

# San Diego Planning Commission Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR (PRJ-0698277 – Palm & Hollister Apartments)**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

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**Development Services Department**

**Palm & Hollister Apartments  
Project No. PRJ-0698277**

**Item #2**

**Planning Commission**

**August 29, 2024**



# Correction Memorandum

THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: August 23, 2024

TO: Kelly Moden, Chairperson, Planning Commission

FROM: Oscar Galvez, Development Project Manager, Development Services Department

SUBJECT: Planning Commission meeting on August 29, 2024, Item #2 – Palm & Hollister Apartments – Project No. PRJ-0698277

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The below and attached corrections are for the Planning Commission meeting on August 29, 2024, Item Number 2, Palm & Hollister Apartments – Project No. PRJ-0698277.

**Attachment #4:** Draft Permit Conditions: **Condition #17** will be revised to ensure that 8 affordable units will be provided for rent or for sale (example of pending change is noted in the attachment).

**Attachment #4:** Draft Permit Conditions: **Condition #38** will be deleted as noted in the attachment.

**Attachment #6:** Draft Map Conditions: **Condition: #3** will be revised as noted in the attachment and noted below.

“Prior to the Vesting Tentative Map expiration date, Final Map to consolidate the 1 existing lot into 198 residential condominium units, one lot shall be recorded in the Office of the San Diego County Recorder.”

**Attachment #6:** Draft Map Conditions: **Condition #25** will be deleted as noted in the attachment.

# Project Scope

**Location:** 555 Hollister Street , Otay Mesa-Nestor, Residential Multiple (RM-2-6) zone

**Parcel Size:** 5.92 acres

**Approvals:** Process Level 5

Community Plan Amendment, Rezone, Site Development Permit, Neighborhood Development Permit, Vesting Tentative Map, and Multi-Habitat Planning Area Boundary Line Adjustment

Environmental Impact Report No. 698277

# Project Scope

- Demolition of an existing unoccupied residential structure, garage, canopy structure, and two storage containers
- Construction of 198 multiple dwelling units, including eight affordable units, in 13 buildings
- Four deviations from the base zone development regulations
- Multi Habitat Planning Area (MHPA) boundary line adjustment
- 262 parking spaces in garages (100 spaces), carports (48 spaces), and surface parking (114 spaces).

# Deviations

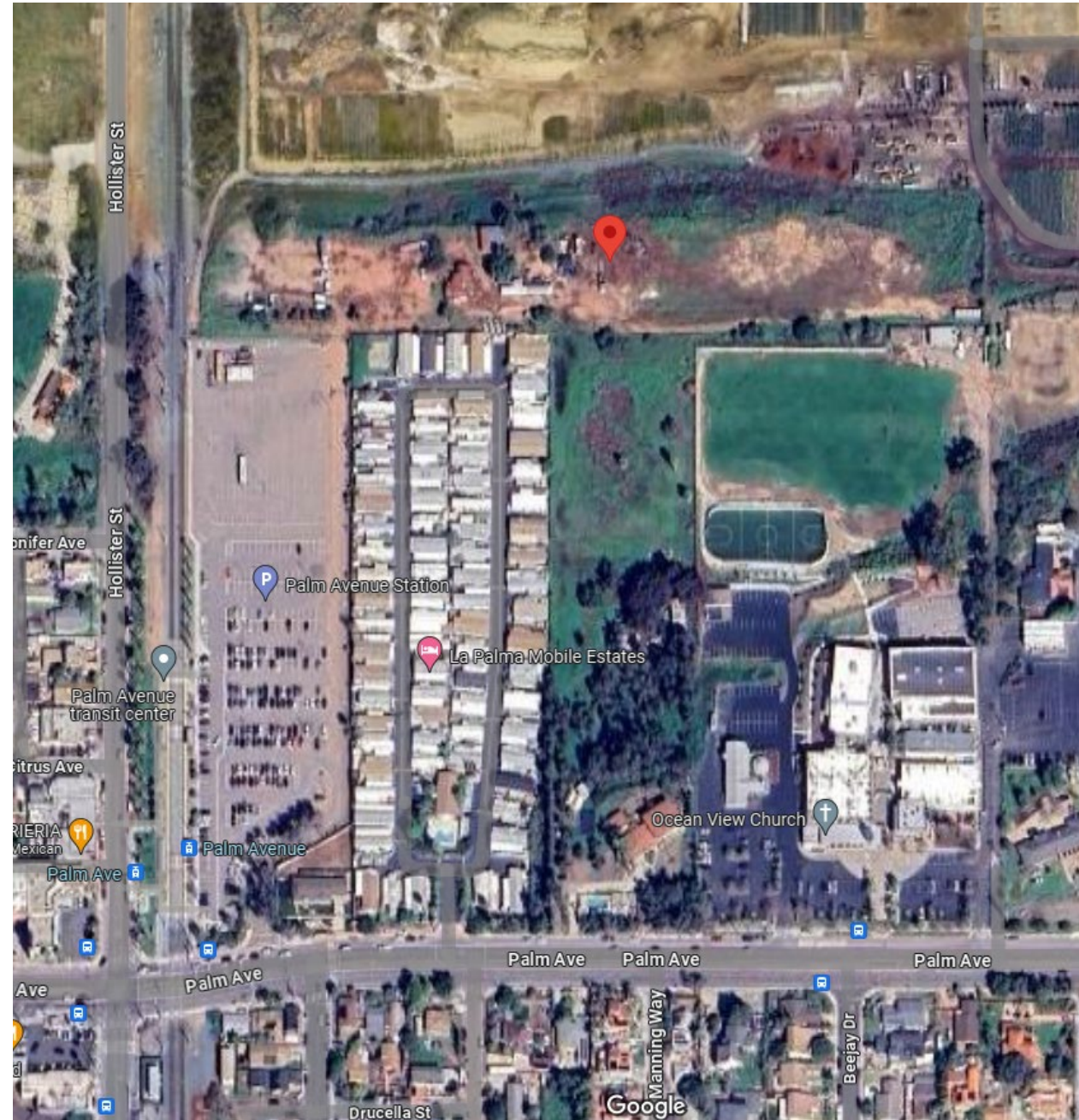
**#1 Municipal Code Section 142.0340(d)(1):** Two retaining walls with a maximum height of six feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall.

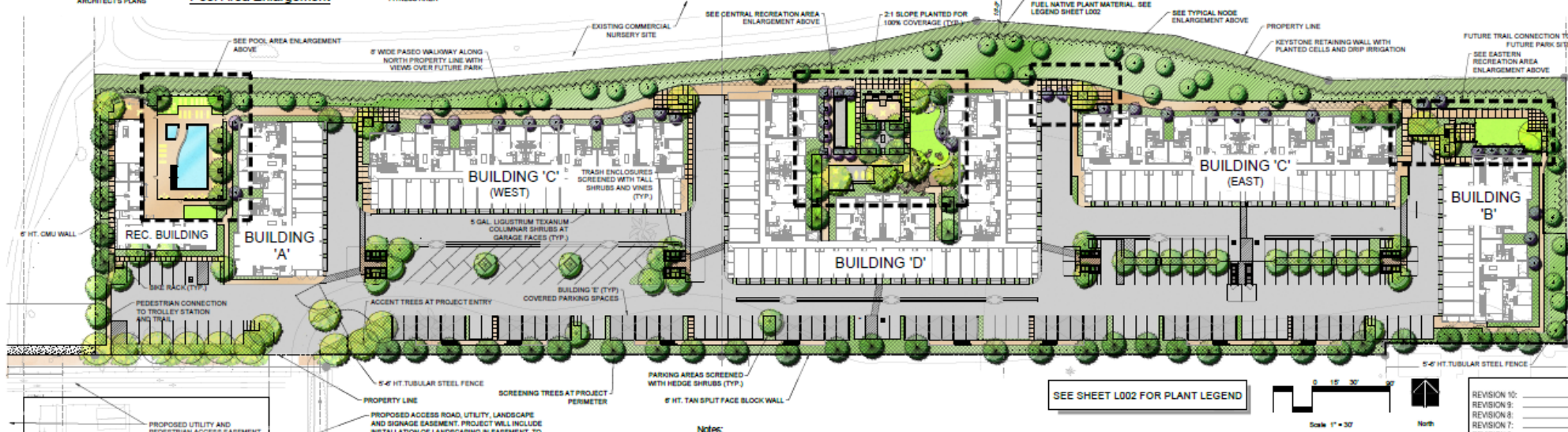
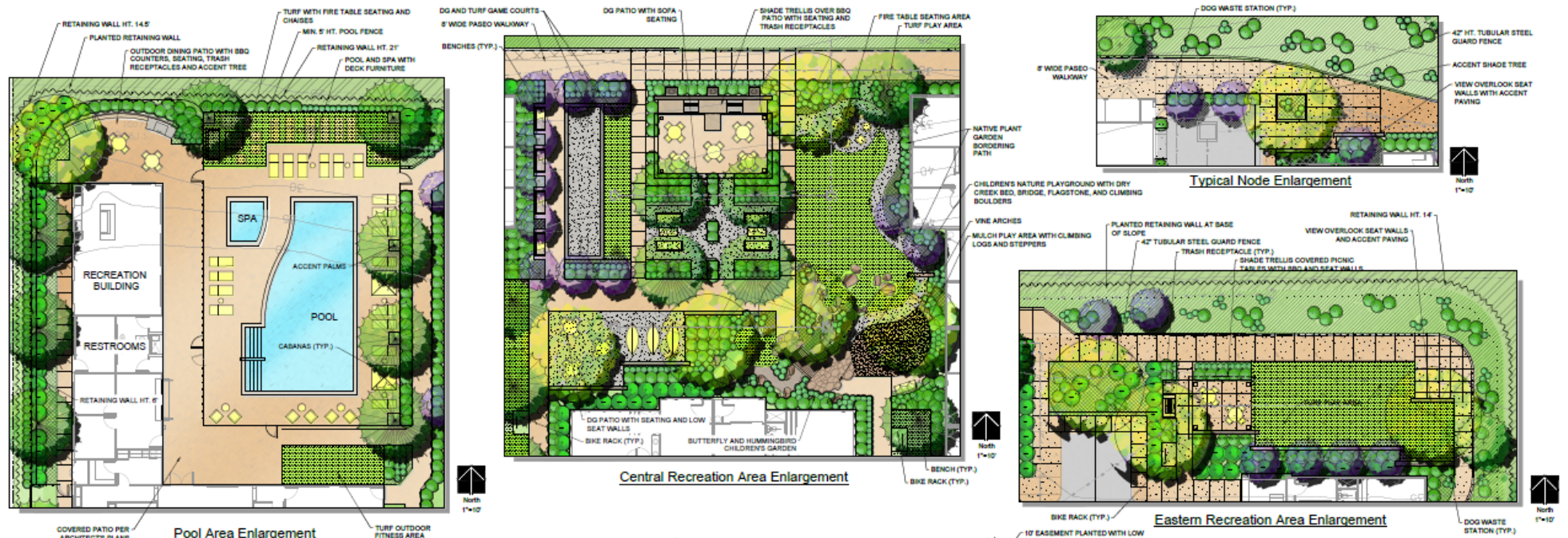
**#2 Municipal Code Section 131.0443(e)(1)(A):** Up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback.

**#3 Deviation: Municipal Code Section 131.0443(e)(2)(A):** The minimum side setback is five feet or 10 percent of the premises width, whichever is greater.

**#4 Municipal Code Section Table 131-04G:** Maximum structure height is 40 feet.

# Aerial Photograph





**Landscape Concept Statement:**  
The landscape has been designed to be aesthetically pleasing as well as welcoming to residences and guests. Low water use plant material has been utilized to meet all current codes and requirements. A number of recreation areas have been located throughout the project to provide a variety of experiences. These areas are linked by a paseo which provides views into the future park site.

- Notes:**
- All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standard, and all other landscape related City and regional standards.
  - The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. Irrigation heads shall be chosen for maximum coverage with low-gallage and precipitation qualities. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
  - Maintenance: All landscape shown on this plan shall be maintained by the property owner. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
  - The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. Irrigation heads shall be chosen for maximum coverage with low-gallage and precipitation qualities. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance. All landscape and irrigation shall conform to the standards of the citywide landscape regulations and the landscape standards and all other landscape related city and regional standards. A separate irrigation sub-water meter shall be installed.

specification	minimum distance to nearest tree
TRUNK BRUSH AND TOP BRUSH	30'
LANDSCAPING UTILITIES	5'
UNDERLINES	12'
LANDSCAPING UTILITY STRUCTURES	10'
CONCRETE	10'
INTERSECTION	30'

**Existing Tree Survey:**  
Existing mature trees on site to be removed:  
(7) Tiquena lipo  
(15) Scheumia nuda  
(1) Ficus nitida  
(4) Phoenix carolinensis  
Trees to be removed: 31 total.  
Proposed new trees: 157 total.

REVISION 10:  
REVISION 9:  
REVISION 8:  
REVISION 7:  
REVISION 6:  
REVISION 5:  
REVISION 4:  
REVISION 3:  
REVISION 2:  
REVISION 1:  
ORIGINAL DATE: 12/21/2022  
**L001**  
PROJECT NO: 696277

## Palm & Hollister Landscape Development Plan





# Elevations Buildings A, B, C, & D



TYPICAL SIDE ELEVATION



TYPICAL ELEVATION ALONG FIRE ACCESS ROAD AT BUILDINGS A & B



TYPICAL ELEVATION ALONG FIRE ACCESS ROAD AT BUILDINGS C & D



# Building A Perspectives



# Building D Perspectives



REFER TO LANDSCAPE FOR REC LAYOUT



# Environmental Impact Report

- Significant but mitigated environmental impacts to Air Quality, Historical Resources, and Tribal Cultural Resources
- A Mitigation Monitoring and Reporting Program will be implemented.



# Community Planning Group

**Date:**

July 12, 2023

Otay Mesa-Nestor Community Planning Group

Voted 10-0-0 to recommend approval



# Staff Recommendation

APPROVE

**Amend the Otay Mesa-Nestor Community Plan (PMT-3288227)**

**Rezone (PMT-2587530), Site Development Permit No. PMT-2587528 and Neighborhood Development Permit No. PMT-3288228, Vesting Tentative Map No. PMT-2587526, and Multi-Habitat Planning Area Boundary Line Adjustment**

CERTIFY

**Environmental Impact Report No. 698277/SCH No. 2022060468**

ADOPT

**Mitigation, Monitoring, and Reporting Program Findings and Statement of Overriding Considerations**

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