



THE CITY OF SAN DIEGO  
DATE OF NOTICE: September 14, 2023

# NOTICE OF PUBLIC HEARING

## APPEAL TO PLANNING COMMISSION

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<b>DATE OF HEARING:</b>	<b>SEPTEMBER 28, 2023</b>
<b>TIME OF HEARING:</b>	<b>9:00 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12<sup>th</sup> Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT NO:</b>	<b>PRJ-1053621</b>
<b>PROJECT NAME:</b>	<b>301 SPRUCE STREET</b>
<b>PROJECT TYPE:</b>	<b>NEIGHBORHOOD DEVELOPMENT PERMIT, CEQA 15162 CONSISTENCY EVALUATION, PROCESS TWO</b>
<b>APPLICANT:</b>	<b>QUINCE COMMERCIAL, LLC</b>
<b>COMMUNITY PLAN AREA:</b>	<b>UPTOWN</b>
<b>COUNCIL DISTRICT:</b>	<b>3</b>
<b>CITY PROJECT MANAGER:</b>	<b>ROBIN MACCARTEE, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 687-5942 AND <a href="mailto:rmaccartee@sandigo.gov">rmaccartee@sandigo.gov</a></b>

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As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal on an application for a Neighborhood Development Permit (NDP) to demolish five existing commercial-use structures with zero existing dwelling units on a four-lot parcel and construct a new 400,152-square-foot, mixed-use structure including 262 dwelling units, 266 parking stalls, and 5,631 square-feet of commercial space with off-site utility work and sidewalks (project). The proposed project will be an "L" shaped building with building heights stepping up from six stories to 17 stories over four levels of subterranean parking and include a spa, co-working area, gym, community kitchen, dining area, pool, pool deck, BBQ deck, and reception area. The 0.81-acre site is located at 301 Spruce Street, also known as Assessor Parcel numbers 452-621-21, 452-621-09, 452-621-08, and 452-621-07, in the RM 3-7 and CC-3-8 zones, Community Plan Implementation Overlay Zone (CPIOZ-A), the Complete Communities Housing Solutions Overlay Tier 2 FAR 8:0 and Tier 3 FAR 6.5, the Complete Communities Mobility Choices Mobility Zone 2 Overlay, Transit Area Overlay Zone (TAOZ), the Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand Medium Category, SD International Airport Influence Area Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area of the Uptown Community Plan area.

**Notice of Decision:** On July 7, 2023, a Notice of Decision to approve the project was made by Development Services staff and distributed electronically to the applicant, Community Planning Group (CPG) and all "Interested Parties" who requested information on the project, per SDMC Section 112.0503 (b) for a Process Two Decision. The Notice of Decision included appeal instructions to the Planning Commission with the appeal period ending on July 21, 2022 per SDMC Section 112.0504 (2)(A).

**Project Appeal:** There were two appeals filed. One on July 18, 2023, by the Uptown Planners Community Planning Group (CPG) and the second on July 21, 2023, by the Citizens Committed to Preserving Maple Canyon represented by Chatten-Brown. Appeal issues and Staff Responses are below.

California Environmental Quality Act: This project is within the scope of the Uptown Community Plan Update Program Environmental Impact Report (PEIR) Project No. 380611 (SCH No. 2016061023) under California Environmental Quality Act (CEQA) Guidelines Section 15162. This Program Environmental Impact Report adequately describes the activity for the purposes of CEQA.

**COMMUNICATIONS:**

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.

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 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 Public Comment Form [webform](#), or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission Public Comment Form webform and indicating 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](#) 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 send an e-mail to [planningcommission@sandiego.gov](mailto: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.: 24009642



**Development Services Department**

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San Diego, CA 92101-4101

**RETURN SERVICE REQUESTED**