



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 7, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005463

PROJECT NO: 402946
PROJECT NAME: Grow Second Dwelling CDP
COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: 2
LOCATION: 4572 Niagara Avenue, San Diego, CA 92107

PROJECT DESCRIPTION:

Coastal Development Permit #1416034 to construct a new 2,150 sq ft second residential dwelling unit (two-story with roof deck over basement garage) at 4572 Niagara Ave. The 0.180 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone (PIOZ), Peninsula Community Plan Area and Local Coastal Land Use Plan, within Council District 2. (LEGAL DESCRIPTION: Portion of Lots 6 and 8, Lot 7, Ocean Beach Subdivision, Block 5, Map 279).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt according to State CEQA Guidelines under 15303 (a) New Construction or Conversion of Small Structures, and 15332 (a) through (e), In-Fill Development Projects.

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 Section(s) 15303 (a) (New Construction) and 15332 (a) through (e), (In-Fill Development Projects). The exemptions are appropriate because 15303 (a) allows for the construction of a second dwelling unit in a residential zone, which would be applicable to this proposal, and Section 15332 (a) through (e) is appropriate because the proposal is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (including all Policies concerning Visual Resources); occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site is an urbanized lot and has no value as habitat for endangered, rare or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be

adequately served by all required utilities and public services. Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply.

CITY PROJECT MANAGER: Firouzeh Tirandazi
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On November 7, 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 22, 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.