



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 2, 2025

# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009264

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The City of San Diego (City), as the Lead Agency, has prepared a draft Environmental Impact Report (EIR) for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft EIR 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 EIR must be received by close of business on May 19, 2025** to be included in the final document considered by the decision-making body. When submitting comments, please reference the project name and number, 3823 Ingraham Street, Project No. 1059329, in the subject line. The City requests that all comments be provided electronically via email at: [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 Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

### GENERAL PROJECT INFORMATION:

- Project Name: 3823 Ingraham Street (a.k.a. AVA Pacific Beach)
- Project No.: 1059329
- SCH No.: 2022120345
- Community Plan Area: Pacific Beach
- Council District: 1

**PROJECT DESCRIPTION:** A COMMUNITY PLAN AMENDMENT to the Pacific Beach Community Plan to change the existing land use from Multi-family (29-43 dwelling units per acre (du/a) to Residential 15-54 (du/a), REZONE from RM-3-7 to RM-3-8, and a COASTAL DEVELOPMENT PERMIT to construct an additional 138 residential units, including seven affordable units; a surface parking lot; and two new parking structures within an existing multi-family development. The 4.3-acre site is designated residential and zoned residential multiple-unit (RM-3-7) in the Pacific Beach Community Plan. The site is also within the Coastal Overlay Zone; Coastal Height Limitation Overlay Zone; Parking Impact Overlay Zone; Parking Standards Transit Priority Area; and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 1, 2, 3, and 4 of Crown Point Country Club Condominiums, in the City of San Diego, County of San Diego, State of California). **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**APPLICANT:** AvalonBay Communities

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

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft EIR, and/or supporting documents 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 Courtney Holowach at (619) 446-5187. For information regarding public meetings/hearings on this project, contact Development Project Manager Sara Osborn, at (619) 446-5381. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 2, 2025.

Raynard Abalos  
Deputy Director  
Development Services Department