel Valley Planned District to permit medical offices 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 Regulations would permit medical offices on any lot within the Employment Center zone.	153.0309(a)(9)
	104	La Jolla Shores Planned District - La Jolla Shores Planned District Advisory Board	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 Planned District Advisory Board.	1510.0105(a)
Corrections	105	Development Impact Fees - Multi-Dwelling Unit Regulations for Single Family Zone	The amendment is needed to correct a reference regarding the scaling of development impact fees for the third and fourth dwelling units constructed under the Multi-Dwelling Unit Regulations in Single-Family Zones. Scaling the fees is no longer necessary because, with the adoption of Citywide Development Impact Fees, the fees are already based on the size of each dwelling unit.	This amendment to the Public Facilities Regulations deletes Table 142-06A, "Scaled Development Impact Fee Rate for Specific Residential Development," and removes a reference that previously scaled the Development Impact Fees for the third and fourth dwelling units constructed under the Multi-Dwelling Unit Regulations in Single-Family Zones. This scaling is no longer needed because, with the adoption of the Citywide Development Impact Fees, the fees are now based on dwelling unit size.	142.0640(b)(7) 142.0640- Table 142-06A

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Compliance with State Law	106	Affordable Housing Regulations - Applicability and Calculations	The amendment is needed to the Rules for Calculations and Measurements and the Affordable Housing Regulations to ensure consistency with Government Code Section 65915. Section 65915(i) defines a housing development eligible for a density bonus as a project of five or more residential units, including mixed-use developments, without limiting eligibility to specific zones. Additionally, Section 65915(f) requires the density bonus to be calculated based on the maximum allowable residential density, as determined by the greatest number of units permitted under the applicable zoning or General Plan. ADU's however, are not subject to the density requirements of zoning or the General Plan.	This amendment to the Rules for Calculations and Measurements clarifies that ADU's are included when determining density bonus eligibility, but are not included when calculating residential density for the purposes of a density bonus request. Additionally, the amendment to the Affordable Housing Regulations removes references to specific zones.	113.0222(c) 143.0715
	107	Replacement Parking for Streetaries, Active Sidewalks, Outdoor Dining on Private Property and Promenades	The amendment is needed to implement AB 2097 (Friedman, 2022), which prohibits the requirement of minimum parking for developments within a Transit Priority Area.	This amendment to the Streetaries, Active Sidewalks, Outdoor Dining Regulations for private property and promenades would clarify that the requirement to replace parking removed for these facilities in the Beach Impact Area of the Parking Impact Overlay Zone applies only when the facilities are located outside a Transit Priority Area.	141.0621(a)(1)(M)(iii) 141.0621(b)(2)(C)(iv) 141.0621(c)(3)(B)(iv) 141.0628(a)(5)(D)(ii) 141.0629(b)(2)(D)
Align the Code with the City's Climate, Energy or Housing Goals	* 108	Outdoor Lighting Regulations - Outdoor Luminaire Lumens	The amendment is needed to the Outdoor Lighting Regulations to reduce the allowable luminaire lumens for outdoor lighting fixtures by applying a single citywide standard, including landscape and decorative lighting.	This amendment to the Outdoor Lighting Regulations would reduce the allowable brightness of outdoor lighting fixtures from 6,200 to 2,000 luminaire lumens, applied citywide, including landscape and decorative lighting.	142.0740(c)(2)(B)
	* 109	Energy Efficient Pool and Spa Heating Systems	The amendment is needed to the Climate Action Plan Consistency Regulations to establish energy efficiency requirements when installing pool and spa heating systems.	This amendment is necessary to the Climate Action Plan Consistency Regulations to require energy efficiency requirements for the installation of pool and spa heating systems. This will support reducing greenhouse gas emissions and energy consumption.	143.1420