



**Date of Notice:** July 28, 2023

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

## **CITY PLANNING DEPARTMENT**

---

**PROJECT NAME/NUMBER:** Consent to Sublease with Crystal Pier Motel, Inc.

**COMMUNITY PLAN AREA:** Pacific Beach

**COUNCIL DISTRICT:** 1

**LOCATION:** 4500 Ocean Boulevard, San Diego, CA 92109

**PROJECT DESCRIPTION:** Crystal Pier Motel, Inc. wishes to sublease a portion of the leased premises known as the "Crystal Pier Bait Shack" located within Crystal Pier for the sale of bait, sodas, snacks, fishing gear, fishing pole rentals, and clothing. Under Section IV.A.2 of the Master Lease for Crystal Pier, the sublease is not effective unless and until the City consents to the sublease. Therefore, Crystal Pier Motel, Inc. is requesting a City Consent to Sublease.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and where the exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

As to the exception for historical resources, the Crystal Pier Administration Building is a designated historical resource on the City of San Diego's Register of Historic Resources. However, the Crystal Pier Bait Shack, where the proposed Consent to Sublease would apply, is not located in the Crystal Pier Administration Building, and the Consent to Sublease does not propose any activities that would result in a significant impact to the designated historical resource. Therefore, the exception to the exemption does not apply.

**CITY CONTACT:** Roswitha Sanchez, Supervising Property Agent, Department of Real Estate and Airport Management

**MAILING ADDRESS:** 1200 Third Avenue, Suite 1700, San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** 619-236-6721 / [roswithas@sanidiego.gov](mailto:roswithas@sanidiego.gov)

---

On July 28, 2023, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within 10 business days from the date of the posting of this Notice (**August 11, 2023**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: 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@sanidiego.gov](mailto:Hearings1@sanidiego.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.
2. Appeals filed In-Person: 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>. 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.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED: 7/28/2023**

**REMOVED: \_\_\_\_\_**

**POSTED: E. Ramirez Manriquez**