



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 5, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: December 19, 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-1076302
PROJECT TYPE: AGREEMENT/UNCODIFIED ORDINANCE, PREZONE, GENERAL PLAN/COMMUNITY
PLAN AMENDMENTS, SITE DEVELOPMENT PERMIT, EASEMENT VACATION,
MULTIPLE SPECIES CONSERVATION PROGRAM MINOR AMENDMENT, AND
RESOLUTION OF APPLICATION FOR REORGANIZATION, PROCESS FIVE
PROJECT NAME: NAKANO PROJECT
APPLICANT: TRI POINTE HOMES, INC
COMMUNITY PLAN AREA: OTAY MESA
COUNCIL DISTRICT: 8
CITY PROJECT MANAGER: Oscar Galvez, 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 a a CITY OF CHULA VISTA- FUTURE OTAY MESA (Process 5) Annexation Agreement/Uncodified Ordinance for areas outside the City of San Diego, General Plan Amendment, Community Plan Amendment, MSCP Sub Area Plan Amendment, Prezone, Easement Vacation for sewer easements, and Site Development Permit for the construction of a primary access road (portions of Lot C of Map No. 15592) on 0.78-acres and secondary emergency only access road (portions of Lot A of Map No. 15592) on 0.49 acres to accommodate a future development of 215 multiple dwelling units (up to 221 units maximum), including 22 affordable units (proposed Lot 1) on 23.8 acres that is being considered for annexation into the City of San Diego (Nakano Project), located at APN 624-071-0200 and APN 645-400-05-00. The 23.8-acre parcel is currently located in the City of Chula Vista. Under the proposed Annexation, the project site will be detached from the City of Chula Vista and become annexed to the City of San Diego as part of the Otay Mesa Community Planning area, Airport Land Use Compatibility Plan Zone (Brown Field),

and future Council District 8, subject to the approval of the San Diego Local Agency Formation Commission (**Nakano Project**).

The decision to approve, conditionally approve, modify or deny the **Nakano 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.

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.

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.: 24009434



Development Services Department

Oscar Galvez III / Project No. 1076302

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RETURN SERVICE REQUESTED