



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 22, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010437

PROJECT NAME / NUMBER: 1951 Oliver / PRJ-1146699

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 1951-1955 Oliver Av., San Diego, CA

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Tentative Map (TM) for a consolidation of portions of Lot 12, the entirety of Lot 13 and portions of Lot 14 to facilitate a condominium conversion of three existing residential units. The project is located at 1951-1955 Oliver Avenue on a 0.119-acre site within the RM-1-1 zone of the Pacific Beach Community Plan area and Council District 1. The site is within the Coastal Overlay Zone (N-APP-2), Coastal Height Limitation area, Transit Priority Area (TPA), Parking Standards Transit Priority Area (PSTPA), High Paleontological Sensitivity Area, and High Cultural Sensitivity Area. **LEGAL DESCRIPTION:** The easterly 5 feet of Lot 12 and all of Lot 13 and that portion of Lot 14, Block 307 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 922, filed in that office of the county recorder on San Diego County, September 24, 1904.

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) (k)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 (k) (Existing Facilities). Class 1(k) applies to the project because it involves the division of existing single or multiple family residences into common-interest ownership, with no physical changes occurring.

The project does not meet any of the exceptions outlined in CEQA Guidelines Section 15300.2 that apply to the CEQA Guidelines Section 15301 (Existing Facilities) Class 1 Exemption. CEQA Guidelines

Section 15300.2(a) would not apply because the applicable exemption is a Class 1, and is not a Class 3, 4, 5, 6, or 11. Given that the project would not involve any physical changes and the site is located within a built-out area of the city, no significant cumulative impact would result and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. Given the project scope, no significant effect from unusual circumstances would result; the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway and would not alter any scenic resource since no physical changes would occur; the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not on a list compiled pursuant to Government Code Section 65962.5, and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. There would be no potential for the project to cause a substantial adverse change in the significance of historic resources, as the project proposes no physical changes to the property, nor do such resources exist on the site. Thus, the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply to the CEQA Guidelines Section 15301 (Existing Facilities) Exemption. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:	May Rollin
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On September 22, 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 (October 6, 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: 9/22/2026

REMOVED: _____

POSTED BY: Leilani Phillips