

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **Item 6: Senate Bill 79 Phased Implementation and Exempting Specified Areas**

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

When prompted, input Webinar ID: 160 407 5570

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

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

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City Planning Department

Senate Bill 79 Phased Implementation and Exempting Specified Areas

Item #6
April 16, 2026

Proposed SB 79 Ordinance

Adopt an Ordinance to:

In accordance with SB 79, exempt areas from SB 79 that are not transit-oriented development (> 1 mile walking distance from qualifying trolley or rapid bus stop)

1. Phase implementation of SB 79 in Low Resource Areas until 2031
2. Phase implementation of SB 79 upon adoption of a TOD Alternative Plan in:
 - Very High Fire Severity Zones
 - Sites with a designated historic resource, and
 - Sites subject to one foot of sea level rise

What is SB 79?

Signed by the Governor in 2025:

- Address the State's housing shortage
- Create homeownership opportunities
- Build more homes near transit



Where does SB 79 apply in San Diego?

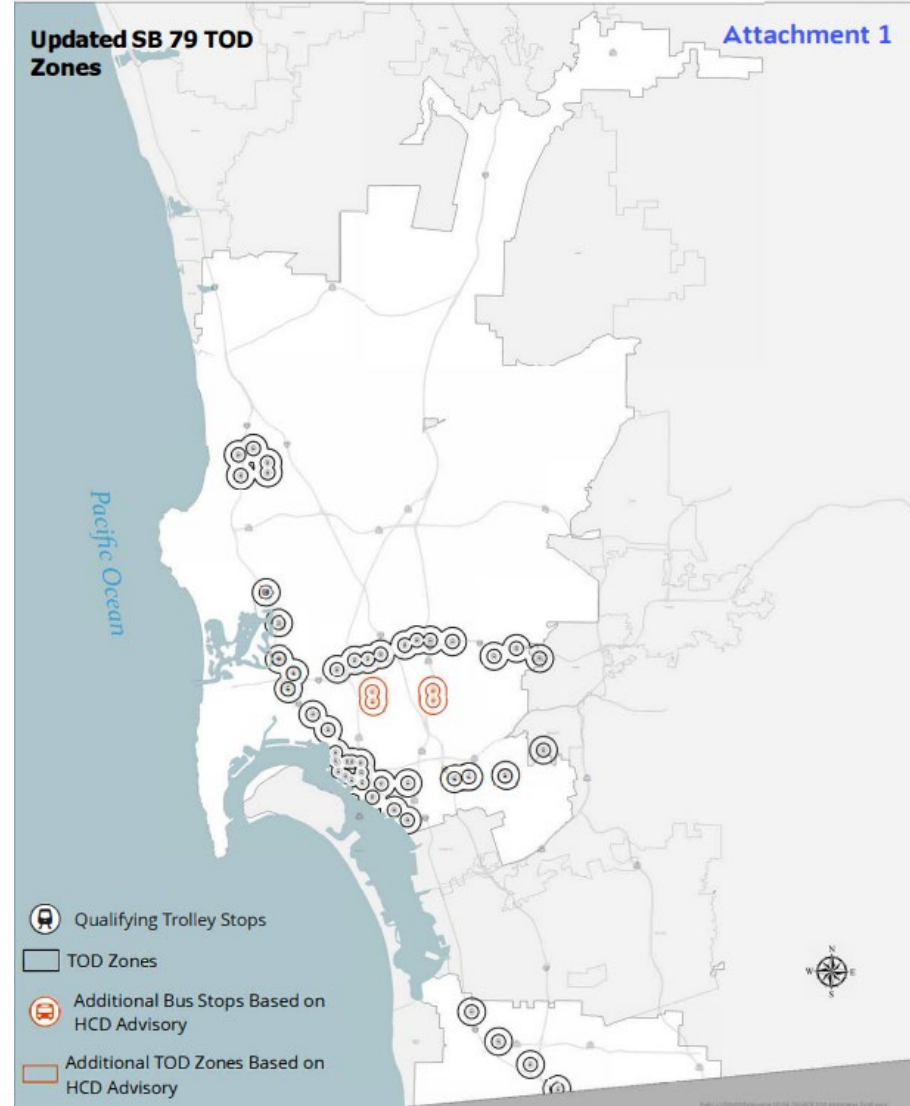
- Within a 0.5-mile radius around all TOD Stops
- Sites zoned for residential, commercial, or mixed-use

SB 79 Updated on 4/8/2026

The City of
SAN DIEGO

Updated SB 79 TOD
Zones

Attachment 1



What does SB 79 require?

Distance from TOD Stop	Residential Density	Floor Area Ratio (FAR)	Building Height
Within 1/4 mile	100 Homes Per Acre	3.0	65 Feet
Within 1/4 – 1/2 mile	80 Homes Per Acre	2.5	55 Feet
Within 200 feet	Up to 140 Homes Per Acre	Up to 4.0	Up to 85 Feet

How can the City Implement SB 79?

- Takes Effect July 1, 2026
- SB 79 Implementation to include:
 - A plan for added density
 - Determine most optimal locations for development
 - Incorporate public feedback
 - Address local issues



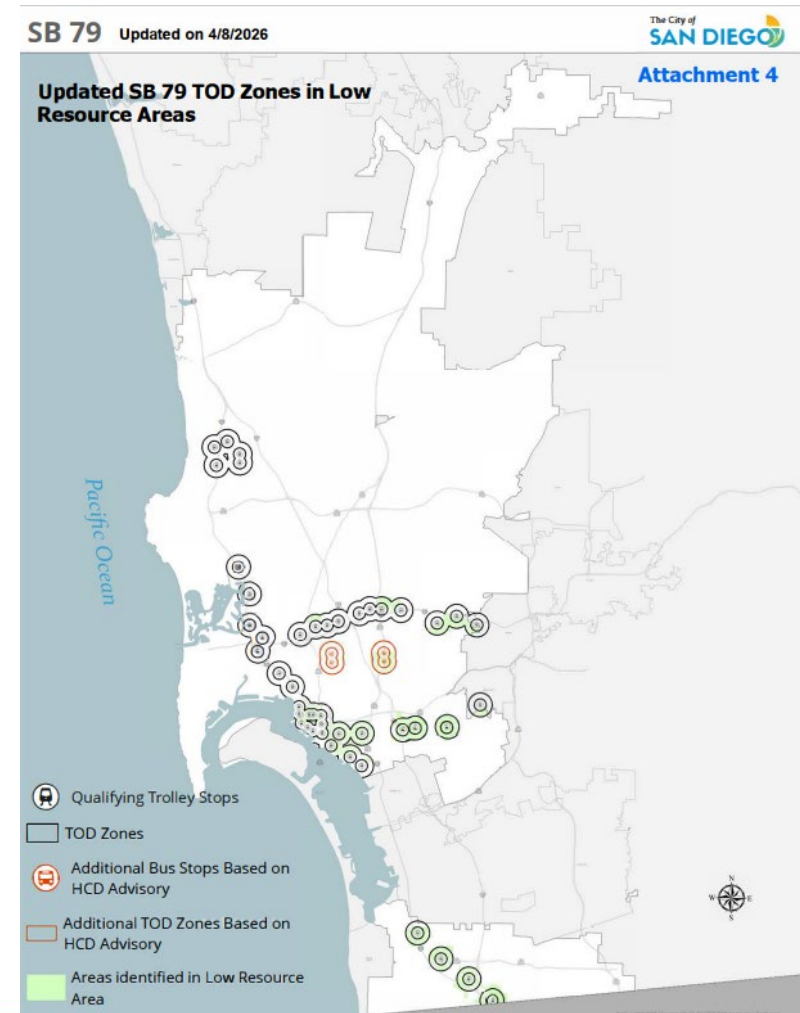
Exemption: Areas that would not result in Transit Oriented Development

- Exclude areas more than 1-mile walking distance to a qualifying trolley or rapid bus stop
- Provide true transit access and align with climate goals
- Ensure development is transit oriented as intended by SB 79



