



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 25, 2026

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: October 15, 2026
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER: PRJ-1123397
PROJECT TYPE: GENERAL PLAN AND COMMUNITY PLAN AMENDMENT, REZONE, VESTING TENTATIVE MAP, SINGLE-CONDITION NEGATIVE DECLARATION, PROCESS FIVE
PROJECT NAME: 11818 BERNARDO PLAZA COURT (CITY VIEW)
APPLICANT: JOHN ABOUD/KB HOME CAL MANAGEMENT SERVICES, LLC
COMMUNITY PLAN AREA: RANCHO BERNARDO
COUNCIL DISTRICT: 5
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 an amendment to the General Plan land use designation from Commercial Employment, Retail, and Services to Residential, an amendment to the Community Plan land use designation from Specialized Commercial to Residential – Medium Density (14-29 dwelling units per acre), a Rezone from Commercial-Community (CC-2-3) zone to Residential-Medium Unit (RM-2-5) zone, a Vesting Tentative Map, and a Single-condition Negative Declaration No. 1123397/ State Clearinghouse No. 2026070730, for the demolition of commercial buildings and the construction of 122 multiple-dwelling condominium units, including 13 affordable dwelling units located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court. The 5.5-acre site is in a Sustainable Development Area, a Transit Priority Area, and Complete Communities Mobility Choices (Mobility Zone 2) within the Rancho Bernardo Community Plan area.

The Planning Commission's recommendation to the City Council on this project is required per San Diego Municipal Code Section 112.0509(b). The final 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.

The project is being processed as an Expedite Program project for Affordable/In-Fill Housing and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915.

A Single-condition Negative Declaration No. 1123397/ State Clearinghouse No. 2026070730 was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines.

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/1604075570>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 407 5570

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 the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. 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 an 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 ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24010040



Development Services Department

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RETURN SERVICE REQUESTED