



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 6, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 5665 and 5677 Oberlin Drive/ PRJ-1131909

COMMUNITY PLAN AREA: Mira Mesa

COUNCIL DISTRICT: 6

LOCATION: 5665 and 5677 Oberlin Dr, San Diego, CA 92121

PROJECT DESCRIPTION: The project proposes a Tentative Map (TM) for the consolidation of two existing legal lots into one lot, the conversion of an existing 8,854-square-foot (sf) two-story commercial building and an existing 9,650 sf two-story commercial building to 12 commercial condominium units at 5665 Oberlin Drive and 14 commercial condominium units at 5677 Oberlin Drive for a total of 26 commercial condominium units. Landscape and hardscaping improvements are proposed. The 1.35-acre site is in the IL-2-1 (Industrial Light) base zone with overlay zones including Prime Industrial Lands, Complete Communities Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Transit Priority Area, Airport Influence Area (MCAS Miramar Review Area 1), Airport Safety Zone (MCAS Miramar Accident Potential Zone 2), and FAA Part 77 Noticing Area. The site is designated Technology Park within the Mira Mesa Community Plan Area. **LEGAL DESCRIPTION:** Lots 43 and 44 of Lusk Industrial Park Unit No. 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego 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, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Tentative Map Waiver to

convert two existing commercial buildings into 26 Commercial Condominium Units. Physical improvements include minor landscape and hardscape improvements and there is no expansion of use proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Bautista
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On November 6, 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 (November 21, 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: 11/6/25

REMOVED:

POSTED BY: Myra Lee