



Date of Notice: March 11, 2022

**PUBLIC NOTICE OF PREPARATION OF A
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
PLANNING DEPARTMENT**

PUBLIC NOTICE: The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require preparation of a Supplemental Environmental Impact Report (SEIR) to the Midway-Pacific Highway Community Plan Update Final Program Environmental Impact Report (PEIR) in compliance with CEQA. This Notice of Preparation (NOP) of an SEIR and Scoping Meeting was publicly noticed and distributed on **Friday, March 11, 2022**. This Notice was published in the San Diego Daily Transcript. This Notice and accompanying Initial Study was placed on the City's Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa> and on the City's CEQA website at: <https://www.sandiego.gov/ceqa/meetings>.

SCOPING MEETING: The City of San Diego will hold a public scoping meeting on **Wednesday, March 23, 2022, from 4:00 to 5:30 PM** online via Zoom. **Please note that depending on the number of attendees, the meeting could end earlier than 5:30 PM.** The public scoping meeting can be accessed at:
<https://us06web.zoom.us/j/82089449361?pwd=WFp1Z01CamdXTTMobWZScVdGOXVQQT09>. Go to "Join a Meeting." Meeting ID: 820 8944 9361 Passcode: 278038. To access the webinar via phone, please call +1 669 900 6833 and enter the meeting information.

Written comments regarding the proposed SEIR's scope can be sent to the following address: Elena Pascual, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to PlanningCEQA@sandiego.gov with **the Project Name in the subject line**. All comments must be received no later than **Monday, April 11, 2022**. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An SEIR incorporating public input will then be prepared and distributed for the public to review and comment.

PROJECT NAME: Removal of the Midway-Pacific Highway Community Planning Area from the Coastal Height Limit
LOCATION: Midway-Pacific Highway Community Planning Area
COMMUNITY PLANNING AREA: Midway-Pacific Highway
COUNCIL DISTRICT: 2

History of the Project

Final PEIR for the Midway-Pacific Highway Community Plan Update

The Final PEIR for the Midway-Pacific Highway Community Plan Update (CPU) analyzed the environmental impacts associated with implementing the Midway-Pacific Highway CPU and associated discretionary actions. The Midway-Pacific Highway CPU provides detailed, community-specific policy direction to implement the City of San Diego's General Plan with respect to the distribution and arrangement of land uses (public and private); the street, multimodal mobility, and transit network; provision of parks and public facilities; community-wide and site-specific urban design guidelines; and recommendations to preserve and enhance historical and cultural resources within the Midway-Pacific Highway Community Planning Area. Figure 1 shows the Midway-Pacific Highway Community Planning Area boundary. The Final PEIR also analyzed associated discretionary actions required to implement the Midway-Pacific Highway CPU, including amendments to the General Plan to incorporate the CPU as a component of the General Plan Land Use Element and incorporate the Mixed Commercial Residential land use designation, rezoning of land to be consistent with the CPU, amendments to the City's certified Local Coastal Program to incorporate the CPU, and amendments to the Community Plan Implementation Overlay Zone (CPIOZ) related to the CPU area to repeal the existing CPIOZ areas and adopt new CPIOZ areas. Other discretionary actions included the adoption of amendments to the San Diego Municipal Code (Municipal Code) to include a new Commercial-Office zone, a new Commercial-Neighborhood zone, corresponding parking requirements, and application of the Residential Tandem Parking Overlay Zone to the Midway-Pacific Highway Community Planning Area; and a comprehensive update to the Impact Fee Study.

Project Location

The Midway-Pacific Highway Community Planning Area is an urbanized community that encompasses approximately 1,324 acres of relatively flat area and is located in west-central San Diego, to the north of the San Diego International Airport, south of Mission Bay Park, between the north end of the Peninsula Community Planning Area to the west, and the Old Town San Diego Community Planning Area to the east. The Midway-Pacific Highway Community Planning Area is comprised of three areas: the Midway area, which consists mainly of an urbanized commercial core; the narrow Pacific Highway corridor, which runs along Interstate 5 from the southern end of the Midway area south to Laurel Street; and the Marine Corps Recruit Depot. A portion of the Pacific Highway Corridor is within the Coastal Zone and subject to the California Coastal Act as implemented by the Midway-Pacific Highway Local Coastal Program and zoning regulations. The Midway-Pacific Highway Community Planning Area is urbanized and generally characterized as a mix of commercial and industrial areas, with some residential areas. Most of the Midway-Pacific Highway Community Planning Area is located within a transit priority area as shown in Figure 2.

Project Description

The project is a proposed ballot measure that would amend the Municipal Code to exclude the Midway-Pacific Highway Community Planning Area from the existing 30-foot height limit on buildings constructed in the Coastal Height Limit Overlay Zone.

This measure does not approve any specific development. Any proposed future development must comply with all governing laws at the time a development application is submitted to the

City of San Diego (City). Building height would still be regulated by other zoning laws in the Municipal Code.

Voters in the City approved a citizens' initiative measure in 1972 that limited the height of buildings in the City to 30 feet in the Coastal Zone. Voters adopted the original language and are thus asked in this measure to consider an amendment to the law to remove the Midway-Pacific Highway Community Planning Area from the height limitation.

