



THE CITY OF SAN DIEGO  
DATE OF NOTICE: APRIL 3, 2025

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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<b>DATE OF HEARING:</b>	May 1, 2025
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California, 92101
<b>PROJECT TYPE:</b>	MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENT, PROCESS FIVE
<b>PROJECT NAME:</b>	<u>ACCESSORY DWELLING UNIT (ADU) REGULATIONS AMENDMENT TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENT</u>
<b>APPLICANT:</b>	CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT
<b>COMMUNITY PLAN AREA:</b>	CITYWIDE
<b>COUNCIL DISTRICT:</b>	CITYWIDE
<b>PHONE NUMBER/E-MAIL:</b>	(619) 533-5990/ <a href="mailto:developmentcode@sandiego.gov">developmentcode@sandiego.gov</a>

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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 a proposed amendment to the San Diego Municipal Code and Local Coastal Program.

The decision to approve, conditionally approve, modify, or deny the **ADU Regulations Amendment to the San Diego Municipal Code and Local Coastal Program** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

This action proposes amendments to the Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulations to align the San Diego Municipal Code with state law and apply the Department of Housing and Community Development's interpretations. The proposed amendments address the ADU and JADU regulations, including minimum and maximum unit size, conversions, rental terms, the number of permitted units, the removal of tree requirements, setbacks, replacement parking, and owner-occupancy requirements. Additionally, these amendments implement Senate Bill 1211 (Skinner, 2024), which establishes the number of ADUs allowed on lots with existing or proposed multifamily structures, and Assembly Bill 1033 (Ting, 2023), which allows for the sale and conveyance of ADUs. Further amendments are proposed to address ADU setback requirements in Very High Fire Hazard Severity Zones.

This action also proposes amendments to the ADU Home Density Bonus Program, including modifying its applicability to exclude the following base zones: RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-8, RS-1-9, RS-1-10, and RS-1-11. Additional amendments to the ADU Home Density Bonus Program address evacuation route requirements,

floor area ratio calculations, automated fire sprinkler systems, parking requirements outside of transit priority areas, affordable home deed restriction compliance, and an opt-in fee for infrastructure improvements.

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 14, Article 1, Division 3;	Chapter 15, Article 5, Division 2;
Chapter 12, Article 5, Division 4;	Chapter 14, Article 2, Division 13;	Chapter 15, Article 16; Division 1
Chapter 13, Article 1, Division 3;	Chapter 14, Article 3, Division 8;	
Chapter 13, Article 1, Division 4;	Chapter 14, Article 4, Division 5;	

For additional information, you can visit the 2024 Land Development Code Update website at <https://www.sandiego.gov/planning/work/land-development-code/updates-in-process>.

The Environmental Policy Section of the City Planning Department has reviewed the Code Amendment and determined that the adoption of the proposed amendments revising the ADU Regulations and the City's ADU Home Density Bonus program 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 multifamily residential zone by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

*Notice of Availability of Local Coastal Program Amendment:*

This ADU Regulations Amendment to the San Diego Municipal Code amends the Land Development Code, which 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. The final decision by the City Council will occur no sooner than six 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 effect 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 City Planning Department, Attention: Liz Saidkhanian, Principal Planner, City Planning Department, 5th Floor, 202 "C" Street, MS 413, San Diego, CA 92101, [esaidkhanian@sandiego.gov](mailto:esaidkhanian@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.

**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/j/1609440367>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 944 0367.

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 comment 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), (<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](#) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Planning Commission'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 Planning Commission 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. 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 email to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) 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.



**City Planning Department**

Code Update Staff / ADU Regulations Amendment  
202 C Street, M.S. 413, San Diego, CA 92101

RETURN SERVICE REQUESTED