



CITY OF SAN DIEGO

NOTICE OF PUBLIC HEARING

DATE OF MEETING: TUESDAY, OCTOBER 13, 2026
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: OVERRULE INITIATION OF THE AIRPORT LAND USE COMMISSION'S
DETERMINATION OF INCONSISTENCY OF AIRPORT LAND USE
AMENDMENTS TO THE MUNICIPAL CODE WITH THE MARINE CORPS
AIR STATION (MCAS) MIRAMAR AIRPORT LAND USE COMPATIBILITY
PLAN, PROCESS FIVE

PROJECT NAME: OVERRULE INITIATION OF THE AIRPORT LAND USE COMMISSION'S
DETERMINATION OF INCONSISTENCY OF AIRPORT LAND USE
AMENDMENTS TO THE MUNICIPAL CODE WITH THE MARINE CORPS
AIR STATION (MCAS) MIRAMAR AIRPORT LAND USE COMPATIBILITY
PLAN FOR THE ALLOWANCE OF CHILD CARE CENTERS IN THE
TRANSITION ZONE OF THE MCAS MIRAMAR AIRPORT INFLUENCE AREA

APPLICANT: CITY OF SAN DIEGO

**COMMUNITY
PLAN AREAS:** UNIVERSITY, TORREY PINES, MIRA MESA, CLAIREMONT, KEARNY MESA

COUNCIL DISTRICTS: 1,6

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Megan Covarrubias, Senior Planner / mecovarrubia@sandiego.gov / 619-236-6009

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:

On July 9, 2026, the Airport Land Use Commission (ALUC) made a determination of inconsistency for the allowance of Child Care Centers within the Transition Zone of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). In accordance with San Diego Municipal Code Section 132.1555, the City Council will propose a decision whether to overrule the determination of inconsistency with the MCAS Miramar ALUCP by the San Diego County Regional Airport Authority, acting as the ALUC for San Diego County.

The requested overrule of the determination of inconsistency by the ALUC would amend Section 132.1515 of the San Diego Municipal Code to allow for Child Care Centers as a limited use within the Transition Zone of the MCAS Miramar Airport Influence Area, as well as establish a maximum floor area ratio of 0.42 for Child Care Centers. The Transition Zone of the MCAS Miramar Airport Influence Area is within the following community plan areas: University, Torrey Pines, Mira Mesa, Clairemont, and Kearny Mesa.

A Notice of Request was provided on August 24, 2026, which satisfies the six-week noticing requirement to overrule the ALUC's determination of inconsistency for the scheduled October 13, 2026 City Council hearing to consider initiating the overrule process. If the City Council determines to proceed with the overrule process, the overrule will be considered by the Planning Commission before returning to the City Council for another public hearing and final action on the overrule.

If the City Council approves the proposed decision to initiate the overrule process, the final decision whether to overrule the determination of inconsistency of the Airport Land Use Commission will be made at a future public hearing that will be scheduled no sooner than 45 days after the date of the hearing on the proposed decision. A Notice of Public Hearing will be mailed out at least ten (10) business days before the date of the City Council hearing to make a final decision.

The Environmental Policy Section of the City Planning Department has reviewed this amendment to the Land Development Code and determined that adoption of this amendment would not result in any new or more

severe significant impacts over and above those disclosed in the following previously certified environmental documents:

1. Final Environmental Impact Report (EIR) for the Land Development Code (DEP No. 96-033/SCH No. 1996081056) certified by the San Diego City Council on November 18, 1997 (Resolution R-289458);
2. Final Program EIR (PEIR) for the General Plan (Project No. 104495/SCH No. 2006091032) certified by the San Diego City Council on March 10, 2008 (Resolution R-303472); and
3. Addendum to the General Plan PEIR for the Housing Element Update (Project No. 104495/SCH No. 2006091032) certified by the San Diego City Council on June 16, 2020 (Resolution R-313099).

Implementation of the Project would not result in new or more severe significant impacts over and above those disclosed in the previously certified environmental documents.

The overrule of the Airport Land Use Commission's determination of inconsistency could apply to property 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 six weeks after the date of mailing this notice. The final decision on the portions of the that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego will submit the to the California Coastal Commission for certification following City Council and Airport Land Use Commission action. The ordinance will not be 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 City of San Diego City Planning Department, Attention: Megan Covarrubias, Senior Planner, City Planning Department, 5th Floor, 202 "C" Street, MS 413, San Diego, CA 92101 or email mecovarrubia@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 October 13, 2026 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/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: 09-28-2026

DIANA J.S FUENTES
SAN DIEGO CITY CLERK