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Greetings!

Thank you for subscribing to the City of San Diego Development Services Department's (DSD) *Construction Insider*, a newsletter containing articles to keep you up to date on new department programs and other helpful industry news.

DSD By the Numbers- 2025 Highlights



2025 was a huge year for the DSD! On top of providing our typical services for homeowners, designers, and developers throughout San Diego, we had the huge and unique task of moving our over 700 employees to our new Mission Valley and Downtown offices.

The logistical hurdles of that can't be understated – we had to coordinate relocation not just for staff and equipment (from three separate locations) but for thousands of records, both current and archived, all while maintaining the service level expected from residents and builders.

Our Submittal and Issuance teams and our Building and Land Use Enforcement division saw no impact to their service, and project managers saw little to no impact on projects throughout. Our Customer Service Center was up and running within days of our move, with records appointments following a week later. Legislative hearings saw no interruption and now operate out of our brand-new hearing room, [the Edric](#).

Through all of that, our teams dedicated more time to reviewing projects, completed more total inspections and reduced the amount of time applications were spent in review when looking at averages over the last three years.

I can't thank staff across all divisions enough for their patience, cooperation and dedication through it all.

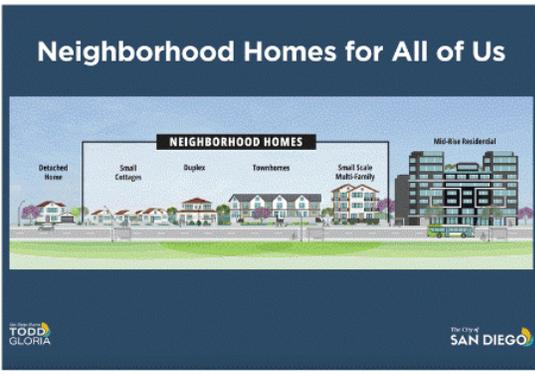
Now that we're settled into our new headquarters, we're working harder than ever to quickly process permit applications, support the unique projects shaping the future of our city and do our part to further San Diego's housing needs.

Elyse Lowe - Director, Development Services Department

2025 highlights:

- 140,000 building inspections
- 66,311 permit applications received
- 54,674 permits granted
- 27,474 telecom field inspections
- 6,119 traffic control permits for utilities
- 4,500 permitting appointments
- 48 items presented to the Planning Commission across 22 meetings
- 700 employees moved and consolidated from 3 locations down to 2, including;
- 1 brand new headquarters, including our new public hearing room

Mayor Gloria Shares Housing Update in State of the City Address



In his [State of the City](#) address, Mayor Todd Gloria spoke plainly about the [progress](#) San Diegans can see, the work we still have before us, and the scale of responsibility that comes with being a major American city — the eighth largest in the nation and the second largest in California.

Building more housing is still at the center of everything we do. Community plan updates across the city added capacity for 105,000 new homes, and preliminary data show we permitted roughly 7,500 homes this year – well above the long-term annual average and sustaining a three-year trend of accelerated housing production. The City has created 2,676 affordable homes through Bridge to Home, and we've fast-tracked 4,300 more through the Mayor's Executive Order for Affordable Housing Permit Now, with another 2,000 in the pipeline.

DSD remains committed to finding more ways to accelerate permit issuance and housing production at all levels of affordability and scale. We're proud of the work being done in San Diego and our role in that progress alongside other City departments, Councilmembers, commissions and community leaders.

2025 California Code of Regulations, Title 24 Now in Effect



As of Jan. 1, 2026, the new [2025 California Building Standards Code](#) have gone into effect. All project applications submitted on or after that date must conform to the new regulations.

The City will honor the 2022 edition of the California Building Standards Code for project applications submitted before Jan. 1, 2026, as long as staff determines they substantially conform to submittal requirements. Please be advised that projects with applications currently in their fourth and final extension may have to comply with the new (2025) regulations regardless of when the determination is made.

Please note that AB 130 prevents the State of California and local jurisdictions from amending residential building codes until June 1, 2031, except for emergency situations, wildfire mitigation, and specified greenhouse gas emissions reduction strategies. DSD will be moving forward with amendments to the 2025 California Building Standards in the fall that are within the limits of AB 130.

