



**Date of Notice:** July 29, 2020

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Residence Inn – Mission Valley

**COMMUNITY PLAN AREA:** Mission Valley

**COUNCIL DISTRICT:** 3

**LOCATION:** 1865 Hotel Circle S., 92108

**PROJECT DESCRIPTION:** Residence Inn Mission Valley is a 192-unit hotel, currently used for short-term and extended stays. The property consists of a one-story building and a four and five story, interior-corridor "U" shaped building.

Due to the COVID-19 pandemic and shelter crisis, the San Diego Housing Commission will use some Cares Act funding to acquire the Residence Inn Mission Valley to immediately house individuals experiencing homelessness. As such, initial due diligence items include hiring consultants to assist with the following third party reports: ALTA survey; appraisal; market study; preliminary design review / architecture; physical needs assessment; Phase I and as applicable Phase II; hazardous materials review; sewer line scoping, relocation impact studies; scope development / independent cost estimates; 504 accessibility analysis; title review; zoning and entitlement reviews; pest inspections; financial analysis; due diligence review; subsidy layering review; working with legal and financial consultants and other technical reports as needed.

This project includes the acquisition of the property, and upgrades to fire and life safety systems, accessibility and path of travel, and remediation of pests and/or hazardous materials. No rehabilitation is expected to be done. There are no current changes to building or unit footprints. These upgrades and improvements will result in increased livability of the units.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; where the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be

affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**PROJECT MANAGER:** Lisette D. Vargas

**MAILING ADDRESS:** 1122 Broadway Suite 300 San Diego, CA 92101

**PHONE NUMBER:** 619.578.7564

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On July 29, 2020, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact/Project Manager listed above.

Applications to appeal CEQA determination to the City Council must be filed with the Office of the Clerk within 10 business days from the date of the posting of this Notice (**August 12, 2020**). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

1. Appeals filed via Email: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Alberto Santos-Davidson, 9485 Aero Drive, San Diego, CA 92123**. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
2. Appeals filed via US Mail: Send the appeal by US Mail to **City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101**. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Alberto Santos-Davidson, 9485 Aero Drive, San Diego, CA 92123**. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

If you have any questions regarding the procedures to file the appeal, please contact **Alberto Santos-Davidson** at [asantosdavid@sandiego.gov](mailto:asantosdavid@sandiego.gov).

This information will be made available in alternative formats upon request.

**POSTED IN THE OFFICE OF DSD**

**POSTED: July 29, 2020**

**REMOVED: [Only for Planning  
Department Officials]**

**POSTED: A. Santos-Davidson**