



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 10, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010024

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**PROJECT NAME / NUMBER:** 7856 La Jolla Vista Drive / PRJ-1123371

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 7856 La Jolla Vista Drive, San Diego, CA 92037

**PROJECT DESCRIPTION:** The project proposes a Site Development Permit (SDP) for additions and modifications to an existing 4,764 square foot one-story single dwelling unit. Modifications include the demolition of the existing garage, a 2,809 square foot remodel of the existing structure, 2,450 square feet of additions to the primary structure, construction of a new, attached 694 square foot accessory dwelling unit (ADU), a new attached carport, a new detached 818 square foot garage, and a 61 square foot tennis pavilion. The finished, one-story, 5,457 square foot single dwelling unit will also include new retaining walls, and a new swimming pool. The 1.52-acre site is located at 7854 and 7856 La Jolla Vista Drive. The 1.52-acre site is in the La Jolla Shores Planned District, Single Family (LJSPD-SF) Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Coastal Height Limit Overlay Zone, and a Very High Fire Hazard Severity Zone and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area. **LEGAL DESCRIPTION:** Lot 1290 of the Pueblo Lands of San Diego, Map No. 36.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301, Existing Facilities and 15303, 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 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 includes interior or exterior alterations and additions to existing structures and CEQA Section 15303, which consists

of the construction and location of limited numbers of new small facilities or structures. Section 15301 allows for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and additions that will not result in an increase of more than 10,000 square feet if all public services and facilities are available and the project location is not environmentally sensitive. CEQA Section 15303 allows for the construction of up to three single-family residences in urbanized areas, utility extensions of reasonable lengths to serve such construction, and accessory (appurtenant) structures. As such, these exemptions were 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:** Robin MacCartee  
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On December 10, 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 24, 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](mailto: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:** 12/10/2025

**REMOVED:**