



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 24, 2020

NOTICE OF PUBLIC HEARING

NOTICE OF AVAILABILITY

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: October 8, 2020
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: VIRTUAL HEARING

PROJECT TYPE: MUNICIPAL CODE AMENDMENT, LOCAL COASTAL PROGRAM AMENDMENT

PROCESS FIVE

PROJECT NAME: **AN AMENDMENT TO THE CITY'S MUNICIPAL CODE AND LOCAL COASTAL PROGRAM TO IMPOSE A LICENSE REQUIREMENT AND OPERATING REGULATIONS FOR SHORT TERM RESIDENTIAL OCCUPANCY INCLUDING HOSTING PLATFORMS AND REPEAL REGULATIONS FOR BED AND BREAKFAST AND BOARDER LODGING**

APPLICANT: CITY OF SAN DIEGO, COUNCIL DISTRICT 2

COMMUNITY PLAN AREA: CITYWIDE

COUNCIL DISTRICT: CITYWIDE

CITY PROJECT MANAGER: Venus Molina, Chief of Staff
PHONE NUMBER/E-MAIL: (619) 236-6622, vmmolina@sandiego.gov

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage:

<https://www.sandiego.gov/planning-commission>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment form found on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>. If you have an attachment to your comment, you may send it to planningcommission@sandiego.gov and it will be distributed to the Planning Commissioners.

Please note: Comments submitted using the public comment form are **limited to 200 words**. Comments received will be distributed to the Commission for consideration and made part of the meeting record.

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 of a proposed code amendment to the Land Development Code and Local Coastal Program including amendments to:

Proposed code amendments to the City's Municipal Code (Chapter 1, Article 1, Division 2; Chapter 1, Article 2, Division 1; Chapter 5, Article 10, Division 1; Chapter 5, Article 10, Division 2; Chapter 11, Article 3, Division 1; Chapter 12, Article 6, Division 2; Chapter 12, Article 6, Division	3; Chapter 13, Article 1, Division 2; Chapter 13, Article 1, Division 3; Chapter 13, Article 1, Division 4; Chapter 13, Article 1, Division 5; Chapter 13, Article 1, Division 6; Chapter 13, Article 2, Division 15; Chapter 14, Article 1, Division 3; Chapter 14, Article 1, Division 6; Chapter 14, Article 2, Division	5; Chapter 15, Article 2, Division 1; Chapter 15, Article 2, Division 3; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; Chapter 15, Article 10, Division 3; Chapter 15, Article 13, Division 4) and Local Coastal Program relating to short term residential occupancy will be presented.
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An ordinance will be presented that regulates Short Term Residential Occupancy (STRO). The ordinance amends the Municipal Code to include short term residential occupancy licensing; operating regulations; and repeal the bed and breakfast, and boarder and lodger uses and regulations. Additionally, the amendments regulate hosting platforms and booking services, hosts, good neighbor policies, enforcement and establish limits on the number of licenses.

Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified Environmental Impact Report (EIR) for the Land Development Code EIR No. 96-0333/SCH No. 96081056; the 2008 General Plan EIR No. 104495/SCH No. 2006091032, certified by the City Council on March 10, 2008, Resolution No. R-303473; and 2020 Addendum to the 2008 General Plan EIR No. 104495/SCH No. 2006091032 for the General Plan Housing Element Update, certified by the City Council on June 18, 2020, Resolution No. R-313099. Amendments are also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). Additionally, the project's actions would not result in any changes to the environment as they would result in increased regulations related to short term vacation rentals that would limit the physical impacts to neighborhoods resulting in such use. Therefore, the action is also not a project pursuant to CEQA Guidelines section 15378 and 15060.

The decision to adopt, modify, or not adopt the ordinance will be made by the City Council at a future public hearing. You will also receive a separate notice of public hearing provided 10 business days prior to the City Council hearing. Following City Council action, the City will submit the 2020 Code Update package to the Airport Land Use Commission for a consistency determination. The code amendments will not be effective until the Airport Land Use Commission determines the ordinance is consistent with adopted ALUCPs, or the City processes an overrule.

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 City Project Manager listed above.

Notice of Availability of Local Coastal Program Amendment:

The ordinance 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 this ordinance that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego will submit the ordinance 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, Attention: Venus Molina, 202 C Street, MS 10-A, San Diego, CA 92101, vmmolina@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.

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 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: 1102000002