



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 22, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009813

PROJECT NAME / NUMBER: 403 Sea Ridge Drive / PRJ-1109256

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 403 Sea Ridge Drive, San Diego, CA 92037

PROJECT DESCRIPTION: A request for a COASTAL DEVELOPMENT and a SITE DEVELOPMENT PERMIT to demolish an existing two-story single-family residence and construct a new, two-story single-family residence. The demolition would include a 5,675 square-foot residence with a garage, covered patio, balcony, 622-square-foot accessory dwelling unit (ADU) and associated hardscape, landscaping, and pool. The proposed 11,247-square-foot residence would include a garage, covered patio, open deck, balcony, 800-square-foot ADU, pool, and a partially covered roof deck. The project also proposes new drainage infrastructure on- and off-site, including a catch basin, dissipater, and drains. The 0.19-acre site located at 403 Sea Ridge Drive is zoned Residential-Single Unit (RS-1-7) and designated Low Density Residential (5-9 dwelling units per acre) in the La Jolla Community Plan. The project site is in the Coastal Overlay Zone (COZ-Appealable), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Transit Priority Area, and Sensitive Coastal Overlay Zone (Coastal Bluff). (LEGAL DESCRIPTION: Lot 1 of Block 4 Pacific Riviera Villas Unit No.1, City of San Diego, County of San Diego, State of California, as per Map 2531 filed in the Office of the County Recorder of San Diego County on December 23, 1948. Assessor's Parcel Number: 415-062-01).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301(l)(1) because the project

would demolish an existing single-family residence. The project qualifies for an exemption pursuant to CEQA Guidelines Section 15302 since the project would demolish an existing single-family residence and replace it with a new one on the same site and with substantially the same purpose and capacity as the structure replaced. The project qualifies for the CEQA Guidelines Section 15303(a) exemption since the project would construct a single-family residence with an ADU, in a residential zone. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; is not adjacent to a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

DEVELOPMENT PROJECT MANAGER: Martin Mendez
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PHONE NUMBER / EMAIL: (619) 446-5309 / mrmendez@saniego.gov

On August 22, 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 (September 8, 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@saniego.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.

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| POSTED ON THE CITY'S CEQA WEBSITE |
| POSTED: 08/22/2025 |
| REMOVED: _____ |
| POSTED BY: <i>Myra Lee</i> |