



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 12, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** September 26, 2024  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** Council Chambers, 12<sup>th</sup> Floor, City Administration Building,  
202 C Street, San Diego, CA 92101  
**PROJECT NUMBER:** PRJ-0697307  
**PROJECT TYPE:** EASEMENT VACATION, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD  
DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS FIVE  
**PROJECT NAME:** CLAIREMONT VILLAGE  
**APPLICANT:** CLAIREMONT VILLAGE QUAD, LLC  
**COMMUNITY PLAN AREA:** CLAIREMONT MESA  
**COUNCIL DISTRICT:** 2  
**CITY PROJECT MANAGER:** Benjamin Hafertepe, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5086 / [Bhafertepe@sandiego.gov](mailto:Bhafertepe@sandiego.gov)

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As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of 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, 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 construction of 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 located at 3001 through 3089 Clairemont Drive. The 12.96-acre site is located at 3001 through 3089 Clairemont Drive within the Clairemont Mesa Community Plan area. The application was filed on May 19, 2022.

The decision to approve, conditionally approve, modify or deny the 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 Community Plan Implementation Overlay Zone Permit No. 90-0830, partially vacating an unnamed easement within the project site used for incidental purposes, 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 will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

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.

The decision to approve, conditionally approve, modify, or deny the adoption of Subsequent Mitigated Negative Declaration No. 697307/SCH No. 2019060003, adoption of the Mitigation, Monitoring, and Reporting Program (MMRP); will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

### **COMMUNICATIONS:**

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

[https://sandiego.zoomgov.com/s/1607586412](https://sandiego.zoomgov.com/join/91607586412)

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

The public is encouraged to [subscribe](#) to receive meeting agendas.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission 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.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 1222 First Avenue, Mail Station 501, San Diego, CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

**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. This information will be made available in alternative formats upon request.

To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24009038



**Development Services Department**

Benjamin Hafertepe / Project No. PRJ-0697307

1222 First Avenue, MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**