



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 8, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: MAY 30, 2024
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CA 92101

PROJECT TYPE: AMENDMENTS TO THE GENERAL PLAN; DRAFT PROGRAM
ENVIRONMENTAL IMPACT REPORT. PROCESS 5.

PROJECT NAME: BLUEPRINT SD INITIATIVE, ENVIRONMENTAL IMPACT REPORT FOR BLUEPRINT
SD, UNIVERSITY COMMUNITY PLAN UPDATE AND HILLCREST FOCUSED PLAN
AMENDMENT

APPLICANT: CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT
COMMUNITY PLAN AREA: CITYWIDE
COUNCIL DISTRICT: CITYWIDE
CITY PROJECT MANAGER: SUCHI LUKES, SENIOR PLANNER
PHONE NUMBER/E-MAIL: (619) 533-5931 / blueprints@sanidiego.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 amendments to the General Plan included within Blueprint SD, and whether to recommend certification of a Program Environmental Impact Report that analyzes the environmental effects of Blueprint SD, University Community Plan Update, and the Hillcrest Focused Plan Amendment.

Blueprint SD and associated discretionary actions include a comprehensive amendment to the General Plan (also referred to as the "General Plan Refresh") to better align the City of Villages Strategy with the Climate Action Plan and the Regional Plan prepared by the San Diego Association of Governments (SANDAG), to reflect the latest goals, policies, and plans for housing, environmental protection, and climate change adaptation and sustainable growth. The Blueprint SD Initiative would amend the General Plan to reflect an updated Citywide land use and policy

framework designed around the 2050 regional transportation network to promote reductions in per capita greenhouse gas (GHG) emissions and vehicle miles traveled (VMT). The Blueprint SD Initiative identifies complementary land use, transportation, and related policies to support future development according to the revised land use framework. The land use and policy amendments would build upon climate goals outlined in the Climate Action Plan (CAP) and Climate Resilient SD Plan.

The General Plan amendments include the following:

- Land Use and Community Planning Element (Land Use Element) to update land use designations, revised density ranges, new and updated goals, new and updated policies consistent with the City of Villages Strategy to meet housing, climate protection, and sustainability goals, and removal of environmental justice goals (which have been incorporated into the draft Environmental Justice Element which is a separate action), Discussion, and Policies;
- Mobility Element to reflect SANDAG's Regional Plan and the updated transportation network. The amendments include an updated policy framework to encourage complete streets planning principles and concepts that will result in dynamic, vibrant corridors that support all modes of travel. The amendments identify new goals and policies that help walking/rolling, bicycling, and the use of shared mobility devices to become more viable for short trips, and for transit to link highly frequented destinations more efficiently to reflect changes in mobility technology since 2008;
- Urban Design Element to include updates to goals and policies that promote the use of objective and measurable development standards to align with changes in state law;
- Economic Prosperity Element to include updated policies that reflect the changes to the Land Use Element and provide greater flexibility to co-locate industrial uses with housing, especially workforce housing, where compatible;
- Public Facilities, Services, and Safety Element to remove reference to the City's previous Capital Improvement Program Prioritization process and to reflect the adoption of Build Better SD. The amendments also address Senate Bill 99 [Government Code Section 65302, subdivision (g)(5)] which requires the Safety Element identify residential developments in any hazard area that do not have at least two emergency evacuation routes and Assembly Bill 747 (Government Code Section 65302.15) which requires jurisdictions to identify evacuation routes and their capacity, safety, and viability under various emergency scenarios;
- Recreation Element to include updated figures;
- Conservation Element to incorporate updated policies to align the City's conservation framework with the revised land use strategy and with the goals of the CAP, Climate Resilient SD Plan, and the City's Vernal Pool Habitat Conservation Plan that was adopted in 2018;
- Noise Element to update noise compatibility policies related to multiple dwelling units; vehicle and vehicular equipment sales and services use; wholesale, distribution, and storage use; and industrial use to support the revised land use strategy in the proposed Land Use Element;
- Appendices to add the Blueprint SD Initiative Village Climate Goal Propensity map methodology, provide an update to the Community Plan Land Use Designations, and General Plan Land Use Designations. The amendments will include updates to the Appendices that reflect the latest policies and data in the region; and
- Glossary to include new and revised definitions for key terms.

A Program Environmental Impact Report (SCH No. 2021070359) was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and analyzes environmental effects associated with Blueprint SD, as well as the University Community Plan Update, and Hillcrest Focused Plan Amendment. The University Community Plan Update and Hillcrest Focused Plan Amendment will be considered separately from Blueprint SD, but the Blueprint SD item will also include certification of their Environmental Impact Report that covers them.

The decision to approve, conditionally approve, modify, or deny **Blueprint SD**, and whether to certify the Program Environmental Impact Report that covers Blueprint SD, University Community Plan Update, and the Hillcrest

Focused Plan Amendment 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 Blueprint SD website at: <https://www.sandiego.gov/blueprint-sd>.

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 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.: 11004759



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RETURN SERVICE REQUESTED