



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 11, 2026 REPORT NO. PC-26-005

HEARING DATE: February 19, 2026

SUBJECT: 2026 Update to the San Diego Municipal Code (2026 Land Development Code Update) and Local Coastal Program and minor amendments to the Downtown Community Plan and General Plan; Process 5

SUMMARY

Issue: Should the Planning Commission recommend City Council approval of the 2026 Update to the San Diego Municipal Code and the Local Coastal Program and minor amendments to the Downtown Community Plan and General Plan?

Staff Recommendation: Recommend to the City Council approval of the proposed 2026 Update to the San Diego Municipal Code and Local Coastal Program and minor amendments to the Downtown Community Plan and General Plan.

Community Planners Committee Recommendation: Community Planners Committee (CPC): On January 27, 2026, staff presented this item to the Community Planners Committee for the Citywide amendments. The group passed a motion to approve the Land Development Code (LDC) Subcommittee's recommendations on the LDC and directed staff to accelerate the release of the draft code language for public review. The group approved 86 items, opposed 11 items, and tabled 10 items (Attachment 1).

Fiscal Impact Statement: None

Code Enforcement Impact: None

Housing Impact Statement: The proposed amendments would apply citywide. The proposed amendments streamline regulatory requirements, reduce constraints, and provide additional incentives to increase housing supply.

BACKGROUND

The Land Development Code (LDC) provides the City's regulations for developing and using property within the City of San Diego. It includes information on zoning, subdivisions, grading, and other related land use activities. In December 1997, the City Council adopted a comprehensive update to the LDC and directed the development of a code monitoring and update process to address changes

anticipated as part of implementing the LDC. The City Council recognized the importance of LDC revisions that removed unnecessary barriers to simplify and streamline permitting processes. The City Planning Department has continually responded to the changing land use and development issues through these regular updates.

DISCUSSION

The 2026 LDC Update includes 139 proposed amendments to simplify the City’s development regulations, make the code more adaptable, eliminate redundancies and contradictions, standardize the code framework, and increase predictability in applying regulations. The proposed amendments are separated into Citywide Amendments and Downtown Amendments. In addition to the proposed code amendments, the City Council will consider four resolutions; 1) amending the accessory dwelling unit (ADU) density bonus program community enhancement fee; 2) a fee increase for appeals to the development services department; 3) a new in-lieu fee for the required street improvements in the previously conforming use regulations; and 4) amending the land development manual appendix T, mobility choices regulations related to the calculation of a vehicle miles traveled reduction measure buy out fee.

The proposed amendments are organized into five categories:

- (1) Align the code with the City’s climate, equity, or housing goals,
- (2) Clarifications,
- (3) Compliance with state law,
- (4) Corrections, and
- (5) Regulatory reforms.

A summary of select items is provided below, and a detailed description is provided within the attached lists (Attachments 2 and 3) and the draft language (Attachments 4, 5, and 6). Several initially proposed items have been removed after receiving public input and evaluating them for consistency with other City plans and policies. Those items are still numbered on Attachments 2 and 3 but are no longer a part of the 2026 LDC Update.

Citywide Amendments (108 Items)

A. Align the code with the City’s Climate, Equity, or Housing Goals

Eleven proposed amendments align the code with the City’s climate, equity or housing goals. The table below lists all of the amendment items in this category with additional information included in the Citywide 2026 LDC Update List included as Attachment 2.

**Table A: City’s Climate, Equity or Housing Goals
(Citywide)**

Number	Name of Item
2	Inclusionary and Affordable Housing Regulations – Designated Cultural Districts
3	Commercial Base Zones – Floor Area Ratio Bonus for Residential Mixed Use
4	Condominium Conversions – Street and Alley Improvements
5	Inclusionary and Affordable Housing Regulations - Offsite Affordable Housing Requirements
6	Complete Communities Housing Solutions - For-Sale Dwelling

	Units
7	Complete Communities Housing Solutions - Development Impact Fee Waivers
8	Central Urbanized Planned District - Chimney Requirement
9	Central Urbanized Planned District - Moving and Storage Facilities
10	Old Town San Diego Planned District - Sidewalk Cafes, Streetaries, and Active Sidewalks
108	Outdoor Lighting Regulations -Outdoor Luminaire Lumens
109	Energy Efficient Pool and Spa Heating Systems

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Affordable Housing Regulations - Designated Cultural Districts (Item No. 2)

This proposed amendment to the Affordable Housing Regulations implements AB 812 (Boerner - 2023), which allows cities to reserve up to 10 percent of the affordable homes within a project within one-half mile of a designated cultural district for artists to support the growth of cultural districts and protect the displacement of cultural bearers. The Affordable Housing Regulations would be updated to provide an option for a developer to reserve no more than 10 percent of the affordable homes located within one-half mile of a state designated cultural district or within a locally designated cultural district for artists. This provides another option to affordable housing developers, but does not require participation.

Commercial Base Zones - Floor Area Ratio Bonus for Residential Mixed Use (Item No. 3)

This proposed amendment to the Commercial Base Zone Regulations allows an additional 0.5 Floor Area Ratio bonus for residential mixed-use developments located in Mobility Zones 2 or 3, within High Resource Areas or Highest Resource Areas, as defined by the California Tax Credit Allocation Committee Opportunity Areas Map, that provide all required deed-restricted affordable homes onsite. This would incentivize affordable homes to be constructed onsite in high and highest resource communities in the City.

Condominium Conversions - Public Improvements (Item No. 4)

To ensure adequate public improvements to streets and alleys when converting rental homes into condominiums, this proposed amendment to the Public Facility Regulations and Condominium Conversion Regulations requires public improvements to adjacent streets and alleys prior to issuing a subdivision approval for the conversion of rental homes into condominiums.

Inclusionary and Affordable Housing Regulations - Offsite Affordable Housing Requirements (Item No. 5)

Existing Inclusionary Housing and Affordable Housing regulations allow for the development of off-site affordable homes if they are located in a high or highest resource area, within the Sustainable Development Area, and in community planning areas where less than five percent of the existing housing stock is deed restricted for affordable housing. This proposed amendment to the Inclusionary Affordable Housing Regulations and the Affordable Housing Regulations removes the requirement that off-site affordable housing be located in communities where less than five percent of the housing stock is deed-restricted in high and

highest resource areas.

