



Development Review Process: Discretionary Permits and CEQA

February 28, 2019

Presenters:

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Chris Tracy, Senior Planner, CRTracy@saniego.gov

Presentation Overview

- **Online Information**
- **Types of Approvals & Permits**
- **Permit Review Process**
- **Noticing**
- **Tips for Successful CPG Review**
- **CEQA (California Environmental Quality Act)**
- **Questions**



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Noticing property owners, tenants, concerned citizens, and interested persons on applications for permits, maps or other matters regarding land use and development. Includes Notice of Application, and Notice of Future Decision.

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Publication Date	Title
02/25/2019	Ivy Leaf School CUP
02/21/2019	MO 16375 Bernardo Center
02/20/2019	Fire-Res Air Ops Facility SDP
02/20/2019	Sugarman SDP
02/19/2019	San Diego Fire Rescue Parking Pad
02/15/2019	Gateway Amentmend to SDP
02/13/2019	Van Nuys
02/08/2019	7248 Encelia / 7231 Romero CDP
02/08/2019	Haasler NDP

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- [City Bulletin of Public Notices](#)

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Development Services Main Webpage

<http://www.sandiego.gov/development-services>

The screenshot shows the official website for the City of San Diego's Development Services department. The header features the city logo, weather information (59°), and a search bar. A navigation menu includes links for Leisure, Resident Resources, Doing Business, Library, Public Safety, and City Hall. Below this is a horizontal menu with various service categories like Zoning & Maps, Codes & Regulations, and Permits & Inspections. The main content area is titled 'Development Services' and includes a 'Schedule an Appointment' button, a 'Locations and Hours' link, and a 'Contact Us' link. A video player displays a woman holding a document, with the text '50,253 Permits issued' overlaid. Below the video, a section titled 'Most Requested Services' features eight circular icons with corresponding links: 'Apply for a Permit', 'Pay or Find an Invoice', 'Schedule an Inspection', 'View Code Enforcement Cases', 'Request a Code Enforcement Investigation', 'Search for Project Status', 'Request for Building Records', and 'View Zoning Information'. At the bottom, there is a search bar labeled 'Search DSD:' and a 'Search' button. To the right of the search bar, a 'Top Searches' section lists links for 'Information Bulletins', 'Forms', 'Project Submittal Manual', and 'Zoning Map'.

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Development Services

Schedule an Appointment

Locations and Hours

Contact Us

By The Numbers: Permits and Inspections

50,253 Permits issued

Most Requested Services

Apply for a Permit

Pay or Find an Invoice

Schedule an Inspection

View Code Enforcement Cases

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Search

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- Forms
- Project Submittal Manual
- Zoning Map



OpenDSD Webpage

<http://www.sandiego.gov/development-services/opendsd>

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OpenDSD
Development Services Department

OpenDSD

Approval Search

Invoice Search

Maps

Project 585277 - 2142 Logan Ave SDP/CDP

Project Information

Scope

BARRIO LOGAN (Process 3) Coastal Development Permit and Site Development Permit to construct a mixed-use building to include 11 artist studios, retail sales, offices, and gallery spaces at 2142 Logan Avenue. The 0.10-acre site is in the Redevelopment Subdistrict of the Barrio Logan Planned District, Coastal (Non-appealable) overlay zone within the Barrio Logan Community Plan area in Council District 8.

Administrative Hold

DSD Contact

Bernal II, Anthony
(619)446-5147
AQBernal@sandiego.gov

Application Expiration

12/24/2027

Deposit Account Number

24007548
Add a deposit in the amount of:

Customer Information

Review Cycles

Jobs

2140 1/3 LOGAN AV

Address

2140 1/3 LOGAN AV

Assessors

538-560-49-00 [XXXX-XX]

Parcel Number

Approvals

Approval ID	Type	Status	Issue Date
2080979	Coastal Development Permit	Created	
2080980	Site Development Permit	Created	

Two Types of Approvals

Ministerial: Administrative decisions by staff
(building permits, right-of-way permits, etc.)

Information Bulletin 502:

<https://www.sandiego.gov/sites/default/files/dsdib502.pdf>

Discretionary: Approval or Denial by a Decision
Maker after public notice and/or public hearing
(subdivisions, Coastal & Site Development Permits,
etc.)

Information Bulletin 503:

<https://www.sandiego.gov/sites/default/files/dsdib503.pdf>

Ministerial Approvals

- **Staff-level decision**
- **Little or no personal/subjective judgment**
- **Use of fixed standards or objective measurements**
- **No public notice, appeal process or CPG input**
- **Construction permits issued based on Code**
- **“By Right” permits**

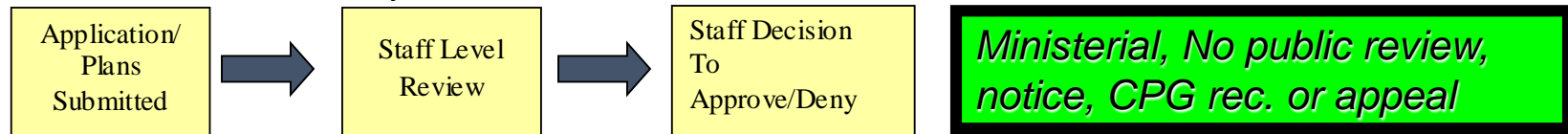
Decision Process Levels

- **Process 1 – City Staff Decision**
 - Ministerial, no appeal process (i.e. Building Permits)
- **Process 2 – City Staff Decision**
 - Appealable to Planning Commission
- **Process 3 – Hearing Officer Decision**
 - Appealable to Planning Commission
- **Process 4 – Planning Commission Decision**
 - Appealable to City Council
- **Process 5 – City Council Decision**
 - No Appeal Process, Final Decision

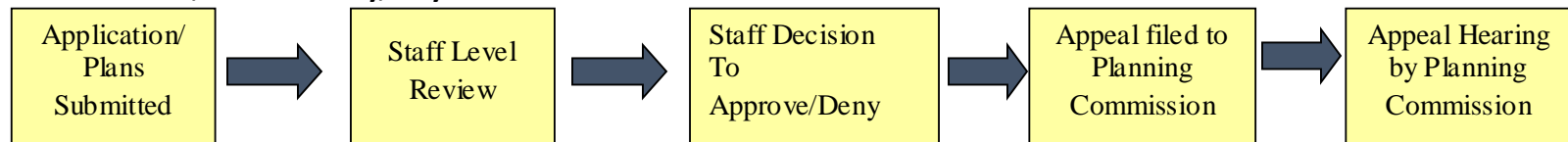
*** Processes 2-5 are Discretionary ***

Decision Processes

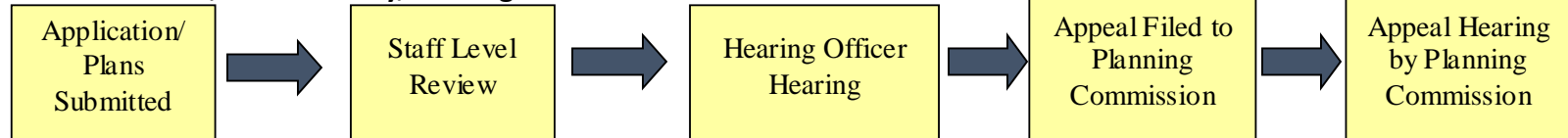
PROCESS ONE, Ministerial, City Staff



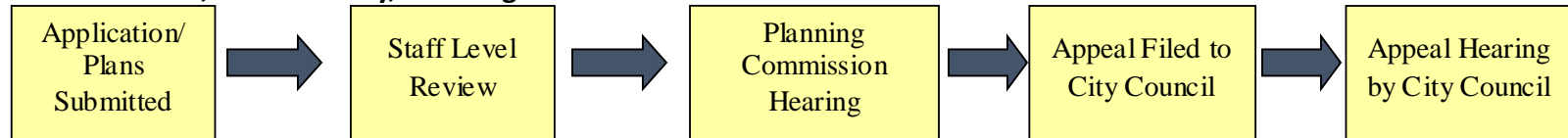
PROCESS TWO, Discretionary, City Staff



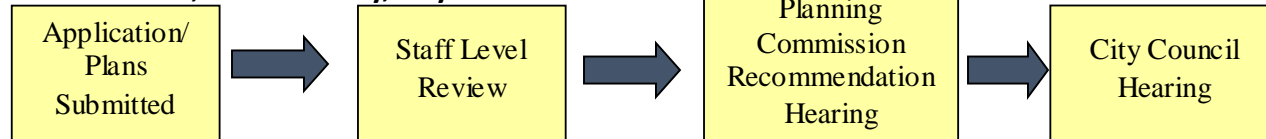
PROCESS THREE, Discretionary, Hearing Officer



PROCESS FOUR, Discretionary, Planning Commission



PROCESS FIVE, Discretionary, City Council



Discretionary Approvals

- **Exercise of judgment/deliberation**
- **Decision Maker uses discretion to approve or deny**
- **Findings must be made to support the decision**
- **Requires public notice, decision may be appealed**
- **CPG recommendation required**
- **Not a Building Permit; plans are conceptual**
- **Type of approvals required based on project scope and location**

Samples of Discretionary Approvals

<u>Approval</u>	<u>Basis</u>
Coastal Development Permit:	Coastal Zone development
Tentative Map:	To subdivide property
Rezone/Plan Amendment:	To change allowed land uses
Planned Development Permit:	Allow zone flexibility/deviations
Conditional Use Permit:	To allow uses conditionally
Variance:	Relief from regulations when warranted
Site Development Permit:	Impacts to environmentally lands, or surrounding areas, CPIOZ's

FINDINGS

“Findings means determinations based upon a statement or set of statements of factual evidence that are used as the criteria for making a decision on a discretionary action.”

