



THE CITY OF SAN DIEGO

DATE OF NOTICE: (July 1, 2020)

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** July 16, 2020  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** VIRTUAL HEARING  
**PROJECT NO:** [587128](#)  
**PROJECT TYPE:** Rezone, Community Plan Amendment, Municipal Code Amendment, Planned Development Permit, Site Development Permit, Neighborhood Development Permit, Conditional Use Permit, Vesting Tentative Map, Public Service Easement Vacation, Environmental Impact Report, PROCESS FIVE  
**PROJECT NAME:** 3ROOTS  
**APPLICANT:** Ryan Green, Mesa Canyon Community, LLC  
**COMMUNITY PLAN AREA:** Mira Mesa  
**COUNCIL DISTRICT:** 6  
**CITY PROJECT MANAGER:** William Zounes, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 687-5942 / [WZounes@san Diego.gov](mailto:WZounes@san Diego.gov)

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Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment form found on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>. If you have an attachment to your comment, you may send it to [planningcommission@san Diego.gov](mailto:planningcommission@san Diego.gov) and it will be distributed to the Planning Commissioners.

**Please note:** Comments submitted using the public comment form (which will be read into the record) are **limited to 200 words**. Comments received after the start of the Planning Commission will not be read into the record, but will be distributed to the Commission for consideration and made part of the meeting record. If you submit more than one form, only one will be read into the record.

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 Rezone, Community Plan Amendment, Municipal Code Amendment, Planned Development Permit, Site Development Permit, Neighborhood Development Permit, Conditional Use Permit, Vesting Tentative Map, Public Service Easement Vacation and Amendment to CUP No. 89-0585 for the subdivision and development for 1,800 residential units (530 single family units and 1,090 multi-family units) and a 40-acre mixed-use urban core with a 1.5-acre "mobility hub". The project proposes 10 percent on-site affordable housing (180 units), a total of 160,166 square feet of retail/commercial and 256 acres of parks, trails, and open space on vacant land and a quarry site located at 10297 Camino Santa Fe. The 413-acre site is located in the AR-1-1 and IL-2-1 zone within the Mira Mesa Community Plan area, Council District 6. The project proposes to provide 10 percent of the dwelling units as affordable occupied by households with an income at or below 65 percent Annual Medium Income (AMI) for a period of 55 years in compliance with the Affordable, In-fill Housing and Sustainable Buildings Expedite Program.

The decision to approve, conditionally approve, modify or deny the project will be made by the City Council at a future public hearing.

Notice of Availability of Local Coastal Program Amendment:

The 3roots CPA and Rezone is not located in the Coastal Zone, however the proposed amendment to a CPIOZ requires an amendment to the Land Development Code, therefore the City Council's decision requires amending the City's Local Coastal Program, as Municipal Code Diagram 132-14T, which includes sites within the LCP, would be amended. 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 CPA and Rezone 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: William Zounes, Development Project Manager, 1222 First Avenue, San Diego, CA 92101, Mail Station 501 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.

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 City Project Manager listed 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 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.

Internal Order No: 24007634



**Development Services Department**

William Zounes/ Project No. 587128

1222 First Ave., MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**