



THE CITY OF SAN DIEGO

DATE OF NOTICE: Nov. 10, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005855

PROJECT NAME/NUMBER: Ocean Beach Plaza CDP/422804

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: 1929 Cable Street, San Diego, CA 92107

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Staff Decision

PROJECT DESCRIPTION: Coastal Development Permit for the demolition of two existing office buildings (4,205 square feet and 2,743 square feet), with one building (995 square feet) to remain on the lot, and construction of two retail buildings totaling 10,190 square feet, and the reconfiguration of the parking. The 0.45 acre project site is located at 1929 Cable Street in the CC-4-2 zone within the Parking Impact (Coastal and Beach) Overlay Zone, Residential Tandem Parking Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2) and Coastal Height Limitation Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program Addendum, Council District 2. 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 project.

ENVIRONMENTAL DETERMINATION: Categorical Exemptions Section 15301 (Existing facilities) and 15302 (Replacement or reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Environmental Analysis Section

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 Sections 15301 (Existing Facilities) and 15302 (Replacement or reconstruction). The exemptions are appropriate because 15301 allows for the demolition of up to three commercial buildings and 15302 allows for the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environmental

were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

PROJECT MANAGER: Francisco Mendoza

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On Nov. 10, 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 (Nov. 29, 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.