(Land Development Code)

“The result of a judicial examination or inquiry
- the results of an investigation”

(Merriam Webster)

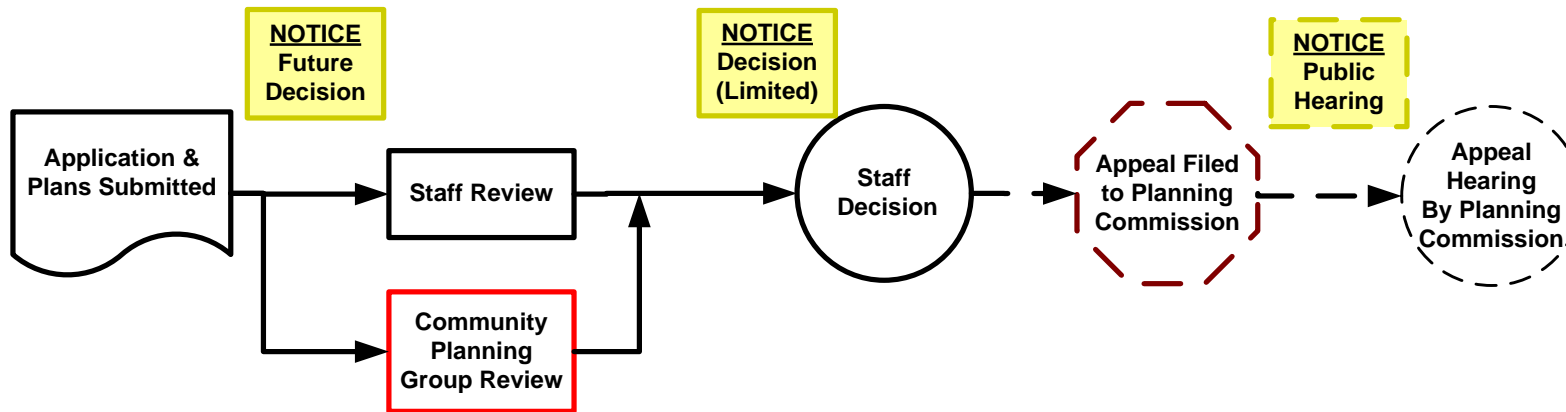
BASIC FINDINGS

- **The proposed development will not adversely affect the applicable land use plan; and,**
- **The proposed development will not be detrimental to the public health, safety, and welfare; and,**
- **The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

IMPORTANCE OF FINDINGS

- Findings are located in the permit Resolution(s)
- Legal basis for decision makers approval or denial
- Findings are subjective (discretionary)
- Relating your recommendations/conditions to the Findings give your issues weight

