



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 27, 2016

# NOTICE OF RIGHT TO APPEAL

## ENVIRONMENTAL DETERMINATION

### DEVELOPMENT SERVICES DEPARTMENT

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**PROJECT NO:** 491207  
**PROJECT NAME:** Lefton Residence  
**COMMUNITY PLAN AREA:** Mission Beach  
**COUNCIL DISTRICT:** 2  
**LOCATION:** 2750 Bayside Walk, San Diego, California 92109

**PROJECT DESCRIPTION:** This project is requesting a Coastal Development Permit for the remodel of an existing two-story single dwelling unit and the addition of new third story. The first floor consists of the kitchen, great room, full bathroom, storage, and two-car garage. The footprint is expanded by 268 square feet. The second story includes five-bedrooms, five-bathrooms, laundry room, expanded deck, and addition of 202 square feet. A new third-story is proposed including a bedroom, office, two-bathrooms, and storage consisting of 1,173 square feet.

The site improvements revised hardscape configuration and expanded landscaping. The project will contain features which recognize the goals of the Conservation Element of the City of San Diego's General Plan (solar photo voltaic system, high efficiency lighting, energy star appliances, dual pane low-e glazing on windows, etc.).

The 4,373-square-foot project site is located at 2750 Bayside Walk. The site is within the Mission Beach Community Plan land use designation is Residential (36 dwelling units per acre) and zoned Mission Beach Planned District Residential Subdistrict (MBPD-R-S). Additionally, the project site is in the Airport ALUCP Noise Contours (60-65 CNEL), Airport Influence Area (Review Area 1), FAA Part 77 Noticing Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal) and Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Block 25, Lot D in Map 1809.)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer (Process 3)

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San

Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301(I) (1) (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and in urbanized areas, up to three single-family residences may be demolished under this exemption. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

**CITY PROJECT MANAGER:** Karen Bucey  
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On October 27, 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 (November 10, 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.