Additional information can be found in the [City's notice](#) of the changes and at dgs.ca.gov/BSC/Codes.

2026 Land Development Code Update Approved by Planning Commission



On Feb. 19, the Planning Commission reviewed and unanimously approved the 2026 Land Development Code (LDC) Update. The City Planning Department's staff report detailing additions, amendments and updates can be found [here](#).

The 2026 LDC Update, previously designated as the 2025 LDC Update, includes a total of 139 proposed amendments: 108 citywide and 31 Downtown-specific. The draft code language and the discussion draft lists are intended to support early public engagement and are anticipated to be refined based on public feedback received.

In the future, the LDC Update will be reviewed by both the Land Use and Housing Committee and the City Council. Dates are to be determined and will be shared via the City's [LDC Update page](#).

Updates to Information Bulletins, Technical Bulletins and Forms



DSD continuously updates its publications to align with the latest building codes, construction practices, safety standards, design guidelines and regulatory changes.

IB 180 - Hydrant Flow Data

As of Feb. 19, 2026, DSD will require that hydrant flow data requests be submitted through its online permitting portal. This will phase out the existing emailed form process and further DSD's commitment to streamlining these processes for customers.

To perform this service, each hydrant flow request will be charged the hourly fee of \$164.87 (current fee). For any previously mailed in or emailed DS-160 forms postmarked before the Feb. 19 date, DSD will process them in accordance with current procedure.

IB 165 - Obtaining a Public Right-of-Way Permit for Standard Public Improvements

The bulletin provides online application information for Minor Right-of-Way permits and explains the differences for Rapid Review projects and submitted projects with plans.

As a reminder, public improvement projects associated with a building permit and/or discretionary permit do not qualify for Rapid Review. Construction plan requirements, installation standards and relevant fees are also detailed.

Other updates include:

Information Bulletins

- [IB-119](#) "Building Permit Application Extension & Expiration"
- [IB-559](#) "How to Obtain a Permit for Private Grading"
- [IB-188](#) "Deferred Submittals"
- [IB-117](#) "Building Permit Extension & Expiration"
- [IB-498](#) "AB 98: Warehouse Design and Build Standards"
- [IB-409](#) "Multi-Dwelling Unit Developments and Urban Lot Splits"
- [IB-400](#) "Accessory Dwelling Unit/Junior Accessory Dwelling Unit"
- [IB-503](#) "Fee/Deposit Schedules for Development & Policy Approvals/Permits"
- [IB-501](#) "Fee Schedule for Construction Permits-Structures"

Technical Bulletins

- TB-RES-3-2 "Exhaust System for Residential Occupancies of Non-Rated Construction"
- TB-PLMB-7-1 "ABS and PVC Drain, Waste and Vent Piping"
- TB-BLDG-17-1 "How to Become a Registered Special Inspector"
- TB-BLDG-17-5 "Approval of Building Product Listing and Evaluation Agencies"
- TB-BLDG-17-6 "Testing and Inspections for Proof of Compliance"
- TB-BLDG-17-2 "Duties of Special Inspector, Approved Material Testing Laboratory, and Special Inspection Agency"

Forms

- DS-342 "Change of Building Permit Record"
- DS-160 "Hydrant Flow Request"
- DS-2123 Determination of Unreasonable Hardship Exception to Accessibility Requirements
- DS-3094 "Transportation Permit"
- DS-315 "Receipt for Loan of Public Records"

Creating America's Outdoor Downtown



The importance of vibrant open spaces is critical to the future development and growth of San Diego's urban core communities. Planning for the years ahead, Downtown San Diego is well-positioned for significant growth with transformational new developments paired with dynamic public infrastructure projects.

A key role the Development Services Urban Innovation Division is implementing the Downtown Community Plan through Public Park and Infrastructure Planning. In addition to the recently completed Progress Park, Gallagher Square and Children's Park improvements, a plethora of new and reimagined **public spaces** are underway, including East Village Green, Harmony Park, the 14th Street Greenway, Amici Park improvements and Freedom Park.

East Village Green, anticipated to be completed in Summer 2026, will be the City's largest downtown park. The park will include a 2-story community/recreation center building, a large central lawn area with a performance pavilion/stage, a children's playground with interactive water feature, game tables, public art and an off-leash dog park with separate areas for both small and large dogs.

Harmony Park, anticipated to break ground in Summer/Fall 2026, will transform a formerly vacant surface parking lot into a 24,000 square-foot, highly amenitized urban park consisting of family-focused play and recreation equipment, interactive musical-themed amenities and other urban park features.

Key features include: a children's play area with music-themed play equipment, a fenced dog park with dog agility play equipment, two pickleball courts, a perimeter running track, a central plaza with a shade structure and urban rocker swings, raised plant beds with shade trees and custom music-themed seating areas, and musical play elements located throughout the park.



The 14th Street Greenway segment between Market Street and Island Avenue is currently under construction, with an expected completion in early 2027. This segment will include both active and passive amenities and connect Fault Line Park with East Village Green. Greenways are an essential component of the Downtown Community Plan, helping the City achieve its climate goals by encouraging more people to get out of their cars and explore the City on foot and bicycle.

Implementation of a network of downtown Greenways will transform underutilized areas of the public right-of-way into places to build community, encourage healthier lifestyles, support our local economy, and fill our downtown with life.

Amici Park is an existing park located along the north side of West Date Street between State Street and Union Street in the Little Italy Neighborhood of Downtown. Improvements to the park, including expanded landscaping, fencing and paving, are anticipated to begin in Spring 2026. These improvements are intended to activate the park by accommodating community programs and events.

Freedom Park is a Port of San Diego project which recently broke ground with an expected completion in 2028. It's a 10-acre park that will celebrate the region's military history through a wide range of amenities, including memorials, monuments, play structures and a nature garden.

In addition to all of the new Downtown parks in the pipeline, a number of other public spaces and amenities are being constructed and planned as part of private development projects all across Downtown. This is happening, in part, thanks to numerous Downtown-specific incentive programs aimed at facilitating a green and active Downtown in exchange for additional density allowances.

To find out more about the many incentive programs available, check out the [Downtown Development Toolkit](#).



Recently, DSD Deputy Director Brian Schoenfisch accepted the Government Partner of the Year award on behalf of the Urban Innovation Division at the Downtown San Diego Partnership's annual [Create the Future Awards](#). This event celebrates the people, projects and initiatives that are driving positive change in Downtown San Diego.

The awards program recognizes visionary individuals and companies who go above and beyond in their commitment to improving Downtown. The event is an opportunity to advance the Downtown Partnership Foundation's mission to enhance the community and foster growth through initiatives that connect individuals experiencing homelessness with housing, shelter services and long-term support.



Development
Services



Exploring Development in the city of San Diego

Did you know that DSD has a podcast? [City in Motion](#) connects customers with the services, staff and resources DSD provides to keep San Diego growing. Each episode focuses on a topic across the department's nine divisions, bringing listeners the latest in construction, building codes, and more.

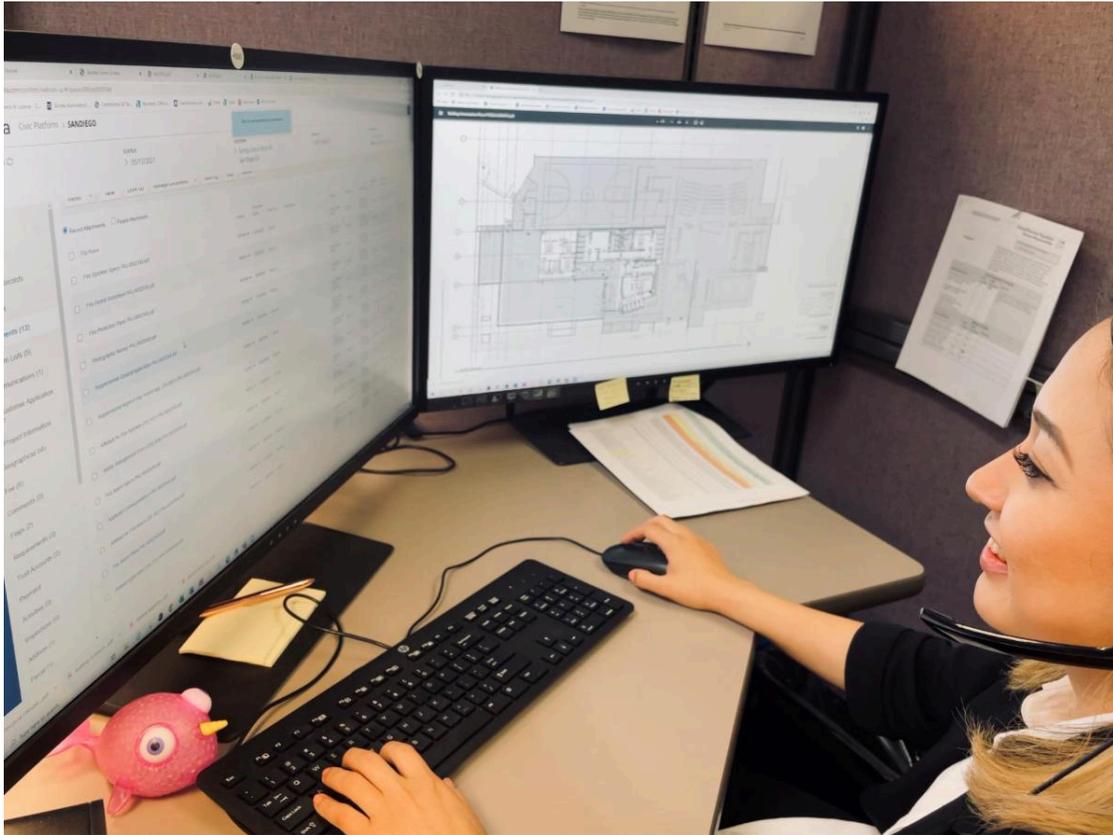
This direct line to updates, stories and the people who make it all happen was started by Trainer Gigi Terzian and Training Supervisor Dave Slifka. You can hear them leading the conversation in each of the podcast's episodes. Don't know where to start? You can't go wrong with their [very first](#), where DSD Director Elyse Lowe gives a primer on the department's role in the city.

Another great choice would be Gigi's talk with Assistant Deputy Director [Dan Scherer](#) from the Building, Construction, and Safety Division. This one goes into common around-the-house and DIY projects that might surprise you with the permits you need to get the job done. The podcast is currently on a short break, but more episodes are in the works, with the next expected in spring.

Episodes

[How DSD Uses Technology to Adapt and Evolve](#)
[Public Safety in the City of San Diego](#)
[Exploring Land Development Review](#)
[Project Submittal, Customer Care and Employee Services](#)
[Building and Land Use Enforcement](#)
[Accessibility and the City's Ask-a-CASp Program](#)

New Contractor and Subcontractor Verification Requirements



Specific projects (listed below) deemed complete after Dec. 31, 2022, are required to verify that all contractors and subcontractors working on the projects have a current and valid:

1. Valid worker's compensation insurance information, including policy number and expiration date;
2. [State contractor](#) license number, license category, and license expiration date;
3. [City business license](#) number and expiration date;
4. State, and federal tax identification numbers; and
5. Whether the contractor or subcontractor has any pending or prior enforcement actions for any state or federal labor violations, or paid any penalties to a government agency related to the provisions of the California Labor Code.

In addition, applicants will be required to update contractor and subcontractor information for any additions or changes using the online permitting portal before commencing or continuing any work. Customers can verify license information and status [online](#) or call [800-321-2752](tel:800-321-2752).

The full description of verification requirements can be found in San Diego Municipal Code [§129.0121](#). The implementation of these requirements provides transparency and accountability and ensures that labor standards are upheld citywide. Projects that don't adhere to this requirement may be subject to enforcement, including suspension of inspections up to a Stop Work Order or other remedies to ensure compliance.

Projects That Will Require Contractor and Subcontractor Verification

- Residential and mixed-use development projects of 20 or more dwelling units, including single-family dwelling units and multi-family subdivisions.

- Commercial or industrial developments that propose 20,000 sq. ft. or more of tenant improvements, or construction of 20,000 sq. ft. of additional or new gross floor area.
- [Public Right-of-Way Permits](#)
- For Public Right-of-Way Permits, the applicant shall state whether the work to be performed requires safety certifications, safety trainings, professional certifications or professional licenses. If any of these apply, the applicant shall provide the following:
 - A list of the certifications, trainings, and licenses required for the work; and
 - Confirmation that the applicant's employees, or the employees of the relevant contractor, subcontractor, or agent have the required certifications, trainings and licenses, specifying the contractor, subcontractor or agent if applicable.

Contractor and Subcontractor Verification Webinar

The City has posted a [webpage](#) and [webinar](#) to familiarize customers with the Transparency Ordinance, the process of verifying contractor and subcontractor licenses, program requirements and helpful tips.

Small Business and Restaurant Express Program



The [Small Business and Restaurant Express Program](#), started by Mayor Todd Gloria in 2021, is designed to help small businesses with expediting their permit preparations, setup, review, issuance and inspection needs.

The Development Services Department offers dedicated staff resources and technical support for small businesses that need to obtain building permits. This is intended to help small businesses save time when working through regulatory and technical issues for building improvements.

Qualifying small businesses must have 25 or fewer employees, be located in the city of San Diego, have a valid business tax certificate on file with the City, and operate in one of the following industries:

- Catering facilities
- Retail shops
- Hair salons, barbershops, nail salons and spas
- Fitness centers and instructional studios
- Breweries, distilleries and wineries
- Entertainment and music venues
- Childcare facilities
- Restaurants, tasting rooms and bars*

*These small businesses are exempted from the 25-or-fewer-employee maximum

Interested and qualified applicants can book an appointment to answer general questions about how to get a permit quickly. To be included in the program, please email DSDMinisterialPM@sandiego.gov with Small Business in the subject line, and information about your project.

Nathan White is the program coordinating supervisor for the Small Business Restaurant Express program, and his team includes Corina Larkins, Anthony Prather and Raunja Robinson. They're typically available within one business day to answer questions and get your project moving forward through our dedicated Development Project Manager (DPM) services.

Recently, Nathan and his DPM, Anthony Prather, worked directly with Contrast Therapy Social Club. The owners presented the unique challenge of building modular spa structures and bathrooms to meet their business's specific needs. As part of the program, City staff worked with them through the permitting process for those specifics, but Nathan and Anthony also discussed alternative solutions to help them start generating revenue ahead of their permit issuance. For a husband and wife hoping to relocate their business to San Diego, it was that willingness to go the extra mile that made all the difference.

Business owners should also check DSD's [Spaces as Places](#) program, and can work with the City's [Economic Development](#) department to utilize grants and incentives, including the [Storefront Improvement Program](#), [Business Incentive Program](#) and [Fee Payment Incentive Program](#). A full list of Business Improvement Districts and their point-of-contacts can be found [here](#).

Collectively, these programs represent some of the support the City brings to qualified businesses throughout San Diego. We invite you to reach out regarding eligibility and opportunities.

Leadership Transition in DSD's Mapping Section



In January 2026, the Development Services Department said farewell to a true cornerstone of our Mapping Section. After 35 years of dedicated service to the City of San Diego, Senior Land Surveyor Fred LePage retired, leaving behind a remarkable legacy of expertise, professionalism, and customer service.

As the Senior Land Surveyor in DSD's Mapping Section, Fred was a trusted resource for land survey, subdivision, and land title document review. Whether working with internal City staff or external customers navigating complex development projects, Fred brought clarity and technical precision to every review. We are grateful for his decades of service and wish him all the best in this next chapter.

Welcoming Greg Jeffries as Senior Land Surveyor

We're pleased to share that Greg Jeffries has been promoted to Senior Land Surveyor, stepping into this important leadership role within DSD.

Greg began his City career in 2016 with Engineering & Capital Projects, serving as a survey consultant contracts manager for Capital Improvement Program projects. He joined DSD in 2021 as an Associate Land Surveyor in the Mapping section, where many of you may already know him from his excellent service with mapping reviews and project permitting support.

During his time in DSD, Greg has worked closely with Map Check staff to refine and develop mapping review procedures—particularly as recent State housing legislation and policy changes have reshaped the subdivision and ministerial approval landscape. His experience positions him well to guide the Mapping Section through the evolving regulatory environment.

