



THE CITY OF SAN DIEGO

Date of Notice: September 28, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006111

PROJECT NAME/NUMBER: Brighton Avenue Residences / 438785

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: 5109 – 5111 Brighton Avenue, San Diego, California 92107

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish two existing dwelling units and an accessory garage structure and construct two, two-story single-dwelling units with garages totaling 4,580-square-feet and deck areas totaling 1,058-square-feet. Various site improvements would also be constructed that include associated hardscape and landscape. Deviations are also being requested. The proposed project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.12 acre (5,248-square-foot) project site is located at 5109 – 5111 Brighton Avenue. The land use designation is Medium Density Residential (15 – 29 dwelling units per acre). Additionally, the project site is located in the RM-2-4 zone and within the Airport Land Use Compatibility Plan Noise Contours (60 – 65 CNEL) (San Diego International Airport (SDIA)), Airport Approach Overlay Zone (SDIA), Airport Influence Area (SDIA, Review Area 1), Federal Aviation Administration Part 77 Noticing Area (SDIA – Lindbergh Field, North Island Naval Air Station), Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Ocean Beach Cottage Emerging District, and Ocean Beach Precise Plan and Local Coastal Program. (LEGAL DESCRIPTION: Northeasterly 105 feet of Lots 27 and 28 in Block 77, Ocean Beach, According to Map No. 279.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

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 conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302 that consists of the 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. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: William Zounes
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On September 28, 2016 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 (October 12, 2016). 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.