



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 18, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 4004 Ohio Street / PRJ-1123061

COMMUNITY PLAN AREA: North Park

COUNCIL DISTRICT: 3

LOCATION: 4004 Ohio Street, San Diego CA 92104

PROJECT DESCRIPTION: Map Waiver to convert four residential units to condominium units that are currently under construction. The 0.07-acre site, located at 4004 Ohio Street, is zoned Residential – Multiple Unit (RM-3-7) and designated as Residential in the North Park Community Plan. The project is also located within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 3. LEGAL DESCRIPTION: THE EAST 60 FT OF LOTS 25 AND 26 IN BLOCK 164 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, Minor Land Divisions.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert four residential units into for-sale condominiums, while staying in conformance with the General Plan and zoning. The project does not propose any variances or exceptions, all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years. Furthermore, the developed parcel is relatively flat in an existing urbanized environment and does not exceed the average 20% slope criteria. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no

significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: John Norris
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 687-5988 / JNorris@sandiego.gov

On March 18, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (April 2, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 3/18/2025

REMOVED: _____

POSTED BY: Leilani Phillips