



CITY OF SAN DIEGO

NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: TUESDAY, JULY 30, 2024
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: UNIVERSITY COMMUNITY PLAN UPDATE; GENERAL PLAN AMENDMENT; AMENDMENTS TO THE MUNICIPAL CODE; REZONES; REPEAL OF THE NEXUS TECHNOLOGY CENTER SPECIFIC PLAN; DEDICATION OF OPEN SPACE; LOCAL COASTAL PROGRAM AMENDMENT; LAND DEVELOPMENT MANUAL HISTORICAL RESOURCES GUIDELINES AMENDMENT; AND ADOPTION OF PUBLIC SPACE IN LIEU FEE. PROCESS 5.

PROJECT NAME: UNIVERSITY COMMUNITY PLAN UPDATE

APPLICANT: CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT

COMMUNITY PLAN AREA: UNIVERSITY

COUNCIL DISTRICT: 1 & 6

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Suchi Lukes / planuniversity@sandiego.gov / 619-533-5931

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 project:

The proposed University Community Plan Update (CPU) and associated discretionary actions entail a comprehensive update to the 1987 University Community Plan that is intended to guide future development of the University Community Plan area. In addition to adoption of the University CPU, the proposed actions include: adoption of a General Plan amendment to include revisions to the Land Use Map and Prime Industrial Map; amendments to the Local Coastal Program, adoption of a Rezone Ordinance rezoning land within the University Community Plan area to implement with the University CPU; adoption of an Ordinance amending San Diego Municipal Code (SDMC) Chapter 13, Article 2, Division 14 sections 132.1402 and 132.1403 to amend the Community Plan Implementation Overlay Zone (CPIOZ) Type A for the University CPU area to implement community specific requirements which includes public space requirements and adoption of a new public space in lieu fee and affordable housing requirements and adoption of a new affordable housing in lieu fee; repeal of the Nexus Technology Center Specific Plan; dedication of City owned property as open space; and amendment to the Historical Resources Guidelines of the City's Land Development Manual to exempt specified areas within the University Community Plan area from potential historic resource review under SDMC section 143.0212.

Certification of the Program Environmental Impact Report (SCH No. 2021070359) and adoption of the Findings, Statement of Overriding Considerations, and the Mitigation, Monitoring, and Reporting Program for the University Community Plan Update is anticipated to occur prior to this item being heard through a separate City Council action that will be heard with the Blueprint SD initiative on July 23, 2024. Supporting materials and additional information about the Blueprint SD Initiative can be found with the City Council Agenda for July 23, 2024, which is available at <https://sandiego.hylandcloud.com/211agendaonlinecouncil>. A consistency evaluation memo further described in the Staff Report provided with Blueprint SD Initiative supporting materials for the July 23, 2024, City Council meeting evaluates the consistency of the University Community Plan Update with the certified Program Environmental Impact Report pursuant to the California Environmental Quality Act Guidelines section 15162. The University Community Plan Update is within the scope of the Program Environmental Impact Report and the Program Environmental Impact Report adequately describes the University Community Plan Update for the purposes of CEQA pursuant to California Environmental Quality Act Guidelines section 15168.

The University CPU updates the land use plan to help achieve the desired vision and objectives for the community. The University CPU identifies several guiding principles, plan goals and policies, and also identifies procedures for plan implementation. The update entails a land use framework that focuses higher density and intensity land uses around transit and job centers. Planned land uses support employment and commercial activity and introduces

residential areas through a new land use designation called the urban village designation. It implements urban design by focusing new development near transit infrastructure and establishes supplemental development regulations for private development to provide privately-owned public open spaces, such as promenades, platforms, podiums, paseos, and plazas to offer amenities that complement existing, planned parks, and open space in the community. A new public space in lieu fee allows for an alternative compliance option based on an amenity point system is proposed for adoption. Supplemental development regulations also establish affordable housing requirements to ensure housing opportunities for persons of all income levels in the community. It will encourage the preservation and enhancement of historic and cultural resources.

The University CPU establishes an updated vision and objectives that implement General Plan policies, including those proposed and amended by the Blueprint SD (General Plan Refresh) Initiative, and City of Villages Strategy in the General Plan, as well as the Climate Action Plan (CAP), Parks Master Plan, and Climate Resilient SD. The University CPU also takes into consideration the San Diego Association of Governments (SANDAG) 2021 Regional Plan.

For additional information you can visit the University Community Plan Update website at <https://www.planuniversity.org/>.

On May 30, 2024, the Planning Commission voted (4-0-0) to recommend to the City Council approval of the University CPU; General Plan Amendment; Amendments to the SDMC; Rezones; Repeal of the Nexus Technology Center Specific Plan; Dedication of Open Space; Local Coastal Program Amendment; and Land Development Manual Historical Resources Guidelines Amendment, as presented by staff.

On June 13, 2024, the Land Use and Housing Committee voted (4-0-0) to recommend approval of the University CPU; General Plan Amendment; Amendments to the SDMC; Rezones; Repeal of the Nexus Technology Center Specific Plan; Dedication of Open Space; Local Coastal Program Amendment; and Land Development Manual Historical Resources Guidelines Amendment, and adoption of a new public space in lieu fee as presented by staff.

A Program Environmental Impact Report (SCH No. 2021070359) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The University CPU was evaluated in the Program Environmental Impact Report that analyzes the environmental effects of the University Community Plan Update, as well as the Hillcrest Focused Plan Amendment, and Blueprint SD Initiative. It is anticipated that the City Council will separately take action on **July 23, 2024, at 2:00 p.m.** regarding the certification of the Program Environmental Impact Report which will be heard with the Blueprint SD Initiative, which is further described in the Staff Report provided with Blueprint SD Initiative supporting materials for the July 23, 2024, City Council meeting. Supporting materials and additional information about the Blueprint SD Initiative can be found with the City Council Agenda for July 23, 2024, which is available at <https://sandiego.hylandcloud.com/211agendaonlinecouncil>.

Notice of Availability of Local Coastal Program Amendment:

The **University Community Plan Update** is located in the Coastal Zone, therefore, the City Council's decision requires amending the City's Local Coastal Program. The final decision by the City Council will occur no sooner than 6 weeks after the date of mailing of this notice. The final decision on this **University Community Plan Update** will be with the California Coastal Commission. 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.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: **Suchi Lukes, Senior Planner**, City Planning Department, 5th Floor, 202 "C" Street, MS 413, San Diego, CA 92101 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.

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 July 30, 2024, City Council meeting will be posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results>. 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/city-clerk/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: July 15, 2024

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