

Community Planners Committee

City Planning Department
City of San Diego 202 C Street, MS 413
San Diego, CA 92101
SDPlanningGroups@sandiego.gov
(619)-235-5200
www.sdpc.org

Tuesday, April 28, 2026
REGULAR MEETING AGENDA
TIME: 6:15-8:15 p.m.

Meeting Location:
Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave.
San Diego, CA 92117

OR virtually at:
<https://us06web.zoom.us/j/83957634371?pwd=5W5kMJQy6Vsahj8Us9uF97l8VkBwS8.1>
Meeting ID: 839 5763 4371
Passcode: 161958
Please note details below



NOTE: If a Sign Language interpretation or language translation services are required, please visit www.sandiego.gov/planning/translation to submit a request at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

ITEM #1 – 6:15 **CALL TO ORDER/MODIFICATIONS TO THE AGENDA/ROLL CALL**

ITEM #2 – 6:20 **NON-AGENDA PUBLIC COMMENT** - 2 minutes per issue
Identification of issues that are within the jurisdiction of the CPC, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

ITEM #3 – 6:35 **APPROVAL OF MINUTES OF MARCH 24, 2026 MEETING**

ITEM #4 – 6:40 **APPOINT NOMINATION COMMITTEE (ACTION)** – The CPC will appoint a person or person to solicit nominations for the executive board.

ITEM #5 – 6:50 **A SEAT AT THE TABLE PRESENTATION/DSD CPG NOTICE CHANGES – (INFO)** Presentation and update of what was presented at City Council. *Victoria LaBruzzo, CPC Chair*

ITEM#6 – 7:10 **SB79 CITY IMPLEMENTATION – (ACTION)** Update including Planning Commission Amendments. City Council hearing on May 7, 2026. - *Geoffrey Hueter, Neighbors for a Better San Diego*

ITEM #7 – 7:30 **SAFE STREETS – (INFO)** – Quick-build traffic calming installations. - *Jason Vance, NPPC Chair*

ITEM #8 – 7:50

REPORTS TO CPC:

- Staff Report
- Chair's Report
- Ad hoc Subcommittees
- CPC Member Comments

ITEM #9 – 8:15

ADJOURNMENT

Victoria LaBruzzo, SRPG Chair & CPC Chair is inviting you to a scheduled Zoom meeting.
Time: Apr 28, 2026 06:15 PM Pacific Time (US and Canada)
<https://us06web.zoom.us/j/83957634371?pwd=5W5kMJQy6Vsahj8Us9uF97l8VkBwS8.1>

Meeting ID: 839 5763 4371
Passcode: 161958

One tap mobile
+16699006833,,83957634371#,,,,*161958# US (San Jose)
+16694449171,,83957634371#,,,,*161958# US

Join by SIP
• 83957634371@zoomcrc.com

Join instructions
https://us06web.zoom.us/meetings/83957634371/invitations?signature=KS6oLi6Tyr-CZB_7JzSzDP_yEj69VfGnYpQij7NJvww

Note: If attending virtually – please update your displayed name by including your name, CPG and position (i.e. Victoria LaBruzzo, SRPG, Chair **OR** Vicki Touchstone, RBPB, Alternate **OR** Marlon Smith, Public)

 Change Your Zoom Display Name During a Meeting

1. **Join the Zoom Meeting.**
2. **Hover over your video thumbnail** in the Zoom window.
3. Click the **three dots (•••)** in the top-right corner of your video box.
4. Select **“Rename”** from the dropdown menu.
5. Enter your desired name in the popup window.
6. Click **“OK”** or **“Rename”** to confirm.

Your updated name will now display under your video screen for other participants to see.

San Diego Community Planners Committee

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July 9, 2025

To:

Assembly Local Government Committee Chair, The Honorable Cecelia Aguiar-Curry

San Diego County Assembly State Members

District 74 – The Honorable Laurie Davies

District 75 – The Honorable Carl DeMaio

District 76 – The Honorable Dr. Darshana R. Patel

District 77 – The Honorable Tasha Boerner

District 78 – The Honorable Christopher Ward

District 79 – The Honorable Dr. LaShae Sharp-Collins

District 80 – The Honorable David Alvarez

Subject: Opposition to SB 79 – Request to Vote NO

Dear Assembly Members,

The Community Planners Committee (CPC), representing 41 Community Planning groups throughout the City of San Diego, urges you to vote **NO** on Senate Bill 79 (Weiner) (hereafter, SB 79). As the elected community voices for the city, we urge you to consider what is appropriate for San Diego and your constituents. While Senator Scott Weiner’s Fact Sheet – Updated 7.7.25 states the City of San Diego supports SB 79, neither the mayor nor the city council have explicitly endorsed SB 79. In fact, San Diego’s Legislative Platform not only emphasizes support of land use regulations that would be eliminated by SB 79, it supports retaining local control over state and federal regulations in general. Any statement of implied or explicit support for SB 79 runs counter to these principles. As explained more fully below, there is good reason to reject SB 79 in its entirety.

