



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 4, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009943

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**PROJECT NAME / NUMBER:** 4374 Georgia St / PRJ-1115535

**COMMUNITY PLAN AREA:** North Park

**COUNCIL DISTRICT:** 3

**LOCATION:** 4374 Georgia St, San Diego, CA 92103

**PROJECT DESCRIPTION:** This project is a Tentative Map Waiver for a condominium conversion of an existing historic single dwelling unit and to create two new condominium units from two new residential dwelling units permitted under a separate project (Building Permit PRJ-1039278) and currently under construction. The project requires consolidating the two existing lots on the project site, and then subdividing the three new condominium unit properties. Only the mapping action is under review; there is no construction under this permit. The project is located at 4374, 4378, and 4380 Georgia Street on a 0.138-acre site, and is in the RM-3-9 Base Zone in North Park within the North Park Community Plan Area. **LEGAL DESCRIPTION:** LOTS 42 AND 43 IN BLOCK 98 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY G.A. D'HEMCOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS LYING WEST OF THE EAST LINE OF ROBERTS ALLEY AS SHOWN ON MAP OF ROBERTS SUBDIVISION BEING MAP NO. 890, FILED DECEMBER 21, 1902.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.

**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 convert one existing single dwelling unit to a condominium, and create 2 new residential condominium units from two dwelling units currently under construction. This conforms with the North Park Community Plan designation of Very High 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:** Negar Sadegholvad  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5411 / nsadegholvad@sandiego.gov

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On April 4, 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 (April 18, 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 5:00p.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:** 4/4/2025

**REMOVED:** \_\_\_\_\_

**POSTED BY:** Leilani Phillips