



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 7, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009354

PROJECT NAME / NUMBER: 825 Rockaway/ PRJ 1067750
COMMUNITY PLAN AREA: Mission Beach Community Plan
COUNCIL DISTRICT: 2
LOCATION: 825 Rockaway Court, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and a Neighborhood Development Permit (NDP) for demolishing an existing garage for a new garage and remodeling the existing duplex. The interior remodel will be 1,076 square feet (SF), the new garage will be 322 SF, and the roof deck will be 377 SF, all on a 0.04-acre site. The site is zoned MBPD-R-N in the Mission Beach Community Plan, Coastal Height Limit Overlay Zone, Coastal Overlay Zones (Appealable), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and the Transit Priority Area. **LEGAL DESCRIPTION:** Lot C and a portion of Lot B in Block 192 of Mission Beach altered map in the City of San Diego, State of California, According to Map Thereof no. 1809, APN 423-584-05-00. The community plan identifies the land use as residential (36 dwelling units per acre (du/ac)).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302, Replacement or Reconstruction, and 15303 (b), 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 conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302. Class 2 of CEQA Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since the project would replace and reconstruction of the garage, this exemption was deemed

appropriate. Class 3 of CEQA Section 15303 consists of construction and location of limited numbers of new, small facilities or structures. Since CEQA Section 15303 allows for the construction of a new garage and remodel, this exemption was deemed appropriate. Further, CEQA Section 15303 (b) includes but is not limited to: a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **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 February 7, 2025, 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 (February 24, 2025). 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.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 2-07-2025

REMOVED: _____

POSTED BY: Myra Lee