Complete Communities Housing Solutions - For-Sale Dwelling Units (Item No. 6)

The Complete Communities Housing Solutions Regulations currently only permits the development of rental homes. This proposed amendment includes provisions for the development of for-sale homes within the Complete Communities Housing Solutions Regulations.

Complete Communities Housing Solutions - Development Impact Fee Waivers (Item No. 7)

This proposed amendment to the Complete Communities Housing Solutions Regulations removes the development impact fee (DIF) waiver for homes less than 500 square feet. At the time it was originally adopted, all new homes were required to pay the same DIF amount regardless of size of the home. With the adoption of Citywide DIF, all DIF are scaled based on home size, meaning that smaller homes pay less than larger homes in DIF. A complete waiver of DIF is not recommended for smaller homes, since the people that will live in those homes – like all other homes – require infrastructure investments, which is the intended purpose of the DIF.

Central Urbanized Planned District - Moving and Storage Facilities (Item No. 9)

This proposed amendment to the Central Urbanized Planned District Regulations prohibits 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. This action is to ensure zoning consistency with the Mid-City Communities Plan, which calls for medium-high to high-density residential development and commercial uses along its transit corridors. Moving and storage uses are an auto-oriented use that is not consistent with the intended uses in either the existing or future community plan. Existing uses would be subject to the City’s Previously Conforming Use Regulations.

B. Clarifications

Twenty-four proposed amendments are clarifications. Clarifications are not intended to change the existing regulations but rather to make the regulations more straightforward, providing more certainty and clarity to the development process, consistent with current interpretation. The table below lists all of the amendment items in this category with additional information included in the Citywide 2026 LDC Update List included as Attachment 2.

Table B: Clarifications (Citywide)

Number	Name of Item	Number	Name of Item
11	Noise Regulations – Sound Level Limits	23	Refuse, Organic Waste, and Recyclable Materials Storage Regulations – Applicability
12	Definitions – Multiple Dwelling Unit and Single Dwelling Unit	24	Sign Regulations – Sign Category A Permanent Secondary Signs
13	Definitions – Transit Priority Area	25	Affordable Housing Regulations, Complete Communities Housing Solutions and Dwelling Unit Protection Regulations – Replacement of Affordable Dwelling Units
14	Rules for Calculation and Measurement – Calculating Gross	26	Density Bonus in Exchange for Affordable Housing Units – Base Zone

	Floor Area for Multiple Zoning Designations
15	Condominium Conversions – Subdivision Procedures and Parcel Maps
16	Public Right-of-Way Permit Procedures - Expiration
17	Setback Requirements – Fire Separation Distance
18	Mixed-Use Base Zones – Live/Work Quarters
19	Mixed-Use Base Zones – Street Wall Exceptions
20	Sign Regulations – Cannabis Leaf Symbol
21	Child Care Facilities – After School Care
22	Development Impact Fees – Onsite Park Requirements

	Regulations
27	Affordable Housing in All Communities and Floor Area Ratio Bonus Program for Land Owned by a Public Agency or Qualified Non-Profit Corporations
28	Coastal Overlay Zone Affordable Housing Replacement Regulations – Replacement Dwelling Units
29	Complete Communities Housing Solutions – Offsite Requirements
30	Complete Communities Housing Solutions – Constructed or Rehabilitated Affordable Housing
31	Dwelling Unit Protection Regulations – Recorded Covenant Requirement
32	Central Urbanized Planned District – Commercial Component within Multiple Dwelling Unit Residential Developments
33	Airport Land Use Compatibility Overlay Zones – Airport Override Process
34	Landscape Regulations – Protection of Existing Trees and Shrubs

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Noise Regulations – Sound Level Limits (Item No. 11)

This proposed amendment to the Noise Regulations clarifies 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.

Multiple Dwelling Unit and Single Dwelling Unit - Clarification (Item No. 12)

The distinction between multiple dwelling unit and single dwelling unit, particularly for lots developed with multiple single dwelling units or multiple accessory dwelling units, need to be clarified to ensure consistent interpretation and application across different housing development types. This proposed amendment clarifies that for purposes of applying the Accessory Dwelling Units Regulations, multiple single dwelling units on the same lot are each classified as single dwelling units and do not meet the definition of multiple dwelling unit. It also clarifies that the presence of an accessory dwelling unit on a lot with a single dwelling unit does not constitute a multiple dwelling unit.

Definition - Transit Priority Area (Item No. 13)

The definition of a Transit Priority Area needs to be amended to align with Public Resources Code Section 21099 by adding other applicable regional transportation plans as a tool to identify planned major transit stops. It would not change the City's existing Transit Priority Area Map.

Condominium Conversions-Subdivision Procedures and Parcel Maps (Item No. 15)

This proposed amendment to the General Subdivision Procedure Regulations clarifies 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.

Public Right of Way Permit Procedures – Expiration (Item No. 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.

Setback Requirements - Fire Separation Distance (Item No. 17)

State law requires new construction to comply with fire separation distance standards for fire safety and emergency access, which are separate from and may exceed base zone setback requirements. This proposed amendment clarifies that when the required fire separation distance is greater than the setback, the greater distance applies. Nothing in this section increases the authority of the Fire Marshal, but simply provides notice to an applicant that other requirements may be applicable.

Mixed-Use Base Zones – Live/Work Quarters (Item No. 18)

This amendment to the Mixed-Use Base Zone Regulations clarifies 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 requirement of the employment mixed-use zone.

Child Care Facilities - After School Care (Item No. 21)

After-school care facilities are a type of child care center licensed by the State of California but are not currently listed in the Separately Regulated Use Regulations. This proposed amendment to the Residential Use Category – Separately Regulated Uses Regulations clarifies that after-school care facilities are a type of child care center, ensuring they are permitted consistently with other centers that serve school-aged children.

