



CITY OF SAN DIEGO

NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: MONDAY, NOVEMBER 13th, 2023
TIME OF MEETING: 2 P. M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: MUNICIPAL CODE (LAND DEVELOPMENT CODE) AND LOCAL
COASTAL PROGRAM AMENDMENT, PROCESS 5

PROJECT NAME: HOUSING ACTION PACKAGE 2.0

APPLICANT: CITY OF SAN DIEGO

**COMMUNITY
PLAN AREA:** CITYWIDE

COUNCIL DISTRICT: CITYWIDE

FOR ADDITIONAL INFORMATION, PLEASE CONTACT: Jeffrey Ryan, Development Project
Manager/ jtryan@sandiego.gov / 619-235-5221

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:

This action proposes the adoption of the Housing Action Package 2.0. HAP 2.0 is part of the Homes for All of Us initiative and will amend the Land Development Code and Resolution R-31282 (Neighborhood Enhancement Fund). The Housing Action Package will amend the Land Development Code by doing the following: 1. Promoting the development of new homes by implementing recently adopted state law, revising accessory dwelling unit regulations, and amending existing affordable housing programs to encourage new homes on public land and for students. 2. Furthering fair housing and promoting the development of new homes for families and middle-income San Diegans. 3. Phasing out previously conforming incompatible uses located near residential uses within the Promise Zone.

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 11, Article 3, Division 1; Chapter 12, Article 7, Division 1; Chapter 13, Article 1, Division 4; Chapter 13, Article 1, Division 5; Chapter 13, Article 1, Division 7; Chapter 14, Article 1, Division 3; Chapter 14, Article 2, Division 5; Chapter 14, Article 2, Division 6; Chapter 14, Article 2, Division 13; Chapter 14, Article 3, Division 7; Chapter 14, Article 3, Division 8; Chapter 14, Article 3, Division 10; Chapter 14, Article 3, Division 12; Chapter 14, Article 4, Division 5

For additional information, you can visit the Housing Action Package 2.0 website at <https://www.sandiego.gov/planning/work/housing-action-package>.

The Environmental Review Section of the City Planning Department has reviewed the Housing Action Package 2.0 (Project) and conducted a consistency evaluation pursuant to the California Environmental Quality Act (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 and adopted 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 14, 2008 (Resolution R-303472);
3. Addendum to the General Plan PEIR for the Housing Element Update 2021-2029 (Project No. 104495/SCH No. 2006091032) adopted by the San Diego City Council on June 18, 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 17, 2020 (Resolution R-313279);
5. Final PEIR for the Climate Action Plan (Project No. 416603/SCH No. 2015021053) certified by the San Diego City Council on January 4, 2016 (Resolution R-310176); and

6. Addendum to the Climate Action Plan PEIR for the City of San Diego Climate Action Plan Update (Project No. 416603/SCH No. 2015021053) adopted by the San Diego City Council on August 10, 2022 (Resolution R-314298).

The adoption of the Housing Action Package 2.0 amendments to the Land Development Code includes revising the City's ADU Home Density Bonus program to incentivize the development of ADUs that include accessibility features is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

Implementation of the Housing Action Package 2.0 would not result in new or more severe significant impacts over and above those disclosed in the previously certified and adopted environmental documents.

The Housing Action Package 2.0 amendments to the Land Development Code 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 Housing Action Package 2.0 that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego will submit the Housing Action Package 2.0 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: Jeffrey Ryan, Development Project Manager, 202 C Street, M.S. 413, San Diego, CA 92101 or jtryan@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 decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the November 13th, 2023, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. 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/form/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: 10-30-2023

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