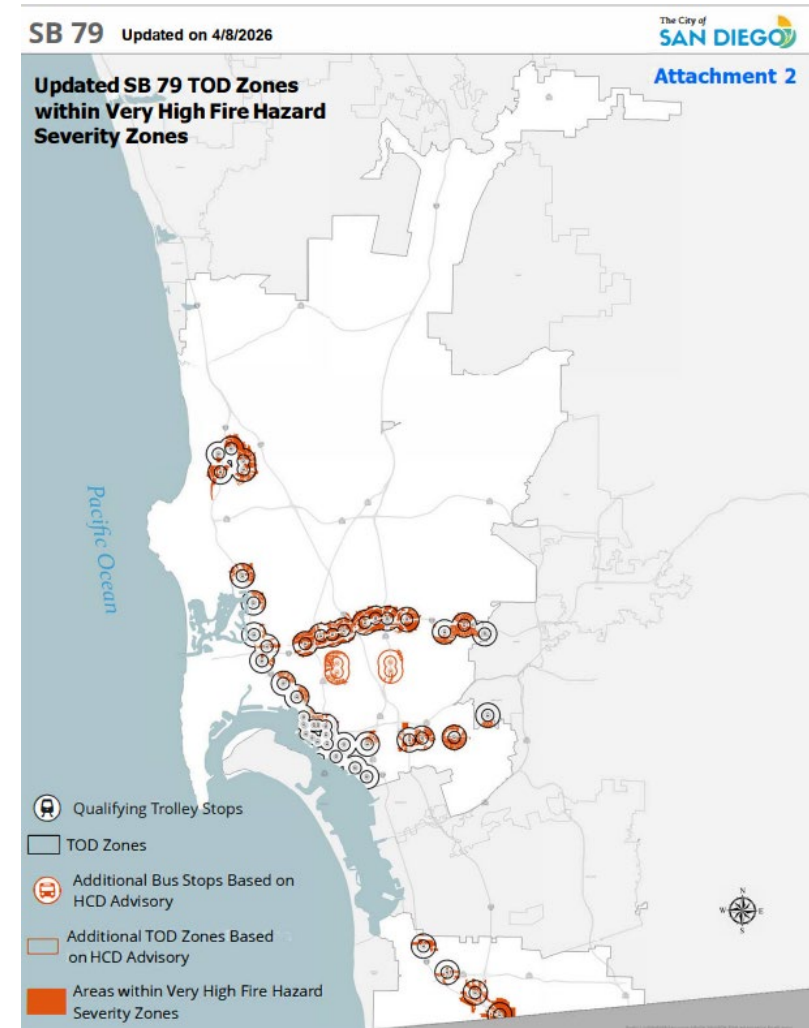
Phased Implementation: Low Resource Areas

- Phased implementation in Low Resource Opportunity Areas
- Implement in 2031 with the adoption of the next Housing Element, or sooner through community plan updates
- Thoughtfully plan in a manner that affirmatively furthers fair housing



