



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 17, 2020

# PUBLIC NOTICE OF A DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order 24008268

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The City of San Diego Development Services Department has prepared a Mitigated Negative Declaration (MND) for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration has been placed on the City of San Diego web-site at <https://www.sandiego.gov/ceqa/draft> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. **Your comments must be received by January 18** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Jamie Kennedy, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101**, or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

## General Project Information:

- Project Name: 32<sup>nd</sup> & Broadway
- Project No. 637438
- Community Plan Area: Greater Golden Hill
- Council District: 3

**Project Description:** The subject project proposes a Right of Way Vacation, Tentative Map, Site Development Permit, and Neighborhood Development Permit for the construction of a 38-unit residential development consisting of 34 market rate residential condominium units and 4 moderate income units in six, three-story buildings, with parking for 68 vehicles, and to vacate the public right-of-way of Broadway between 32nd and 33rd streets. The 1.211-acre unimproved site is located east of 32nd Street, north of State Route 94, in the RM-1-1 zone (Residential-Multiple Unit), the San Diego International Airport (SDIA) Noise Contours Overlay Zone (65-70 CNEL), the Airport Influence Area (SDIA - Review Area 1), the Federal Aviation Administration Part 77 Noticing Area (SDIA threshold at 175 feet Above Mean Sea Level). The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** 32nd & Broadway, LLC.

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **BIOLOGICAL RESOURCES.**

**Availability in Alternative Format:** To request this Notice, the draft MND, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jamie Kennedy at (619) 446-5445. The draft MND and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining copies of the draft MND or the separately

bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Firouzeh Tirandazi at (619) 446-5325.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 3, 2020.

Gary Geiler  
Deputy Director  
Development Services Department