

NOTICE OF DETERMINATION

(Choose one)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 661800

State Clearinghouse Number: 2017081051

Project Title: 4th Corner Apartments

Project Location: 4021, 4035, 4037, and 4061 Fairmount Avenue, San Diego, California 92105

Project Description: 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. The residential component would 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, kitchen, and laundry room. The non-residential component consists of an approximate 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 parking spaces, and 56 total bicycle parking spaces. Various site improvements would also be constructed that include associated hardscape and landscape. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by providing affordable housing. The residential units would be affordable within the low-income category of 60 percent of the average median income, with the exception of the manager's unit. 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, 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.)

Project Applicant: Peter Armstrong, Wakeland Housing & Development, 1230 Colombia Street, Suite 950, San Diego, California, 92101 (619) 235-2296.

This is to advise that the Planning Commission of the City of San Diego on December 17, 2020 approved the above described project and made the following determinations:

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: M. Dresser

Telephone: (619) 446-5404

Filed by: 
Signature

Senior Planner
Title