



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 21, 2025

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

24009398

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 September 22, 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, Coast Walk Lots 2 & 17 / PRJ-1074172, 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: **Anne B. Jarque, City of San Diego Development Services Department, 7650 Mission Valley Road, MS DSD 2A, San Diego, CA 92108.**

GENERAL PROJECT INFORMATION:

- Project Name: Coast Walk Lots 2 & 17
- Project No. PRJ-1074172
- SCH No. Pending
- Community Plan Area: La Jolla
- Council District: 1

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) to construct a new two-story, 5,478 square-foot single-family residence with a 491 square-foot garage and a new single-story 440 square foot detached accessory dwelling unit (ADU) with a 451-square foot garage. The 0.45-acre (19,599 square feet) project site is located within Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 17 of La Jolla Park on Coast Walk, between 1555 Coast Walk and 1535 Coastal Walk. The site is zoned RS-1-7 (Residential-Single Unit) Zone and designated for Low Density Residential (5-9 dwelling units/acre) within the La Jolla Community Plan. The project is also within the following overlay zones: Coastal (Appealable Area), Coastal Height Limitation, Sensitive Coastal, Transit Area, Transit Priority Area and Parking Impact Overlay Zone (Beach Impact).

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

APPLICANT: Patrick Vercio, Island Architects

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Historical (Archaeological) Resources 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 Anne B. Jarque at (619) 557-7953. For information regarding public meetings/hearings on this project, contact Development Project Manager, Andrew Murillo, at (619) 553-6125. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 21, 2025.

Raynard Abalos
Deputy Director
Development Services Department