



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 27, 2025

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** March 27, 2025  
**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-1110197  
**PROJECT TYPE:** GENERAL PLAN AMENDMENT/COMMUNITY PLAN AMENDMENT/REZONE/  
ADDENDUM, PROCESS FOUR  
**PROJECT NAME:** Vista Santo Domingo Rezone and Plan Amendment  
**APPLICANT:** Austin Diaz / OnPoint Development LLC  
**COMMUNITY PLAN AREA:** Otay Mesa  
**COUNCIL DISTRICT:** 8  
**CITY PROJECT MANAGER:** Sara Osborn, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5381 / sosborn@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 GENERAL PLAN AMENDMENT and COMMUNITY PLAN AMENDMENT to change the land use designation from Residential-Medium to Light Industrial and a REZONE to change the zone from RM-2-4 (Residential Medium) to IL-1-1 (Industrial-Light). No physical development is being proposed as part of this project. The vacant 5.58-acre project site is located southeast of the current terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive (APN 645-050-4400) within the Community Plan Implementation Overlay Zone (Type A), the Very High Fire Hazard Severity Zone, Prime Industrial Lands, the Airport Land Use Compatibility Overlay Zone (Brown Field Airport [BFA]), the Airport Influence Area (BFA, Review Area 1), Airport Safety Zones 2 and 3 (BFA), and the Federal Aviation Administration Part 77 Notification Area (BFA) within the Otay Mesa Community Plan.

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

This project includes an Addendum to the Program Environmental Impact Report Number 30330/304032 (SCH No. 2004651076), Certified by the San Diego City Council on March 11, 2014, via Resolution No. R-308809. The

Addendum to the Program Environmental Impact Report adequately describes the activity for the purposes of CEQA.

**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/j/1609440367>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 944 0367.

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.: 24009824



**Development Services Department**

Sara Osborn / Project No. PRJ-1110197

1222 First Avenue, MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**