



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 29, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3664 Buena Vista / PRJ-1124874

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 3664 Buena Vista St., San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit to remodel an existing single dwelling unit and add a new second story and third story with a roof deck totaling 2,900 square-feet located at 3664 Buena Vista Street. The 0.11-acre site is in the RS-1-7 base zone and the Coastal Non-Appealable (N-APP-2) Overlay within the Pacific Beach Community Plan Area and Council District 1. **LEGAL DESCRIPTION:** TR 1891 BLK 7 LOT 142.

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 Section 15332, In-Fill Development; 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. This project would construct a 2,900 square-foot addition to an existing residence. This is within the limits described for this exemption, and 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:

Hector Rios

MAILING ADDRESS:

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PHONE NUMBER / EMAIL:(619) 533-6733 / hrios@sandiego.gov

On April 29, 2025 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 (May 13, 2025). 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.

POSTED ON THE CITY'S CEQA WEBSITE**POSTED:** 4/29/2025**REMOVED:** _____**POSTED BY:** Leilani Phillips