



THE CITY OF SAN DIEGO

Date of Notice: September 22, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11004500

PROJECT NAME / NUMBER: 7964 Lowry Terrace / 1080285

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 7964 Lowry Terrace, La Jolla, CA 92037

PROJECT DESCRIPTION: The project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing residence and construction of a new one story, 3,237 square-foot (sf) single-family residence with an attached 496 sf garage for a total of 3,733 sf and associated site improvements, on a 0.24-acre site. The site is in the LJSPD-SF (La Jolla Shores Planned District-Single Family zone) base zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Transit Priority Area. The community plan designates the site and surrounding area as Low-Density Residential (5-9 dwelling units/acre).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new residential dwelling unit, this exemption was deemed appropriate. This exemption includes but is not limited to: one single-family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:
MAILING ADDRESS:
PHONE NUMBER / EMAIL:

May Rollin
1222 First Avenue, MS 301, San Diego, CA 92101-4153
(619) 446-5432/ MMRollin@sandiego.gov

On September 22, 2023, the City of San Diego 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, 2023). 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.