



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 17, 2020

NOTICE OF PUBLIC HEARING

NOTICE OF AVAILABILITY

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: October 1, 2020
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: VIRTUAL HEARING

PROJECT TYPE: MUNICIPAL CODE AMENDMENT, LOCAL COASTAL PROGRAM AMENDMENT AND REZONE PROCESS FIVE

PROJECT NAME: 2020 CODE UPDATE

APPLICANT: CITY OF SAN DIEGO, PLANNING DEPARTMENT

COMMUNITY PLAN AREA: CITYWIDE

COUNCIL DISTRICT: CITYWIDE

CITY PROJECT MANAGER: Renee Mezo, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 236-6033 rmezo@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:

Chapter 2, Article 6, Division 7;	Chapter 13, Article 1, Division 7;	Chapter 14, Article 2, Division 8;
Chapter 9, Article 8, Division 2;	Chapter 13, Article 2, Division 2;	Chapter 14, Article 2, Division 12;
Chapter 9, Article 8, Division 6;	Chapter 13, Article 2, Division 3;	Chapter 14, Article 2, Division 13;
Chapter 11, Article 2, Division 3;	Chapter 13, Article 2, Division 9;	Chapter 14, Article 3, Division 1;
Chapter 11, Article 2, Division 5;	Chapter 13, Article 2, Division 15;	Chapter 14, Article 3, Division 4;
Chapter 11, Article 3, Division 1;	Chapter 14, Article 1, Division 1;	Chapter 14, Article 3, Division 7;
Chapter 11, Article 3, Division 2;	Chapter 14, Article 1, Division 2;	Chapter 15, Article 4, Division 4;
Chapter 12, Article 3, Division 4;	Chapter 14, Article 1, Division 3;	Chapter 15, Article 1, Division 1;
Chapter 12, Article 6, Division 1;	Chapter 14, Article 1, Division 4;	Chapter 15, Article 5, Division 2;
Chapter 12, Article 7, Division 1;	Chapter 14, Article 1, Division 6;	Chapter 15, Article 6, Division 3;
Chapter 12, Article 9, Division 1;	Chapter 14, Article 2, Division 1;	Chapter 15, Article 7, Division 2;
Chapter 12, Article 9, Division 5;	Chapter 14, Article 2, Division 4;	Chapter 15, Article 7, Division 3;
Chapter 12, Article 9, Division 7;	Chapter 14, Article 2, Division 5;	Chapter 15, Article 7, Division 4;
Chapter 13, Article 1, Division 2;	Chapter 14, Article 2, Division 6;	
Chapter 13, Article 1, Division 3;		
Chapter 13, Article 1, Division 4;		
Chapter 13, Article 1, Division 5;		
Chapter 13, Article 1, Division 6;		

The 2020 Code Update is part of the code monitoring work program created to help maintain the Land Development Code (LDC), simplify the City's development regulations, make the code more adaptable, eliminate redundancies and contradictions, standardize the code framework, and increase predictability in application of regulations. The proposed amendments streamline regulatory requirements, reduce constraints, and provide additional incentives to increase the supply of housing. A total of 50 items are included.

Two rezones are also proposed to implement two amendments to the Centre City Planned District. The first proposed rezone is the 5,000-square-foot site at the northwest corner of J Street and Eighth Avenue (Fire Station #4) within the Downtown Community Plan area from the Public Facilities district to the Ballpark Mixed-Use district. The second proposed rezone is the 10,000-square-foot site at the southeast corner of Pacific Highway and Cedar Street (Fire Station #2) within the Downtown Community Plan area from the Public Facilities district to the Employment/Residential district.

The Environmental Policy Section of the Planning Department has reviewed the 2020 Update to the Land Development Code and conducted a consistency evaluation pursuant to 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 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; the 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; the Final Environmental Impact Report

(FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). 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). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. Items in the 2020 Update regarding the Airport Overlay Zone would be consistent with the Airport Land Use Compatibility Plan (ALUCP) FEIRs for the San Diego International Airport (SDIA), the Naval Air Station North Island (NASNI).

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 2020 Code Update package 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 Planning Department, Attention: Renee Mezo, Project Manager, 9485 Aero Drive, MS 413, San Diego, CA 92123 or rmezo@sandiegogov 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](tel:6193213208) 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.



Development Services Department

Renee Mezo / Project No. 21003876-2020 Code Update
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RETURN SERVICE REQUESTED