



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 8, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** MAY 30, 2024  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR,  
CITY ADMINISTRATION BUILDING,  
202 "C" STREET, SAN DIEGO, CA 92101

**PROJECT TYPE:** UNIVERSITY COMMUNITY PLAN UPDATE; GENERAL PLAN AMENDMENT;  
AMENDMENTS TO THE MUNICIPAL CODE; REZONES; REPEAL OF THE NEXUS TECH  
CENTER SPECIFIC PLAN; DEDICATION OF OPEN SPACE; LOCAL COASTAL PROGRAM  
AMENDMENT; LAND DEVELOPMENT MANUAL HISTORICAL RESOURCES  
GUIDELINES AMENDMENT; AND PROGRAM ENVIRONMENTAL IMPACT REPORT.  
PROCESS 5.

**PROJECT NAME:** UNIVERSITY COMMUNITY PLAN UPDATE  
**APPLICANT:** CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT  
**COMMUNITY PLAN AREA:** UNIVERSITY  
**COUNCIL DISTRICT:** 1 & 6  
**CITY PROJECT MANAGER:** SUCHI LUKES, SENIOR PLANNER  
**PHONE NUMBER/E-MAIL:** (619) 533-5931 / [planuniversity@sandiego.gov](mailto:planuniversity@sandiego.gov)

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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 an update to the University Community Plan, General Plan Amendments, Municipal Code Amendments, Land Development Manual Historical Resources Guidelines Amendment, Rezones, Dedication of Open Space, Local Coastal Program Amendment, and to recommend certification of a Program Environmental Impact Report and adoption of Mitigation and Monitoring and Reporting Program.

The proposed University Community Plan Update (CPU) and associated discretionary actions entail a comprehensive update to the 1987 University Community Plan that is intended to guide future development of the University Community Plan area. In addition to adoption of the University CPU, the proposed actions include: adoption of a

General Plan amendment to include revisions to the Land Use Map and Prime Industrial Map; amendments to the Local Coastal Program, adoption of a Rezone Ordinance rezoning land within the University Community Plan area to implement with the University Community Plan Update; adoption of an Ordinance amending San Diego Municipal Code (SDMC) Chapter 13, Article 2, Division 14 section 132.1402 to amend the Community Plan Implementation Overlay Zone (CPIOZ) Type A for the University CPU area to implement community specific requirements which includes a new affordable housing in-lieu fee; repeal of the Nexus Tech Center Specific Plan; dedication of City owned property as open space; amendment to the Historical Resources Guidelines of the City's Land Development Manual to exempt specified areas within the University Community Plan area from potential historic resource review under SDMC section 143.0212; and certification of the Program Environmental Impact Report and adoptions of the Findings, Statement of Overriding Considerations, and Mitigation, Monitoring, and Reporting Program for the project.

The University CPU updates the land use plan to help achieve the desired vision and objectives for the community. The University CPU identifies several guiding principles, plan goals and policies, and also identifies procedures for plan implementation. The update entails a land use framework that focuses higher density and intensity land uses around transit and job centers. Planned land uses support employment and commercial activity and introduces residential areas through a new land use designation called the urban village designation. It implements urban design by focusing new development near transit infrastructure and establishes supplemental development regulations for private development to provide privately-owned public open spaces, such as promenades, platforms, podiums, paseos, and plazas to offer amenities that complement existing, planned parks, and open space in the community. Supplemental development regulations also establish affordable housing requirements to ensure housing opportunities for persons of all income levels in the community. It will encourage the preservation and enhancement of historic and cultural resources.

University CPU establishes an updated vision and objectives that implements General Plan policies, including those proposed and amended by the Blueprint SD (General Plan Refresh) Initiative, and City of Villages Strategy in the General Plan, as well as the Climate Action Plan (CAP), Parks Master Plan, and Climate Resilient SD. The University CPU also takes into consideration the San Diego Association of Governments (SANDAG) 2021 Regional Plan.

For additional information you can visit the University Community Plan Update website at <https://www.planuniversity.org>.

The decision to approve, conditionally approve, modify or deny the **University Community Plan Update** will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Notice of Availability of Local Coastal Program Amendment:

The **University Community Plan Update** is 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 6 weeks after the date of mailing of this notice. The final decision on this **University Community Plan Update** will be with the California Coastal Commission. 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.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: **Suchi Lukes, Senior Planner**, City Planning Department, 5<sup>th</sup> Floor, 202 "C" Street, MS 413, San Diego, CA 92101 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.

A Program Environmental Impact Report (SCH No. 2021070359) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The University Community Plan Update was evaluated in the draft Program Environmental Impact Report that analyzes the environmental effects of the University Community Plan Update, as well as the Hillcrest Focused Plan Amendment, and Blueprint SD. It is anticipated that a separate recommendation regarding the certification of the Program Environmental Impact Report will be heard along with the Blueprint SD initiative, which is further described in Report [PC-24-022](#).

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/s/1607586412>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

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 comments 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> 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](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

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 Development Project Manager listed above.

## **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 e-mail to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least five (5) 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.: 11003856



Suchi Lukes, Senior Planner / University Community Plan Update  
202 C Street, MS 413  
San Diego, California 92101

RETURN SERVICE REQUESTED