



THE CITY OF SAN DIEGO
DATE OF NOTICE: June 27, 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 Process Four (Planning Commission decision) Tentative Map and Coastal Development Permit for the conversion of 46 existing residential apartments units into residential condominium units at an existing apartment building, currently under remodel, located at 2828 Upshur Street. The 0.87-acre project site is in the RM-3-9 (Residential - Multiple Unit) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ-B), Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices – Mobility Zone 2, Airport Land Use Compatibility Overlay Zone for Naval Air Station North Island (NASNI) and San Diego International Airport (SDIA), Airport Influence Area – Review Area 2 for NASNI and SDIA, Federal Aviation Administration (FAA) Part 77 Noticing Area for NASNI and SDIA, and Paleontological Sensitivity Area within the Peninsula Community Plan Area, Council District 2. This development is within the Coastal (Appealable) Overlay Zone and the application was filed on May 22, 2025.

PROJECT NO:	PRJ-1132128
PROJECT NAME:	<u>2828 UPSHUR STREET</u>
PROJECT TYPE:	TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT, PROCESS 4
APPLICANT:	ROBERT BATEMAN
COMMUNITY PLAN AREA:	PENINSULA
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Jose Bautista, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7983 / JBautista@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 outlines 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 Peninsula 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.: 24010154



Development Services Department

Jose Bautista / Project No. PRJ-1132128

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED