



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 19, 2021

NOTICE OF PUBLIC HEARING

NOTICE OF AVAILABILITY

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: June 3, 2021
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: VIRTUAL HEARING

PROJECT TYPE: MUNICIPAL CODE AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT, EXEMPT FROM CEQA, PROCESS FIVE

PROJECT NAME: PARKING POLICY REFORM FOR NON-RESIDENTIAL USES IN TRANSIT PRIORITY AREAS AND NEIGHBORHOOD COMMERCIAL USES CITYWIDE (PROPOSED REGULATIONS)

APPLICANT: City of San Diego

COMMUNITY PLAN AREA: Citywide

COUNCIL DISTRICT: Citywide

CITY PROJECT MANAGER: Tanner French, Senior Traffic Engineer
E-MAIL: TFrench@saniego.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 [webform](#) 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.

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 Chapter 11, Article 3, Division 1; Chapter 14, Article 2, Division 5; Chapter 15, Article 2, Division 1; Chapter 15, Article 3, Division 1; Chapter 15, Article 4, Division 1; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; Chapter 15, Article 16, Division 1; and the Land Development Manual, all related to parking regulations within transit priority areas.

To align the City's parking policies with its climate and long-range mobility goals, the Mobility Department is proposing a Municipal Code amendment (Proposed Regulations) to eliminate minimum parking requirements for a majority of non-residential land uses within transit priority areas (TPA's), as well as neighborhood serving commercial land uses citywide. This effort complements many of the City's previous efforts, most immediately, the recently completed effort to reduce parking requirements for multi-family residential developments within TPA's, as well as the City's Climate Action Plan and Complete Communities-Mobility Choices Initiative. Overall, the project seeks to help reduce reliance on vehicles, which reduces vehicle-generated greenhouse gas emissions and traffic congestion. The project also seeks to help streamline the non-residential development process by removing parking requirements and giving business operators, property owners and developers flexibility to choose how much parking is needed for their operations.

The decision to approve, conditionally approve, modify or deny the Proposed Regulations will be made by the City Council at a future public hearing. A separate notice of public hearing will be provided 10 business days prior to the City Council hearing. Following City Council action, the City will submit the Proposed Regulations to the Airport Land Use Commission (ALCUC) for a consistency determination. The Proposed Regulations will not be effective until the ALUC determines that it is consistent with adopted Airport Land Use Compatibility Plans, or the City approves an overrule of an inconsistency determination.

The Proposed Regulations are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as the Proposed Regulations would not cause a significant effect on the environment.

Notice of Availability of Local Coastal Program Amendment:

The Proposed Regulations would apply to property located within the Coastal Zone; therefore, the City Council's decision requires an amendment to the City's Local Coastal Program. The City Council's final decision will occur no sooner than 6 weeks after the date of mailing of this notice. The final decision on the portions of the Proposed Regulations that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego will submit the Proposed Regulations to the California Coastal Commission for certification following City Council and Airport Land Use Commission action. The Local Coastal Program amendment will not be effective in the Coastal Zone until the Coastal Commission unconditionally certifies the Proposed Regulations.

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 Planning Department, Attention: Claudia Brizuela, Project Manager, 9485 Aero Drive, MS413, San Diego, CA 92123 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. If you have any questions after reviewing this notice, please call the City Project Manager listed above

Internal Order No: 21004889



Development Services Department

Claudia Brizuela / Transit Priority Area Parking Regulations
9485 Aero Drive, MS 413 • San Diego, California 92123

RETURN SERVICE REQUESTED