Refuse, Organic Waste, and Recyclable Materials Storage Regulations - Applicability (Item No. 23)

This proposed amendment to the Refuse, Organic Waste, and Recyclable Materials Storage Regulations clarifies that storage for refuse, organic waste, and recyclable materials is required for any new dwelling unit.

Affordable Housing Regulations, Complete Communities Housing Solutions and Dwelling Unit Protection Regulations - Replacement of Affordable Dwelling Units (Item No. 25)

Government Code Section 66300.5(d) defines “equivalent size” for replacement dwelling units as requiring at least the same total number of bedrooms as the units being replaced. This proposed amendment to the Affordable Housing Regulations, Complete Communities Housing Solutions Regulations, and Dwelling Unit Protection Regulations clarifies that replacement dwelling units must include the same total number of bedrooms to ensure consistency with state law.

Density Bonus in Exchange for Affordable Housing Units - Base Zone Regulations (Item No. 26)

The current Affordable Housing Regulations do not clearly state whether the Floor Area Ratio

(FAR) bonus and associated incentives apply when deviations from base zone development regulations are granted. This proposed amendment clarifies that residential and mixed-use developments utilizing the 0.5 FAR bonus may deviate from base zone regulations, while still being required to comply with the specified site eligibility criteria.

Complete Communities Housing Solutions - Offsite Requirements (Item No. 29)

This proposed amendment to the Complete Communities Housing Solutions Regulations specifies that off-site deed-restricted affordable dwelling units must not currently be restricted under any other program or policy nor may they have received a loan or project-based vouchers from the San Diego Housing Commission. However, these units may be financed through alternative sources, such as tax-exempt bonds or low-income housing tax credits, subject to review and approval by the San Diego Housing Commission.

Complete Communities Housing Solutions - Constructed or Rehabilitated Affordable Housing (Item No. 30)

This proposed amendment to the Complete Communities Housing Solutions Regulations clarifies that to meet the affordability requirements, the affordable housing provided must be newly constructed or rehabilitated.

Dwelling Unit Protection Regulations - Recorded Covenant Requirement (Item No. 31)

The Dwelling Unit Protection Regulations would be amended to clarify the existing practice that when protected homes are proposed for demolition, applicants must record a covenant prior to obtaining a permit to guarantee their replacement.

Airport Land Use Compatibility Overlay Zone - Airport Overrule Process (Item No. 33)

The Airport Land Use Compatibility Overlay Zone Regulations would be amended to clarify that approval of a proposed development is not to be consolidated with a City Council action to overrule an Airport Land Use Commission determination. It also clarifies that the City Council may consider the overrule separately from the proposed development and clarify the hearing order.

Landscape Regulations – Protection of Existing Trees and Shrubs (Item No. 34)

This proposed amendment would clarify that the purpose of the Landscape Regulations is to protect existing trees and shrubs pursuant to the requirements in the Landscape Standards in the Land Development Manual. This amendment does not change the landscape requirements but was requested by the Community Forest Advisory Board for consistency between the existing requirements and the purpose of the regulations.

C. Compliance with State Law

Twenty-nine proposed amendments to ensure the LDC complies with State Law. The table below lists all of the amendment items in this category with additional information included in the Citywide 2026 LDC Update List included as Attachment 2.

**Table C: Compliance with State Law
(Citywide)**

Number	Name of Item	Number	Name of Item
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35	Noticing - Planning Commission Hearings
36	Environmental Determination Appeals - Public Stormwater Facilities Maintenance
37	Definitions - Major Transit Stop
38	Parking Regulations - Shared Parking
39	Tentative Maps - When a Tentative Map is Not Required
40	Streamlined Small Lot Subdivision Regulations - Multiple Dwelling Unit Zones
41	Streamlined Small Lot Subdivision Regulations - Single Dwelling Unit Zones
42	Vehicle and Vehicle Equipment Sales and Service Uses - Hydrogen Vehicle Fueling Stations
43	Airport Land Use Compatibility Overlay Zone - Airport Land Use Compatibility Plan for San Diego International Airport
44	Separately Regulated Residential Uses - Permanent Supportive Housing
45	Parking Regulations - Reduced Parking Requirements when a Residential Development is located with a Place of Religious Assembly
46	Fence Regulations - Monitored Security Fence Systems
47	Parking Regulations - Single Dwelling Units
48	Affordable Housing Parking Regulations
49	Public Facilities Regulations - Housing Development Exemption from Land Dedication Requirements

50	Affordable Housing Regulations - Shared Housing Density Bonus
51	Affordable Housing Regulations - For-Sale Affordable Dwelling Units and Qualified Nonprofit Corporations
52	Affordable Housing Regulations - Senior Housing Density Bonus
53	Affordable Housing Regulations - Student Housing Developments
54	Affordable Housing Regulations - Density Bonus Percentages and Affordable Housing Incentives and Waivers Report
55	Affordable Housing Regulations - Parking Ratios for Affordable Housing
56	Affordable Housing Regulations - Findings of Denial
57	Dwelling Unit Protection Regulations - Applicability
58	Multi-Dwelling Unit Regulations for Single Family Zones - Streamlining
59	Multi-Dwelling Unit Regulations for Single Family Zones - Approvals
60	Multi-Dwelling Unit Regulations for Single Family Zones - Existing Junior Accessory Dwelling Units
61	Parking Requirements - Mobility Choices and Planned Districts
106	Affordable Housing Regulations - Applicability and Calculations
107	Replacement Parking for Streetaries, Active Sidewalks, Outdoor Dining on Private Property and Promenades

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Environmental Determination Appeals - Public Stormwater Facilities Maintenance (Item No. 36)

This proposed amendment to the Notice Regulations adds an exclusion consistent with Assembly Bill 3227 (Alvarez - 2024), which streamlines the approval process for routine maintenance of public stormwater facilities by exempting them from the California Environmental Quality Act and appeals of environmental determinations through January 1, 2030, reducing administrative delays to address public health and safety.

Definitions - Major Transit Stop (Item No. 37)

Assembly Bill 2553 (Friedman - 2024) revises the definition of a major transit stop by increasing the minimum required frequency intervals for bus routes. This proposed amendment revises 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.

