



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 24, 2020

# NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** October 8, 2020  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** VIRTUAL HEARING  
**PROJECT NO:** 655758  
**PROJECT TYPE:** MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) FINDINGS TO MEIR NO. 96-7918/SCH NO. 97111077, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP AND EASEMENT VACATION, PROCESS FIVE PACIFIC HIGHLANDS RANCH (PHR) UNIT 22B AMENDMENT  
**PROJECT NAME:** PACIFIC HIGHLANDS RANCH (PHR) UNIT 22B AMENDMENT  
**APPLICANT:** Pardee Homes, a California Corporation  
**COMMUNITY PLAN AREA:** Pacific Highlands Ranch (Subarea Iii) Subarea  
**COUNCIL DISTRICT:** 1  
  
**CITY PROJECT MANAGER:** Jeffrey A. Peterson, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5237 / [JAPeterson@sanidiego.gov](mailto:JAPeterson@sanidiego.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@sanidiego.gov](mailto:planningcommission@sanidiego.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 to amend the previously approved single-family dwelling subdivision to increase the number of lots from 76 to 81. In addition to the residential lots, the project will also reconfigure the street pattern, and include a detention basin (Lot I), passive park (Lot A), monument signage (Lot D), the Gonzales Canyon urban amenity open space (Lot B), and emergency fire access to Rancho Santa Fe Farms Road to the east. The 19.67-acre project site is located at Rancho Santa Fe Farms Road and Carmel Valley Road in the AR-1-1 and RS-1-14 Zones within the Pacific Highlands Ranch Subarea Plan area.

The decision to approve, conditionally approve, modify or deny the Planned Development Permit, Site Development Permit, Vesting Tentative Map and Easement Vacation will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Master Environmental Impact Report (MEIR) Findings to MEIR No. 96-7918/SCH No. 97111077 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines Section 15177. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no new additional mitigation or alternatives are required, and the project is within the scope of the MEIR. The MEIR was certified by the City Council of the City of San Diego on July 28, 1998 and certified by the California State Coastal Commission with minor revisions on March 10, 1999. The City Council recertified the MEIR and adopted the Pacific Highlands Ranch (PHR) Subarea III Plan on July 20, 1999.

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: 24008498



**Development Services Department**

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**RETURN SERVICE REQUESTED**