Our opposition is grounded in the sweeping nature of SB 79 that fails to fully contemplate the diversity of California’s geography, topography, infrastructure, and planning needs. Although, SB 79 proposes a fixed, tiered approach and a “local transit-oriented development alternative plan” provision, presumably to address this reality of diversity, it fails. These mechanisms for density embedded in SB 79 are deeply misaligned with the characteristics and needs of cities such as San Diego.

As drafted by Senator Wiener, the sole representative for the combined City and County of San Francisco, SB 79 may address the challenges of his jurisdiction. However, unlike San Francisco, our city historically grew through a mix of urban, suburban, and even rural development. Indeed, while San Diego has vertically grown in places chosen for this specific kind of development, like Downtown, University Town Center, and more recently, Mission Valley and Little Italy, many neighborhoods are best served by development scale appropriate to their suburban settings and infrastructure capacity. This recently came to light in the wake of San Diego’s Bonus ADU program which proved to be an unmitigated disaster of unbalanced development.¹ Following much needed reform, City Planning Director Heidi Vonblum stated, “Our goal is to ensure public safety and allow for development at scale

with the surrounding neighborhoods while continuing to create affordable homes for San Diegans of all incomes, particularly in the City’s high-resource areas.”²

More importantly, *San Diego is already meeting its state-mandated Regional Housing Needs Allocation (RHNA)*. Through recent community plan updates, San Diego has nearly tripled its capacity for more housing without resorting to an over-reaching development mandate like SB 79. As community plans continue to be updated, capacity will only continue to increase.

SB79 would mandate **rigid development standards** that fail to account for:

- Community context
- Local topography
- Infrastructure limitations
- Quality of architectural design

The measure **disregards fundamental land use planning principles**, including:

- Appropriate building height transitions
- Thoughtful street-level relationships between buildings and streets
- Harmonious integration with surrounding neighborhoods

We fully recognize that housing challenges persist at the state and local levels. Unlike SB 79, good planning that addresses these challenges requires more than imposing concentrated development within broad, predetermined circles near transit lines. In other words, mass transit should support thoughtfully designed communities rather than artificially inflate density. Let the San Francisco Bay Area pursue its planning strategies locally, without imposing statewide mandates that significantly diminish the ability of other jurisdictions to govern responsibly and effectively.

We implore you to represent the distinct needs of San Diego—and all of California’s varied communities—by voting **NO** on SB79.

Thank you for your thoughtful consideration.

Sincerely,



Victoria LaBruzzo, Chair
Community Planners Committee
City of San Diego

¹: <https://www.10news.com/news/local-news/city-council-votes-to-make-changes-to-san-diegos-adu-program>

²: <https://www.insidesandiego.org/city-council-adopts-reforms-accessory-dwelling-unit-program>

cc: District 18 – The Honorable Steve Padilla
District 38 – The Honorable Catherine Blakespear
District 39 – The Honorable Akilah Weber Pierson
District 40 – The Honorable Brian Jones
San Diego Mayor – The Honorable Todd Gloria
SD City Council District 1 – The Honorable Joe LaCava
SD City Council District 2 – The Honorable Jennifer Campbell
SD City Council District 3 – The Honorable Stephen Whitburn
SD City Council District 4 – The Honorable Henry Foster III
SD City Council District 5 – The Honorable Marni von Wilpert
SD City Council District 6 – The Honorable Ken Lee
SD City Council District 7 – The Honorable Raul Campillo
SD City Council District 8 – The Honorable Vivian Moreno
SD City Council District 9 – The Honorable Sean Elo-Rivera



CITY OF SAN DIEGO NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: Thursday, May 7, 2026
TIME OF MEETING: 6:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: ORDINANCE PHASING THE IMPLEMENTATION OF SENATE
BILL 79 INCLUDING EXEMPTIONS - PROCESS FIVE

PROJECT NO: N/A
PROJECT NAME: Senate Bill 79 Phased Implementation and Exempting
Specified Areas

