



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 28, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010538

PROJECT NAME / NUMBER: 1152 Felspar / PRJ-1153345

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 1152 Felspar St, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit (CDP) to demolish a one-story, 1,060-square-foot single-dwelling unit and a 400-square-foot detached garage, and construct two three-story, 3,848-square-foot residential duplex buildings. Each duplex includes a detached 371-square-foot two-car garage with a 400-square-foot accessory dwelling unit (ADU) above, located at 1152 and 1154 Felspar Street. The 0.14-acre site is in the RM-2-5 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan Area. Council District 1.

LEGAL DESCRIPTION: Lots 27 and 28, Block 188 of Pacific Beach, Map 791.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, Infill 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, Infill Development Projects; and where the exceptions listed in Section 15300.2 would not apply. The proposed development is consistent with the RM-2-5 zoning and the Pacific Beach Community Plan's residential land use designation. The 0.14-acre site is located within City limits and is surrounded by urban, residential development, meeting the requirement for infill development within an urbanized area. The site is currently developed and contains no habitat for endangered, rare, or threatened species, satisfying the biological resource criterion under Section 15332(c). The project will replace existing structures with two residential duplex buildings and associated accessory dwelling units without generating significant impacts related to traffic, noise, air quality, or

water quality, consistent with CEQA Guidelines Section 15332(d). The site is also fully served by existing public utilities and services, and no expansion of infrastructure is required to support the development, meeting CEQA Guidelines Section 15332(e). For these reasons, the project qualifies for the categorical exemption. The site **is not** included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Veronica Davison
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5462 / HDavison@sandiego.gov

On August 28, 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 (September 14, 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: 8/28/2026

REMOVED: _____

POSTED BY: *Leilani Phillips*