



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 23, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24010074

PROJECT NAME / NUMBER: 1913 Pacific Beach/ 1127792

COMMUNITY PLAN AREA: Pacific Beach Community Plan

COUNCIL DISTRICT: 1

LOCATION: 1913 Pacific Beach Drive and 4091 Lamont Street, San Diego, CA 92109

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) for demolition of two existing single-story, single dwelling units and construction of two, 3-story single dwelling units (SDU), each on subdivided lots, on a 0.12-acre site. The SDU on Lot 1 would be 2,081 SF and the dwelling unit on Lot 2 would be 1,965 SF. The community plan designates this area as a Medium Density Residential (14-29 dwelling units/acre). The project is in the RM-2-5 (Residential-Multiple Unit) Base Zone, within the Pacific Beach Community Plan Area. Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area and the Parking Impact Overlay Zone (Coastal Impact/Beach Impact). **LEGAL DESCRIPTION:** Lots 1 and 2, Block 1 of Map No. 991, APN 424-431-0100, 424-431-0200.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

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 that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures. The project proposes to demolish two existing single-dwelling units and construct two single-dwelling units involving negligible or no expansion of existing or former use as single-family residences and therefore, meets the criteria under CEQA Section 15301(l)(1) which allows for the demolition and removal of individual small structures, specifically one single-family residence or in

urbanized areas, up to three single-family residences. The project also meets the criteria 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. Further, in urbanized areas, up to three single-family residences may be constructed under this exemption. Since the project is in an urbanized area and proposes two new single dwelling units the project meets the criteria of this exemption. 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; and the project is not adjacent to a scenic highway. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Sarah Hatinen
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On December 23, 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 10 business days from the date of the posting of this Notice January 8, 2026, end of appeal period date. 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: 12/23/25
REMOVED: _____
POSTED BY: Myra Lee