

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

ITEM 1: 2026 Update to the San Diego Municipal Code (2026 Land Development Code Update) and Local Coastal Program and Minor Amendments to the Downtown Community Plan and General Plan

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

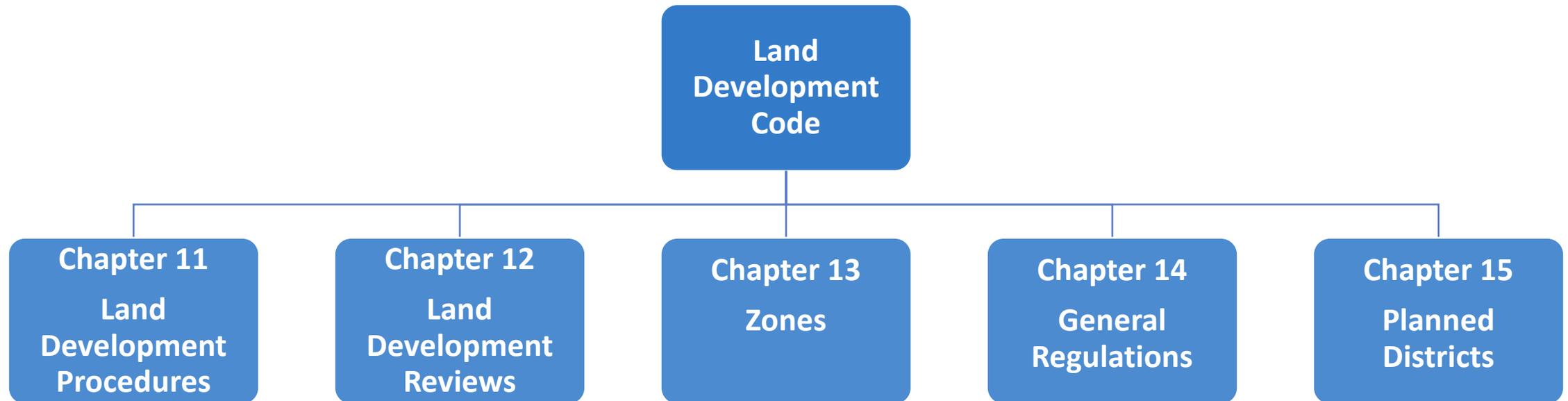
2026 Land Development Code Update

Planning Commission
February 19, 2026

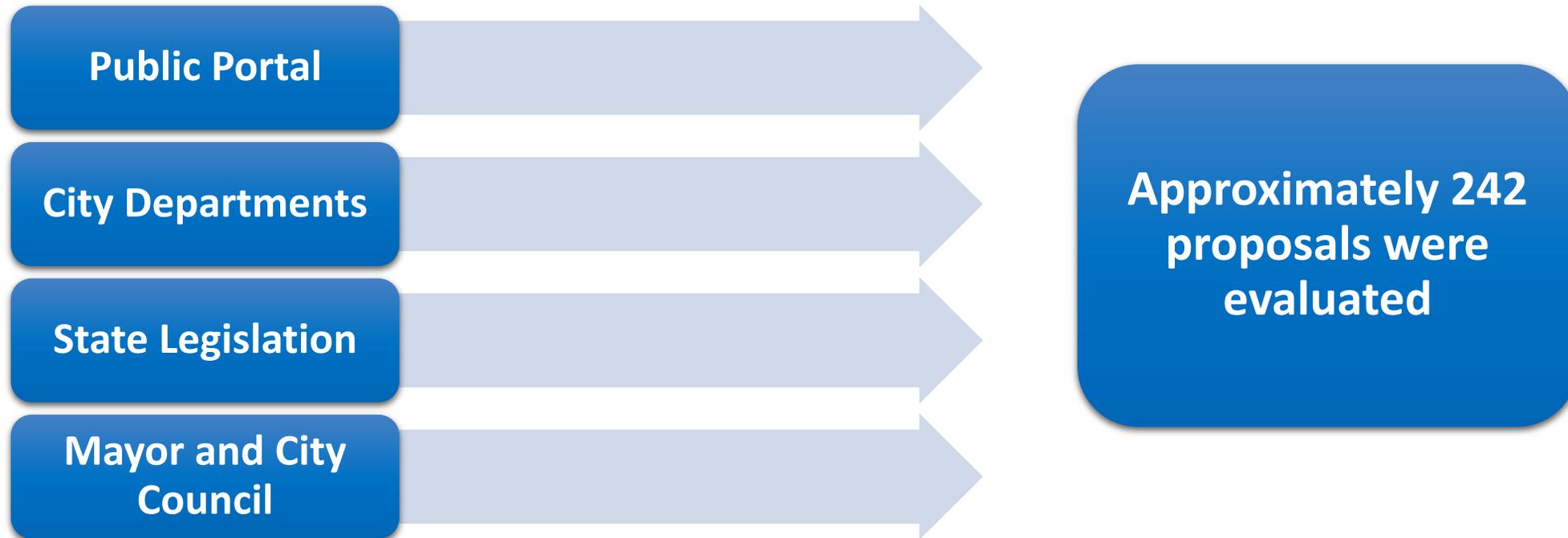


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Components of the Land Development Code



