

## NOTICE OF DETERMINATION

**To:** Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** PRJ-0696585

**State Clearinghouse Number:** 2025020359

**Project Title:** Mercado Apartments

**Project Location:** 2001 Newton Avenue, San Diego, California 92113

**City/County:** San Diego/San Diego

**Project Description:** A request for a COASTAL DEVELOPMENT PERMIT to amend Coastal Development Permit No. 92-0490, and a SITE DEVELOPMENT PERMIT to demolish two existing, two-story apartment buildings (12 dwelling units), trash enclosure and a portion of the parking lot, and construct a 4-story, 92-unit, 100,169-square-foot 100% affordable housing development. The project includes 5,886 square feet of outdoor courtyard and plaza space. The project amends the existing development permit to reduce the minimum required number of vehicular parking spaces within the project site from 194 to 94 parking spaces. The project is requesting deviations from the development regulations in the form of waivers: reduced window height, direct access from the street, and removal of the requirement for building setbacks. The 0.98-acre project site is a portion of a 4.34-acre parcel located at 2001 Newton Street. The site is designated Residential/Commercial/Industrial and zoned Barrio Logan Planned District (BLPD) -Redevelopment Sub-District within the Barrio Logan - Harbor 101 Community Plan area. In addition, the site is within the Coastal Overlay Zone (Non-appealable), Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Airport Influence Area (San Diego International Airport Review Area 2 and Naval Air Station North Island Review Area 2), Federal Aviation Administration Part 77 Notification Area for NAS and SDIA, Parking Standards Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact), Community Plan Implementation Overlay Zone Type A (CPIOZ-A), Promise Zone, Transit Area Overlay Zone, and Transit Priority Area. [Legal Description: Parcel 1 of Parcel Map No. 17172, in the City of San Diego, County of San Diego, State of California, County Recorder of San Diego County June 29, 1993, as File No. 1993-0414075 of Official Records. Assessor's Parcel Number: 538-672-04-00].

**Project Applicant:** Oscar Del Toro, MAAC Development; 1355 Third Avenue, Chula Vista, CA 91911; (619) 883-7150

**Determination:** This is to advise that the City of San Diego Hearing Officer, as Lead Agency, has approved the above described project on May 7, 2025 and has made the following determinations:

1. The project in its approved form ☐ will, ☒ will not, have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

A Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project; and a mitigation monitoring and reporting program ☒ was, ☐ was not, adopted for the project.
4. (EIR only) Findings ☐ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations ☐ was, ☐ was not, adopted for this project.

**Responsible and Trustee Agency:** Implementation of the project ☐ will require ☒ will not require coordination with the following responsible and/or trustee agencies:

- None

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: D. Marshall

Telephone: (619) 687-5904

Filed by:



Signature MARTIN R. MENDEZ

DEVELOPMENT PROJECT MGR.

Title