



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 2, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009905

PROJECT NAME / NUMBER: 7231 Encelia / PRJ- 1114404

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 7231 Encelia Drive, La Jolla, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit (CDP) to demolish a one-story, 3,500 square foot (SF) single dwelling unit and to construct a two-story, 14,922 SF single dwelling unit over basement with an attached garage at the basement level. The first floor would be approximately 3,400 SF with a 1,374 SF deck, and the second floor would be approximately 3,858 SF with two balconies on the second floor and a roof deck. The project also proposes a new driveway, curb and gutter, landscaping, retaining and concrete walls, planters and associated site work. A jacuzzi and pool would be located on the northwest side of the residence. The 0.33-acre site is in the RS-1-4 (Residential- Single Unit) Base Zone within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Brush Management, Very High Fire Hazard Severity Zone, and the Parking Impact Overlay Zone (Coastal Impact). **LEGAL DESCRIPTION:** Parcel 1 of Parcel Map no. 5524, in the City of San Diego, County of San Diego, State of California, According to Map Thereof filed in the Office of the County Recorder of San Diego County, February 2, 1977, APN 531-072-1900.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development 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 categorically exempt from CEQA pursuant to

Guidelines, Section 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-Fill Development Projects) and where the exceptions listed in Section 15300.2 would not apply.

Class 3 of Section 15303 consists of construction and location of limited numbers of new, small facilities or structures. This exemption also include but is not limited to: (a) one single family residence or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption. Since the project proposes the construction of single dwelling unit in a residential zone the proposed residence meets the criteria of this exemption.

Furthermore, the project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3. "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation (residential), the La Jolla Community Plan designation (Very Low Density Residential (0-5 Du/Ac) and policies; as well as applicable zoning designation (RS-1-4) and regulations. The 0.33-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. 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; and the project is not adjacent to a scenic highway. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:	Emmanuel Cadena
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On July 2, 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 (July 17, 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: 7/2/2026

REMOVED: _____

POSTED BY: Leilani Phillips