

ATTACHMENT 7

OLD TOWN SAN DIEGO COMMUNITY PLANNING GROUP NOTICE OF PUBLIC MEETING

General monthly meeting Wednesday, December 10, 2025, at 3:00p.m.
Whaley House Courtroom, Corner of San Diego Ave. and Harney St.

Linda Acuña, Chair <bear250@icloud.com>

Fred Grand, Vice Chair <fgrand@grandenterprisesllc.com>

- **Call to Order and Introductions**
- **Non-Agenda Public Comment (Limit 2 minutes per speaker)**
- **Modifications to the Agenda**
- **Approval of Meeting Minutes**
- **Action Items:**
 - Old Town Marriott Courtyard Exterior Improvements
—Fred Grand
 - 2025 LDC Update - Item 10 Old Town San Diego PD: Sidewalk Cafes,
Streetaries and Active Sidewalks
—Megan Covarrubias, Sr. Planner, City of San Diego
- **Information Items:**
 - Community Updates - Fred Grand/Patricia Fillet
- **Committee Updates**
- **Announcements: Old Town Chamber of Commerce; City Planning, City Council District 2, (Jen Campbell); Mayor (Todd Gloria): County Board of Supervisors, Aaron Burgess; County Parks; State Parks; Cal Trans; State 39th Senate District (Akilah Weber Pierson M.D.) Moana Ali; State Assembly member (Chris Ward); U.S. Congress (Sara Jacobs)**
- **Meeting Adjournment is approximately 4:30 p.m.**
- **Unfinished business shall be tabled and placed on the agenda for the following meeting.**
- **Next Meeting: January 14th, 2026 at the Whaley House.**



La Jolla Community Planning Association

Regular Trustee Meeting

● UNUSUAL DAY & VENUE ●

Wednesday 7 Jan 2026, ~6 pm
La Jolla Community Center
6811 La Jolla Blvd, La Jolla

PO Box 889, La Jolla CA 92038
https://lajollacpa.org
info@lajollacpa.org

President: Lisa Kriedeman
Vice Presidents: Greg Jackson
Harry Bubbins
Secretary: Adrian Feral
Treasurer: Glen Rasmussen

Regular monthly meetings: 1st Thursday. Refer to projects or issues, not to applicants or opponents. For action items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:

- PDO - Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm
DPR - Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm
PRC - La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm
T&T - Traffic & Transportation Board, Chair Erik Gantzel, 3rd Tuesday, 4:00 pm

● Meeting starts once room is available and set up ●

Materials LJCPA makes available online or at the meeting are solely to support discussion of associated Agenda items at the meeting. Such materials may be subject to copyright; if so, they may not be copied, distributed, or used for other purposes without permission from their creator(s)

- 1. Approve Agenda
2. Approve Minutes
3. Non-Agenda Public & Trustee Comments

Items not on the agenda, 2 minutes or less. No votes or action.

Consent Projects

4. Consolidate & Adopt Committee Judgments Action

Committee "APPROVE" or "REJECT" recommendations to which no Trustee objects. Adopted as LJCPA's judgments without presentation or debate. Anyone attending the meeting may object to and "pull" Consent items, but only by citing grounds listed in OP §3.1.4. "Pulled" items ordinarily are voted on at a subsequent Trustee meeting.

4.1. 6555 El Camino del Teatro (1137273, Sammon)

Demolition of existing single dwelling unit with garage of 2,749 square feet, and new construction of a two-story single dwelling unit of 4,495 square feet over basement of 759 square feet. New construction will also include an attached 3 car garage of 1,067 square feet and 1 car carport, along with a 639 square foot detached accessory dwelling unit at 6555 El Camino Del Teatro.

DPR 9 Dec: APPROVE, 4-0-1

Materials: https://bit.ly/4p1SumG

4.2. 9036 La Jolla Shores Lane (1145491, Burr/Mezzo)

Coastal Development Permit Amendment and Site Development Permit Amendment to amend Coastal Development Permit No. 2092260 and Site Development Permit No. 2092261 to construct a two-story, 3,189-square-foot single dwelling unit located at 9036 La Jolla Shores Lane. The 0.81-acre site is in the RS-

If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.

1-1 and RS-1-4 Base Zones, and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay zone

DPR 16 Dec: **APPROVE**, 8-0-1
Materials: <https://bit.ly/4pCBbtA>

Comments from Elected Officials, Agencies, & Other Entities

- Council 1 (LaCava): Joaquín Quintero, 619-510-6873, jquintero@sandiego.gov
- SD Mayor's Office (Gloria): Fátima Maciel, 619-218-7083, FaMaciel@sandiego.gov
- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, Evan.Bridgham@sdcounty.ca.gov
- Assembly 77 (Boerner): Sarah Shulkin, 858-481-7704, sarah.shulkin@asm.ca.gov
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD International Airport, Ivonne Velázquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

Pulled & Major Projects

“Major” means (a) floor area grows more than 6,000 sq ft, (b) units increase by more than 4, (c) units fall short of site zoning limits by more than 4, (d) applicants request variances or waivers of major provisions in Code (including PDOs), (e) requires Planning Commission or City Council approval (Process 4 or 5), and/or (f) so designated by Committee or Board.

5. **350 Playa Del Sur/6738 La Jolla Blvd (1139875, Temple/Austin)**

(Process 4) Coastal Development Permit, Site Development Permit, Planned Development Permit, and Tentative Map to subdivide two (2) parcels into nine (9) lots to construct eight (8) single dwelling units with six (7) accessory dwelling units and (1) mixed use residential building with one (1) dwelling unit and 801 square feet of retail space for a total of 16 dwelling units, located at 350 Playa Del Sur and 6738 La Jolla Boulevard. The 0.5-acre site is in the La Jolla Planned District-4 and RM-3-7 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (Non-Appealable)

PDO 10 Nov: **APPROVE**, 5-0-0 (PDO portion only)

DPR 16 Dec: **APPROVE**, 7-1-1

Materials: <https://bit.ly/3L7dfiY>

Major: (a) floor area, (b) units, (d) process 4

Policy & Other Items (**Action** as noted)

6. **Commercial and Industrial Sign Control District (Covarrubias) **Action****

The 2025 Land Development Code Update (2025 LDC) list, released on Nov. 5th, includes Item 101, which proposes an amendment to the La Jolla Commercial and Industrial Sign Control District – Subdistrict A. This amendment would allow projecting signs 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. The City Planning Department Code Team is requesting a recommendation from the community planning group on this proposed change.

Materials: <https://gregj.us/3Y4s5K6>

7. Land Development Code amendments (Kriedeman) Action

Discussion of proposed LDC amendments that affect La Jolla, and authorization for President to vote on related motions at CDC

Materials: <https://bit.ly/4iOgPem>

Reports (Action as noted)

President

8. Ratification of Joint Board/Committee Appointments (Jackson)

In addition to LJCPA, the La Jolla Shores Association, the Bird Rock Community Council, the La Jolla Village Merchants Association, and the La Jolla Town Council appoint members of joint Committees and Boards to conduct initial reviews and otherwise act on LJCPA’s behalf. To ensure compliance with Policy 600-24 and ensure the associated indemnification of Committee and Board members, in accordance with Operating Procedures §5.1.1 LJCPA ratifies all appointments to joint Committees and Boards.

Beginning in 2026, LJCPA will ratify memberships annually at the regular March Trustee meeting. All appointments to be ratified will be made available with the meeting Agenda. To that end, appointments must be submitted no later than 7 days before the meeting to LJCPA.

In addition to being ratified, Committee and Board members must comply with any training or other requirements specified by the City.

9. Venue for future Trustee meetings (Jackson)

Meeting at the Rec Center remains challenging: over-tight scheduling, lack of staff support, awkward A/V. A possible alternative is meeting regularly at the La Jolla Community Center instead, which has better facilities and support. However, the latter also involves a fee, and parking is less convenient than at the Rec Center. Discussion only to inform Officer decisions.

Secretary

Treasurer

November 30, 2025 -- Beginning Balance	\$1164.26
Donations	+\$23.23
<u>Expenditures</u>	<u>\$0.00</u>
December 31, 2025 -- Ending Balance	\$1187.49

10. Adjourn to Next Trustee Meeting

5 February 2025

LJCPA Welcomes Donations!

Visit <https://lajollacpa.org/donate> or point your smartphone camera at this QR code:





LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

Meeting Notice and Agenda

WEDNESDAY, January 21, 2026

In-Person Meeting, 10:00 a.m. – 12:00 p.m.

Location: La Jolla Recreation Center – 615 Prospect Street,
San Diego, CA 92037, Auditorium

Agenda and back-up material can be viewed at:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab>

Chair: Jane Potter

Board Members: Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, Philip Wise

Staff Liaison: Melissa Garcia & Matthew Nasrallah, City Planning Department

Public Comment on an Agenda Item: If you wish to address the Board on an item for today's agenda, please complete and submit a speaker form before the Board hears the agenda item. You will be called at the time the item is heard.

Public Comment on Matters Not on the Agenda: You may address the Board on any matter not listed on today's agenda. Please complete and submit a speaker form. However, California's open meeting laws do not permit the Board to discuss or take any action on the matter at today's meeting. At its discretion, the Board may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Item 1: CALL TO ORDER

Item 2: ROLL CALL

Item 3: APPROVAL OF THE AGENDA

Item 4: APPROVAL OF THE MINUTES from November 19, 2025

Item 5: BOARD MEMBER COMMENTS

Item 6: STAFF LIAISON COMMENT

Item 7: NON-AGENDA PUBLIC COMMENT

Item 8: [2025 Land Development Code Update Item #104 \(ACTION ITEM\)](#)

The City Planning Department Code Team will present item 104, which proposes an amendment to the La Jolla Shores Planned District. This amendment would remove the City Manager as secretary of the La Jolla Shores Planned District Advisory Board. City staff is requesting a recommendation from the Advisory Board on this proposed change.

Item 9: [Standardized Report Review \(ACTION ITEM\)](#)

The Board will review the annual Standardized Report.

Item 10: ADJOURNMENT – Next meeting: Wednesday, February 18, 2026

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting Melissa Garcia at MAGarcia@sandiego.gov or (619) 236-6173. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may also be made by contacting Melissa Garcia at MAGarcia@sandiego.gov or (619) 236-6173. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.



CARMEL VALLEY COMMUNITY PLANNING BOARD

7 pm, Thursday, January 22, 2026
Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130

A G E N D A

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** – October 23, 2025
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer John Briggs
- F. WRITTEN COMMUNICATIONS** -
- G. COMMUNITY PLANNER REPORT** - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)
- H. COUNCIL DISTRICT 1 REPORT** – Sandy Mach, Office of Councilmember LaCava
- I. MAYOR’S REPORT** – Fatima Maciel, Office of Mayor Gloria
- J. COUNTY SUPERVISOR’S REPORT** - Jeffrey Yuen, Office of Supervisor Lawson-Remer
- K. STATE ASSEMBLY REPORT** – Tracy Nguyen, Office of State Assemblymember Darshana Patel & Sarah Shulkin, Office of Assemblymember Tasha Boerner
- L. STATE SENATE REPORT** – Diana Kutlow, Office of State Senator Blakespear
- M. US CONGRESS** – Jason Bercovitch, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
- O. ACTION AGENDA:**
 - 1. **PRJ-1140510- KA Carmel Valley Request for an Alcohol CUP and PCN**
The Planning Board will consider a request for an Alcohol CUP and PCN at a newly rebuilt convenience store and gas station at 3060 Carmel Valley Road.
-Leslie Burnside, Core States Group

 - 2. **AT&T Entitlement Renewal for Existing Wireless Communication Facility at 6155 Carmel Valley Road in Pacific Highlands Ranch**
Applicant is requesting the Board’s support for renewal of their permits to continue operating at this location.
-Harold Thomas Jr., MD7

3. Land Development Code Item 103

City staff would like us to provide a recommendation on a proposed Land Development Code amendment that would permit medical offices on any lot within the Employment Center Zone in the Carmel Valley Planning Area.

-Megan Covarrubias, Senior Planner, City of San Diego

4. Consideration of the Budgets for the Carmel Valley, Neighborhood 10 and Pacific Highlands Ranch Maintenance Assessment Districts (MAD): The Board will consider the FY27 Budgets for the area MADs

-Jeff Heden, MAD Subcommittee Chair

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

1.	Design and Planning Subcommittee	
2.	CV FBA and PHR FBA Subcommittees	Michelle Strauss
3.	CV MAD Subcommittee	Jeffrey Heden
4.	CV MAD N10 Subcommittee	Jeffrey Heden
5.	PHR MAD Subcommittee	Michelle Strauss
6.	Bylaws, Policies & Procedures Subcommittee	Michelle Strauss
7.	Open Space Subcommittee	VACANT
8.	CPC	Jeff Heden
9.	Livability (Special)	
10.	Transit Subcommittee	VACANT
11.	Los Penasquitos Preserve	Frank Macaulay
12.	San Dieguito River Park JPA CAC	Candice Bowman
13.	Carmel Valley Fire Safe Council (CV-FSC)	Michelle Strauss

Q. CHAIR's REPORT

R. OLD / ONGOING BUSINESS

S. ADJOURNMENT

T. NEXT MEETING:

Thursday, February 26, 2026
Carmel Valley Library, 7 pm

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November and December.



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: February 19, 2026

TO: Courtney Pash, Principal Planner, City Planning Department

FROM: Greg Johansen, Senior Planner, City Planning Department
Vanessa Sandoval, Associate Planner, City Planning Department

SUBJECT: 2026 Land Development Code Update – CEQA Guidelines Section 15162 Evaluation

The Environmental Analysis Section of the City Planning Department has completed a California Environmental Quality Act (CEQA) Guidelines Section 15162 consistency evaluation in compliance with Public Resources Code Section 21166 for the 2026 Land Development Code (LDC) Update (“Project”). This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of a subsequent Environmental Impact Report (EIR) or subsequent negative declaration (ND) for the project.

As outlined in this memo, the City Planning Department has determined that the Project is consistent with the following certified environmental documents:

1. Final Environmental Impact Report (EIR) for the Land Development Code (DEP No. 96-033/SCH No. 1996081056) certified by the San Diego City Council on November 18, 1997 (Resolution R-289458);
2. Final Program EIR (PEIR) for the General Plan (Project No. 104495/SCH No. 2006091032) certified by the San Diego City Council on March 10, 2008 (Resolution R-303472);
3. Addendum to the General Plan PEIR for the Housing Element Update (Project No. 104495/SCH No. 2006091032) certified by the San Diego City Council on June 16, 2020 (Resolution R-313099);
4. Addendum to the General Plan PEIR for the Recreation Element Update (Project No. 104495/SCH No. 2006091032) certified by the San Diego City Council on August 03, 2021 (Resolution R-313685);
5. Final PEIR for Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020

(Resolution R-313279);

6. Final EIR for the Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan (SCH No. 2003041001) certified by the former Redevelopment Agency and San Diego City Council on March 14, 2006 (Resolution No. R-04001 and R-301265, respectively);
7. Final Supplemental EIR (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the San Diego City Council on June 21, 2016 (Resolution R-310561);
8. Final PEIR for the Climate Action Plan (Project No. 416603/SCH No. 2015021053) certified by the San Diego City Council on December 15, 2015 (Resolution R-310176);
9. Addendum to the Final PEIR for the Climate Action Plan Update (Project No. 416603/SCH No. 2015021053) certified by the San Diego City Council on August 2, 2022 (Resolution R-314298);
10. Notice of Exemption (NOE) for Spaces as Places certified by the San Diego City Council on October 26, 2021 (Resolution R-313761);
11. Final PEIR (SCH No. 2021070359) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update, certified by the San Diego City Council on July 23, 2024 (Resolution No. R-315701);
12. Consistency Memorandum with the Final PEIR for the General Plan (SCH No. 2006091032) for the Environmental Justice Element Update to the General Plan, certified by the San Diego City Council on July 1, 2024 (Resolution No. R-315653);
13. Old Town San Diego Community Plan Update Final PEIR (Project No. 561630/SCH No. 2018011022), certified by the San Diego City Council on October 29, 2018 (Resolution R-312026).

Implementation of the Project would not result in new or more severe significant impacts over and above those disclosed in the previously certified environmental documents.

Background

The LDC provides the City's regulations for the development and use of property within the City of San Diego and provides information on zoning, subdivisions, grading and other related land use activities. The LDC consolidated development regulations into a sequence of chapters of the San Diego Municipal Code (Chapters 11-15) to simplify the City's land development regulations; make the land development regulations more objective; make the code more adaptable; eliminate redundancies and contradictions; standardize the code framework; and increase predictability in the application of land development regulations.

Project Scope and Description

The 2026 Code Update includes 139 amendments which include 108 Citywide amendments and 31 amendments to the Centre City Planned District Ordinance (CCPDO) for Downtown San Diego. The Citywide amendments are separated into four categories: 1) Align Policy with City's Climate, Equity, and Housing Goals; 2) Corrections/Clarifications; 3) Regulatory

Reforms; and 4) Compliance with State Law. The CCPDO amendments are separated into 5 categories: 1) Align Policy with City's Climate, Equity, and Housing Goals; 2) Clarifications; 3) Compliance with State Law; 4) Corrections; and 5) Regulatory Reforms. The topics of the amendments relate to the following areas of the Land Development Code: Typographic and Formatting Corrections; Environmental Document Regulations; Rules for Calculation and Measurement; Development Regulations and Permits; Noticing Regulations; Landscaping Regulations; Visitor Accommodations Regulations; Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Regulations; Regulatory Exclusions; Sign Regulations; Affordable Housing Regulations; Transit Priority Area (TPA) Clarifications; Complete Communities Housing Solutions and Mobility Choices Regulations; Beach Parking Regulations; the La Jolla Shores, Carmel Valley, Cass Street, Central Urbanized, Centre City, and Old Town Planned Districts; Airport Overlay Zone; Coastal Overlay Zone; Residential, Commercial, and Mixed Use Base Zones; Airport Land Use Compatibility Overlay Zone Regulations; Streetaries, Active Sidewalks, and Outdoor Dining Regulations; Density Bonus Regulations; Fence Regulations; Fraternity and Sorority Housing and Student Housing Regulations; and Single Dwelling Unit Residential Uses. The proposed amendments streamline regulatory requirements, reduce constraints, and provide additional incentives to increase the supply of housing.

Items specific to the Centre City Planned District Ordinance (CCPDO) for Downtown San Diego are related to the following areas: Urban Design Regulations; Base District Use Regulations; Floor Area Ratio (FAR) Bonus Regulations; Gaslamp Quarter Planned District Ordinance Consistency and Clarification; Airport Land Use Compatibility Overlay Zone Regulations; Rules of Calculation and Measurement Clarification; Placemaking on Private Property; Parking, Loading, Traffic and Transportation Demand Management Standards Consistency Updates; On-Site Alcoholic Beverage Sales at Non-Bona-Fide Eating Establishments; Land Use Overlay Districts; Public Facilities Exemptions; and Streetaries, Active Sidewalks, and Outdoor Dining Regulations. The proposed amendments streamline regulatory requirements, reduce constraints, and provide additional incentives to increase the supply of housing.

Table 1: CEQA Guidelines Section 15162 Consistency Evaluation Matrix provides a description of the proposed amendments to the LDC and the associated CEQA determinations.

Previously Certified CEQA Documents

Final EIR for the LDC (1997)

The LDC EIR analyzed the environmental effects associated with adoption and implementation of the proposed LDC, related regulations, amendments, and appeals. The LDC EIR identified significant unmitigated impacts in the following issue areas: Land Use, Biological Resources, Landform Alteration, Historical Resources, Paleontological Resources, and Human Health and Public Safety. Cumulative impacts were also identified to Soils/Erosion Hazard, Air Quality, Hydrology/Water Quality, Biological Resources, Land Use, Transportation/Circulation, Landform Alteration, Historical Resources, and Paleontological

Resources. A Mitigation Monitoring and Reporting Program (MMRP) was adopted with the LDC EIR to reduce potentially significant impacts to Land Use, Biological Resources, Historical Resources, Landform Alteration/Neighborhood Character, Paleontological Resources, Natural Resources, and Human Health and Safety.

Final PEIR for the General Plan (2008), Addendum to the General Plan PEIR for the Housing Element Update (2020), Addendum to the General Plan PEIR for the Recreation Element Update (2021), and Environmental Justice Element Update Consistency Memorandum (2024)

The Final PEIR for the General Plan found that, although significant impacts could be mitigated through a review of discretionary projects, implementation of the General Plan would result in significant and unavoidable impacts to Agricultural Resources, Air Quality, Biological Resources, Geologic Conditions, Health and Safety, Historic Resources, Hydrology, Land Use, Mineral Resources, Noise, Paleontological Resources, Population and Housing, Public Facilities, Public Utilities, Transportation/Traffic/Circulation/Parking, Visual Effects and Neighborhood Character, and Water Quality as site-specific details of future development projects are unknown at this time. An MMRP was adopted with the General Plan Final PEIR to reduce potentially significant impacts.

The Addendum to the General Plan for the Housing Element Update found that implementation of the Housing Element Update would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR for the General Plan.

The Addendum to the General Plan for the Recreation Element Update found that implementation of the Recreation Element Update would not result in new significant impacts than what was previously analyzed in the Final PEIR for the General Plan.

The evaluation for the Consistency Memorandum found that the Environmental Justice Element Update would not result in new significant, direct, indirect, or cumulative impacts beyond those identified in the Final PEIR for the General Plan.

Final PEIR for Complete Communities: Housing Solutions and Mobility Choices (2020)

The Final PEIR for Complete Communities: Housing Solutions and Mobility Choices found that implementation of the project would result in significant and unavoidable impacts to Air Quality; Biological Resources; Historical, Archaeological, and Tribal Cultural Resources; Hydrology and Water Quality; Noise; Public Services and Facilities; Transportation; Public Utilities and Infrastructure; Wildfire; and Visual Effects and Neighborhood Character.

Final EIR for the Downtown Community Plan (2006) and Final SEIR for the Downtown San Diego Mobility Plan (2016)

The Final EIR for the Downtown Community Plan identified significant and unavoidable impacts related to Air Quality, Historical Resources, Land Use, Noise, Traffic and Circulation, Visual Quality, and Water Quality. The 2016 Final Supplemental EIR for the Downtown San Diego Mobility Plan found that implementation of the Downtown San

Diego Mobility Plan would result in significant and unavoidable impacts to Traffic and Circulation. An MMRP was adopted with the Final EIR for the Downtown Community Plan and the Final Supplemental EIR for the Downtown San Diego Mobility Plan to reduce potentially significant impacts associated with implementation of these plans.

