

**DATE OF NOTICE: May 22, 2026**



THE CITY OF SAN DIEGO

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24010407

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**PROJECT NAME / NUMBER:** 7404 Monte Vista / PRJ-1144206

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 7416 Monte Vista Ave., San Diego, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit Amendment to PTS-458577 and Parcel Map Lot Consolidation to allow for the demolition of the existing two-story, 3,290-square-foot single dwelling unit at 7416 Monte Vista Avenue, as well as the partial removal of framing associated with structures at 7404 and 7406 Monte Vista Avenue. The project includes construction of two new, two-story, 3,752-square-foot single-dwelling units over basements, each with an attached 800-square-foot accessory dwelling unit. Site improvements consist of a new driveway, walkways, retaining walls, a new pool and spa area, and new site access stairs. Additional improvements include new exterior hardscape and site landscaping. The 0.23-acre project site is located at 7404, 7406, and 7416 Monte Vista Avenue within the RS-1-7 Base Zone, the Coastal (Appealable) Overlay Zone, and the First Public Roadway area, and is within the La Jolla Community Plan Area and Local Coastal Program Land Use Plan area. Council District 1. LEGAL DESCRIPTION: APNs: 351-012-04-00, 351-012-05-00, and 351-012-16-00.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities, Section 15303, New Construction, 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 exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15332 (In-fill Development). The project qualifies for these exemptions because it includes minor alterations to existing structures, the construction of new single-dwelling residential units and accessory structures on an urbanized residential site, and meets all criteria for in-fill development,

including consistency with the applicable community plan and zoning designations, location on a site less than five acres substantially surrounded by urban uses, lack of habitat value for sensitive species, no significant traffic, noise, air quality, or water quality effects, and availability of adequate utilities and public services. None of the exceptions listed in CEQA Guidelines Section 15300.2 apply, including potential for cumulative impacts, unusual circumstances that could result in a significant environmental effect, impacts to scenic highways, location on a hazardous waste site, or potential adverse effects on historical resources. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Karen Bucey  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** 619-446-5049 / kbucey@sandiego.gov

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On May 22, 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 (June 8, 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:** 5/22/2026

**REMOVED:** \_\_\_\_\_

**POSTED BY:** Leilani Phillips