



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: 648597
PROJECT TYPE: Community Plan Amendment/Planned Development Permit/Rezone, Addendum to Negative Declaration No. 90-0687, PROCESS FIVE
PROJECT NAME: ALANTE CPA/PDP/RZ
APPLICANT: New Pointe Communities, Inc.
COMMUNITY PLAN AREA: Carmel Mountain Ranch
COUNCIL DISTRICT: 5

CITY PROJECT MANAGER: Xavier Del Valle, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7941; xdelvalle@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 for an application for a Community Plan Amendment, Planned Development Permit to amend Planned Commercial Development No. 87-0639, and Rezone from RM-1-2 to RM-4-10 to construct a four-story, 70,595 square-foot, 50-unit multi-family residential building over an existing two-level parking structure at a site located at 10211 Rancho Carmel Drive within the Carmel Mountain Ranch Community Plan area. The project requests a Community Plan Amendment to change the existing land use designation from low-medium density to high density residential uses. Of the 50 residential units, 35 units will be market rate units, and 15 units will be designated as affordable for low to moderate income households. The 0.46-acre site is in the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Residential Tandem Parking Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area.

The decision to approve, conditionally approve, modify or deny the project 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 project is within the scope of Negative Declaration (ND) No. 90-0687, adopted on October 26, 1990, and as amended in Addendum No. 648597 to ND No. 90-0687. This Addendum to the ND adequately describes the activity for the purposes of CEQA.

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, please contact 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, please contact Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order No: 24008276



Development Services Department

Xavier Del Valle / Project No. 648597

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RETURN SERVICE REQUESTED