



CITY OF SAN DIEGO

NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, JUNE 16, 2025
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: MUNICIPAL CODE (LAND DEVELOPMENT CODE) AND LOCAL
COASTAL PROGRAM AMENDMENT, PROCESS FIVE

PROJECT NAME: ACCESSORY DWELLING UNIT (ADU) AND JUNIOR
ACCESSORY DWELLING UNIT (JADU) REGULATION
AMENDMENTS TO THE SAN DIEGO MUNICIPAL CODE AND
LOCAL COASTAL PROGRAM AMENDMENT

APPLICANT: CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT

**COMMUNITY
PLAN AREA:** CITYWIDE

COUNCIL DISTRICT: CITYWIDE

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT developmentcode@sandiego.gov/
619-533-5990**

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following action:

This action proposes amendments to the Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulations to align the San Diego Municipal Code with state law and apply the Department of Housing and Community Development's interpretations of state law. The proposed amendments address the ADU and JADU regulations, including minimum and maximum unit size, height, conversions, rental terms for JADUs, the number of permitted units, the removal of tree requirements, setbacks, replacement parking, and owner-occupancy requirements. Additionally, these amendments implement Senate Bill 1211 (Skinner, 2024), which establishes the number of ADUs allowed on lots with existing or proposed multifamily structures, and Assembly Bill 1033 (Ting, 2023), which allows for the sale and conveyance of ADUs. Further amendments are proposed to address ADU setback requirements in Very High Fire Hazard Severity Zones.

This action also proposes amendments to the ADU Home Density Bonus Program, including modifying its applicability within the following base zones: RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-8, RS-1-9, RS-1-10, and RS-1-11. Additional proposed amendments to the ADU Home Density Bonus Program address evacuation route requirements, development scale through a unit cap, automated fire sprinkler systems, landscape requirements, parking requirements outside of transit priority areas, affordable home deed restriction compliance, and an opt-in fee for infrastructure improvements.

The following chapters are proposed to be amended, but other chapters could be included to ensure consistency and to achieve the intent of the amendments:

Chapter 11, Article 3, Division 1;	Chapter 13, Article 1, Division 3;	Chapter 14, Article 3, Division 8;
Chapter 12, Article 5, Division 4;	Chapter 14, Article 1, Division 3;	Chapter 14, Article 4, Division 5;

For additional information, you can visit the initiative website at:
<https://www.sandiego.gov/planning/work/land-development-code/updates-in-process>.

On May 1, 2025, the Planning Commission voted unanimously (5-0-1-1), with one Commissioner absent and one Commissioner abstaining, to recommend to the City Council approval of the ADU and JADU Regulation Amendments to the San Diego Municipal Code and Local Coastal Program with the Commissioners recommendation of a two-story height limit and request staff to present different options to the City Council regarding development scale including but not limited to a unit count or cap, alternative FAR to the zone, or a minimum size for ADUs under the ADU Home Density Bonus Program.

The Environmental Policy Section of the City Planning Department has reviewed the Code Amendment and determined that the adoption of the proposed amendments revising the ADU Regulations and the City's ADU Home Density Bonus Program is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. The adoption of the proposed amendments is also categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), as ADU and JADU projects meet the conditions of the Class 32 exemption. Adoption of the proposed amendments will remove zones from eligibility for the ADU Home Density Bonus Program and limit the number of dwelling units that can be developed in eligible zones per the proposed amendments to the City's ADU Regulations and ADU Home Density Bonus Program. These proposed amendments will decrease allowable ADU development in comparison to the existing regulations, which would decrease the potential for any physical effects on the environment.

Furthermore, the Environmental Policy Section of the City Planning Department has reviewed the Code Amendment and determined that the adoption of the proposed amendments revising the ADU Regulations and the City's ADU Home Density Bonus Program is consistent with the Final Addendum to the General Plan Program Environmental Impact Report (PEIR) for the General Plan Housing Element Update 2021-2029 (Project No. 104495/SCH No. 2006091032), which was adopted by the San Diego City Council on June 18, 2020 (Resolution R-313099). Therefore, the proposed action is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to State CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Statute Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

Notice of Availability of Local Coastal Program Amendment:

The ADU and JADU Regulation Amendments to the San Diego Municipal Code amends the Land Development Code, which is part of the City's Local Coastal Program, and state law requires the California Coastal Commission certification of amendments to the Local Coastal Program before they can take effect in the Coastal Zone. The final decision by the City Council will occur no sooner than six weeks after the date of mailing of this notice. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment. However, it will take effect outside of the Coastal Zone following adoption by the City Council.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the City Planning Department, Attention: Liz Saidkhanian, Principal Planner, City Planning Department, 5th Floor, 202 "C" Street, MS 413, San Diego, CA 92101, esaidkhanian@sandiego.gov before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the June 16, 2025, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/form/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: 06-02-2025

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**