



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 11, 2025

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

24009026

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND 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 MND must be received by close of business on March 3, 2025 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, Mercado Apartments / PRJ-0696585, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Dawna Marshall, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Mercado Apartments
- Project No. PRJ-0696585
- SCH No. *Pending*
- Community Plan Area: Barrio Logan
- Council District: 8

PROJECT DESCRIPTION: A request for a COASTAL DEVELOPMENT PERMIT to amend Coastal Development Permit No. 92-0490, and a SITE DEVELOPMENT PERMIT to demolish two existing, two-story apartment buildings (12 dwelling units), trash enclosure and a portion of the parking lot, and construct a 4-story, 92-unit, 100,169-square-foot 100% affordable housing development. The project includes 5,886 square-feet of outdoor courtyard and plaza space. The project amends the existing development permit to reduce the minimum required number of vehicular parking spaces within the project site from 194 to 94 parking spaces. The project is requesting an incentive to reduce dedication and street improvement requirements. Three waivers are being requested; reduced window height, direct access from the street and removal of the requirement for building setbacks. The site is located at 2001 Newton Street and consists of 0.98 acres within the 4.34-acre Site Assessor's Parcel Number 538-672-0400. The site is designated as Residential/Commercial/Industrial

and is zoned Barrio Logan Planned District (BLPD)-Redevelopment Sub-District. In addition, the site is within the Coastal Overlay Zone N-APP-2, Airport Influence Area (San Diego International Airport Review Area 2 and Naval Air Station North Island Review Area 2), Federal Aviation Administration Part 77 Notification Area, Parking Standards Transit Priority Area, Promise Zone, Transit Area Overlay Zone, and Transit Priority Area. (Legal Description: Parcel 1 of Parcel Map No. 17172, in the City of San Diego, County of San Diego, State of California, County Recorder of San Diego County June 29, 1993, as File No. 1993-0414075 Of Official Records.) **The site is included on a list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Oscar Del Toro, MAAC Development

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Land Use** and **Noise**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Dawna Marshall at (619) 687-5904. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martin Mendez, at 619-446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 11, 2025.

Raynard Abalos
Deputy Director
Development Services Department