



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 24, 2025

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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| <b>DATE OF HEARING:</b>      | July 9, 2025  |
| <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-1123061   |
| <b>PROJECT NAME:</b>         | <u>4004 Ohio Street</u>   |
| <b>PROJECT TYPE:</b>         | MAP WAIVER, CEQA EXEMPT, PROCESS THREE  |
| <b>APPLICANT:</b>            | Hossein Zomorodi  |
| <b>COMMUNITY PLAN AREA:</b>  | North Park  |
| <b>COUNCIL DISTRICT:</b>     | 3   |
| <b>CITY PROJECT MANAGER:</b> | John Norris, Development Project Manager  |
| <b>PHONE NUMBER/E-MAIL:</b>  | (619) 687-5988 / <a href="mailto:jnorris@sandiego.gov">jnorris@sandiego.gov</a> |

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Please be advised that an application has been filed with the City of San Diego for a Tentative Map Waiver to create four residential condominium units, which are currently under construction. The 0.07-acre site is located at 4004 Ohio Street in the RM-3-7 zone (Residential-Multiple Unit), the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, or SDIA), the Transit Area Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, the Airport Influence Area for SDIA, and the FAA Part 77 Noticing Area for SDIA within the North Park Community Plan.

This project was determined to be categorically exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act on April 3, 2025, and the opportunity to appeal that determination ended April 17, 2025.

**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](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

Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) to [PlanningCommission@sandiego.gov](mailto: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](#).

### **COMMUNICATIONS:**

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/s/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](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.



**Development Services Department**

John Norris / Project No. PRJ-1123061, 4001 Ohio Street  
1222 First Avenue, MS 501  
San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**