Parking Regulations - Shared Parking (Item No. 38)

This proposed amendment to the Parking Regulations revises shared parking standards to be consistent with Assembly Bill 894 (Friedman - 2023), which allows the sharing of underutilized parking between separate properties located within 2,000 feet of each other to meet minimum parking requirements, provided that at least 20 percent of the parking on one property is underutilized. This is less restrictive than the current requirement, which limits shared parking to properties within 1,200 feet and requires at least 25 percent underutilized parking.

Tentative Maps - When a Tentative Map is Not Required (Item No. 39)

The Tentative Map Regulations need to be amended to ensure alignment with state law by clarifying that the exemption under the Subdivision Map Act applies specifically to "land zoned for industrial or commercial development." The current regulation refers to land "before the subdivision" having a commercial, mixed-use, or industrial base zone; however, Government Code Section 66426(c) specifies "land zoned for industrial or commercial development." This change is intended solely to align the language in the code with that under the Subdivision Map Act, since the City does not have the authority to exceed state law.

Streamlined Small Lot Subdivision Regulations - Multiple Dwelling Unit Zones (Item No. 40)

This proposed amendment establishes the Streamlined Small Lot Subdivision requirements consistent with Senate Bill 684 (Caballero - 2023), which requires a streamlined approval process for a subdivision of up to 10 dwelling units on lots zoned for multiple dwelling units that are 5 acres or less and not located within a Very High Fire Hazard Severity Zone.

Streamlined Small Lot Subdivision Regulations - Single Dwelling Unit Zones (Item No. 41)

Senate Bill (SB) 1123 (Caballero - 2024) requires approval of ministerial subdivisions authorized by SB 684 (Caballero - 2023) for up to 10 dwelling units on vacant lots in single-dwelling unit zones. Assembly Bill 130 (Committee on Budget - 2025) amends these provisions to address remainder parcels and limit the sale of parcels without residential structures. These proposed amendments establish the Streamlined Small Lot Subdivision requirements and requires ministerial approval of subdivisions of up to 10 dwelling units on

lots of 1.5 acres or less in single-dwelling unit zones that are not located within a Very High Fire Hazard Severity Zone. It also allows the creation of remainder parcels that do not count toward the 10-lot limit and require parcels to be sold with a dwelling unit unless reserved for open space, common area, or as a remainder parcel.

Parking Regulations – Reduced Parking Requirements when a Religious Development is located with a Place of Religious Assembly (Item No. 45)

Assembly Bill 2244 (Wicks - 2022) allows a reduction in minimum parking requirements for developments that include both housing and a place of religious assembly. For sites located outside of a Transit Priority Area, this proposed amendment ensures the Parking Regulations are consistent with state law by reducing the minimum parking requirement for a place of religious assembly by 50 percent, requiring one space per dwelling unit for the new housing development and allowing existing parking spaces serving the religious use to be counted toward the requirements for both the existing and new development.

Parking Regulations - Single Dwelling Units (Item No. 47)

Assembly Bill 1308 (Quirk-Silva - 2023) prohibits jurisdictions from increasing minimum parking requirements for single dwelling units that undergo remodels or additions, provided that the project does not exceed other applicable zoning regulations, including, but not limited to, height, lot coverage, and floor-to-area ratio. The bill did not limit this prohibition to a specific geographic area. In the City, additional parking is currently required for existing single dwelling units only when bedrooms are added in the campus impact area of the parking overlay zone and when previously conforming homes are expanded. Since the City currently does not require parking for single dwelling unit remodels or additions within a Transit Priority Area, this proposed amendment only removes those parking requirements outside of a Transit Priority Area. The 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.

Public Facilities Regulations - Housing Development Exemption from Land Dedication Requirements (Item No. 49)

This proposed amendment to the Public Facility Regulations implements Assembly Bill 3177 (Carrillo - 2024), which prohibits local agencies from requiring land dedications to widen roadways for the purpose of mitigating vehicular traffic impacts, meeting adopted traffic level of service standards, or achieving desired roadway widths for housing and mixed-use developments that are in a transit priority area and have less than 500 linear feet of street frontage, unless the dedication is necessary to preserve safety or provide certain public improvements, such as sidewalks and sewer.

Affordable Housing Regulations - Shared Housing Density Bonus (Item No. 50)

Assembly Bill 682 (Bloom - 2022) expands State Density Bonus Law to include shared housing by specifying that a housing development eligible for a density bonus includes a shared housing building, as defined in state law. Shared housing buildings are intended to provide long-term housing with private living spaces and common kitchen and dining facilities. This proposed amendment to the Affordable Housing Regulations adds shared housing as a development type eligible for a density bonus.

Affordable Housing Regulations - Senior Housing Density Bonus (Item No. 52)

Assembly Bill 2694 (Ward - 2024) expands State Density Bonus Law to include Residential Care

Facilities for the Elderly. This proposed amendment to the Affordable Housing Regulations allows for the existing senior housing density bonus to include Continuing Care Retirement Communities, which are licensed by the state as a Residential Care Facility for the Elderly.

Affordable Housing Regulations - Student Housing Developments (Item No. 53)

Assembly Bill 3116 (Garcia - 2024) amends the State Density Bonus Law by adding requirements for student housing developments that provide deed-restricted affordable housing and qualify for a density bonus. To implement this law, this proposed amendment to the Affordable Housing Regulations applies the following standards to eligible student housing developments: (1) expand student eligibility and occupancy ; (2) prohibit student housing developments receiving a density bonus of 35 percent or more from being located on sites requiring replacement housing; and (3) eliminate off-street parking requirements for student housing developments that include at least 20 percent affordable dwelling units.

Affordable Housing Regulations - Density Bonus Percentages and Affordable Housing Incentives and Waivers Report (Item No. 54)

Assembly Bill 1287 (Alvarez - 2023) amends the State Density Bonus Law to allow cumulative density bonuses for housing developments that provide a higher percentage of affordable dwelling units than otherwise required and prohibits jurisdictions from requiring documentation to justify incentives or waivers granted under state law. To implement this law, this proposed amendment to the Affordable Housing Regulations specifies a development achieving a 50 percent density bonus would be eligible for an additional density bonus that ranges between 20 and 50 percent when additional deed-restricted affordable homes are provided. It removes the requirement for a report, requiring the applicant only to identify the requested incentives and waivers.

Affordable Housing Regulations - Findings of Denial (Item No. 56)

This proposed amendment revises 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.

Dwelling Unit Protection Regulations - Applicability (Item No. 57)

Assembly Bill 1218 (Lowenthal - 2023) expands the types of developments subject to dwelling unit protections and strengthens the requirements for replacement housing and relocation assistance when housing units are demolished for nonresidential developments.

To implement this law, this proposed amendment to the Dwelling Unit Protection Regulations requires that, when protected dwelling units are demolished for nonresidential developments, the replacement units be provided on a different receiver site 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, as follows. The receiver site can be located in any High or Highest Resource Opportunity Areas, Moderate Resource Areas only if the existing protected dwelling units are located in a Moderate or Low Resource Areas, and in Low Resource Areas only if the existing protected dwelling units area located in a Low Resource Area. 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

Multi-Dwelling Unit Regulations for Single Family Zones - Streamlining (Item No. 58)

Assembly Bill SB 450 (Atkins- 2024) amends Senate Bill 9 (Atkins- 2021) to further streamline approvals for multi-dwelling units and urban lot splits by: (1) removing the 25 percent limit on demolishing existing exterior structural walls; (2) eliminating the ability to deny projects based on specific adverse impacts on the physical environment; and (3) prohibiting the application of objective zoning, subdivision, or design standards that are not applied uniformly within the underlying zone.

To implement this law, this proposed amendment to the Multi-Dwelling Unit Regulations for Single-Family Zones would: (1) allow projects that demolish more than 25 percent of exterior structural walls, (2) remove impacts to the physical environment as a basis for project denial, and (3) eliminate the requirement to provide street trees which is not a requirement of the base zones that applies uniformly to other residential developments.

Multi-Dwelling Unit Regulations for Single Family Zones - Approvals (Item No. 59)

This proposed amendment to the Multi-Dwelling Unit Regulations for Single-Family Zones ensures consistency with Senate Bill 9 (Atkins - 2021) by allowing a waiver of development regulations, if needed, to permit construction of two dwelling units, each up to 800 square feet, on a single-family zoned property.

Multi-Dwelling Unit Regulations for Single Family Zones - Existing Junior Accessory Dwelling Units (Item No. 60)

This proposed amendment to the Multi-Dwelling Unit Regulations for Single-Family Zones ensures consistency with SB 9 (Atkins- 2021) by clarifying 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.

Affordable Housing Regulations - Applicability and Calculations (Item No. 106)

Government Code Section 65915(i) defines a housing development eligible for a density bonus as a project of five or more residential units, including mixed-use developments, without limiting eligibility to specific zones. Additionally, Section 65915(f) requires the density bonus to be calculated based on the maximum allowable residential density, as determined by the greatest number of units permitted under the applicable zoning or general plan. ADU's however, are not subject to the density requirements of zoning or the general plan. To ensure consistency with state law, this proposed 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, and it removes references to specific zones.

D. Corrections

There are 20 corrections. The table below lists all of the amendment items in this category with additional information included in the Citywide 2026 LDC Update List included as Attachment 2.

**Table D: Corrections
(Citywide)**

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

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Residential Base Zones - Habitable and Non-Habitable Accessory Buildings (Item No. 65)

The Accessory Buildings in the Residential Zones section of the Residential Base Zone Regulations currently references only non-habitable accessory buildings, even though it also contains regulations for habitable accessory buildings. This proposed amendment to the Residential Base Zone Regulations ensures the section correctly refers to both habitable and non-habitable accessory structures.

Commercial Base Zone – Visitor Accommodations (Item No. 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. A previous Land Development Code update added this provision to the Commercial Community and Commercial Neighborhood commercial base zones, but it was inadvertently not applied to the Commercial Regional, Commercial Office, and Commercial Visitor zones. This amendment corrects the inadvertent omission.

Airport Land Use Compatibility Overlay Zones - Low Barrier Navigation Centers (Item No. 69)

This proposed amendment adds Low Barrier Navigation Centers, which are omitted from

the Airport Land Use Compatibility Overlay Zone regulations and need to be added for consistency with the base zones and state law which requires that these facilities be permitted by-right in zones that allow multifamily residential uses.

Parking Regulations – Non-Residential Use Parking Ratios (Item No. 72)

The Parking Regulations need to be amended to include the IP-3-1 (Industrial Park) zone in Table 142-05E, which establishes parking ratios for retail sales, commercial services, offices, and mixed-use development. Although the IP-3-1 zone permits retail sales and commercial service uses, it is currently omitted from the table. This proposed amendment adds the IP-3-1 zone and applies the same automobile parking requirements that are required for the IP-1-1 and IP-2-1 zones.

Affordable Housing Regulations - Moderate Income (Item No. 76)

This proposed amendment provides consistent references to moderate-income households as those earning up to 120 percent of the area median income in alignment with state law, which applies specifically to the City's density bonus provisions within the Affordable Housing Regulations.

Climate Action Plan Regulations - Accessory Dwelling Unit (ADU) Home Density Bonus Program (Item No. 78)

This proposed amendment to the ADU and JADU Separately Regulated Use Regulations corrects a prior amendment to 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.

E. Regulatory Reforms

There are 24 regulatory reforms. For a comprehensive list of each proposed amendment please refer to the Citywide 2026 LDC Update List (Attachment 2).

