

ERRATA

3823 Ingraham Street Environmental Impact Report No. 1059329 October 1, 2025

Subsequent to distribution of the final Environmental Impact Report (FEIR) minor revisions to the 3828 Ingraham Street EIR have been made. Specifically, clarification have been made related to the discretionary actions required, Project Description, Public Utilities, and Land Use. Therefore, the following revisions have been made. All revisions are shown in a ~~striketrough~~ and/or underline format.

1. **Table of Contents:** Revised to reflect edits to the Discretionary Actions section. Utility Easements and Inventive and Waivers are no longer subsections on their own but incorporated in the Coastal Development Permit

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2. **3.0 Project Description, Discretionary Actions, Section 3.3 Rezone:** Clarification has been added regarding the rezone and consistency with the density outlined within the Pacific Beach Community Plan:

The project site is zoned Residential Multiple Unit (RM-3-7). The project requires a rezone to the Residential Multiple (RM-3-8 zone) to provide the additional 138 residential units on 4.35 acres of the 12.96-acre project site resulting in 702 units which would implement the proposed Community Plan land use designation. The zone permits the multiple dwelling unit development, and the land use density is consistent with the zone density, ensuring internal consistency between the General Plan, Community Plan and the zoning implementation. ~~zone permits a maximum density of one dwelling unit for each 800 square feet of lot area, which would permit up to a maximum density of 54.45 du/ac and would support a maximum density of 705 dwelling units on the project site.~~ See Figure 3-8, *Proposed Rezone*.

3. **Project Characteristics, Section 3.2.1 Site Plan:** The project characteristics have been edited to add clarification on the proposed sewer easement vacation.

A portion of the proposed project improvements would encroach into the existing 15-foot sewer easement that runs through the site. Where this occurs, the sewer line and associated easement would be re-routed to avoid conflicts with proposed improvements. The existing easement would be replaced with a 20-foot easement, and the new easement and sewer

line will be rerouted through the site, mostly in the same location and to avoid the proposed improvements. (See Figure 3-1, *AVA Pacific Beach Site Plan*).

4. **Coastal Development Permit, 3.3.3:** Revised section to incorporate Sections 3.3.4 and 3.3.5 as discussion into 3.3.3. Added additional clarification to Utility Easement. Added additional clarification to Incentives and Waivers section.

3.3.4 Utility Easements

As part of the project, the exiting on-site sewer easement would be affected, requiring City approval of the Public Service Utility Easement modification. Specifically, a portion of the proposed project improvements would encroach into the existing 15-foot sewer easement that runs through the site. The project would maintain the general sewer alignment that currently exists. However, where encroachment into the existing easement occurs, the sewer line and associated easement would be re-routed to avoid proposed improvements. The existing easement would be replaced with a 20-foot easement, and the new easement and sewer line will be rerouted through the site, mostly in the same location and to avoid the proposed improvements. In order to ensure adequate access to the sewer lines, the project would establish new public sewer easements, which would allow for vehicle access to all points of the on-site sewer line. In instances where the easement is encroached upon by the existing balconies, special shoring would be required in the event that the sewer line needs to be excavated.

The project would require connection to SDG&E utilities to provide electricity service to the project. Additionally, the project would remove and/or relocate existing SDG&E utilities and easements that occur on-site to better serve the project and SDG&E. Public Utilities Code Sections 851-857 requires SDG&E to seek California Public Utilities Commission (CPUC) approval prior to disposing of SDG&E property or allowing encroachments within SDG&E easements. Because the project would require modification to SDG&E facilities and easements, the CPUC will make a determination regarding such modifications.

3.3.5 Incentives and Waivers

The project is proposing a density bonus and shall be entitled to incentives and waivers pursuant to Land Development Code Section 143.0740 and State Housing Law. The project requests an incentive relative to ~~SDMC's 142.0407(e)~~ ~~SDMC §142.0406~~ The SDMC requires solar mounted shade structures within vehicular use areas shall cover a minimum of 50 percent of the exposed parking space. to waive the required vehicle use area planting area requirement for the parking structures, where one tree is required within 30 feet of each parking space on the top floor. The project includes two parking structures but does not propose any planting areas for either structure. The project does not propose solar mounted shade structures. The project site is located within the Coastal Height Limit Overlay Zone, which has a strict height limit for structures of 30 feet. In order to provide vitally necessary affordable and market-rate housing at a scale and density consistent with the project site and surroundings, it is not possible to provide solar mounted shade structures without exceeding the Coastal Height Limit Overlay Zone height limit. This incentive allows for the project to not meet the requirements for solar.

