



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 12, 2023

NOTICE OF AVAILABILITY DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008715

The City of San Diego (City), as Lead Agency, has prepared a draft Subsequent Environmental Impact Report for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Subsequent Environmental Impact Report and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft Subsequent Environmental Impact Report must be received by close of business on June 26, 2023 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (El Camino Real Assisted Living Facility/ 675732). 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: **Sara Osborn, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: El Camino Real Assisted Living Facility
- Project No. 675732
- SCH No. 2013071042
- Community Plan Area: North City Future Urbanizing Area (NCFUA) Framework Plan
- Council District: 1

PROJECT DESCRIPTION: The project consists of an expansion of the approved St. John Garabed Armenian Church (Church) to include the proposed El Camino Real Assisted Living Facility (Assisted Living Facility), to be located south of the approved Church. The project would include amending the Church's existing approvals to include the proposed Assisted Living Facility. More specifically, the Assisted Living Facility would require a Site Development Permit (SDP); a Conditional Use Permit (CUP) Amendment; an Uncodified CUP Ordinance; a Neighborhood Use Permit (NUP); a Coastal Development Permit (CDP) Amendment; and certification of the Final Subsequent EIR. The entire project site (existing Church and proposed Assisted Living Facility) is approximately 17.33 acres while the Assisted Living Facility is 3.97 acres. The Church has been constructed and operational. Three accessory buildings that would be associated with the Church have not yet been constructed. The Assisted Living Facility proposes a 105,568 square foot (sf) building with 105 rooms and supporting amenities. The three-story Assisted Living Facility would be 105,568 sf and 40 feet tall which would exceed the base zone 30-foot height limit. An additional 10 feet of building height is allowed per each 10 feet increase of setbacks per San Diego Municipal Code (SDMC) 131.0344. The Assisted Living Facility would provide greater than the minimum 20-foot setback from adjacent properties in accordance with the existing zoning of the site, Agricultural-Residential (AR-1-1). The Assisted Living Facility would also include 57 surface parking spaces and on-site landscaping and would retain 1.12 acres in

the eastern area of the parcel as open space, in accordance with the existing designated Multiple Habitat Planning Area (MHPA) area. This area would be covered by a Covenant of Easement and maintained as open space in perpetuity. The site is designated as Residential and Park, Open Space and Recreational Uses in the City of San Diego General Plan and zoned as AR-1-1, and is located within Subarea II of the NCFUA Framework Plan.

The site is not included on any Government Code listing of hazardous waste sites.

APPLICANT: PMB LLC

RECOMMENDED FINDING: The draft Subsequent Environmental Impact Report determined the proposed project would result in potential significant environmental effects in the following areas: **BIOLOGICAL RESOURCES, HISTORICAL RESOURCES, NOISE, AND TRIBAL CULTURAL RESOURCES.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Subsequent Environmental Impact Report, and/or supporting documents in alternative format, please email the Development Services Department at 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 Sara Osborn at (619) 446-5381. For information regarding public meetings/hearings on this project, contact Development Project Manager, Xavier Del Valle, at (619)557-7941. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on 5/12/2023.

Raynard Abalos
Deputy Director
Development Services Department