



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 25, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010109

PROJECT NAME / NUMBER: 4870 Voltaire / PRJ-1128899

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: 4870 Voltaire St, San Diego, CA 92107

PROJECT DESCRIPTION: Coastal Development Permit for the construction of a new 6,432 square-foot three-story mixed-use building consisting of commercial tenant space on the first level, office tenant space on the second level, and a two-bedroom residential unit on the third level. The existing on-site residential unit would remain, with the existing garage converted to a bedroom and the existing shed and patio demolished. The 0.11-acre site is located in the CC-4-2 Zone and the Coastal (Non-Appealable) Overlay Zone within the Ocean Beach Community Plan Area. Council District 2
LEGAL DESCRIPTION: TR 1167 BLK 19*LOTS 5 & 6*.

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

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 section 15332, In-Fill Development Projects. The In-Fill Development Projects exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the proposed project would be consistent with the applicable general plan designation and policies as well as zoning regulations. The project is consistent with policies and regulations pertaining to the Commercial Employment, Retail and Services designation and the zoning code. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses mean any residential, commercial, public

institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Per Public Resources Code section 21085.2(a)(4), "substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses. In accordance with section 15332(c), the site has no value as a habitat for endangered, rare or threatened species because the site is entirely developed. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). The proposed project would be under the 300 ADT trip generation screening criteria and therefore presumed to be less than significant. The project would comply with SDMC Sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), therefore noise impacts would be less than significant. The project would comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would be less than significant. The project would adhere to applicable City, state, and federal requirements, thereby ensuring impacts are less than significant. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by all required utilities and public services, as the site is located within an urban area where all required utilities and public services exist.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed, and it was determined that none apply. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). 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). No historic resources exist on the site, and 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.

DEVELOPMENT PROJECT MANAGER:	Sarah Hatinen
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On September 25, 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 9, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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: 9/25/2026

REMOVED: _____

POSTED BY: Leilani Phillips