The project would require a waiver from SDMC Table 142-10B, which requires off-street loading spaces. The project proposes 149,682 square feet of multi-family residential use. Per Table 142-10B, the project would be required to provide one off-street loading space. The project does not propose any new loading spaces. The project site represents an in-fill development constrained by existing site parameters, height limitations due to location in the Coastal Height Limit Overlay Zone, and surrounding development. Project implementation requires not only awareness of existing residential buildings and resident amenities on-site, but also requirements relative to utilities and fire safety access to the site. The provision of an additional off-street loading space is not able to be provided taking into account the various physical and regulatory constraints on the site. Loading is currently provided and actively managed by the on-site management company; this active management would be maintained with project implementation. This waiver results in a superior project design, greater provision of housing, and better responsiveness to access requirements than what may be accomplished with strict compliance with the off-street loading space requirement.

SDMC Section 131.0443(f)(3)(A) provides that the minimum street side setback is 10 feet or 10 percent of the premises width, whichever is greater. The project ~~would require~~ requests a waiver to reduce the required street side setback of 34 feet (10% of the premises width) down to 21 feet (7% of the premises width). ~~allow for encroachment into the street side setback.~~

5. Land Use, 5.1.3.1 Analysis: Clarification has been added regarding the rezone and consistency with the San Diego Municipal Code

As described above, the project site is designated as Residential in the General Plan, designated as multi-family residential (23-43 du/ac) in the Community Plan, and zoned as RM-3-7. The project is concurrently processing a Community Plan Amendment (CPA), as well as a Rezone, which would increase the intensity of use and allow for the proposed increase in residential development on-site.

The project has been evaluated with regard to the proposed rezone of the project site from RM-3-7 to RM-3-8 and regulations of the City's LDC. The RM-3-8 implements the High Residential land use, which is consistent with other areas of the Pacific Beach Community with the same land use designation. Pursuant to SDMC §113.0222(a), the maximum number of units that may be permitted on any premises is determined by the applicable base zone. The RM-3-8 zone defines the maximum dwelling unit as one per 800 square feet of lot area which results in 706 dwelling units and equates to a density of 54.45 du/ac for this project site. Although the unit count is slightly different, the density of the land use and zone are the same per the rules of calculation. The SDMC section 113.0222(a)(1) states, to "determine if the quotient resulting from this calculation exceeds a whole number by 0.50 or more, the number of dwelling units shall be increased to the next whole number." The rules of calculating density in the General Plan are also described in Footnote 1 of Table LU-4 General Plan and Community Plan Land Use Category Description of the Land Use Element of the General Plan, which states, "calculations of residential density is to be rounded to the nearest whole number if the calculation exceeds a while number by 0.5 or more in most

cases.” Therefore, if a calculation exceeds a whole number by less than 0.50, the number is rounded down. The rezone to RM-3-8 with a maximum density of 54.45 du/ac is rounded down, and the density per the SDMC and General Plan is 54 du/ac.

The project is intended to implement overarching General Plan policies through site-specific implementation of citywide goals and policies, as detailed in the Pacific Beach Community Plan. The project has been evaluated with regard to the proposed rezone of the project site from RM-3-7 to RM-3-8 and regulations of the City's LDC. As documented below, the project would be consistent with the applicable planning documents. Additionally, the project would require waivers and incentives, as described below. The project's waivers and incentives would not result in substantial adverse impacts upon the environment.

6. Community Plan Consistency, Pg. 5.1-12: Clarification has been added regarding the project's consistency with the Pacific Beach Community Plan

The project proposes a CPA to redesignate the project site as Multi-Family Residential (15 – 54 du/ac). The change in residential density would be consistent with the Community Plan as the Pacific Beach Community is predominantly residential and most new development within the Community Plan would consist of infill or redevelopment projects that are at least in part residential. As discussed above, pursuant to SDMC §113.0222(a), the maximum number of units that may be permitted on any premises is determined by the applicable base zone. The RM-3-8 zone defines the maximum dwelling unit as one unit per 800 square feet of lot area, which results in 706 dwelling units and equates to a density of 54.45 du/ac for this project site. As discussed above, although the unit count is slightly different, the density of the land use and zone are the same per the rules of calculation. The SDMC section 113.0222(a)(1) states, to “determine if the quotient resulting from this calculation exceeds a whole number by 0.50 or more, the number of dwelling units shall be increased to the next whole number.” The rules of calculating density in the General Plan are also described in Footnote 1 of Table LU-4 General Plan and Community Plan Land Use Category Description of the Land Use Element of the General Plan, which states, “calculations of residential density is to be rounded to the nearest whole number if the calculation exceeds a whole number by 0.5 or more in most cases.” Therefore, if a calculation exceeds a whole number by less than 0.50, the number is rounded down. The rezone to RM-3-8 with a maximum density of 54.45 du/ac is rounded down, and the density per the SDMC and General Plan is 54 du/ac The project proposes 702 units at a density of 54 du/ac, which conforms to both the Community Plan and zone density. The zone permits the multiple dwelling unit development, and the land use density is consistent with the zone density, ensuring internal consistency between the Community Plan and zoning implementation.

