



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 18, 2024

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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<b>DATE OF HEARING:</b>	October 2, 2024
<b>TIME OF HEARING:</b>	9:00 AM
<b>LOCATION OF HEARING:</b>	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
<b>PROJECT NUMBER:</b>	PRJ-1075228
<b>PROJECT NAME:</b>	<u>4078 STEPHENS</u>
<b>PROJECT TYPE:</b>	MAP WAIVER, CEQA EXEMPTION, SECTION 15315, MINOR LAND DIVISIONS, PROCESS THREE
<b>APPLICANT:</b>	STEVEN BOSSI
<b>COMMUNITY PLAN AREA:</b>	UPTOWN
<b>COUNCIL DISTRICT:</b>	3
<b>CITY PROJECT MANAGER:</b>	Daniel Neri, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 687-5967 / <a href="mailto:DNeri@sandiego.gov">DNeri@sandiego.gov</a>

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As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Hearing Officer to consider an application for a Map Waiver 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-unit, 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.

This project was determined to be categorically exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act on July 19, 2024, and the opportunity to appeal that determination ended August 2, 2024.

**APPEAL OF THE HEARING OFFICER DECISION:** The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made on an appeal by the Planning Commission is the final decision by the City. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, [HearingOfficer@sandiego.gov](mailto:HearingOfficer@sandiego.gov) before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](#)

(<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the Planning Commission can be filed by email/mail or in person:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation in pdf format) via email to [PlanningCommission@sandiego.gov](mailto:PlanningCommission@sandiego.gov) by 4:00 PM on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within five (5) business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 by 4:00 PM. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per Information Bulletin 505 in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email [DSDCashiers@sandiego.gov](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

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 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>).

#### **COMMUNICATIONS:**

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/join/1613831565>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 383 1565.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: (<https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form>). If you have an attachment to your comment, you may send it to [HearingOfficer@sandiego.gov](mailto:HearingOfficer@sandiego.gov) and it will be distributed to the Hearing Officer.

The public is encouraged to [subscribe](#) to receive meeting agendas.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

**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. This information will be made available in alternative formats upon request. To request an agenda in an alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to [hearingofficer@sandiego.gov](mailto:hearingofficer@sandiego.gov) at least five (5) business days prior to the meeting to ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 11004543



**Development Services Department**

Daniel Neri / Project No. PRJ-1075228

1222 First Avenue, MS 501

San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**