

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 WWW.COASTAL.CA.GOV



W18

San Diego Coast District Deputy Director's Report for March 2026

Prepared March 05, 2026 (for the March 11, 2026 Hearing)

To: Commissioners and Interested Parties

From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on March 11, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on March 11th.

With respect to the March 11th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on March 11, 2026 (see attached)

Waivers

- 6-25-0668-W, City of San Diego South Mission Beach Fire Rings (San Diego)
- 6-25-0804-W, Dominguez Grading (Solana Beach)
- 6-25-0896-W, Carome Residence (Solana Beach)
- 6-26-0012-W, Swain Residence ADU (Solana Beach)

Immaterial Extensions

- 6-23-0574-E1, Symphony Asset Pool XVI LLC Remodel (San Diego)

Emergency Permits

- G-6-26-0003-W, Port of San Diego and U.S. Fish and Wildlife Service Caulerpa Removal (San Diego)

- G-6-26-0005-W, Port of San Diego Bayshore Bikeway Sinkhole (Coronado)

LCP Certification Review

- LCP-6-SAN-22-0024-1, TPA Parking Reform (San Diego)
- LCP-6-SAN-24-0010-1, Housing Action Package 2.0 (San Diego)

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February 27, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0668-W

Applicant: City of San Diego Dept. of Parks and Recreation; Patrick Hadley

Location: South Mission Beach Park and Mission Bay Park, San Diego (San Diego County) APN: 760-217-76-00)

Proposed Development: The removal and relocation of eight existing concrete fire rings from South Mission Beach to Bonita Cove and Fiesta Island in Mission Bay Park.

Rationale: The relocation of the firepits will not result in the reduction of firepits available for public use within this segment of the coast. The relocated firepits will continue to be located on the sandy beach and easily accessible from nearby park space and public parking lots. The new locations will diminish adverse air quality impacts on residents and short-term rental tenants in close proximity to the existing firepits. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 11, 2026, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit De Minimis Waiver
6-25-0668-W

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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February 27, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0804-W

Applicant: Andrea Dominguez

Location: 667 Marine View Ave., Solana Beach, San Diego County. (APN(s): 298-390-35-00)

Proposed Development: After-the-fact approval of a concrete pad, associated drainage, vegetation removal, and approx. 770 cu yd. of aggregate grading; construction of an approx. 74 linear ft. retaining wall with an existing approx. 1,060 sq. ft. single-family residence to remain located on an approx. 25,517 sq. ft. lot.

Rationale: The proposed project requires a permit because it includes new development and alteration of land forms. However, this is not a shoreline lot, and the site is approximately one mile from the inland extent of the beach. In June of 2020, a stop work notice was issued by the City of Solana Beach for unpermitted grading. Prior to the unpermitted grading, the rear yard was undeveloped, approx. 300 sq. ft. of groundcover landscaping was removed as a result of the unpermitted grading. Therefore, this approval is for after-the-fact grading and to permit the construction of a retaining wall to construct a new driveway. No sensitive species or ESHA were impacted as a result of the grading. The proposed development will not impact public access and there will be no impacts to sensitive habitat. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending

Coastal Development Permit Waiver

6-25-0804-W

Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge
Executive Director



Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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February 27, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0896-W

Applicant: Asli Carome

Location: 201 Ocean St, Solana Beach (San Diego County) (APN: 263-042-06)

Proposed Development: After-the-fact approval of demolition of an approx. 1,700 sq. ft. single-family residence and reconstruction of a new 2,800 sq. ft. single-family residence including new approx. 436 sq. ft. attached JADU on a 7,817 sq. ft. lot with an existing 445 sq. ft. attached garage and existing approx. 360 sq. ft. detached ADU.

Rationale: The project site is not between the sea and the first public road and is located approximately 600 feet from the shoreline. The proposed project is in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Medium Density Residential zoning designation. The proposed development will not block any public views or impact public access. Adequate parking is provided for the primary residence, and because the site is less than half a mile from a transit stop, parking is not required for the JADU. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

Coastal Development Permit De Minimis Waiver
6-25-0896-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

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February 25, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-26-0012-W

Applicant: Jerry Swain

Location: 1213 Via Mil Cumbres, Solana Beach, 92075 San Diego County. (APN: 263-631-02-00)

Proposed Development: Construction of an approx. 1,000 sq. ft. single story detached ADU and approx. 63 sq. ft. detached pool storage on a 21,792 sq. ft. lot with an existing 3,532 sq. ft. single-family residence with 790 sq. ft. attached garage.

Rationale: The project site is not between the sea and the first public road and is located approximately 1.75 miles from the shoreline. The project consists of constructing one single-story detached ADU and one detached pool storage unit and is consistent with the City of Solana Beach's 1-2 dwelling units/acre zoning designation. The proposed development will not result in public view impacts, will not increase the height of the existing structure, is not within an environmentally sensitive area, provides adequate parking spaces and is considered an allowed use. All export will be transported outside of the Coastal Zone. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, and all applicable policies of Chapter Three of the Coastal Act. No impacts to coastal resources will result.

This waiver will not become effective until reported to the Commission at its March 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
6-26-0012-W

Sincerely,

Kate Huckelbridge
Executive Director

A handwritten signature in cursive script that reads "Flora Coden".

Flora Coden
Coastal Program Analyst

cc: Commissioners/File

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February 27, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Symphony Asset Pool XVI LLC has applied for a one-year extension of CDP No. 6-23-0574 granted by the California Coastal Commission on February 8, 2024.

for: Interior and exterior remodel of Building 7 at Belmont Park to construct approx. 370 sq. ft. of new indoor and outdoor bar space and convert 212 sq. ft. of retail into storage space.

at: 3146 Mission Blvd, Belmont Park, Mission Beach, San Diego (San Diego County)
APN: 760-217-65-00)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission March 11th, 2026. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

cc: Commissioners/File

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March 2, 2026

Lily Tsukayama
Principal Planner, Sustainability & Innovation
Port of San Diego
Itsukayama@portofsandiego.org

Sally Brown
U.S. Fish and Wildlife Service
Tijuana Slough & San Diego Bay National Wildlife Refuges Manager
Sally.Brown@fws.gov
(sent via email)

Re: Request for Emergency Action at San Diego Bay National Wildlife Refuge No. G-6-26-0003-W

Dear Lily Tsukayama and Sally Brown:

On January 26, 2026, the Executive Director received your request for an emergency permit to remove an invasive alga, *Caulerpa prolifera*, from the San Diego Bay National Wildlife Refuge. *Caulerpa prolifera* is an invasive marine species with the potential to grow and spread rapidly, resulting in the disturbance and loss of native marine habitats and species. The timing of removal is an issue because fragmentation and spread by vegetated propagules is a normal means for this species proliferation and creates significant risk as water temperatures warm up allowing the infestation to spread widely. The location of the *Caulerpa prolifera* infestation in the San Diego Bay National Wildlife Refuge is of concern, because vessel traffic can dislodge it and easily spread it to other locations in the bay.

On January 20, 2026, the Port of San Diego and United States Fish and Wildlife Service identified two patches of *Caulerpa prolifera* within the San Diego Bay National Wildlife Refuge in the known infestation area and determined immediate action was necessary to prevent its spread, including covering them with mesh for containment, applying industrial grade rock salt over the mesh, and covering that with three, 12 ft. by 50 ft. overlapping flexible PVC tarp barriers with rebar reinforced stakes, and sandbags on the bottom of the San Diego Bay. The opaque liners will exclude light, nutrients, and water exchange, leading to the die-off of *Caulerpa prolifera*. The barriers will be removed once the *Caulerpa prolifera* is abated.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

March 2, 2026

Page 2

1. Immediate action by a public agency, Port of San Diego and United States Fish and Wildlife Service, is necessary to protect life and public property, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$125,000.
3. The project is the minimum amount of work necessary.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on March 11-12, 2026.

Sincerely,

A handwritten signature in cursive script that reads "Flora Coden".

