



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 13, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009823

PROJECT NAME / NUMBER: 630 San Antonio Ave / PRJ-1110305

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 630 San Antonio Avenue, San Diego, CA 92106

PROJECT DESCRIPTION: Coastal Development Permit to demolish an existing three-story single-family residence and construct a new three-story, 4,117 square-foot single-family residence at 630 San Antonio Avenue. The 0.14-acre site is zoned Residential Single Unit (RS-1-7) and designated Single Family Residential in the Peninsula Community Plan. The project site is within Council District 2 and located within the following overlays/areas: Coastal Overlay Zone (COZ), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone (San Diego International Airport and NAS North Island), Airport Land Use Compatibility Plan Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Parking Impact Overlay Zone, and Affordable Housing Parking Demand (High). Accessor's Parcel Number (APN): 532-352-10. (LEGAL DESCRIPTION: That portion of block 163 Pueblo Lands, City of San Diego, map by Charles Poole, 1856 also all that portion of the westerly 25 feet of San Antonio Avenue, vacated and closed 1914 by resolution No. 17359.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(l)(1) (Existing Facilities) and 15303(a) (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 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301(l)(1) which allows for the demolition of

one-single-family residence. This exemption was deemed appropriate since the project proposes to demolish the existing single-family residence. Additionally, the project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence in a residential zone. This exemption was deemed appropriate since the project would construct a new single-family residence on a lot which is zoned Residential Single Unit. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; **and the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Chandra Clady
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5286 / cclady@sandiego.gov

On December 13, 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 (December 30, 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.