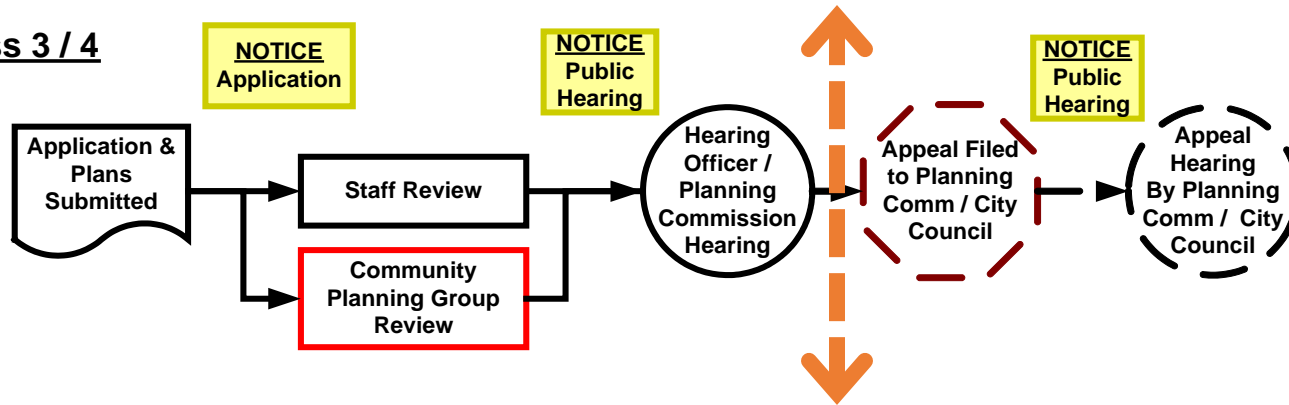
Process 2



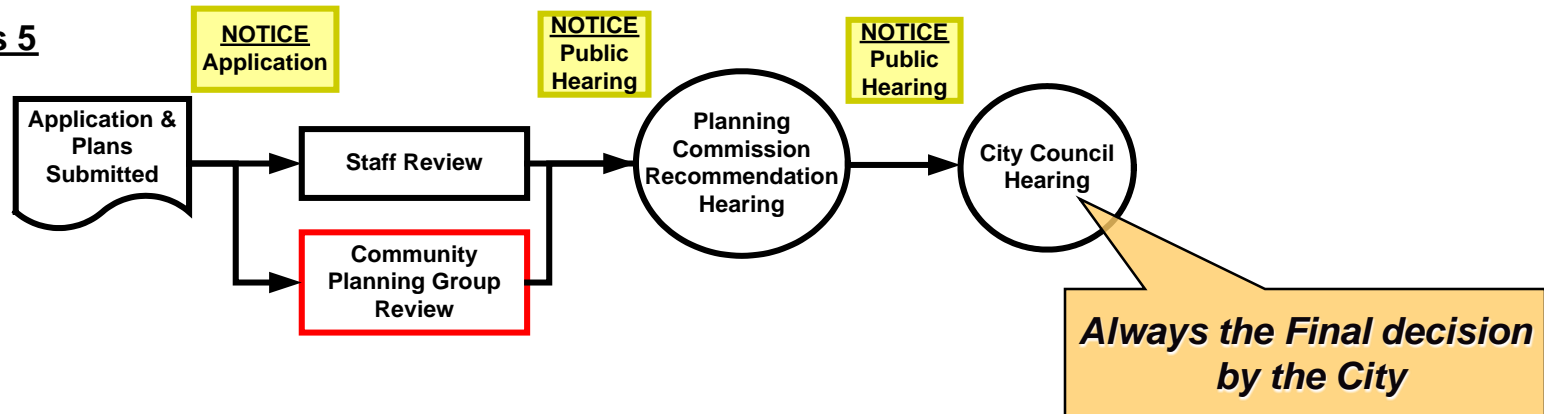
Notice of Future Decision – CPG has right to request 20 business day extension. Per SDMC Section, 112.0503(b)

Process 3, 4, and 5

Process 3 / 4



Process 5



Development Project Managers

- **All Discretionary projects require a DPM**
- **DPM manages the multi-discipline project review**
 - Geotechnical
 - Engineering
 - Transportation
 - Environmental
 - Map Check
 - Community Planning Group
 - Planning
 - Water and Sewer
 - Landscaping
- **Serves as the project's single point of contact**
- **Prepares assessment letters, staff reports, permits, findings & required approval documents**
- **Presents the project at public hearings**
- **Advocates for the process not the project**

Community Planning Group Review

Project Submittals

- Project plans and application routed to CPG by City
- CPG is a reviewer in City's Project Tracking System
- DPM enters CPG comments into system
- Additional submittals with significant changes sent to CPG along with Assessment Letters

Assessment Letters

- **AL prepared by Development Project Manager**
- **Valuable tool for applicant and CPG**
- **Outlines project issues, required permits, process level, next steps, resubmittal instructions**
- **CPG Chair receives copies of all AL's**
- **AL available approx. 5 weeks after 1st submittal**
- **AL prepared for each subsequent review**
- **Most CPGs won't hear projects before 1st AL**

Permit Noticing

- **Types of Notices:**
 - Notice of Future Decision – Process 2
 - Notice of Decision – Process 2
 - Notice of Application – Process 3, 4 & 5
 - Notice of Public Hearing - Process 2, 3, 4, 5
- **Notices mailed to Chairperson of CPG**
- **Owners/Occupants in 300' of project site**



Notices – Process 2



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 27, 2017

NOTICE OF FUTURE DECISION DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a (Process 2) Extension of Time for Planned Development Permit #1220671/Neighborhood Use Permit #1220670 (PTS#331379) for a wireless facility with 12 panel antennas located within 2 rooftop screen enclosures. The project is located at 3006 Upas Street within the North Park Community Plan and Council District 3.