Code Update Request Process



2026 LDC Update Major Milestones

Aug. 2025

Draft List of
Proposed
Amendments
Posted

Nov. 5, 2025

Revised Draft List
and Code
Amendments
Posted

Dec. 2025 - Jan 2026

Presented to CPC,
specific CPGs, and
Advisory Board

Jan 13 & 15, 2026

Virtual Public
Workshops

Jan. 27, 2026

Presented to CPC
for
Recommendation



2026 LDC Update Next Steps

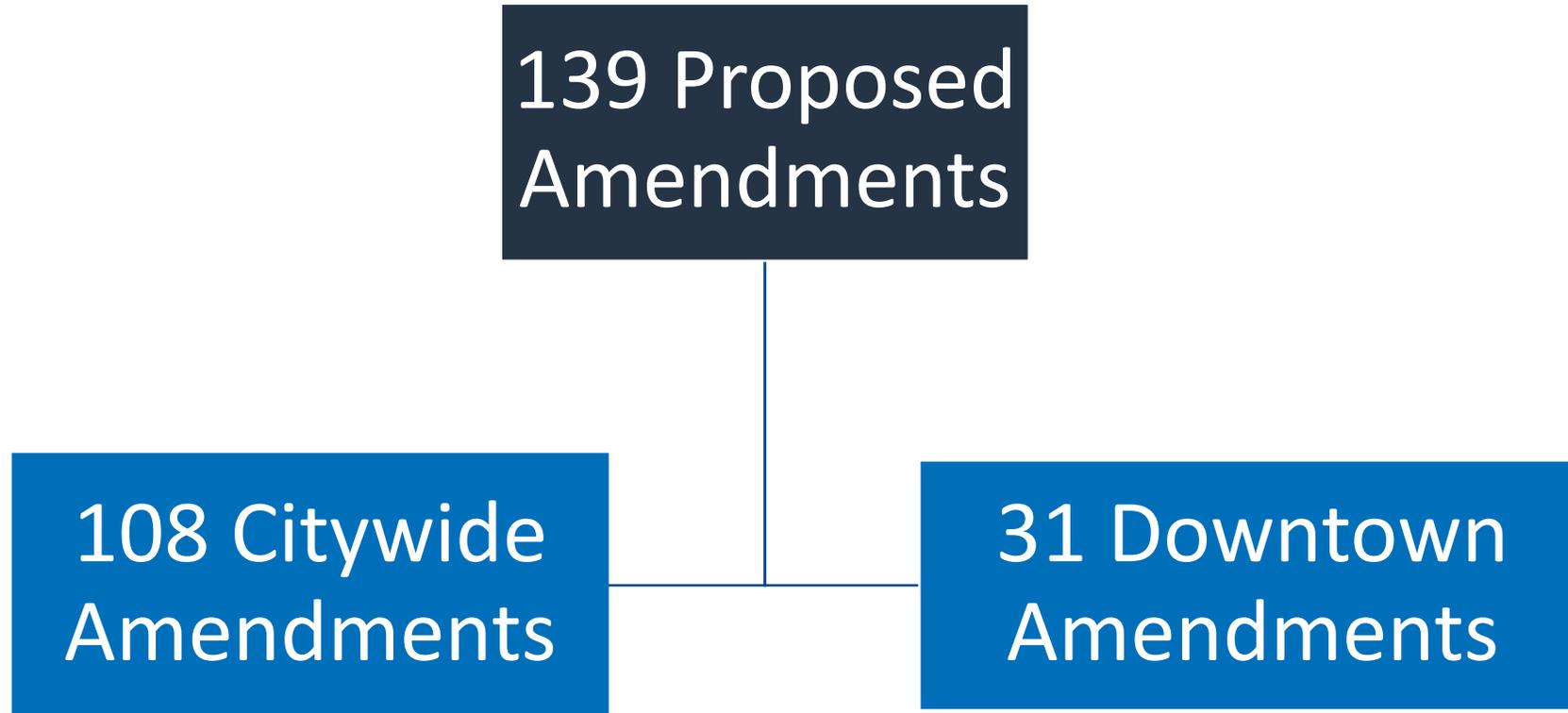


- Planning Commission

- Land Use and Housing Committee

- City Council

2026 Land Development Code Update



CEQA Analysis: A CEQA consistency review was prepared for the 2026 LDC Update, evaluating 139 proposed amendments to the Land Development Code, Planned District Ordinances, and minor amendments to the Downtown Community Plan, all of which were determined to be consistent with CEQA Guidelines Section 15162

2026 LDC Update Summary – Citywide

Align Policy
with Climate,
Equity or
Housing
Goals (11)



Clarifications
(24)



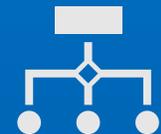
Compliance
with State
Law (29)



Corrections
(20)



Regulatory
Reforms (24)

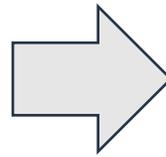


Align the Code with the City's Climate, Equity or Housing Goals (11 Items)

Number	Name of Item
2	Inclusionary and Affordable Housing Regulations – Designated Cultural Districts
3	Commercial Base Zones – Floor Area Ratio Bonus for Residential Mixed Use
4	Condominium Conversions – Street and Alley Improvements
5	Inclusionary and Affordable Housing Regulations - Offsite Affordable Housing Requirements
6	Complete Communities Housing Solutions - For-Sale Dwelling Units
7	Complete Communities Housing Solutions - Development Impact Fee Waivers
8	Central Urbanized Planned District - Chimney Requirement
9	Central Urbanized Planned District - Moving and Storage Facilities
10	Old Town San Diego Planned District - Sidewalk Cafes, Streetaries, and Active Sidewalks
108	Outdoor Lighting Regulations -Outdoor Luminaire Lumens
109	Energy Efficient Pool and Spa Heating Systems

Commercial Base Zones – Floor Area Ratio (FAR) Bonus for Residential Mixed Use (Item 3)

