THE CITY OF SAN DIEGO

DATE OF NOTICE: October 28, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 1018 Novara / PRJ 1138103
COMMUNITY PLAN AREA: Peninsula Community Plan
COUNCIL DISTRICT: 2
LOCATION: 1018 Novara Street, San Diego, CA 92107

PROJECT DESCRIPTION: Coastal Development Permit (CDP) for the demolition of an existing one-story, 2,032 square feet (SF) single-dwelling unit and construction of a new two-story 4,535 SF single-dwelling unit with an attached 670 SF accessory dwelling unit located at 1018 Novara Street, San Diego, CA. The project includes a new electrical meter, water meter, landscaping, perimeter fencing, retaining walls and an outdoor pool and spa. The project also proposes landscaping, public improvements and concrete work for a driveway and sidewalk in the public right-of-way. The 0.23-acre site is in the RS-1-7 (Residential-Single Unit) Base Zone, designated for single family residential (9 dwelling units per acre) within the Peninsula Community Plan, and within the following overlay and planning areas: Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact/Beach Impact), Residential Tandem Parking Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and NASNI). LEGAL DESCRIPTION: Lot 25 in Block 22 of Sunset Cliffs, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 1889 filed in the Office of the County Recorder of San Diego County, March 1, 1926, Assessor Parcel Number (APN): 531-030-1200.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities) and 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 determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines, Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and where the exceptions listed in Section 15300.2 would not apply. The project would demolish one existing single-dwelling unit and therefore meet the criteria under Section 15301(I)(1) which allows for the demolition and removal of one single-family residence and in urbanized areas, up to three single-family residences. The site is zoned RS-1-7 (Residential-Single Unit) and the proposed construction of the new two-story single-dwelling unit with an attached ADU meets the criteria set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. The proposed accessory structures (retaining walls, outdoor pool and spa) would also be exempt from CEQA in accordance with CEQA Section 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

No exception to the application of the categorical exemptions set forth in CEQA Guidelines section 15300.2 applies to the Project. Per CEQA Guidelines section 15300.2(a), Classes 3, 4, 5, 6, and 11 exemptions are subject to the location exception. The Project is not located in an area with a mapped environmental resource of hazardous or critical concern and does not meet the exception criteria under CEQA Guidelines section 15300.2(a). CEQA Guidelines section 15301 (Existing Facilities) is a Class 1 exemption and is not subject to the exception criteria under CEQA Guidelines section 15300.2(a). The project proposes demolition and construction of a new 2-story single dwelling unit with ADU, however this physical change would be negligible or not be an expansion of existing or former use. The Project will have no significant cumulative impact on the physical environment and does not meet the cumulative impact exception criteria under CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the Project, as the project is located in an urbanized area that will demolish an existing single-dwelling unit to construct a single-dwelling unit with an ADU in a residential zone. Thus, the Project would not meet the significant effect exception criteria identified in CEQA Guidelines section 15300.2(c). The project is not located within the view of a scenic highway, no impacts to a scenic highway would occur and the Project would not meet the exception criteria 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 and the Project would not meet the exception criteria identified in CEQA Guidelines section 15300.2(e). As no historical resources exist on the site, the Project would not cause a substantial adverse change in the significance of a historical resource and would not meet the exception criteria identified in CEQA Guidelines section 15300.2(f).

DEVELOPMENT PROJECT MANAGER:	**Michael Sonuga**
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On October 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 (November 12, 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: 10/28/2026

REMOVED: _____

POSTED BY: Leilani Phillips