



THE CITY OF SAN DIEGO
DATE OF NOTICE: May 22, 2024

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING: June 6, 2024
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT NO: PRJ-1077833
PROJECT NAME: EIGHTH & B TENTATIVE MAP WAIVER
PROJECT TYPE: TENTATIVE MAP WAIVER, PROCESS THREE
APPLICANT: BOSA CALIFORNIA, LLC
COMMUNITY PLAN AREA: DOWNTOWN
COUNCIL DISTRICT: 3
CITY PROJECT MANAGER: Johnwilly Aglupos, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7958; jaglupos@sandiego.gov

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal of an application to create 389 residential condominiums and six (6) commercial condominiums for a 40-story mixed-use development, under construction on the 37,096-square-foot parcel located at 1169 Eighth Avenue in the East Village neighborhood of the Downtown Community Plan area and within the Residential Emphasis land use district of the Centre City Planned District, Transit Priority Area Overlay, and Council District 3.

The decision made by the Planning Commission is the final decision by the City.

Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-

04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. All environmental documents for the Downtown Community Plan area are available on the City of San Diego website (<https://www.sandiego.gov/ceqa/final>) and the Urban Division website (<https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>). This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA.

COMMUNICATIONS:

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

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 comment 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 Public Comment Form [webform](#), or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission Public Comment Form webform and indicating 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](#) 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 send an 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.: 24009891



Development Services Department

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RETURN SERVICE REQUESTED