Update commercial base zone regulations to include an additional 0.5 Floor Area Ratio bonus for residential mixed-use developments



Additional 0.5 Floor Area Ratio bonus in Commercial Base Zones

Mixed-use developments in Mobility Zones 2 or 3 within High or Highest Resource Areas

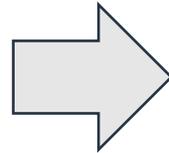
On-site affordable housing



Align Policy with Climate, Equity or Housing Goals

Inclusionary & Affordable Housing Regulations – Offsite Affordable Housing Requirements (Item 5)

Off-site affordable housing requirements allow housing in eligible areas that include Sustainable Development Areas, High and Highest Resource Areas, and in communities with less than 5 percent deed-restricted affordable homes and are subject to location criteria under the Inclusionary and Affordable Housing regulations



Removes the requirement 5 percent deed-restriction criteria, but retains all other location criteria



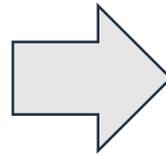
Align Policy with Climate, Equity or Housing Goals



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Complete Communities Housing Solutions (CCHS) - For Sale Dwelling Units (Item 6)

CCHS regulations need to allow for the development of for-sale homes



Allows for-sale homes within CCHS

Opportunities for home ownership at different income levels



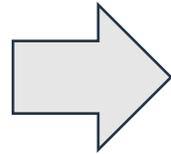
Align Policy with Climate, Equity or Housing Goals



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Complete Communities Housing Solutions (CCHS) – Development Impact Fee (DIF) Waivers (Item 7)

CCHS regulations need to be updated to remove DIF waivers for homes under 500 square feet



Removes the CCHS DIF waiver for homes under 500 square feet

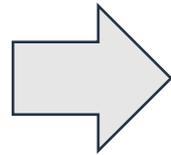


Align Policy with Climate,
Equity or Housing Goals



Central Urbanized Planned District (CUPD) – Moving & Storage Facilities (Item 9)

The CUPD regulations need to be updated to prohibit moving and storage facility uses to align with the Mid-City Communities Plan that plans for medium-high to high-density housing and commercial uses along transit corridors



