



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:** 673818  
**PROJECT TYPE:** Community Plan Amendment, Rezone, Vesting Tentative Map, Site  
Development Permit, Neighborhood Development Permit, Public Right-Of-  
Way Vacation, Public Service Easement Vacation, Addendum to  
Environmental Impact Report, Process Five  
**PROJECT NAME:** BDM MIXED USE PROJECT  
**APPLICANT:** BDM Investments LLC  
**COMMUNITY PLAN AREA:** Otay Mesa  
**COUNCIL DISTRICT:** 8  
**CITY PROJECT MANAGER:** Xavier Del Valle, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5149; xdelvalle@sandiego.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.

Effective February 10, 2023, the Planning Commission will be participating in 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/join/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.

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 for an application for a Community Plan Amendment from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from CC-2-3 to CC-3-6 (Commercial Community), Vesting Tentative Map, Site Development Permit, Neighborhood Development Permit, Public Right-Of-Way Vacation, Public Service Easement Vacation, and Addendum No. 673818 to Environmental Impact Report No. 30330/304032; SCH No. 2004651076 for the development of a mixed use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated improvements on a vacant site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900). The 13.44-acre site is in the CC-2-3 Zone within the Otay Mesa Community Plan area.

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.

An Addendum to the Otay Mesa Community Plan Update (OMCPU) Final Program Environmental Impact Report No. 30330/304032; SCH No. 2004651076 (certified by City Council on March 11, 2014, Resolution Number 308810) has been prepared for the proposed project. Based upon a review of the current project, only minor technical changes or additions are necessary. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, Addendum No. 673818 to the OMCPU Final PEIR has been prepared in accordance with Section 15164 of the CEQA State Guidelines. The OMCPU Final PEIR has been incorporated by reference pursuant to CEQA Guidelines Section 15150.

The decision to approve, conditionally approve, modify or deny the proposed 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. 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.

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 200 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, please 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 (ALDs) are also available for the meeting upon request.

Internal Order No: 24008285

RM 1.25.2023



**Development Services Department**

Xavier Del Valle / Project No. 673818  
1222 First Ave., MS 501  
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**RETURN SERVICE REQUESTED**