



THE CITY OF SAN DIEGO  
DATE OF NOTICE: February 14, 2025

# NOTICE OF APPLICATION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Planned Development Permit, Site Development Permit, Vesting Tentative Map and Multi-Habitat Planned Area (MHPA) Boundary Line Correction/Adjustment for a subdivision of a 40-acre site into seven (7) single-dwelling unit lots and an open space lot.

North side of project with access from Old El Camino Real:

Four (4) single-dwelling units (8,900-9,650sf) and four (4) accessory dwelling units (ADUs: 1,200sf each) within the Pacific Highlands Ranch Community Plan area to the north with are proposed with 2-acre (approximate) lots. Deviations to the lots are proposed.

South side of project with access from Marcasel Place:

Three (3) single-dwelling units (5,200-5,800sf) located within the Carmel Valley Planned District area with 0.5-acre (approximate) lots. Deviations to the lots are proposed.

Total construction development is 59,789 square feet. The project is located at 13629 Old El Camino Real, and 0 Marcasel Place (APN: 304-021-0600). The 40-acre site is within the Carmel Valley Planned District-OS zone, the Carmel Valley Planned District-SFIA zone, the OC-1-1 zone, and RS-1-8 zone.

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<b>PROJECT NO:</b>	<b>PRJ-1127838</b>
<b>PROJECT NAME:</b>	<b><u>13629 OLD EL CAMINO REAL</u></b>
<b>PROJECT TYPE:</b>	<b>PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/VESTING TENTATIVE MAP/MHPA BOUNDARY LINE CORRECTION/ADJUSTMENT, PROCESS 4</b>
<b>APPLICANT:</b>	<b>LATITUDE 33 PLANNING &amp; ENGINEERING</b>
<b>COMMUNITY PLAN AREAS:</b>	<b>PACIFIC HIGHLANDS RANCH AND CARMEL VALLEY</b>
<b>COUNCIL DISTRICT:</b>	<b>1</b>
<b>CITY PROJECT MANAGER:</b>	<b>Francisco Mendoza, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5292 / <a href="mailto:FJMendoza@saniego.gov">FJMendoza@saniego.gov</a></b>

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The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at [Community Planning Groups Contact List | City of San Diego Official Website](#) to inquire about Pacific Highlands Ranch and Carmel Valley Community Planning Group meeting dates, times, and location for community review of this project. As this project is split across two community planning groups, both community planning groups should provide recommendations.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24010075



**Development Services Department**

Francisco Mendoza/ Project No. PRJ-1127838  
1222 First Avenue, MS 301  
San Diego, CA 92101-4101

**RETURN SERVICE REQUESTED**