**Table E: Regulatory Reforms
(Citywide)**

Number*	Name of Item	Name	Number
1	Administrative Citations - Code Enforcement Fines and Civil Penalties	93	Airport Land Use Compatibility Overlay Zone - Safety Compatibility for Child Care Centers in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone
81	Administrative Abatement Penalties	94	Wireless Communication Facilities Regulations
82	Administrative Civil Penalties	95	Development Impact Fees - Accessory Dwelling Units
83	Public Hazards and Public Nuisances – Abandoned Property Penalty Fee	96	Sign Regulations - Previously Conforming
85	Appeal Fees – Project and Environmental Appeals	97	Promenades and Active Sidewalks - Relocating Accessible Parking Spaces
86	Adoption and Amendment Procedures for Land Use Plans – Local Coastal Program	98	Parking Regulations - Screened Parking

	Amendments Certification Requirements
87	Previously Conforming Use Flexibility
88	Construction Permits – Bond Requirements for Grading or Public Improvements
89	Public Right-of Way Permits – Fiber Optic and Utility Equipment
90	Emergency Shelters
91	Residential, Commercial, and Mixed Use Base Zones – Building Transitions and Buffers from Adjacent Freeways
92	Airport Land Use Compatibility Overlay Zone - Residential Development in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone
Note: Item No. 84 is no longer needed and was consolidated with Item No. 1 as part of the 2026 LDC Update	

99	Development Impact Fees for Public Facilities and Spaces - Automatic Annual Increases
100	Encroachment Maintenance and Removal Agreements – Sidewalk Alternative Designs
101	La Jolla Commercial Sign Control District – Subdistrict A Projecting Signs
102	Mobility Choices Regulations – VMT Buy-Out Fee for Mobility Zones 2 and 3
103	Carmel Valley Planned District - Medical Offices
104	La Jolla Shores Planned District – La Jolla Shores Planned District Advisory Board

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Administrative Citations - Code Enforcement Fines and Civil Penalties (Item No. 1)

This proposed amendment ensures that penalties for violations of the San Diego Municipal Code or applicable State Building Code sufficiently deter code violations. The 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. These penalties have not been updated since 2007. Code enforcement would retain discretion to impose appropriate penalty amounts given the surrounding violations.

Administrative Abatement Penalties (Item No. 81)

The current Administrative Abatement Penalties have not been revised in nearly 20 years (since 2007), which impose a maximum of \$2,500 per violation and a maximum cap of \$200,000 per parcel or structure for related violations. To better reflect current administrative and investigation costs, this proposed amendment to the Administrative Abatement Regulations increases the penalties for causing or maintaining a public nuisance to \$10,000 per violation and a maximum cap of \$500,000 per parcel or structure for related violations.

Administrative Civil Penalties (Item No. 82)

The current Administrative Civil Penalties has a limit of \$10,000 per violation, with a cap of \$400,000 per parcel or structure for related violations and have not been updated since

2017. To ensure that civil penalties are better aligned with enforcement costs and serve as a stronger deterrent against noncompliance, this proposed amendment to the Administrative Civil Penalties Regulations raises the cap to \$500,000 per parcel or structure for civil penalties imposed for general code violations.

Public Hazards and Public Nuisances - Abandoned Property Penalty Fees (Item No. 83)

The current Abandoned Property Penalties have not been updated since 2006. This proposed amendment to the Public Hazards and Public Nuisances Regulations increases the maximum cap per calendar year on penalties from \$5,000 per property to \$100,000 per property, in order to discourage prolonged property neglect and promote compliance with property maintenance standards.

Previously Conforming Use Flexibility (Item No. 87)

To address changing market conditions for lots with commercial or industrial uses that were rezoned through a community plan update, this amendment would allow additional but similar previously conforming uses in some circumstances. This proposed amendment to the Previously Conforming Premises and Uses Regulations allows 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. It also requires approval of a Neighborhood Use Permit, with an appeal to the Planning Commission, for any other change in use and includes a sunset date of December 31, 2040. In these circumstances, the Department recommends that continuation of other limited viable uses is desired where the alternative (only allowing the exact same existing use or a use consistent with the newly adopted land use plan) may result in vacant buildings. A sunset date of 15 years is provided to ensure that ultimately the community plan vision for the new land uses can be realized, but that flexibility is provided during the interim period where industrial uses are converted to development conforming with the mixed use and community commercial base zones adopted in the community plan updates.

Emergency Shelters (Item No. 90)

This proposed amendment to the Separately Regulated Uses Regulations streamlines the permitting process for emergency shelters by moving the use from an Institutional Separately Regulated Use category to a Residential Separately Regulated Use category, which is the same use category as Low Barrier Navigation Centers.

Residential, Commercial, and Mixed-Use Base Zones - Transition Planes and Buffers from Adjacent Freeways (Item No. 91)

This proposed amendment to the Residential, Commercial, and Mixed-Use Base Zones Regulations requires an angled transition plane for developments in higher intensity zones that are abutting a lower-density residential zone or open space zones. This is consistent with regulations that apply in other recently adopted land use plans, such as the Hillcrest Focused Plan Amendment and University Community Plan.

Airport Land Use Compatibility Overlay Zone - Residential Development in the Marine Corps Air Station (MCAS) Miramar Airport Influence Area Transition Zone (Item 92)

The Airport Land Use Compatibility Overlay Zone currently requires a Site Development Permit for residential development exceeding two dwelling units per acre within the MCAS Miramar Airport Influence Area Transition Zone. A prior Land Development Code update

increased the allowed density in this zone to 60 dwelling units per acre. This proposed amendment aligns the regulations with that update by removing the Site Development Permit requirement for residential development up to 60 dwelling units per acre. Residential development would still be required to comply with supplemental site design regulations.

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

This proposed amendment to the Airport Land Use Compatibility Overlay Zone Regulations allows 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, which is consistent with other small assembly uses. It also removes the expansion limit for Child Care Centers under previously conforming regulations that are no longer applicable.

Wireless Communication Facilities Regulations (Item 94)

The current review process for Wireless Communication Facilities was established when the technology was still developing and, in certain instances, requires Planning Commission approval. To ensure timely approval and avoid requiring Planning Commission approval unless appealed, this proposed amendment to the Wireless Communication Facilities Separately Regulated Use Regulations streamlines the review process by reducing the approval process for certain wireless communication facility applications from Process Four to Process Three and from Process Three to Process Two.

Development Impact Fees - Accessory Dwelling Unit (Item 95)

This proposed amendment is needed to align Development Impact Fees (DIFs) for Accessory Dwelling Units (ADUs) with state law by exempting only ADUs under 750 square feet. The amendment revises the Public Facility Regulations to ensure consistency with state law while clarifying that only ADUs under 750 square feet are exempt. It also removes 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 would continue to be exempt with it applying to the two smallest ADUs.

Sign Regulations - Previously Conforming (Item 96)

Additional flexibility is necessary to allow for maintenance, repair, or rebuilding of previously conforming signs. This proposed amendment to the Sign Regulations establishes an approval process for minor allowances necessary for the maintenance, repair, rebuilding, or alteration of a previously conforming sign through approval of a Neighborhood Development Permit.

Promenades and Active Sidewalks - Relocating Accessible Parking Spaces (Item 97)

Applicants proposing a promenade or active sidewalk need greater flexibility, as current regulations prohibit the removal of accessible parking spaces, limiting design and activation of the space. This proposed amendment to the Commercial Services Use Category - Separately Regulated Uses Regulations for promenade and active sidewalk allows applicants the ability to relocate accessible parking spaces either within the same block perimeter or within 500 feet of their original location.

Parking Regulations – Screened Parking (Item No. 98)

The amendment to the Parking Structure Design Regulations would require full screening for parking structure facades fronting the public right-of-way to improve the pedestrian environment and visual aesthetics. The current regulations only require screening 3.5 feet above the finished floor consistent with regulations that apply in other recently adopted land use plans, such as the University Community Plan.

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

This proposed amendment to the Mobility Choices Regulations clarifies how the Vehicle Miles Traveled Reduction Measures Buy-Out Fee is calculated in Mobility Zones 2 and 3, consistent with the Land Development Manual, Appendix T. It also establishes 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 if developments are not able to implement Vehicle Miles Traveled Reduction measures. To date, all development projects subject to these regulations has opted to comply with the Vehicle Miles Traveled Reduction measures.

Downtown Amendments to the Centre City Planned District Ordinance, Gaslamp Quarter Planned District Ordinance, and Downtown Community Plan (31 Items)

A. Align the code with City's Climate, Equity or Housing Goals

There are eight proposed amendments to align the code with the City's climate, equity, or housing goals. The table below lists all of the amendment items in this category with additional information included in the Downtown 2026 LDC Update List (Attachment 3).

**Table F: City's Climate, Equity or Housing Goals
(Downtown)**

Number*	Name of Item
1	Rooftop Gardens
2	Permit Process for Development within the Coastal Zone Overlay
3	Urban Open Space Bonus Clarification
5	Increasing Homeownership Opportunities
6	Small Lot Development Incentive
7	Increasing Middle Income Housing
8	C Street Revitalization Bonus
9	Preservation of Mature Tree Canopy
Note: Item No. 4 was deleted and is no longer included in the 2026 LDC Update	

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Rooftop Gardens (Item No. 1)

Existing regulations require rooftop mechanical equipment to be screened from view, which reduces the ability to provide for rooftop greenery. This proposed amendment would allow landscaping to be used to satisfy the screening requirement to encourage additional urban green space. This proposed amendment would also expand the existing 1.0 FAR density bonus for the provision of an eco-roof to offer an additional density bonus of 2.5 FAR if the

eco-roof is a rooftop garden for building occupants.

Permit Process for Development within the Coastal Zone Overlay (Item No. 2)

Development projects in the Downtown Coastal Zone Overlay, including those with affordable housing units, are subject to the Process 2, staff-level discretionary approval process, which typically takes more time than the ministerial permit process. This proposed amendment would reduce the process level from Process 2 to Process 1 for developments within the Downtown Coastal Zone Overlay that utilize any of the Downtown FAR Bonus Programs, are consistent with the Local Coastal Program, and satisfy the required findings for development within the Coastal Zone Overlay.

Urban Open Space Bonus Clarification (Item No. 3)

The Centre City Planned District Ordinance is currently unclear as to which amenities must be provided to qualify for the existing density bonus given to developments that provide urban open space. This amendment would expand eligibility for the existing Downtown Urban Open Space density bonus to development that provides new or replaces existing amenities that achieve a minimum of 7 points in accordance with the Amenities/Recreation Opportunities Table in Appendix D of the Parks Master Plan at any existing public park or open space within the Downtown area.

Small Lot Development Incentive (Item No. 6)

Small lots within Downtown are currently underdeveloped at densities below the minimums identified in the Downtown Community Plan, which can be due to regulations that limit the feasibility of tower construction. This proposed amendment would incentivize the redevelopment of lots under 12,000 square feet by providing a new density bonus of 4.0 FAR and exemptions from certain development regulations, including limits on street wall height, tower stepback requirements, and tower lot coverage ratios, that can make tower construction infeasible on small lots.

C Street Revitalization Bonus (Item No. 8)

The C Street corridor is currently underdeveloped at densities that are lower than the required minimums identified in the Downtown Community Plan. This proposed amendment would create a new density bonus that doubles the FAR earned through any other Downtown FAR bonus programs for development projects that are located along C Street to further incentivize development, which would increase business activity and public enjoyment of this key Downtown corridor.

Preservation of Mature Tree Canopy (Item No. 9)

New developments within the Downtown area often remove existing mature trees, opting to plant new trees instead, which can result in overall reductions in tree canopy area and negative ecological and environmental impacts. This proposed amendment would encourage the preservation of mature trees by providing a new density bonus of 0.2 FAR for each mature tree preserved, and by requiring developments that remove more than 50% of their mature trees to provide additional trees on or off-site within the Downtown area 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.

B. Clarifications

There are twelve proposed clarifications. The table below lists all of the amendment items in this category with additional information included in the Downtown 2026 LDC Update List (Attachment 3).

**Table G: Clarifications
(Downtown)**

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

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Street Wall Exception for Pedestrian Entrances (Item No. 15)

The Centre City Planned District Ordinance currently excludes recessed entrances from mandatory street wall requirements, but does not specify the types of recessed entrances that qualify for the exception. This can lead to confusion about how the regulations apply to Downtown development. This proposed amendment would clarify that this street wall exception only applies to recessed pedestrian entrances.