Final PEIR for the Climate Action Plan (2015) and Addendum to the Climate Action Plan PEIR for the Climate Action Plan Update (2022)

The Final PEIR for the Climate Action Plan (CAP) identified significant and unavoidable impacts related to Visual Effects and Neighborhood Character, Air Quality, Historic Resources, and Transportation and Circulation. An MMRP was adopted with the Final PEIR to reduce potentially significant impacts associated with implementation of the CAP.

The Addendum to the CAP PEIR for the CAP Update found that implementation of the CAP Update would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR for the CAP.

Final Program EIR for the Blueprint SD Initiative (2024)

The Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan Update and Local Coastal Program (Blueprint SD PEIR) identified significant and unavoidable impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. An MMRP was adopted with the Final PEIR to reduce potentially significant impacts associated with implementation of the Blueprint SD PEIR.

Notice of Exemption (NOE) for the Spaces as Places Program (2021)

The Notice of Exemption (NOE) for the Spaces as Places program identified that the program would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Sections 15301(c)(Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304(h)(Minor Alterations to Land), and 15311 (Accessory Structures).

Old Town San Diego Community Plan Update Final PEIR (2018)

The Final EIR for the Old Town Community Plan Update identified significant and unavoidable impacts related to Transportation and Circulation, Noise, Historical Resources, and Paleontological Resources. An MMRP was adopted with the Old Town San Diego Community Plan Update Final PEIR to reduce potentially significant impacts.

CEQA Guidelines Section 15162 Criteria

CEQA Guidelines Section 15162 states:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on

the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the three criteria listed above has occurred, therefore the Environmental Analysis Section of the City Planning Department has determined that there is no need to prepare subsequent or supplemental environmental documents for the project.

CEQA Guidelines Section 15162 Consistency Evaluation

Final EIR for the LDC (1997)

The Final EIR for the LDC anticipated that regular updates of the LDC would need to occur to improve the clarity of the regulations; ensure objectivity, consistency, and predictability in the regulations; and allow for flexibility in tailoring the regulations to fit the City's needs.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 2: This amendment to 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;
- Amendment 4: This amendment to the Public Facility Regulations and Final Map Regulations would require public improvements to adjacent streets and alleys prior to issuing a final map for the conversion of rental homes into condominiums;
- Amendment D2: This amendment reduces the process level from Process 2 to Process 1 for developments within the Downtown Coastal Zone that utilize any of the Downtown Density Bonus Programs and are consistent with the Local Coastal Program, where no such process otherwise exists for projects in the remaining portions of Downtown; and
- Amendment D3: This amendment clarifies that the amenities qualifying for the Urban Open Space Bonus must be selected from the Amenities/Recreation Opportunities Table in Appendix D of the Parks Master Plan. Expands eligibility for the bonus to development that provides recreational amenities at any existing park or urban open space within downtown, either onsite or offsite.

The proposed amendments will improve the clarity of the LDC Citywide:

- Amendment 14: 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;
- Amendment 15: 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;
- Amendment 21: 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;
- Amendment 22: 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;
- Amendment 23: 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;
- Amendment 24: 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;

- Amendment 25: This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same total number of bedrooms as the units being replaced to ensure consistency;
- Amendment 31: This amendment to the Dwelling Unit Protection Regulations would clarify that, when protected homes are proposed for demolition, applicants must record a covenant prior to obtaining a demolition permit to guarantee their replacement; and
- Amendment 32: 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.

The following proposed amendments will allow the LDC to comply with state law:

- Amendment 33: This amendment to the Airport Land Use Compatibility Overlay Zone Regulations would clarify that the City Council may consider the overrule separately from the proposed development and clarify the hearing order;
- Amendment 34: This amendment to the Landscape Regulations clarifies that existing trees and shrubs are considered plant material, ensuring they are protected;
- Amendment 35: This amendment to the Notice Regulations would require a 20 day notice period for proposed amendments to development regulations and rezones for Planning Commission hearings;
- Amendment 36: 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;
- Amendment 37: 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;
- Amendment 38: This amendment to the Parking Regulations would reduce the requirements for utilizing a shared parking agreement by allowing separate properties within 2,000 feet of each other to meet minimum parking requirements when at least 20 percent of a property's parking is underutilized;
- Amendment 39: 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";
- Amendment 40: This amendment establishes the Small Lot Subdivision requirements

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 High or Very High Fire Hazard Severity Zone;

- Amendment 41: This amendment establishes the Small Lot Subdivision requirements and allows for the ministerial approval for subdivisions of up to 10 dwelling units on vacant lots of 1.5 acres or less in single-dwelling unit zones and not located within a High or Very High Fire Hazard Severity Zone. It also would allow for the creation of remainder parcels that do not count against the 10 lot limit, and requires lots to be sold with a dwelling unit unless they are reserved for open space, common area or a remainder parcel;
- Amendment 42: This amendment to the Separately Regulated Vehicle and Vehicle Equipment Sales and Service Regulations would add hydrogen vehicle fueling stations as a permitted use, along with applicable development and use regulations. These stations would be allowed on properties zoned for industrial or commercial development, or on sites that previously contained a gas station;
- Amendment 45: This amendment to the Parking Regulations would reduce the minimum parking requirement by 50 percent for new housing developments located outside of a Transit Priority Area on sites with a place of religious assembly and allow existing parking spaces serving the religious use to be counted toward the requirements for both the existing and new development;
- Amendment 46: 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;
- Amendment 47: This amendment is in response to a state law that applies to single dwelling units required to increase parking as part of a remodel or addition. In the City, the only requirement for additional parking spaces is when bedrooms are added in the campus impact area of the parking overlay zone. This amendment removes the parking requirement outside of the Transit Priority Area, where state law does not allow the City to require parking for any residential development. This amendment only applies if there is one dwelling unit on the lot and 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;
- Amendment 48: 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;
- Amendment 49: This amendment to the Public Facility Regulations would exempt a housing or mixed-use development within the Transit Priority Area from land dedication requirements intended to mitigate vehicular traffic impacts, unless the site has more than 500 linear feet of street frontage or the dedication is necessary to preserve safety or provide public improvements, such as sidewalks and sewer;

- Amendment 50: This amendment to the Affordable Housing Regulations would add shared housing as a development type eligible for a density bonus;
- Amendment 51: 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;
- Amendment 52: 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;
- Amendment 53: This amendment to the Affordable Housing Regulations would specify the following requirements for student housing developments receiving a density bonus for providing deed restricted affordable housing: (1) increases eligibility for students who have been enrolled at a qualifying college or university within the past six months, (2) specifies that student housing developments receiving a density bonus of 35 percent or more cannot be located on a site requiring replacement housing, and (3) eliminates off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units;
- Amendment 54: 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 replaces the requirement for a report with a form that identifies the requested incentives and waivers;
- Amendment 55: 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;
- Amendment 56: 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;
- Amendment 57: 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 be provided on a different premises that meets specific locational criteria that includes: (1) within a Sustainable Development Area, and (2) within 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;

- Amendment 58: 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;
- Amendment 59: 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;
- Amendment 60: 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;
- Amendment 106: This amendment to the Rules for Calculations and Measurements clarifies that ADU's shall not be 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; and
- Amendment 107: 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 located outside the Transit Priority Area.

The following proposed amendments will allow corrections to the LDC:

- Amendment 64: 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;
- Amendment 65: 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;
- Amendment 66: 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;
- Amendment 67: This amendment to the Commercial Base Zones Regulations would correct the text in Diagram 131-05B to match the development regulation that the maximum setback shall only apply to 70 percent of the street frontage;
- Amendment 68: 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;

- Amendment 69: 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;
- Amendment 70; 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;
- Amendment 71: 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;
- Amendment 72: 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-2-1 and IP - zones;
- Amendment 75: This amendment to the Environmentally Sensitive Lands Regulations would remove the exemption from a Neighborhood Development Permit or Site Development Permit for projects located outside the Coastal Overlay Zone on premises containing environmentally sensitive lands, where the project maintains a minimum 40-foot setback from the edge of a sensitive coastal bluff;
- Amendment 78: This amendment to the ADU and JADU Separately Regulated Use Regulations would specify that: (1) Climate Action Plan regulations apply only to developments utilizing the ADU Home Density Bonus Program, and (2) by-right ADUs allowed under state law are exempt from these Climate Action Plan requirements;
- Amendment 80: This amendment to the Central Urbanized Plan District Regulations would correct references for the floor area ratio bonus for child care and Supplemental Development Regulations applicability; and
- Amendment 105: 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.

The following proposed amendments will provide regulatory reforms:

- Amendment 81: This amendment to the Administrative Abatement regulations would increase the penalties for causing or maintaining a public nuisance in order to better reflect current administrative and investigation costs;
- Amendment 82: This amendment to the Administrative Civil Penalties Regulations would raise the civil penalties imposed for general code violations to ensure that civil penalties are better aligned with enforcement costs and serve as a stronger deterrent against noncompliance;
- Amendment 86: 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;
- Amendment 87: 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;
- Amendment 88: 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;
- Amendment 89: This amendment to the Public Right-of-Way Permit Regulations would streamline the review process for large utility equipment cabinets in the Public Right-of-Way by reducing the decision-making level for wireless communication facility equipment that exceeds the dimensions for public right-of-way permits;
- Amendment 90: 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;
- Amendment 92: 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;
- Amendment 93: 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;

- Amendment 94: 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;
- Amendment 95: 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;
- Amendment 96: 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;
- Amendment 97: 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;
- Amendment 98: This amendment to the Parking Regulations would require full screening of parking structure facades extending from the ground floor to the top of the structure when fronting the public right-of-way;
- Amendment 99: 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;
- Amendment 100: 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;
- Amendment 101: 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;
- Amendment 102: 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;
- Amendment 103: This amendment to the Carmel Valley Planned District Regulations

would permit medical offices on any lot within the Employment Center zone;

- Amendment D25: This amendment provides a clear and defined process for large establishments, such as grocery stores, to obtain exceptions from specific off-site alcohol beverage sale restrictions. These exceptions include bottle sizes and hours of operation and provide a limit on the amount of floor area dedicated to alcohol beverage sales while ensuring adequate security measures. In addition, the amendment consolidates the regulations for establishments that manufacture their own alcohol for off-site consumption under a single term: craft beverage producer;
- Amendment D26: This amendment updates the definition and use regulations for outdoor activities, allowing them as a permitted use in all Centre City Planned District zones. Additionally, specifies that live entertainment within these spaces would continue to require a temporary use permit, including for placemaking on private property;
- Amendment D27: This amendment provides greater flexibility to reduce the amount of space dedicated to active commercial uses, provided the development includes clear windows along most of the street facing building façade, providing views into the internal space;
- Amendment D28: This amendment allows the classification of temporary construction yards as a limited use to reduce the burden on developments, while still requiring the use to comply with specific provisions;
- Amendment D29: This amendment requires the installation of a speed-reducing measure (i.e., speed bump) on sloped driveways between the sidewalk and exit gates to ensure drivers slow down before crossing pedestrian walkways;
- Amendment D30: This amendment prohibits the movement of the curb line for the purposes of passenger loading areas. It also ensures that sidewalks do not meander and maintain a straight path, providing a positive pedestrian experience;
- Amendment D31: This amendment provides a clear process for how large establishments, such as grocery stores, can deviate from certain restrictions on off-site alcohol sales, including bottle sizes and hours of operation, provided they limit the amount of floor area dedicated to alcohol sales and provide security. It would also clarify the regulations for alcohol manufacturers; and
- Amendment D32: This amendment reduces the process level for live entertainment located entirely below the ground floor from Process 3 to Process 2, and amends the permitting requirements to limit the hours of operations for live entertainment unless a daytime activation use for the street level is included.

The proposed amendments fulfill the goals of the LDC by providing consistency and improving clarity, reducing complexity, and allowing for flexibility within the City's regulations. Thus, they would not result in new or more severe significant impacts than what was previously identified in the Final EIR for the LDC.

Final PEIR for the General Plan (2008)

The City's General Plan provides a long-range, comprehensive policy framework for how the City will grow and develop and provide public services. The 2026 LDC Update will implement policies within the City's General Plan that call for creating diverse and balanced neighborhoods through proposed amendments.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 5: 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;
- Amendment 9: 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;
- Amendment D3: Clarifies that the amenities qualifying for the Urban Open Space Bonus must be selected from the Amenities/Recreation Opportunities Table in Appendix D of the Parks Master Plan. Expands eligibility for the bonus to development that provides recreational amenities at any existing park or urban open space within downtown, either onsite or offsite;
- Amendment D5: Allows a new density bonus for development projects above a certain size that include a certain percentage of for-sale housing to encourage new homeownership opportunities within the downtown area, diversify the housing stock downtown, and promote long-term residents. Applicable subdivision requirements would apply to developments including for-sale homes;
- Amendment D7: Provides additional incentivizes for middle income housing within the Downtown area by providing additional exemptions from development regulations for projects that provide 100% middle income housing. Renumbers the existing section to accommodate other proposed amendments; and
- Amendment D8: provides an additional bonus of 100% of the FAR earned through other FAR Bonus Programs to developments located along C Street that use other FAR Bonus programs to incentivize higher density projects and encourage redevelopment of underutilized properties. This amendment also reorganizes paragraph (11) in Section 156.0309(d) to improve clarity.

The proposed amendments will improve the clarity of the LDC:

- Amendment 17: 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;

- Amendment 25: This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same total number of bedrooms as the units being replaced to ensure consistency; and
- Amendment 26: 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.

The following proposed amendment will allow the LDC to comply with state law:

- Amendment 43: This amendment to the Airport Land Use Compatibility Overlay Zone Regulations would update the noise compatibility criteria for the San Diego International Airport. It would also update the safety compatibility criteria for community planning areas to ensure consistency with the updated Airport Land Use Compatibility Plan for the San Diego International Airport.

The following proposed amendments will provide regulatory reforms:

- Amendment 91: This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones; and
- Amendment 93: 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.

Thus, the proposed amendments fall within the scope of the General Plan and would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR.

Addendum to the General Plan Final PEIR for the Housing Element Update (2020)

The Housing Element of the General Plan provides a coordinated strategy for addressing the comprehensive housing needs of the City. The Housing Element includes objectives, policies, and programs to achieve the following six goals: 1. Facilitate the Construction of Quality Housing, 2. Improve the Existing Housing Stock, 3. Provide New Affordable Housing, 4. Enhance Quality of Life, 5. Exemplify Sustainable Development and Growth, and 6. Publicize Housing Needs and Resources.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 3: 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;
- Amendment 4: This amendment to the Public Facility Regulations and Final Map Regulations would require public improvements to adjacent streets and alleys prior to issuing a final map for the conversion of rental homes into condominiums;
- Amendment 7: This amendment to the Complete Communities Housing Solutions Regulations would remove the development impact fee waiver for homes less than 500 square feet;
- Amendment 9: 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;
- Amendment D3: Clarifies that the amenities qualifying for the Urban Open Space Bonus must be selected from the Amenities/Recreation Opportunities Table in Appendix D of the Parks Master Plan. Expands eligibility for the bonus to development that provides recreational amenities at any existing park or urban open space within downtown, either onsite or offsite;
- Amendment D7: This amendment provides additional incentivizes for middle income housing within the Downtown area by providing additional exemptions from development regulations for projects that provide 100% middle income housing. Renumbers the existing section to accommodate other proposed amendments;
- Amendment D8: This amendment provides an additional bonus of 100% of the FAR earned through other FAR Bonus Programs to developments located along C Street that use other FAR Bonus programs to incentivize higher density projects and encourage redevelopment of underutilized properties. This amendment also reorganizes paragraph (11) in Section 156.0309(d) to improve clarity.

The proposed amendments will improve the clarity of the LDC:

- Amendment 17: 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;
- Amendment 25: This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same total number of bedrooms as the units being replaced to ensure consistency;
- Amendment 26: 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;

- Amendment 27: 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;
- Amendment 28: 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 least the same total number of bedrooms.

The following proposed amendments will allow the LDC to comply with state law:

- Amendment 44: This amendment to the Separately Regulated Residential Use Regulations would update the use regulations for Permanent Supportive Housing to require that applicable developments with more than 20 dwelling units dedicate a minimum of three percent of the total floor area to onsite supportive services. It would also allow up to 25 percent of the total floor area to be used as auxiliary office space by a qualified nonprofit corporation providing those services;
- Amendment 50: This amendment to the Affordable Housing Regulations would add shared housing as a development type eligible for a density bonus;
- Amendment 51: 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;
- Amendment 52: 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;
- Amendment 53: This amendment to the Affordable Housing Regulations would specify the following requirements for student housing developments receiving a density bonus for providing deed restricted affordable housing: (1) increases eligibility for students who have been enrolled at a qualifying college or university within the past six months, (2) specifies that student housing developments receiving a density bonus of 35 percent or more cannot be located on a site requiring replacement housing, and (3) eliminates off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units;
- Amendment 54: 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 replaces the requirement for a report with a form that identifies the requested incentives and waivers;
- Amendment 55: 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;

- Amendment 56: 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;
- Amendment 57: 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 be provided on a different premises that meets specific locational criteria that includes: (1) within a Sustainable Development Area, and (2) within 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;
- Amendment 58: 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;
- Amendment 59: 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; and
- Amendment 60: 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.

The following proposed amendments will allow corrections to the LDC:

- Amendment 70; 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; and

- Amendment 105: 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.

The following proposed amendments will provide regulatory reforms:

- Amendment 90: 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;
- Amendment 91: This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones; and
- Amendment 93: 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.

The proposed amendments are consistent with the objectives and policies in the General Plan Housing Element Update and would not result in new or more severe significant impacts than what was previously analyzed in the Addendum to the General Plan Final PEIR for the Housing Element Update.

General Plan EIR Environmental Justice Element Update Consistency Memorandum (2024)

The purpose of the Environmental Justice Element is to identify and reduce unique and compounded health risks, increase community assets, and improve overall health.

The following proposed amendments will allow the Land Development Code to align with the City’s Climate, Energy, or Housing goals:

- Amendment 3: 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; and
- Amendment 5: 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.

The proposed amendments are consistent with the objectives and policies in the General Plan Environmental Justice Element Update, especially goals, objectives, and policies for the advancement of Safe and Healthy Homes, and would not result in new or more severe significant impacts than what was previously analyzed in the Consistency Memorandum for the General Plan Final PEIR Environmental Justice Element Update.

Final Program EIR for the Blueprint SD Initiative (2024)

The Blueprint SD Initiative includes a comprehensive amendment to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, mobility and transit, environmental protection, and climate change adaptation and sustainable growth. The Blueprint SD Initiative updated the General Plan's Village Propensity Map to the Village Climate Goal Propensity Map, which reflects an updated citywide land use framework designed around the 2050 regional transportation network in the San Diego Association of Government's (SANDAG's) Regional Plan to promote reductions in per capita greenhouse gas (GHG) emissions and vehicle miles traveled (VMT).

The Blueprint SD Initiative identifies complementary land use, transportation, and related policies to support future development according to the revised land use framework. The land use and policy amendments would build upon the climate goals outlined in the City's CAP and Climate Resilient SD Plan. The PEIR for the Blueprint SD Initiative analyzed the environmental impacts associated with the implementation of land use plans and plan amendments that prioritize density and intensity per the Village Goal Climate Propensity Map.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 3: 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;
- Amendment 4: This amendment to the Public Facility Regulations and Final Map Regulations would require public improvements to adjacent streets and alleys prior to issuing a final map for the conversion of rental homes into condominiums;
- Amendment 5: 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;

- Amendment 8: This amendment to the Central Urbanized Planned District Regulations would remove the requirement to include a chimney when more than three homes are proposed;
- Amendment 9: 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;
- Amendment D6: Allows the development of smaller lots under 12,000 square feet by providing a density bonus and exemptions from certain development regulations that typically make tower construction unfeasible on small lots; and
- Amendment D9: Encourages the preservation of mature trees by providing a density bonus of 0.2 FAR for each mature tree preserved, and by requiring downtown developments that remove more than 50% of their mature trees to provide additional trees on or off-site or pay into the FAR Bonus fund to fund the provision of trees within public spaces in the Downtown area. This payment would be in addition to any required payment to the Urban Tree Canopy fund.

The proposed amendments will improve the clarity of the LDC:

- Amendment 11: This amendment to the Noise Regulations would clarify that specific situations may allow an exception to temporarily exceed average noise level limits, provided the activity is authorized by a special event permit, development permit, or other permit or agreement approved by the City Manager; and
- Amendment D20: Codifies the existing regulations for sidewalk cafes and streetaries from the Gaslamp Quarter Design Guidelines and Gaslamp Quarter Streetary Design Regulations into the Gaslamp Quarter Planned District Ordinance, making them easier to locate alongside the other regulations for the Gaslamp Quarter.

The following proposed amendments will allow the LDC to comply with state law:

- Amendment 37: 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;
- Amendment 40: This amendment establishes the Small Lot Subdivision requirements 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 High or Very High Fire Hazard Severity Zone;
- Amendment 41: This amendment establishes the Small Lot Subdivision requirements and allows for the ministerial approval for subdivisions of up to 10 dwelling units on vacant lots of 1.5 acres or less in single-dwelling unit zones and not located within a High or Very High Fire Hazard Severity Zone. It also would allow for the creation of remainder parcels that do not count against the 10 lot limit, and requires lots to be sold with a dwelling unit unless they are reserved for open space, common area or a

remainder parcel; and

- Amendment 61: 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.”

The following proposed amendments will allow corrections to the LDC:

- Amendment 80: This amendment to the Central Urbanized Plan District Regulations would correct references for the floor area ratio bonus for child care and Supplemental Development Regulations applicability.

The following proposed amendments will provide regulatory reforms:

- Amendment 87: 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;
- Amendment 91: This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones;
- Amendment 95: 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;
- Amendment 103: This amendment to the Carmel Valley Planned District Regulations would permit medical offices on any lot within the Employment Center zone.

The proposed amendments fall within the scope of the Blueprint SD Initiative and would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR.

Final PEIR for Complete Communities: Housing Solutions and Mobility Choices (2020)

The Final PEIR for Complete Communities: Housing Solutions and Mobility Choices analyzed the environmental impacts associated with implementing the City’s Complete Communities: Housing Solutions (Housing Program) and Complete Communities: Mobility Choices (Mobility Choices) programs. The Housing Program applies citywide within transit priority areas in zones that allow for multi-family housing, and aims to incentivize affordable housing units and neighborhood-serving infrastructure improvements by allowing projects that include these features additional building square footage and height beyond what is

otherwise permitted. The Mobility Choices Program incentivizes development in areas with lower vehicle miles traveled (VMT) per capita, while also focusing active transportation infrastructure in these areas.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 5: 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;
- Amendment 6: 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;
- Amendment 7: This amendment to the Complete Communities Housing Solutions Regulations would remove the development impact fee waiver for homes less than 500 square feet;
- Amendment D5: This amendment allows a new density bonus for development projects above a certain size that include a certain percentage of for-sale housing to encourage new homeownership opportunities within the downtown area, diversify the housing stock downtown, and promote long-term residents. Applicable subdivision requirements would apply to developments including for-sale homes;
- Amendment D7: This amendment provides additional incentivizes for middle income housing within the Downtown area by providing additional exemptions from development regulations for projects that provide 100% middle income housing. Renumbers the existing section to accommodate other proposed amendments; and
- Amendment D8: This amendment provides an additional bonus of 100% of the FAR earned through other FAR Bonus Programs to developments located along C Street that use other FAR Bonus programs to incentivize higher density projects and encourage redevelopment of underutilized properties. This amendment also reorganizes paragraph (11) in Section 156.0309(d) to improve clarity.

