



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 10, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009521

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**PROJECT NAME / NUMBER:** 4705 Point Loma / PRJ-1086681

**COMMUNITY PLAN AREA:** Ocean Beach

**COUNCIL DISTRICT:** 2

**LOCATION:** 4705 Point Loma Avenue, San Diego, CA 92107

**PROJECT DESCRIPTION:** A request for a COASTAL DEVELOPMENT PERMIT to demolish an existing commercial structure and construct a three-story multi-family residential structure. The residential use area would be 16,126 gross floor area, and the private decks, stairways, and circulation areas would total 2,498 gross square feet. The project proposes 20 one-bedroom/studio dwelling units. The project also includes landscaping and utility improvements, including utility connections that extend offsite. The project would provide a 4-foot sidewalk dedication to the City, as well as a wayfinding sign per SDMC Section 143.1025(a)(1). The project is seeking waivers related to San Diego Municipal Code (SDMC) Section 131.0540(d) to waive common open space requirements, reduce private exterior open space setbacks, and reduce the number of parking spaces from 30 to 9. The project is also requesting two deviations; a deviation from Base Zone CC-4-2 to eliminate the need to include commercial development, and a deviation from SDMC Table 142.04C and Section 142.0405(a)(I) to eliminate the requirement for trees and planting points related to trees. The 0.17-acre lot is located at 4705 Point Loma Avenue in the Community Commercial designation (Pt. Loma Ave. Commercial District) of the Ocean Beach Community Plan and is zoned CC-4-2. The project site is in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limitation Overlay Zone (CHLOZ), the Parking Impact Overlay Zone (Coastal), the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, NAS North Island), the Airport Influence Area (NAS North Island, Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (NAS North Island), Ocean Beach Cottage Emerging District, Mobility Zone 2, and the Transit Priority Area (TPA). Council District 2. (LEGAL DESCRIPTION: All of Lot 3 and that portion of Lot 2, Block 4, Sunset Cliffs, According to Map Thereof No. 1889, Filed in the office of the County Recorder of San Diego County, March 1, 1926; ASSESSOR'S PARCEL NUMBER: 448-342-10 and -11).

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

**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 15332, In-fill Development, which allows in-fill development where projects are consistent with the general plan and applicable zoning designations, the project site is less than five acres in size surrounded by urban uses, is of no value as habitat for endangered species, would not result in significant effects relating to traffic, noise, air quality, or water quality, can be adequately served by all required utilities and public services; and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

<b>DEVELOPMENT PROJECT MANAGER:</b>	Christian Hoppe
<b>MAILING ADDRESS:</b>	1222 First Avenue, MS 501, San Diego, CA 92101-4153
<b>PHONE NUMBER / EMAIL:</b>	(619) 446-5293 / <a href="mailto:CHoppe@sandiego.gov">CHoppe@sandiego.gov</a>

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On April 10, 2024 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 24, 2024). 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.