

## 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:** 637438

**State Clearinghouse Number:** 2020120280

**Project Title:** 32<sup>nd</sup> and Broadway

**Project Location:** 32<sup>nd</sup> Street and Broadway, San Diego

**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 four moderate income units in six, three-story buildings, with parking for 62 vehicles, and to vacate a portion of 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 (FAA) Part 77 Noticing Area (SDIA threshold at 175 feet AMSL), within the Greater Golden Hill Community Plan area and Council District 3. The Community Plan land use map (Figure 2-1) designates the subject site as Residential - Low Medium density. The Project includes a density bonus pursuant to California Government Code Section 65915 (State Density Bonus Law) and an incentive to allow structure height between 30 to 45 feet where the maximum height limit is 30 feet pursuant to San Diego Municipal Code Section 143.0720. LEGAL DESCRIPTION: Lots 25 through 36, block 124 of Choate's Addition, Map 167, and fractional lot 25, block 124 of E.W. Morse's subdivision, Map 547, and a 65-foot-wide portion of the north half of Broadway as dedicated per Map 167.

**Project Applicant:** APPLICANT: 32nd & Broadway, LLC., 3184 Airway Avenue, Suite B, Costa Mesa, CA 92626, (949) 233-6700

This is to advise that the City Council of the City of San Diego on May 25, 2021 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: Jamie Kennedy

Telephone: (619) 446-5445

Filed by:



Signature

Senior Planner

Title