



THE CITY OF SAN DIEGO  
DATE OF NOTICE: March 16, 2023

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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DATE OF HEARING: March 30, 2023  
TIME OF HEARING: 9:00 A.M.  
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101  
PROJECT NO: [631240](#)  
PROJECT TYPE: GENERAL PLAN AMENDMENT, COMMUNITY PLAN  
AMENDMENT, SAN DIEGO MUNICIPAL CODE AMENDMENT, LOCAL COASTAL  
PROGRAM AMENDMENT, REZONE, AND MITIGATED NEGATIVE  
DECLARATION, PROCESS FIVE  
PROJECT NAME: BELLA MAR APARTMENTS  
APPLICANT: RTA/PHAIR HOLLISTER, LLC  
COMMUNITY PLAN AREA: OTAY MESA-NESTOR  
COUNCIL DISTRICT: 8  
CITY PROJECT MANAGER: Martin R. Mendez, Development Project Manager  
PHONE NUMBER/E-MAIL: (619) 446-5309, [mrmendez@sanidiego.gov](mailto:mrmendez@sanidiego.gov)

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Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commission will be participating person and the meeting will be open for in-person testimony.

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.



#### THE CITY OF SAN DIEGO

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 to re-designate the land use from Park, Open Space and Recreation to Residential; Community Plan Amendment to re-designate the land use from Open Space to Medium Density Residential (allowing up to 29 dwelling units per acre); Rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Residential Multiple-Unit (RM-2-5); a Local Coastal Program Amendment to create consistency with the proposed Community Plan Amendment; a San Diego Municipal Code (SDMC) amendment to Chapter 13, Article 2, Division 4 to revise the Coastal Overlay Zone map to re-designate the site from Coastal Deferred Certification; and the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), for the development of 380 multi-family dwelling units including 100 affordable dwelling units. The 14.62-acre site is located at 408 Hollister Street. The site is currently designated Park, Open Space and Recreation within the City of San Diego General Plan and designated as Open Space within the Otay Mesa-Nestor Community Plan; and zoned Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) within the Otay Mesa-Nestor Community Planning area. The site is within the Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone [Brown Field, Naval Outlying Landing Field (NOFL) Imperial Beach, and Naval Air Station (NAS) North Island]. This development is within the Coastal Overlay zone and the application was filed on July 19, 2019.

A [Mitigated Negative Declaration \(MND\) 631240/SCH No. 2022040642](#) and Mitigation Monitoring and Reporting Program (MMRP), has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The City of San Diego (City) conducted an Initial Study which determined that the project could have a significant environmental effect in the following areas(s): Biological Resources, Historical Resources (Archaeology), and Tribal Cultural Resources. A MMRP would be implemented that would reduce impacts to below a level of significance.

The decision to approve, conditionally approve, modify or deny a General Plan Amendment; Community Plan Amendment; Rezone; Local Coastal Program Amendment; a SDMC amendment; and the adoption of a MND and MMRP, for the Project as described above will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

#### Notice of Availability of Local Coastal Program Amendment:

The Project as described above is located in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. The final decision by the City Council will occur no sooner than 6 weeks after the date of mailing of this notice. The final decision on this Project as described above will be with the California Coastal Commission. 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.

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: Martin R. Mendez, Development Project Manager, 1222 First Avenue, MS, Mail Stop 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.

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 comment can be in person, via the webform, written testimony, or through teleconference and video conference options.

We are continuing to provide alternatives to in-person attendance for participating in Planning Commission meetings. 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), (<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.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at [http://sandiego.granicus.com/player/camera/5?publish\\_id=1648](http://sandiego.granicus.com/player/camera/5?publish_id=1648).

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](#) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Planning Commission's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at or prior to the public hearing.

#### **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 email to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.



**THE CITY OF SAN DIEGO**



**Development Services Department**

Martin R. Mendez / Project No. 631240 (Bellamar)  
1222 First Ave., MS 501  
San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**