



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010034

PROJECT NAME / NUMBER: 1511 Hornblend St / PRJ-1123911

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 1

LOCATION: 1511 Hornblend St, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit (Process 2) to demolish an existing single dwelling unit and construct two new multifamily buildings consisting of four units divided into two three-story duplex buildings and five attached garage spaces for all four units, located at 1509, 1511, 1513, and 1515 Hornblend Street. The 0.14-acre site is in the RM-2-5 Base Zone, Coastal (Non-appealable) Overlay Zone, Parking Impact Overlay Zone (PIOZ), Parking Standards Transit Priority Area, within the Pacific Beach Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (NON-APPEALABLE). LEGAL DESCRIPTION: Pacific Beach Map 697 & 854, Block 235, Lots 3 & 4.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332.

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 15332, In-Fill Development, and where the exceptions listed in Section 15300.2 would not apply. Section 15332 allows for infill development where projects meet the specified conditions. The project would demolish an existing single dwelling unit and construct two new multifamily buildings consisting of two units each and five attached garage spaces. This construction is within the allowable development footprint of the lot and conforms with the Pacific Beach Community Plan designation of Medium-Density Residential. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not

result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Hector Rios
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 533-6733 / hrios@sandiego.gov

On February 19, 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 5, 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.