



Date of Notice: April 22, 2022

**PUBLIC NOTICE OF AVAILABILITY OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DRAFT SEIR)
PLANNING DEPARTMENT**

PUBLIC NOTICE: The City of San Diego’s Planning Department has prepared a Draft SEIR for the following project and is inviting your comments regarding the adequacy of the document. The Draft SEIR and associated technical appendices have been placed on the City of San Diego’s California Environmental Quality Act (CEQA) website under the heading “Draft CEQA Documents” and can be accessed at the following link:

<https://www.sandiego.gov/ceqa/draft>

Your comments must be received by Monday, June 6, 2022, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Elena Pascual, Senior Environmental Planner, Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or e-mail your comments to PlanningCEQA@sandiego.gov with the **Project Name** in the subject line. Please note that only written comments, received either via US Mail, hand-delivered, or e-mail, will be considered official comments in the Final SEIR.

PROJECT NAME: Removal of the Midway-Pacific Highway Community Planning Area from the Coastal Height Limit
SCH NUMBER: 2022030324
COMMUNITY PLAN AREA: Midway-Pacific Highway
COUNCIL DISTRICT: 2

PROJECT DESCRIPTION: The project is a proposed ballot measure that would amend the San Diego Municipal Code (Municipal Code) to remove 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, and any proposed future development must comply with all governing laws. Building height would still be regulated by other zoning laws in the Municipal Code.

Voters in the City of San Diego (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.

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.

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

RECOMMENDED FINDING: The Draft SEIR concludes that the proposed project would result in significant and unavoidable environmental impacts in the following areas: **Visual Effects and Neighborhood Character.**

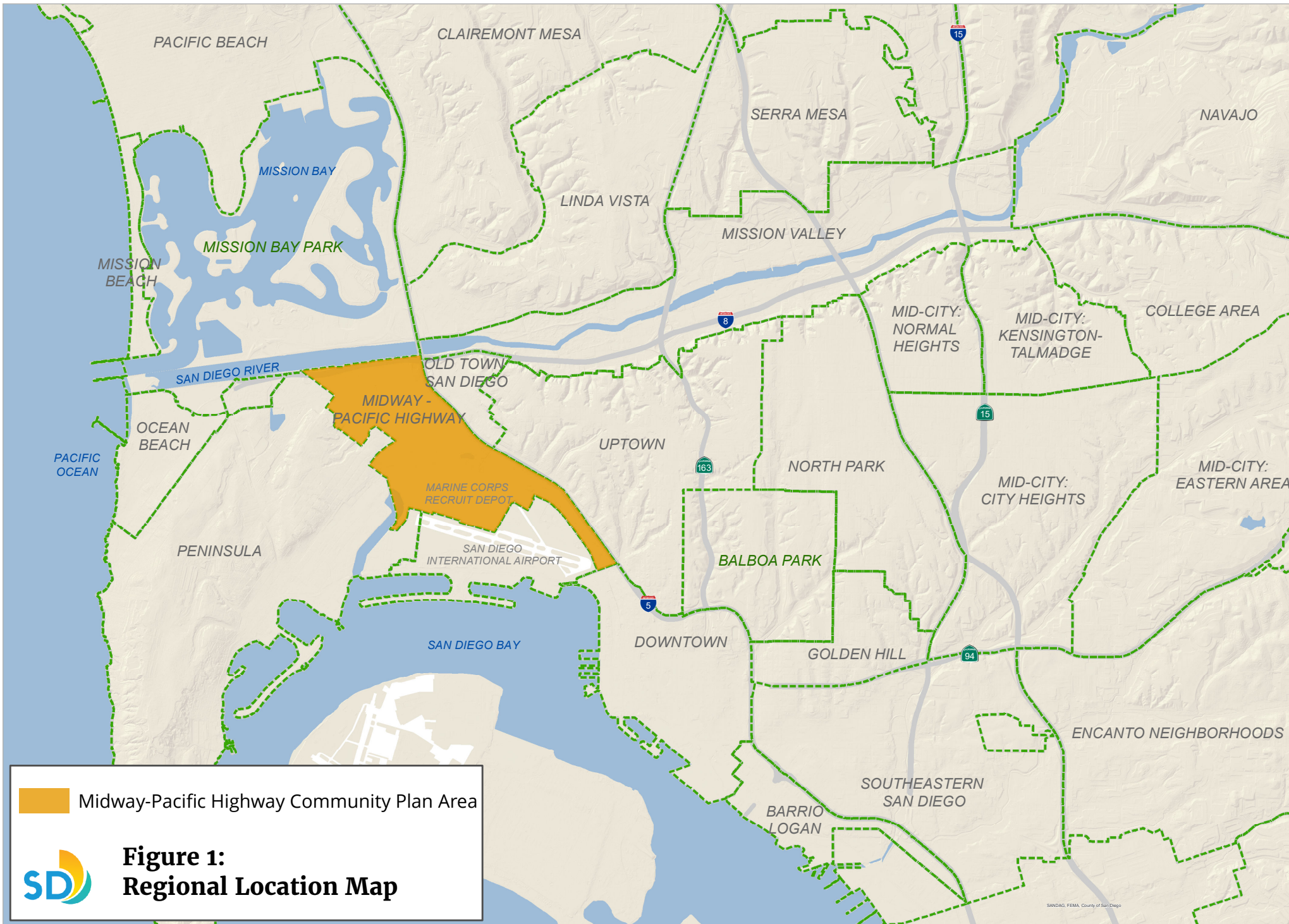
AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, please call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).