PROJECT NO: 536369
PROJECT NAME: AT&T NORTH PARKER EOT
PROJECT TYPE: EXTENSION OF TIME FOR PLANNED DEVELOPMENT PERMIT AND NEIGHBORHOOD USE PERMIT, PROCESS TWO
APPLICANT: MORGAN NORVILLE
COMMUNITY PLAN AREA: NORTH PARK
COUNCIL DISTRICT: 3
CITY PROJECT MANAGER: Travis Cleveland, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5407/ TCleveland@sandiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department Staff can be appealed to the **City Council**. An appeal must be made within **twelve (12) business days** after the decision date. Appeal Applications are located at the office of the City Clerk, 202 "C" Street, 2nd Floor, San Diego, CA 92101.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Vicki Granowitz, Chair of the North Park Planning Committee, at (619) 584-1203 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 11003679



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 5, 2017

NOTICE OF DECISION DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO: 536369
PROJECT NAME: AT&T NORTH PARKER EOT
PROJECT TYPE: EXTENSION OF TIME FOR PLANNED DEVELOPMENT PERMIT AND NEIGHBORHOOD USE PERMIT, PROCESS TWO
APPLICANT: MORGAN NORVILLE
COMMUNITY PLAN AREA: NORTH PARK
COUNCIL DISTRICT: 3
CITY PROJECT MANAGER: Travis Cleveland, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5407/ TCleveland@sandiego.gov

On April 5, 2017, Development Services Department **APPROVED** an application for a Process Two Extension of Time for Planned Development Permit #1220671/Neighborhood Use Permit #1220670 (PTS#331379) for a wireless facility with 12 panel antennas located within 2 rooftop screen enclosures. The project is located at 3006 Upas Street within the North Park Community Plan and Council District 3.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the City Council no later than **twelve (12) business days** of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the City Clerk's office, located at 202 "C" Street, 2nd Floor, San Diego, CA 92101. Please **do not e-mail your appeal** as it will not be accepted. The decision of the City Council is final.

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

Internal Order No.: 11003679

cc: Chair of CPG

HMD 1-25-17



Notices – Process 3-5



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 6, 2017

NOTICE OF APPLICATION DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process 4 Planned Development Permit to allow continued use of previously permitted lattice tower Wireless Communication Facility with twelve antennas, 24 Remote Radio Units (RRUs), and associated equipment. The project is located at 7480 Convo Court, IL-2-1, FAA Part 77 Noticing Area, Airport (Miramar, Montgomery Field).

PROJECT NO: 522120
PROJECT NAME: AT&T RUFFNER
PROJECT TYPE: PLANNED DEVELOPMENT PERMIT, PROCESS 4
APPLICANT: JAMO STEPHENSON
COMMUNITY PLAN AREA: KEARNY MESA
COUNCIL DISTRICT: 6
CITY PROJECT MANAGER: Travis Cleveland, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5407 / TCleveland@sanidiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Jeffrey Sallen, Chair of the Kearny Mesa Planning Group at (858) 546-5443 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

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

Internal Order No.: 11003679



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 17, 2017

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: June 1, 2017
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT NO: 522120
PROJECT TYPE: Planned Development Permit and CEQA Exemption, Process Four
PROJECT NAME: AT&T Ruffner
APPLICANT: Jamo Stephenson, Depratti, Inc.
COMMUNITY PLAN AREA: Kearny Mesa
COUNCIL DISTRICT: 6
CITY PROJECT MANAGER: Travis Cleveland, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5407 / TCleveland@sanidiego.gov

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process 4 Planned Development Permit to allow continued use of previously permitted lattice tower Wireless Communication Facility with twelve antennas, 24 Remote Radio Units (RRUs), and associated equipment. The project is located at 7480 Convo Court, IL-2-1, FAA Part 77 Noticing Area, Airport (Miramar, Montgomery Field).

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from CEQA per Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). The environmental exemption determination for this project was made on April 10, 2017, and the opportunity to appeal that determination ended April 24, 2017.



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Permit Noticing

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- **Notices published in the San Diego Daily Transcript:**
<http://www.sddt.com/PublicNotices/>
 - **Public Hearing Notices**

Tips for Successful CPG Review


- **Focus on conformity with the Community Plan**
- **Frame issues within the permit findings**
- **Take formal action (avoid continuances)**
- **Project review should be timely**
- **Communicate with City Project Manager**
- **Approve meeting minutes as soon as possible**
- **Return to DPM and Applicant Community Planning Committee Distribution Form**

CPG Recommendations

- **Include actual vote count**
- **Provide enforceable conditions that have a nexus and a trigger (i.e. prior to Building Permit)**
- **If denied, provide backup documentation**
- **State why project would adversely effect the community plan, relate to findings**
- **Relate to community plan elements & goals**
- **Email recommendation to DPM**
- **Written recommendation is your primary tool**

Hearing Staff Reports

CPG Recommendation


THE CITY OF SAN DIEGO
Report to the Planning Commission

DATE: May 25, 2017 REPORT NO.: PC-17-041
HEARING: June 1, 2017
SUBJECT: AT&T RUFFNER, Process Four Decision
PROJECT NO.: 522120
OWNER/APPLICANT: LGTE MOBILENET/AT&T MOBILITY

SUMMARY:

Issue: Should the Planning Commission approve a new permit for a Wireless Communication Facility (WCF) located at 7480 Convo Court in the Kearny Mesa Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 1956452.