C. Compliance with State Law

There is one proposed item necessary to ensure the Downtown Community Plan and PDOs comply with state law. The table below lists all of the amendment items in this category with additional information included in the Downtown 2026 LDC Update List (Attachment 3).

**Table G: Compliance with State Law
(Downtown)**

Number	Name of Item
22	Downtown Community Plan and General Plan Minor Amendments

Downtown Community Plan and General Plan Minor Amendments (Item No. 22)

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

figures, and maps. This proposed amendment would update the Downtown Community Plan to make it consistent with adopted updates to the Downtown PDOs and to remove outdated references, graphs, pictures, and figures. This would amend the City's General Plan due to the Downtown Community Plan being a component of the General Plan. This amendment is needed to ensure consistency between the zoning regulations and the land use plan.

D. Corrections

There are three proposed corrections. The table below lists all of the amendment items in this category with additional information included in the Downtown 2026 LDC Update List (Attachment 3).

**Table H: Corrections
(Downtown)**

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

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Gaslamp Use Table – Alignment with Citywide Code (Item No. 25)

The use table in the Gaslamp Quarter Planned District Ordinance includes outdated use categories that do not align with citywide land use regulations. This proposed amendment would update the Gaslamp Quarter Planned District Ordinance use table to match the use categories used in the citywide use tables.

E. Regulatory Reforms

There are seven proposed regulatory reforms. The table below lists all of the amendment items in this category with additional information included in the Downtown 2026 LDC Update List (Attachment 3).

**Table I: Regulatory Reforms
(Downtown)**

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

Certain code amendment items in this category that elicited questions during public outreach, were further evaluated by City staff during the review period, or generally received public interest are highlighted and detailed in this section.

Outdoor Activities (Item No. 27)

The use of private property for temporary community-focused uses in the Downtown area currently requires a discretionary permit, which discourages the temporary use of these spaces for the benefit of the community, particularly when these spaces are not being productively used for any other use. This proposed amendment would establish outdoor activities as a permitted use, while still requiring a Temporary Use Permit if any live entertainment is proposed.

Outreach

The following public outreach efforts were conducted as part of the public engagement process to inform and gather feedback on the 2026 LDC Update.

Office Hours: Office hours were held on August 20, 2024 (in-person) and August 22, 2024 (virtual) to allow participants to discuss their code amendment submissions and ask questions about the LDC Update process.

Webpage and Overview Video of the LDC Update: In December 2025, a video overview of the LDC Update was made available to highlight the most significant code amendments and summarizing the intent of the amendments. This video, along with drafts of all other materials, were made available on the City Planning Department's webpage at: <https://www.sandiego.gov/planning/work/land-development-code/updates-in-process>.

Community Planning Groups and Advisory Board: The City Planning Department presented the proposed code amendment items to the impacted Community Planning Groups (CPGs) and one Advisory Board. At the December 2025 meeting, the Old Town CPG reviewed Item No. 10, Old Town San Diego Planned District – Sidewalk Cafes, Streetaries and Active Sidewalks, and unanimously voted to recommend approval of this item (Attachment 7). At the January 2026 La Jolla CPG meeting, they unanimously recommended approval of Item No. 101 La Jolla Commercial Sign Control District – Subdistrict A Projecting Signs (Attachment 8). In January 2026, the La Jolla Shores Advisory Board did not recommend approval of item No. 104 La Jolla Shores Planned District – La Jolla Shores Planned District Planned District Ordinance Advisory Board (Attachment 9). Lastly, City staff presented Item No. 103 Carmel Valley Planned District – Medical Offices to the Carmel Valley CPG during their January 2026 meeting and received a unanimous vote to recommend approval of this item (Attachment 10).

Community Planners Committee (CPC): The CPC created an LDC Update Subcommittee for detailed review of all proposed Citywide amendments. City Staff met with the Subcommittee three separate times to answer questions and review specific items. The full CPC met January 2026 to review and approve the LDC Update Subcommittee's recommendations. The resulting action and recommendations are included in Attachment 1.

Public Workshops: Two virtual public workshops were held on January 13 and January 15, 2026, to review and gather feedback on the proposed amendments and the draft language.

Industry: The citywide proposed amendments were shared with various industry stakeholder groups including the BIA Urban Council, NAIOP, and the San Diego Regional Chamber of Commerce.

Downtown: The Downtown proposed amendments were also shared with various downtown stakeholders including the Downtown San Diego Partnership, the Gaslamp Quarter Association, the Downtown Community Planning Council, and the San Diego Regional Chamber of Commerce.

Environmental Review

The Environmental Policy Section of the City Planning Department has reviewed the 2026 Land Development Code and Local Coastal Program Update, as well as minor amendments to the Downtown Community Plan and General Plan, and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in 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 (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 (SCH No. 2006091032) certified by the San Diego City Council on August 03, 2021 (Resolution No. 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 for the Blueprint SD Initiative (SCH No. 2021070359), 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-315613);
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 No. R-312027).

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.

The CEQA evaluation memo is included as Attachment 11.

CONCLUSION

The 2026 Land Development Code Update proposes amendments which simplify development regulations, make the code more adaptable, eliminate redundancies and contradictions, increase the predictability in the application of the regulations, and align the code with the City's climate, equity and housing goals.

Respectfully submitted,



Seth Litchney
Deputy Director
City Planning Department



Megan Covarrubias
Senior Planner
City Planning Department

SL/MC

Attachments:

1. Community Planners Committee Memo for 1/27/2026
2. Citywide 2026 LDC Update List
3. Downtown 2026 LDC Update List
4. Draft Strikeout Ordinance – Citywide
5. Draft Strikeout Ordinance – Downtown
6. Draft Downtown Community Plan
7. Old Town San Diego CPG Meeting Agenda for 12/10/2025
8. La Jolla CPG Meeting Agenda for 01/07/2026
9. La Jolla Shores Advisory Board Meeting Agenda for 01/21/2026
10. Carmel Valley CPG Meeting Agenda for 01/22/2026
11. CEQA Guidelines Section 15162 Evaluation