



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 8, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009574

PROJECT NAME / NUMBER: 1312 Pacific Beach/ PRJ 1095144

COMMUNITY PLAN AREA: Pacific Beach Community Plan

COUNCIL DISTRICT: 1

LOCATION: 1312 Pacific Beach Drive, San Diego, CA 92019

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) to demolish an existing one-story, 1,028 square-foot (SF) single dwelling unit and existing hardscape to construct two, three-story, 984 SF multi-family residential units with a penthouse and a 214 SF roof deck, on a 0.06-acre site. Each of the two units would also include an attached 646 SF accessory dwelling unit (ADU) (two total, one in each structure). The project requests a deviation for removal of an accessible street parking agreement. The project site is in the RM-2-5 (Residential-Multi-family) zone, within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal impact/Beach Impact), Parking Standards Transit Priority Area, and the Transit Priority Area. The community plan designates the site as Medium-Density Residential (14-29 dwelling units per acre).
LEGAL DESCRIPTION: Lot 38, Block 301 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 923 recorded in the Office of the County Recorder of San Diego County, APN 423-263-19-00.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (I) (1) (Existing Facilities) and 15303 (b) (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA

Section 15301 (l) that involves demolition and removal of individual small structures listed in this subdivision: one single family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. Further, the project also meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new multi-family residential, this exemption was deemed appropriate. This exemption includes but is not limited to (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units; and where the exceptions listed in Section 15300.2 would not apply. The project would construct a multi-family residential structure with a total of four dwelling units. **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

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On September 8, 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 22, 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 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: 09/08/2025

REMOVED:

POSTED BY: Myra Lee