The proposed amendments will improve the clarity of the LDC:

- Amendment 25: This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same total number of bedrooms as the units being replaced to ensure consistency;

- Amendment 29: This amendment to the Complete Communities Housing Solutions Regulations would specify that off-site deed-restricted affordable dwelling units must not currently be restricted under any other program or policy by any entity, nor should they have received a loan or project-based vouchers from the San Diego Housing Commission. However, these units may be financed through alternative sources, such as tax-exempt bonds or low-income housing tax credits, subject to review and approval by the San Diego Housing Commission;
- Amendment 30: This amendment to the Complete Communities Housing Solutions Regulations would clarify that to meet the affordability requirements, the affordable housing provided must be constructed or rehabilitated; and
- Amendment 61: 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.”

The following proposed amendments will provide regulatory reforms:

- Amendment 102: 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;
- Amendment D29: Requires the installation of a speed-reducing measure (i.e., speed bump) on sloped driveways between the sidewalk and exit gates to ensure drivers slow down before crossing pedestrian walkways; and
- Amendment D30: Prohibits the movement of the curb line for the purposes of passenger loading areas. It also ensures that sidewalks do not meander and maintain a straight path, providing a positive pedestrian experience.

The proposed amendments are consistent with the Complete Communities: Housing Solutions and Mobility Choices programs and would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR.

Final PEIR for the Downtown Community Plan (2006) and Final SEIR for the Downtown San Diego Mobility Plan (2016)

The Final PEIR for the Downtown Community Plan analyzed the environmental effects associated with implementing the Downtown Community Plan and the Final SEIR for the Downtown San Diego Mobility Plan analyzed the environmental impacts associated with implementing the Downtown San Diego Mobility Plan.

The following proposed amendments will allow the Land Development Code to align with the City’s Climate, Energy, or Housing goals:

- Amendment D1: Updates the definitions of "screen" and "eco-roofs" to allow additional flexibility for using landscaping on rooftops to enclose mechanical equipment, and to require the inclusion of trees when using the existing eco-roof density bonus. In addition, the amendment expands the existing eco-roof incentive by offering an additional bonus if a development project incorporates a rooftop community garden;
- Amendment D5: Allows a new density bonus for development projects above a certain size that include a certain percentage of for-sale housing to encourage new homeownership opportunities within the downtown area, diversify the housing stock downtown, and promote long-term residents. Applicable subdivision requirements would apply to developments including for-sale homes;
- Amendment D6: Allows the development of smaller lots under 12,000 square feet by providing a density bonus and exemptions from certain development regulations that typically make tower construction unfeasible on small lots;
- Amendment D7: Provides additional incentivizes for middle income housing within the Downtown area by providing additional exemptions from development regulations for projects that provide 100% middle income housing. Renumbers the existing section to accommodate other proposed amendments;
- Amendment D8: Provides an additional bonus of 100% of the FAR earned through other FAR Bonus Programs to developments located along C Street that use other FAR Bonus programs to incentivize higher density projects and encourage redevelopment of underutilized properties. This amendment also reorganizes paragraph (11) in Section 156.0309(d) to improve clarity; and
- Amendment D9: Encourages the preservation of mature trees by providing a density bonus of 0.2 FAR for each mature tree preserved, and by requiring downtown developments that remove more than 50% of their mature trees to provide additional trees on or off-site or pay into the FAR Bonus fund to fund the provision of trees within public spaces in the Downtown area. This payment would be in addition to any required payment to the Urban Tree Canopy fund.

The proposed amendments will improve the clarity of the LDC:

- Amendment D14: This amendment clarifies that the Greenway density bonus is applicable to any development in the Downtown area that includes public improvements consistent with what is required for greenways;
- Amendment D16: This amendment codifies the existing Centre City Streetscape Manual requirements within the Centre City Planned District Ordinance and Gaslamp Quarter Planned District Ordinance by specifying that utilities need to utilize fill-type lids that match the surrounding sidewalk. It also provides a high-quality alternative for lids that are below a certain size and may not be able to incorporate upgraded paving materials. Requiring fill-type lids ensures a consistent sidewalks appearance, enhancing the pedestrian experience;

- Amendment D20: This amendment codifies the existing regulations for sidewalk cafes and streetaries from the Gaslamp Quarter Design Guidelines and Gaslamp Quarter Streetary Design Regulations into the Gaslamp Quarter Planned District Ordinance, making them easier to locate alongside the other regulations for the Gaslamp Quarter; and
- Amendment D21: This amendment would make the Downtown Community Plan consistent with previously adopted updates to the Centre City Planned District Ordinance and Gaslamp Quarter Planned District Ordinance and remove outdated references and text including references to redevelopment and CCDC, and outdated graphs, pictures, and figures.

The following proposed amendments will provide regulatory reforms:

- Amendment D25: This amendment provides a clear and defined process for large establishments, such as grocery stores, to obtain exceptions from specific off-site alcohol beverage sale restrictions. These exceptions include bottle sizes and hours of operation and provide a limit on the amount of floor area dedicated to alcohol beverage sales while ensuring adequate security measures. In addition, the amendment consolidates the regulations for establishments that manufacture their own alcohol for off-site consumption under a single term: craft beverage producer;
- Amendment D26: This amendment updates the definition and use regulations for outdoor activities, allowing them as a permitted use in all Centre City Planned District zones. Additionally, specifies that live entertainment within these spaces would continue to require a temporary use permit, including for placemaking on private property;
- Amendment D27: This amendment provides greater flexibility to reduce the amount of space dedicated to active commercial uses, provided the development includes clear windows along most of the street facing building façade, providing views into the internal space;
- Amendment D31: This amendment provides a clear process for how large establishments, such as grocery stores, can deviate from certain restrictions on off-site alcohol sales, including bottle sizes and hours of operation, provided they limit the amount of floor area dedicated to alcohol sales and provide security. It would also clarify the regulations for alcohol manufacturers; and
- Amendment D32: This amendment reduces the process level for live entertainment located entirely below the ground floor from Process 3 to Process 2, and amends the permitting requirements to limit the hours of operations for live entertainment unless a daytime activation use for the street level is included.

The proposed amendments will clarify, simplify, and align the CCPDO regulations with Citywide regulations, and will achieve the goals and policies of the Downtown Community Plan, which include expanding the supply of affordable housing, and encouraging flexible uses and FAR incentives. Thus, the proposed amendments are consistent with what was

analyzed in the Final PEIR for the Downtown Community Plan.

Final PEIR for the CAP (2015) and Addendum to the CAP PEIR for the CAP Update (2022)

The Final PEIR for the CAP analyzed the environmental effects associated with implementing the five strategies of the CAP designed to help the City meet its greenhouse gas (GHG) emission reduction targets. The Addendum to the CAP PEIR for the 2022 CAP Update updated this analysis to cover the additional actions proposed by the Update to the CAP.

The following proposed amendments will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 8: This amendment to the Central Urbanized Planned District Regulations would remove the requirement to include a chimney when more than three homes are proposed;
- Amendment 108: 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;
- Amendment 109: 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;
- Amendment D1: Updates the definitions of "screen" and "eco-roofs" to allow additional flexibility for using landscaping on rooftops to enclose mechanical equipment, and to require the inclusion of trees when using the existing eco-roof density bonus. In addition, the amendment expands the existing eco-roof incentive by offering an additional bonus if a development project incorporates a rooftop community garden; and
- Amendment D9: Encourages the preservation of mature trees by providing a density bonus of 0.2 FAR for each mature tree preserved, and by requiring downtown developments that remove more than 50% of their mature trees to provide additional trees on or off-site or pay into the FAR Bonus fund to fund the provision of trees within public spaces in the Downtown area. This payment would be in addition to any required payment to the Urban Tree Canopy fund.

The following proposed amendments will allow the LDC to comply with state law:

- Amendment 38: This amendment to the Parking Regulations would reduce the requirements for utilizing a shared parking agreement by allowing separate properties within 2,000 feet of each other to meet minimum parking requirements when at least 20 percent of a property's parking is underutilized;
- Amendment 45: This amendment to the Parking Regulations would reduce the minimum parking requirement by 50 percent for new housing developments located outside of a Transit Priority Area on sites with a place of religious assembly and allow

existing parking spaces serving the religious use to be counted toward the requirements for both the existing and new development;

- Amendment 47: This amendment is in response to a state law that applies to single dwelling units required to increase parking as part of a remodel or addition. In the City, the only requirement for additional parking spaces is when bedrooms are added in the campus impact area of the parking overlay zone. This amendment removes the parking requirement outside of the Transit Priority Area, where state law does not allow the City to require parking for any residential development. This amendment only applies if there is one dwelling unit on the lot and 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;
- Amendment 48: 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;
- Amendment 49: This amendment to the Public Facility Regulations would exempt a housing or mixed-use development within the Transit Priority Area from land dedication requirements intended to mitigate vehicular traffic impacts, unless the site has more than 500 linear feet of street frontage or the dedication is necessary to preserve safety or provide public improvements, such as sidewalks and sewer; and
- Amendment 55: 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.

The following proposed amendments will provide regulatory reforms:

- Amendment 97: 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; and
- Amendment 98: This amendment to the Parking Regulations would require full screening of parking structure facades extending from the ground floor to the top of the structure when fronting the public right-of-way.

The proposed amendments are consistent with and fall within the scope of the implementation program identified in the CAP and CAP Update. Thus, the Project would not result in new or more severe significant impacts over what was previously analyzed in the Final PEIR for the CAP and the Addendum to the CAP PEIR for the CAP Update.

Notice of Exemption (NOE) for the Spaces as Places Program (2021)

Spaces as Places is the City of San Diego's program to transition temporary outdoor spaces, which were allowed to replace indoor capacity in response to the COVID-19 pandemic which significantly restricted indoor operations, to permanent places that safely bring people together to dine, play and gather.

The following proposed amendment will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 10: 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.

The following proposed amendment will provide regulatory reforms:

- Amendment 97: 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.

The proposed amendments fall within the scope of Spaces as Places and would not result in new or more severe significant impacts than what was previously analyzed in the Notice of Exemption.

Old Town San Diego Community Plan Update Final PEIR (2018)

The Old Town San Diego Community Plan Update provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses (public and private), the local street and transit network, prioritization and provision of public facilities, community-wide and site-specific architectural and urban design guidelines, and recommendations to preserve and enhance natural open space and historic and cultural resources within the Old Town community.

The following proposed amendment will allow the Land Development Code to align with the City's Climate, Energy, or Housing goals:

- Amendment 10: 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.

The proposed amendments fall within the scope of the Old Town San Diego Community Plan Update and would not result in new or more severe significant impacts than what was previously analyzed in the Final PEIR.