As defined in the 1972 ballot measure, and now as part of the Municipal Code, the geographic boundaries of the Coastal Zone include the City's land and water area from the northern City limits, south to the border of Mexico, extending seaward to the outer limit of the City's jurisdiction and inland to Interstate 5.

The Midway-Pacific Highway Community Planning Area contains approximately 1,324 acres of land. The approximate boundaries of the Midway-Pacific Highway Community Planning Area are Interstate 8 on the north, the San Diego International Airport on the south, Interstate 5 on the east, and Lytton Drive on the west. The Midway-Pacific Highway Community Planning Area includes the land surrounding Midway Drive and Sports Arena Boulevard, including the Pechanga Arena San Diego.

If approved by a majority vote of those qualified voters who vote on the ballot measure, the ballot measure would amend the law in the Municipal Code to change the height limit in the area defined as the Midway-Pacific Highway Community Planning Area. The amendments would take effect after the results of the election are certified in a resolution of the City Council.

APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

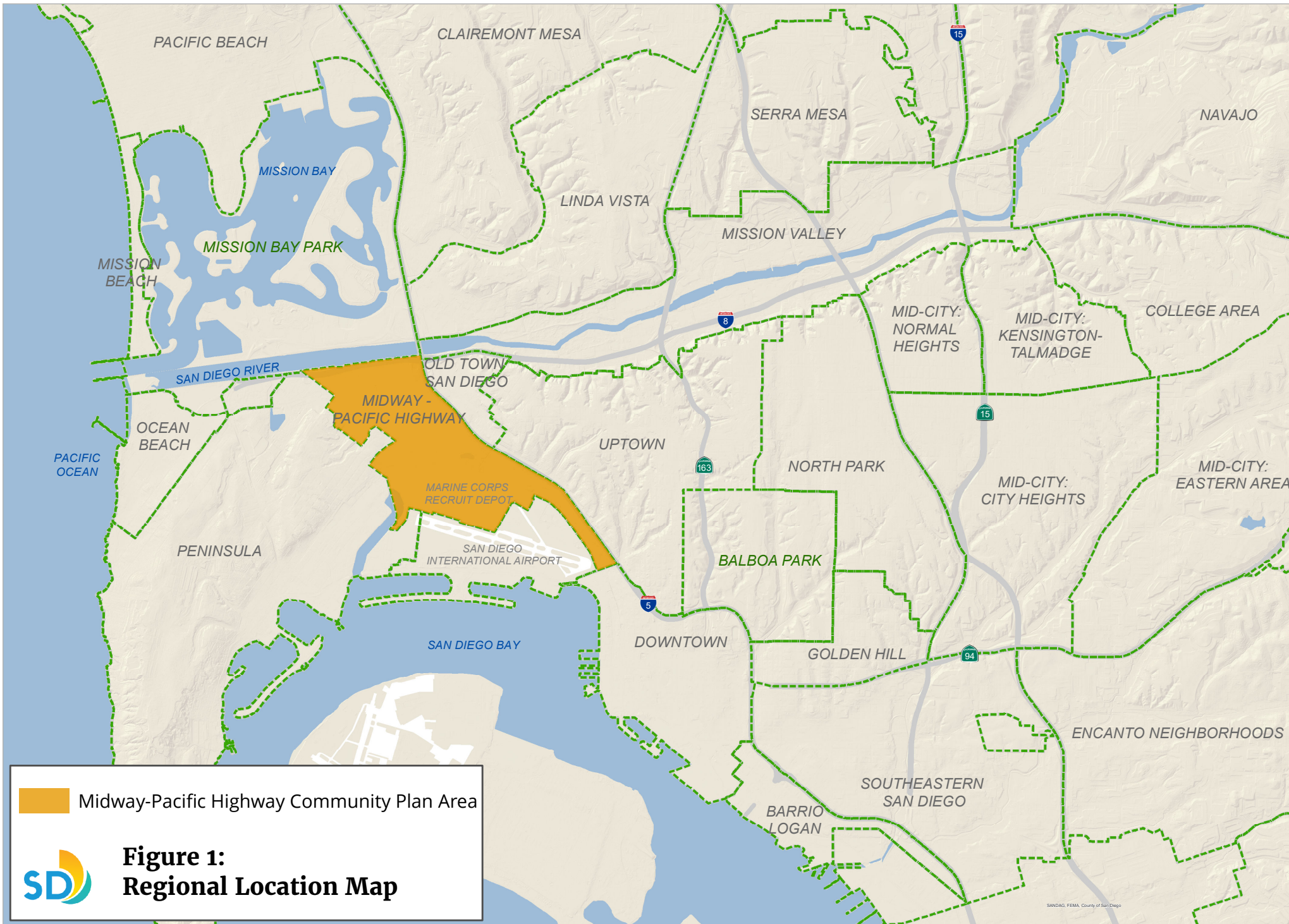
RECOMMENDED FINDING: Pursuant to CEQA Guidelines Section 15060(d), the proposed ballot measure project may result in new significant environmental impacts in the following areas: **Visual Effects and Neighborhood Character.**



AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

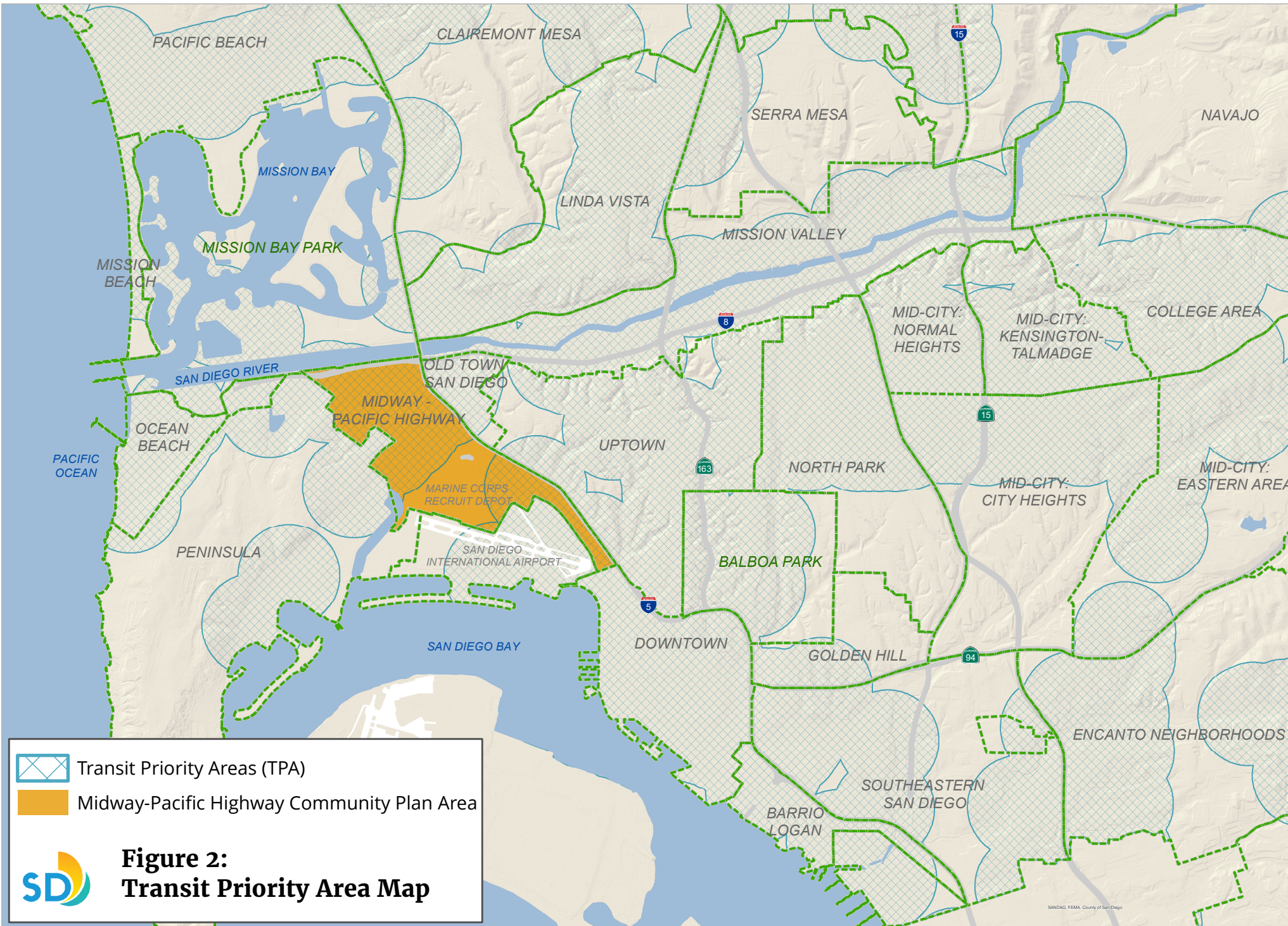
ADDITIONAL INFORMATION: For environmental review information, please contact **Elena Pascual** at (619) 533-5928 or EPascual@sandiego.gov. For information regarding public meetings/hearings on this project, please contact the Project Manager, **Rebecca Malone** at (619) 446-5371 or RMalone@sandiego.gov. This Notice was published in the San Diego Daily Transcript and distributed on **Friday, March 11, 2022.**

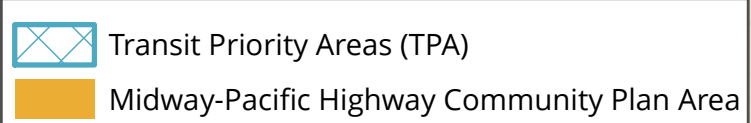
Heidi Vonblum
Interim Director
Planning Department


ATTACHMENTS: Figure 1: Regional Location Map
Figure 2: Transit Priority Area Map



 Midway-Pacific Highway Community Plan Area
 **Figure 1:
Regional Location Map**






Figure 2:
Transit Priority Area Map