



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 1, 2026

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION

DATE OF HEARING: JULY 16, 2026
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER: PRJ-1130693
PROJECT TYPE: TENTATIVE MAP, EXEMPT FROM CEQA, PROCESS FOUR
PROJECT NAME: 1536 CORONADO AVENUE
APPLICANT: ROBERT BATEMAN
COMMUNITY PLAN AREA: OTAY MESA-NESTOR
COUNCIL DISTRICT: 8
CITY PROJECT MANAGER: Hector Rios, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 533-6733 / HRios@sandiego.gov

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an application for a Tentative Map to convert nine existing apartment units to nine condominium units and to waive the requirement to underground existing overhead utilities at 1536 through 1558 Coronado Avenue. The 0.48-acre site is in the Residential Multiple-Unit (RM-3-7) zone, the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, the Transit Priority Area, the Affordable Housing Parking Demand (High), the Airport Land Use Compatibility Overlay Zone (Naval Outlying Landing Field [NOLF] Imperial Beach and Brown Field), the Airport Land Use Compatibility Plan Airport Influence Area (Brown Field and Imperial Beach NOLF – Review Area 2), and the Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach) within the Otay Mesa-Nestor Community Plan area.

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>).

This project was determined to be categorically exempt pursuant to Sections 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15332 (In-fill Development Projects) of the California Environmental Quality Act on May 1, 2026, and the opportunity to appeal that determination ended on May 15, 2026.

APPEALS:

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission, you must register as a speaker at the public hearing concerning the application or have expressed interest in webform or in writing to the Planning Commission, (<https://www.sandiego.gov/planning1commission>), 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>). The appeal must be made no later than ten (10) business days from the date of the Planning Commission's decision. 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. The decision of the City Council is final. Appeals to the City Clerk may be filed by e-mail or in person as follows:

1. Appeals filed via email

Send an appeal application via email to Hearings1@sandiego.gov. The application must be sent by 5 p.m. on the last day of the appeal period; the email will be acknowledged within 24 hours. An application requires a complete form [DS-3031](#) and, as attachments to the form, supporting documentation, if any, and a copy of the front of the check by which the appeal filing fee is being paid. The documents must be sent via email as a single PDF-formatted file.

- Submit the appeal filing fee by check mailed to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.
- The fee must be postmarked by the United States Postal Service (USPS) before or on the last day of the appeal period.
- Make the check payable to City Treasurer.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031. Please include a full copy of the appeal submitted by email with your check.

2. Appeals filed in person

Submit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the front counter of the City Administration Building—Office of the City Clerk Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5 p.m. on the last day of the appeal period. City Clerk staff is available from 9:00am to 5:00pm and payments are processed the following business day.

- The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031.

Timely submittal of both the application and the fee in accordance with these instructions is required for a valid appeal.

COMMUNICATIONS:

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/j/1604075570>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 407 5570

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

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission 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.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

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 planningcommission@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

Hector Rios / Project No. PRJ-1130693
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED