



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

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION

DATE OF HEARING: September 28, 2023
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: COUNCIL CHAMBERS, 12th FLOOR, CITY ADMINISTRATION BUILDING, 202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT NO: PTS NO. 636444
PROJECT TYPE: GENERAL PLAN/ COMMUNITY PLAN AMENDMENT/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/TENTATIVE MAP/REVESTMENT OF ACCESS RIGHTS/EASEMENT VACATIONS; ENVIRONMENTAL IMPACT REPORT NO. 636444/SCH NO. 20211100394; PROCESS FIVE

PROJECT NAME: ALL PEOPLES CHURCH
APPLICANT: LIGHT ON A HILL, LLC a California Limited Liability Company
COMMUNITY PLAN AREA: NAVAJO
COUNCIL DISTRICT: 7
CITY PROJECT MANAGER: Martha Blake, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5375, mblake@sandiego.gov

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.

The Planning Commissioners will be participating in person and the meeting will be open for in-person testimony.

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/join/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.

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 to allow for the construction and operation of a 54,476-square-foot (SF), two-story church/sanctuary building and a 71,010 SF, two-level parking garage and surface parking areas on an approximately 5.99-acre site. The church use includes a 900-seat sanctuary space with accessory uses (i.e., Sunday school classrooms, offices, and a multi-purpose room/gym), and various site improvements, such as a traffic signal, hardscape improvements, landscaping, and utility connections. The project site is currently unaddressed and undeveloped, located northeast of the College Avenue/Interstate 8 interchange, south of Del Cerro Boulevard, within the RS-1-7 Base Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Montgomery - Review Area 2), Sustainable Development Area, Parking Standards Transit Priority Area (Campus) within the Navajo Community Plan area.

An Environmental Impact Report (EIR) No. 636444/SCH NO. 20211100394 and Mitigation Monitoring and Reporting



THE CITY OF SAN DIEGO

Program (MMRP), has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The EIR found potentially significant impacts in the areas of Biological Resources, Historical Resources, Noise, and Tribal Cultural Resources. An MMRP would be implemented that would reduce impacts to below a level of significance associated with Biological Resources, Historical Resources, Noise, and Tribal Cultural Resources.

The decision to approve, conditionally approve, modify, or deny the certification of the EIR, adoption of the MMRP; General Plan Amendment, Community Plan Amendment, Planned Development Permit, Site Development Permit, Tentative Map and Easement Vacations will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

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 webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission [webform](https://www.sandiego.gov/planning-commission/agenda-comment-form), (<https://www.sandiego.gov/planning-commission/agenda-comment-form>) and indicate 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.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

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 Planning Commission's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at or prior to the public hearing.

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 via email to planningcommission@sandiego.gov 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.



THE CITY OF SAN DIEGO



Development Services Department

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RETURN SERVICE REQUESTED