

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2013121076 & 2019060003

Project Title: 2906 University Avenue / PRJ-1105210

Lead Agency: City of San Diego Contact Person: Anne B. Jarque
 Mailing Address: 7650 Mission Valley Road, MS DSD-2A Phone: (619) 557-7953
 City: San Diego Zip: 92108 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/North Park
 Cross Streets: Kansas Street and 30th Street Zip Code: 92104

Longitude/Latitude (degrees, minutes and seconds): 32 ° 44 ' 54 " N / -117 ° 7 ' 51 " W Total Acres: 0.34

Assessor's Parcel No.: 446-412-1000 & 446-413-1100 Section: 00 Twp.: 17 South Range: 3 West Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate(I)-805, I-8, SR-163 Waterways: San Diego River
 Airports: NA Railways: MTS System Railyway Schools: NA

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Addendum FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Site Development Permit

Development Type:

Residential: Units 92 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 4,900 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Community Commercial (0-109 dwelling units/acre) and Community Village/Community-Commercial (CC-3-9)/Commercial

Project Description: (please use a separate page if necessary)

A SITE DEVELOPMENT PERMIT (SDP) to substantially alter a designated historic resource, known as the Edward and Emma Newman Building (Historic Resources Board Site #1482), located at 2906 and 2912 University Avenue. The project would retain and rehabilitate the designated historical resource building's west and south façades, demolish the remainder of the existing historic building and the adjacent building at 2920 University Avenue (which is not a designated historic resource), and construct a 7-story, 108,000 square-foot, mixed-use project. The mixed-use project would include 92-units (including 16 affordable units), approximately 4,900 square-feet of ground-floor commercial, and a 1-level subterranean parking garage with 23 parking spaces. The 0.34-acre project site is located at 2906, 2912, and 2920 University Avenue (Assessor Parcel Number (APNs): 446-412-00-00 and 446-413-11-00). The project site is zoned Community-Commercial (CC-3-9) and designated as Community Commercial (0-109 dwelling units/acre) and Community Village in the North Park Community Plan. Additionally, the project site is located within the following overlay and planning areas: Airport Land Use Compatibility Overlay Zone (San Diego International Airport (SDIA), Airport Influence Area (SDIA - Review Area 2); Federal Aviation Authority Part 77 Noticing Area; Complete Communities Housing Solutions Floor Area Ratio (FAR) Tier 3: 6.5 Floor Area Ratio; Complete Communities Mobilities Choices – Mobility Zone 2; Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; Medium Affordable Housing Parking Demand; Sustainable Development Area; and North Park Business Improvement District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

| | |
|--|---|
| Consulting Firm: <u>Baranek Consulting Group</u> | Applicant: <u>Nathan Cadieux, North Park Building LLC</u> |
| Address: <u>9984 Scripps Ranch Blvd, #138</u> | Address: <u>1001 Page Mill Rd, Bldg One, Ste 200</u> |
| City/State/Zip: <u>San Diego, CA 92131</u> | City/State/Zip: <u>Palo Alto, CA 92304</u> |
| Contact: <u>Kim Baranek</u> | Phone: <u>(619) 818-0399</u> |
| Phone: <u>(858) 922-8604</u> | |

Signature of Lead Agency Representative: Anne B. Jarque Digitally signed by Anne B. Jarque
Date: 2026.02.26 10:52:45 -08'00' Date: 2/26/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.