

# Community Planners Committee

City Planning Department  
City of San Diego 202 C Street, MS 413  
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**Tuesday, June 23, 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/jc/82380209926>

Meeting ID: 823 8020 9926

Passcode: 788458

**Please note instructions below** 

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## NOTE:

If a Sign Language interpretation or language translation services are required, please visit [www.sandiego.gov/planning/translation](http://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 – 6:30

**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 – 6:45

### APPROVAL OF MINUTES OF MAY 2026 MEETING

## ITEM #4 – 6:55

**INSTALLING A COMMUNITY GARDEN (INFO):** Installing a community garden in your planning area is a quick win and only takes 3 years. *Paul Coogan, NHCPG*

## ITEM #5 – 7:15

**CPG TECHNOLOGY LANDSCAPE (INFO)** - more than a website but less than our budget, Paul Coogan, NHCPG

## ITEM #6 – 7:30

### REPORTS TO CPC:

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

**ITEM #7 – 8:00                      ADJOURNMENT**

Victoria LaBruzzo, SRPG Chair & CPC Chair is inviting you to a scheduled Zoom meeting.

Topic: Victoria LaBruzzo, SRPG Chair & CPC Chair's Zoom Meeting

Time: Jun 23, 2026 06:15 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82380209926?pwd=MAd90nrQTddQ2bvdqgn1oW5dUEeYl5.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/82380209926>

Meeting ID: 823 8020 9926

Passcode: 788458

One tap mobile

+16694449171,,82380209926#,,,,\*788458# US

+16699006833,,82380209926#,,,,\*788458# US (San Jose)

Join by SIP

• [82380209926@zoomcrc.com](mailto:82380209926@zoomcrc.com)

Join Instructions

[https://us06web.zoom.us/join/82380209926/invitations?signature=xPGneQBDveMDp\\_AB9zsgIEVvn12TIDNowqWfoBniv58](https://us06web.zoom.us/join/82380209926/invitations?signature=xPGneQBDveMDp_AB9zsgIEVvn12TIDNowqWfoBniv58)

**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.



June 17, 2026

Alex Frost  
Principal Planner  
Planning Department, City of San Diego

RE: SB79 Adoption

Whereas SB 79 specifically provides a process for local jurisdictions to tailor its requirements to address local conditions, the Normal Heights Community Planning Group has elected to provide recommendations for the adoption of SB79 within the bounds of the Normal Heights Community Planning Area:

1. Adopt a “transit-oriented development alternative plan” (TOD) consistent with Government Code 65912.161(a) having:
  - a. an exception for sites within a very high fire hazard severity zone,
  - b. an exemption of areas outside of a one mile walk from TOD Stops from SB 79 application,
  - c. an exemption of areas where no walking path under one mile connects a site to a TOD Stop,
  - d. and modifications to Floor Area Ratio (FAR) between RS-1-1, RM-1-1 and RM-2-5, CUPD-CT-2-3, CUPD-CT-2-4 zones as laid out in Appendix A.
2. Opt out of phased implementation as described in Government Code Section 65912.161(b)(1)(B)(iii).

The TOD details were reviewed by the board on June 2nd with considerations for land redevelopment, density, scale, architectural features, parcel sizes, practicality, zoning, and overlays for Complete Communities Housing Solutions and ADU Bonus Program, as well as the Mid-Cities Community Plan Update and the proposal submitted by the Kensington Talmadge Community Planning Group.

Opting out of a phased implementation was successfully argued by both board members concerned about impacts to the Community Plan Update in progress and a resident of the impacted area who expressed a desire to see redevelopment.

Respectfully yours,

Paul Coogan  
Chair, Normal Heights Community Planning Group

Cc: Apharna Padmakumar, Associate Planner; Morgen Ruby, Senior Planner; Selena Sanchez Bailon, Assistant Planner; Victoria LaBruzzo, Chair, Community Planners Committee; Niel Winner, Chair, Kensington Talmadge CPG; Marcellus Anderson, Chair, City Heights CPG; Lynn Edwards, Chair, Eastern Area CPG; Kanoa Cavaco, D-9 Outreach; Fatima Maciel, Mayor’s Office; Maya Rosas, Policy Advisor D-9



## Appendix A - Modifications to FAR

We estimate that SB79 requires 12.5 million square feet of allowable FAR within the boundaries of tier 2 and tier 3 TOD areas defined by SB79. Parcels along El Cajon Blvd fall within the Complete Communities Housing Solutions (CCHS) overlay and qualify for FAR greater than the maximum SB79 FAR.

