

ERRATA

**32nd & Broadway
637438 Negative Declaration
PTS No. 637438 / SCH No. 2020120280
February 23, 2021**

Subsequent to finalization of the Mitigated Negative Declaration (MND) dated February 11, 2021, revisions to the environmental document have been made. Specifically, the State Clearinghouse Number has been added, the Project Description has been revised to clarify the project scope, and references to Encanto have been replaced with Greater Golden Hill. The following revisions to the environmental document have been made and are reflected in a ~~striketrough~~ and/or underline format:

Project No. 637438
SCH No. ~~If Applicable~~ 2020120280

SUBJECT: **32nd & Broadway:** The subject project proposes a Right of Way Vacation, Tentative Map, Site Development Permit, and Neighborhood Development Permit for the construction of a 38-unit residential development consisting of 34 market rate residential condominium units and four moderate income units in six, three-story buildings, with parking for 62 vehicles, and to vacate a portion of the public right-of-way of Broadway between 32nd and 33rd streets. The 1.211-acre unimproved site is located east of 32nd Street, north of State Route 94, in the RM-1-1 zone (Residential-Multiple Unit), the San Diego International Airport (SDIA) Noise Contours Overlay Zone (65-70 CNEL), the Airport Influence Area (SDIA - Review Area 1), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA threshold at 175 feet AMSL), within the Greater Golden Hill Community Plan area and Council District 3. The Community Plan land use map (Figure 2-1) designates the subject site as Residential - Low Medium density. The Project includes a density bonus pursuant to California Government Code Section 65915 (State Density Bonus Law) and an incentive to allow structure height between 30 to 45 feet where the maximum height limit is 30 feet pursuant to San Diego Municipal Code Section 143.0720. LEGAL DESCRIPTION: Lots 25 through 36, block 124 of Choate's Addition, Map 167, and fractional lot 25, block 124 of E.W. Morse's subdivision, Map 547, and a 65-foot-wide portion of the north half of Broadway as dedicated per Map 167. APPLICANT: 32nd & Broadway, LLC.

INITIAL STUDY CHECKLIST

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project is a Right of Way Vacation of an unimproved 0.47-acre (20,348 square-foot), 65-foot wide, portion of Broadway from 32nd Street to the project's eastern boundary; a Tentative Map for the proposed subdivision and consolidation of 12 lots into one and construction of 38 residential condominiums; a Site Development Permit for a proposed retaining wall within the 32nd Street public right of way when the applicant is not the record owner of the property; and Neighborhood Development Permit for proposed development on a site containing Environmentally Sensitive Lands (ESL), and for increased density expressly provided by the land use plan and to allow requested deviations from required side setback, floor area ratio, angled building envelope, and retaining wall height pursuant to SDMC Section 143.0920 for a project that qualifies as an Affordable Housing, Infill, Sustainable Development project per SDMC Section 143.0915. Construction consists of a 38-unit residential development consisting of 34 market rate residential condominium units and four affordable moderate-income units in six, three-story buildings. Parking for 62 vehicles would include two electrical vehicle charging stations. Four motorcycle spaces and common area would also be built. Landscape improvements also include a retaining wall, streetscape, perimeter and interior landscape, and paved common open space. The Project includes a density bonus pursuant to California Government Code Section 65915 (State Density Bonus Law) and an incentive to allow structure height between 30 to 45 feet where the maximum height limit is 30 feet pursuant to SDMC Section 143.0720.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

Community Plans: ~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XI. Land Use and Planning

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XIII. Noise

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XV. Population / Housing

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XVI. Public Services

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XVII. Recreational Resources

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

XVIII. Transportation / Circulation

~~Encanto Neighborhoods~~ Greater Golden Hill Community Plan

These revisions made to the final MND do not affect the environmental analysis or conclusions of the MND. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the

addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact.