



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 14, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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

**PROJECT TYPE:** COMMUNITY PLAN AMENDMENT TO THE UPTOWN COMMUNITY PLAN;  
AMENDMENT TO THE GENERAL PLAN; AMENDMENTS TO THE MUNICIPAL CODE;  
REZONES; LOCAL COASTAL PROGRAM AMENDMENT; DESIGNATION OF A  
CULTURAL DISTRICT; AND PROGRAM ENVIRONMENTAL IMPACT REPORT.  
PROCESS 5.

**PROJECT NAME:** HILLCREST FOCUSED PLAN AMENDMENT  
**APPLICANT:** CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT  
**COMMUNITY PLAN AREA:** UPTOWN  
**COUNCIL DISTRICT:** 3  
**CITY PROJECT MANAGER:** SHANNON MULDERIG, SENIOR PLANNER  
**PHONE NUMBER/E-MAIL:** (619) 533-3662 / [PlanHillcrest@sandiego.gov](mailto:PlanHillcrest@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 an Amendment to the Uptown Community Plan, General Plan Amendment, Municipal Code Amendments, and Rezones, Local Coastal Program Amendment and to recommend certification of a Program Environmental Impact Report and adoption of Mitigation, Monitoring and Reporting Program.

The proposed Hillcrest Focused Plan Amendment to the Uptown Community Plan and associated discretionary actions entail an amendment to the Uptown Community Plan that is intended to guide future development of the Uptown Community Plan area. In addition to adoption of the Hillcrest Focused Plan Amendment, the project

includes: adoption of a Rezone Ordinance to rezone property within the Community Plan area to implement the Community Plan Amendment; adoption of amendments to the General Plan to update the Land Use Map and incorporate the Community Plan land use designations; adoption of an Ordinance amending San Diego Municipal Code (SDMC), Chapter 13, Article 2, Division 14 section 132.1402 to amend the Community Plan Implementation Overlay Zone (CPIOZ) for the plan amendment area to implement community specific requirements; adoption of an Ordinance amending the SDMC, Chapter 13, Article 1, Division 5 relating to CC (Community Commercial) Zones and adding two new CC Zones; adoption of a resolution designating a LGBTQ+ Cultural District; 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 project entails a Focused Plan Amendment to the Uptown Community Plan, which is intended to guide future development in the Focused Plan area which includes the Hillcrest and Medical District Neighborhoods as identified in the Uptown Community Plan. The Focused Plan Amendment amends the Uptown Community Plan vision, land use designations, and policies, and includes supplemental development regulations for new development within the Focused Plan Amendment area. The project provides community-specific amendments that further implement General Plan policies, including those proposed and amended by the Blueprint SD (General Plan Refresh) Initiative, and City of Villages Strategy in the General Plan, as well as the Climate Action Plan (CAP) with respect to the distribution and arrangement of land uses and the local street and transit network, implementation of urban design, recommendations preserving and enhancing historic and cultural resources, and prioritization and provision of public facilities within the Uptown community. The Focused Plan Amendment maintains existing community commercial and residential areas with increases to residential density near major transit stops and non-residential development capacity. The Focused Plan Amendment also enhances pedestrian, bicycle, transit connections with policies and recommendations that call for a network of complete streets and requirements for pedestrian promenades along portions of Robinson and University Avenues.

Notice of Availability of Local Coastal Program Amendment:

The Hillcrest Focused Plan Amendment to the Uptown Community Plan includes the adoption of an Ordinance amending the SDMC, Chapter 13, Article 1, Division 5 relating to CC (Community Commercial) Zones and adding two new CC Zones. The Land Development Code is part of the City's Local Coastal Program, and state law requires the California Coastal Commission certification of amendments to the Local Coastal Program before they can take effect 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 6 weeks after the date of mailing of this notice. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment, however it will take affect outside of the Coastal Zone following adoption by the City Council.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: Shannon Mulderig, Senior Planner, City Planning Department, 5th Floor, 202 "C" Street, MS 413, San Diego, CA 92101 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.

A Program Environmental Impact Report (SCH No. 2021070359) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The Hillcrest Focused Plan Amendment was evaluated in the draft Program Environmental Impact Report that analyzes the environmental effects of the Hillcrest Focused Plan Amendment, as well as the University Community Plan Update, and Blueprint SD. It is anticipated that a separate recommendation regarding the certification of the Program Environmental Impact Report will be heard along with the Blueprint SD initiative, which is further described PC-24-022.

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 decision to approve, conditionally approve, modify or deny the **HILLCREST FOCUSED PLAN AMENDMENT TO THE UPTOWN COMMUNITY PLAN** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council 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/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>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

## **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](mailto: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.: 11004413



Shannon Mulderig, Senior Planner / Hillcrest Focus Plan Amendment  
202 C Street, MS 413  
San Diego, California 92101

RETURN SERVICE REQUESTED