7. Land Use, Analysis: Clarified the waiver being utilized

As described below waivers and incentives would be applied to the project for Municipal Code 142.0407 (e), 142.0406 Additional Vehicular Use Area Solar Requirements Vehicular Use Area Planting Area and Point Requirements.

8. Land Use Solar Mounted Shade Structures: Clarified waiver being utilized

The project requests an incentive relative to SDMC's 142.0407(e)-142.0406. The SDMC ~~requires solar mounted shade structures within vehicular use areas shall cover a minimum of 50 percent of the exposed parking space. The project does not propose solar mounted shade structures. The project site is located within the Coastal Height Limit Overlay Zone, which has a strict height limit for structures of 30 feet. In order to provide vitally necessary affordable and market-rate housing at a scale and density consistent with the project site and surroundings, it is not possible to provide solar mounted shade structures without exceeding the Coastal Height Limit Overlay Zone height limit. This incentive allows for the project to not meet the requirements for solar.~~ The project requests an incentive to waive the required vehicle use area planting area requirement for the parking structures, where one tree is required within 30 feet of each parking space on the top floor. The project includes two parking structures but does not propose any planting areas for either structure. This incentive allows the project to not meet planting area requirements within vehicular use areas.

9. Land Use, Setbacks: Clarified waivers for setbacks

SDMC Section 131.0443(f)(3)(A) provides that the minimum street side setback is 10 feet or 10 percent of the premises width, whichever is greater. The project ~~would require~~ requests a waiver to reduce the required street side setback of 34 feet (10% of the premises width) down to 21 feet (7% of the premises width). ~~allow for encroachment into the street side setback, where Building 3 of the project encroaches into the setback more than five feet along Jewell Street. The premises of the project site is approximately 340 feet wide, which makes the required street side setback along Jewell Street 34 feet. SDMC Section 131.0443(f)(3)(B) allows for up to 50 percent of the building façade to encroach up to five feet into the required street side setback. For the project, 65 percent of the façades along Jewell Street encroach more than five feet into the required street side setback. The amount of encroachment ranges from approximately 11 feet to approximately 19.5 feet.~~

10. Public Utilities, Pg. 5.12-14, Wastewater: Clarification has been added regarding the easement vacations

The project proposes sewerage all 138 multi-family residential units by way of the existing eight-inch sewer line that exists on-site within public easements. The project would result in an increase of 0.088 cubic feet per second (CFS) of sewage. These additional flows increase the ratio of depth of flow to pipe diameter (dn/D) ratio and exceed the City's design criteria in the existing condition between nodes 8 and 14. This section of pipe would be upsized to 10-inch, bringing the dn/D ratio to 0.51. Additionally, a portion of the proposed improvements would encroach into the existing 15-foot sewer easement that runs through the site. Where this occurs, the sewer line and associated easement would be re-routed to 20-foot easement to avoid the proposed improvements. The easement vacation and rerouting of the sewer line and easement will improve sewer capacity, and replace an old public facility with a new one. This new improvement will not impact existing sewer capacity during construction, and therefore, the project's easement vacation will not adversely affect the sewer's functionality. The increase of 0.088 CFS of sewage to be produced as a result of the project are negligible compared to the overall capacity of the exiting 24-inch public sewer

to which the project discharges, thus no improvements are necessary for the trunk sewer line to which the project is tributary. The project would result in less than significant impacts.

Pursuant to CEQA Guidelines Section 15088.5(a), a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. The term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. Significant new information requiring recirculation include, for example, a disclosure showing that:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

In accordance with the CEQA Section 15088.5(b), recirculation is not required when new information is added which merely clarifies, amplifies, or makes insignificant modifications to the EIR. An environmental impact report need only be recirculated when there is the identification of new significant environmental impact, or the addition of a new mitigation measure required to avoid a significant environmental impact. The revisions made to the final environmental document merely clarify and do not affect the analysis or conclusions of the final EIR. As none of the conditions outlined in Section 15088.5(a) have occurred, recirculation is not required.