

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022120345

Project Title: AVA Pacific Beach

Lead Agency: City of San Diego

Contact Name: Courtney Holowach

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Project Location: San Diego San Diego
City County

Project Description (Proposed actions, location, and/or consequences).

A COMMUNITY PLAN AMENDMENT (CPA), REZONE from RM-3-7 to RM-3-8, and a COASTAL DEVELOPMENT PERMIT (CDP) 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 project would require an amendment to the Pacific Beach Community Plan to change the existing land use from Multifamily 29-43 dwelling units per net residential acre (du/rna) to Residential 15-54 (du/rna) and a Rezone to change the existing zone from RM-3-7 to RM-3-8. The 4.3-acre site is within Coastal Overlay Zone; Coastal Height Limitation Overlay Zone; Parking Impact Overlay Zone; Parking Standards Transit Priority Area; and Transit Priority Area within the Pacific Beach Community Plan Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Archaeological resources - monitoring

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

None