



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 2, 2020

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008588

The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report has been placed on the City of San Diego California Environmental Quality Act (CEQA) website at <https://www.sandiego.gov/ceqa/draft>.

Comments on the draft environmental document must be received by November 2, 2020, to be included in the final document considered by the decision-making authorities. Comments can be submitted to either of the following: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101**, or e-mail your comments to DSDEAS@sandiego.gov. Please ensure to include the project the project name and number in the subject line.

General Project Information:

- Project Name: 4TH CORNER APARTMENTS
- Project No. 661800
- SCH No. 2017081051
- Community Plan Area: Mid-City
- Council District: 9

PROJECT DESCRIPTION: The project is requesting a SITE DEVELOPMENT PERMIT and TENTATIVE MAP to consolidate six contiguous lots into one lot, demolish an existing historic structure (American Legion Hall, HRB No. 525) and construct a 131,998-square-foot, five story mixed use in-fill project consisting of 75 multi-dwelling units with residential amenities, comprised of approximately 5,300 square feet of outdoor recreation open space on a podium deck, a 1,530-square-foot lounge, a kitchen, and laundry room. The non-residential component of the project consists of an approximately 1,818-square-foot community meeting space for use by the general public located on the ground floor. The project includes 67 at-grade parking spaces, 10 motorcycle spaces, and 56 total bicycle spaces. Various site improvements would also be constructed including associated hardscape and landscape. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by providing affordable housing. All of the residential units, other than one manager's unit, would be affordable within the low-income category of 60 percent of the average median income. The project is requesting allowable deviations from applicable development regulations associated with floor area ratio, side- and rear-yard setbacks, building transparency, and private storage requirements. The 0.87-acre developed site is located at 4021, 4035, 4037, and 4061 Fairmount Avenue. The site is designated commercial and mixed-use (43 dwelling units per acre) and in the CU-2-3 zone of the Central Urbanized Planned District. Additionally, the project site is within the Parking Standards Transit Priority Area, the Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Parcel A - The South 12.5 feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No. 1 according to Map thereof No. 1001, Parcel B - Lots 11 and 12 in Block 1 of City Heights Annex No. 1 according to Map thereof No. 1001, Parcel C - Lots 13 and 14 in Block 1 of City Heights Annex No. 1 according to Map thereof No.

1001, Lots 15 and 16 in Block 1 of City Heights Annex No. 1 according to Map thereof No. 1001, and The South 5 feet of Lot 18 and all of Lots 19 and 20 excepting from said lot 20, the south 10 feet thereof, in Block 1 of City Heights Annex No. 1 according to Map thereof No. 1001.) The site is not included on any Government Code listing of hazardous waste sites.

Applicant: Wakeland Housing & Development

Recommended Finding: The draft Environmental Impact Report concludes that the project would result in significant environmental impacts to the following areas: **LAND USE, HISTORIC RESOURCES AND NOISE.**

Availability in Alternative Format: To request this Notice, the draft Environmental Impact Report, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Jeff Peterson at (619) 446-5237. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 2, 2020.

Gary Geiler
Deputy Director
Development Services Department