San Diego Planning Commission Meeting

(PRJ-1123397 and 11818 Bernardo Plaza Court (City View)

PHONE-IN TESTIMONY INFORMATION

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

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

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Development Services Department

11818 Bernardo Plaza Court (City View) Project No. PRJ-1123397

Item # 2

Planning Commission

October 15, 2026

The City of SAN DIEGO

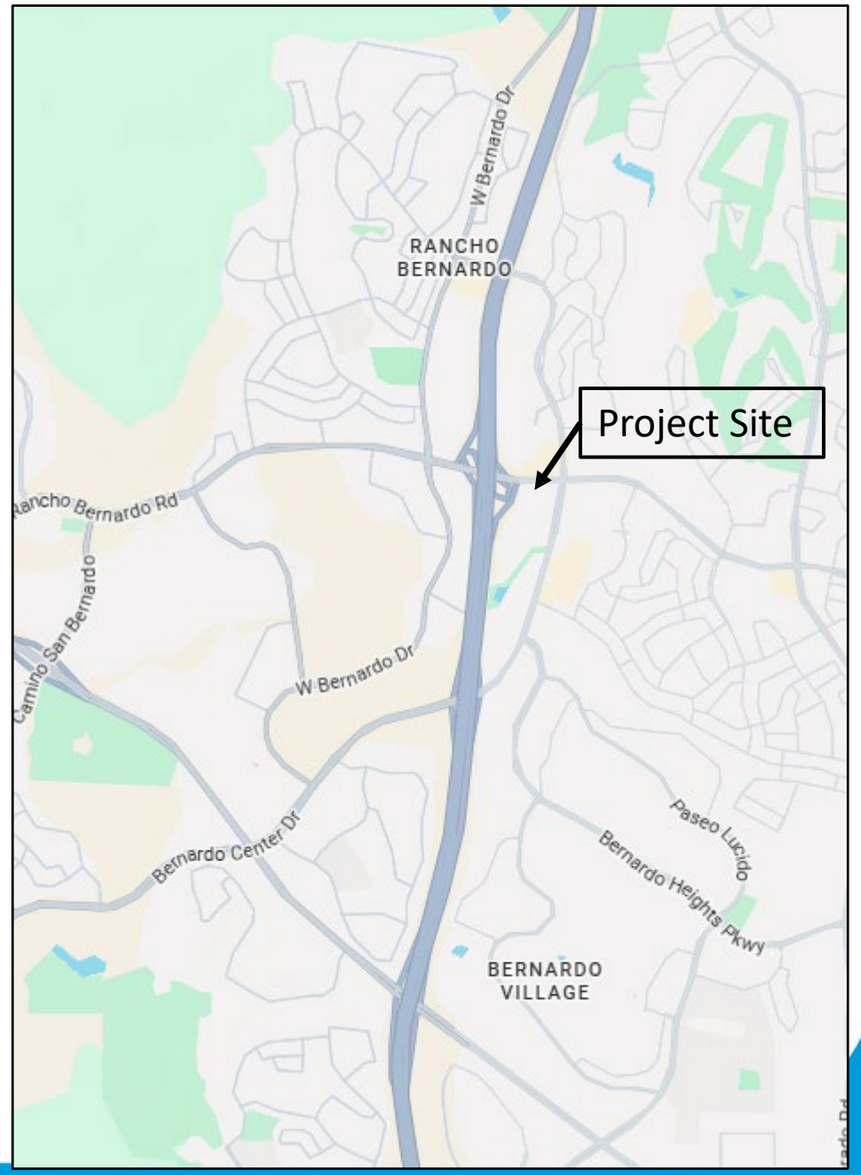
Project Location

Location: 11818, 11828, 11838, 11848 & 11858 Bernardo Plaza Court

Community: Rancho Bernardo

Zone: Commercial Community (CC-2-3)

Parcel Size: 5.5 acres



Project Scope – Approvals

Approval Process 5

General Plan Land Use Amendment

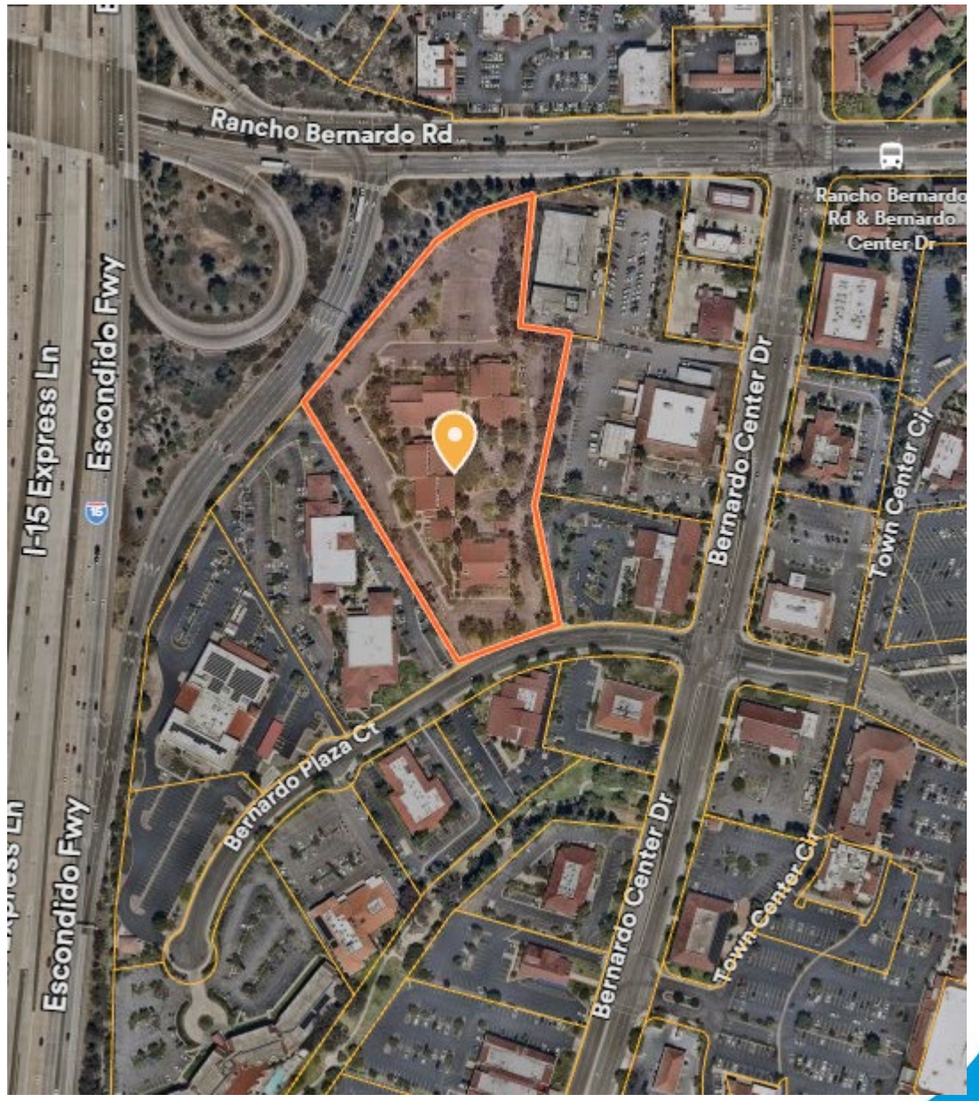
From: Commercial Employment, Retail, and Services

To: Residential

Rancho Bernardo Community Plan Land Use Amendment

From: Specialized Commercial

To: Residential – Medium Density (14-29 dwelling units per acre)



