



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 29, 2024

RENOTICED

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Map Waiver of Tentative Parcel Map to convert three existing units on one parcel into condominium ownership. The 0.15-acre project site is located at the intersection of W. Lewis Street and Stephens Street in the single-family RS-1-7 base zone of the Uptown Community Plan area. The project site is comprised of two (2) existing one-story detached units located at 4072 and 4078 Stephens Street, and one (1) existing one-story commercial building located at 1705 W. Lewis Street on a single parcel identified as APN 443-462-1100. The application is for a condominium conversion only and no new construction or uses are proposed with this action. Airport Land Use Compatibility Overlay Zone (ALUCOZ) - NAS North Island and San Diego International Airport; Transit Priority Area (TPA).

PROJECT NO:	PRJ-1075228
PROJECT NAME:	4078 STEPHENS
PROJECT TYPE:	MAP WAIVER OF TENTATIVE PARCEL MAP/PROCESS 3
APPLICANT:	STEVEN BOSSI
COMMUNITY PLAN AREA:	UPTOWN
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Daniel Neri, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5967 / DNeri@sandiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Should the proposed condominium conversion map be approved, tenants may be required to vacate the premises. No units may be sold in these buildings unless the conversion is approved by the city and a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing or prospective tenant of the proposed project, you may have the rights to certain benefits as outlined in San Diego Municipal Code Section 144.0505. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7592, or find the details on the web at:

<https://www.sandiego.gov/citycouncil/cd9/housing-tenant-protections>

Please note that Community Planning Groups provide citizens with an opportunity to be involved in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about Uptown Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 11004543



Development Services Department

Daniel Neri/ Project No. PRJ-1075228
1222 First Ave., MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED