



CITY OF SAN DIEGO NOTICE OF CITY COUNCIL PUBLIC HEARING

DATE OF MEETING: TUESDAY, OCTOBER 29, 2024
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: CALIFORNIA COASTAL COMMISSION'S MODIFICATIONS TO
THE OTAY MESA-NESTOR COMMUNITY PLAN AMENDMENT
AND LOCAL COASTAL PROGRAM AMENDMENT FOR THE
BELLA MAR APARTMENTS PROJECT SITE, CEQA
CONSISTENCY DETERMINATION, PROCESS FIVE

PROJECT NO: 631240
PROJECT NAME: BELLA MAR APARTMENTS - COASTAL COMMISSION
MODIFICATIONS TO THE OTAY MESA-NESTOR COMMUNITY
PLAN AND LOCAL COASTAL PROGRAM

APPLICANT: RTA/PHAIR HOLLISTER, LLC

**COMMUNITY
PLAN AREA:** Otay Mesa-Nestor

COUNCIL DISTRICT: 8

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Martin R. Mendez / 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:

An application for the adoption of the California Coastal Commission's (CCC) modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program (LCP) adopted by the City Council on July 25, 2023, and September 12, 2023. This action relates to the City Council's previous approval of: a General Plan Amendment to re-designate a 14.62-acre site located at 408 Hollister Street from Park, Open Space and Recreation to Residential; Community Plan Amendment to re-designate the land use from Open Space to Medium Density

Residential (allowing up to 29 dwelling units per acre); Rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Residential Multiple-Unit (RM-2-5); a Local Coastal Program Amendment to create consistency with the proposed Community Plan Amendment; and a San Diego Municipal Code (SDMC) amendment to Chapter 13, Article 2, Division 4 to revise the Coastal Overlay Zone map to re-designate the site from "Coastal Deferred Certification" to "Bella Mar Site –Area Removed from Coastal Deferred Certification". The subject site is located within the Coastal Zone and the Otay Mesa-Nestor Community Plan included amendments to the City's LCP. State law requires the CCC certification of amendments to the LCP before they can take effect in the Coastal Zone.

On July 10, 2024, the CCC approved the above referenced amendment to the City of San Diego LCP and on July 17, 2024, issued a letter conditionally certifying the Otay Mesa-Nestor Community Plan and LCP Amendments with modifications. The City Council must adopt the CCC suggested modifications to the Community Plan for it to take effect.

The project is being processed as an Expedite Program project for Affordable/In-Fill Housing and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915. This development is within the Coastal Overlay zone and the application was filed on July 19, 2019.

On September 26, 2024, the Planning Commission voted, 5-0-0 with one absent Commissioner, to recommend approval of the legislative actions with no conditions.

The Development Services Department has reviewed the Bella Mar Apartments – Coastal Commission Modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program. This activity has been reviewed for consistency with and is covered by the previously analyzed and adopted Mitigated Negative Declaration (MND; PRJ-0631240; SCH No. 2022040642) and the certified Final Program Environmental Impact Report (EIR) and Addenda for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 there is no change in circumstance, additional information, or project changes to warrant additional review for this action.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the October 29, 2024, 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/form/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: 10-15-2024

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