



THE CITY OF
 SAN DIEGO
 CITY ADMINISTRATION BUILDING
 202 C STREET, M.S. 2A
 SAN DIEGO, CALIFORNIA 92101-4806

OFFICE OF THE CITY CLERK

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**NOTICE OF
 PUBLIC
 HEARING**

STATE CLEARINGHOUSE/DELICIA WYNN
 1400 10TH ST. RM 121
 SACRAMENTO, CA 95814-5502



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NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: THURSDAY, AUGUST 1, 2019
TIME OF MEETING: 1:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
 CITY ADMINISTRATION BUILDING,
 202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: Morena Corridor Specific Plan, General Plan Amendment, Clairemont
 Mesa and Linda Vista Community Plan Amendments, Municipal Code
 Amendment, Local Coastal Program Amendment, Rezone, and Program
 Environmental Impact Report (SCH No. 2016101021)

PROJECT NAME: MORENA CORRIDOR SPECIFIC PLAN

APPLICANT: City of San Diego

**COMMUNITY
 PLAN AREA:** LINDA VISTA / CLAIREMONT MESA
COUNCIL DISTRICT: 2

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
 Michael Prinz, Senior Planner / 619.533.5931 / mprinz@sandiego.gov

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

The Morena Corridor Specific Plan, consisting of the following components: adoption of a Specific Plan for the Morena Corridor; amendments to the General Plan, Clairemont Mesa Community Plan, Linda Vista Community Plan; amending Municipal Code Chapter 13, Article 2, Division 14 (Community Plan Implementation Overlay Zone), and amending the City's certified Local Coastal Program; rezones consistent with the Specific Plan; and certification of a Program Environmental Impact Report.

The City of San Diego as Lead Agency under CEQA has prepared and completed a comprehensive Program Environmental Impact Report to analyze impacts associated with the project and associated discretionary actions in accordance with Section 15168 of the State of California Environmental Quality Act (CEQA) Guidelines. The final PEIR and associated technical appendices have been placed on the City of San Diego website: <https://www.sandiego.gov/planning/programs/ceqa>

Governor's Office of Planning & Research

JUL 22 2019

STATE CLEARINGHOUSE

The proposed Morena Corridor Specific Plan (Specific Plan) would increase residential density by re-designating and rezoning lands to allow for transit-oriented development adjacent to the trolley stations within the Linda Vista Community Plan Area to capitalize on the Mid-Coast Blue Line Trolley extension. The Specific Plan is a comprehensive planning document that provides a policy framework and supplemental development requirements for transit-oriented development and multi-modal improvements adjacent to transit consistent with the General Plan City of Villages strategy. The Specific Plan will help implement the goals and objectives of the City's Climate Action Plan by maintaining industrial land for employment use and increasing housing opportunities within a ½ mile radius of the Tecolote and Morena/Linda Vista trolley stations; promoting walking and bicycle use as viable travel choices through an established grid street network; and improving access to the trolley stations and existing bus routes.

On February 21, 2019, the Planning Commission recommended 6-0-0 to adopt the recommendations presented in Report No. PC-19-008. In addition to recommending approval of the Staff recommendation, the Planning Commission provided the following direction related to the Specific Plan:

1) RECOMMEND the following:

- a. The Planning Commission supports a pedestrian/bicycle bridge over I-5 that connects Bay Park with Mission Bay Park.
- b. Provide additional urban design guidelines addressing building step backs for upper floors in village developments.
- c. Consider density bonus opportunities for projects that provide parks and public spaces.
- d. Strongly encourage measures to promote electric vehicle usage which could include identifying locations for electric vehicle charging stations; and new residential should promote prewiring for electric vehicle spaces beyond the current Municipal Code requirements.
- e. Consider residential density minimums in land designated as Community Village.
- f. Consider enhancements to visual quality through street fronts and public spaces.
- g. Consider providing street trees in the Morena Boulevard Cycle Track buffer.
- h. Consider adding policies that address off site storm water alternative compliance opportunities.

2) RECOMMEND to the City Council consideration of increasing the inclusionary housing requirement above the current ten percent requirement and strong incentives are encouraged to provide onsite affordable housing.

On March 6, 2019, the Land Use & Housing Committee voted 3-1-0 to recommend approval of staff's proposed action with the requirement Morena Boulevard would be reclassified to a 4-lane collector roadway with enough room for a two-way cycle track. The Committee voted to request the City Attorney provide an analysis on the opportunity under AB 1505 to require on-site inclusion of 15% affordable housing for property designated Community Village in the Morena Corridor Specific Plan prior to this item being heard at City Council.

The final approval by the City Council may incorporate recommendations by these advisory bodies.

The decision of the City Council is final.

COMMUNICATIONS

This item may begin at any time after the time specified. Any interested person may address the City Council to express support or opposition to this issue. **Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes;** moreover, collective testimony by those in support or opposition shall be limited to no more than fifteen (15) minutes total per side.

Those unable to attend the hearing may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by E-mail at: **Hearings1@sandiego.gov** or **FAX: (619) 533-4045**. All communications will be forwarded to the Mayor and Council.

If you wish to challenge the Council'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 City Council at or prior to the public hearing. All correspondence should be delivered to the City Clerk (at the above address) to be included in the record of the proceedings.

This material is available in alternative formats upon request. To order information in an alternative format, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least 5 working days prior to the meeting at (619) 533-4000 (voice) or (619) 236-7012 (TT).

Notice Date: 071719
mr

ELIZABETH MALAND
SAN DIEGO CITY CLERK