



THE CITY OF SAN DIEGO
DATE OF NOTICE: December 5, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: December 19, 2024
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California, 92101
PROJECT TYPE: MUNICIPAL CODE AMENDMENT, PROCESS FIVE
PROJECT NAME: SAN DIEGO MUNICIPAL CODE AMENDMENT RELATED TO RS-1-2 ZONES IN THE
ENCANTO NEIGHBORHOODS AND SOUTHEASTERN SAN DIEGO COMMUNITY
PLANNING AREAS
APPLICANT: CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT
COMMUNITY PLAN AREA: SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS
COUNCIL DISTRICT: DISTRICT 4

CITY PROJECT MANAGER: Liz Saidkhanian, Principal Planner
PHONE NUMBER/E-MAIL: (619) 533-5990 esaidkhanian@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 for a proposed amendment to the Municipal Code.

The decision to approve, conditionally approve, modify, or deny the San Diego Municipal Code Amendment to remove footnote 7 from Table 131.04D as it relates to RS-1-2 zones in the Encanto Neighborhoods and Southeastern San Diego Community Planning Areas will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

This action would amend San Diego Municipal Code Section 131.0431, the Development Regulations for Residential Zones, by removing footnote 7 in Table 131.04D, Development Regulations Table for RS Zones. Footnote 7 in Table 131.04D currently reduces the minimum lot size for the RS-1-2 zones from 20,000 square feet to 5,000 square feet in the Encanto Neighborhoods and Southeastern San Diego Community Planning Areas and applies the development regulations of RS-1-7 zones to subdivisions. With the removal of footnote 7, lots zoned RS-1-2 in the Encanto Neighborhoods and Southeastern San Diego Community Planning Areas would use a minimum lot size of 20,000 square feet and the development regulations of the RS-1-2 zone.

The Environmental Policy Section of the City Planning Department has reviewed the Code Amendment to remove footnote 7 in Table 131.04D and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the following certified environmental document:

Final Environmental Impact Report (EIR) for the Southeastern San Diego and Encanto Neighborhoods

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

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/1607586412>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

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), (<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.

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

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 Planning Commission meeting. Please refer to the Planning Commission'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 Planning Commission'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 Planning Commission 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 via email to planningcommission@sandiego.gov at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.



City Planning Department

Liz Saidkhanian / 2024 Update to the San Diego Municipal Code
202 C Street, M.S. 413, San Diego, CA 92101

RETURN SERVICE REQUESTED