

2025 Land Development Code Update

January 20, 2025



Areas of Focus

- Transit Oriented Development
- Accessory Dwelling Units
- Complete Communities Housing Solutions
- Short Term Vacation Rentals

For full details, visit:

<https://www.neighborsforabettersandiego.org/2025-land-development-code-update>

Transient Oriented Development (TOD)

- Aligning Sustainable Development Areas (SDAs) with TOD standards
Items TOD-1, TOD-2
- Aligning Transit Priority Areas (TPAs) with TOD standards
Items TOD-3, TOD-4

Transient Oriented Development (TOD)

KEY RECCOMENDATIONS:

- TOD-1: Restrict the Sustainable Development Area (SDA) to major transit stops that already exist or are funded in the current planning cycle (RTIP).
- TOD-2: Reduce the distance to transit stops to the widely-adopted standard of one-half mile.

Accessory Dwelling Units (ADUs)

- Proper scaling of bonus ADU developments
Items ADU-1, ADU-2
- Mitigating fire safety concerns for projects adjacent to high-risk open space
Items ADU-3, ADU-4, ADU-5
- Clarification of ADU regulations
Items ADU-6, ADU-7
- Affordability
Items ADU-8, ADU-9
- Enforcement of JADU regulations
Item ADU-10

Accessory Dwelling Units (ADUs)

KEY RECCOMENDATIONS:

- ADU-1: Align San Diego's ADU allowances to the statewide standard of 1 ADU and 1 JADU on a single-family zoned parcel.
alternatively:
ADU-2: Eliminate differences in Bonus ADU allowances based on Sustainable Development Area (single citywide regulations)
ADU-3: Restrict Bonus ADUs in high fire hazard zones.
- ADU-5: Clarify allowed developable area reduction for open space and environmentally sensitive lands.

Complete Communities Housing Solutions (CCHS)

- Corrections and clarifications of CCHS floor area ratio (FAR) tier map
Items CCHS-1, CCHS-4
- Consistency with Community Plans
Items CCHS-2, CCHS-3, CCHS-5
- Proper replacement of existing deeded and naturally occurring affordable units
Items CCHS-6, CCHS-7, CCHS-8
- Meeting affordable housing needs
Item CCHS-9

Complete Communities Housing Solutions (CCHS)

KEY RECCOMENDATIONS:

- CCHS-1: Eliminate the FAR Tier 2 allowance for "university campus with a medical center."
- CCHS-2: Suspend CCHS following a community plan update.
- CCHS-3: Make zoning thresholds commensurate with FAR tiers.
- CCHS-4: Clarify for offsite affordable units that FAR allowance still applies to the entire project (onsite + offsite units).
- CCHS-6: Ensure replacement of existing market affordable units.
- CCHS-7: Require funding of affordable units by developer.
- CCHS-8: Ensure replacement units are in addition to the required affordable units.

Short Term Vacation Rentals (STRs)

- Closing host loopholes
Items STR-1, STR-2
- Impact on Coastal communities
Item STR-3

Short Term Vacation Rentals (STRs)

KEY RECCOMENDATIONS:

- STR-1: Eliminate straw host loophole.
- STR-2: Restrict conversion of (existing) NOAH into STR hotels.

Thank you!

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