Flora Coden
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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February 26, 2026

Lily Tsukayama
Port of San Diego, Planning Department
P.O. Box 120488 San Diego, CA 92112-0448
Sent via email: Itsukayama@portofsandiego.org

Re: Request for Emergency Action at Bayshore Bikeway in South San Diego Bay No. G-6-26-0005-W

Dear Ms. Tsukayama:

On February 6, 2026, the Executive Director received your request for an emergency permit to inspect and fill a sinkhole along the Bayshore Bikeway in Coronado. The Port of San Diego determined immediate action was necessary, including removing all loose or unstable material to expose the sinkhole, inspecting the exposed area and underlying concrete, filling cracks in the underlying concrete, installing erosion control fabric, and filling the remaining voids with a sand-and-water slurry. Work occurred in one day and was completed on February 13, 2026.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, Port of San Diego, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$125,000.
3. The project is the minimum amount of work necessary to fill the sinkhole and no impacts to public access will occur.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on March 11-13, 2026.

Sincerely,

A handwritten signature in cursive script that reads "Flora Coden".

Flora Coden
Coastal Program Analyst

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W18

Prepared March 2, 2026 (for March 11, 2026, Hearing)

To: Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Diana Lilly, San Diego Coast District Manager
Alexander Llerandi, Coastal Planner

Subject: Certification Review for City of San Diego LCP Amendment Number No. LCP-6-SAN-22-0024-1 (Transit Priority Area Parking Reforms)

On August 15, 2025, the California Coastal Commission considered a proposed City of San Diego LCP amendment (LCP-6-SAN-22-0024-1) designed to eliminate minimum parking requirements for a majority of non-residential land uses within the City-defined Parking Standards Transit Priority Areas, as well as neighborhood service commercial land uses citywide. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The City of San Diego considered the Commission's conditional certification on December 8, 2025, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications.

The Executive Director has reviewed the City's December 8, 2025, action and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's March meeting on March 11, 2026, as part of the San Diego Coast District Director's Report. The Commission meeting starts at 9:00 AM on March 11, 2026, and the District Director's Report is item number W18 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the San Diego Coast District Director's Report, the amended LCP will be certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the San Diego Coast office at (619) 767-2370 or SanDiegoCoast@coastal.ca.gov.

RESOLUTION NUMBER R- 316524

DATE OF FINAL PASSAGE DEC 12 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING THE MODIFICATIONS BY THE
CALIFORNIA COASTAL COMMISSION TO THE CITY'S
TRANSIT PRIORITY AREA PARKING REFORMS.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. The Transit Priority Area Parking Reform was initially adopted by the Council on December 12, 2021.

B. Transit Priority Area Parking Reform eliminated minimum parking requirements for a majority of non-residential land uses within Parking Standards Transit Priority Areas, as well as neighborhood service commercial land uses citywide, aligning the City of San Diego's parking requirements with its climate and long-range mobility goals in the General Plan and Climate Action Plan.

C. The reforms also streamlined the non-residential development process by removing parking requirements and giving business operators, employers, and developers flexibility to determine the amount of parking is needed for their customers and employees within Parking Standards Transit Priority Areas.

D. The amendments revised parking regulations outside Parking Standards Transit Priority Areas and in other zones, modified parking rules for Planned Districts, and updated certain bicycle parking requirements consistent with climate and long-range mobility goals in the General Plan and Climate Action Plan.

E. The Transit Priority Area Parking Reform amended the City's Local Coastal Program and was submitted to the California Coastal Commission for certification on June 7, 2022.

F. The Transit Priority Area Parking Reform was conditionally certified on August 15, 2025, by the Coastal Commission with one modification to remove San Diego Municipal Code section (Municipal Code) 152.0102, which states that the regulations in the Barrio Logan Planned District Ordinance shall apply when there is a conflict between the Land Development Code and the Barrio Logan District Ordinance, except as it relates to Parking Standards Transit Priority Area. Municipal Code section 152.0102 also states that the provisions of the Barrio Logan Redevelopment Plan shall apply when a conflict exists between the provisions of the Barrio Logan Planned District Ordinance and the goals and objectives of the Barrio Logan Redevelopment Plan.

