

Linda Vista Planning Group
Affordable Housing Task Force (AHTF)
Location: USD Copley Library, Room 211, 5998 Alcala Park Way, San Diego, CA 92110
July 21, 2026, 6:00pm



DRAFT MINUTES

Welcome and Introductions:

- Present: Jonas Bimshas, Jessica Vences, Reese Galvin, Gary London, Steve Rodriguez
- Absent: Marcos Camargo, Lorri Freitas

Meeting Called: 6:14pm

Review and Approval of:

- June 2026's Minutes: unanimous approval
- July 2026's Agenda: Amended to include update on ADU condominium conversions, unanimous approval

Public Comment

- Comment made by Jonas briefly commenting on the 21st Century Road to Housing Bill becoming law, and the few effects that may help housing construction in San Diego.
- Comment made by Jonas about speaking with a future City District 7 candidate Mat Kostrinsky about the work done by AHTF, invited to attend future meetings as member of the public

ADU Report Presenter: Gary London from London Moeder Advisors

- Gary London introduced himself as a market and feasibility analyst who has worked as a consultant in San Diego for many decades, and most recently has focused on infill residential mixed use projects.
- Mr. London gave his opinion on the loss of housing access for native San Diegans, which he linked to the influx of new wealth migration and unaffordable high density apartments. He relayed his own children's hesitancy at being able to afford to live in San Diego when they're older. Two solutions can help make affordable home ownership accessible again - ADU's (which he referred to as sneaky subdivisions and expressed support for the 2025 reforms) and lot size reductions.
- Mr. London brought with him a presentation he made for a client LISC Bank detailing a policy proposal for eliminating or reducing the minimum single family lot size. Mr. London favors elimination since that represents less bureaucratic bloat. Lower lot sizes lower the highest cost for new housing - the land - and allow for traditional town or rowhomes that are difficult to develop across most single family zoning. His study for LISC Bank estimated smaller lot sizes could reduce housing cost by up to 42% and increase City property tax revenue significantly even if only a fraction of landowners exercise their new property rights
- Mr. London expressed he believes many ADU projects aren't being constructed as new housing, but extensions of living space for current occupants, which is how he has used his own ADU for the last 10+ years.
- When asked what implementation of the minimum lot size policy he would be resistant to, Mr. London responded that inclusionary requirements (affordable units) makes these sizes of projects difficult to pencil out. When asked how these projects would differ from similar ADU projects,

which have strict 1-for-1 inclusionary requirements in the Bonus Program and are prolific throughout the City, Mr. London said there is a difference of scale between the two housing types.

- Mr. London offered his thoughts on other City policies or housing related questions when asked by committee members, including; that public transit is a ‘fiction’ in San Diego with less than 2% of commutes taken and that automatic vehicles are the real future in conjunction with living closer to where you work, that condo-office conversions are held up by floor size feasibility and only happen when lowered valuation incentivises housing, opposition to zoning that separates instead of integrates land uses, that he sees the 21st Century Housing Bill helping with mobile and manufactured home cost saving, and lastly that the smaller unit projects he’s suggesting could be better served by less formal land use arrangements than setting up more HOA’s.
- Mr. London ended by saying that Complete Communities and other density bonus programs allowed for out of scale development where lower lot sizes can bring back family scale homes.
- The policies recommended by LISC Bank and Gary London are currently under consideration for the City Neighborhood Homes for All of Us program, with formal policy proposals seeming to have been pushed back into 2027.

Updates on ADU Report Writing and Condominium Conversion

- Reese provided his research into the San Diego County condo conversion process of ADU’s, newly allowable due to the 2025 reforms. See the attached document for more detail.
- Reese emphasized the lack of clarity for how to search for any condo conversion permit. Currently, the easiest way is to select approval type ‘Map Waiver’ on the Permitting Center Dashboard, though other map approval types also show condo conversions. Reese and Jonas agreed to look into the County Assessor’s record to find any other way to track condo creation across ADU projects.
- Committee members agreed to decide next steps for ADU and Community Land Trust Reports at August’s meeting, given that needed ADU data on permitting and fire evacuation routes is still forthcoming from the City.

Conclusion: 8:20pm

Next Affordable Housing Task Force Meetings:

July 21, 2026 at 6:00pm - Copley Library

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