Prohibits new moving and storage facilities in CU-2-3, CU-2-4, and CU-2-5 zones

Existing moving and storage facilities- previously conforming use provisions



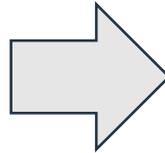
Align Policy with Climate,
Equity or Housing Goals

Clarifications (24 items)

Number	Name of Item	Number	Name of Item
11	Noise Regulations – Sound Level Limits	23	Refuse, Organic Waste, and Recyclable Materials Storage Regulations – Applicability
12	Definitions – Multiple Dwelling Unit and Single Dwelling Unit	24	Sign Regulations – Sign Category A Permanent Secondary Signs
13	Definitions – Transit Priority Area	25	Affordable Housing Regulations, Complete Communities Housing Solutions and Dwelling Unit Protection Regulations – Replacement of Affordable Dwelling Units
14	Rules for Calculation and Measurement – Calculating Gross Floor Area for Multiple Zoning Designations	26	Density Bonus in Exchange for Affordable Housing Units – Base Zone Regulations
15	Condominium Conversions – Subdivision Procedures and Parcel Maps	27	Affordable Housing in All Communities and Floor Area Ratio Bonus Program for Land Owned by a Public Agency or Qualified Non-Profit Corporations
16	Public Right-of-Way Permit Procedures - Expiration	28	Coastal Overlay Zone Affordable Housing Replacement Regulations – Replacement Dwelling Units
17	Setback Requirements – Fire Separation Distance	29	Complete Communities Housing Solutions – Offsite Requirements
18	Mixed-Use Base Zones – Live/Work Quarters	30	Complete Communities Housing Solutions – Constructed or Rehabilitated Affordable Housing
19	Mixed-Use Base Zones – Street Wall Exceptions	31	Dwelling Unit Protection Regulations – Recorded Covenant Requirement
20	Sign Regulations – Cannabis Leaf Symbol	32	Central Urbanized Planned District – Commercial Component within Multiple Dwelling Unit Residential Developments
21	Child Care Facilities – After School Care	33	Airport Land Use Compatibility Overlay Zones – Airport Overture Process
22	Development Impact Fees – Onsite Park Requirements	34	Landscape Regulations – Protection of Existing Trees and Shrubs

Noise Regulations– Sound Level Limits (Item 11)

The Noise Regulations need to be updated to clarify in certain situations in which noise levels may temporarily exceed applicable limits for an activity to occur within the City or on a property



Exception to temporarily exceed average noise level limits with an authorized permit

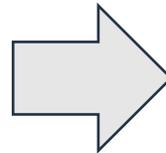
 Clarification



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Setback Requirements - Fire Separation Distance (Item 17)

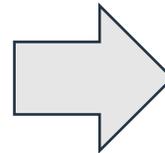
State law requires a fire separation distance sufficient for fire safety and emergency access that may be greater than base zone setbacks



California Fire Code may require a fire separation distance greater than the setback in base zones

Mixed-Use Base Zones – Live/Work Quarters (Item 18)

The mixed-use base zone regulations need to be updated to clarify that up to 50 percent of the Live/Work Quarters floor area may be used to comply with the employment use requirements in the Employment Mixed-Use (EMX) zone



50 percent of Live/Work Quarters floor area count towards the employment use

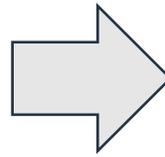
 Clarification



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Affordable Housing, Complete Communities Housing Solutions (CCHS) and Dwelling Unit Protection Regulations - Replacement of Affordable Dwelling Units (Item 25)

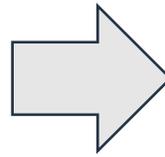
The Affordable Housing, CCHS, and Dwelling Unit Protection Regulations need to be aligned with Government Code Section 66300.5(d), to ensure that the replacement of dwelling units meet the definition of “equivalent size”



“Equivalent size” = same total number of bedrooms as the units being replaced

Landscape Regulations – Protection of Existing Trees and Shrubs (Item 34)

The Landscape Regulations should clarify its purpose is to protect existing trees and shrubs consistent with the Landscape Standards in the Land Development Manual



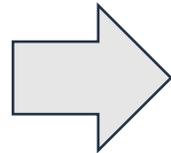
Purpose of the Landscape Regulations is to protect existing trees and shrubs, as required

Compliance with State Law (29 items)

