



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 1, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. No. 11004500

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**PROJECT NAME / NUMBER:** 1536 Coronado (Sb) Avenue / PRJ-1130693

**COMMUNITY PLAN AREA:** Otay Mesa-Nestor

**COUNCIL DISTRICT:** 8

**LOCATION:** 1536-1558 Coronado (Sb) Avenue, San Diego, CA 92154

**PROJECT DESCRIPTION:** A request for a TENTATIVE MAP to convert nine existing apartment units to nine condominium units. The 0.18-acre site located at 1536 to 1558 Coronado Avenue is designated Medium Density Residential (15-30 dwelling units per acre) in the Otay Mesa-Nestor Community Plan and is zoned Residential Multiple Unit (RM-3-7). The project site is within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (Naval Outlying Landing Field [NOLF] Imperial Beach and Brown Field), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (Brown Field and Imperial Beach NOLF – Review Area 2), Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach). (LEGAL DESCRIPTION: The east 92.7 feet of the south 225.00 feet of Lot 25, Aloha Tract, in the City of San Diego, County of San Diego, State of California, according to Map No. 611, filed in the Office of the County Recorder of San Diego County, August 8, 1889. Assessor's Parcel Number: 627-290-3900).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15332 (In-fill Development Projects).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project qualifies for an exemption pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense) because the project is only proposing a mapping action where no physical changes to the residential units or project site are proposed. Therefore, the project would not be subject to CEQA since it

would not have the potential to cause a significant effect on the environment. The CEQA Guidelines Section 15301 (Existing Facilities) Class 1 Exemption similarly applies to the project because it would convert existing units without expanding the existing use.

The CEQA Guidelines Section 15332 (In-fill Development Projects) Class 32 Exemption applies to the project considering it is infill and meets the criteria (a) – (e). Consistent with CEQA Guidelines Section 15332(a), the proposed project would comply with the applicable Medium Density Residential designation and all applicable general plan policies as well as with applicable RM-3-7 zoning designation and regulations. Consistent with CEQA Guidelines Section 15332(b), the project would be located within City limits on a site no more than 5 acres (0.18 acres) and is surrounded on all sides by urban uses as defined by Public Resources Code Section 21072 (e.g., public institutional, residential, and commercial). Pertaining to CEQA Guidelines Section 15332(c), the site has no value as habitat for endangered, rare or threatened species because the site is fully developed with the existing residential units. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in CEQA Guidelines Section 15332(d) because the project is a mapping action that would result in no change to existing conditions. Lastly, consistent with CEQA Guidelines Section 15332(e), the project would be adequately served by all required utilities and public services.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. CEQA Guidelines Section 15300.2(a) would not apply since the project is not in a particularly sensitive environment considering the site is already developed and surrounded by development. Therefore, . Considering the project would not include any physical changes and site location within a built-out area of the City, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project considering the project would not include any physical changes, and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway. Thus, the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. No historic resources exist on the site considering the existing structures were built in 2013, and the project would not cause a substantial adverse change in the significance of any such resources. Thus, the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

<b>DEVELOPMENT PROJECT MANAGER:</b>	Hector Rios
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On May 1, 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 15, 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.

<p><b>POSTED ON THE CITY'S CEQA WEBSITE</b> <b>POSTED:</b> <u>5/1/2026</u> <b>REMOVED:</b> _____ <b>POSTED BY:</b> <u>Leilani Phillips</u></p>
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