G. Section 152.0102 was repealed as an associated Municipal Code amendment with the Barrio Logan Community Plan Update through the adoption of San Diego Ordinance O-21411 by the Council on January 27, 2022.

H. O-21411 was certified by the California Coastal Commission on June 8, 2023.

I. Since section 152.0102 has already been repealed by the Council through the adoption of O-21411 and the amendment was certified by the California Coastal Commission, the Municipal Code does not need to be amended to implement the California Coastal Commission's modification to remove section 152.0102 from the Transit Priority Area Parking Reform item.

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
DEC 08 2025.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 12/12/25
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

J. However, final certification of the Transit Priority Area Parking Reform by the California Coastal Commission is conditional upon the acknowledgment of the modification to this item by the Council.

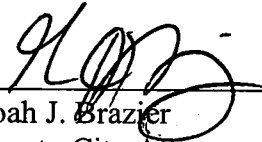
K. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. Approves a resolution approving the modification to the Transit Priority Areas Parking Reform as suggested and conditionally certified by the California Coastal Commission.
2. Confirms that Municipal Code section 152.0102 will continue to be repealed pursuant to the action taken by the Council in the adoption of O-21411 and certified by the California Coastal Commission on June 8, 2023.
3. When signed, the resolution will be placed on file in the Office of the City Clerk as Document No. R- 316524.

APPROVED: HEATHER FERBERT, City Attorney

By 
Noah J. Brazier
Deputy City Attorney

NJB:cc
November 17, 2025
Or.Dept: City Planning
Doc. No. 4253049

Passed by the Council of The City of San Diego on DEC 08 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☐	☐	☒	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

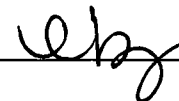
Date of final passage DEC 12 2025.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 316524

1. Section 152.0102 of the Land Development Code shall be deleted as follows:

~~152.0102 Applicable Regulations~~

~~Where not otherwise specified in the Barrio Logan Planned District Ordinance, the following chapters of the Land Development Code apply:~~

~~Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations)~~

~~Where there is a conflict between the Land Development Code and the Barrio Logan Planned District Ordinance, the Planned District Ordinance shall apply, except as it relates to parking standards transit priority area, in which case the parking standards transit priority area parking ratio shall apply. Where there is a conflict between the provisions of the Barrio Logan Planned District Ordinance and the goals and objectives of the Barrio Logan Redevelopment Plan (Ordinance No. O17644 (New Series)), the provisions of the Redevelopment Plan shall apply.~~

CALIFORNIA COASTAL COMMISSION

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W18

Prepared March 2, 2026 (for March 11, 2026, Hearing)

To: Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Diana Lilly, San Diego Coast District Manager
Alexander Llerandi, Coastal Planner

Subject: Certification Review for City of San Diego LCP Amendment Number LCP-6-SAN-24-0010-1 (Housing Action Package 2.0)

On August 15, 2025, the California Coastal Commission considered a proposed City of San Diego LCP amendment (LCP-6-SAN-24-0010-1) designed to implement state law, incentive new housing development for various income levels, revise existing affordable housing regulations, strengthen resident displacement regulations, and add regulations governing the continuation of incompatible uses near residential areas. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The City of San Diego considered the Commission's conditional certification on December 8, 2025, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications.

The Executive Director has reviewed the City's December 8, 2025, action and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's March meeting on March 11, 2026, as part of the San Diego Coast District Director's Report. The Commission meeting starts at 9:00 AM on March 11, 2026, and the District Director's Report is item number W18 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the San Diego Coast District Director's Report, the amended LCP will be

certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the San Diego Coast office at (619) 767-2370 or SanDiegoCoast@coastal.ca.gov.

ORDINANCE NUMBER O- 22031 (NEW SERIES)

DATE OF FINAL PASSAGE JAN 21 2026

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 2,
DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 142.0531 RELATING TO ACCEPTING
THE CALIFORNIA COASTAL COMMISSION'S
MODIFICATIONS FOR CERTIFICATION OF THE HOMES
FOR ALL OF US: HOUSING ACTION PACKAGE 2.0 LAND
DEVELOPMENT CODE AMENDMENT.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. By Ordinance O-21758 (Dec. 12, 2023), the Council adopted the Housing Action Package 2.0, amending the San Diego Municipal Code (Municipal Code) to implement changes in state law, incentivize new housing development and opportunities for all income levels to address local housing needs, revise existing regulations and affordable housing programs to further fair housing and encourage the development of new homes, fortify existing regulations to reduce displacement caused by new development, and add regulations governing the continuation of certain incompatible uses near residential areas.

B. The Housing Action Package 2.0 contained changes to the Land Development Code of the Municipal Code, which serves as the Implementation Plan for the City's certified Local Coastal Program (LCP). The Housing Action Package 2.0 must be certified by the California Coastal Commission as consistent with Coastal Act policies prior to being effective in the Coastal Overlay Zone because it is an amendment to the City's certified LCP.

C. The Housing Action Package 2.0 was conditionally certified on August 15, 2025, by the Coastal Commission with one modification to add regulations to Municipal Code section 142.0531. Municipal Code section 142.0531 contains parking regulations for non-residential

developments. The modification adds a requirement for non-residential developments within the Beach Impact Area of the Parking Overlay Zone to provide additional Vehicle Miles Traveled (VMT) Reduction Measures in Mobility Zones 2 and 3, as defined in Municipal Code sections 143.1103(a)(2) and 143.1103(a)(3).

D. Final certification of the Housing Action Package 2.0 by the California Coastal Commission is conditioned upon the approval of the modifications by Council. The Council desires to accept the California Coastal Commission's modifications.

E. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0531, to read as follows:

§142.0531 Transit Priority Area Regulations for Non-Residential Uses

(a) through (b) [No change in text.]

(c) Where no *off-street parking spaces* are provided on a *premises* in a *transit priority area*:

(1) through (2) [No change in text.]

(3) Where the *premises* is located in whole or in part within the Beach Impact Area of the Parking Overlay Zone, the non-residential *development* shall provide additional VMT Reduction Measures required by section 143.1103 as follows:

(A) *Development* in Mobility Zone 2 shall include VMT
Reduction Measures totaling at least 7 points.

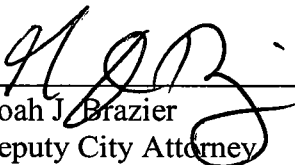
(B) *Development* in Mobility Zone 3 shall include VMT
Reduction Measures totaling at least 11 points.

(d) [No change in text.]

Section 2. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 3. This Ordinance shall not take effect and be in force until the California Coastal Commission unconditionally certifies these provisions as a Local Coastal Program amendment, or until the thirtieth day from and after its final passage, whichever occurs later.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Noah J. Brazier
Deputy City Attorney

LNH:NJB:cm:cc
September 2, 2025
Or.Dept: City Planning
Doc. No. 4252799

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
JAN 13 2026.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 1/20/26
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 2,
DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 142.0531 RELATING TO ACCEPTING
THE CALIFORNIA COASTAL COMMISSION'S
MODIFICATIONS FOR CERTIFICATION OF THE HOMES
FOR ALL OF US: HOUSING ACTION PACKAGE 2.0 LAND
DEVELOPMENT CODE AMENDMENT.

§142.0531 Transit Priority Area Regulations for Non-Residential Uses

(a) through (b) [No change in text.]

(c) Where no *off-street parking spaces* are provided on a *premises* in a *transit priority area*:

(1) through (2) [No change in text.]

(3) Where the *premises* is located in whole or in part within the Beach Impact Area of the Parking Overlay Zone, the non-residential development shall provide additional VMT Reduction Measures required by section 143.1103 as follows:

(A) Development in Mobility Zone 2 shall include VMT Reduction Measures totaling at least 7 points.

(B) Development in Mobility Zone 3 shall include VMT Reduction Measures totaling at least 11 points.

(d) [No change in text.]

LNH:NJB:cm:cc
September 2, 2025
Or.Dept: City Planning
Doc. No. 4252798

Passed by the Council of The City of San Diego on JAN 13 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☐	☐	☒	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage JAN 21 2026.

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

DEC 08 2025

, and on JAN 21 2026.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By [Signature], Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 22031