



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: TUESDAY, JULY 7, 2026
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: PROJECT APPEAL OF THE DECISION MADE BY THE
PLANNING COMMISSION ON AN APPLICATION FOR A SITE
DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT
PERMIT, NEIGHBORHOOD USE PERMIT, AND A VESTING
TENTATIVE MAP

PROJECT NO: PRJ-1107880
PROJECT NAME: EMERALD HILLS PROJECT - 5702 OLD MEMORY LANE

APPLICANT: D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.

**COMMUNITY
PLAN AREA:** ENCANTO NEIGHBORHOODS

COUNCIL DISTRICT: 4

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Martin R. Mendez, Development Project Manager / MRMendez@sanidiego.gov /
619-446-5309

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:

A project appeal of the decision made by the Planning Commission on November 20, 2025, to APPROVE the Emerald Hills Project. The decision by the Planning Commission is appealable to the City Council pending the filing of an appeal application within the 10-business day appeal period, pursuant to San Diego Municipal Code (SDMC) section 112.0508. An appeal was filed on December 1, 2025.

The Emerald Hills Project application is for a Site Development Permit, Neighborhood Development Permit, Neighborhood Use Permit, and Vesting Tentative Map, for the demolition of an existing broadcasting facility including broadcasting towers and outbuildings for the subdivision of 130 lots consisting of 123 lots for single dwelling units (including 13 affordable units), seven (7) private open space lots to include four (4) pocket parks (to be privately maintained), and associated improvements. The 31.18-acre project site is located at 5702 Old Memory Lane in the RS-1-2 (Residential-Single Unit) zone within the Encanto Neighborhoods Community Planning Area.

Addendum No. 1107880 to the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Program EIR (PEIR) No. 386029/State Clearinghouse (SCH) No. 2014051075 was prepared pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines Sections 15164 and 15168. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA. A Mitigation, Monitoring, and Reporting Program (MMRP) for Biological Resources and Paleontological Resources was prepared for the project. The Addendum and the MMRP were adopted by the Planning Commission on November 20, 2025.

The City Council will only be taking action on the project appeal. The Addendum and MMRP adopted by the Planning Commission cannot be appealed.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the July 7, 2026, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

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.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: June 22, 2026

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**