

Linda Vista Planning Group
Affordable Housing Task Force (AHTF)
Location: Bayside Community Center, 2202 Comstock Street, San Diego, CA 92111
May 19, 2026, 6:00pm



DRAFT MINUTES

Welcome and Introductions:

- Present: Jonas Bimshas, Marcos Camargo, Kim Heinle, Lorri Freitas, Sean Canning
- Absent: Susie Ward (Resigned via email), Jessica Vences, Reese Galvin

Meeting Called: 6:05pm

Review and Approval of:

- May's 2026's Agenda: unanimous approval
- April's 2026's Minutes: unanimous approval

Public Comment

- Comment made by Jonas that the City of San Diego SB79 alternative plan had passed council, with potential for future discussion on what upzoning would look like in affected Linda Vista Planning Area

Neighborhood Homes for All of Us Program

- Details on how to attend a new City community homes program workshops were shared
- Some members agreed to attend in-person or virtually to get a better sense of what policies the City is planning to put forward, including if urban-lot splitting amendments were being considered

ADU Report Presenter: Ten Seventy Architecture

- Sean Canning, from Ten Seventy Architecture provided a presentation on San Diego Home Density Bonus Program from his perspective as an Architect and designer for multiple ADUs in the past
- The presentation emphasized common reasons why ADU projects are more attractive for developers, including their ability to replicate once-allowed bungalow structures, lower regulations doing multiple R-3 duplex structures than one larger R-2, and (relatively) easily provide greater returns for landlords when projects pencil out
- Various inhibitors to good/any ADU projects were shared, namely increased City fees from redundant plan-checks, community enhancement fee operating as a development fee, and changes to addressing fee
- Mr. Canning pointed to areas he tries to improve future renter experience while designing: more amenities, outdoor private/communal space, right-fitting home sizes for increased affordability, and outlining 5 ideals for new ADUs he shares with clients (1. Match existing structure or community style 2. Keep street scale frontage 3. Add practical (tandem) alley parking 4. Connect parking via to the right-of-way 5. Provide tenant amenities)
- Mr. Canning's suggested changes for the ADU program include, clarifying multiple dwelling unit language in Municipal Code Ch.11 Sec. 3, free/low cost (currently \$13k) pre-check, allow tandem parking found in older court-style developments, add SDG&E to plan-check process to

minimize project costs, and if at all possible resist urge to add to code and instead shrink for easier understanding

- Committee members asked questions throughout the presentation, including; how the process of navigating permitting was from an applicants perspective, what factors may lead to more condo-converted ADU's, and what obstacles are in place for homeowners - not offsite landlords - to develop ADUs
- The full presentation was uploaded separately by Mr. Canning as a [video on his channel](#)

Updates on additional ADU Report groups, section writing

- Jonas shared that contact had been made with the group BuildSD and Dr. Norm Miller, Emeritus Real Estate Finance professor at USD, as contributors to the report. Due to time, more details weren't shared at the meeting. Notes or email correspondence from both meetings will be shared shortly
- Committee members were encouraged to begin section drafting ahead of June meeting

Conclusion: 7:52pm

Next Affordable Housing Task Force Meetings:

June 16, 2026 at 6:00pm - Copley Library

USD Copley Library
Room 211, 5998 Alcala Park Way, San Diego, CA 92110

Jonas Bimshas, kjbimshas@gmail.com, (619) 717-0050

AHTF Presentations/Guest Speakers

- March 26, 2022, 10:00am – North Park Planning Commission
- July 15, 2022, 10:00am – PATH
- July 18, 2022, 7:00pm – Neighbors for a Better San Diego
- July 25, 2022, 6:00pm – Councilmember Raul Campillo
- July 27, 2022, 11:30am – Assemblymember Chris Ward
- November 14, 2022, 6:00pm – Mayor Gloria’s Office
- December 5, 2022, 6:30pm – Community Planners Committee
- February 20, 2023, 6:00pm – CA Community Land Trust Network
- March 24, 2023, 10:00am – Councilmember Moreno’s Office
- April 17, 2023, 6:00pm – Mayor Gloria’s Office
- May 22, 2023, 3:00pm – Community Land Trust Network
- June 14, 2023, 6:00pm – Dr. Nico Calavita, San Diego State University
- November 4, 2024 - San Diego Foundation Housing Fund
- November 27, 2023, 6:00pm – Assembly Member Chris Ward
- December 18, 2023, 6:00pm – CA Community Land Trust Network
- April 15, 2024, 6:00pm – City of Richmond, CA
- July 10, 2024, 1:00pm – San Francisco Foundation
- March 14, 2025, 12:45pm – Councilmember Campillo’s Office
- September 22, 2025, 1:30m – Tierras Indigenas Community Land Trust
- October 2, 2025, 9:20am – Community Wealth Building Coalition
- October 9, 2025, 2:00pm – City of San Diego: Land Use and Housing Committee
- November 18, 2025, 6:00pm – Kensington Talmadge Planning Group
- January 6, 2026, 6:00pm – Community Wealth Building Coalition
- January 26, 2026, 6:15pm – Community Wealth Building Coalition
- February 13, 2026, 12:00pm – Councilmember Campillo’s Office

Links from Meeting with San Francisco Foundation

- Policy Fund Grants ([link](#))
- K. Quackenbush Article #2 ([link](#))
- Coro Northern California ([link](#))
- Finding Surplus Land Parcels ([link](#))
- Equitable Public Land Disposition Policy ([link](#))
- SF Planning Article ([link](#))
- Oakland Article ([link](#))
- Fellows Job Description ([link](#))
- Partnership for the Bay’s Future Playbook ([link](#))
- Resolution No. 19-24: establishing the Equitable Public Land Disposition Policy ([link](#))
- CalMatters article ([link](#))