



THE CITY OF SAN DIEGO

**EXTENSION OF PUBLIC REVIEW PERIOD**  
**Date of Notice: April 07, 2020**  
**NOTICE OF AVAILABILITY**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**DEVELOPMENT SERVICES DEPARTMENT**  
SAP No. 24006554

The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. On March 25, 2020, the officially recognized community planning group requested a 14-calendar day extension of the public comment period. In accordance with Land Development Code Section 128.0307, Requests for Additional Public Review Time on the Draft Environmental Document, Development Services Department has granted the request and extended the public comment period to May 11, 2020.

Written comments must be received by the end of business on **Monday, May 11, 2020** to be included in the final document considered by the decision-making authorities. Submit written comments to **E. Shearer-Nguyen, Environmental Analysis Section, City of San Diego Development Services Department, 1222 First Avenue, MS-501, San Diego, CA 92101** or [DSDEAS@sanidiego.gov](mailto:DSDEAS@sanidiego.gov). **Ensure that the project name and number is included the subject line.**

**General Project Information:**

- Project Name: **Costa Verde Revitalization**
- Project No. 477943 / SCH No. 2016071031
- Community Plan Area: University
- Council District: 1

**Project Description:** The project proposes a GENERAL PLAN AMENDMENT (GPA), COMMUNITY PLAN AMENDMENT (CPA) and SPECIFIC PLAN AMENDMENT (SPA) to the University Community Plan (UCP) and Costa Verde Specific Plan to increase the development intensity by 40,000 square feet (SF) of commercial/office and 360,000 SF of research and development uses, re-designate approximately one acre from Neighborhood and Community Commercial to Visitor Commercial to allow a hotel use, and complete incidental technical revisions; a SITE DEVELOPMENT PERMIT (SDP) for land use plan amendments within the Airport Land Use Compatibility Overlay Zone; a PLANNED DEVELOPMENT PERMIT (PDP) to Amend PDP No. 90-1109 for the reconfiguration and expansion of the existing 178,000-square foot shopping center; a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to include tandem commercial parking spaces; a TENTATIVE PARCEL MAP to create new legal lots; and EASEMENT VACATION to vacate Esplanade Court and water line easements as public facilities. The proposed hotel use would consist of a 10-story, 200-room hotel comprised of approximately 125,000 SF to be located on the northernmost portion of the site. Various site improvements would also be constructed that include associated utilities, internal circulation and access, hardscape (surface parking, driveways, and walkways) retaining walls, and landscape. The developed 13.9-acre project site is located west of Genesee Avenue between La Jolla Village Drive and Nobel Drive. The parcel is designated neighborhood and community commercial uses within the Costa Verde Specific Plan and the University Community Plan. In addition, the project site is located within the Urban Node of the Central Subarea, which is intended to be developed as a mixed-use core, with a residential density of up to 75 dwelling units per acre. The site is within the RS-1-14 Zone as well as the Affordable Housing Parking Demand Overlay Zone (Medium), the Airport Land Use Compatibility Overlay Zone (Marine Corps Aviation Station [MCAS] Miramar), the Airport Influence Area (Review Area 2 - MCAS Miramar), the Airport Federal Aviation Administration (FAA) Part 77 Noticing Area (MCAS Miramar), the Community Plan Implementation Overlay Zone (CPIOZ-A), the 300-foot Fire Brush Buffer Overlay Zone, the Very High Fire Hazard Severity Overlay Zone, the Outdoor Lighting Overlay Zone (Lighting Zone 3 – Medium), the Parking Impact Overlay Zone (PIOZ – Campus Impact Area), and the Residential

Tandem Parking Overlay Zone. (Assessor Parcel Numbers: 345-210-12, 345-210-13, and 345-210-14.) **The site is not included on any Government Code listing of hazardous waste sites.**

**Applicant:** Regency Centers L.P.

**Recommended Finding:** The draft Environmental Impact Report analyzed the following environmental issue area(s) in detail: **Land Use, Transportation/Circulation, Visual Effects/Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Paleontological Resources, Hydrology/Water Quality, Geology and Soils, Public Utilities, and Public Services and Facilities.**

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

Gary Geiler  
Deputy Director  
Development Services Department