Number	Name of Item	Number	Name of Item
35	Noticing - Planning Commission Hearings	50	Affordable Housing Regulations - Shared Housing Density Bonus
36	Environmental Determination Appeals - Public Stormwater Facilities Maintenance	51	Affordable Housing Regulations - For-Sale Affordable Dwelling Units and Qualified Nonprofit Corporations
37	Definitions - Major Transit Stop	52	Affordable Housing Regulations - Senior Housing Density Bonus
38	Parking Regulations - Shared Parking	53	Affordable Housing Regulations - Student Housing Developments
39	Tentative Maps - When a Tentative Map is Not Required	54	Affordable Housing Regulations - Density Bonus Percentages and Affordable Housing Incentives and Waivers Report
40	Streamlined Small Lot Subdivision Regulations - Multiple Dwelling Unit Zones	55	Affordable Housing Regulations - Parking Ratios for Affordable Housing
41	Streamlined Small Lot Subdivision Regulations - Single Dwelling Unit Zones	56	Affordable Housing Regulations - Findings of Denial
42	Vehicle and Vehicle Equipment Sales and Service Uses - Hydrogen Vehicle Fueling Stations	57	Dwelling Unit Protection Regulations - Applicability
43	Airport Land Use Compatibility Overlay Zone - Airport Land Use Compatibility Plan for San Diego International Airport	58	Multi-Dwelling Unit Regulations for Single Family Zones - Streamlining
44	Separately Regulated Residential Uses - Permanent Supportive Housing	59	Multi-Dwelling Unit Regulations for Single Family Zones - Approvals
45	Parking Regulations - Reduced Parking Requirements when a Residential Development is located with a Place of Religious Assembly	60	Multi-Dwelling Unit Regulations for Single Family Zones - Existing Junior Accessory Dwelling Units
46	Fence Regulations - Monitored Security Fence Systems	61	Parking Requirements - Mobility Choices and Planned Districts
47	Parking Regulations - Single Dwelling Units	106	Affordable Housing Regulations - Applicability and Calculations
48	Affordable Housing Parking Regulations	107	Replacement Parking for Streetaries, Active Sidewalks, Outdoor Dining on Private Property and Promenades
49	Public Facilities Regulations - Housing Development Exemption from Land Dedication Requirements		

Streamlined Small Lot Subdivision Regulations – Multiple Dwelling Unit Zones (Item 40)

SB 684 (Caballero - 2023) created a streamlined approval process for subdivisions up to 10 dwelling units on multifamily zones



Subdivisions of up to 10 dwelling units

Excludes Very High Fire Severity Zones, wetlands, prime farmland, and ESL

Includes demolition restrictions for affordable and rental homes



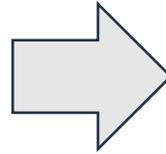
Compliance with State Law



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Streamlined Small Lot Subdivision Regulations – Single Dwelling Unit Zones (Item 41)

SB 1123 (Caballero - 2024) and AB 130 (Committee on Budget – 2025) expanded the streamlined approval process for subdivisions created by SB 684 to single family zones



Subdivision of up to 10 dwelling units

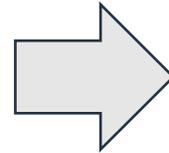
Subject to lot size and adjacency requirements

Excludes Very High Fire Severity Zones, wetlands, prime farmland, and ESL

Allows creation of remainder parcels

Parking Regulations - Single Dwelling Units (Item 47)

AB 1308 (Quirk-Silva, 2023)
prohibited the increase of
minimum parking requirements
for single dwelling units that
undergo remodels or additions



Single dwelling units required to increase
parking as part of a remodel or addition

Campus impact areas outside of a
Transit Priority Area



Compliance with
State Law



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Corrections (20 items)

Number	Name of Item	Number	Name of Item
62	Application Process - Reference to the Redevelopment Agency of San Diego	72	Parking Regulations - Non-Residential Use Parking Ratios
63	Typographic and Formatting Corrections	73	Parking Regulations - Parking Ratios for Specified Non-Residential Uses Correction
64	RM (Residential--Multiple Unit) Zone - Student Housing	74	Development Impact Fees - Facilities Benefit Assessments
65	Residential Base Zones - Habitable and Non-Habitable Accessory Buildings	75	Environmentally Sensitive Lands - Coastal Bluffs
66	Commercial Base Zone - Visitor Accommodations	76	Affordable Housing Regulations - Moderate Income
67	Commercial Base Zones - Maximum Setback Requirements	77	Complete Communities Housing Solutions - Urban Parkway Requirements
68	Airport Land Use Compatibility Overlay Zone - Noise Compatibility for the Marine Corps Air Station (MCAS) Miramar Airport Influence Area	78	Climate Action Plan Regulations - Accessory Dwelling Unit (ADU) Home Density Bonus Program
69	Airport Land Use Compatibility Overlay Zones - Low Barrier Navigation Centers	79	Appendix P Emergency Housing - California Building Code
70	Accessory Dwelling Units (ADU) - ADU Home Density Bonus Program Corrections	80	Central Urbanized Planned District - Code Reference Corrections
71	Alcoholic Beverage Outlets - Corrections	105	Development Impact Fees - Multi-Dwelling Unit Regulations for Single Family Zone

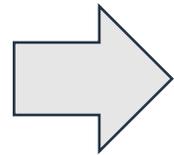
Regulatory Reforms (24 Items)

Number *	Name of Item	Number	Name of Item
1	Administrative Citations - Code Enforcement Fines and Civil Penalties	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
81	Administrative Abatement Penalties	94	Wireless Communication Facilities Regulations
82	Administrative Civil Penalties	95	Development Impact Fees - Accessory Dwelling Units
83	Public Hazards and Public Nuisances – Abandoned Property Penalty Fee	96	Sign Regulations - Previously Conforming
85	Appeal Fees – Project and Environmental Appeals	97	Promenades and Active Sidewalks - Relocating Accessible Parking Spaces
86	Adoption and Amendment Procedures for Land Use Plans – Local Coastal Program Amendments Certification Requirements	98	Parking Regulations - Screened Parking
87	Previously Conforming Use Flexibility	99	Development Impact Fees for Public Facilities and Spaces - Automatic Annual Increases
88	Construction Permits – Bond Requirements for Grading or Public Improvements	100	Encroachment Maintenance and Removal Agreements – Sidewalk Alternative Designs
89	Public Right-of Way Permits – Fiber Optic and Utility Equipment	101	La Jolla Commercial Sign Control District – Subdistrict A Projecting Signs
90	Emergency Shelters	102	Mobility Choices Regulations – VMT Buy-Out Fee for Mobility Zones 2 and 3
91	Residential, Commercial, and Mixed Use Base Zones – Building Transitions and Buffers from Adjacent Freeways	103	Carmel Valley Planned District -Medical Offices
92	Airport Land Use Compatibility Overlay Zone - Residential Development in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone	104	La Jolla Shores Planned District – La Jolla Shores Planned District Advisory Board

Note: Item No. 84 is no longer needed and was consolidated with Item No. 1 as part of the 2026 LDC Update

Administrative Citations- Code Enforcement Fines and Civil Penalties (Item 1)

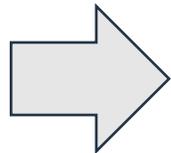
Penalties need to be increased to ensure violations of the municipal code or applicable State Building Code sufficiently deter code violations



Increases penalties associated with violations of the municipal code or State Building Code

Administrative Abatement Penalties (Item 81)

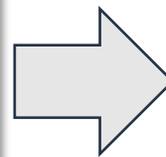
The administrative abatement penalties for causing or maintaining a public nuisance need to be increased



Increases the administrative abatement penalties to better reflect current administrative and investigation costs

Administrative Civil Penalties (Item 82)

The administrative civil penalties for code violations need to be increased to ensure updated enforcement costs and to improve deterrence. The administrative civil penalties have not been updated since 2017

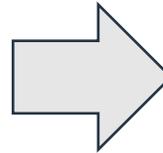


Increases the administrative civil penalties

Better aligned with enforcement costs and deterrent against noncompliance

Previously Conforming Use Flexibility (Item 87)

Previously conforming premises and use regulations need to be updated for lots with commercial or industrial uses that were rezoned through a community plan update



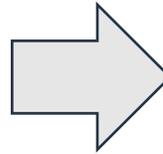
Provides flexibility for lots with commercial or industrial uses that were rezoned through a community plan update

Requires street frontage improvements

Does not apply in Environmental Justice Communities

Residential, Commercial, and Mixed-Use Base Zones - Building Transitions and Buffers from Adjacent Freeways (Item 91)

The Residential, Commercial, and Mixed - Use base zone regulations need to be updated to establish angled plane requirements for development to provide transitions in bulk and scale, and buffers adjacent to freeways

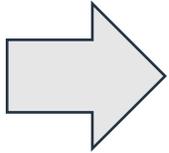


High density development abutting a low density uses or open space zones to provide an angled transition plane

Adjacent to freeways, provide a landscape buffer/setback for common outdoor areas

Airport Land Use Compatibility (ALUC) Overlay Zone - Safety Compatibility for Child Care Centers in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone (Item 93)

