



THE CITY OF SAN DIEGO
DATE OF NOTICE: October 29, 2026

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING:	November 19, 2026
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	Development Services Department, Edric Doringo Hearing Room, 7650 Mission Valley Road, San Diego, CA 92108
PROJECT TYPE:	OVERRIDE HEARING 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:	OVERRIDE HEARING 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:	1,2, and 6
CITY PROJECT MANAGER:	Megan Covarrubias, Senior Planner
PHONE NUMBER/E-MAIL:	(619) 236-6009 mecovarrubia@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 to propose a decision to overrule the Airport Land Use Commission's (ALUCs) 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 (ALUCP) for the allowance of Child Care Centers as a limited use with a 0.42 floor area ratio within the Transition Zone of the MCAS Miramar Airport Influence Area.

The decision to approve, conditionally approve, modify, or deny the **OVERRIDE OF THE ALUC'S DETERMINATION OF INCONSISTENCY OF AIRPORT LAND USE AMENDMENTS TO THE MUNICIPAL CODE WITH THE MCAS MIRAMAR ALUCP FOR THE ALLOWANCE OF CHILD CARE CENTERS IN THE TRANSITION ZONE OF THE MCAS MIRAMAR AIRPORT INFLUENCE AREA** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

As part of the 2026 Land Development Code (LDC) Update, Item 93: Airport Land Use Compatibility Overlay Zone (ALUCOZ) – Safety Compatibility for Child Care Centers in the MCAS Miramar Airport Influence Area Transition Zone was submitted to the San Diego County Regional Airport Authority (SDCRAA), serving as the ALUC, for a consistency determination with the ALUCP's.

On July 9, 2026, the ALUC reviewed the 2026 LDC Update, including Item 93 for a consistency determination. The ALUC took two actions 1) determined that the amendments to the San Diego Municipal Code (SDMC) associated with Item 93 to be inconsistent with the MCAS Miramar ALUCP because it would allow Child Care Centers as a limited use with a 0.42 floor area ratio within the MCAS Miramar Transition Zone; and 2) determined all other amendments to the SDMC in the 2026 LDC Update to be consistent with the applicable ALUCP's.

Pursuant to California Public Utilities Code Section 21676.6, the City Council is allowed to overrule the ALUC's determination of inconsistency with a two-thirds vote at two separate public hearings. On October 26, 2026, at the first public hearing, the City Council determined with a two-thirds vote to proceed with the proposed decision to overrule the determination of inconsistency with the MCAS Miramar ALUCP by the SDCRAA, 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 SDMC 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 University, Torrey Pines, Mira Mesa, Clairemont, and Kearny Mesa Community Planning areas.

In accordance with SDMC Section 132.1555, if the City Council determines to proceed with the overrule process, the overrule is required to be considered by the Planning Commission before returning to the City Council for a second public hearing and final action. At the second hearing, the City Council will consider three required findings related to health, safety, welfare, noise and the purpose and intent of California Public Utilities Code Section 21670. SDMC Section 132.1555 also requires that the City Council second hearing be scheduled at least 45-days after the first hearing so that the Notice of Final Decision and findings are shared with the ALUC, Caltrans Division of Aeronautics, and the U.S. Marine Corps as the MCAS Miramar Operator for review and input. 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.

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/j/1609710315>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 971 0315.

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 comment 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 the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, San Diego, CA 92108. 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>) 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 actions on the above proceedings in court, you may be limited to addressing only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City 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. 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 send an email 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: 4000256281



City Planning Department

Megan Covarrubias/ Overrule Hearing of the Airport Land Use Commission's Determination of Inconsistency of Airport Land Use Amendments to the San Diego Municipal Code with the MCAS Miramar ALUCP

202 C Street, M.S. 413, San Diego, CA 92101

RETURN SERVICE REQUESTED