



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 27, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010348

PROJECT NAME / NUMBER: 7872 Esterel Drive / PRJ- 1139063

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 7872 Esterel Dr, San Diego, CA 92037

PROJECT DESCRIPTION: Site Development Permit (SDP) for a remodel and addition of an existing 3,524-square foot (sf) one-story single dwelling unit over basement. The project would include the addition of 35 sf to the ground level, addition of 1,636 sf to the existing basement and a new lower level basement of 1,391 sf, resulting in a 6,582 sf residence at 7872 Esterel Drive. The site contains a code enforcement case number CE-0512827 for the enclosure of the carport without a permit. The project would also include returning the carport to the original footprint and associated site improvements (hardscape, landscaping, fencing, retaining walls, patio, pool and spa). The 0.47-acre site is in the La Jolla Shores Planned District-Single-Family (LJSPD-SF) Base Zone and designated for Very Low Density Residential (0-5 dwelling units/acre) in the La Jolla Community Plan. **LEGAL DESCRIPTION:** Lot 20 OF Azure Coast Unit No. 1, Map No. 4995.

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 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 conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for minor alteration of existing facilities involving negligible or no expansion of use and CEQA Section 15303, which consists of the construction and location of limited numbers of new small facilities or structures. Further CEQA Section 15301(e) includes: Additions to

existing structures provided that the addition will not result in an increase of more than (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive. The project proposes an addition of 3,062 sf to the existing 3,524 sf single dwelling unit. Therefore, the addition would not result in an increase of more than 10,000 sf. The site also has public services and facilities and is not located in an environmentally sensitive area. The proposed additions to and remodel of an existing single dwelling unit would be a negligible expansion of use, and, therefore, the project meets the criterion of this exemption. Section 15303 allows for the construction of up to three single-family residences in urbanized areas, utility extensions of reasonable lengths to serve such construction, and accessory (appurtenant) structures. The project would result in one single-family residence and associated site improvements.

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). The property appears to be eligible for designation under one or more San Diego Historical Resources Board designation criteria. However, all modifications and additions are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. As such, 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.

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On July 27, 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 (August 10, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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.