



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 10, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009771

PROJECT NAME / NUMBER: 3494 Main Street / PRJ-1108269

COMMUNITY PLAN AREA: Barrio Logan

COUNCIL DISTRICT: 8

LOCATION: 3494 Main Street, San Diego, CA 92113

PROJECT DESCRIPTION: Site Development Permit and Neighborhood Development Permit to add a 1,787 square-foot 2-story manager's residence to an existing 8,583 square-foot, 2-story motel located at 3494 Main Street. The manager's residence would include 4 bedrooms and 3 bathrooms. The project would also add a 224 square-foot laundry room to an existing building on the adjacent lot. The project site is zoned in the Barrio Logan Planned District - Subdistrict D within the Barrio Logan Community Plan. The project site is located within the Coastal Overlay Zone (Non-Appealable 2) and the Parking Impact Overlay Zone (Coastal). Additionally, the project site is within the Transit Priority Area, Parking Standards Transit Priority Area, and the Affordable Housing Parking Demand, within Council District 8. **LEGAL DESCRIPTION:** Lots 21-29, inclusive, in Block 252, West Arlington, according to Map thereof No. 1645, filed in the Office of the Recorder of San Diego County, April 21, 1914. Commonly known as 3494 Main Street, San Diego, CA 92113. (Assessor's Parcel Numbers: 550-520-1400 and 550-520-0800.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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 project meets the criteria set forth in CEQA Section 15332 which allows for the construction of in-fill development within an urbanized area. The project site is an in-fill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies as well as applicable zoning designation

and regulations. The 0.32-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential, commercial, industrial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Christian Hoppe
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On July 10, 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 (July 24, 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: 07/10/2025

REMOVED:

POSTED BY: *Myra Lee*