



THE CITY OF SAN DIEGO  
DATE OF NOTICE: April 15, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** April 30, 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 AND LOCAL COASTAL PROGRAM AMENDMENT, PROCESS FIVE  
**PROJECT NAME:** 2024 UPDATE TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM (2024 LAND DEVELOPMENT CODE UPDATE)  
**APPLICANT:** CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT  
**COMMUNITY PLAN AREA:** CITYWIDE  
**COUNCIL DISTRICT:** CITYWIDE

**CITY PROJECT MANAGER:** Liz Saidkhanian, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 533-5990 [esaidkhanian@sandiego.gov](mailto:esaidkhanian@sandiego.gov)

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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 proposed amendments to the Municipal Code and Local Coastal Program.

The decision to approve, conditionally approve, modify, or deny the **2024 UPDATE TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM (2024 LAND DEVELOPMENT CODE UPDATE)** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

The 2024 Land Development Code Update is part of the code monitoring work program created to help maintain the Land Development Code (LDC), simplify the City's development regulations, make the code more adaptable, eliminate redundancies and contradictions, standardize the code framework, and increase predictability in application of regulations. The proposed amendments streamline regulatory requirements, reduce constraints, and provide additional incentives to increase the supply of housing.

The 2024 Land Development Code Update consists of two ordinances addressing Citywide regulations and Downtown regulations. The code items are separated into five categories; regulatory reforms, compliance with state law, corrections, clarifications and amendments to align the code with the City's climate, equity, and housing goals. The topics of the amendments for the Citywide portion generally relate to the following issues: base zone regulations, Community Plan Implementation Overlay Zones, consolidating of processing, homes and housing incentive programs, landscape regulations, monitored perimeter security fence systems, residential care facilities, including behavioral health facilities, rules for calculations and measurements, specific plans, sports arenas and stadiums, tentative maps, visitor accommodations, urgent care facilities, and corresponding amendments to the Central Urbanized, La Jolla Shores, Mission Beach and Old Town Planned Districts. The topics

of the amendments for the Downtown portion generally relate to the following issues: permit requirements, rules for calculation and measurements, land use districts, base district use regulations, FAR regulations, development regulations, urban design regulations, parking standards, separately regulated uses, and the Centre City and Gaslamp Quarter Planned Districts. In addition to other implementing policies and guidelines, the following chapters of the Land Development Code are proposed to be amended, but other chapters and divisions could be included to ensure consistency and to achieve the intent of the amendments in the above listed topic areas.

The following chapters are proposed to be amended but other chapters could be included to ensure consistency and to achieve the intent of the amendments:

|                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|
| Chapter 02, Article 2, Division 18; | Chapter 13, Article 1, Division 4;  | Chapter 14, Article 3, Division 7;  |
| Chapter 02, Article 2, Division 24; | Chapter 13, Article 1, Division 5;  | Chapter 14, Article 3, Division 10; |
| Chapter 08, Article 6, Division 21; | Chapter 13, Article 1, Division 6;  | Chapter 14, Article 3, Division 11; |
| Chapter 09, Article 8, Division 6;  | Chapter 13, Article 1, Division 7;  | Chapter 14, Article 3, Division 13; |
| Chapter 11, Article 2, Division 1;  | Chapter 13, Article 2, Division 4;  | Chapter 14, Article 3, Division 14; |
| Chapter 11, Article 2, Division 3;  | Chapter 13, Article 2, Division 12; | Chapter 15, Article 5, Division 2;  |
| Chapter 11, Article 3, Division 1;  | Chapter 13, Article 2, Division 14; | Chapter 15, Article 6, Division 3;  |
| Chapter 11, Article 3, Division 2;  | Chapter 13, Article 2, Division 15; | Chapter 15, Article 7, Division 1;  |
| Chapter 12, Article 2, Division 1;  | Chapter 14, Article 1, Division 3;  | Chapter 15, Article 7, Division 2;  |
| Chapter 12, Article 5, Division 4;  | Chapter 14, Article 1, Division 4;  | Chapter 15, Article 7, Division 3;  |
| Chapter 12, Article 5, Division 9;  | Chapter 14, Article 1, Division 6;  | Chapter 15, Article 7, Division 4;  |
| Chapter 12, Article 5, Division 10; | Chapter 14, Article 1, Division 7;  | Chapter 15, Article 7, Gaslamp      |
| Chapter 12, Article 6, Division 1;  | Chapter 14, Article 2, Division 3;  | Quarter – Figure A                  |
| Chapter 12, Article 6, Division 5;  | Chapter 14, Article 2, Division 5;  | Chapter 15, Article 9, Appendix C;  |
| Chapter 12, Article 6, Division 7;  | Chapter 14, Article 2, Division 9;  | Chapter 15, Article 10, Division 2; |
| Chapter 12, Article 9, Division 1;  | Chapter 14, Article 2, Division 10; | Chapter 15, Article 13, Division 3. |
| Chapter 12, Article 9, Division 2;  | Chapter 14, Article 2, Division 12; | Chapter 15, Article 13, Division 4; |
| Chapter 12, Article 9, Division 7;  | Chapter 14, Article 2, Division 13; | and Chapter 15, Article 16,         |
| Chapter 13, Article 1, Division 2;  | Chapter 14, Article 3, Division 3;  | Division 1.                         |
| Chapter 13, Article 1, Division 3;  | Chapter 14, Article 3, Division 4;  |                                     |

For additional information you can visit the 2024 Land Development Code Update website at <https://www.sandiego.gov/planning/work/land-development-code/updates-in-process>.

#### Notice of Availability of Local Coastal Program Amendment:

The 2024 Land Development Code Update 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 of this notice. The final decision on the portions of the 2024 Land Development Code Update that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego will submit the 2024 Land Development Code Update 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: **Liz Saidkhanian**, Development Project Manager, 202 C Street, M.S. 413, San Diego, CA 92101 or [esaidkhanian@sandiego.gov](mailto:esaidkhanian@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 Environmental Policy Section of the City Planning Department has reviewed the 2024 Land Development Code Update 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 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);
3. Addendum to the General Plan PEIR for the Housing Element Update (SCH No. 2006091032) certified by the San Diego City Council on June 16, 2020 (Resolution R-313099);
4. Final PEIR for Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020 (Resolution R-313279);
5. Final EIR for the Downtown Community Plan (SCH No. 2003041001) certified by the former Redevelopment Agency and San Diego City Council on March 14, 2006 (Resolution No. R-04001 and R-301265, respectively);
6. Final Supplemental EIR (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the San Diego City Council on June 21, 2016 (Resolution R-310561);
7. Final PEIR for the Climate Action Plan (Project No. 416603/SCH No. 2015021053) certified by the San Diego City Council on December 15, 2015 (Resolution R-310176);
8. Addendum to the Final PEIR for the Climate Action Plan Update (Project No. 416603/SCH No. 2015021053) certified by the San Diego City Council on August 2, 2022 (Resolution R-314298); and
9. Notice of Exemption (NOE) for Spaces as Places certified by the San Diego City Council on October 26, 2021 (Resolution R-313761).

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**

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](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](mailto: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.

Internal Order No: 11004852



**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