



THE CITY OF SAN DIEGO

**DATE OF NOTICE:** August 25, 2025

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 11004543

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**PROJECT NAME / NUMBER:** 3327 Lucinda / PRJ-1096950

**COMMUNITY PLAN AREA:** Peninsula

**COUNCIL DISTRICT:** 2

**LOCATION:** 3327 Lucinda Street, San Diego, CA 92106

**PROJECT DESCRIPTION:** Coastal Development Permit to demolish the existing single-dwelling unit and construct a 2-story single dwelling unit. The proposed 3,311 square-foot development would include a 911 square-foot basement area, 672 square-foot garage area and a roof deck. The 0.17-acre (7,500 square-foot) project site is zoned Residential – Single Unit (RS-1-7) and designated as Residential in the Peninsula Community Plan. It is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2. **LEGAL DESCRIPTION:** LOT 5 IN BLOCK ONE OF GOLDEN PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 958, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 12, 1905. TOGETHER WITH THAT PORTION OF THE ALLEY AS SHOWN ON SAID MAP NO. 958 ADJOINING SAID LOT 4 ON THE SOUTH AS VACATED TO PUBLIC USE BY RESOLUTION NO. 185107 OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 7, 1965 AS INSTRUMENT NO. 182342 OF OFFICIAL RECORDS.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

**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 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to demolish the existing single-dwelling unit and replace it with a single-dwelling unit. The replacement of the structure will be located on the same site and have the same purpose and capacity. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project would not exceed the maximum allowable limit of no more than one single-family residence located in a residential zone. No environmental impacts would occur. 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:** Will Rogers  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 446-5283 / [RogersRW@sandiego.gov](mailto:RogersRW@sandiego.gov)

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On August 25, 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 9, 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](mailto: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:** 08/25/2025

**REMOVED:**

**POSTED BY:** *Myra Lee*