



THE CITY OF SAN DIEGO

**Date of Notice:** Sept. 29, 2016  
**NOTICE OF RIGHT TO APPEAL**  
**ENVIRONMENTAL DETERMINATION**  
**DEVELOPMENT SERVICES DEPARTMENT**  
SAP No. 24006296

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**PROJECT NAME/NUMBER:** LEPRE RESIDENCES/453635

**COMMUNITY PLAN AREA:** Pacific Beach Community Plan

**COUNCIL DISTRICT:** 2

**LOCATION:** 3985 Honeycutt St, San Diego, CA 92109

**PROJECT DESCRIPTION:** Coastal Development Permit to demolish an existing residence and construct two new 3-story 2,010 square-foot single-family residences with carports on two contiguous lots. The project site is located at 3985 Honeycutt Street within the RM-1-1 Zone of the Pacific Beach Community Plan area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2), Residential Tandem Parking Overlay Zone, and the Parking Impact Overlay Zone (Coastal and Beach), Council District 2. The development is observing the required RM-1-1 zone setbacks. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Staff Decision

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities) and 15303 (New Construction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**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 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The exemptions are appropriate because 15301 allows for the demolition of one single-family residence and 15303 allows for the construction of up to three single family residences. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Tim Daly  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER:** (619) 446-5356

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On Sept. 29, 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 (Oct. 13, 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.