



THE CITY OF SAN DIEGO

Date of Notice: May 7, 2018

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24007267

PROJECT NAME / NUMBER: Miller Coastal Development Permit/PROJECT NO. 547533

COMMUNITY PLAN AREA: Peninsula Community Plan

COUNCIL DISTRICT: 2

LOCATION: 1303 Sunset Cliffs Boulevard, San Diego, CA 92107

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT (CDP) for the complete demolition of an existing residence, and reconstruction of a 3,903 square feet residence, and the construction of a 1,488 square-foot detached garage with companion unit above, for a total of 5,391 square-feet, on a 0.24-acre site. The 0.24-acre site is located in the RS-1-7 zone of the Peninsula Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Beach, Coastal), Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area. The site is designated single family residential in the Peninsula Community Plan.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction) and 15303 (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 for causing a significant effect on the environment. The construction of the new residence meets the criteria set forth in CEQA Section 15302, which consists of 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. The new garage with companion unit meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures. Further, this exemption also includes one single-family residence, or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:

Martha Blake

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On May 7, 2018, the City of San Diego 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 within 10 business days from the date of the posting of this Notice (May 21, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.