



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 25, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: August 8, 2024
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, CA 92101
PROJECT NUMBER: PRJ-0698277
PROJECT TYPE: COMMUNITY PLAN AMENDMENT, REZONE, SITE DEVELOPMENT PERMIT,
NEIGHBORHOOD DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, MULTI-
HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT ENVIRONMENTAL
IMPACT REPORT, PROCESS FIVE
PROJECT NAME: PALM & HOLLISTER APARTMENTS
APPLICANT: PALM HOLLISTER, LLC
COMMUNITY PLAN AREA: OTAY MESA-NESTOR
COUNCIL DISTRICT: 8
CITY PROJECT MANAGER: Oscar Galvez III, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5237 / GalvezO@sandiego.gov

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 amendment to the Otay Mesa-Nestor Community Plan, Rezone, Site Development Permit, Neighborhood Development Permit, Vesting Tentative Map, and Multi-Habitat Planning Area Boundary Line Adjustment to subdivide a 5.92-acre site for the development of 198 multi-family dwelling units (including the provision of eight 8 affordable homes). The project site is located at 555 Hollister Street in the RM-1-1 (Residential – Multiple Unit), RS-1-7 (Residential – Single Unit), and AR-1-2 (Agricultural-Residential) zones, Airport Land Use Compatibility Overlay Zones (NAS North Island, Imperial Beach NOLF, and Brown Field), and the Transit Priority Area of the Otay Mesa-Nestor Community Plan.

The decision to approve, conditionally approve, modify or deny the Palm & Hollister Apartments project 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 certification of the Environmental Impact Report may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Development Services Department certification/adoption of the environmental document. Appeal procedures are described in [Information Bulletin 505](#) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>) and as follows:

- 1) Appeals filed via e-mail/mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>). Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by e-mail to Hearings1@sandiego.gov by 5:00 PM on the last day of the appeal period; your e-mail appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>). Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00 AM to 5:00 PM Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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>

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 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.: 24009082



Development Services Department

Oscar Galvez III / Project No. PRJ-0698277

1222 First Avenue, MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED