



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 15, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009519

PROJECT NAME / NUMBER: 808 Dover Court / PRJ-1086121

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 808 Dover Court, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit for the conversion and remodel of an existing 808 square-foot single-dwelling unit into an attached multi-dwelling unit, three-story development. The existing house at the front of the property would be renovated to add square footage to the existing living room at the front entry and to the existing bedroom on the first level, a second level addition of a master suite with stair access to the third level rooftop terrace. The project would also demolish an existing detached garage and unpermitted accessory dwelling unit (ADU) at the rear of the property to construct a new attached structure that would include a two-car garage on the first level, a two-bedroom dwelling unit on the second level, and a third-floor terrace with a jacuzzi and fitness / recreation room. The project would remove the spiral staircase, mechanical unit, and fencing that is not code compliant. The 2,400 square-foot (0.05-acre) lot is located at 808 Dover Court and zoned MBPD-R-S (Mission Beach Planned District – Residential Subdistrict- Southern) and designated as Residential use (36 DU/AC) within the Mission Beach Community Plan. The project is also within the following overlays: Coastal Height Limit Overlay Zone, Coastal (Appealable) overlay zone, Airport Land Use Compatibility Overlay Zone (SDIA – Review Area 1) and Parking Impact Overlay Zone (Coastal, Beach) within Council District 2. **LEGAL DESCRIPTION:** Lot "N" in Block 56 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914 and amended by Map 1809 filed in the Office of the County Recorder, November 13, 1924.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction), 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 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The site currently has two residential dwelling units - a single-family residence and an ADU above a garage. The proposed project would remodel the existing single-family residence and demolish and replace the ADU and garage with a new attached single-dwelling unit and garage. The replacement and reconstruction of the structures will be located on the same site and have the same purpose and capacity. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Section 15303(a) allows for up to two dwelling units in a residential zone. The project is proposing two dwelling units; this would not exceed the allowable development. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of in-fill development within an urbanized area. The project site is an in-fill 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 and policies as well as applicable zoning designation and regulations. The 0.05-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. This project would not exceed the maximum allowable limit of no more than one single-family residence located in a residential zone. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:	Daniel Neri
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On December 15, 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 30, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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.