



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 21, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009554

PROJECT NAME / NUMBER: 5970 Camino De La Costa/ PRJ 1091933

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 5970-5990 Camino De La Costa, La Jolla, CA 92037

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish the existing single-family residence and attached garage on Lot 1 to construct a new detached, 3,151 square-foot (SF) guest house, a new 5,171 SF subterranean garage, and a new 1,255 SF covered terrace. Site improvements would include new hardscape, landscape, and a new driveway curb cut to replace existing portions of sidewalks. The proposed retaining walls would be located along the south and western portions of the property, and would range from 3 feet to 5 feet in height and be approximately 250 feet in length. The project is to address a code violation. Lot 2 is currently developed with an existing 2-story dwelling unit with an attached garage. No changes are proposed to Lot 2. The 0.98-acre project site is in the RS-1-5 (Residential Single-Unit) Base Zone, in the Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone, and Mobility Zone 2 of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The community plan designates the site as low-density residential (5-9 dwelling units per acre). **LEGAL DESCRIPTION:** (Lot 1 and 2, Block 2, of La Jolla Hermosa, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1810, Filed in the Office of County Recorder of San Diego County on November 21, 1924, excepting here from any portion lying below the mean high tide line of the Pacific Ocean, APN 357-220-0200, 357-220-13-00).

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 project meets the criteria outlined in CEQA Section 15303. Class 3 of CEQA Section 15303 consists of the construction and location of limited numbers of new, small facilities or structures. Since the project consists of constructing a new guest house, this exemption was deemed appropriate. Further, this exemption includes but is not limited to: (a) one single-family residence or a second dwelling unit in a residential zone. The project is located in a developed area of the site. No significant environmental impacts would occur, and none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: May Rollin
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On February 21, 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 (March 7, 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: 2-21-2025
REMOVED: _____
POSTED BY: Myra Lee