

RESOLUTION NUMBER R- 316856

DATE OF FINAL PASSAGE JUL 06 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DENYING ENVIRONMENTAL APPEAL OF THE
ENVIRONMENTAL DETERMINATION FOR COAST WALK
PROJECT NO. PRJ-1074172, LOTS 2 & 17.

RECITALS

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

A. Applicant submitted an application to the City of San Diego for a Coastal Development Permit and a Site Development Permit to demolish a portion of an existing tennis court and construct a new 2-story single-dwelling unit, a detached accessory dwelling unit with a garage, and associated site improvements, for the Coast Walk Lots 2 & 17 Project (Project) located between 1535 Coast Walk and 1555 Coast Walk.

B. The City determined that an Mitigated Negative Declaration (MND), and its associated Mitigation Monitoring and Reporting Program (MMRP), was the appropriate environmental document, which was prepared in accordance with the California Environmental Quality Act (CEQA). The MND, including its associated MMRP, was adopted by the Hearing Officer on November 19, 2025 (Environmental Determination).

C. On December 4, 2025, the Procopio law firm, on behalf of Tom Rushfeldt and Brenda Fake (Appellant) appealed the Environmental Determination for the Project to the Council.

D. On July 6, 2026, the Council heard the environmental appeal of the Project. The Council considered, in light of the whole record, the Environmental Determination, the potential environmental impacts associated with the Project, and the issues raised on appeal and brought up at the hearing through testimony and public participation.

E. 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.

F. 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:

The Council finds, based upon the representations of City staff, public testimony and the whole record before it, that the appeal is denied, and the Environmental Determination made by the Hearing Officer to adopt the MND and its associated MMRP is approved.

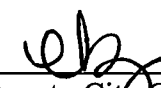
APPROVED: HEATHER FERBERT, City Attorney

By _____
Noah J. Brazier
Deputy City Attorney

NJB:cc
July 8, 2026
Or.Dept: DSD
Doc. No. 4486630

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
JUL 06 2026.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Passed by the Council of The City of San Diego on JUL 06 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage JUL 06 2026.

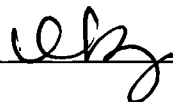
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

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 , Deputy

Office of the City Clerk, San Diego, California

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