



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 19, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

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**PROJECT NAME / NUMBER:** 4078 Stephens / PRJ-1075228

**COMMUNITY PLAN AREA:** Uptown

**COUNCIL DISTRICT:** 3

**LOCATION:** 4078 Stephens Street, San Diego, CA 92103

**PROJECT DESCRIPTION:** Tentative Parcel Map Waiver for a condominium conversion, along with site improvements, such as minor site repairs and routine maintenance. The subject property currently consists of two single family residences (located at 4072 and 4078 Stephens Street) and a single-tenant commercial building (located at 1705 West Lewis Street). The project will not increase the number of dwelling units and the lot will not be altered. The 0.15-acre lot size is zoned Residential-Single Unit (RS-1-7) and designated as Residential – Low (5-9 DU/AC) within the Uptown Community Plan area. The project is also within the Sustainable Development Areas, Complete Communities Mobility Choices (Mobility Zone 2), Airport Land Use Compatibility Overlay Zone, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone. **LEGAL DESCRIPTION:** Lots 8, Block 14, Map No. 1115 (APN 443-462-1100).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, Minor Land Divisions.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert two single-family residences and a single-tenant commercial building into for-sale condominiums, while staying in conformance with the General Plan and zoning. The project does not propose any variances or exceptions, all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years.

Furthermore, the developed parcel is relatively flat in an existing urbanized environment and does not exceed the average 20% slope criteria. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Daniel Neri  
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On July 19, 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 (August 2, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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](mailto: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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) (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.