

NOTICE OF EXEMPTION

TO: X Recorder County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C Street, MS 413
San Diego, CA 92101

_____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Housing Action Package 2.0

PROJECT LOCATION-SPECIFIC: Citywide

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:

The Housing Action Package 2.0 (hereinafter referred to as “HAP 2.0”) is comprised of ten items that are separated into the following three parts:

Part 1: Encouraging New Homes – promotes the development of new homes by implementing recently adopted state law, revising existing regulations and affordable housing programs to encourage new homes on public land and for students.

Part 2: Fair Housing for All – strengthens regulations to further fair housing and promotes the development of new homes for families, including middle-income San Diegans.

Part 3: Thriving Neighborhoods – fortifies regulations, adds new language to reduce displacement caused by new development, and amends existing regulations that govern the continuation of incompatible uses near residential areas.

HAP 2.0 includes amending San Diego Municipal Code Chapter 14, Article 1, Division 3, Section 2 (Accessory Dwelling Units [ADUs] and Junior Accessory Dwelling Units) to modify the “ADU Bonus for Affordable ADUs” program to include “ADU Bonus for Accessible ADUs” to incentivize the development of Accessible ADUs by allowing one additional Accessible ADU to be permitted on a premises if a development includes: (1) at least two ADUs set aside as affordable to very low, low, or moderate income households, (2) the Accessible ADU complies with the Accessibility requirements in Chapter 11A of the California Building Code, (3) the Accessible ADU includes at least one accessible bathroom, at least one accessible kitchen, at least one accessible bedroom, and (4) the Accessible ADU is located on an accessible route, as defined by the California Building Code.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego, City Planning Department, 202 C Street, MS 413, San Diego, CA 92101. Contact: Seth Litchney, Program Manager. E-mail: SALitchney@sandiego.gov. Phone Number: (619) 533-4546.

EXEMPT STATUS:

- MINISTERIAL
- DECLARED EMERGENCY
- EMERGENCY PROJECT

CATEGORICAL EXEMPTION

STATUTORY EXEMPTION: CEQA Guidelines Section 15282(h) (Other Statutory Exemptions)

COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT:

The proposed amendments would revise the City's Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) regulations to expand housing opportunities for people with disabilities, mobility limitations and special needs, including veterans.

The adoption of the proposed amendments revising the City's ADU Home Density Bonus program to incentivize the development of ADUs that meet the American's with Disabilities Act (ADA) accessibility requirements is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

CONTACT PERSON: Edgar Ramirez Manriquez, Associate Planner
City of San Diego, City Planning Department
202 C Street, MS 413
San Diego, CA 92101

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

Elena Pascual
Elena Pascual, Senior Planner
City of San Diego, City Planning Department

12/12/2023
Date

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT