



THE CITY OF SAN DIEGO  
DATE OF NOTICE: August 25, 2021

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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DATE OF HEARING: September 9, 2021  
TIME OF HEARING: 9:00 A.M.  
LOCATION OF HEARING: VIRTUAL HEARING  
PROJECT NO: 623199  
PROJECT TYPE: REZONE, COMMUNITY PLAN AMENDMENT, PLANNED DEVELOPMENT PERMIT, NEGATIVE DECLARATION, PROCESS FIVE  
PROJECT NAME: MONTEZUMA ROAD- PDP/RZ/AMENDMENT  
APPLICANT: PACIFIC RESIDENTIAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
COMMUNITY PLAN AREA: COLLEGE AREA  
COUNCIL DISTRICT: 9

CITY PROJECT MANAGER: Derrick Johnson (D.J.), Development Project Manager  
PHONE NUMBER/E-MAIL: (619) 446-5477 or [djohnson@sandiego.gov](mailto:djohnson@sandiego.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 [webform](#) 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](mailto:planningcommission@sandiego.gov) and it will be distributed to the Planning Commissioners.

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 Community Plan Amendment to amend the College Area Community Plan, a Rezone to rezone the project site from RM-1- Zone to the RM-3-9 Zone, and a Planned Development Permit to deviate from the development regulations. The project would demolish approximately 18,751 square feet of existing residential buildings and related facilities and the construction of a five-story, 52,350-square-foot residential building with 38 units, two of which would be affordable housing units. The affordable housing units would be built off-site under a separate permit (Project No. 642574, Building Permit No. 2318052), which is currently under review, located at 6204 Hobart Street and 6206 Hobart Street, San Diego, CA. 92115, within the College Community Plan area.

The project would include the construction of a first level that would have a gross area of 11,405 square feet, the second level would have a gross area of 11,465, levels three and four would have gross areas of 10,210 square feet, and the fifth level would have an area of 9,060 square feet. By providing five percent of the base units as affordable housing to very-low income households, the project is eligible for one incentive. This incentive would be utilized to exceed the allowed structure height of the College Area Community Plan. The CACP height limit for the site is 56 feet. Elements of the proposed structure would be 57 feet, six inches in height. The 0.43-acre site is located at 6253, 6263, and 6273 Montezuma Road, in the RM-1-1 Zone, the College Community Redevelopment Project Area, the Parking



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Standards Transit Priority Area, the Transit Priority Area, the Parking Impact Overlay Zone (Campus Impact), the Very High Fire Hazard Severity Zone, the Airport Land Use Compatibility Overlay Zone, and the Airport Influence Area (Review Area 2) Zone, within in the College Area Community Plan area.

The decision to approve, conditionally approve, modify or deny the Community Plan Amendment to amend the College Area Community Plan, a Rezone to rezone the project site from RM-1- Zone to the RM-3-9 Zone, and a Planned Development Permit 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 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: 24008104



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**Development Services Department**

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**RETURN SERVICE REQUESTED**