



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: TUESDAY, JUNE 4, 2024
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: APPEAL OF A PROCESS TWO NEIGHBORHOOD
DEVELOPMENT PERMIT/EASEMENT VACATION, CEQA
ADDENDUM

PROJECT NO: 1056469
PROJECT NAME: 4620 PACIFIC VIEWPOINT

APPLICANT: VIEWPOINT DEVELOPMENT, LLC

**COMMUNITY
PLAN AREA:** OLD TOWN

COUNCIL DISTRICT: 2

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT
CHRISTIAN HOPPE / CHOPPE@SANDIEGO.GOV / 619-446-5293**

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

To consider an appeal of the Development Services Departments decision to approve an application for a Neighborhood Development Permit (NDP) No. PMT-3155118 and an Easement Vacation No. PMT-3155119 for a 223-dwelling-unit, seven-story building with a mezzanine level, of which 33 units will be affordable (20 will be very low-income and 13 will be moderate-income units). The building will consist of five stories of residential units over a two-story podium with above-grade parking and one partial level of below-grade parking. A portion of the existing structure (Perry's Café) will remain and will be repurposed as part of the project. The 1.74-acre site is located at 4620 Pacific Highway in the Old Town Mixed Commercial Residential-1-3 (OTMCR-1-3) zone, the Airport Approach Overlay Zone, the Airport Land Use Compatibility Overlay Zones for San Diego International Airport (SDIA) and Naval Air Station (NAS) North Island, ALUCP Airport Influence Area (SDIA-80 AMSL, North Island NAS 191 AMSL), the Parking Standards Transit Priority Area, the Transit Area Overlay Zone and the Transit Priority Area zone within the Old Town Community Plan area.

Addendum No. 1056469 to Program Environmental Impact Report No. 561630/SCH No. 2018011022 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the June 4, 2024, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your

comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: May 21st, 2024

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**