

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **PRJ-0631240 – BELLA MAR APARTMENTS**

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

When prompted, input Webinar ID: **160 994 0367**

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Development Services Department

Bella Mar Apartments Project No. PRJ-0631240

Item No. 3

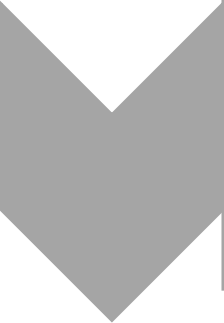
Planning Commission


August 14, 2025

Project Scope


Location:	408 Hollister Street
Parcel Size:	14.62-acres
Community:	Otay Mesa-Nestor
Approvals:	Site Development Permit (SDP); Neighborhood Development Permit (NDP); Coastal Development Permit (CDP); and Tentative Map with a Multi-Habitat Planning Area Boundary Line Adjustment

- 
- February 28, 2019
 - Community Plan Amendment Initiation at Planning Commission

- 
- March 30, 2023
 - Planning Commission provides recommendation to the City Council for the Bella Mar Land Use Amendments, Rezone, Municipal Code Amendments and Mitigated Negative Declaration (MND)

- 
- July 25, 2023
 - City Council Approves the adoption of the Bella Mar Land Use Amendments, Rezone, Municipal Code Amendments and Certification of MND

- 
- July 10, 2024
 - Coastal Commission conditional certification of the amendment to the Otay Mesa-Nestor Community Plan and Local Coastal Program with modifications

- 
- September 26, 2024
 - Planning Commission provides recommendation to the City Council to adopt the Coastal Commission's modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program

- 
- October 29, 2024
 - City Council adopts the Coastal Commission's modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program

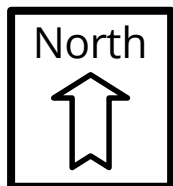
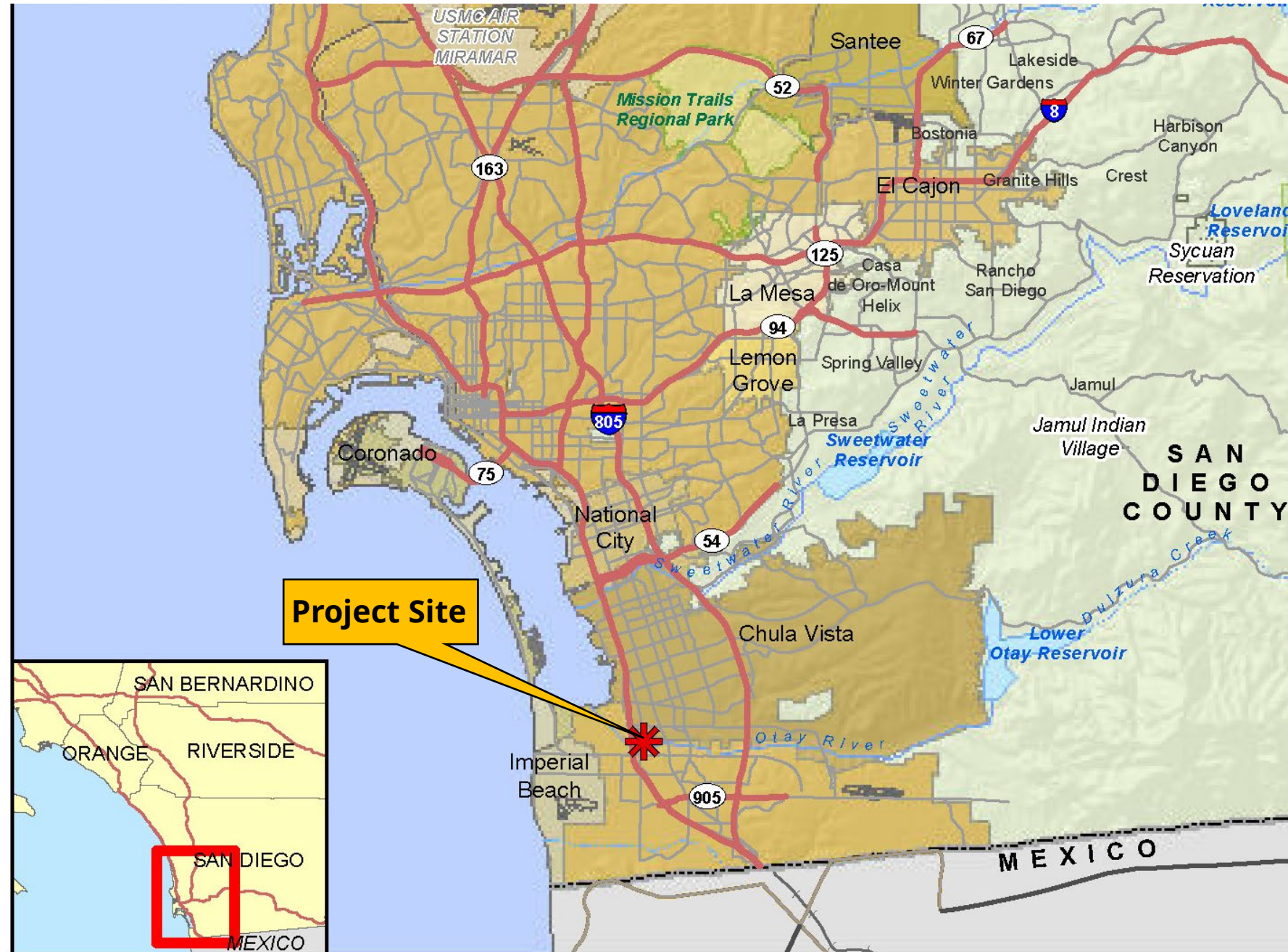
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- December 12, 2024
 - Coastal Commission Certifies the Otay Mesa-Nestor Community Plan and Local Coastal Program with modifications as adopted by the City of San Diego City Council

Project Scope

The Bella Mar Apartments project proposes the following:

- Subdivision of the 14.62-acres site into two lots
 - Lot 1 = 11.79-acres (North Neighborhood)
 - Lot 2 = 2.72-acres (South Neighborhood)
- Multiple Habitat Planning Area Boundary Line Adjustment
- Residential Development for 380 For-Rent Dwelling Units
 - 280 Market Rate Dwelling Units
 - 100 Affordable Housing Dwelling Units at various income levels
- Associated right-of-way improvements, off-site improvements and habitat restoration




Location Map



Aerial Photograph

Project Site

LEGEND

-  Project Boundary
-  Off-site Improvement Area
-  Multi-Habitat Planning Area (MHPA)

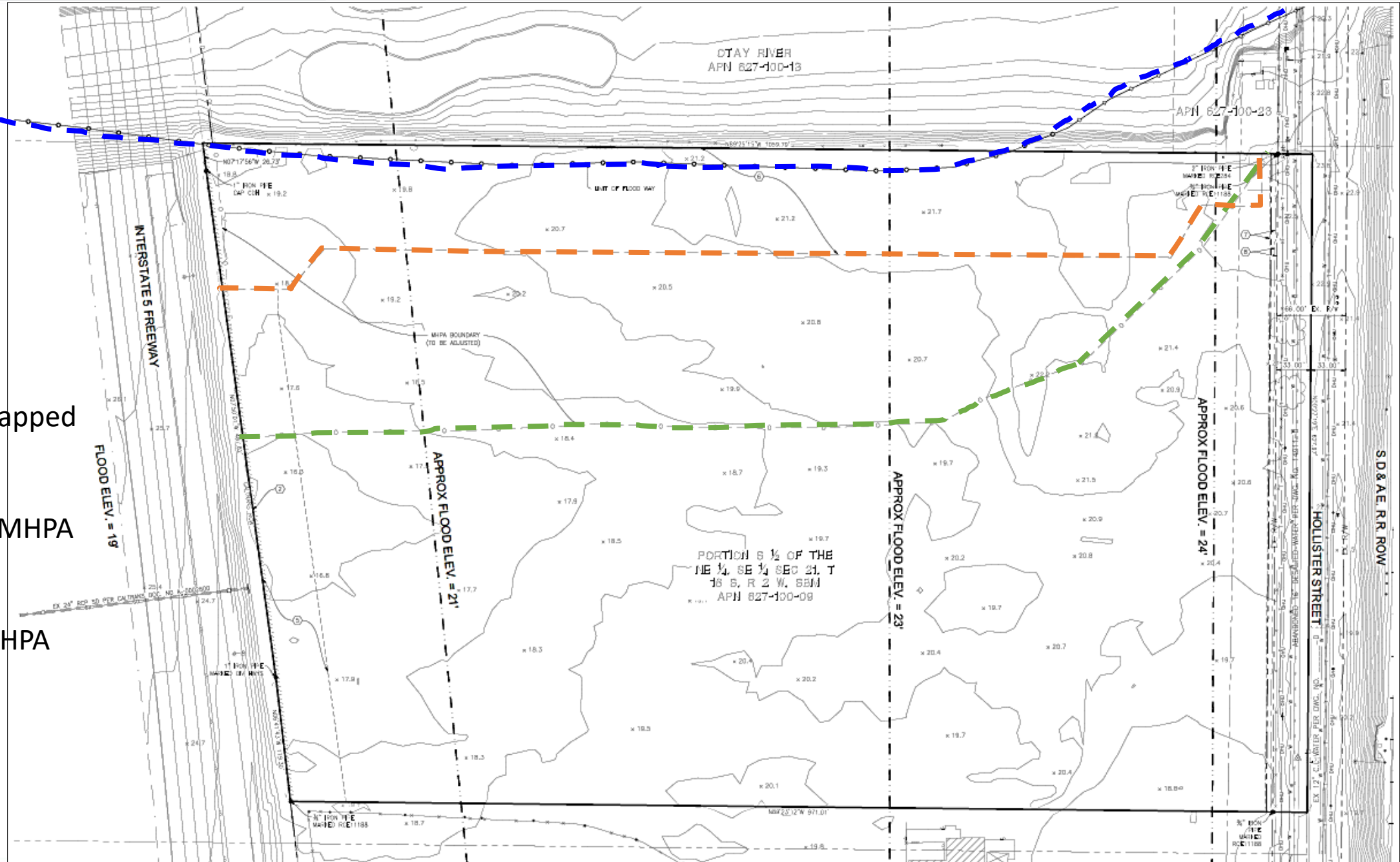
North



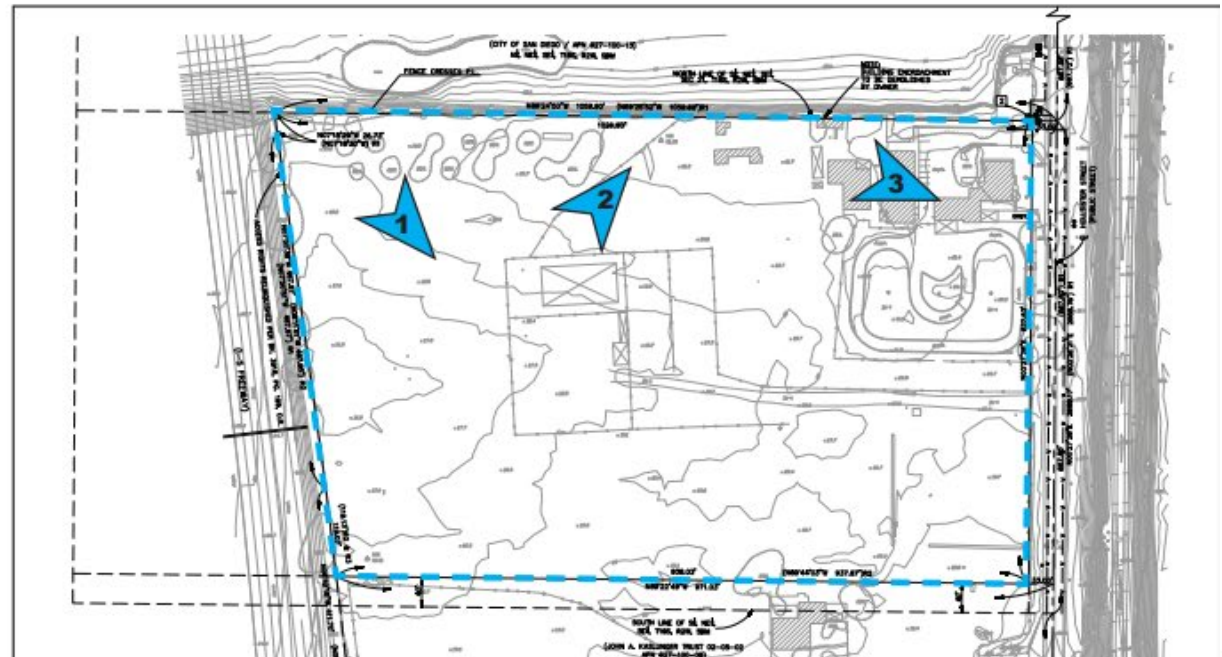
Survey Map

LEGEND

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- Limit of mapped floodway
--- Proposed MHPA Boundary
--- Existing MHPA Boundary



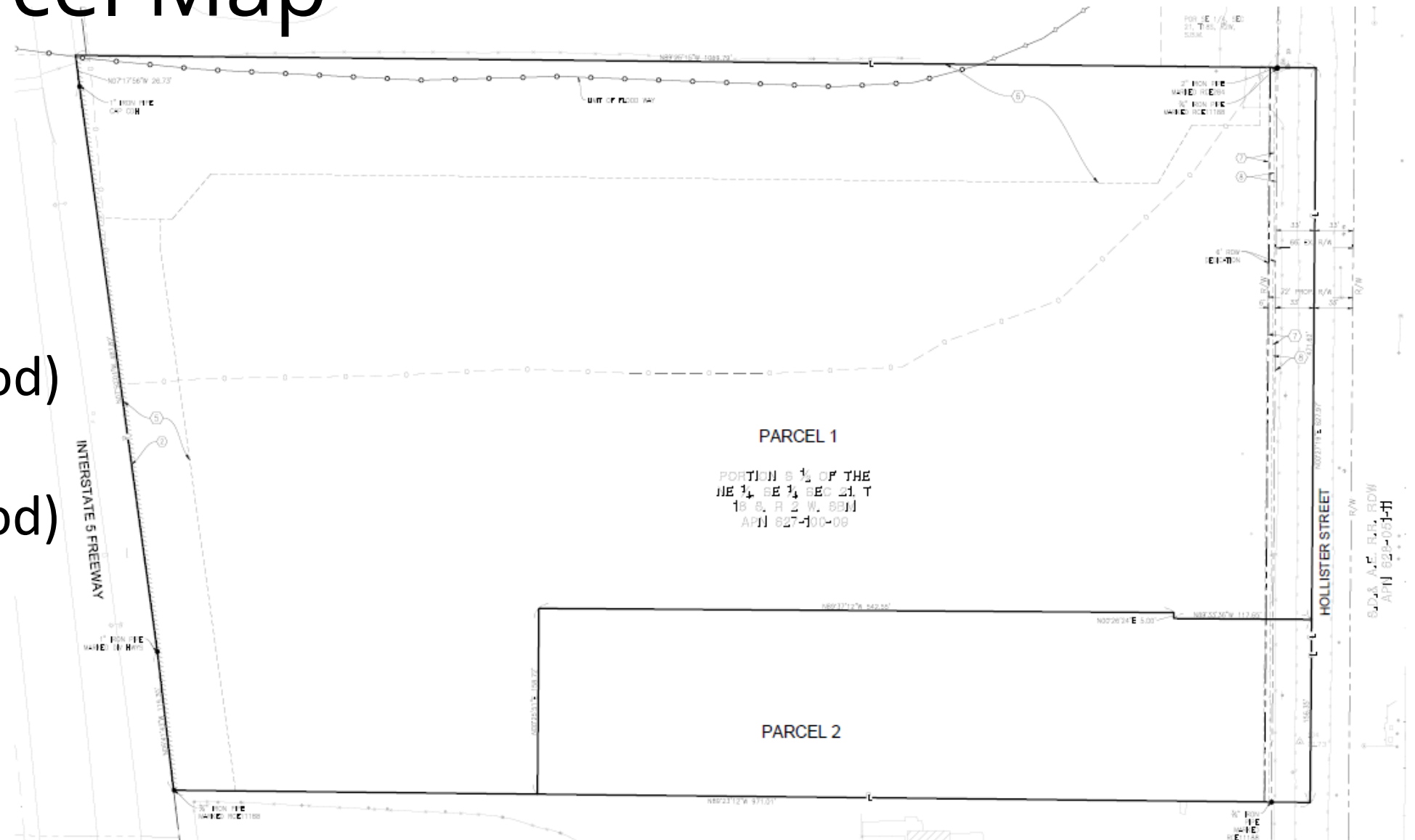
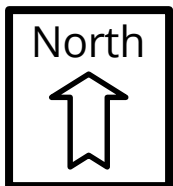
Site Photographs



Proposed Parcel Map

Subdivision of the
14.62-acre site into
two lots

- Lot 1 = 11.79-acres
(North Neighborhood)
- Lot 2 = 2.72-acres
(South Neighborhood)



Site Plan



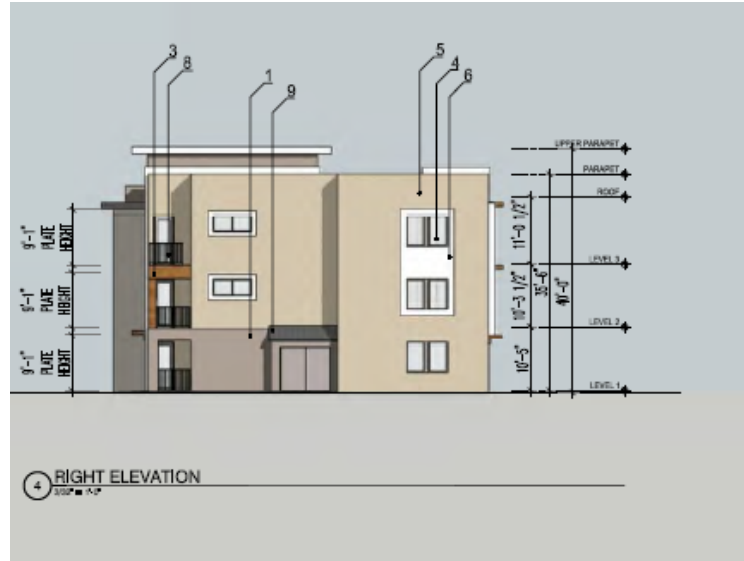
LEGEND

- 1 POOL + LOUNGE
- 2 SPA
- 3 GRILL + DINE
- 4 FIRE PIT
- 5 PLAY AREA
- 6 SCREENING HEDGE
- 7 PASEO
- 8 BIOSWALE
- 9 DROP OFF + RIDE SHARE
- 10 BUS STOP
- 11 MULTI-PURPOSE AREA
- 12 PLAY FIELD- multi-purpose
- 13 ENTRY LANDSCAPE- specimen materia
- 14 BIKE RACKS
- 15 TRASH ENCLOSURES
- 16 FENCE- perimeter, 5' ht. metal
- 17 GATE- entry
- 18 VISIBILITY AREA TRIANGLE
- 19 MHPA PERIMETER WALL
- 20 6' BIKELANE
- 21 CROSS WALK
- 22 MONUMENT SIGN
- 23 MHPA
- 24 PUBLIC OPEN SPACE - OTAY VALLEY OBSERVATION POINT
- 25 PUBLIC PATH-decomposed granite trail
- 26 WAY-FINDING + INTERPRETIVE SIGNS
- 27 OTAY RIVER TRAIL

North



Elevations Three Story Units

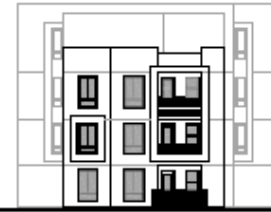


Elevations Four Story Building



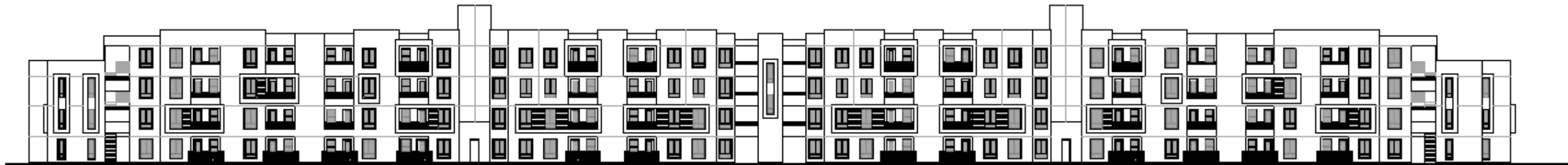
EAST ELEVATION

SCALE 1/16"=1'-0"



WEST ELEVATION

SCALE 1/16"=1'-0"



NORTH ELEVATION

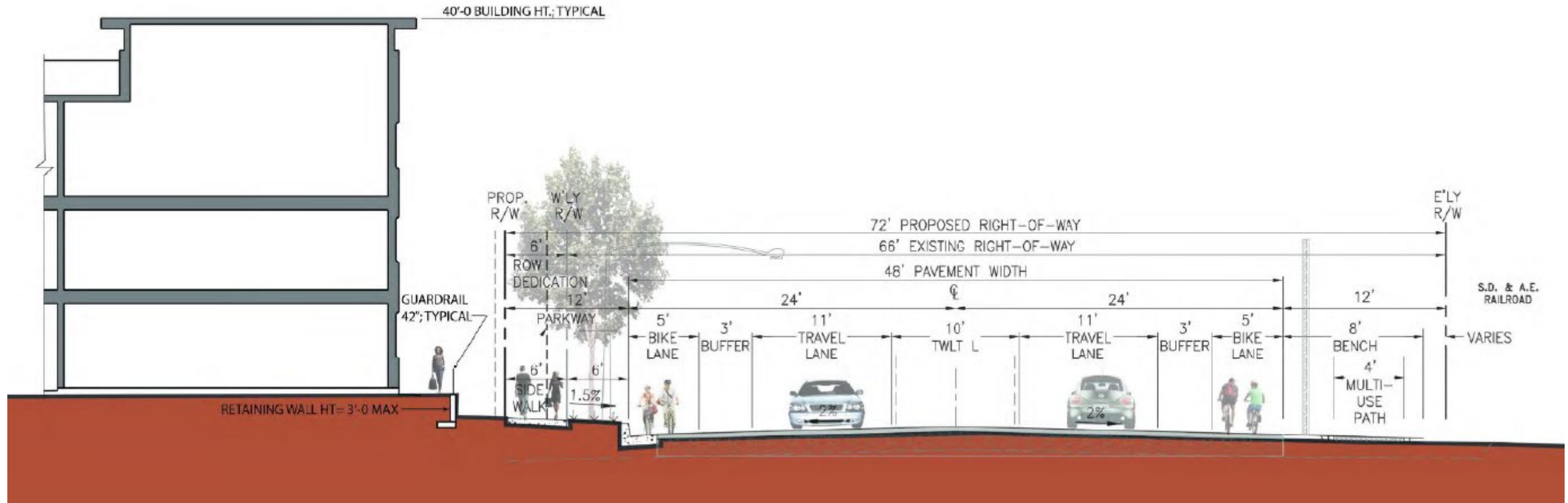
SCALE 1/16"=1'-0"



SOUTH ELEVATION

SCALE 1/16"=1'-0"

Section at Hollister Street frontage



Rendering along Hollister Street



Rendering along Hollister Street



Community Planning Group

Date: September 11, 2019

The Otay Mesa-Nestor Community Planning Group

Voted: 16-0-0 to recommend approval of the project without conditions or recommendations.

Staff Recommendation

APPROVE

Site Development Permit No. 2278307;

Neighborhood Development Permit No. 2602347;

Coastal Development Permit No. 2278308;

**Tentative Map No. 2361780 with a Multi-Habitat Planning
Area Boundary Line Adjustment;**

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