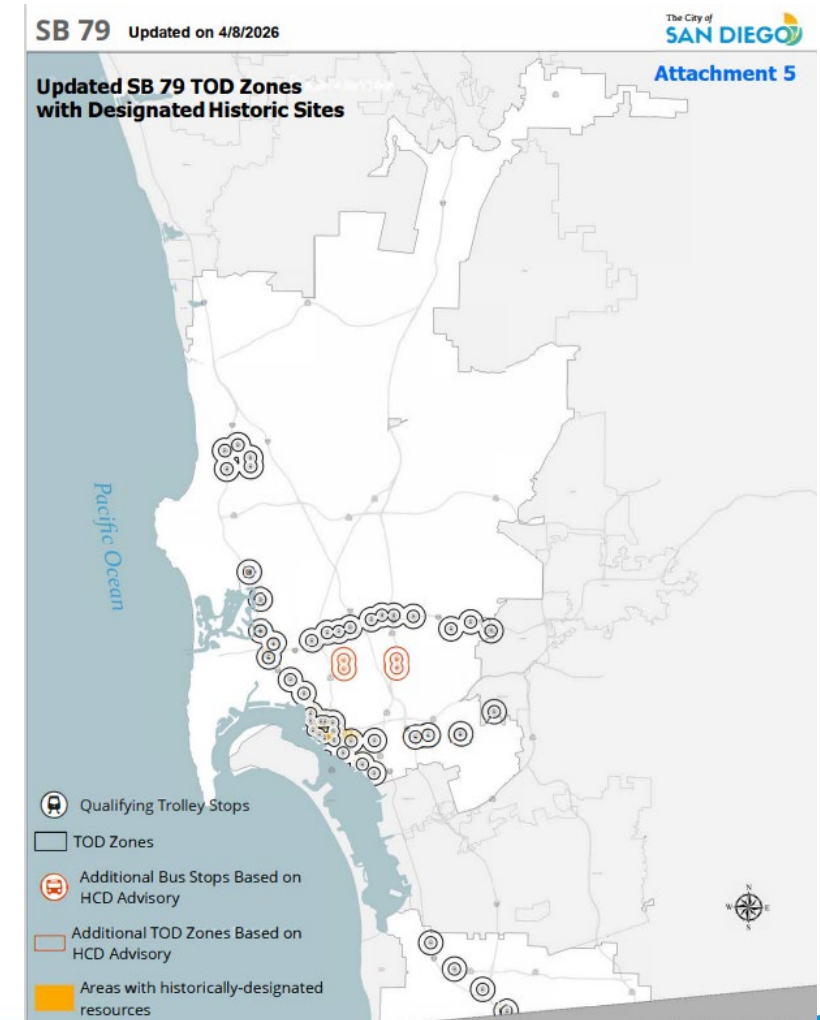
Phased Implementation: Very High Fire Hazard Severity Zones

- Phased implementation in Very High Fire Hazard Severity Zones
- Implement upon the adoption of a TOD Alternative Plan
- Thoughtfully plan for new development with better evacuation routes



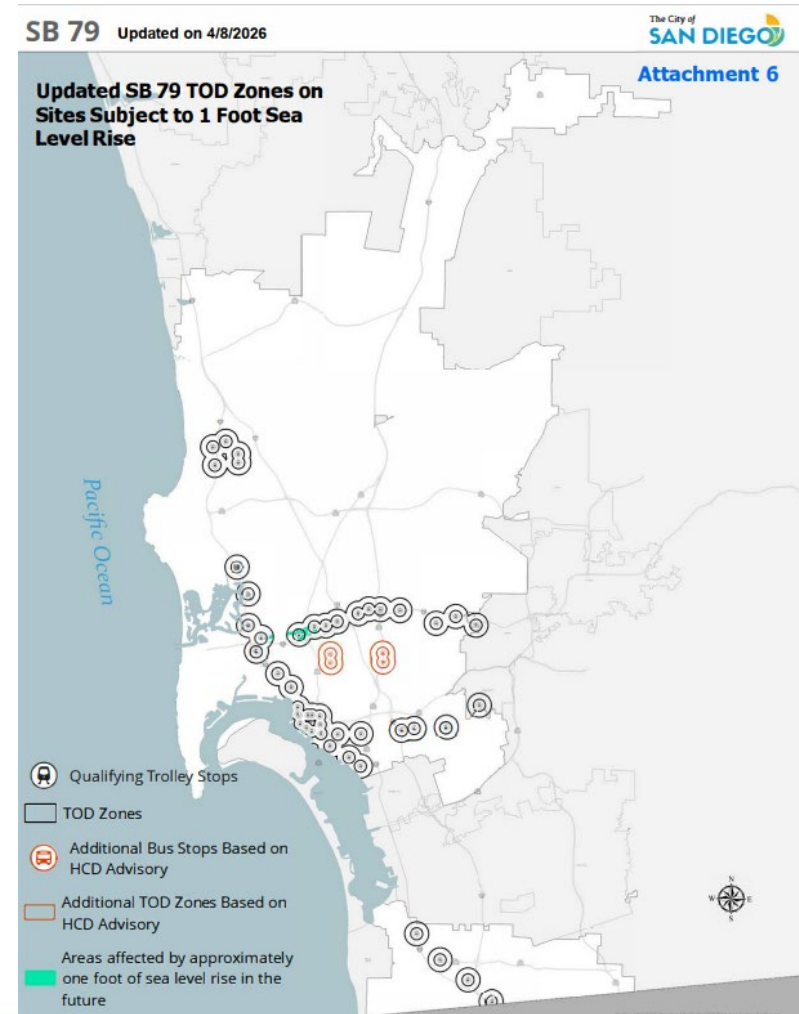
Phased Implementation: Designated Historic Sites

- Phased implementation on sites with Designated Historic Resources
- Implement upon the adoption of a TOD Alternative Plan
- Ensure consistency with historic regulations currently being updated



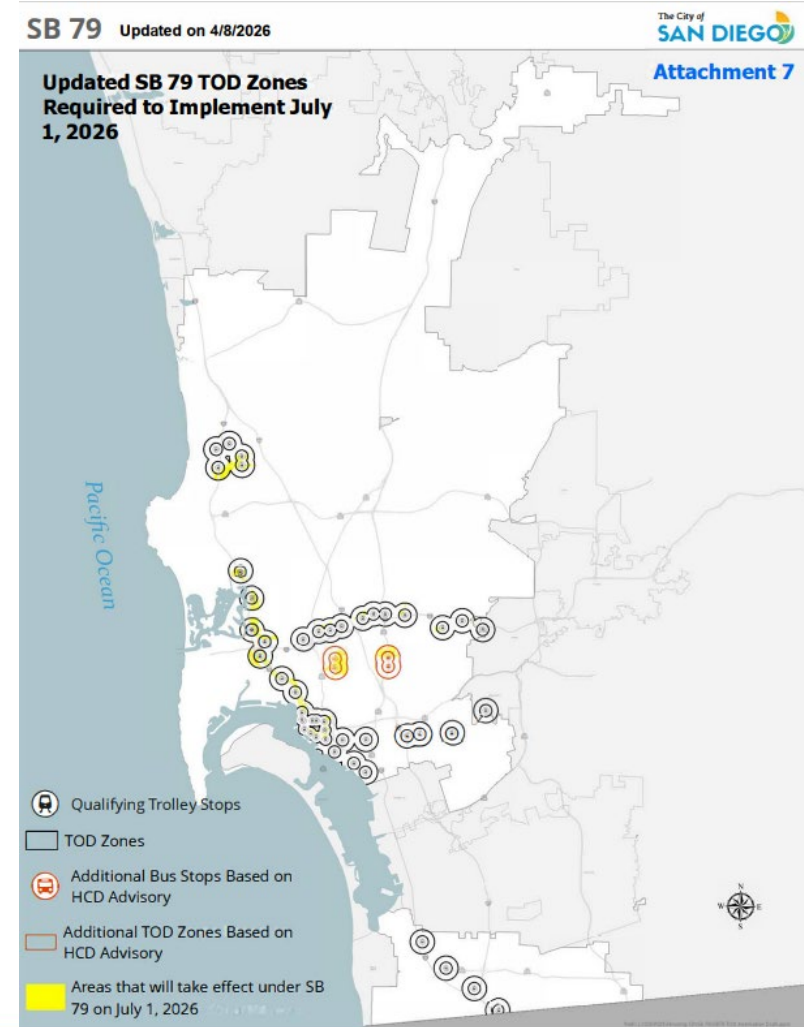
Phased Implementation: Areas Subject to Sea Level Rise

- Phased implementation in areas subject to one foot of sea level rise
- Implement upon the adoption of a TOD Alternative Plan
- Thoughtfully plan for new development subject to sea level rise in accordance with the City's adopted Climate Resilient SD plan



Areas not Eligible for Phased Implementation

- Areas not meeting requirements are not eligible for phased implementation
- SB 79 will take effect on July 1, 2026



SB 79 Implementation Next Steps

Today's Action:

- City Council
- Submit Ordinance to HCD for Review and Comment

Future Council Actions:

- Future Community Plan Updates
- Transit Oriented Development Plan
 - General Plan, Zoning, Land Development Code Changes



Staff Recommendation

Recommend to the City Council approval of an ordinance to phase the implementation of SB 79 and exempt areas not located near transit from SB 79 implementation as provided for in SB 79.

Planning Department

Public Comment

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