



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 30, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004543

PROJECT NAME / NUMBER: 1367 Diamond / PRJ-1134359

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 1367 Diamond St San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit for partial demolition of the existing single dwelling unit and construction of two 1,805 square foot 2-story duplexes (Building A & B). Building A consists of a single dwelling unit and an accessory dwelling unit. Building B consists of two accessory dwelling units, one of which is affordable. The 0.14-acre site is in the RS-1-7 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan Area is located at 1367 Diamond St. within Council District 1. LEGAL DESCRIPTION: Lot 9 in Block "F" of Congress Heights, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1770, filed in the Office of the Couth Recorder of San Diego County, November 27, 1923. APN 416-481-09.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services

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 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 allows the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project proposes two duplexes, for a total of four dwelling units. The project site is fully urbanized and contains no sensitive environmental resources. As a small residential development within an existing neighborhood of similar uses, the project would not result in cumulative impacts, and no unusual circumstances are present that would create a reasonable possibility of a significant effect on the environment. The project is not

located along a designated scenic highway. Heritage Preservation staff has reviewed the existing dwelling unit and determined that it is not a historical resource. Therefore, the categorical exemption applies. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Andrew Murillo
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 557-7986 / JMurillo@sandiego.gov

On April 30, 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 (May 14, 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: 4/30/2026
REMOVED: _____
POSTED BY: M. Catellier