



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 8, 2016

NOTICE OF PUBLIC HEARING NOTICE OF AVAILABILITY PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: September 22, 2016
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: Municipal Code Amendment and Local Coastal Program Amendment
PROCESS FIVE
PROJECT NAME: AMENDMENT TO THE RESIDENTIAL-MULTIPLE DWELLING UNIT (RM) BASE
ZONE HEIGHT LIMIT FOR PROPERTIES WITHIN THE PENINSULA COMMUNITY
PLANNING AREA IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE
APPLICANT: City of San Diego
COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: 2
CITY PROJECT MANAGER: Raynard Abalos, Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5377 RAbalos@sandiego.gov

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 (Chapter 13, Article 1) and Local Coastal Program to reduce the maximum zoning height to 30 feet for properties located in specified Residential-Multiple Dwelling Unit (RM) base zones within the Peninsula Community Planning Area in the Coastal Height Limit Overlay Zone.

The decision to approve, conditionally approve, modify or deny the ordinance 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 ordinance would 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 6 weeks after the date of mailing of this notice. The final decision on this ordinance 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 City of San Diego Planning Department, Attention: Dan Normandin, Project Manager, 1222 First Avenue, MS 501, 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.

The proposed code amendment was reviewed for consistency with the certified Land Development Code (LDC) Environmental Impact Report No. 96-0333, in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. The proposed code amendment would not result in new impacts or changed circumstances that would require a new environmental document. The previously certified Environmental Impact Report No. 96-0333 adequately covers the proposed amendment to the LDC and local coastal program for the purposes of CEQA.

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.

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: 12003223
AJL 08-10-16



Development Services Department

Raynard Abalos / Coastal Height Limit
1222 First Ave., MS 501 • San Diego, California 92101-4101

RETURN SERVICE REQUESTED

