



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 10, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009476

PROJECT NAME / NUMBER: 8421 Whale Watch / PRJ-1079879

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8421 Whale Watch Way, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for the remodel of 998 square feet (sf) and addition of 5,209 sf to an existing 3-story, 4,226 sf single-family residence with a basement into a 3-story, 9,435 sf single family residence with a basement, attached garage, detached garage, a pool, and associated site improvements (i.e. hardscape, landscaping) on a 0.46-acre site at 8421 Whale Watch Way. The site is located within: Base Zone LJSPD-SF, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Campus & Coastal), and is designated Very Low Density Residential (0-5 dwelling units per acre) within the La Jolla Community Plan. **LEGAL DESCRIPTION:** Lot 23 of La Jolla Costa Dorado, Map No. 6865.

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

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 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply. 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. The project proposes improvements and an addition to the existing single-family residence and associated site improvements. Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas and accessory (appurtenant) structures, this exemption was

deemed appropriate. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Christian Hoppe
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On May 10, 2024 the City of San Diego (City), as Lead Agency, has 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 (May 24, 2024). 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.