



THE CITY OF SAN DIEGO

Date of Notice: October 8, 2020

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008605

PROJECT NAME / NUMBER: Dribben Residence / 663682

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 2816 Bayside Walk, San Diego, CA 92109

PROJECT DESCRIPTION: The project requests a Coastal Development Permit for the demolition of existing single-family residence and construction of 3,254-square-foot three-story single-family residence and garage, located at 2816 Bayside Walk. The 0.07-acre site is designated Residential (36 DU/AC) and is subject to the MBPD-R-S zoning requirements. The project is also subject to the Coastal (Appealable) overlay zone, Airport Influence Area (SDIA / Review Area 1), Coastal Height Limit Overlay Zone, FAA Part 77 Notification Area (SDIA / 185 AMSL), First Public Roadway, Parking Impact Overlay Zone (Beach & Coastal Impact Area), Residential Tandem Parking Overlay Zone, and Council District 2. (LEGAL DESCRIPTION: Lot B, Block 33, of Map No. 1809)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302, *Replacement or Reconstruction*.

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 15302, Replacement or Reconstruction. The exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced. The project as included in the description of this notice includes demolition of an existing single-family residence and construction of a new single-family residence on the same site and does not propose a change in density. Additionally, none of the exceptions listed in CEQA Section 15300.2 would apply.

DEVELOPMENT PROJECT MANAGER: Elisa Flores
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On October 8, 2020 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 determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 22, 2020). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/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 5:00 p.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 # on the memo line of the check.
- 2) Appeals filed in person: [The Development Permit/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>. Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project # on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.