

RESOLUTION NUMBER R- 316124

DATE OF FINAL PASSAGE MAR 18 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DENYING ENVIRONMENTAL APPEAL – 627
GENTER STREET, PROJECT NO. 1055455.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. First Baptist Church of La Jolla, dba La Jolla Christian Fellowship, submitted an application to the City of San Diego for a Coastal Development Permit and Conditional Use Permit to construct additions and renovations to an existing education building on an existing religious assembly campus, for the 627 Genter Street project (Project). The proposed site improvements include 1,768 square feet of new additions, 2,340 square feet of interior renovations, a new 502-square-foot roof deck, and replacement of existing exterior stairs. The 0.48-acre site is located at 627 Genter Street in the Residential Multiple Unit (RM-1-1) Zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan.

B. On April 27, 2022, the City of San Diego, through the Development Services Department, determined that the application for Project Number 1055455 was complete and the Project was deemed complete.

C. On September 5, 2024, the City of San Diego through the Development Services Department determined that the Project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) (California Public Resources Code sections 21000-21189.91) under CEQA Guidelines section 15301 (Existing Facilities) (Environmental

Determination) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project.

D. On September 5, 2024, Jon Wiggins (Appellant) appealed the Environmental Determination for the 627 Genter Street Project to the Council.

E. On March 18, 2025, the Council heard the environmental appeal of the Project. The Council considered, in light of the whole record, the Environmental Determination to categorically exempt the 627 Genter Street Project, the potential environmental impacts associated with the 627 Genter Street Project, and the issues raised on appeal and brought up at the hearing through testimony and public participation.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

G. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council finds, based upon the representations of City staff, public testimony and the whole record before it, the following:

A. The Environmental Determination has been completed in compliance with CEQA and the CEQA Guidelines. The Environmental Determination reflects the

independent judgment of the City of San Diego as Lead Agency. The information contained in the Development Services Department staff report, and testimony and comments received during the public testimony process, have been reviewed and considered by the Council in connection with the appeal of the Environmental Determination.

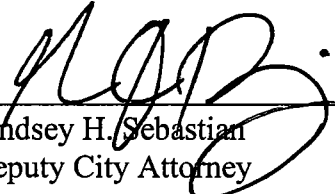
B. There is substantial evidence, in light of the whole record, supporting the Environmental Determination to categorically exempt the 627 Genter Street Project under the provisions of CEQA Guidelines section 15301 (Existing Facilities).

C. A fair argument, based upon evidence found in the whole record, has not been established demonstrating that exceptions to the Categorical Exemption exist with respect to the 627 Genter Street Project.

D. Based upon substantial evidence in light of the whole record, the 627 Genter Street Project would not result in any significant or potentially significant impacts or effects on the environment.

2. The Environmental Determination of the Development Services Department is approved, and the appeal of Jon Wiggins is denied.

APPROVED: HEATHER FERBERT, City Attorney

By 
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
03/19/2025
Or. Dept: DSD
Doc. No. 3997938

Passed by the Council of The City of San Diego on MAR 18 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 18 2025

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy
For Gilbert Sanchez

Office of the City Clerk, San Diego, California

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