Before joining the City, Greg worked in private industry as a mapping director, field survey supervisor, and title law firm associate, handling land title policy resolutions. He is a registered Land Surveyor in both California and Arizona and brings unique field experience, including two years in Tucson supervising underground tunneling operations on a large copper mining project prior to relocating to San Diego. Greg holds a Bachelor of Science degree in Political Science from San Francisco State University and a Juris Doctor from California Western School of Law — a combination of technical and legal expertise that is particularly valuable in the world of subdivision law, title review, and development permitting.

We're excited to have Greg leading this dynamic section at a time when its role is more critical than ever.

Why the Mapping Section Matters to Your Project

For developers, engineers, contractors, design professionals, and property owners, the DSD Mapping Section is often working behind the scenes—but its impact is foundational to your project's success.

The Mapping Section serves as the technical backbone of property development in San Diego. From complex subdivision maps to straightforward easement grants, this eleven-member team—six of whom are professionally registered land surveyors—helps ensure that every boundary, dedication, and title document is legally sound and compliant with applicable laws and policies. The Mapping Section is within the DSD Engineering Division, under Deputy Director, Samir Hajjiri and Assistant Deputy Director, Paul Godwin.



What We Do for You

Expert Map Review

The team conducts detailed technical reviews of Parcel Maps, Final Maps, and dedication drawings to ensure compliance with the Subdivision Map Act and the Professional Land Surveyors Act. This review protects the integrity of your project and ensures long-term legal reliability and the orderly development of our City.

Land Title Document Review

Mapping staff review land title documents to confirm technical adequacy and verify satisfaction of development conditions. This step provides the legal clarity needed for property transactions, financing, and long-term ownership security.

Policy Implementation

Working collaboratively with all DSD development groups, the Mapping Section plays a key role in implementing the City's Land Development Code and General Plan policies. As State legislation increasingly streamlines subdivision processes and expands ministerial approvals, Mapping's role in translating policy into clear, actionable approvals continues to grow.

A Continued Commitment to Customer Service

Above all, the Mapping Section remains committed to serving the San Diego development community and residents with accessibility and responsiveness.

Customers can take advantage of:

- Preliminary review services
- Virtual and in-person appointments available through staff
- Digital access to historical survey records

Whether you're processing a multi-lot subdivision, resolving a title issue, or performing a preliminary review for a new development, the Mapping team is here to provide the technical and policy expertise your project demands.

As we thank Fred for his years of service and welcome Greg into his new leadership role, we look forward to continuing to support San Diego's development community with clarity, consistency, and collaboration.

Technical Advisory Committee (TAC) Ad Hoc Workgroup: Advancing Collaboration on Building Inspections



Over the past three months, DSD convened a focused workgroup to strengthen communication, clarify processes and improve coordination related to building inspections. The workgroup brought together staff from DSD along with a diverse group of developers, contractors and other interested stakeholders.

Beginning in early December and concluding at the end of February, the group met every two weeks for a total of six highly productive sessions. Each meeting centered on a key area of the inspection process, providing opportunities for demonstration, discussion and collaborative problem-solving.

Meeting 1: Overview and Licensing Requirements

The workgroup opened with introductions and a detailed review of contractor and subcontractor licensing requirements. This foundational discussion helped ensure all participants shared a common understanding of regulatory expectations at the start of the series.

Meeting 2: ACA Portal Demonstration

The second session featured a live walkthrough of the ACA portal, including how to view project records, schedule inspections, upload attachments and request after-hours inspections. The meeting also highlighted virtual inspection processes and how to keep contact information in the system up to date.

Meeting 3: Construction Changes and Special Inspections

Participants explored procedures for [construction changes](#), [deferred submittals](#) and special [inspections](#), as well as professional certification pathways. These discussions helped clarify approval timelines and documentation expectations.

Meeting 4: Occupancy Certifications and Final Inspections

The fourth meeting focused on [temporary certificates of occupancy](#) (TCOs), [certificates of occupancy](#) (COs), fire loading considerations and the steps required to complete final inspections.

Meeting 5: Executive Order Projects and Affordable Housing

This session examined Executive Order projects and the unique timelines and inspection concerns associated with 100% affordable housing developments. Stakeholders identified several opportunities to streamline processes and improve overall predictability.

