



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 23, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009744

PROJECT NAME / NUMBER: 814 Brighton Ct / PRJ-1106595

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 814 Brighton Ct, San Diego, CA

PROJECT DESCRIPTION: Coastal Development Permit for the construction of a new 762-square-foot, 2-story accessory dwelling unit over new covered parking, and a 29-square-foot addition to the existing 2-story duplex located at 814 and 816 Brighton Court. The 0.55-acre site is in the Mission Beach Residential Southern Subdistrict (MBPD-R-S) zone, Coastal Overlay (appealable), Coastal Height Limit Overlay of the Mission Beach Community area within Council District 2. **LEGAL DESCRIPTION:** Lot "O" in Block 27 of Mission Beach, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 1651, filed in the office of the County Recorder of San Diego County on December 14, 1914.

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, and Section 15303, New Construction or Conversion of Small Structures.

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 Section 15332, In-Fill Development, and Section 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply. Section 15332 allows for 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 and is surrounded by urban uses, is of no value as habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public

services. Section 15303 allows for construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of new construction include a duplex or similar multiple-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. This project would construct a new 2-story accessory dwelling unit on a site with an existing 2-story duplex, bringing the total number of dwelling units on the parcel to four. This is within the limits described for this exemption, and the exceptions in Section 15300.2 do 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: Tyler Sherer
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On May 23, 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 (June 7, 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 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.