



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 12, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: September 26, 2024
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: PRJ-0631240
PROJECT TYPE: CALIFORNIA COASTAL COMMISSION'S MODIFICATIONS TO THE OTAY MESA-NESTOR COMMUNITY PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT FOR THE BELLA MAR APARTMENTS PROJECT SITE, CEQA CONSISTENCY DETERMINATION, PROCESS FIVE
PROJECT NAME: BELLA MAR APARTMENTS – COASTAL COMMISSION MODIFICATIONS TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM
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@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 for the adoption of the California Coastal Commission's (CCC) modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program (LCP) adopted by the City Council on July 25, 2023, and September 12, 2023. This action relates to the City Council's previous approval of: a General Plan Amendment to re-designate a 14.62-acre site located at 408 Hollister Street 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; and 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" to "Bella Mar Site –Area Removed from Coastal Deferred Certification". The subject site is located within the Coastal Zone and the Otay Mesa-Nestor Community

Plan included amendments to the City's LCP. State law requires the CCC certification of amendments to the LCP before they can take effect in the Coastal Zone.

On July 10, 2024, the CCC approved the above referenced amendment to the City of San Diego LCP and on July 17, 2024, issued a letter conditionally certifying the Otay Mesa-Nestor Community Plan and LCP Amendments with modifications. The City Council must adopt the CCC suggested modifications to the Community Plan for it to take effect.

The decision to approve, conditionally approve, modify or deny the modifications from the California Coastal Commission to the Community Plan and LCP 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 development is within the Coastal Overlay zone and the application was filed on July 19, 2019.

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.

The Development Services Department has reviewed the Bella Mar Apartments – Coastal Commission Modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program. This activity has been reviewed for consistency with and is covered by the previously analyzed and adopted Mitigated Negative Declaration (MND; PRJ-0631240; SCH No. 2022040642) and the certified Final Program Environmental Impact Report (EIR) and Addenda for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 there is no change in circumstance, additional information, or project changes to warrant additional review for this action.

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/join/1607586412>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

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.: 24007769



Development Services Department

Martin R. Mendez / Project No. PRJ-0631240

1222 First Avenue, MS 501

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RETURN SERVICE REQUESTED