DATE OF NOTICE: NOVEMBER 5, 2024

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	**NOVEMBER 20, 2024**
TIME OF HEARING:	**9:00 AM**
LOCATION OF HEARING:	**CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101**
PROJECT NUMBER:	**PRJ-1104246**
PROJECT NAME:	**10601 TIERRASANTA BOULEVARD**
PROJECT TYPE:	**CONDITIONAL USE PERMIT, CEQA EXEMPTION, PROCESS THREE**
APPLICANT:	**RODRIGO MORA**
COMMUNITY PLAN AREA:	**TIERRASANTA**
COUNCIL DISTRICT:	**7**
CITY PROJECT MANAGER:	**Jose Bautista, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 557-7983 / JABautista@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 Hearing Officer to consider an application for a Conditional Use Permit for the 24-hour operation of a fitness center within an existing 4,795-square-foot (sf) commercial tenant space within an existing commercial shopping center. The 2.89-acre project site is located at 10601 Tierrasanta Boulevard in the CC-1-3 (Commercial - Community) zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Notification Area for MCAS Miramar and Montgomery Field Airport within the Tierrasanta Community Plan.

This project was determined to be categorically exempt pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act on July 12, 2024, and the opportunity to appeal that determination ended July 26, 2024.

APPEAL OF THE HEARING OFFICER DECISION: The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sandiego.gov before the close of the public hearing. Appeal procedures are described in Information Bulletin 505 (https://www.sandiego.gov/development-

services/forms-publications/information-bulletins/505). Appeals to the Planning Commission can be filed by email/mail or in person:

1) Appeals filed via email/mail: Send the fully completed appeal application DS-3031 (https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00 PM on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within five (5) business days of invoice issuance will invalidate the appeal application.

2) Appeals filed in person: Bring the fully completed appeal application DS-3031 (https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 by 4:00 PM. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per Information Bulletin 505 in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

COMMUNICATIONS:
To join using the Zoom platform use this link:
https://sandiego.zoomgov.com/s/1613831565

To join by using Telephone:
Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 383 1565.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment webform found on the Hearing Officer webpage: (https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form). If you have an attachment to your comment, you may send it to HearingOfficer@sandiego.gov and it will be distributed to the Hearing Officer.

The public is encouraged to subscribe to receive meeting agendas.

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 hearingofficer@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: 24009746

The City of
SAN DIEGO

Development Services Department

Jose Bautista / Project No. 1104246
1222 First Avenue, MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED