



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 6, 2026

TO: City of San Diego Hearing Officer, Development Services Department

FROM: Jose Bautista, Development Project Manager, Development Services Department

SUBJECT: Hearing Officer Hearing May 6, 2026 – Agenda Item No. 4
NORA (Attachment 6)

This memorandum addresses the correction to the staff report for the above-mentioned project.

1. Attachment 6 – Notice of Exemption dated July 3, 2025, will be replaced by the Notice of Right to Appeal Environmental Determination dated February 19, 2026.

The inclusion of this document does not affect the findings, analysis, or recommendations set forth in the staff report.

Should you have any questions, please contact me at (619) 557-7983, or email JABautista@sandiego.gov.

Respectfully,

Jose Bautista

Jose Bautista
Development Project Manager

Attachment:
PRJ-1111697 Scott Street Notice of Right to Appeal Environmental Determination

CC: Project File
Hearing Officer Legislative Recorder
Office of the City Attorney



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009889

PROJECT NAME / NUMBER: 991 Scott Street / PRJ-1111697

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 991 Scott Street, San Diego, CA 92106

PROJECT DESCRIPTION: Coastal Development Permit for the remodel of an existing 4,005-square-foot (sf) two-story residential dwelling unit, remodel of an existing two-story detached garage with a second-floor guest suite, and associated site improvement. Improvements to the main dwelling unit shall include the addition of a third-floor level for a 798 sf Accessory Dwelling Unit (ADU). The 0.12-acre (5,355 square feet) project site is located at 991 Scott Street, in the Residential – Single Unit (RS-1-7) zone, and is designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays and planning areas: Coastal Overlay Zone (Appealable-First Public Roadway), Parking Impact Overlay Zone (Coastal Impact), Complete Communities Mobility Choices Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, and Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within Council District 2.

LEGAL DESCRIPTION: LOT 5 BLOCK 1 MAP 1152 BAY SHORE ADDITION, NOV. 16, 1908.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(e), Existing Facilities and 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 would qualify to be categorically exempt from CEQA pursuant to 15301(e), Existing Facilities. CEQA Section 15301 allows for the operation, repair, maintenance,

permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project meets the criteria under 15301(e) because the proposed 798 square-foot addition to the existing main dwelling unit would not result in an increase of more than 50 percent of the existing 4,005 square feet of floor area before the addition, or 2,500 square feet, nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project would construct a 798 square-foot third floor ADU, resulting in one new dwelling unit, totaling two dwelling units at the project site. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Jose Bautista, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 557-7983 / JABautista@sandiego.gov

On February 19, 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 (March 5, 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

ATTACHMENT 6

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: 2/19/26

REMOVED: 3/5/26

POSTED BY: Myra Lee