



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 20, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: December 5, 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-0675732
PROJECT TYPE: CONDITIONAL USE PERMIT / SITE DEVELOPMENT PERMIT / NEIGHBORHOOD
DEVELOPMENT PERMIT / UNCODIFIED ORDINANCE, SUBSEQUENT
ENVIRONMENTAL IMPACT REPORT, PROCESS FIVE
PROJECT NAME: EL CAMINO REAL ASSISTED LIVING FACILITY
APPLICANT: ATLANTIS GROUP LAND USE CONSULTANTS
COMMUNITY PLAN AREA: NORTH CITY FUTURE URBANIZING AREA
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Xavier Del Valle, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7941 / xdelvalle@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 Process 5 Conditional Use Permit, Site Development Permit, Neighborhood Use Permit (amendment to Conditional Use Permit No. 862494 and Site Development Permit No. 862495) and Uncodified Ordinance to construct a three-story, 105,568-square-foot nursing facility with 105 units consisting of 87 assisted living units and 18 memory care units for a total of 124 beds, surface parking and supporting amenities on a property containing environmentally sensitive lands at 13860 El Camino Real. The 3.97-acre site is in the AR-1-1 Zone in Proposition A Lands, the Coastal Overlay Zone (Deferred Certification Area), and a High Fire Severity Zone within the North City Future Urbanizing Area.

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.

A Subsequent Environmental Impact Report (Project No. 675732/SCH No. 2013071042) was prepared in accordance with the California Environmental Quality Act, and a Mitigation Monitoring and Reporting Program for Biological Resources, Historical Resources, Noise and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance.

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, please contact 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, please call Support Services at (619) 321-3208 or by e-mail to planningcommission@sandiego.gov at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order No.: 24008715



Development Services Department

Xavier Del Valle / PRJ-0675732
1222 First Avenue, MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED