



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 19, 2024

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

24009038

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft MND must be received by close of business on May 20, 2024 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, Clairemont Village/0697307, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Clairemont Village
- Project No. 0697307
- SCH No. 2019060003
- Community Plan Area: Clairemont Mesa
- Council District: 6

PROJECT DESCRIPTION: A NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), SITE DEVELOPMENT PERMIT (SDP), and EASEMENT VACATION to allow for the construction of 224 multi-family residential units within five floors over two levels of parking. The residential component of the building would be 262,624 square feet (SF) and the parking component would be 124,449 SF. The project would include demolition of approximately 3,770 SF of retail commercial space, for the provision of a fire access lane around the proposed building, leaving 120,313 SF of existing community retail. The project would also include a club area, two lounges, and a fitness center. Additionally, two outdoor courtyards would be provided, one of which would include a lap pool, on the third level of the building. Of the 224 total residential units, 23 would be affordable units. The parking component, occupying levels one (partially below grade) and two (at grade), would provide 342 parking spaces. In addition, there are 43 retail parking spaces that would be shared with residents and their guests

between the hours of 6:00 p.m. and 9:00 a.m. The project would also provide 23 motorcycle parking spaces and 102 bicycle parking spaces. As part of the NDP, the project is requesting a deviation to San Diego Municipal Code (SDMC) Section 131.0531 to the 45-foot height limit for the CC-1-3 zone. Under the SDP, the project is requesting an exception to the 30-foot height limit per the Clairemont Mesa Height Limit Overlay Zone. The easement vacation would entail a partial easement vacation of a 10-foot public utility easement that runs east-west within the 2.67-acre project area I. The project is located within a 2.67-acre portion of the 12.96-acre Clairemont Village Shopping Center at 3001 through 3089 Clairemont Drive (Assessor's Parcel Numbers [APNs] 425-680-09 and 425-680-10) in the Clairemont Mesa community of the City of San Diego. The project site has a General Plan land use designation of Commercial Employment, Retail, and Services and a Clairemont Mesa Community Plan land use designation of Commercial and zoned CC-1-3. Additionally, the site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area – Review Area 2 (Montgomery Field), Federal Aviation Administration (FAA) Part 77 Noticing Area, Clairemont Mesa Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ) – Type B, and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Parcel 1 of Map No. 13891 in the City of San Diego). **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Clairemont Village Quad, LLC

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Tribal Cultural Resources, Transportation.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Benjamin Hafertepe, at (619) 446-5086. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 19, 2024.

Raynard Abalos
Deputy Director
Development Services Department