



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 20, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010149

PROJECT NAME / NUMBER: 827 Rosecrans St / PRJ-1132081

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 827 Rosecrans Street, San Diego, CA 92106

PROJECT DESCRIPTION: Coastal Development Permit to remodel an existing 4,702 square foot (SF) single dwelling unit into a 6,033 SF single dwelling unit and attached accessory dwelling unit (ADU). The proposed remodel would include the removal of a 450 SF entry level garage that will be converted into the 684 SF ADU. Additions to the existing residence would include a new 852 SF carport at the lower level, and a new 1,367 SF second level over the existing entry level structure. Additional modifications include removal of an existing 841 SF lower-level storage space that will be backfilled to provide structural support, as well as associated on-site landscape and hardscape improvements. The 0.22-acre site is located at 827 Rosecrans Street, zoned RS-1-7 (Residential-Single Unit) and designated for Single-Family Residential in the Peninsula Community Plan. The site is also located within the following overlays: Coastal (Appealable), Coastal Height Limitation, Coastal Overlay Zone First Public Roadway, Parking Standards Transit Priority Area, Transit Priority Area, Airport Land Use Compatibility, Airport Influence Area (San Diego International Airport (SDIA) and Naval Air Station North Island, Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). Assessor Parcel Number(s): 532-322-07 and 532-322-08. **LEGAL DESCRIPTION:** Most Southerly corner of Lot 28 of Yacht Club Terrace as shown on Map Thereof No. 224, filed in the office of the County Recorder of the San Diego County, February 2, 1938.

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), 15303 (New Construction or Conversion of Small Structures), and 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 would qualify to be categorically exempt from CEQA pursuant to Guidelines, Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-Fill Development Projects) and where the exceptions listed in Section 15300.2 would not apply. The project, as described above, meets the criteria under Section 15301(a) which allows for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; 15301(e) since the proposed 1,331 SF addition (or a 28% increase) would not exceed more than 50 percent of the existing floor area before the addition, or 2,500 square feet; nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive; and 15301(l)(4) which allows for the demolition and removal of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project also qualifies to be exempt from CEQA as set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone and 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences since the remodel of the existing single-family residence would include construction of an attached ADU and on-site amenities, such as the carport. Furthermore, the project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3. "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation (residential), the Peninsula Community Plan designation (single-family residential) and policies; as well as applicable zoning designation (RS-1-7) and regulations. The 0.22-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:	Robin MacCartee
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 687-5942 / rmaccartee@sandiego.gov

On November 20, 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 (December 5, 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: 11/20/25

REMOVED:

POSTED BY: Myra Lee