



THE CITY OF SAN DIEGO

Date of Notice: September 1, 2023

**PUBLIC NOTICE**

**OF PREPARATION FOR A**

**SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

**AND PUBLIC NOTICE OF A SCOPING MEETING**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24009244

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**NOTICE OF PREPARATION:** The City of San Diego, as Lead Agency, has determined the subsequent project described below requires the preparation of a Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act (CEQA). Consistent with section 15162 of the CEQA Guidelines, a Consistency Analysis Checklist was prepared primarily to provide the lead agency with information to use as the basis for determining whether the subsequent project may cause a significant effect on the environment. The subsequent project requires the preparation of a supplement to the certified Final EIR SCH No. 2003041001 consistent with Sections 15162 and 15163 of the CEQA Guidelines. Thereby, this Notice of Preparation of an EIR is publicly noticed and distributed on September 1, 2023.

This notice was published in the San Diego Daily Transcript and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa> under "Notice of Preparation and Scoping Meetings" tab.

**PUBLIC NOTICE OF SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes and Section 15082 of the CEQA Guidelines, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. In lieu of a public scoping meeting to be held in person, a pre-recorded presentation will be made accessible to the public and available for viewing from September 1, 2023 through October 2, 2023.

**HOW TO REVIEW THE PRESENTATION:** Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between September 1, 2023 at 12:00AM through October 2, 2023 at 12:00AM.

**HOW TO SUBMIT COMMENTS:** Comments on this Notice of Preparation for a Supplemental EIR will be accepted for 30 days following the issuance of this notice and must be received no later than October 2, 2023. When submitting comments, please reference the project name and number (345 4<sup>th</sup> Avenue/No. PRJ-1056049) in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). The City requests that comments be submitted electronically via email to: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: Courtney Holowach, City of San Diego Development Services Department, 1222 First Avenue, MS-501, San Diego, CA 92101.

**GENERAL PROJECT INFORMATION:**

- **Project Name / Number: 345 4<sup>th</sup> Avenue / PRJ-1056049**
- **Community Area: Downtown**
- **Council District: 3**
- **SCH No.: 2003041001**

**PROJECT DESCRIPTION:** GASLAMP QUARTER DEVELOPMENT PERMIT (GQDP); SITE DEVELOPMENT PERMIT (SDP); NEIGHBORHOOD DEVELOPMENT PERMIT (NDP); and NEIGHBORHOOD USE PERMIT (NUP) for a substantial alteration of a designated historical resource listed on the National Register and San Diego Register (Historical Resources Board Number (HRB) No. 127-002) as a contributing resource to the Gaslamp Quarter Historic District and subsequent development of a 12-story, 125-foot-tall mixed-use development consisting of a 240-room hotel with two levels of retail and restaurant space on the ground and second floors). An interior through-connection would be constructed to allow hotel guests and Gaslamp Quarter patrons to move between Fourth and Fifth Avenues. Other project features include hotel function space, a hotel bar and restaurant fronting the corner of Fourth Avenue and J Street, a spa, a fitness area, and a rooftop pool with a full outdoor food and beverage lounge. Parking would be provided via a single level of subterranean structure with back-of-house/hotel support space and additional meeting or food and beverage space. The project will remove five existing buildings within the project site area, except for the main facade of the Whitney Building (343 Fourth Avenue), which will be stabilized and rehabilitated consistent with the Secretary of the Interior's Standards and incorporated into the design of the proposed project approximately in the location it currently occupies. Allowable deviations from development standards are proposed that include building height and street wall regulations. The 0.71-acre (approximately 31,000-square-foot) project site is located at 327, 343, 345, and 379 Fourth Avenue and at 340 Fifth Avenue and is generally bounded by Fourth Avenue to the west, J Street to the north, Fifth Avenue to the east, and K Street to the south. The block in which the project site is located is included as part of the Gaslamp Quarter Historic District in the 1980 National Register of Historic Places and 1983 City of San Diego Register of Historic Resources and includes contributing and non-contributing resources. The project site is zoned GQPD-GASLAMP-QTR (Gaslamp Quarter Planned District Ordinance) in the Downtown Community Plan. Additionally, the site is within San Diego International Airport - Airport Influence Area (AIA), Gaslamp Quarter Business Improvement District, Designated Historical District, Transit Priority Area (TPA), Airport Approach Overlay (AAOZ), Airports: FAA Height Notification, Residential Tandem Parking Overlay (RTPOZ), and Transit Overlay. **LEGAL DESCRIPTION:** The land referred to herein below is situated in the City of San Diego, in the County of San Diego, state of California, and is described as follows: Parcel 1 of Parcel Map no. 16188, in the City of San Diego, County of San Diego, state of California, filed in the office of the County Recorder of San Diego County, August 16, 1990 as instrument no. 90-0449956 of official records). **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** RGC 4J, LLC

**RECOMMENDED FINDING:** Pursuant to Sections 15163 of the CEQA Guidelines, the subsequent project may result in significant environmental impacts in the following area(s): Historical Resources (Built Environment).

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact the environmental analyst, Courtney Holowach at (619) 446-5187. Any supporting documents may be reviewed or purchased for the cost of reproduction on the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Development Project Manager (DPM), James Alexander at (619) 446-5188.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on September 1, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department

**ATTACHMENTS:** NOP Distribution List  
Figure 1: Regional Location  
Figure 2: Project Location

Notice of Preparation Distribution:

Federal

National Park Service (21)

State of California

Office of Historic Preservation (41)

State Clearinghouse (46)

California Native American Heritage Commission (56)

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Development Services Department

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Historical Resources Board (87)

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Other Interested Organizations, Groups, and Individuals

San Diego Association of Governments (SANDAG) (108)

San Diego Port District (109)

San Diego Gas & Electric (114)

San Diego Natural History Museum (166)

South Coastal Information Center (210)

San Diego History Center (211)

San Diego Archaeological Center (212)

San Diego Natural History Museum (213)

Save Our Heritage Organization (214)

San Diego County Archaeological Society, Inc. (218)

Downtown San Diego Partnership (237)

San Diego City College (238)

Gaslamp Quarter Council (239)

Barrio Logan Community Planning Group (240)

Barrio Station Inc. (241)

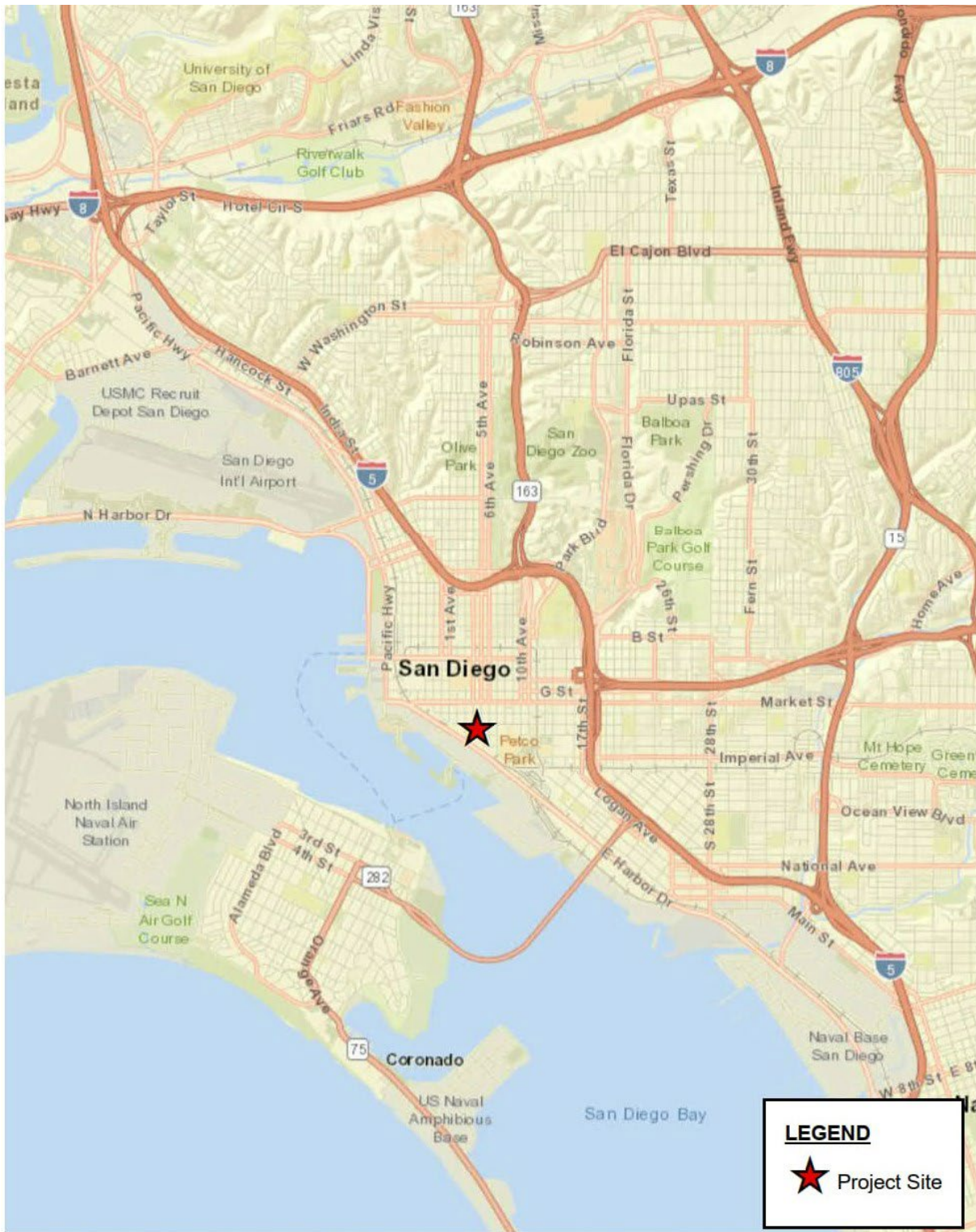
Downtown Community Planning Council (243)

Harborview Community Council (245)

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Mike Rabinowitz  
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Lee Fuhr  
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Molly Greene, Lozeau Drury LLP  
John Stump  
Kevin Johnston



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Figure 1**  
**Regional Location**

**4th and J Project**

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Source: Esri, SANDAG 2017; SanGIS 2019



**Figure 2**  
**Project Site**

**4th and J Project**

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