



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 23, 2025

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	MAY 7, 2025
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-0696585
PROJECT NAME:	<u>MERCADO APARTMENTS</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT AMENDMENT, SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS THREE
APPLICANT:	MARTINEZ+CUTRI URBAN STUDIO CORPORATION
COMMUNITY PLAN AREA:	BARRIO LOGAN
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Martin R. Mendez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5309 / mrmendez@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 Hearing Officer to consider an application for an amendment to Coastal Development Permit No. 92-0490 and a Site Development Permit for the demolition of (two) two-story apartment buildings (12 dwelling units) totaling approximately 12,000 square feet (sf), a parking lot and a trash enclosure and the construction of a four-story, 92-dwelling-unit apartment building totaling 100,169 sf with 5,886 sf of outdoor courtyard and plaza space, accessory common areas, administrative offices, and associated site improvements. The project site is a 0.98-acre portion of a 4.34-acre parcel located at 2001 Newton Street in the Barrio Logan Planned District Redevelopment-Subdistrict, the Coastal Overlay Zone (Non-Appealable area), the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Naval Air Station North Island (NASNI) and San Diego International Airport (SDIA), the Airport Influence Area (Review Area 2) for NASNI and SDIA, the Federal Aviation Administration (FAA) Part 77 Notification Area for NASNI and SDIA, a Parking Standards Transit Priority Area, the Parking Impact Overlay Zone, the San Diego Promise Zone, the Transit Area Overlay Zone, a Transit Priority Area, and the Community Plan Implementation Overlay Zone Type A (CPIOZ-A) within the Barrio Logan Community Plan. The project was deemed complete on October 25, 2022, and is therefore subject to the 1978 Barrio Logan/ Harbor 101 Community Plan.

This development is within the Coastal Overlay zone and the application was filed on October 25, 2022.

APPEAL OF THE ENVIRONMENTAL DOCUMENT: The certification of an Environmental Impact Report, or adoption of a Mitigated Negative Declaration or Negative Declaration, may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Development Services Department certification/adoption of the environmental document. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the City Clerk must be filed by email or in person as follows:

1. Appeals filed via email

The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>). 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.

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

2. Appeals filed in person

The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>). 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.

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@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

Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) to PlanningCommission@sandiego.gov by 4 p.m. 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 per this bulletin. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

2. Appeals filed in person

Bring the fully completed appeal application [DS-3031](#) (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 p.m. 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 this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day.
- 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.
- Cash payments are only [accepted by appointment](#).

The project is being processed as an Expedite Program project for Affordable/In-Fill Housing and for development within the San Diego Promise Zone. The project is eligible for the Expedite Program in accordance with Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

COMMUNICATIONS:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/join/1613102034>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 310 2034.

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 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 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: 24009026



Development Services Department

Martin R. Mendez / Project No. PRJ-0696585

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED