



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 2, 2024

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** May 16, 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-1078681  
**PROJECT TYPE:** COMMUNITY PLAN AMENDMENT AND REZONE, ADDENDUM TO NEGATIVE  
DECLARATION, PROCESS FIVE  
**PROJECT NAME:** 920 SATURN BOULEVARD  
**APPLICANT:** JEANNETTE TEMPLE  
**COMMUNITY PLAN AREA:** OTAY MESA-NESTOR  
**COUNCIL DISTRICT:** 8  
**CITY PROJECT MANAGER:** Robin MacCartee, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 687-5942 / rmaccartee@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 a Community Plan amendment to add the High-Density Residential (45-73 dwelling unit per net acre [du/ac]) land use designation to the Otay Mesa-Nestor Community Plan. In addition, the application requests a change of the project site designation from Low-Density Residential (5<10 du/ac) to High-Density Residential (45-73 du/ac) and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9). The Community Plan amendment and Rezone would increase the capacity of the site from seven homes to approximately 35-59 homes with up to 28,000 square feet of ground-floor commercial. The 0.80-acre site is located at 920 Saturn Boulevard in the RS-1-7 zone, Airport Land Use Compatibility (ALUCP) Overlay and ALUCP Airport Influence Area Zone for Imperial Beach NOLF and Brown Field, FAA Part 77 Noticing Area, Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area within the Otay Mesa-Nestor Community Plan area. This development is not within the Coastal Overlay zone.

This project is within the scope of The Otay Mesa-Nestor Community Plan Update Negative Declaration (ND); (DEP No. 95-0233; SCH No. 9512062) that was adopted by the City Council on May 6, 1997, per Resolution No. 288630. Addendum No. 1078681 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines the Addendum to the Negative Declaration adequately describes the activity for the purposes of CEQA.

The decision to approve, conditionally approve, modify, or deny the community plan amendment and rezone 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>

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.: 24009441



**Development Services Department**

Robin MacCartee / Project No. PRJ-1078681

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**