CEQA Guidelines Section 15060(c)(2)

The Project includes 27 proposed amendments which would not be subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2) as approval and implementation of these amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment.

The following proposed amendment will allow the Land Development Code to align with the

City's Climate, Energy, or Housing goals:

- Amendment 1: 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, or a greater amount as authorized by City Council resolution.

The proposed amendments will improve the clarity of the LDC:

- Amendment 12: 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;
- Amendment 13: 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;
- Amendment 16: 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;
- Amendment 18: 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;
- Amendment 19: 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;
- Amendment 20: This amendment to the Sign Regulations would clarify that cannabis outlets are prohibited from using the cannabis leaf symbol on any signs;
- Amendment D10: This amendment updates the Centre City Planned District Ordinance to delete outdated references to "Alternative Interim Uses" to ensure consistency with the adopted code language in a previous code update;
- Amendment D11: This amendment clarifies that Centre City Planned District regulations take priority when there is a conflict with other policy documents;
- Amendment D12: This amendment clarifies the applicable processes for additions to existing structures, helping applicants and staff consistently and effectively determine the regulations that apply to various development types;
- Amendment D13: This amendment codifies existing procedures requiring developments that earn a bonus but fail to maintain compliance to make a payment to the Floor Area Ratio Bonus Fund, supporting additional public amenities in the Downtown area; codifies existing practice for calculating affordable housing bonuses

on downtown projects; adds names to previously unnamed Floor Area Ratio Bonus Programs to improve staff communication with applicants; and reorganizes existing section 156.0309(d)(11), splitting it into two sections, (13) and (15), to increase clarity. This amendment does not include any substantive changes to the bonuses;

- Amendment D15: This amendment clarifies that the street wall exception for recessed entrances only applies to recessed pedestrian entrances;
- Amendment D17: This amendment removes nonregulatory language, consolidating Section 156.0311(k) into a shorter and clearer section. It also removes outdated provisions in Section 156.0315(j) to align the Downtown regulations with the citywide regulations;
- Amendment D18: This amendment clarifies the distinction between types of live entertainment that require a discretionary permit, as amplified versus non-amplified. A discretionary permit is still required for amplified live entertainment; and
- Amendment D19: This amendment clarifies the process for obtaining a permit for multiple recurring activities hosted by the same entity within a designated promenade in both the Centre City Planned District and the Gaslamp Quarter Planned District.

The following proposed amendments will allow corrections to the LDC

- Amendment 62: 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;
- Amendment 63: This amendment would correct various typographic and formatting errors within the code;
- Amendment 73: 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;
- Amendment 74: This amendment to the Public Facilities Regulations would remove the reference to Facilities Benefit Assessments;
- Amendment 76: This amendment to the Affordable Housing Regulations would correct references to moderate income to align with the defined limit of 120 percent of the area median income. This clarification specifically applies to the density bonus provisions;
- Amendment 79: 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;
- Amendment D22: This amendment updates the use table to ensure the accuracy of relevant references to applicable use regulations and make the labels for all limited uses consistent with the citywide format. This amendment also corrects a reference in section 156.0307(b)(7) that was not fixed when section numbering was changed in

previous LDC amendments, and it moves the placemaking on private property use to the separately regulated institutional section to match the citywide use table;

- Amendment D23: This amendment removes references to "Other Projections" Section to simplify and reduce the length of the Centre City Planned District Ordinance; and
- Amendment D24: This amendment updates the use categories in the Gaslamp Quarter Planned District Ordinance use table to align with the current citywide use categories.

The following proposed amendments will provide regulatory reforms:

- Amendment 83: This amendment to the Public Hazards and Public Nuisances Regulations would increase the abandoned property penalties, which have not been updated since 2006;
- Amendment 85: This amendment would increase the appeal fee for project and environmental appeals to align with fees charged by other cities; and
- Amendment 104: This amendment to the Jolla Shores Planned District would remove the City Manager as Secretary of the La Jolla Shores Planned District Ordinance Advisory Board.

These proposed amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2) because they will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Conclusion

The Environmental Analysis Section has reviewed the proposed amendments included within the 2026 Code Update and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of the Project will not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the above-mentioned environmental documents. Alternatively, the changes would not be subject to CEQA as they would not result in any physical changes to the environment, as described in this memorandum.

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Senior Planner, City Planning Department

GJ/vs

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Courtney Pash, City Planning Department
February 19, 2026

Seth Litchney, Deputy Director, City Planning Department

CEQA Guidelines Section 15162 Consistency Evaluation Matrix 2026 Land Development Code

The table below provides a description of the proposed amendments and the associated CEQA determinations. Each proposed amendment is consistent with one or more of the abovementioned environmental documents or is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2).

Table 1: CEQA Guidelines Section 15162 Consistency Evaluation Matrix			
Number	Code Section(s)	Amendment Description	CEQA Determination
Align Policy with City’s Climate, Equity and Housing Goals			
1	12.0908(c)	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, or a greater amount as authorized by City Council resolution.	CEQA Guidelines Section 15060(c)(2)
2	143.0749	This amendment to 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.	Final EIR for the LDC
3	131.0546(a)(1)	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.	Final PEIR for Blueprint SD Initiative Addendum to the General Plan PEIR for the Housing Element Update Consistency Memorandum with General Plan PEIR for the Environmental Justice Element

4	142.0625 144.0507(g)	This amendment to the Public Facility Regulations and Final Map Regulations would require public improvements to adjacent streets and alleys prior to issuing a final map for the conversion of rental homes into condominiums.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update Final PEIR for Blueprint SD Initiative
5	142.1305(a)(3) 143.0745(c)	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.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Final PEIR for Blueprint SD Initiative Final PEIR for the General Plan Consistency Memorandum with General Plan PEIR for the Environmental Justice Element
6	143.1002(a) 143.1005(b)(4) 143.1005(b)(8) 143.1015(a)(5) 143.1016(a)	The amendment is needed to include provisions for the development of for-sale homes within the Complete Communities Housing Solutions Regulations.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
7	142.0640(b)(4) 143.1010(f)(2)	This amendment to the Complete Communities Housing Solutions Regulations would remove the development impact fee waiver for homes less than 500 square feet.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Addendum to the General Plan PEIR for the Housing Element Update
8	155.0232 (a)(3)(A)	This amendment to the Central Urbanized Planned District Regulations would remove the	Final PEIR for the Climate Action

	155.0232 (a)(3)(C)	requirement to include a chimney when more than three homes are proposed.	Plan Addendum to the Final PEIR for the Climate Action Plan Update
9	155.0238 - Table 155-02C	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.	Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element Update Final PEIR for Blueprint SD Initiative
10	1516.0117 - Table 1516-01D	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.	Old Town Community Plan Update EIR Spaces as Places NOE
D1	156.0302 156.0309(d)(4)	Updates the definitions of "screen" and "eco-roofs" to allow additional flexibility for using landscaping on rooftops to enclose mechanical equipment, and to require the inclusion of trees when using the existing eco-roof density bonus. In addition, the amendment expands the existing eco-roof incentive by offering an additional bonus if a development project incorporates a rooftop community garden.	Final EIR for the Downtown Community Plan Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update
D2	156.0307(b)(1)	Reduces the process level from Process 2 to Process 1 for developments within the Downtown Coastal Zone that utilize any of the Downtown Density Bonus Programs and are consistent with the Local Coastal Program, where no such process otherwise exists for projects in the remaining portions of Downtown.	Final EIR for the LDC

D3	156.0309(d)(2)	Clarifies that the amenities qualifying for the Urban Open Space Bonus must be selected from the Amenities/Recreation Opportunities Table in Appendix D of the Parks Master Plan. Expands eligibility for the bonus to development that provides recreational amenities at any existing park or urban open space within downtown, either onsite or offsite.	Final EIR for the LDC Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element Update
D5	156.0309(d)(10)	Allows a new density bonus for development projects above a certain size that include a certain percentage of for-sale housing to encourage new homeownership opportunities within the downtown area, diversify the housing stock downtown, and promote long-term residents. Applicable subdivision requirements would apply to developments including for-sale homes.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Final PEIR for the General Plan Final EIR for the Downtown Community Plan
D6	156.0309(d)(11)	Allows the development of smaller lots under 12,000 square feet by providing a density bonus and exemptions from certain development regulations that typically make tower construction unfeasible on small lots.	Final EIR for the Downtown Community Plan Final PEIR for Blueprint SD Initiative
D7	156.0309(d)(12)	Provides additional incentivizes for middle income housing within the Downtown area by providing additional exemptions from development regulations for projects that provide 100% middle income housing. Renumbers the existing section to accommodate other proposed amendments.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Final EIR for the Downtown Community Plan Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element

D8	156.0309(d)(14)	Provides an additional bonus of 100% of the FAR earned through other FAR Bonus Programs to developments located along C Street that use other FAR Bonus programs to incentivize higher density projects and encourage redevelopment of underutilized properties. This amendment also reorganizes paragraph (11) in Section 156.0309(d) to improve clarity.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Final EIR for the Downtown Community Plan Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element
D9	156.0311(m)	Encourages the preservation of mature trees by providing a density bonus of 0.2 FAR for each mature tree preserved, and by requiring downtown developments that remove more than 50% of their mature trees to provide additional trees on or off-site or pay into the FAR Bonus fund to fund the provision of trees within public spaces in the Downtown area. This payment would be in addition to any required payment to the Urban Tree Canopy fund.	Final EIR for the Downtown Community Plan Final PEIR for Blueprint SD Initiative Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update
Clarifications			
11	59.5.0401(a)	This amendment to the Noise Regulations would clarify that specific situations may allow an exception to temporarily exceed average noise level limits, provided the activity is authorized by a special event permit, development permit, or other permit or agreement approved by the City Manager.	Final PEIR for Blueprint SD Initiative

12	113.0103	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.	CEQA Guidelines Section 15060(c)(2)
13	113.0103	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.	CEQA Guidelines Section 15060(c)(2)
14	113.0234(b)(5)	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.	Final EIR for the LDC
15	125.0410(a)(2) 125.0410(a)(4) 125.0410(b)	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.	Final EIR for the LDC
16	129.0750(a)	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.	CEQA Guidelines Section 15060(c)(2)
17	131.0231-Table 131-02C	This amendment would clarify that the fire	Final PEIR for the General Plan

	<p>131.0270 131.0343(c) 131.0431 - Table 131-04D, Table 131-04E, Table 131-04F and Table 131-04G 131.0443(i) 131.0531-Table 131-05C, Table 131-05D and Table 131- 05E 131.0543(c) 131.0631 - Table 131-06C 131.0643(h) 131.0709 -Table 131-07B 131.0720 151.0103(b)(15)</p>	<p>code may require a fire separation distance that is greater than the setback in all base zones for health and safety purposes.</p>	<p>Addendum to the General Plan PEIR for the Housing Element</p>
18	<p>131.0709 - Table 131-07B 131.0712</p>	<p>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.</p>	<p>CEQA Guidelines Section 15060(c)(2)</p>
19	<p>131.0717(c)</p>	<p>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.</p>	<p>CEQA Guidelines Section 15060(c)(2)</p>
20	<p>141.0504(d) 142.1210(a)(1)(E)</p>	<p>This amendment to the Sign Regulations would clarify that cannabis outlets are prohibited from using the cannabis leaf</p>	<p>CEQA Guidelines Section 15060(c)(2)</p>

		symbol on any signs.	
21	141.0606(a)(2)	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.	Final EIR for the LDC
22	142.0640(b)(8)(E)	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.	Final EIR for the LDC
23	142.0805 142-08A	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.	Final EIR for the LDC
24	142.1250 - Table 142-12I	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.	Final EIR for the LDC
25	143.0717(b) 143.1005(b)(1) 143.1005(b)(2) 143.1212(c)	This amendment to the Affordable Housing Regulations and Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations would clarify that "equivalent size" means that the replacement dwelling units must include at least the same	Final EIR for the LDC Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element

		total number of bedrooms as the units being replaced to ensure consistency.	Update Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
26	143.0720(o)	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.	Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element Update
27	143.0744 143.0746(b)	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.	Addendum to the General Plan PEIR for the Housing Element Update
28	143.0860(a)	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 least the same total number of bedrooms.	Addendum to the General Plan PEIR for the Housing Element Update
29	143.1015(b)(1)-(3) 143.1016(b)(1)-(3)	This amendment to the Complete Communities Housing Solutions Regulations would specify that off-site deed-restricted affordable dwelling units must not currently be restricted under any other program or policy by any entity, nor should they have received a loan or project-based vouchers from the San Diego Housing Commission. However, these units may be financed through	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices

		alternative sources, such as tax-exempt bonds or low-income housing tax credits, subject to review and approval by the San Diego Housing Commission.	
30	143.1015(b) 143.1016(b)	This amendment to the Complete Communities Housing Solutions Regulations would clarify that to meet the affordability requirements, the affordable housing provided must be constructed or rehabilitated.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
31	143.1210	This amendment to the Dwelling Unit Protection Regulations would clarify that, when protected homes are proposed for demolition, applicants must record a covenant prior to obtaining a demolition permit to guarantee their replacement.	Final EIR for the LDC
32	155.0238-Table 155-02C	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.	Final EIR for the LDC
D10	156.0302 156.0307(b)(2) 156.0307(b)(9) 156.0315(f)	Updates the Centre City Planned District Ordinance to delete outdated references to "Alternative Interim Uses" to ensure consistency with the adopted code language in a previous code update.	CEQA Guidelines Section 15060(c)(2)
D11	156.0306	Clarifies that Centre City Planned District regulations take priority when there is a conflict with other policy documents.	CEQA Guidelines Section 15060(c)(2)
D12	156.0308(b)(4)	Clarifies the applicable processes for additions	CEQA Guidelines Section

	156.0315(h)(1)	to existing structures, helping applicants and staff consistently and effectively determine the regulations that apply to various development types.	15060(c)(2)
D13	156.0309(d) 156.0309(d)(1)-(6) 156.0309(d)(8)-(10) 156.0309(d)(13) 156.0309(d)(15)	Codifies existing procedures requiring developments that earn a bonus but fail to maintain compliance to make a payment to the Floor Area Ratio Bonus Fund, supporting additional public amenities in the Downtown area; codifies existing practice for calculating affordable housing bonuses on downtown projects; adds names to previously unnamed Floor Area Ratio Bonus Programs to improve staff communication with applicants; and reorganizes existing section 156.0309(d)(11), splitting it into two sections, (13) and (15), to increase clarity. This amendment does not include any substantive changes to the bonuses.	CEQA Guidelines Section 15060(c)(2)
D14	156.0309(d)(9)	Clarifies that the Greenway density bonus is applicable to any development in the Downtown area that includes public improvements consistent with what is required for greenways.	Final EIR for the Downtown Community Plan
D15	156.0310(d)(1)(B)(iii)	Clarifies that the street wall exception for recessed entrances only applies to recessed pedestrian entrances.	CEQA Guidelines Section 15060(c)(2)
D16	156.0311(c) 157.0110(c)	Codifies the existing Centre City Streetscape Manual requirements within the Centre City Planned District Ordinance and Gaslamp Quarter Planned District Ordinance by specifying that utilities need to utilize fill-type lids that match the surrounding sidewalk. It	Final EIR for the Downtown Community Plan

		also provides a high-quality alternative for lids that are below a certain size and may not be able to incorporate upgraded paving materials. Requiring fill-type lids ensures a consistent sidewalks appearance, enhancing the pedestrian experience.	
D17	156.0311(k) 156.0315(j)	Removes nonregulatory language, consolidating Section 156.0311(k) into a shorter and clearer section. It also removes outdated provisions in Section 156.0315(j) to align the Downtown regulations with the citywide regulations.	CEQA Guidelines Section 15060(c)(2)
D18	156.0315(c)	Clarifies the distinction between types of live entertainment that require a discretionary permit as amplified versus non-amplified. A discretionary permit is still required for amplified live entertainment.	CEQA Guidelines Section 15060(c)(2)
D19	156.0315(c)(6) 157.0110(c)	Clarifies the process for obtaining a permit for multiple recurring activities hosted by the same entity within a designated promenade in both the Centre City Planned District and the Gaslamp Quarter Planned District.	CEQA Guidelines Section 15060(c)(2)
D20	157.0115	Codifies the existing regulations for sidewalk cafes and streetaries from the Gaslamp Quarter Design Guidelines and Gaslamp Quarter Streetary Design Regulations into the Gaslamp Quarter Planned District Ordinance, making them easier to locate alongside the other regulations for the Gaslamp Quarter.	Final EIR for the Downtown Community Plan Final PEIR for Blueprint SD Initiative
D21	Downtown Community Plan	This amendment would make the Downtown Community Plan consistent with previously adopted updates to the Centre City Planned District Ordinance and Gaslamp Quarter	Final EIR for the Downtown Community Plan

		Planned District Ordinance and remove outdated references and text including references to redevelopment and CCDC, and outdated graphs, pictures, and figures.	
Compliance with State Law			
33	132.1555(a) 132.1555(b)	This amendment to the Airport Land Use Compatibility Overlay Zone Regulations would clarify that the City Council may consider the overrule separately from the proposed development and clarify the hearing order.	Final EIR for the LDC
34	142.0401	This amendment to the Landscape Regulations clarifies that existing trees and shrubs are considered plant material, ensuring they are protected.	Final EIR for the LDC
35	112.0301(c)(3) 112.0305	This amendment to the Notice Regulations would require a 20 day notice period for proposed amendments to development regulations and rezones for Planning Commission hearings.	Final EIR for the LDC
36	112.0310(b)	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.	Final EIR for the LDC
37	113.0103	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.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative

38	113.0103 142.0525(b)142.0545(a)	This amendment to the Parking Regulations would reduce the requirements for utilizing a shared parking agreement by allowing separate properties within 2,000 feet of each other to meet minimum parking requirements when at least 20 percent of a property's parking is underutilized.	Final EIR for the LDC Final PEIR for the Climate Action Plan
39	125.0410(b)(3)	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."	Final EIR for the LDC
40	125.0430 Chapter 14, Article 3, Division 15 143.1501 143.1510 143.1515 143.1520 144.0211(b)	This amendment establishes the Small Lot Subdivision requirements 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 High or Very High Fire Hazard Severity Zone.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative
41	125.0430 143.1501 143.1510 143.1515 143.1520 144.0211(b)	This amendment establishes the Small Lot Subdivision requirements and allows for the ministerial approval for subdivisions of up to 10 dwelling units on vacant lots of 1.5 acres or less in single-dwelling unit zones and not located within a High or Very High Fire Hazard Severity Zone. It also would allow for the creation of remainder parcels that do not count against the 10 lot limit, and requires lots to be sold with a dwelling unit unless they are reserved for open space, common area or a	Final EIR for the LDC Final EIR for Blueprint SD Initiative

		remainder parcel.	
42	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	This amendment to the Separately Regulated Vehicle and Vehicle Equipment Sales and Service Regulations would add hydrogen vehicle fueling stations as a permitted use, along with applicable development and use regulations. These stations would be allowed on properties zoned for industrial or commercial development, or on sites that previously contained a gas station.	Final EIR for the LDC
43	132.1510 - Table 132-15E 132.1515 - Table 132-15I 132.1515 - Table 132-15J	This amendment to the Airport Land Use Compatibility Overlay Zone Regulations would update the noise compatibility criteria for the San Diego International Airport. It would also update the safety compatibility criteria for community planning areas to ensure consistency with the updated Airport Land Use Compatibility Plan for the San Diego International Airport.	Final PEIR for the General Plan

44	113.0103 141.0315(e)	This amendment to the Separately Regulated Residential Use Regulations would update the use regulations for Permanent Supportive Housing to require that applicable developments with more than 20 dwelling units dedicate a minimum of three percent of the total floor area to onsite supportive services. It would also allow up to 25 percent of the total floor area to be used as auxiliary office space by a qualified nonprofit corporation providing those services.	Addendum to the General Plan PEIR for the Housing Element Update
45	141.0602(a)(2) 142.0530-Table 142-05G 142.0565	This amendment to the Parking Regulations would reduce the minimum parking requirement by 50 percent for new housing developments located outside of a Transit Priority Area on sites with a place of religious assembly and allow existing parking spaces serving the religious use to be counted toward the requirements for both the existing and new development.	Final EIR for the LDC Final PEIR for the Climate Action Plan
46	142.0390(c)(1) 142.0390(d)	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.	Final EIR for the LDC
47	142.0510(d)(6) 142.0520	This bill applies to single dwelling units required to increase parking as part of a remodel or addition. In the City, the only requirement for additional parking spaces is when bedrooms are added in the campus impact area of the parking overlay zone. This amendment removes the parking requirement outside of the Transit Priority Area, where	Final EIR for the LDC Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update

		state law does not allow the City to require parking for any residential development. This amendment only applies if there is one dwelling unit on the lot and 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.	
48	142.0525 - Table 142-05C 142.0527 - Table 142-05D	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.	Final EIR for the LDC Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update
49	142.0525 - Table 142-05C 142.0527 - Table 142-05D	This amendment to the Public Facility Regulations would exempt a housing or mixed-use development within the Transit Priority Area from land dedication requirements intended to mitigate vehicular traffic impacts, unless the site has more than 500 linear feet of street frontage or the dedication is necessary to preserve safety or provide public improvements, such as sidewalks and sewer.	Final EIR for the LDC Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update
50	143.0715 143.0755	This amendment to the Affordable Housing Regulations would add shared housing as a development type eligible for a density bonus.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
51	143.0720(d)(9)	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	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element

		nonprofit corporation whose mission is to provide affordable housing.	Update
52	143.0720(e) 143.0755	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
53	143.0720(g)	This amendment to the Affordable Housing Regulations would specify the following requirements for student housing developments receiving a density bonus for providing deed restricted affordable housing: (1) increases eligibility for students who have been enrolled at a qualifying college or university within the past six months, (2) specifies that student housing developments receiving a density bonus of 35 percent or more cannot be located on a site requiring replacement housing, and (3) eliminates off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
54	143.0740 - Table 143-07A 143.0740 - Table 143-07B 143.0740 - Table 143-07C 143.0750 143.0760	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 replaces the requirement for a report with a form that identifies the requested incentives and waivers.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
55	143.0744	This amendment to the Affordable Housing Regulations would remove the affordable	Final EIR for the LDC Addendum to the General Plan

		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.	PEIR for the Housing Element Update Final PEIR for the Climate Action Plan
56	142.1315143.0765	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
57	143.1201 143.1203 143.1212(b)	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 be provided on a different premises that meets specific locational criteria that includes: (1) within a Sustainable Development Area, and (2) within 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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
58	143.1303(b)(4) 143.1305(b)	This amendment to the Multi-Dwelling Unit Regulations for Single-Family Zones would: (1) remove the exclusion for developments	Final EIR for the LDC Addendum to the General Plan

	143.1310(a)(5)	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.	PEIR for the Housing Element Update
59	143.1310(b)	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
60	143.1305(c)(2)	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
61	143.1103(b)(6) 143.1103(b)(7) 153.0103 154.0103 155.0252 -Table 155-02E 1516.0104	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."	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices Final PEIR for Blueprint SD Initiative
Corrections			
62	22.4102 22.4302 112.0102(a)(4)	This amendment would remove references to the Redevelopment Agency of the City of San Diego and Disposition and Development	CEQA Guidelines Section 15060(c)(2)

	113.0103	Agreements in the definition of "applicant" and the process requirements for development applications.	
63	123.0205 131.0422 - Table 131-04B 131.0522 - Table 131-05B 141.0412(a) 142.0403(b)(8) 142.0310(c) 143.0746(a)(4) 143.1015(a)(7)(A)	This amendment would correct various typographic and formatting errors within the code.	CEQA Guidelines Section 15060(c)(2)
64	131.0422 - Table 131-04B	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.	Final EIR for the LDC
65	131.0448	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.	Final EIR for the LDC
66	131.0522 - Table 131-05B	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.	Final EIR for the LDC
67	131.0543-Diagram 131-05B	This amendment to the Commercial Base Zones Regulations would correct the text in Diagram 131-05B to match the development	Final EIR for the LDC

		regulation that the maximum setback shall only apply to 70 percent of the street frontage.	
68	132.1510 - Table 132-15D	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.	Final EIR for the LDC
69	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	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.	Final EIR for the LDC
70	141.0302(d)(3)(A)(iii) Resolution	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update
71	141.0502(a) 141.0502(b)(1)(C)	This amendment to the Retail Sales Use Category, Separately Regulated Uses	Final EIR for the LDC

		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.	
72	142.0530 - Table 142-05E	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-2-1 and IP- zones.	Final EIR for the LDC
73	142.0530 - Table 142-05G	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.	CEQA Guidelines Section 15060(c)(2)
74	142.0640(a) 142.0640(c)	This amendment to the Public Facilities Regulations would remove the reference to Facilities Benefit Assessments.	CEQA Guidelines Section 15060(c)(2)
75	143.0110(c)(2)	This amendment to the Environmentally Sensitive Lands Regulations would remove the exemption from a Neighborhood Development Permit or Site Development Permit for projects located outside the Coastal Overlay Zone on premises containing environmentally sensitive lands, where the project maintains a minimum 40-foot setback from the edge of a sensitive coastal bluff.	Final EIR for the LDC
76	143.0720(c) 143.0720(d)(3) 143.0720(h)(2)(C) 143.0720(i)(2)(C) 143.0720(i)(3)(C)	This amendment to the Affordable Housing Regulations would correct references to moderate income to align with the defined limit of 120 percent of the area median income. This clarification specifically applies	CEQA Guidelines Section 15060(c)(2)

	143.0720(1)(4) 143.0720(1)(8)	to the density bonus provisions.	
77	143.1025(a)	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.	Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
78	41.0302(a)(9) 141.0302(d)(10) 143.1403(a)(4)	This amendment to the ADU and JADU Separately Regulated Use Regulations would specify that: (1) Climate Action Plan regulations apply only to developments utilizing the ADU Home Density Bonus Program, and (2) by-right ADUs allowed under state law are exempt from these Climate Action Plan requirements.	Final EIR for the LDC
79	145.3806(b)	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.	CEQA Guidelines Section 15060(c)(2)
80	155.0242 - Table 155-02D 155.0253 - Table 155-02F	This amendment to the Central Urbanized Plan District Regulations would correct references for the floor area ratio bonus for child care and Supplemental Development Regulations applicability.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative
105	142.0640(b)(7) 142.0640(b)-Table 142-06A	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	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update

		because, with the adoption of the Citywide Development Impact Fees, the fees are now based on dwelling unit size.	
D22	156.0307(b)(7) 156.0308-Table 156-0308-A	Updates the use table to ensure the accuracy of relevant references to applicable use regulations and make the labels for all limited uses consistent with the citywide format. This amendment also corrects a reference in section 156.0307(b)(7) that was not fixed when section numbering was changed in previous LDC amendments, and it moves the placemaking on private property use to the separately regulated institutional section to match the citywide use table.	CEQA Guidelines Section 15060(c)(2)
D23	156.0311(h)(3)	Removes references to "Other Projections" Section to simplify and reduce the length of the Centre City Planned District Ordinance.	CEQA Guidelines Section 15060(c)(2)
D24	157.0110 - Table 157-0110-A	Updates the use categories in the Gaslamp Quarter Planned District Ordinance use table to align with the current citywide use categories.	CEQA Guidelines Section 15060(c)(2)
Regulatory Reforms			
81	12.0609(e)	This amendment to the Administrative Abatement regulations would increase the penalties for causing or maintaining a public nuisance in order to better reflect current administrative and investigation costs.	Final EIR for the LDC
82	12.0803(d)	This amendment to the Administrative Civil Penalties Regulations would raises the civil penalties imposed for general code violations to ensure that civil penalties are better aligned with enforcement costs and serve as a	Final EIR for the LDC

		stronger deterrent against noncompliance.	
83	54.0315(a)54.0315(b)	This amendment to the Public Hazards and Public Nuisances Regulations would increase the abandoned property penalties, which have not been updated since 2006.	CEQA Guidelines Section 15060(c)(2)
85	Resolution	This amendment would increase the appeal fee for project and environmental appeals to align with fees charged by other cities.	CEQA Guidelines Section 15060(c)(2)
86	122.0106(c)	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.	Final EIR for the LDC
87	126.0203(b)(3) 127.0103 - Table 127-01A 127.0107(a) 127.0110	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.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative
88	129.0119(a)(7) 129.0119(f)	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	Final EIR for the LDC

		Manual.	
89	129.0710	This amendment to the Public Right-of-Way Permit Regulations would streamline the review process for large utility equipment cabinets in the Public Right-of-Way by reducing the decision-making level for wireless communication facility equipment that exceeds the dimensions for public right-of-way permits.	Final EIR for the LDC
90	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	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.	Final EIR for the LDC Addendum to the General Plan PEIR for the Housing Element Update

91	<p>131.0431 - Table 131-04G 131.0470 131.0531 - Table 131-05C, 131.0531 - Table 131-05D, and 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</p>	<p>This amendment to the Residential, Commercial, and Mixed Use Base Zones Regulations would require an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones.</p>	<p>Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element Update Final PEIR for Blueprint SD Initiative</p>
92	<p>132.1515(c)(1)(F) 132.1515 - Table 132-15G</p>	<p>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.</p>	<p>Final EIR for the LDC</p>
93	<p>132.1515 - Table 132-15G 132.1535(d)</p>	<p>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.</p>	<p>Final EIR for the LDC Final PEIR for the General Plan Addendum to the General Plan PEIR for the Housing Element Update</p>

94	126.0402(m) 126.0402(t) 141.0420	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.	Final EIR for the LDC
95	142.0640(b)(1)	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.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative
96	126.0402(a)(6) 127.0202(f)-(h)	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.	Final EIR for the LDC
97	141.0621(c)(3)(B)(i) 141.0629(b)(2)(A)	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.	Final EIR for the LDC Spaces as Places NOE Final PEIR for the Climate Action Plan Addendum to the Final PEIR for the Climate Action Plan Update
98	142.0560(k)	This amendment to the Parking Regulations would require full screening of parking structure facades extending from the ground	Final EIR for the LDC Final PEIR for the Climate Action

		floor to the top of the structure when fronting the public right-of-way.	Plan Addendum to the Final PEIR for the Climate Action Plan Update
99	142.0640(c)	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.	Final EIR for the LDC
100	142.0670(a)(1)	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.	Final EIR for the LDC
101	142.1290(d)(4)	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.	Final EIR for the LDC
102	143.1103(b)(5) Resolution Land Development Manual, Appendix T	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	Final EIR for the LDC Final PEIR for Complete Communities: Housing Solutions and Mobility Choices

		development in these mobility zones that choose to pay the buy-out fee instead of implementing Vehicle Miles Traveled Reduction measures.	
103	153.0309(a)(9)	This amendment to the Carmel Valley Planned District Regulations would permit medical offices on any lot within the Employment Center zone.	Final EIR for the LDC Final PEIR for Blueprint SD Initiative
104	1510.0105(a)(4)	This amendment to the Jolla Shores Planned District would remove the City Manager as Secretary of the La Jolla Shores Planned District Ordinance Advisory Board.	CEQA Guidelines Section 15060(c)(2)
D25	156.0302 Table 156-0308-A 156.0315(a) 156.0315(b)	Provides a clear and defined process for large establishments, such as grocery stores to obtain exceptions from specific off-site alcohol beverage sale restrictions. These exceptions include bottle sizes and hours of operation, and provide a limit on the amount of floor area dedicated to alcohol beverage sales while ensuring adequate security measures. In addition, the amendment consolidates the regulations for establishments that manufacture their own alcohol for off-site consumption under a single term: craft beverage producer.	Final EIR for the LDC Final EIR for the Downtown Community Plan
D26	156.0302 Table 156-0308-A 156.0310(h) 156.0315(e)	Updates the definition and use regulations for outdoor activities, allowing them as a permitted use in all Centre City Planned District zones. Additionally, specifies that live entertainment within these spaces would continue to require a temporary use permit, including for placemaking on private property.	Final EIR for the LDC Final EIR for the Downtown Community Plan

D27	156.0307(b)(9)	Provides greater flexibility to reduce the amount of space dedicated to active commercial uses, provided the development includes clear windows along most of the street facing building façade, providing views into the internal space.	Final EIR for the LDC Final EIR for the Downtown Community Plan
D28	156.0308 - Table 156-0308-A	Allows the classification of temporary construction yards as a limited use to reduce the burden on developments, while still requiring the use to comply with specific provisions.	Final EIR for the LDC
D29	156.0313(j)	Requires the installation of a speed-reducing measure (i.e., speed bump) on sloped driveways between the sidewalk and exit gates to ensure drivers slow down before crossing pedestrian walkways.	Final EIR for the LDC Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
D30	156.0313(k)	Prohibits the movement of the curb line for the purposes of passenger loading areas. It also ensures that sidewalks do not meander and maintain a straight path, providing a positive pedestrian experience.	Final EIR for the LDC Final PEIR for Complete Communities: Housing Solutions and Mobility Choices
D31	157.0111(a) 157.0111(b)	Provides a clear process for how large establishments, such as grocery stores, can deviate from certain restrictions on off-site alcohol sales, including bottle sizes and hours of operation, provided they limit the amount of floor area dedicated to alcohol sales and provide security. It would also clarify the regulations for alcohol manufacturers.	Final EIR for the LDC Final EIR for the Downtown Community Plan
D32	157.0111(c)	Reduces the process level for live entertainment located entirely below the ground floor from Process 3 to Process 2, and	Final EIR for the LDC Final EIR for the Downtown Community Plan

		amends the permitting requirements to limit the hours of operations for live entertainment unless a daytime activation use for the street level is included.	
Compliance with State Law			
106	113.0222(c) 143.0715	This amendment to the Rules for Calculations and Measurements clarifies that ADU's shall not be 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.	Final EIR for the LDC
107	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)	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 located outside the Transit Priority Area.	Final EIR for the LDC
108	142.0740(c)(2)(B)	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.	Final PEIR for the Climate Action Plan
109	143.1420	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.	Final PEIR for the Climate Action Plan