

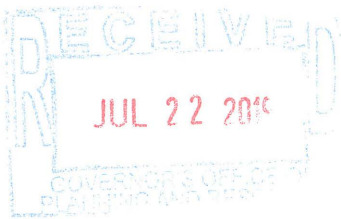


THE CITY OF
SAN DIEGO
CITY ADMINISTRATION BUILDING
202 C STREET, M.S. 2A
SAN DIEGO, CALIFORNIA 92101-3862

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OFFICE OF THE CITY CLERK

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: Balboa Avenue Station Area Specific Plan, General Plan Amendment,
Clairemont Mesa and Pacific Beach Community Plan Amendments, Local
Coastal Program Amendment, Rezone, and Program Environmental Impact
Report (SCH No. 2017071007)

PROJECT NAME: BALBOA AVENUE STATION AREA SPECIFIC PLAN

APPLICANT: City of San Diego

COMMUNITY
PLAN AREA: Pacific Beach / Clairemont Mesa
COUNCIL DISTRICT: 2

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Michael Prinz, Senior Planner at 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 Balboa Avenue Station Area Specific Plan, consisting of the following components: adoption of a Specific Plan for the Balboa Avenue Station Area; amendments to the General Plan, Clairemont Mesa Community Plan, Pacific Beach Community Plan and 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>

The proposed Balboa Avenue Station Area Specific Plan (BASASP) would increase residential density by re-designating and rezoning lands to allow for transited-oriented development adjacent to the Balboa Avenue trolley station within the

Pacific Beach Community Plan Area. The Balboa Avenue Station Area 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 the Balboa Avenue Trolley Station consistent with the General Plan City of Villages strategy.

On December 13, 2018, the Planning Commission recommended 6-0-0 to adopt the recommendations presented in Report No. PC-18-054 with additional recommendations that: 1) the resolution amending the Clairemont Mesa Community Plan state that the amendment is for purposes of mobility plan changes; 2) recommend an affirmative statement of support for pedestrian and bicycle access across I-5 as a priority; 3) that staff add a policy to the Specific Plan that encourages the inclusion of affordable housing on-site.

On February 6, 2019, the Land Use & Housing Committee voted 4-0-0 to recommend Council approval of staff's proposed actions with the request to include the following policies in the Specific Plan: 1) Coordinate efforts with SANDAG and Caltrans to support the initiation of a project study report to evaluate the engineering feasibility of a pedestrian/bicycle connection across I-5 from the Balboa Station to the Pacific Beach community. 2) Coordinate efforts with SANDAG to program a pedestrian/bicycle connection in the Regional Transportation Plan and prioritize its completion. 3) Pursue local, state, and federal grant funding available to implement a pedestrian/bicycle connection across I-5 from the Balboa Station to the Pacific Beach community.

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 92101-3862, 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

Governor's Office of Planning & Research
JUL 22 2019
STATE CLEARINGHOUSE