



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 25, 2024

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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**DATE OF HEARING:** July 10, 2024  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101  
**PROJECT NUMBER:** PRJ-0682266  
**PROJECT NAME:** 5150 UNIVERSITY AVENUE SELF-STORAGE  
**PROJECT TYPE:** VARIANCE, EASEMENT VACATION, AND NEGATIVE DECLARATION, PROCESS THREE  
**APPLICANT:** GEORGE HICKER  
**COMMUNITY PLAN AREA:** MID-CITY: CITY HEIGHTS  
**COUNCIL DISTRICT:** 9  
**CITY PROJECT MANAGER:** Travis Cleveland, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5407 / [Tcleveland@sandiego.gov](mailto:Tcleveland@sandiego.gov)

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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 Variance and a Public Service Easement Vacation for a new 141,450-square-foot, two-story self-storage building with a full basement located at 5150 University Avenue in the City Heights neighborhood of the Mid-City Communities Plan.

**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 Hearing Officer's 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 at 202 C Street, San Diego, CA 92101 as follows:

- 1) **Appeals filed via E-mail:** 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 the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 PM on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the

City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: 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.pdf>). Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00 AM to 5:00 PM Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

**APPEAL OF THE HEARING OFFICER DECISION:** The decision of the Hearing Officer is final unless appealed to the City Council pursuant to SDMC Sections [112.0103](#) and [125.1030\(b\)](#). In order to appeal the decision of the Hearing Officer, you must register as a speaker at the public hearing concerning the application or have expressed interest via [webform](#) or in 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>). The appeal must be made no later than ten (10) business days after the date of the Hearing Officer'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 e-mail/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 e-mail to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 PM on or before the last day of the appeal period; your e-mail appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.
- 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 City Administration Building—Public Information Counter, 1<sup>st</sup> Floor Lobby, (Open 8:00 AM to 5:00 PM Monday through Friday – excluding City-approved holidays) located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

**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: 24008812



**Development Services Department**

Travis Cleveland / Project No. PRJ-0682266 (5150 University Self-Storage)

1222 First Avenue, MS 301

San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**