



THE CITY OF SAN DIEGO

Date of Notice: April 30, 2020

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008293

PROJECT NAME / NUMBER: La Jolla Mesa CDP/SDP / 639439

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: The project is located at 5911 La Jolla Mesa, San Diego CA

PROJECT DESCRIPTION: A Coastal Development Permit (CDP) and Site Development Permit (SDP) for an addition to an existing one-story, 4,135-square-foot (SF) single-family residence. The scope of work includes the construction of a 1,175 SF master suite addition to the existing residence, and a 907 SF companion unit and basement. The 0.78-acre site contains Environmentally Sensitive Lands (ESL) and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area. Pursuant to SDMC 143.0110(b)(4), project sites containing ESL within the Coastal Overlay Zone shall require a Process Three SDP and CDP. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the new structure.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Section 15301(e) (Existing Facilities) and 15303 (a) (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Sections 15301(e) and 15303(a). Section 15301 (e) allows for the additions to existing structures as long as the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Since the project would add 1,175 SF to a 4,135 SF existing home it would not exceed the limitation, and the exemption is appropriate. Section 15303 (a) applies to the construction of one single family unit or second dwelling unit in a residential zone. The project would also construct one companion unit in a residential zone and; therefore, the proposed companion unit would be covered by the exemption.

A biological resources report was prepared which determined that the footprint of the project would be located in the previously developed portion of the site that lacks sensitive resources. Therefore, the CEQA exemptions were appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:

Xavier Del Valle

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On April 30, 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 (May 14, 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: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). 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 postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required 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 postmarked within 5 business days of the date the appeal is filed.

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