



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 15, 2023

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: November 30, 2023
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: 506590
PROJECT TYPE: SITE DEVELOPMENT PERMIT, EASEMENT VACATION, AND MITIGATED
NEGATIVE DECLARATION; PROCESS FIVE
PROJECT NAME: LOT 31 RANCHO GLENS
APPLICANT: PAUL METCALF
COMMUNITY PLAN AREA: PACIFIC HIGHLANDS RANCH
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Martha Blake, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5375 / mblake@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 Site Development Permit and Easement Vacation to remove a Building Restricted and Slope Easement to allow for grading and improvements of a single-dwelling residential unit lot on a 10.24-acre, undeveloped Lot 31 within Rancho Del Sol Unit 1 Map No. 12477, located at 13165 Caminito Mendiola within the RX-1-2, AR-1-1 zones and Coastal Overlay (Deferred Certification) zone in the Pacific Highlands Ranch Community Plan and is currently governed by City of San Diego Planned Residential Development Permit 86-0229 and California Coastal Commission Permit 6-86-699. This development is within the Coastal Overlay zone and the application was filed on September 19, 2016.

A Mitigated Negative Declaration (MND) Project No. 506590/SCH No. 2022120055 and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND determined that the proposed project could have a significant environmental effect related to Biological Resources, Cultural Resources (Archaeology) and Tribal Cultural Resources and specific mitigation is identified in the MND which avoids or mitigates the potentially significant environmental effects. The implementation of the MMRP reduced all impacts to below a level of significance.

The decision to approve, conditionally approve, modify or deny the **Site Development Permit and Easement Vacation** 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 final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the Development Project Manager listed above.

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/1612210047>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 221 0047.

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.: 24006914



Development Services Department

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RETURN SERVICE REQUESTED