



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 25, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009765

PROJECT NAME / NUMBER: 6794 La Jolla Bl / PRJ-1107307

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 3

LOCATION: 6794 La Jolla Bl, San Diego, CA 92037

PROJECT DESCRIPTION: The project includes a Special Use Permit, Site Development Permit, Coastal Development Permit and Neighborhood Development Permit to construct a new three-story, 3,156-square-foot dwelling unit (two-stories over an existing at-grade parking lot) spanning two mixed-use lots, along with associated site improvements. The existing mixed-use residential and commercial building on site would remain. The project requests a deviation to exceed the allowable Gross Floor Area Ratio from 1.0 to 1.225 for a total of 8,244.25 square feet of development where 6,729 square feet is permitted. A deviation is also requested to allow three stories where the La Jolla Planned District limits development to two stories. The 6,729-square-foot lot is within the Neighborhood Commercial land use designation of the La Jolla Community Plan, the Coastal Overlay Zone (Non-App-2), Coastal Height Limitation Overlay, Transit Priority Area Overlay and Transit Area Overlay. **LEGAL DESCRIPTION:** LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTHERLY 25 FEET BEING PARALLEL WITH AND 25 FEET DISTANT AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 44, ALL BEING IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

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, and Section 15332, In-Fill Development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development), and that none of the exceptions listed in Section 15300.2 would apply. Section 15303 allows for construction and location of limited numbers of new, small facilities or structures, including one single-family residence, or in urbanized areas, up to three single-family residences. The project proposes construction of one new dwelling unit within the allowable development footprint of the lot and is consistent with the La Jolla Community Plan designation of Neighborhood Commercial. The proposed development falls within the scope of the exemption. Section 15332 applies to in-fill development that is consistent with the General Plan and applicable zoning regulations. The project site is less than five acres in size (0.1544 acres), is surrounded by urban uses, is not considered habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality. Additionally, the site can be adequately served by all required utilities and public services. The project meets all criteria for this exemption. Based on this analysis, the project qualifies for both categorical exemptions. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
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On March 25, 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 (April 9, 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: 3/25/2026

REMOVED: _____

POSTED BY: Leilani Phillips