Community Planning Group Recommendation: On March 15, 2017 the Kearny Mesa Community Planning Group voted 10-0-0 to approve the project with no conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from CEQA per Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on April 10, 2017, and the opportunity to appeal that determination ended April 24, 2017.

Fiscal Impact Statement: Costs to review this project are paid for by application fees.

BACKGROUND

AT&T Ruffner is an application for a new permit for an existing, expired WCF at 7480 Convo Court. It is located in the IL-2-1 zone, which provides for light industrial and office uses with limited commercial. The project is also within the Kearny Mesa Community Plan, which designates the site for industrial and business parks. Surrounding uses in all directions are light industrial in nature.

The existing lattice tower was first permitted in 1994. It was re-permitted in 2006 as a Conditional Use Permit with a ten-year term. This permit expired on November 22, 2016. The current project

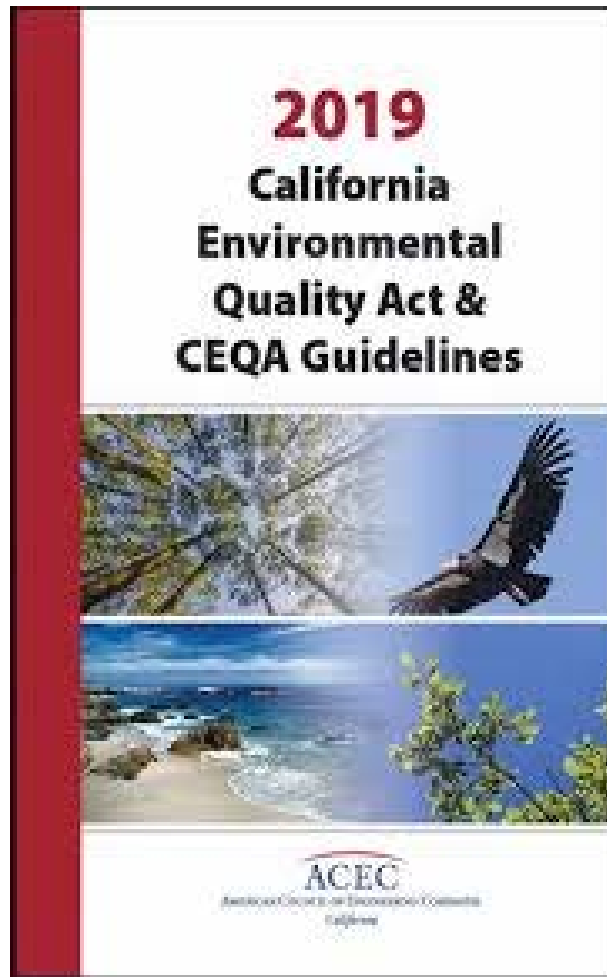
- CPG vote a critical component of the process
- CPG vote included prominently in all staff reports
- CPG's concerns addressed in Report
- CPG's minutes included as report attachment

Appealing Project Decisions

- Information Bulletin No. 505, “Appeal Procedure”
<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>
- If appealing a project as CPG chairperson, appeal basis must be consistent with community group vote and the appeal fee will be waived.
- Appeal application must be complete and submitted in a timely manner.
- Be as specific as possible, individually list appeal points to provide a clear basis. Use Findings!

California Environmental Quality Act (CEQA)

<http://opr.ca.gov/ceqa/>



- “California Environmental Quality Act”, a State law passed in 1970
- It is a **process** triggered by a discretionary action to disclose to the public and decision makers the environmental impacts of development projects.
- Requires identification and adoption of feasible mitigation measures and/or alternatives for the significant environmental effects of project

What is CEQA ?



Purpose of CEQA

- Inform decision makers and the public about the possible environmental effects of projects
- Identify ways environmental damage can be avoided or reduced
- Prevent or avoid damage to the environment through alternatives or mitigation
- Disclose to the public reasons a project is approved even if it leads to environmental impacts

CEQA Process

Responsibilities

Produce a legally defensible document and, pursuant to Section 128.0103(b) of the Land Development Code, an unbiased impact analysis.

Unlike other members of the reviewing team, the Environmental Analysis Section (EAS) does not make any recommendation to approve or deny a project.

Maintain independence and objectivity while conducting the environmental review. This mandate is emphasized in City Attorney's Opinion Number 95-2.

Pre-Public Review CEQA Process

- Preliminary Review for Completeness of Application
 - Determine if action is “Discretionary”
 - Determine whether action is a “Project”
- Review for Exemption
 - General Rule
 - Statutory Exemption
 - Categorical Exemption
- Commence Initial Study and complete within 30 days.
 - Based on results, conclude if previously addressed, or prepare ND, MND, Addendum, EIR, or other document.

