



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: August 4, 2025

TO: Duke Fernandez, Hearing Officer, Development Services Department

FROM: John Norris, Development Project Manager, Development Services Department

SUBJECT: Hearing Officer meeting on August 6, 2025, Item #1 – Coastal Development Permit  
PMT No. 3290108, 4941 Coronado Ave – Project No. PRJ-1115323

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The below and attached addition is for the Hearing Officer meeting on August 6, 2025, Item #1 – Coastal Development Permit – Project No. PRJ-1115323.

**Staff Report:**

Please be advised that the Notice of Exemption (NOE) was inadvertently filed prematurely on December 13, 2024, and the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301 (Existing Facilities). The environmental determination was made on December 13, 2024, and the opportunity for appeal of the environmental determination ended on December 30, 2024.

A copy of the Notice of Right to Appeal (NORA) previously posted for this item is attached. This NORA is presented and provided now with the specifics of the environmental determination stated therein.

**Attachment: Notice of Right to Appeal**



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 13, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009909

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**PROJECT NAME / NUMBER:** Willink Residence Remodel & Addition / PRJ-1115323

**COMMUNITY PLAN AREA:** Ocean Beach

**COUNCIL DISTRICT:** 2

**LOCATION:** 4941 Coronado Ave, San Diego, CA 92107

**PROJECT DESCRIPTION:** Coastal Development Permit for a 500 square-foot (sq. ft.) addition to an existing, 1,157 sq. ft., one-story, single-family residence at 4941 Coronado Avenue. Work would include a 65 sq. ft. interior remodel and the demolition of a backyard shed. The 0.16-acre site is zoned Residential Multiple Unit (RM-2-4) and designated for Medium Density Residential (15-29 dwelling units per acre) in the Ocean Beach Community Plan. The project site is in the following overlays/areas: Airport Land Use Compatibility Zone (NAS North Island and San Diego International Airport), Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Coastal Appealable), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (San Diego International Airport and NAS North Island Review Area 2), and Federal Aviation Administration Part 77 Noticing Area. Assessor's Parcel Number (APN): 448-161-10. (LEGAL DESCRIPTION: Map 279 – Ocean Beach – Block No. 66 – Lots 37 & 38)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(e)(1) (Existing Facilities)

**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 15301(e)(1) (Existing Facilities). The project meets the criteria set forth in CEQA Section 15301(e)(1) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing or former use. More specifically, the project qualifies for this exemption

under CEQA Section 15301(e)(1) since the proposed 500 sq. ft. addition would not result in an increase of more than 50 percent of the floor area of the existing 1,157 sq. ft. structure before the addition. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; **and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** John Norris  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 687-5988 / [jnorris@sandiego.gov](mailto:jnorris@sandiego.gov)

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On December 13, 2024, 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 (December 30, 2024). 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.

