



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 1, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 24, 2015
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT, SITE
DEVELOPMENT PERMIT, NEIGHBORHOOD
DEVELOPMENT PERMIT AND EASEMENT VACATION,
ADDENDUM TO MITIGATED NEGATIVE
DECLARATION NO. 6036 - PROCESS FOUR

PROJECT NUMBER: 350930
PROJECT NAME: COLLEGE AVENUE APARTMENTS
APPLICANT: Chad Izmirian

COMMUNITY PLAN AREA: College
COUNCIL DISTRICT: District 9

CITY PROJECT MANAGER: Sandra Teasley, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5271 / steasley@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the construction of a 95-unit apartment complex within one building consisting of three and four levels of residential units over a basement level community space with two levels of subterranean parking. The project includes a Planned Development Permit / Phased Project Redevelopment Permit (Process 4) to deviate from the private open space requirements and, as the site is subject to the guidelines within the College Community Redevelopment Project Master Project Plan. A Neighborhood Development Permit (Process 2) is included to allow tandem parking spaces to count as two spaces, where the project site is not located with the Residential Tandem Parking Overlay Zone. The project requires an Easement Vacation (Process 2) to vacate an existing water easement and drainage easement. A Site Development Permit (Process 3) is required as the site is mapped as containing environmentally sensitive lands in the form of biological resources. An addendum to Mitigated

Negative Declaration No. 6036, SCH No. 200407101, certified by the City Council on November 15, 2004, was prepared for the proposed project. The vacant, 1.51-acre site is located at 5030 College Avenue, south of Montezuma Avenue and zoned RM-3-9 and located within the Parking Impact Overlay Zone, within the College Area Community Planning area.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 business days of the Planning Commission 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.

If you have any questions after reviewing this information, you can contact the City Project Manager listed 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 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004264



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Sandra Teasley / Project No. 350930

Development Services

1222 First Ave., MS 501 • San Diego, California 92101-3864

Return Service Requested