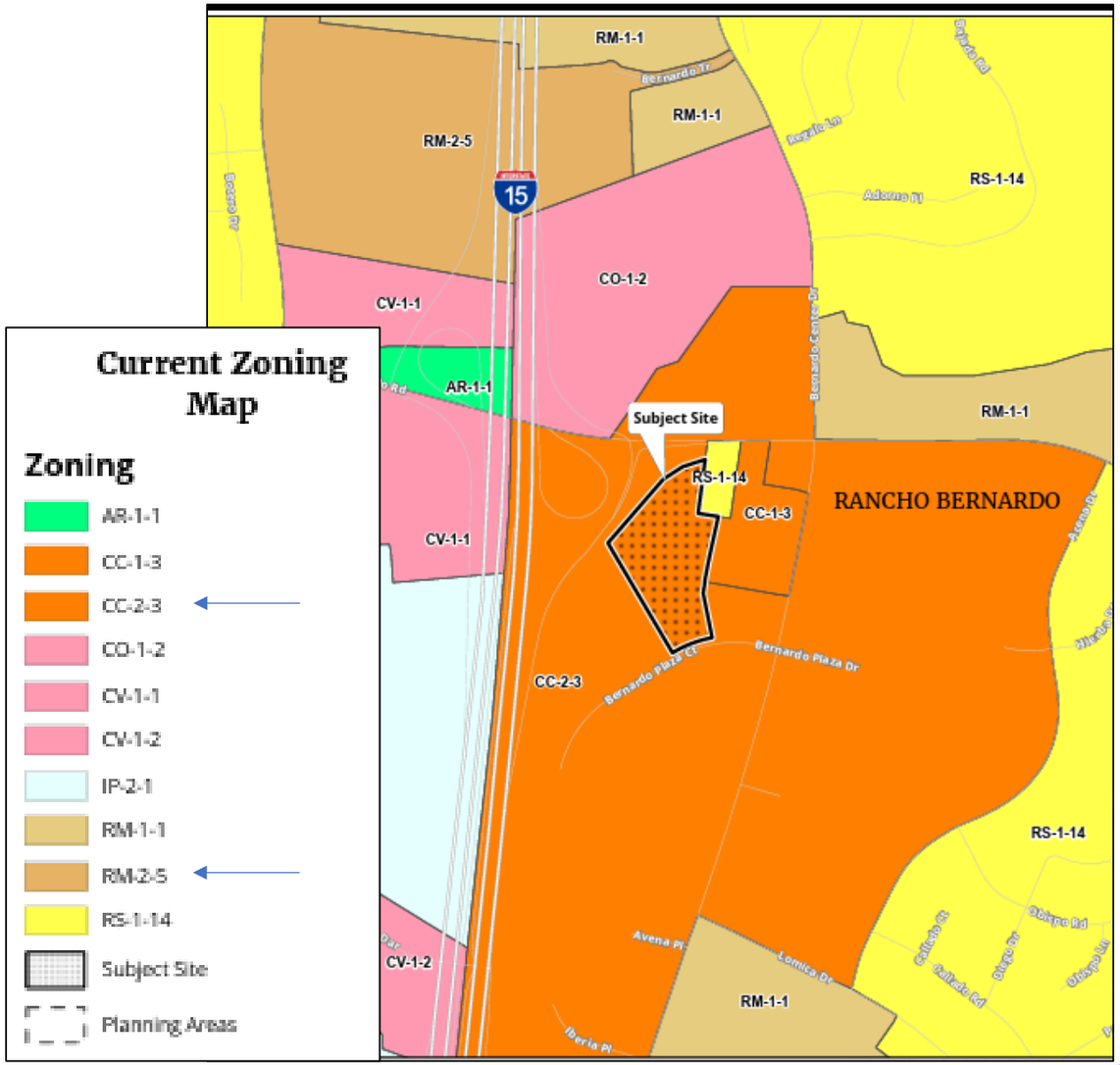
Project Scope - Approvals

Rezone Proposal

From:
Commercial Community (CC-2-3)

To:
Residential Multiple Unit (RM-2-5)

- one unit per 1,500 square feet



Project Scope - Approvals

Vesting Tentative Map

To subdivide a single lot into 122 condominium units, including 13 affordable units

CEQA Determination

Single-Condition Negative Declaration



Affordable Housing & Waivers:

13 Affordable Units on-site

Waivers:

1. Front yard setback
2. Retaining wall height
3. Off-street loading space

Initiation Issues Studied:

Land use and zoning

- Appropriate land use and zoning designations
- Adequate public facilities

Affordable Housing

- Accommodate affordable housing on-site

Site Design/Urban Design

- Sustainable features
- Provide amenities and pedestrian-scale elements

Mobility

- Enhance the active transportation options
- Pedestrian improvements

Single-Condition Negative Declaration

- Near-miss of the CEQA Section 21080.66 statutory exemption
- Limited review conducted per CEQA Section 21080.1(b)
- Land Use and Planning impacts determined less than significant
- Single-condition Negative Declaration was completed

Rancho Bernardo Planning Group

September 17, 2026 8-0-0 to recommend denial

- Community is built out
- Demand on public services, facilities and utilities
- Amenities are small compared to the rest of the community
- Parking is insufficient
- Increased traffic due to cumulative growth
- Access to transit is flawed

Staff Recommendation

Recommend to adopt:

- Single-Condition Negative Declaration No. 1123397/ SCH No. 2026070730

Recommend to approve:

- General Plan Amendment and Rancho Bernardo Community Plan Amendment No. PMT-3320457
- Rezone No. PMT-3320459
- Vesting Tentative Map No. PMT-3320460