



CITY OF SAN DIEGO

NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: TUESDAY, JULY 23, 2024
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: Amendment to the General Plan; Draft Program
Environmental Impact Report. Process 5.

PROJECT NAME: BLUEPRINT SD INITIATIVE (GENERAL PLAN AMENDMENTS);
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

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Suchi Lukes / blueprints@sandiego.gov / 619-533-5931

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of the City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

Blueprint SD Initiative includes a comprehensive amendment to the General Plan (also referred to as the "General Plan Refresh" or "Blueprint SD Initiative") to better align the City of Villages Strategy with the Climate Action Plan (CAP) 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 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.

For additional information, please visit the Blueprint SD website at: <https://www.sandiego.gov/blueprint-sd>.

On May 30, 2024, the Planning Commission voted (4-0-0) to recommend to the City Council approval of the Blueprint SD Initiative and certification of the Environmental Impact Report for Blueprint SD Initiative, University Community Plan Update and Hillcrest Focused Plan Amendment as presented by staff.

On June 13, 2024, the Land Use & Housing Committee voted (4-0-0) to recommend approval of the Blueprint SD Initiative and certification of the Environmental Impact Report for the Blueprint SD Initiative University Community Plan Update and Hillcrest Focused Plan Amendment as presented by Staff.

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 Hillcrest Focused Plan Amendment will be considered separately from Blueprint SD. The University Community Plan Update within the University Community Planning boundary proposes land uses that enhance housing opportunities, walkable streets, mixed-use buildings, and a diverse array of retail, employment, and entertainment options. The proposed update generally aligns with adopted community plan land uses while seeking to increase allowable density and intensity to provide new homes and jobs. The Hillcrest Focused Plan Amendment within the Uptown Community Planning boundary proposes amendments to land uses that enhance housing opportunities, further enriching the vibrancy of the Hillcrest neighborhood, which includes lively, walkable streets, mixed-use buildings, and a diverse array of retail, office, and entertainment options. The hearing on the Blueprint SD Initiative will include certification of the Environmental Impact Report that also covers the University Community Plan Update and the Hillcrest Focused Plan Amendment. It is anticipated the City Council will take action on the University Community Plan Update and Hillcrest Focused Plan Amendment projects at a separate Council hearing on **July 30, 2024 at 2:00 p.m.** This separate notice is provided for this hearing as it relates to the certification of the Final EIR for those items.

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 of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the July 23, 2024 City Council meeting will be posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council 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. If the size limitations are met please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

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 City Council meeting. Please refer to the City Clerk'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 Council'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 City Council 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, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: July 8, 2024

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**