The ALUC Overlay Zone regulations need to be updated to allow Child Care Centers as a limited use within the MCAS Miramar Airport Influence Area Transition Zone



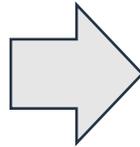
Allows Child Care Centers in the MCAS Miramar Airport Influence Area Transition Zone as a limited use

Adds a maximum floor area ratio of 0.42 for the Child Care Center use

Removes the expansion limit for Child Care Centers under previously conforming regulations

Wireless Communication Facilities Regulations (Item 94)

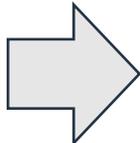
The Wireless Communication Facilities regulations need to be updated to streamline the review process for certain applications to ensure timely approval and avoid requiring Planning Commission approval unless appealed



Streamlines the review process for certain wireless communication facilities

Mobility Choices Regulations –Vehicle Miles Traveled (VMT) Reduction Measure Buy-Out Fee for Mobility Zones 2 and 3 (Item 102)

The Mobility Choices regulations need to be updated to specify how to calculate the VMT Reduction Measures Buy-Out Fee for Mobility Zones 2 and 3



Clarifies VMT Reduction Measures Buy-Out Fee in Mobility Zones 2 and 3

Establishes a buy out fee structure for development in Mobility Zones 2 and 3

2025 LDC Update Summary – Downtown

Align Policy
with Climate,
Equity or
Housing
Goals (8)



Clarifications
(12)



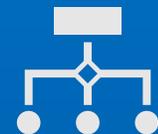
Compliance
with State
Law (1)



Corrections
(3)



Regulatory
Reforms (7)

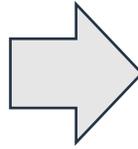


Align the Code with the City's Climate, Equity or Housing Goals (8 Items)

Number	Name of Item
1	Downtown: Rooftop Gardens
2	Downtown: Permit Process for Development within the Coastal Zone Overlay
3	Downtown: Urban Open Space Bonus Clarification
5	Downtown: Increasing Homeownership Opportunities
6	Downtown: Small Lot Development Incentive
7	Downtown: Increasing Middle Income Housing
8	Downtown: C Street Revitalization Bonus
9	Downtown: Preservation of Tree Canopy

Downtown – Rooftop Gardens (Item 1)

Current screening requirements for rooftop mechanical equipment within Downtown do not allow flexibility to provide rooftop landscaping, which limits opportunities for urban green space



Updates screening requirements to allow the use of landscaping to enclose rooftop mechanical equipment

Encourages rooftop gardens by expanding an existing incentive to offer an additional density bonus if a development includes a rooftop garden for building occupants



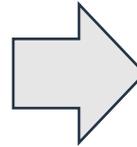
Align Policy with Climate, Equity or Housing Goals



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Downtown – Permit Process for Development within the Coastal Zone Overlay (Item 2)

Development within the Downtown Coastal Zone Overlay currently requires a Process 2 staff-level discretionary permit, which is longer than the ministerial permit process



Reduces the process level from Process 2 to Process 1 for developments within the Downtown Coastal Zone Overlay that utilize any Downtown FAR Bonus Programs, are consistent with the Local Coastal Program, and satisfy the required findings for development in the Coastal Zone Overlay.



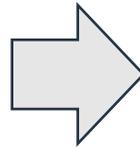
Align Policy with Climate, Equity or Housing Goals



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Downtown – Urban Open Space Bonus Clarification (Item 3)

The existing density bonus for the provision of public urban open space is unclear as to which amenities must be provided to qualify for the bonus



Clarifies and expands eligibility for the existing Downtown Urban Open Space density bonus to development that provides new or replaces existing amenities at any existing Downtown public park or open space



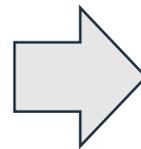
Align Policy with Climate,
Equity or Housing Goals



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Downtown – Small Lot Development Incentive (Item 6)

Small lots under 12,000 sq.ft. within Downtown are often underdeveloped due to tower regulations that limit project feasibility



Encourages the development of smaller lots under 12,000 sq.ft. by creating a new density bonus and exemptions from certain development regulations that typically make tower construction infeasible on small lots



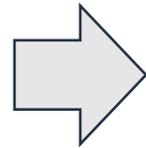
Align Policy with Climate,
Equity or Housing Goals



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Downtown – C Street Revitalization Bonus (Item 8)