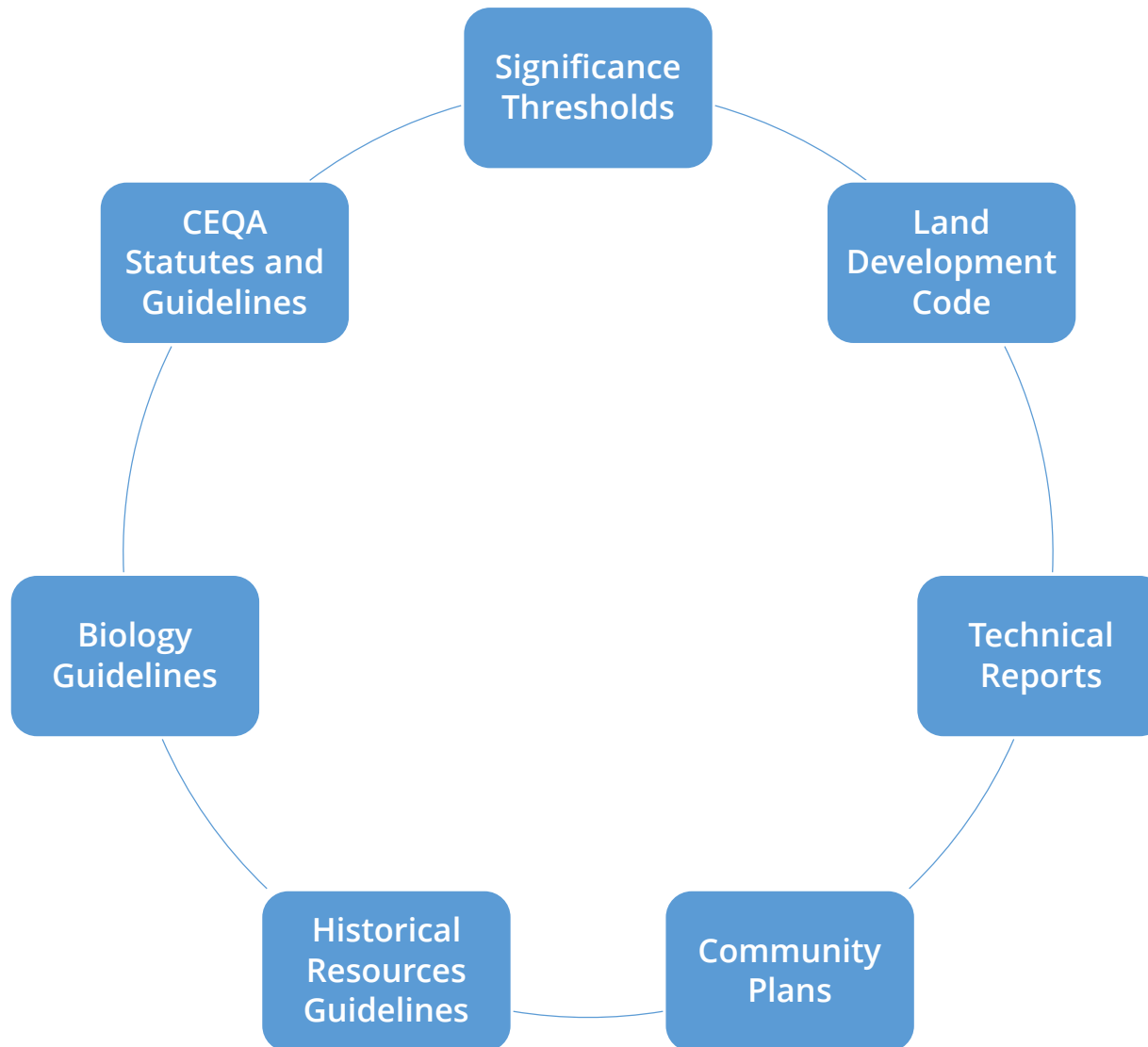


Significance Thresholds

https://www.sandiego.gov/sites/default/files/july_2016_ceqa_thresholds_final_0.pdf

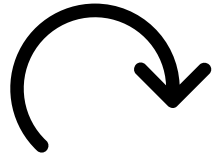
- Adoption not required by CEQA
- Thresholds provide staff with guidance on determining the significance of an impact
- If an impact is determined to be significant, mitigation or an Environmental Impact Report is required.
- Lower thresholds result in more significant impacts and preparation of more Environmental Impact Reports when impacts cannot be mitigated.

Evaluation Guidelines



CEQA Implementation

Coordination



Within DSD

Fire Prevention Officer
Transportation Engineers
Hydrology/Water Quality Engineers
Geologists
Biologists
Historical Resources Specialists
Noise Experts
Permit Planners
Landscape Planners

Planning (Policy Division)

Long Range Planners
Multiple Species Conservation
Program Staff

Other Agencies

U.S. Fish and Wildlife Service
Army Corps of Engineers
California Department of Fish and
Game
Regional Water Quality Control Board
County Environmental Health
County Air Pollution Control District

Exemptions

- Statutory Exemptions
 - Used to exempt ministerial (e.g., building permits and Substantial Conformance Review) and certain types of discretionary projects (e.g., emergency projects, pipelines less than a mile) regardless of impacts.
- Categorical Exemptions
 - Used to exempt certain types of discretionary projects where there is no “reasonable possibility” for a significant impact.

Result of the Analysis: the Draft Environmental Document

- Negative Declaration (ND)
 - No significant effect
- Mitigated Negative Declaration (MND)
 - Significant effects are mitigated
- Environmental Impact Report (EIR) – If there is substantial evidence that a project may have a significant effect that cannot be mitigated

Subsequent Documents

- 15162 - Subsequent Documents
 - Addendum
 - Supplemental EIR
 - Subsequent EIR

Environmental Impact Report

- Analyzes significant effects and discusses ways to mitigate
- Project alternatives are analyzed
- Cumulative impacts are analyzed separately
- Projects may be approved with significant unmitigated impacts
- Findings and Statement of Overriding Considerations must be adopted

CEQA Alternatives

- **No Project Alternative**
- **Alternatives Considered but Rejected**
- **Environmentally Superior Alternative**

CEQA Implementation

Public Review



- 20-30 days for ND or MND
- 30-45 days for EIR
- Staff responds to public comments. Environmental document revised if necessary.
- Final document distributed 14 days before first public hearing (LDC Section 128.0310(a)).

CEQA Implementation

Project Decision

Notice of Right to Appeal the Environmental Determination (NORA)

- For all Exemptions and Environmental Documents prepared under a Process 2 decision.
- Notice covers 10 Business Days
- Notice is distributed to the district's Council Member, the Community Planning Chair, and any interested parties.



CEQA Implementation

Project Decision

- Certify/adopt environmental document or note Exemption
- Approve project
- Notice of Determination (NOD) and Notice of Exemption (NOE) Filed; sets limits on legal challenges





Environmental Appeals Regulations

Environmental Appeals Regulations - Why?


CEQA and the City's Municipal Code require appeals to Council of:

- Exemptions
- Negative Declarations
- Mitigated Negative Declarations
- Environmental Impact Reports

NOT Required:

- “Not a Project”
- Consistency (15162) Determinations

Environmental Notice of Right to Appeal


THE CITY OF SAN DIEGO

DATE OF NOTICE: April 3, 2017

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24006369

PROJECT NO: 432759
PROJECT NAME: WASHINGTON PLACE NDP
COMMUNITY PLAN AREA: Uptown
COUNCIL DISTRICT: 3
LOCATION: 1826 & 1836 Washington Place (APN: 431-631-01 and -02) San Diego, CA 92103

PROJECT DESCRIPTION:

NEIGHBORHOOD DEVELOPMENT PERMIT (PROCESS 2) for the construction of a 7,231 sq. ft., two-story over basement single family residence, inclusive of a four car garage, patio, and retaining walls, on a 13,504 sq. ft. site parcel. The site is located at on the western side of Washington Place, between Portola Place and Pringle Street, specifically at 1826 & 1836 Washington Place (APN: 431-631-01 and -02) San Diego, CA 92103.

The parcel is designated Low Density Residential (5 – 9 dwelling units per acre) and Open-Space, and Recreation, Zoned - Residential Single-Family (RS-1-1 & RS-1-7), within the Uptown Community Plan. Additionally, the project site is within Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Notification Area, Brush Management Zones 1 and 2, Environmentally Sensitive Lands (ESL), and Council District 3. The parcel is situated in a neighborhood setting of similar uses (residential development). The site is bounded by Washington Street to the east, Banker's Hill Open Space Trail Park to the west, an existing residence to the south, and an existing residence to the north. In addition, the project site is located in a developed area currently served by existing public services and utilities. (LEGAL DESCRIPTION: Lots 95 and 96 of Mission Hills, City of San Diego, County of San Diego, State of California, According to Map thereof Mo. 1115, filed in the Office of the County Recorder of San Diego County) **The site is not included on any Government Code listing of hazardous waste sites.**

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Development Services Department (Process 2)

ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following

Environmental Appeals Regulations

Appeal Hearings

- City Council Hearing
- By a majority vote, the Council may:
 - Deny the appeal and uphold the determination
 - Grant the appeal and make superseding environmental determination or CEQA findings
 - Grant the appeal, set aside the determination, and remand for reconsideration

Contacting Us

- Project Management (619) 446-5220
- Community Planning (619) 235-5200
- Development & Permit Information (619) 446-5000
- Code Enforcement (619) 236-5500
- General Information (619) 446-5000
- Internet: www.sandiego.gov



Thank you for your
participation!

ANY QUESTIONS?