



Allied Gardens Grantville Community Council
5173 Waring Road #445, San Diego, CA 92120-2705

4 May 2026

Diana Fuentes, City Clerk
Office of the City Clerk
202 C Street, MS 2A
San Diego, CA 92101

Re: Allied Gardens - Grantville Community Council Comments Concerning Senate Bill 79 Phased Implementation and Exempting Specified Areas & Request for Planning Department Housing Element Data

Honorable Council President LaCava and City Council Members,

As you consider the implementation of the subject legislation this 7th of May 2026. We ask you to think of the impacts of recent state and city legislation in this 6th housing cycle. Major strike-throughs and nullifications of our community plans city-wide have occurred. Grantville is the focus of our discussion on this point.

Grantville's community based 2015 focused plan amendment is languishing from the laws and ordinances created in the last eleven years. And city-wide our communities infrastructure problems are made worse through a policy of diverting critical Development Impact Fees (DIF) to 'Communities of Concern' away from the neighborhoods generating this revenue. Fire/water/sewer mains, roads, mobility, public safety, libraries, parks, emergency communications networks, the growing list of public infrastructure degrading in every community to the benefit of a few is alarming. Particularly when 'Communities of Concern' are also generating their own DIF through the operation of these laws and housing development. We support the Mobility and Climate Board's recommendations to fund the following CIP projects: P18007 - Alvarado Canyon Road Realignment, S15019 - Upsizing the Alvarado Trunk Sewer, B18104: Upsize of Water Mains in the Grantville and Adobe Falls areas. And to Fund a Continental Crosswalk at Mission Gorge Rd. and Mission Gorge Pl..

While our 6 April letter to the Planning Department supported the basic policy guidance for implementation of SB 79, this letter was approved before the department submitted proposed code





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changes to the Planning Commission. We formally submit our comments on these proposed codes which we submitted to the Planning Commission:

- SUPPORT of Section "E" defining Major Transit stops as including rail or 4 bus stops (Stops served by 4 buses).
- SUPPORT of Section "J", "K", "L", & "M" which define and discuss limits around walking distances to transit.
- NO SUPPORT for Section "P" - As it seems to prioritize building new housing development into higher resource areas first (and potentially farther from transit).
- CONDITIONAL SUPPORT Section "T" - Until traffic studies can confirm effective evacuations of VHFHSZ in Navajo are possible in an emergency evacuation due to fire. This given that standard rush hour traffic (on any business day) to get out of Navajo through College or Mission Gorge can take 15 minutes to get on the freeways, sitting through as many as 4 cycles of the lights - it would be worse in an evacuation event when 15 minutes is too much.
- NO SUPPORT for Section "X" - It seems to allow development of housing city-wide to shift from one planning district to another as long as the cumulative total of housing within 1/2 mile of Transit Oriented Development (TOD) meets the 50% threshold. This is inconsistent with the effort to have affordable housing in all planning districts.
- CONDITIONAL SUPPORT Section "Y" - Planning Department development of an alternative plan *must require sufficient time for Community Planning Group's review and input* (45 days).
- CONDITIONAL SUPPORT Section "BB" - Delay implementation of SB 79 in Low Resource Areas to the extent that it does not prioritize development into higher resource areas first.

To honor Mayor Gloria's call in his 2026 State of the City address to "prove our progress," and to help meet the objectives of Goal Six in the General Plan's Housing Element, we request that the following data—already collected by the Development Services Division (DSD) during the permit process—be permanently posted on the 'DSD Dashboard' for public use. This single gesture would contribute immeasurably to each planning group's understanding and ability to partner with the planning department, and it will educate the public on the scale and need of these laws where they live, provide transparency necessary in a democracy, and build trust in government.

This request is supported by the city's housing element goals and objectives as well as a variety of policies. The data requested are as follows:





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- Show the location and number of adequate public sites available for development by planning area. (Goal 1 Objective A, Policies HE-A.1&2, 5, 6, & 7)
- Give the number of projects and units provided by each incentive program in each planning area for each year of the cycle (i.e., ADU, Density Bonus Programs, Expedite Programs, Accessibility Programs.) (Goal 1, Objective C, Policy HE-C.10)
- Provide data specific to each project's infrastructure improvements and DIF collected, by planning area and year. (Goal 1, Objective D, Policies HE-D.2 & 4)
- List building permits issued for projects including housing of vulnerable populations, including the number of units, by planning area; And publish the measures and targets for each housing element program objective. (Goal 1 Objective E, Policies HE-E.1, 2 & 7 through 11)
- Demonstrate program and incentives effectiveness to encourage new affordable housing across all income groups in all planning areas using filterable TCAC census tract demographic data, by planning area, including housing targets for each year and (Goal 3, Objective I, Policies HE-I.1-3, 5-7, 9 & 11):
 - The number of units by affordability level in high opportunity areas.
 - The number of new recreational, active transportation, and transit infrastructure projects located in disadvantaged communities.
 - The number of new housing units produced annually through each incentive program.
 - The number of affordable and naturally occurring housing units preserved annually.
 - The number of affordable multifamily housing units produced in each community.
 - The number of Permanent Supportive Housing (PSH), Transition Housing (TH), and Emergency Shelter (ES) units or beds available by community.

Housing element goal six (Publicizing housing needs & resources) and achievement of its objectives (fostering city-wide discussion and accessibility to information) can be amplified through the Mayor's invitation for the public to observe, "results you can see," sharing our successes and inspiring collaboration. We urge you to require publishing of this data for the benefit of every community and consider the benefits we all can share through making this data readily available on multiple SDHC and departmental web pages.

Sincerely,

The Allied Gardens / Grantville Community Council
AGGCCouncil@gmail.com





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Copy to:

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