The C Street corridor is currently underdeveloped at densities that are lower than the required minimums identified in the Downtown Community Plan



Creates a new density bonus for development projects that are located along C Street and utilize other Downtown FAR Bonus Programs



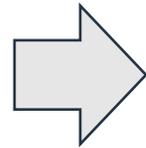
Align Policy with Climate, Equity or Housing Goals



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Downtown – Preservation of Mature Tree Canopy (Item 9)

New developments within the Downtown area often remove existing mature trees, opting to plant new trees instead, which can reduce overall tree canopy area and produce negative ecological and environmental impacts



Encourages the preservation of mature trees by providing a 0.2 FAR density bonus for each mature tree preserved on-site, and provides options for 2 to 1 replacement with new trees on-site or off-site or for payment into the Downtown FAR Bonus Fund



Align Policy with Climate,
Equity or Housing Goals



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Clarifications (12 Items)

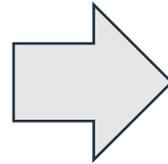
Number	Name of Item
10	Downtown: Alternative Interim Uses
11	Downtown: Clarifying Applicable Development Regulations
12	Downtown: Clarifying When Certain Processes Apply
13	Downtown: FAR Bonus Program Clarifications
14	Downtown: Greenway Bonus Clarification
15	Downtown: Street Wall Exception for Pedestrian Entrances
16	Downtown: Fill-Type Utility Lid Requirements
17	Downtown: Removing Non-Regulatory and Unnecessary Language
18	Downtown: Live Entertainment Clarification
19	Downtown: Programming Activities in Promenades
20	Downtown: Reorganizing Development Regulations
21	Downtown: Sidewalk Café and Streetary Design Regulations

Compliance with State Law (1 Item)

Number	Name of Item
22	Downtown: Downtown Community Plan Minor Amendments

Downtown – Downtown Community Plan Minor Amendments (Item 22)

The Downtown Community Plan has not been updated to reflect adopted amendments to the Centre City and Gaslamp Quarter Planned District Ordinances, which has resulted in outdated references, maps, figures, or to reflect the dissolution of the Redevelopment Agency



Updates the Downtown Community Plan to make it consistent with adopted updates to the Downtown PDOs and to remove outdated references, text, graphs, pictures, and figures



Compliance with
State Law



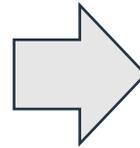
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Corrections (3 Items)

Number	Name of Item
23	Downtown: Formatting, Reference, and Labeling Corrections
24	Downtown: Encroachments Clarification
25	Downtown: Gaslamp Use Table – Alignment with Citywide Code

Downtown – Gaslamp Use Table – Alignment with Citywide Code (Item 25)

The use table in the Gaslamp Quarter Planned District Ordinance includes outdated use categories that do not align with citywide land use regulations



Updates the Gaslamp Quarter Planned District Ordinance use table to match the use categories in the citywide use tables



Correction



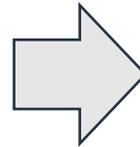
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Regulatory Reforms (7 Items)

Number	Name of Item
26	Downtown: Off-Site Alcoholic Beverage Sales
27	Downtown: Outdoor Activities
28	Downtown: Transparency Alternative to Main Street Overlay
29	Downtown: Temporary Construction Yards
30	Downtown: Traffic Calming at Garage Entrances
31	Downtown: Limiting Reductions in Sidewalk Area for Vehicle Loading
32	Downtown: Daytime Commercial Activation at Entertainment Venues

Downtown – Outdoor Activities (Item 27)

Temporary community-focused activities on outdoor private property (Outdoor Activities) currently require a discretionary permit, which can discourage those uses



Establishes outdoor activities as a permitted use to encourage use of private open spaces throughout downtown

Outreach



Public Comment Portal



Two Public Workshops



LDC Explanatory Video



CPC, LDC Update Subcommittee,
CPGs, and an Advisory Board

Community Planners Committee (CPC)

CPC passed a motion to approve the LDC Subcommittee's recommendation on the LDC and directed staff to accelerate the release of the draft code language for public review. The group approved 86 items, opposed 11 items, and tabled 10 items

Recommendation

Recommend to the City Council approval of the proposed 2026 Update to the San Diego Municipal Code and Local Coastal Program and Minor Amendments to the Downtown Community Plan and General Plan

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

ITEM 1: 2026 Update to the San Diego Municipal Code (2026 Land Development Code Update) and Local Coastal Program and Minor Amendments to the Downtown Community Plan and General Plan

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.