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.

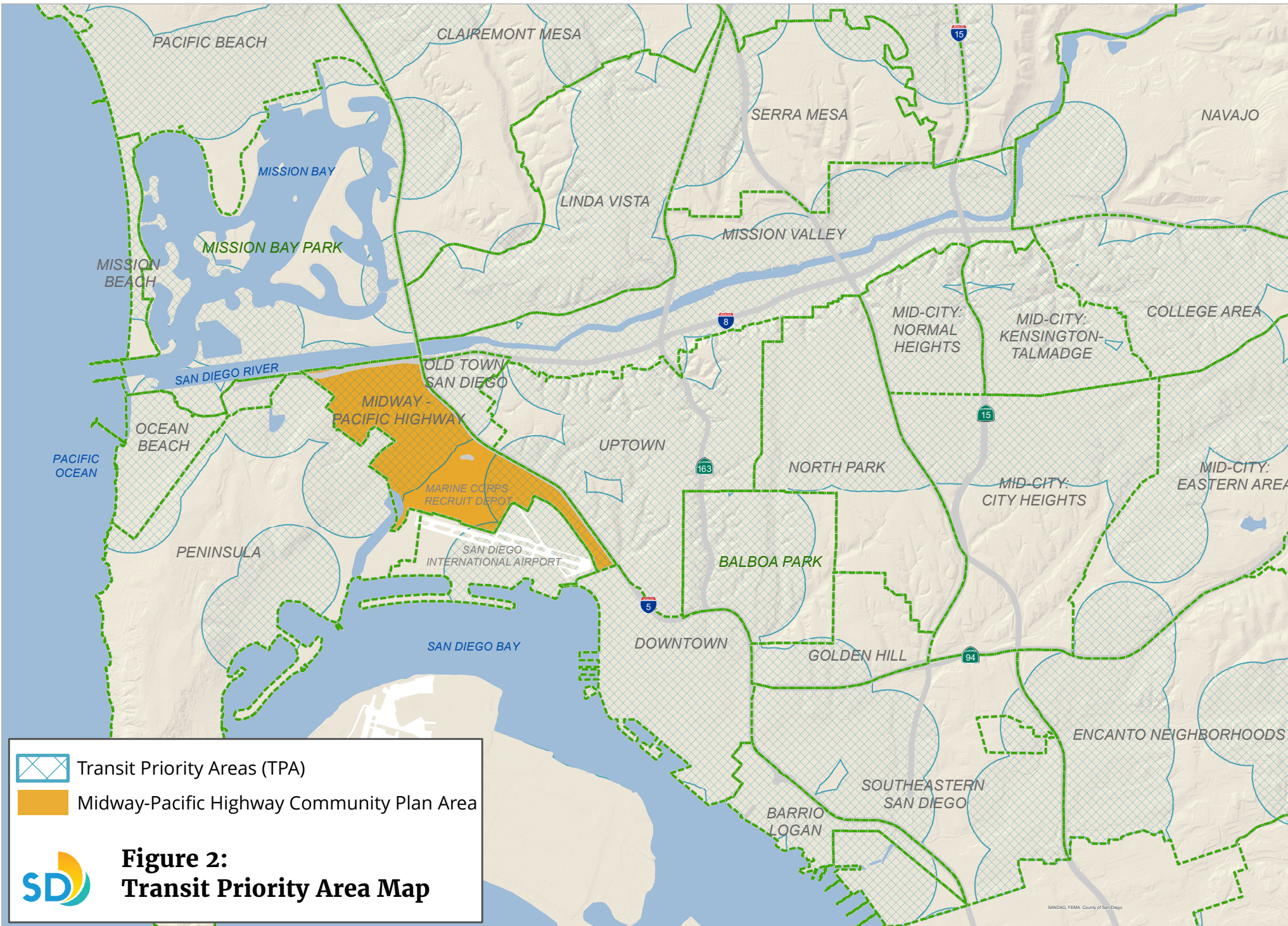
This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **Friday, April 22, 2022.**

Heidi Vonblum, 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





-  Transit Priority Areas (TPA)
-  Midway-Pacific Highway Community Plan Area

Figure 2:
Transit Priority Area Map



SANDAG, FEMA County of San Diego