



THE CITY OF SAN DIEGO
DATE OF NOTICE: November 8, 2024

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 for converting new under construction 4-story apartment building with 4 units into condominium units, located at 4004 Ohio Street. The 0.07-acre site is in the RM-3-7 Base Zone, North Park Business Improvement District, Maintenance Assessment District-North Park, Sustainable Development District, Complete Communities Housing Solutions (FAR tier 3:6.5, Complete Communities Mobility Choices (mobility Zone 2), Communities of Concern, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Airport Influence Area (SDIA-Priority Area 2, FAA Part 77 Noticing Area-SDIA, Paleontological Sensitive Area (Moderate), Geologic Hazard Category-Yes 52, within the North Park Community Plan Area. Council District 3.

PROJECT NO:	PRJ-1123061
PROJECT NAME:	<u>4004 OHIO</u>
PROJECT TYPE:	MAP WAIVER, PROCESS THREE
APPLICANT:	HOSSEIN ZOMORRODI
COMMUNITY PLAN AREA:	NORTH PARK
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	John Norris, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5988 / JNorris@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 condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after 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 tenant within this project, you may have the rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. 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/sites/default/files/legacy/development-services/pdf/industry/condorights.pdf>.

Please note that Community Planning Groups provide citizens with an opportunity for involvement 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 [Community Planning Groups Contact List | City of San Diego Official Website](#) to inquire about North Park 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 Number: 11004543



Development Services Department

John Norris / Project No. PRJ-1123061

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED