



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, FEBRUARY 3RD, 2025
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: ANNEXATION AGREEMENT/ORDINANCE, PREZONE,
GENERAL PLAN/COMMUNITY PLAN AMENDMENT,
MULTIPLE SPECIES CONSERVATION PROGRAM MINOR
AMENDMENT, SITE DEVELOPMENT PERMIT, EASEMENT
VACATION, AND RESOLUTION OF APPLICATION FOR
REORGANIZATION

PROJECT NO: PRJ-1076302
PROJECT NAME: NAKANO PROJECT

APPLICANT: TRI POINTE HOMES, INC

**COMMUNITY
PLAN AREA:** OTAY MESA

COUNCIL DISTRICT: 8

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Oscar Galvez / GalvezO@sandiego.gov / 619-446-5237

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 a CITY OF CHULA VISTA- FUTURE OTAY MESA (Process 5) proposed annexation of a 23.8-acre property located in the City of Chula Vista adjacent to the Otay Mesa Community Plan area and the Otay Valley Regional Park. The action includes a Pre-Zone, General Plan/Community Plan Amendment and Multiple Species Conservation Program Minor Amendment, City Council District Boundary Ordinance, an Ordinance for an Annexation Agreement, Easement Vacation for sewer easement, and Site Development Permit for access roads for a proposed multiple dwelling unit development that would allow up to 221 housing units, including 22 affordable housing units. The project is proposed to be annexed into the City of San Diego, located at APN 624-071-0200 and APN 645-400-05-00. The 23.8-acre parcel is located in the City of Chula Vista, future Otay Mesa Community Planning area, Airport Land Use Compatibility Plan Zone (Brown Field), and future Council District 8.

The decision by the Council of the City of San Diego is final.

As Lead Agency, the City of Chula Vista certified the Final Environmental Impact Report (Final EIR) (EIR22-001; SCH No.2022060260), as well as adopted California Environmental Quality Act (CEQA) Findings of Fact, Statement of Overriding Considerations (SOC), and a Mitigation Monitoring and Reporting Program (MMRP). As a Responsible Agency, the City of San Diego has completed a CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declaration) consistency evaluation for the proposed Nakano Project and has determined no subsequent environmental document is required to be prepared. Pursuant to CEQA Guidelines section 15231, the Final EIR is adequate. The City of San Diego will consider adopting CEQA Findings of Fact, SOCs, and a MMRP.

The Planning Commission heard the item on December 19, 2024, and voted to recommend approval per Reso 5305-PC.

COMMUNICATIONS

Instructions for providing testimony during the February, 3rd, 2025, 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: 01-17-2025

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