APPLICANT: CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT

**COMMUNITY
PLAN AREA:** CITYWIDE

COUNCIL DISTRICT: CITYWIDE

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Grant Ruroede / gruroede@sandiego.gov / 619-446-5347

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following proposed ordinance:

Senate Bill (SB) 79, the Abundant and Affordable Homes Near Transit Act, was signed into law by Governor Gavin Newsom on October 10, 2025. SB 79 establishes new streamlined processes to facilitate housing production near transit-oriented development (TOD) Stops (as defined in SB 79) in the City. SB 79 requires counties and cities to approve certain housing development projects within a specified radius of existing or currently proposed major TOD Stops on sites zoned for residential, mixed, or commercial development. SB 79 will take effect on July 1, 2026, at which time the City would be required to ministerially approve development allowed under the bill. To ensure that local jurisdictions can tailor their requirements to address local conditions, SB 79 provides flexibility on its implementation.

SB 79 authorizes the City to phase the implementation of SB 79 requirements through the adoption of an ordinance. Phasing the implementation would allow the City time to address various issues, such as fire safety, historic preservation, fair housing, sea level rise and other planning considerations through development and adoption of a TOD Alternative Plan that would allow the redistribution of housing capacity among designated TOD Zones. An ordinance to phase the implementation of SB 79 or adopt a TOD Alternative Plan is required by Government Code Section 65912.161 to be submitted to the California Department of Housing and Community Development (HCD) for its review and comment.

The City Planning Department has prepared an ordinance to phase the implementation of SB 79 in Low Resource Opportunity Areas, sites containing historic resources designated as of January 1, 2025, sites within a Very High Fire Hazard Severity Zone, and sites identified as vulnerable to one foot of sea level rise. The ordinance would also exclude areas that are located more than one mile from a TOD Stop using a walking path. This ordinance would not amend any regulations in the existing Land Development Code; rather, it would state the City Council's decision to exclude areas beyond a one-mile walking distance from SB79 applicability, and to phase implementation of the other identified areas until a later date in time (either in 2031, or until a TOD Alternative Plan is in effect), as allowed under SB 79.

On April 16, 2026, the Planning Commission voted 6-0-0 to recommend to the City Council adoption of the

ordinance to exempt sites outside of a one mile walking distance from a transit-oriented development (TOD) Stop from SB 79 implementation and recommended the phasing in of the implementation of all of the remaining areas within TOD Zones citywide, inclusive of low resource areas. The motion further recommends that should the TOD Alternative Plan, inclusive of low resource areas and the City of San Diego's Very High Fire Hazard Severity Zone maps, not be approved as of April 30, 2027, staff shall return to the Planning Commission by May 31, 2027, for consideration.

For additional information, you can visit the Senate Bill 79 website at: <https://www.sandiego.gov/planning/work/senate-bill-79>

Notice of Availability of Potential Local Coastal Program Amendment:

The ordinance phasing the implementation of Senate Bill 79 including exemptions would apply to property located in the Coastal Zone. Although the ordinance does not include any amendments to the Local Coastal Program, it could impact land use decisions in the Coastal Zone. Therefore, this notice is being sent to meet the requirements of an amendment to the Local Coastal Program. The final decision by the City Council will occur no sooner than six weeks after the date of mailing of this notice. While the ordinance is not considered an amendment to the Local Coastal Program, in an abundance of caution, it will also be submitted to the Coastal Commission for certification, if applicable.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the City of San Diego City Planning Department, Attention: Grant Ruroede, Senior Planner, 202 C Street, M.S. 413, San Diego, CA 92101 or GRuroede@sandiego.gov before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

The Environmental Analysis Section of the City Planning Department has reviewed the ordinance phasing the implementation of Senate Bill 79 including exemptions and determined that this activity is not a project pursuant to CEQA Guidelines Section 15378(b)(5) as it is an organizational or administrative activity of government that will not result in any direct or indirect physical changes in the environment. As such, this activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3). This determination is predicated on CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review. This action would not result in any changes to the regulations that apply to new development today. Rather it would comply with SB 79's procedural requirements to exempt certain areas from its application and to implement SB 79 in other areas at date later than July 1, 2026. Any future discretionary actions related to implementation of SB 79 will be evaluated for compliance with CEQA. Nevertheless, if this activity is considered a project, it would be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), as this ordinance is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. For the reasons outlined above, i.e., that this action would not result in any changes to the regulations that apply to new development today, it can be seen with certainty that there is no possibility that this activity may have a significant effect on the environment.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the May 7, 2026, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/form/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: April 23, 2026

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**