



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 3 ~~4~~, 2025

REVISED

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010088

PROJECT NAME / NUMBER: 1337 Hornblend Street / PRJ-1127974

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 1335 and 1337 Hornblend Street, San Diego, CA 92109

PROJECT DESCRIPTION: The project is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing single-family dwelling unit and construct a 17-unit, three-story multifamily building with a three-space carport. The project proposes site improvements that include new landscape, hardscape, stormwater infrastructure, and utility service infrastructure. The affordable housing project qualifies for incentives and waivers, which consist of (1) reducing the front setback requirements from 20 feet to 7 feet per San Diego Municipal Code (SDMC) Section 131.0443(E)(1), (2) removing SDMC Section 131.0456 requirement for common open space, (3) removing SDMC Section 142.0525 and Table 142-05C requirement for bicycle parking, (4) waiving the motorcycle parking requirements per SDMC Section 142.0525 and Table 142-05C, and (5) waiving SDMC Section 131.1455 requirement for private exterior space. The 0.14-acre site located at 1335 and 1337 Hornblend Street is zoned Residential-Multiple Unit (RM-2-5) and designated for Multi-Family Residential within the Pacific Beach Community Plan. Additionally, the site is within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-appealable-2), and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 9 and 10, Block 233, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof Nos. 679 and 854 filed in the Office of the County Recorder of San Diego County, January 18, 1892 and September 28, 1898, respectively.)

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects). The project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the multi-family residential general plan designation and applicable general plan policies as well as with the zoning designation and regulations; (b) is within City limits on a site less than five acres (0.14-acre site) and is substantially surrounded by urban use; (c) the site was previously developed and has no value as habitat for endangered, rare, or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality as these issue areas have been analyzed by subject matter experts who determined that impacts would be less than significant; and (e) would continue to be served by all required utilities and public services. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact; there are no unusual circumstances relating to the proposed project or site that would result in the project having a significant effect on the environment; the project site is not mapped within or adjacent to a state scenic highway; the project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the project site does not contain an individually designated resource and is not located within a designated historic district.

DEVELOPMENT PROJECT MANAGER: Sarah Hatinen
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On November 3~~4~~ 4, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to 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 5:00 pm within ten (10) business days from the date of the posting of this Notice (November 18~~19~~ 19, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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: 11/4/25

REMOVED:

POSTED BY: Myra Lee