



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>      | <b>OCTOBER 2, 2024</b>   |
| <b>TIME OF HEARING:</b>      | <b>9:00 AM</b>   |
| <b>LOCATION OF HEARING:</b>  | <b>CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101</b>                  |
| <b>PROJECT NUMBER:</b>       | <b>PRJ-1087442</b>   |
| <b>PROJECT NAME:</b>         | <b><u>4165 WILSON AVENUE</u></b>   |
| <b>PROJECT TYPE:</b>         | <b>MAP WAIVER, EXEMPT FROM CEQA, PROCESS THREE</b>                                       |
| <b>APPLICANT:</b>            | <b>ROBERT BATEMAN</b>  |
| <b>COMMUNITY PLAN AREA:</b>  | <b>MID-CITY COMMUNITY PLAN</b>   |
| <b>COUNCIL DISTRICT:</b>     | <b>9</b>   |
| <b>CITY PROJECT MANAGER:</b> | <b>May Rollin, Development Project Manager</b>   |
| <b>PHONE NUMBER/E-MAIL:</b>  | <b>(619) 446-5432 <a href="mailto:MMRollin@san Diego.gov">MMRollin@san Diego.gov</a></b> |

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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 a two-story duplex with a three-car garage and one single-dwelling unit in condominiums. The proposed project is on a 0.14-acre site located at 4165 Wilson Avenue in the RM-1-2 base zone, Airport Land Use Compatibility (San Diego Interna Airport) Overlay Zone, Transit Area Overlay Zone, Transit Priority Area (TPA), the San Diego International Airport - Review Area 2 (AIA), and the FAA Part 77 Noticing Area within the City Heights Neighborhood of the Mid-City Community Plan area.

This project was determined to be categorically exempt pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act on March 21, 2024, and the opportunity to appeal that determination ended April 5, 2024.

**APPEAL OF THE HEARING OFFICER DECISION:** The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made 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@san Diego.gov](mailto:HearingOfficer@san Diego.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) (<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>) (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>) (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 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 insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 11004543



**Development Services Department**

May Rollin / Project No. PRJ- 1087442  
1222 First Ave., MS 501  
San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**