



THE CITY OF SAN DIEGO

DATE OF NOTICE: JUNE 11, 2024

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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<b>DATE OF HEARING:</b>	<b>JUNE 26, 2024</b>
<b>TIME OF HEARING:</b>	<b>9:00 AM</b>
<b>LOCATION OF HEARING:</b>	<b>CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101</b>
<b>PROJECT NUMBER:</b>	<b>PRJ-1099198</b>
<b>PROJECT NAME:</b>	<b><u>CAMINO MAQUILADORA</u></b>
<b>PROJECT TYPE:</b>	<b>SITE DEVELOPMENT PERMIT AND EASEMENT VACATION, CEQA CONSISTENCY DETERMINATION, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>HUSPP CONTINENTAL LP</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Otay Mesa</b>
<b>COUNCIL DISTRICT:</b>	<b>8</b>
<b>CITY PROJECT MANAGER:</b>	<b>Christian Hoppe, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619)-446-5293/Choppe@sandiego.gov</b>

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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 Easement Vacation to vacate a sewer and utility easement and Site Development Permit for a new 169,500-square-foot warehouse with approximately 4,000 square-feet of office space, 4,000 square-feet of mezzanine space, and 177 parking spaces. The 8.2-acre site is in the IBT-1-1 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport FAA Part 77 Noticing Area (531-541 AMSL), Airport Safety Zone (Brown Field Zone 6), Community Plan Implementation Overlay Zone (Type A), Brush Management Zone, Very High Fire Hazard Severity Zone, Prime Industrial Lands, and the Transit Priority Area in the Otay Mesa Community Plan.

**APPEAL OF THE ENVIRONMENTAL DETERMINATION:** This project was determined to be exempt pursuant to Section 15183 (Projects Consistent with a Community Plan, or Zoning) of the California Environmental Quality Act and may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Hearing Officer decision.

Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the City Clerk must be filed by email or in person at 202 C Street, San Diego, CA 92101 as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>). Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 PM on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>). Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00 AM to 5:00 PM Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

**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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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: 24009615



**Development Services Department**

Christian Hoppe/ Project No. 1099198

1222 First Avenue, MS 501

San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**