



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 28, 2022

NOTICE OF AVAILABILITY DRAFT NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008813

The City of San Diego (City), as Lead Agency, has prepared a draft Negative Declaration for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Negative Declaration 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 Negative Declaration must be received by March 21, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Villas By The Sea CDP/686049). The City requests that all comments be provided electronically via email at: DSDEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: VILLAS BY THE SEA CDP
- Project No. 686049
- SCH No. N/A
- Community Plan Area: Pacific Beach
- Council District: 2

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT to demolish an existing commercial structure and construct a three-story mixed-use building, totaling 35,878 square feet. The ground level would consist of four commercial tenant spaces totaling 3,003 square feet, a 287-square-foot lobby, and on-grade enclosed parking area. The second and third levels would consist of 20 units each, for a total of 40 units. The project is requesting an affordable housing density bonus based on providing 15 percent (4 very low-income units) consistent with the affordable housing density. In addition, various site improvements would also be constructed including associated hardscape and landscape. The project is requesting allowable incentives in the form of deviations from development regulations to allow parking in the front 50-percent of the ground floor. The 0.56-acre project site is located at 1011 Grand Avenue. The project site is designated Commercial and zoned CC-4-2 (Community-Commercial) per the Pacific Beach Community Plan. The project site is also within the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal and Beach Impact), Parking Standards Transit Priority Area, Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 1 through 8, in Block 257 of Pacific Beach, in the City of San Diego, County of San Diego According to Maps thereof Nos. 697 and 854 excepting from said lot 2 south 15 feet of the westerly 15 feet thereof.)

APPLICANT: Mike Turk

RECOMMENDED FINDING: The draft Negative Declaration determined the proposed project will not have a significant environmental effect on the environment.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at DSDEASNoticing@saniego.gov. Your request should include the suggested recommended format that will assist with the review of 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, Bryan Hudson, at (619) 446-5333. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 28, 2022.

Raynard Abalos
Deputy Director
Development Services Department