The table below models three scenarios:

1. **SB79:** Maximum FAR square footage specified by SB79 without consideration of CCHS overlay.
2. **SB79 + CCHS:** Maximum FAR square footage specified by SB79 for areas outside the CCHS overlay plus the average FAR allowed by CCHS (6.0 + 7.5 / 2) assuming affordable housing may not be included in all projects.
3. **Alternate TOD:** Maximum FAR square footage specified by SB79 for areas outside the CCHS overlay plus the average FAR allowed by CCHS (#2) after applying 200% SB79 FAR in CCHS overlay areas and 50% SB79 FAR in areas outside the CCHS overlay area.

Map Area	SB79	SB79 + CCHS	Alternate TOD
<b>SB79 Tier 2 &amp; CCHS</b>	1,400,928	3,782,504	3,362,226
<b>SB79 Tier 2</b>	2,279,063	2,279,063	1,139,531
<b>SB79 Tier 3 &amp; CCHS</b>	2,747,763	7,418,959	6,594,630
<b>SB79 Tier 3</b>	6,108,005	6,108,005	3,054,003
<b>Total</b>	<b>12,535,758</b>	<b>19,588,531</b>	<b>14,150,390</b>

The Alternate TOD supplies an additional 1.5 million square feet above the SB79 minimum while maintaining areas zoned RS-1-1, RM-1-1 as they are currently. This approach has several benefits to the city, developers, and the community.



## **Appendix B - Benefits**

### **Benefit to the City of San Diego**

The combination of an alternate TOD and opting out of the phased in approach will allow for:

1. Consistent zoning/FAR on both sides of SR-15 when considering the Alternate TOD proposed by the Kensington Talmadge CPG.
2. Reduced confusion about FAR in an area with inconsistent zoning. The east/west streets of Madison, Monroe, and Meade are zoned RS-1-1 superseding north/south streets zoned RM-1-1.
3. The mix of zoning within the grid mentioned above needs to be reviewed as part of the Mid-Cities Community Plan Update.

### **Benefit to Developers**

Developers will find:

1. Consistent FAR specification on both sides of SR-15 if there is alignment with the Alternate TOD proposed by the Kensington Talmadge CPG.
2. Parcel sizes located outside the CCHS overlay and within SB79 Tier 2 & 3 are typically very small (Min = 1470, Median = 4292) requiring acquisition of multiple contiguous parcels to build anything significant.
3. Parcels within the CCHS overlay provide a much better opportunity for development of multiple dwelling units within a single structure while the ADU Bonus program allows for ministerial development on any parcel with unused FAR.

### **Benefit to the Community**

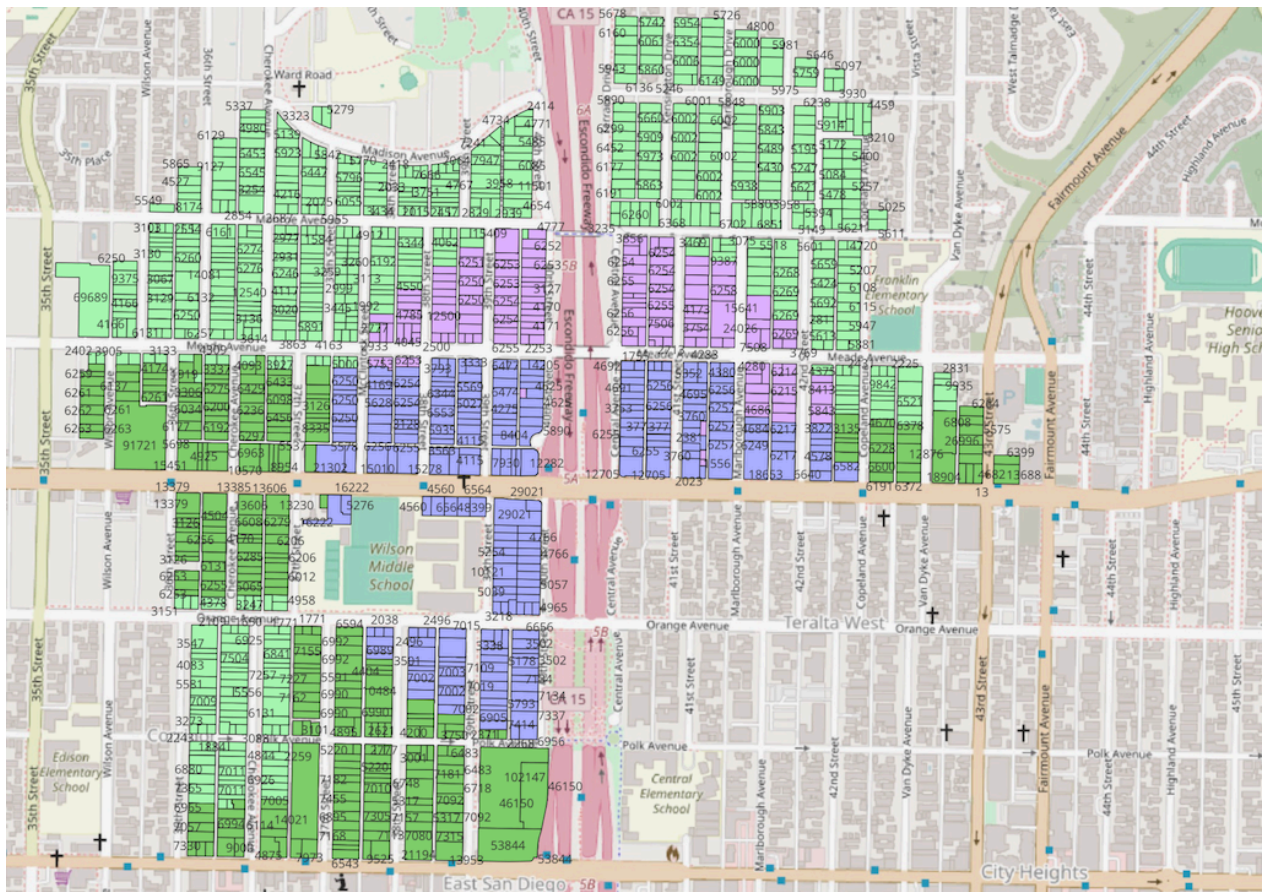
The area outside the CCHS overlay is a mix of pre-war bungalows, post-war additional dwelling units, multifamily apartment complexes of 6 or 8 units. The area needs a comprehensive redevelopment program that is not a piecemeal approach. The fragmentation of this area has led to the devaluation of older homes in the bungalow style over the past decades as they become overshadowed by the sporadic installation of larger structures. Residents local to the area have expressed a desire for redevelopment and additional housing units as long as it is done in a planned and meaningful way.

## Appendix C - Maps

### El Cajon/SR-15 Transit Center Area Impacted by SB79

This map shows the overall area near the El Cajon/SR-15 transit center contained in SB79 tiers with a secondary overlay to indicate CCHS.

- Light Green = SB79 Tier 3 + No CCHS
- Dark Green = SB79 Tier 3 + CCHS
- Light Purple = SB79 Tier 2 + No CCHS
- Dark Purple = SB79 Tier 2 + CCHS



**COMMUNITY**  
**NORMAL HEIGHTS**  
**PLANNING GROUP**

**Normal Heights Area Impacted by SB79**

This map shows the overall area near the El Cajon/SR-15 transit center contained in SB79 tiers with a secondary overlay to indicate CCHS for Normal Heights only.

- Light Green = SB79 Tier 3 + No CCHS
- Dark Green = SB79 Tier 3 + CCHS
- Light Purple = SB79 Tier 2 + No CCHS
- Dark Purple = SB79 Tier 2 + CCHS