Meeting 6: Coordination with Partner Agencies

The final meeting emphasized coordination with Right-of-Way permits, Public Utilities (PUD), Engineering and SDG&E. Participants discussed strategies for improving communication and resolving project delays tied to multi-agency involvement.

Outcome and Next Steps

Across all six sessions, participants engaged in constructive dialogue and provided actionable insights. As a result, DSD will be updating several bulletins to offer clearer, more comprehensive guidance on the topics covered throughout the workgroup series.

State and Local Regulatory Updates



The [Regulatory Updates page](#) was created by DSD Staff to highlight the key features of new programs available to facilitate building in San Diego at both the State and local level.

The following have gone into effect as of Jan. 1, 2026. We encourage developers to check their corresponding sections at the above link in order to view the latest bulletins and dedicated pages for these and other regulatory updates:

SB 543

[SB 543](#) amends ADU and JADU regulations in the following ways:

- Clarifies that ADU and JADU square footage regulations refer to interior livable space.
- Exempts JADUs of 500 square feet of interior livable space or smaller from impact fees.
- Requires a local agency to perform a completeness check on an ADU or JADU application within 15 business days of submittal.
- Limits completeness check comments on ADU and JADU applications to only those items requested in the first check.
- Specifies that an ADU or JADU of less than 500 square feet of interior livable space does not increase assessable space.
- Prohibits a local agency from requiring fire sprinklers in JADUs where the primary residence does not have fire sprinklers.

AB 253

[AB 253](#) allows applicants for 100% residential projects of 1-10 total units to retain a qualified private professional provider to perform the plan check function for specific Building Construction and Safety (BC&S) review areas if the DSD BC&S reviewers do not complete their reviews within 30 business days.

AB 671

[AB 671](#) allows applicants for restaurant tenant improvement (TI) projects to use a private professional to certify plans and specifications for compliance with building, health, and safety codes, and requires cities to approve or deny a certified permit application under

this program within 20 business days of receiving a complete application. Cities must review resubmittals within 10 business days, and any review of resubmittals will be limited to comments identified in the first denial. AB 671 also requires cities to audit tenant improvements submitted under this program.

Governance in Action: How San Diego's IT-Business Partnership Drives Civic Success



DSD Director Elyse Lowe and Chief Information Officer for the Department of IT Jonathan Behnke recently appeared on Accela's Civic Innovators Podcast, discussing how this IT-business partnership drives success. San Diego's permitting portal operates on [Accela's Civic Platform](#) to manage several department operations, including over 70,000 permit approvals and 140,000 inspections annually.

To address the challenges that come with that scale, the City implemented a comprehensive IT-business partnership model featuring formalized governance through administrative regulation defining roles, responsibilities and standards. This included quarterly roadmap meetings aligning application portfolios with strategic priorities and creating a Strategic Technology Advisory Committee with all City directors prioritizing investments. We also implemented comprehensive customer engagement strategies, including quarterly [Technical Advisory Committee](#) meetings with customers and monthly Building Industry Association meetings.

"When you're undergoing a significant transformation, if you are shifting from paper to digital, keep in mind that your initial focus will be on ensuring that your employees are well trained and understand new programs and functionalities." said Lowe. "But it's just as important to ensure that your customers find that same level of education to feel comfortable with the permitting process."

The governance model delivered measurable operational results. The City achieved 99.9% to 99.999% system uptime with 24/7 customer access via recorded webinars and digital portals.

This partnership created transparency that extended to City leadership, with IT presenting the strategic technology plan to City Council in closed session annually, providing insights into modernization risks, benefits to internal operations and public-facing improvements. It's thanks to this integration and commitment to quality that DSD is able to operate as a true one-stop shop, bringing planning, building, and permitting functions under one organizational roof.

Library of Training Videos and Webinars



DSD hosts free informational webinars that demonstrate new program features and help customers learn how to apply step-by-step for permits online. Please visit our [Training Video and Webinars page](#) to view recordings of past webinars.



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The City has launched a new service that allows subscribers to receive City news by email or text. Inside San Diego does not replace this newsletter but is an additional resource to receive news and updates from the City. Click the blue button above to sign up! Visit sandiego.gov/insidesd to learn more.



Office Locations & Hours



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