



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 20, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009568

PROJECT NAME / NUMBER: 4950 Ocean View / PRJ-1091403

COMMUNITY PLAN AREA: Encanto

COUNCIL DISTRICT: 4

LOCATION: 4950 Ocean View Boulevard, San Diego, CA 92113. APN 548-242-1700

PROJECT DESCRIPTION: A request for a NEIGHBORHOOD DEVELOPMENT PERMIT and TENTATIVE MAP for proposed lot subdivision, and construction of 19 three-story "townhome style" single family residences at 4950 Ocean View Boulevard. Off-site improvements within the adjacent street right-of-way include new sidewalks along roadway frontages, two 20-foot-wide driveways, fire hydrant, and utility connections. Each unit would have a two-car garage and a 20-foot private drive through the site would be provided. The site was previously approved for a 19-unit apartment project under Project No. PTS-6051075, and graded per Grading and Improvement Plans Drawing No. 416554-D. The project designates 15% of for sale units at or below 120 percent area mean income. The project is requesting five waivers from the San Diego Municipal Code (SDMC): (1) to reduce the drive aisle width from 24 to 21.5 feet at the entrance with 24 feet provided at the garage door (SDMC Section 142.0560 table 142-05L); (2) reduce the visibility triangle from 25 to 23 feet at the corner of Ocean View Boulevard and South Willie James Jones Avenue (SDMC Section 113.0273); (3) front entry porch to encroach 8 feet into the side yard setback instead of 6 feet (SDMC Section 131-04S(6)(A)(D)); (4) to reduce side yard setbacks from 11 feet to 10 feet (SDMC Section 131.0443(3)(2)(A) and Table 131-04G); and to reduce the exterior open space requirement from 200 square feet per unit to 159 square feet per unit (SDMC Section 143.0365(d)(1)). The 0.709-acre site is in the RM-2-5 base zone, Community Plan Implementation Overlay Zone A, and Promise Zone within the Encanto Neighborhoods Community Plan area. In addition, the site is within the San Diego International Airport Overlay Zone and Review Area 2, and Transit Priority Area. Legal Description: Portion of Lot 53 Hortons Purchase, City of San Diego, County of San Diego, State of California, according to the map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878. Assessor's Parcel Number 548-242-1700.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

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

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 Projects; and where the exceptions listed in Section 15300.2 would not apply. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project occurs within the City of San Diego limits on a 0.709-acre site that is less than five acres and is substantially surrounded by urban uses. The project site has already been graded and contains no value as habitat for endangered, rare or threatened species. Based on City staff review and compliance with regulations, the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project was reviewed and can be adequately served by all required utilities and public services. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Benjamin Hafertepe
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: 619-446-5086 / bhafertepe@sandiego.gov

On August 20, 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 (September 4, 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.