



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 18, 2025

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010057

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft MND must be received by close of business on January 7, 2026 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 8204 La Jolla Shores Drive / PRJ-1126220, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Marlene Watanabe, City of San Diego Development Services Department, Attention: Environmental Analysis Section, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108**

GENERAL PROJECT INFORMATION:

- Project Name: 8204 La Jolla Shores Drive
- Project No. PRJ-1126220
- SCH No. Pending
- Community Plan Area: La Jolla
- Council District: 1

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing 3,214 square-foot (sf) single-family residence and garage, and construction of a new two-story, 3,525 sf single-family residence with garage, pool, and associated site improvements (perimeter privacy wall (fencing), hardscape and landscaping). The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF zone. The project site is also within the Coastal Height Limit Overlay Zone-CHLOZ-30' Coastal Overlay Zone-Non-Appealable-2, Parking Impact Overlay Zone-PIOZ-Coastal-Impact, Parking Impact Overlay Zone-PIOZ Beach Impact, Parking Standards Transit Priority Area (PSTPA) Transit Priority Area (TPA) overlay zones and is designated Low Density Residential (5-9 DU/AC) within the La Jolla Community Plan Area. (LEGAL DESCRIPTION: Lot 12 in Block 15 of La Jolla Shores Unit No.1, Map No. 1913.) **The**

site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

APPLICANT: Stuart Stielau, Island Architects

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Cultural Resources (Archaeology) and Tribal Cultural Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sanidiego.gov. Your request should include the suggested recommended format that will assist with review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Marlene Watanabe at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Karen Bucey, at (619) 446-5049. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 18, 2025.

Raynard Abalos
Deputy Director
Development Services Department