



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 14, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009818

PROJECT NAME / NUMBER: 8303 Prestwick Drive / PRJ-1109965

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8303 Prestwick Dr, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Site Development Permit (SDP) and a Coastal Development Permit (CDP) to demolish an existing 2,503 square-foot (sf) one-story single dwelling unit to construct a 6,113 sf two-story residence with a 2,488 sf subterranean basement and garage and a 444 sf roof terrace at 8303 Prestwick Drive. The 0.55-acre site is located in the La Jolla Shores Planned District, LJSPD-SF Base Zone, Coastal (Non-appealable) Overlay Zone, Coastal Height Limit Overlay Zone (CHLOZ), Airport Influence Area (MCAS Miramar Review Area 2) and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area. **LEGAL DESCRIPTION:** Lot 38 of Prestwick Estates Unit No. 1 per Map No. 4392.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302, Replacement or Reconstruction.

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 15302 (Replacement or Reconstruction). This exemption applies to projects involving the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since the project proposes the replacement of an existing single-family residence and associated site improvements with a new single-family residence and associated site improvements, this use of this exemption was deemed appropriate.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

DEVELOPMENT PROJECT MANAGER: Will Rogers
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On May 14, 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 29, 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: 5/14/2026

REMOVED:

POSTED BY: M. Catellier