



THE CITY OF SAN DIEGO

Date of Notice: 5/20/2020

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 12002049

PROJECT NAME / NUMBER: 3425 5th Ave Map Waiver/656534

COMMUNITY PLAN AREA: Uptown

COUNCIL DISTRICT: 3

LOCATION: 3423-3427 5th Ave, San Diego, CA 92103

PROJECT DESCRIPTION: Map Waiver (Process 3) for the conversion of three existing residential units, two 2-bedroom units and one 1-bedroom unit, and one 1,016 sq. ft. commercial unit into condominiums, and to waive the requirement to underground existing utilities at 3423-3427 5th Ave. The 0.115-acre site is in the CC-3-9 zone, Community Plan Implementation Overlay Zone-A, and San Diego International Airport Influence Area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(k).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities. The conversion of three existing residential units to condominiums is consistent with section (k): division of existing multiple-family residences into common-interest ownership, where no physical changes occur which are not otherwise exempt. In addition, the exceptions listed in Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Travis Cleveland

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On May 20, 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 Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 4, 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 E-mail: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via E-mail: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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