



THE CITY OF SAN DIEGO

DATE OF NOTICE: MAY 28, 2025

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	June 11, 2025
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-1115535
PROJECT NAME:	<u>4374 GEORGIA STREET CONDOMINIUM CONVERSION</u>
PROJECT TYPE:	TENTATIVE MAP WAIVER, CEQA EXEMPTION, PROCESS THREE
APPLICANT:	Maggie Roland
COMMUNITY PLAN AREA:	North Park
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Negar Sadegholvad, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446- 5411 / Nsadegholvad@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 a tentative map waiver to convert an existing 0.138-acre site with an existing single dwelling unit into three condominium units, two of which are new residential condominium dwelling units with one attached ADU per condominium, currently under construction. The site is located at 4374 Georgia Street in the RM-3-9 zone (Residential-Multiple), the Airport Land Use Compatibility Zone for San Diego International Airport (SDIA), the Transit Area Overlay Zone, the Airport Influence Area for SDIA, (Review Area 2), and the Federal Aviation Administration Part 77 Noticing Area for SDIA within the North Park Community Plan. The project site contains a designated historic resource, HRB #1387.

This project was determined to be categorically exempt pursuant to Section 15332, In-Fill Development, of the California Environmental Quality Act on April 4, 2025, and the opportunity to appeal that determination ended April 18, 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 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](#).

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>).

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 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: 24009943



Development Services Department

Negar Sadegholvad / Project No. PRJ-1115535

1222 First Avenue, MS 301

San Diego, California 92101-4140

RETURN SERVICE REQUESTED