



## CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

---

**DATE OF MEETING:** TUESDAY, NOVEMBER 19, 2024  
**TIME OF MEETING:** 2:00 P.M.  
**PLACE OF MEETING:** COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR,  
CITY ADMINISTRATION BUILDING,  
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

**PROJECT TYPE:** EASEMENT VACATION, SITE DEVELOPMENT PERMIT,  
NEIGHBORHOOD DEVELOPMENT PERMIT, MITIGATED NEGATIVE  
DECLARATION; PROCESS FIVE

**PROJECT NO:** 697307  
**PROJECT NAME:** CLAIREMONT VILLAGE

**APPLICANT:** CLAIREMONT VILLAGE QUAD, LLC

**COMMUNITY  
PLAN AREA:** CLAIREMONT MESA

**COUNCIL DISTRICT:** 2

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT**  
Benjamin Hafertepe / [Bhafertepe@sandiego.gov](mailto:Bhafertepe@sandiego.gov) / 619-446-5086

---

**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 an Easement Vacation, Site Development Permit, and Neighborhood Development Permit to redevelop 2.67 acres within a 12.96-acre shopping center which currently contains a surface parking lot and a portion of an existing retail commercial building by rescinding the Community Plan Implementation Overlay Zone Permit No. 90-0830, partially vacating an unnamed easement within the project site which is used for incidental purposes totaling 1,756 square feet, demolishing approximately 3,770 square feet of retail commercial space to allow for a fire access lane around a new five-story multi-dwelling unit building over two stories of parking, and constructing a new five-story 224-unit multi-dwelling unit building totaling 262,624 square feet over two stories of parking totaling 124,449 square feet. The project will designate 23 units as affordable with rents no more than 30% of 60% of area median income (AMI) for no fewer than 55 years. The multi-dwelling unit building will also include two outdoor courtyards with one of the courtyards containing a lap pool, club area, two lounges, and a fitness center. The 12.96-acre site is located at 3001 through 3089 Clairemont Drive in the CC-1-3 (Community-Commercial) Base Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area – Review Area 2, Clairemont Mesa Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ) – Type B, and Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan area.

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.

A Subsequent Mitigated Negative Declaration (MND) NO. 697307/SCH NO. 2019060003 and Mitigation Monitoring and Reporting Program (MMRP), has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The Subsequent MND found potentially significant impacts related to Transportation, Historical, Archaeological, and Tribal Cultural Resources. The implementation of the MMRP will reduce any potential impacts related to Tribal Cultural Resources to below a level of significance. Vehicle Miles Travels (VMT) impacts would remain significant, however, the project will provide the required VMT reduction measures totaling at least 5 points, in accordance with Mobility Choices

Regulations (San Diego Municipal Code [Chapter 14, Article 3, Division 11](#)) Appendix T Mobility Choices Regulations: Implementation Guidelines, and would mitigate VMT impacts to the extent feasible.

**The decision of the City Council is final.**

### **COMMUNICATIONS**

Instructions for providing testimony during the November 19, 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](mailto: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](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](mailto:cityclerk@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

**Notice date: 11-5-2024**

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