



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 25, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009412

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**PROJECT NAME / NUMBER:** 8283 Prestwick / PRJ-1074569

**COMMUNITY PLAN AREA:** La Jolla Community Plan

**COUNCIL DISTRICT:** 1

**LOCATION:** 8283 Prestwick Drive, San Diego, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP), Site Development Permit (SDP) and a Public Utility Easement Vacation for the demolition of an existing 5,128-square-foot two-story single family dwelling unit, construction of a two-story 12,577-square-foot single dwelling unit with an attached garage, a basement level and a rooftop terrace with an outdoor kitchen and an easement vacation of an existing vacant public utility easement along the southern boundary of the project site. The 0.58-acre project site is located at 8283 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, Airport Air Influence Area (AIA) Review Area 2 for MCAS Miramar, Coastal (Non-Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone (CHLOZ) of the La Jolla Community Plan. Council District 1. (LEGAL DESCRIPTION: Lot 36 of Prestwick Estates Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 4392, Filed in the Office of the County Recorder of San Diego County, November 13, 1959. APN 346-212-0100).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)

**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 15302 (Replacement or Reconstruction). Section 15302 allows for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the

structure replaced. Since the project will be the demolition of an existing single-family residence and the construction of a new single-family residence on the same site, the exemption was deemed appropriate. 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:** Martin Mendez  
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On March 25, 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 5:00 pm ten (10) business days from the date of the posting of this Notice (April 9, 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](mailto:Hearings1@sandiego.gov) by 5:00 p.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 8:00 am to 5:00 pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 pm 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.

