



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 6, 2024

# NOTICE OF AVAILABILITY DRAFT NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008812

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The City of San Diego (City), as Lead Agency, has prepared a draft Negative Declaration (ND) for the project described below and is inviting comments on the adequacy of the document. The draft ND 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 ND must be received by close of business on May 27, 2024** to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, Project Name 682266, in the subject line. The City requests that comments be submitted electronically via email to: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be mailed to: **Rhonda Benally, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

## GENERAL PROJECT INFORMATION:

- Project Name: **STORAGE VARIANCE/EV 5150 UNIVERSITY AVENUE**
- Project No. PRJ 682266, SCH No. Pending
- Community Plan Area: Mid-City: City Heights Community Plan
- Council District: 9

**PROJECT DESCRIPTION:** The project proposes a Variance and Public Service Easement Vacation for a new 140,935 square-foot (sf), two-story self-storage building with basement along with the vacation of sewer and embankment slope easement, on a vacant 2.17-acre site. The project is addressed at 5150 University Avenue in the CC-5-4 zone within the Mid-City: City Heights Community Plan area, Redevelopment District, Very High Fire Hazard Severity Zones, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area. (LEGAL DESCRIPTION: APN 472-383-04.) **The site is included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**APPLICANT:** Sally Schifman

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

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft ND, and/or supporting documents in 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 Rhonda Benally at (619) 446-5468. For information regarding public meetings/hearings on this project, contact Development Project Manager, Travis Cleveland, at (619) 446-5407. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 6, 2024.

Raynard Abalos  
Deputy Director  
Development Services Department