

Errata
Negative Declaration for 2142 Logan Avenue CDP/SDP,
Project Tracking System (PTS) No. 585277

January 3, 2019

Subsequent to the preparation of the Negative Declaration, it was determined that the height deviation would not apply. The Subject Line, Description of the Project, and the Land Use Planning Section has been revised. All revisions are shown in a double ~~striketrough~~ and/or double underline format.

SUBJECT: 2142 Logan Avenue CDP/SDP: COASTAL DEVELOPMENT PERMIT (CDP), and SITE DEVELOPMENT PERMIT (SDP) to allow for the development of a two-story, 4,503-square-foot commercial building consisting of artist studios, retail sales/services, art gallery, offices, and an eating and drinking establishment, with a basement, on a vacant 0.104-acre site. ~~The applicant has requested a deviation for the building height.~~ The project also proposes to remove the existing driveway, and to replace the curb, gutter, and sidewalk, adjacent to the site on Logan Avenue. The project site is located at 2142 Logan Avenue in the BLPD-REDEVLP-SUBD (Redevelopment Subdistrict) in the Barrio Logan Harbor 101 Community Plan, Barrio Logan Planned District, Redevelopment Subdistrict (Commercial Use Area), Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact), Transit Area Overlay Zone, Promise Zone, Transit Priority Area, Airport Influence Area (Review Area 2) for the San Diego International Airport, and the Federal Aviation Administration (FAA) Part 77 Notification Area for Naval Air Station North Island and the San Diego International Airport (Legal Description: The Southwesterly 90 Feet of Lots 10 and 11 in Block 175 of San Diego Land & Town Company's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 379, Filed in the Office of the County Recorder of San Diego County, October 30, 1886, APN 538-560-49-00.) APPLICANT: Tyler Wallace

INITIAL STUDY CHECKLIST

I. Description of the project, Page 4

A COASTAL DEVELOPMENT PERMIT (CDP), and SITE DEVELOPMENT PERMIT (SDP) to allow for the development of a two-story, 4,503-square-foot commercial building consisting of artist studios, retail sales/services, art gallery, offices, and an eating and drinking establishment, with a basement, on a vacant 0.104-acre site. The first floor would be 2,064 square-feet, and the second floor would be 2,438 square-feet for a total Gross Floor Area (GFA) of approximately 4,503 square-feet. The project also proposes to remove the existing driveway, and to replace the curb, gutter, and sidewalk, adjacent to the site on Logan Avenue.

The proposed and maximum permitted Floor Area Ratio (FAR) in the BLPD-REDEVLP-SUBD Zone is 1.0. ~~Pursuant to SDMC Section 152.0201 (b) (3) (D), the project requests a deviation to allow the building height of 41' 0" for the roof appurtenances, where 35' 0" high is required.~~

Access would be provided from Logan Avenue. The project would provide a total of 14 bicycle parking spaces. Landscaping would be provided in accordance with the City's Landscape Regulations.

Project Implementation would require grading of approximately 550 cubic yards of cut at a maximum depth of cut of 9.5 feet, 50 cubic yards of fill at a maximum depth of fill of 0.5 feet, and the export of 500 cubic yards of soil.

Page 21, X. LAND USE AND PLANNING – Would the project:

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The 0.104-acre project site is located in an urban neighborhood, and is surrounded by similar residential and commercial uses. The site and the immediate areas to the north, east, west and south are zoned BLPD-REDEVL-P-SUBD, and is designated residential/commercial/industrial by the Barrio Logan Harbor 101 Community Plan. ~~The applicant has requested a deviation to allow the building height of 41' 0" for the roof appurtenances, where 35' 0" high is required.~~ The proposed development is consistent with the land use designation and the policies of the General Plan, Barrio Logan Community Plan, and it complies with the underlying BLPD-Redevelopment District zone, ~~and surrounding land uses with the allowable deviation.~~ Therefore, the project would not conflict with any applicable land use plan, policy, or regulations.

The revisions made does not affect the environmental analysis or conclusions of the Negative Declaration.