



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 12, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO: 11004500

PROJECT NAME / NUMBER: 3312 Crown Point Dr. / PRJ-1133935

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 3312 Crown Point Dr., San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit for the construction of an attached 920-square-foot accessory dwelling unit (ADU) with an 880-square-foot roof deck over an existing attached garage and a 413-square-foot covered patio at an existing 1,653-square-foot one-story single-dwelling unit with associated site improvements. The 0.14-acre project site is in the RS-1-7 (Residential – Single Unit) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices – Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), the Airport Influence Area (Review Area 2 for SDIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA within the Pacific Beach Community Plan. **LEGAL DESCRIPTION:** TR 1891 BLK 22*LOT 446*DOC68-108936 IN LOTS 445&

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction) and Section 15332 (In-fill Development)

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 15303 (New Construction) and Section 15332 (In-fill Development). The project meets the criteria set forth on Section 15303 (New Construction) as it is the development of a second dwelling unit. Additionally the project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the 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. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Bautisa
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On November 12, 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 26, 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: 11/12/25

REMOVED:

POSTED BY: Myra Lee