



THE CITY OF SAN DIEGO  
DATE OF NOTICE: February 7, 2025

# 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 and Coastal Development Permit to convert four apartment units into four condominium units, located at 3751 and 3753 Ocean Front Walk. The 0.21-acre site is in the MBPD-NC-N Base Zone, Coastal (Appealable) Overlay Zone within the Mission Beach Community Plan Area. Council District 3. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on January 8, 2025.

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<b>PROJECT NO:</b>	<b>PRJ-1124856</b>
<b>PROJECT NAME:</b>	<b><u>3751 OCEAN FRONT WALK</u></b>
<b>PROJECT TYPE:</b>	<b>MAP WAIVER AND COASTAL DEVELOPMENT PERMIT, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>ROGELIO RUIZ</b>
<b>COMMUNITY PLAN AREA:</b>	<b>MISSION BEACH</b>
<b>COUNCIL DISTRICT:</b>	<b>3</b>
<b>CITY PROJECT MANAGER:</b>	<b>Sarah Hatinen, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5394 / <a href="mailto:SHatinen@sandiego.gov">SHatinen@sandiego.gov</a></b>

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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 Mission Beach 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.: 24010091



**Development Services Department**

Sarah Hatinen / Project No. PRJ-1124856  
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**RETURN SERVICE REQUESTED**