



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 16, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009426

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**PROJECT NAME / NUMBER:** 5622 La Jolla Bl / PRJ-1075209

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 5622 La Jolla Blvd, San Diego, CA 92037

**PROJECT DESCRIPTION:** The project involves a Coastal Development Permit to demolish an existing commercial building and develop a new mixed-use building. The new building would include 1,853 square feet (sq ft) of retail space on the first floor, a 1,000 sq ft residential unit on the first floor on the alley side, an 843 sq ft unit on the second floor at La Jolla Blvd., and 1,283 sq ft unit on the second floor at the alley side. It would also develop eight parking spaces, with six in a basement parking structure (3,027 sq ft) accessed by a car elevator. The lot is 0.09 acres and is zoned Commercial/Mixed Use in the La Jolla Planned District 4 within the La Jolla Community Plan. The project site is within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, and Transit Priority Area. **LEGAL DESCRIPTION:** Lot 16, in block 16, of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, state of California, according to map thereof No. 975. Filed in the office of the county recorder of San Diego County, March 13, 1906.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15332, In-Fill Development, which allows in-fill development where projects are consistent with the general plan and applicable zoning designations, the project site is less than five acres in size

surrounded by urban uses, is of no value as habitat for endangered species, would not result in significant effects related to traffic, noise, air quality, or water quality, can be adequately served by all required utilities and public services; and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Robert Rogers  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5283 / RogersRW@sandiego.gov

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On April 16, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (April 30, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.