



THE CITY OF SAN DIEGO  
DATE OF NOTICE: October 15, 2021

# NOTICE OF APPLICATION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process 5 Site Development Permit (SDP), Neighborhood Development Permit (NDP), Community Plan Amendment (CPA), Rezone (RZ), Vesting Tentative Map (VTM) and Right-of-Way Easement Vacation (ROW-EV) to develop a Mixed-Use development of approximately 442,230-square-feet for 430 Residential dwelling units, including 52 Affordable For-Rent dwelling units on site with rents at 30% of 60% of area medium income (AMI) and approximately 6,000-square-feet of commercial use space on an undeveloped 13.59-acre site located on the southeast corner of Otay Mesa Road and Emerald Crest Court. The site is located in the CC-2-3 Zone within the Otay Mesa Community Plan Area and Council District 8. In addition, the site is located within the Community Plan Implementation Overlay Zone A (CPIOZ-A), Fire Brush Management Area, Environmentally Sensitive Lands (ESLs), Multi-Habitat Planning Area (MHPA) subarea 113, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Brown Field, Airport Influence Area (AIA) Review Area 2 for Brown Field, Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field, Parking Standards Transit Priority Area and Transit Priority Area Overlay Zones. The project is being processed as an Affordable Housing Expedite Project in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

---

<b>PROJECT NO:</b>	<b>673818</b>
<b>PROJECT NAME:</b>	<b><u>BDM MIXED USE CPA/SDP</u></b>
<b>PROJECT TYPE:</b>	<b>SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), COMMUNITY PLAN AMENDMENT (CPA), REZONE (RZ), VESTING TENTATIVE MAP (VTM) AND RIGHT-OF-WAY EASEMENT VACATION (ROW-EV), PROCESS FIVE</b>
<b>APPLICANT:</b>	<b>STEVEN BOSSI</b>
<b>COMMUNITY PLAN AREA:</b>	<b>OTAY MESA</b>
<b>COUNCIL DISTRICT:</b>	<b>8</b>
<b>CITY PROJECT MANAGER:</b>	<b>Martin Mendez, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5309 / <a href="mailto:mrmendez@sandiego.gov">mrmendez@sandiego.gov</a></b>

---

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7592, or find the details on the web at:

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/condorights.pdf>

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Rob Hixon, Chair of the **Otay Mesa Community Planning Group** at (619) 696-8350 or via email: [rob.hixson@cbre.com](mailto:rob.hixson@cbre.com) to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No. 24008285



**Development Services Department**

Martin Mendez / Project No. 673818  
1222 First Ave., MS 501  
San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**