



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 13, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

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**PROJECT NAME / NUMBER:** 555 San Antonio Emergency Repair / PRJ-1152310

**COMMUNITY PLAN AREA:** Peninsula

**COUNCIL DISTRICT:** 2

**LOCATION:** 555 San Antonio Avenue, San Diego, CA 92106

**PROJECT DESCRIPTION:** Emergency Coastal Development Permit and Emergency Site Development Permit for the stabilization of an existing 107-foot-long deck and residential structure. The project proposes emergency repairs by filling the existing voids and stabilizing the remaining fill materials with injection grouting methods in the area immediately behind the existing seawall. This would avoid further erosion and threat to the adjacent structure and life. The existing seawall is stable and is not in need of repair, other than sealing of the voids that resulted in the loss of backfill materials behind the wall. The 0.18-acre site, located at 555 San Antonio Avenue, is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project site is also within the following overlays and planning areas: Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Appealable). **LEGAL DESCRIPTION:** LOTS 1 & 2, BLOCK 155 OF LA PLAYA, POOL MAP OF THE PUEBLO LANDS OF SAN DIEGO, MAP NO. 373.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department

**ENVIRONMENTAL DETERMINATION:** City of San Diego has determined that the project would qualify to be exempt from CEQA pursuant to CEQA State Guidelines, Section 15269 (c), Emergency Projects.

**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 exempt from CEQA pursuant to 15269 (c), Emergency Projects. CEQA Section 15269 (c) allows this exemption to be used if specific actions are necessary to prevent or mitigate an emergency. The project proposes to mitigate and prevent a

potential emergency from existing tidal action to avoid further erosion and threat to the adjacent single-family residence. The project would fill the existing voids with injection grouting methods and flowable cement to fill two visible voids and stabilize the remaining fill materials in the immediate area behind the seawall. The proposed project would be minimally necessary to stabilize the emergency and mitigate an imminent threat to public health, safety and welfare.

**DEVELOPMENT PROJECT MANAGER:** Martin Mendez  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 446-5309 / mrmendez@sandiego.gov

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On May 13, 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 28, 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.

**POSTED ON THE CITY'S CEQA WEBSITE**  
**POSTED:** 5/13/2026  
**REMOVED:** \_\_\_\_\_  
**POSTED BY:** M. Catellier