



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 6, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.11004500

PROJECT NAME / NUMBER: 3321 Apache /PRJ 1111403

COMMUNITY PLAN AREA: Clairemont Mesa Community Plan

COUNCIL DISTRICT: 2

LOCATION: 3321 and 3323 Apache Avenue, San Diego, CA 92117

PROJECT DESCRIPTION: Map Waiver to convert an existing duplex and two existing accessory dwelling units (ADU) into four condominium units. No new construction is proposed as part of this permit. The 0.14-acre project site is located at 3321 and 3323 Apache Avenue, zoned RM-1-1 (Residential-Multiple Unit) and designated for low-medium density residential (10-15 dwelling units per acre) in the Clairemont Mesa Community Plan. The site is also located in the following overlay and planning areas: Clairemont Mesa Height Limit Overlay Zone, Affordable Housing Parking Demand, Sustainable Development Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery Field, Review Area 2), and the Federal Aviation Administration Part 77 Noticing Area. **LEGAL DESCRIPTION:** Lot 692 of Clairemont Unit No. 5, in the City of San Diego, County of San Diego, According to Map Thereof of No. 2845, Filed in the Office of the County Recorder of San Diego County, February 20, 1952, APN 425-252-0700.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 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 15303, New Construction or Conversion of Small Structures. Class 3 of CEQA Section 15303 consists of, but is not limited to, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA Section 15303(b) applies to a duplex or similar multi-family residential structure, totaling no more

than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Since the project is in an urbanized area and proposes the conversion of four existing dwelling units (duplex and two ADUs) into four condominiums 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: Christian Hoppe

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

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On February 6, 2026, 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 (February 23, 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 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: 2/6/26

REMOVED: _____

POSTED BY: Myra Lee