



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 19, 2025

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: April 17, 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-1110197
PROJECT TYPE: GENERAL PLAN AMENDMENT/COMMUNITY PLAN AMENDMENT/REZONE/SAN
DIEGO MUNICIPAL CODE AMENDMENT TO SECTION 132.1402 - COMMUNITY
PLAN IMPLEMENTATION OVERLAY ZONE/ADDENDUM/PROCESS FIVE
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

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, San Diego Municipal Code Amendment to Section 132.1402 - Community Plan Implementation Overlay Zone (CPIOZ) to fully incorporate the project site into the Otay Mesa CPIOZ-A, 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 above-listed actions require a Local Coastal Program (LCP) Amendment to be filed with the California Coastal Commission.

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 (Assessor's Parcel Number: 645-050-4400) partially within the Community Plan Implementation Overlay Zone (Type A), and within the Very High Fire Hazard Severity Zone, 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 application was filed on February 1, 2024.

The decision to approve, conditionally approve, modify or deny the General Plan Amendment; Community Plan Amendment; Rezone; SDMC - CPIOZ-A Amendment and adopt or not adopt an Addendum 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.

Notice of Availability of Local Coastal Program Amendment:

The project would amend San Diego Municipal Code Section 132.1402 to fully incorporate the project site into the CPIOZ-A of the Otay Mesa Community Plan. This San Diego Municipal Code amendment amends the Land Development Code, which is part of the City's Local Coastal Program, and state law requires the California Coastal Commission certification of amendments to the Local Coastal Program before they can take effect in the Coastal Zone. The final decision by the City Council will occur no sooner than 6 weeks after the date of mailing of this notice. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment, however it will take effect outside of the Coastal Zone following adoption by the City Council.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: Sara Osborn, Development Project Manager, 1222 First Avenue, MS, 501, San Diego, CA 92101 before the close of the City Council public hearing. 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.

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 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.: 11004543



Development Services Department

Sara Osborn / Project No. PRJ-1110197

1222 First Avenue, MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED