



THE CITY OF SAN DIEGO

**DATE OF NOTICE:** December 26, 2025

## **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

**DEVELOPMENT SERVICES DEPARTMENT**

IO No. 11004500

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**PROJECT NAME / NUMBER:** 4711 Del Monte/ PRJ 630387

**COMMUNITY PLAN AREA:** Ocean Beach Community Plan

**COUNCIL DISTRICT:** 2

**LOCATION:** 4711 Del Monte Avenue, San Diego, CA 92107

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) to demolish a 1,535 square-foot (SF), one-story single-family residence and construct a new two-story, 3,441 SF single family residence with a two-story, 1,479 SF accessory dwelling unit (ADU) on a 0.16-acre site. The proposed residence would be constructed over a subterranean basement/theatre and the detached ADU would be on the second level over the proposed 803 square-foot 3-car garage. The project would include other site amenities such as roof decks, decks, on-site landscaping, and site walls. The Ocean Beach Community Plan designates the site as Low-Medium Residential (10-14 dwelling units per acre). The project site is in the RM-1-1 (Residential-Multiple Unit) Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Coastal Impact), 60-65 dB ALUCP Noise Contours (CNEL), Airport Approach Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration Part 77 Notification area. **LEGAL DESCRIPTION:** Lots 27 and 28 in Block 36 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 279, Filed in the Office of the County Recorder of San Diego, MAY 28, 1887, APN 448-381-1600.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 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 Guidelines, Section 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) and where the exceptions listed in Section 15300.2 would not apply. The project, as described above, meets the criteria under Section 15301(l)(1) which allows for the demolition and removal of individual small structures listed in this subdivision: (1) one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. 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. The project proposes two units (a single-family residence and a detached ADU) consistent with the RM-1-1 zone, as well as other structures such as garages, patios/decks, and site walls; therefore, this exemption is deemed appropriate. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:**

Hector Rios

**MAILING ADDRESS:**

7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108

**PHONE NUMBER / EMAIL:**

(619) 533-6733/ [HRios@sandiego.gov](mailto:HRios@sandiego.gov)

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On December 26, 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 January 12, 2026. 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:** 12/26/25

**REMOVED:** \_\_\_\_\_

**POSTED BY:** Myra Lee