CITY OF SAN DIEGO
NOTICE OF PUBLIC HEARING

DATE OF MEETING: TUESDAY, DECEMBER 8, 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: MUNICIPAL CODE AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT, PROCESS FIVE

PROJECT NAME: AMENDMENTS TO THE SHORT-TERM RESIDENTIAL OCCUPANCY ORDINANCE

APPLICANT: CITY OF SAN DIEGO, COUNCIL DISTRICT 2

COMMUNITY PLAN AREAS: CITYWIDE

COUNCIL DISTRICTS: CITYWIDE

FOR ADDITIONAL INFORMATION, PLEASE CONTACT Venus Molina, Chief of Staff/ vmmolina@sandiego.gov / 619-236-6622

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 City of San Diego established a comprehensive regulatory framework for Short-Term Residential Occupancy (STRO) to balance the interests of residents, neighborhoods, property owners, visitors, and the City's tourism economy. The existing ordinance also established licensing requirements and different license tiers, as well as requirements concerning primary residences, occupancy, nuisance activity, neighborhood impacts, fire and building code compliance, guest information, and hosting platform responsibilities.

As the City continues to administer the STRO program, there is an opportunity to clarify portions of the San Diego Municipal Code (SDMC) and strengthen provisions that support consistent compliance and enforcement. The City Council District 2 office has prepared an ordinance to amend the STRO regulations of the SDMC to improve clarity, accountability, and effective administration of the City's STRO program while continuing

to allow short-term residential occupancy within the City's established regulatory framework.

The proposed amendments include the following provisions of the SDMC:

- Chapter 5, Article 10, Division 1 by amending Sections 510.0102, 510.0103, 510.0104, 510.0105, 510.0106, 510.0107, and 510.0112; and
- Chapter 5, Article 10, Division 2 by amending Section 510.0201.

The proposed amendments are intended to clarify and strengthen the City's existing STRO regulations based on the City's experience administering the program. The amendments do not replace the existing regulatory framework. Rather, they provide greater clarity regarding primary residence requirements, license applications and renewals, host responsibilities, neighborhood protections, enforcement, and hosting platform reporting.

Notice of Availability of Local Coastal Program Amendment

The ordinance would 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 (6) weeks following the mailing date of a Notice of Availability. The final decision on the portions of this ordinance that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego must submit the Local Coastal Program portion of this amendment for certification to the California Coastal Commission. The Local Coastal Program 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 City of San Diego Council District 2, Attention: Venus Molina, Chief of Staff, 202 C Street, San Diego, CA 92101 or vmmolina@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 December 8, 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: 11-20-2026

DIANA J.S FUENTES
SAN DIEGO CITY CLERK