



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 9, 2025

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009836

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft MND must be received by close of business on August 8, 2025 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 1720 Torrey Pines / PRJ-1111223, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Marlene Watanabe, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: 1720 Torrey Pines
- Project No. PRJ-1111223
- SCH No. Pending
- Community Plan Area: La Jolla
- Council District: 1

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development (SDP) to partially demolish and remodel an existing 3,574 square foot one-story (sf) single-family residence to a two-story 14,265 sf single-family residence over basement at 1720 Torrey Pines Road. The project would also demolish an existing deck and add a pool, jacuzzi, and would also include associated improvements (hardscape and landscaping). The 0.91-acre lot is in the Residential Single Dwelling Unit (RS-1-7) Base Zone, First Public Roadway, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, and Transit Priority Area and is designated Low Density Residential (5-9 du/ac) within the La Jolla Community Plan Area. (LEGAL DESCRIPTION: Lot 3 and a portion of Lot 1 of Judkins Estates, Map no. 3326.) **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Claude Anthony Marengo, Marengo Morton Architects Inc.

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Cultural Resources (Archaeology), and Tribal Cultural Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sanidiego.gov. Your request should include the suggested recommended format that will assist with review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Marlene Watanabe at 619-446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Karen Bucey, at 619-446-5049. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 9, 2025.

Raynard Abalos
Deputy Director
Development Services Department