



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 22, 2023

NOTICE OF PUBLIC HEARING

NOTICE OF AVAILABILITY

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING:	DECEMBER 7, 2023
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	COUNCIL CHAMBERS, 12 TH FLOOR, CITY ADMINISTRATION BUILDING, 202 C STREET, SAN DIEGO, CA 92101
PROJECT TYPE:	AMENDMENT TO THE MISSION BAY PARK MASTER PLAN, PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (PEIR), PROCESS FIVE
PROJECT NAME:	<u>DE ANZA NATURAL AMENDMENT TO THE MISSION BAY PARK MASTER PLAN & PEIR</u>
APPLICANT:	CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT
COMMUNITY PLAN AREA:	MISSION BAY REGIONAL PARK
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	SCOTT SANDEL, PARKS PLANNER
PHONE NUMBER/E-MAIL:	(619) 235-5204 / ssandel@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of the De Anza Natural plan amendment to the Mission Bay Park Master Plan and Local Coastal Program Land Use Plan.

The De Anza Natural project area is located in the northeast corner of Mission Bay Park in the City of San Diego (City). The project area consists of approximately 314 acres of land and includes approximately 191.2 acres of open water for a total of approximately 505.2 acres. The project area is bounded to the east by Mission Bay Drive, the north by Grand Avenue (on the eastern portion of the project area) and Pacific Beach Drive (on the western portion), the west by Crown Point Drive, and the south by Mission Bay. The Rose Creek inlet bisects the project area into eastern and western portions. De Anza Natural consists of amendments to the Mission Bay Park Master Plan (MBPMP) and Local Coastal Program; and certification of the Program Environmental Impact Report and adoption of the Findings, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the project.

The De Anza Natural amendment is a long-range vision for the redevelopment and enhancement of De Anza Cove and is part of the larger MBPMP policy framework that will guide development throughout Mission Bay. De Anza Natural builds upon and implements the recommendations of the adopted MBPMP, as well as other Citywide guiding documents, including the Parks Master Plan (PMP), Climate Action Plan (CAP), Climate Resilient SD, Biodiverse SD, and Multiple Species Conservation Plan (MSCP). The proposed amendment includes recommendations to serve local and regional recreation needs while preserving and enhancing the natural resources of the De Anza Cove area. De Anza Natural aims to expand the park's natural habitat and improve water quality through the creation of additional wetlands while

implementing nature-based solutions to protect against the risk of climate change, in line with the Climate Resilient SD plan. The proposed amendment would enhance the existing regional parkland by providing a variety of uses, including low-cost visitor accommodations, active and passive recreational opportunities, and improved access to recreational uses. Finally, the proposed amendment provides opportunities to partner and collaborate with the Kumeyaay Nation on the planning and restoration of the area in a manner that recognizes their past and present traditional cultural use of the Mission Bay Park area and ensures continued traditional cultural use into the future.

The decision to approve, conditionally approve, modify or deny the De Anza Natural plan amendment to the MBPMP will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

For additional information you can visit the De Anza Natural website at <https://www.sandiego.gov/planning/work/park-planning/de-anza>

Notice of Availability of Local Coastal Program Amendment:

The De Anza Natural plan amendment to the Mission Bay Park Master Plan (MBPMP) and Local Coastal Program Land Use Plan concerns approximately 505.2 acres of land and water in the northeast corner of the park; 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 amendment to the MBPMP will be with the California Coastal Commission. The City of San Diego must submit the Local Coastal Program 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 City Planning Department, Attention: Scott Sandel, Parks Planner, City Planning Department, 202 C Street, M.S. 413, San Diego CA 92101, planning@sandiego.gov before the close of the City Council public hearing.

A Program Environmental Impact Report (SCH No. 2018061024) was prepared for the project in accordance with the California Environmental Quality Act (CEQA).

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.

COMMUNICATIONS:

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/s/1612210047>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 221 0047.

The public is encouraged to [subscribe](#) to receive meeting agendas.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using

this form will be distributed to the Planning Commission 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.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 1222 First Avenue, Mail Station 501, San Diego, CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

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 have any questions after reviewing this notice, you can call the Development Project Manager listed above.

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. This information will be made available in alternative formats upon request.

To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to planningcommission@sandiego.gov at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 21004891 – Tecalote SEP...



Scott Sandel / De Anza Natural
202 C Street, MS 413
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RETURN SERVICE REQUESTED