



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 9, 2020

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: July 23, 2020
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: VIRTUAL HEARING
PROJECT NO: 598173
PROJECT TYPE: REZONE, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND VESTING TENTATIVE MAP, SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT NO. 598173/SCH NO. 97111070, PROCESS FIVE

PROJECT NAME: AVION PROPERTY
APPLICANT: The DeBevoise Family Trust and Lennar Homes
COMMUNITY PLAN AREA: Black Mountain Ranch (Subarea I) Subarea Plan
COUNCIL DISTRICT: 5

CITY PROJECT MANAGER: Jeffrey A. Peterson, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5237 and email JAPeterson@sandiego.gov

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@sandiego.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 the subdivision of an undeveloped 41.48-acre parcel of land located south of Carmel Valley Road/Bernardo Center Drive and east of Black Mountain Road for the on-site construction of 84 multi-family dwelling units on-site, and the transfer of 19 affordable dwelling units and 14 market rate dwelling units to the Black Mountain Ranch North Village Town Center for a combined total of 117 dwelling units, a Multi-Habitat Planning Area boundary line adjustment, and the reorganization and annexation for the sewer service to the Olivenhain Municipal Water District (OMWD). The 41.48-acre project site is located southwest of Winecreek Drive in the AR-1-1 (Agricultural-Residential) Zone which is proposed to be rezoned to the RS-1-14 (Residential-Single Unit) Zone within the Black Mountain Ranch Subarea Plan area. In addition, the site is located within the Multiple Habitat Planning Area (MHPA), MCAS Miramar Airport Land Use Compatibility Overlay Zone, and Airport Influence Area (Review Area 2).

Supplemental Environmental Impact Report (SEIR) No. 598173/SCH No. 97111070, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which would reduce some of the potential impacts to below a level of significance for Biological Resources, Cultural Resources (Historical Resources/Archaeology), and Air Quality (Construction). The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the project with significant and unmitigated direct impacts related to Visual Quality (Landform Alteration), which would be significant and unmitigated.

The decision to approve, conditionally approve, modify or deny the Rezone, Planned Development Permit, Site Development Permit, and Vesting Tentative Map will be made by the City Council at a future public hearing. You will also receive a notice 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 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](tel:6193213208) 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: 24007539



Development Services Department

Jeffrey A. Peterson / Project No. 598173
1222 First Ave., MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED