



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 10, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010411

PROJECT NAME / NUMBER: 621 Westbourne Street / PRJ-1144263

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 621-639 Westbourne Street, San Diego, CA, 92037

PROJECT DESCRIPTION: The project consists of Coastal Development Permit and Site Development Permit for a small-lot subdivision creating seven lots from two existing lots. The scope includes demolition of five existing dwellings and construction of seven new dwelling units plus one Accessory Dwelling Unit (ADU). Three of the new units will be detached, two-story single-family residences, each with an attached, two-car garage. The remaining four units will be located within two, three-story duplex buildings, each unit containing an attached two-car garage. One unit will also include an attached ADU. **LEGAL DESCRIPTION:** MAP 1729, BLOCK B, LOTS 3 & 4.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, 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 would qualify to be categorically exempt from CEQA pursuant to 15332, In-Fill Development. The La Jolla Community Plan designates the site and surrounding area as Low Medium Density Residential (9-15 dwelling units/acre). This project includes the demolition of five existing dwelling units and construction of seven dwelling units and one ADU on a 0.47-acre site. The resulting density is consistent with the adopted land use designation and remains well within the permitted range. The project is located within city limits, on a site less than five acres in size, and is surrounded by established urban uses.

The project is expected to generate approximately 71 average daily trips. Under the City of San Diego's Transportation Study Manual, projects that meet the "Small Project" criteria are screened out from further Vehicle Miles Traveled analysis and are presumed have a less than significant impact on traffic. The project similarly does not meet any City of San Diego Significance Determination Thresholds for noise, air quality, or water quality. All required utilities and public services can adequately serve the site.

The site does not overlap any mapped environmentally sensitive lands or habitat for endangered, rare, or threatened species, as verified through the City's Biology Guidelines. Therefore, the exemption is not precluded under Section 15300.2(a). The project is located within a fully urbanized area characterized by multi-family residential development, and no significant cumulative impacts from similar projects in the vicinity have been identified, ensuring compliance with 15300.2(b). No unusual circumstances are present that would create a reasonable possibility of significant environmental effect; the site reflects typical infill conditions, consistent with Section 15300.2(c). The project site is not located along, nor visible from any officially designated State scenic highways, and the project will not impact scenic resources satisfying Section 15300.2(d). Additionally, no historical resources on or adjacent to the site, and the project will not cause any substantial adverse change in the significance of historical resources, satisfying Section 15300.2(f). Because the project meets all criteria of Section 15332 and none of the exceptions listed under Section 15300.2 apply, the project is appropriately classified as categorically exempt under CEQA. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:	Sarah Hatinen
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On August 10, 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 24, 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.pdf>. 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: 8/10/2026

REMOVED: _____

POSTED BY: Leilani Phillips