



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 20, 2021

# NOTICE OF AVAILABILITY

## DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24001513

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The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by November 19, 2021** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Inn at Sunset Cliffs/ 231328). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: Jeff Szymanski, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.

### GENERAL PROJECT INFORMATION:

- Project Name: Inn at Sunset Cliffs
- Project No. 231328
- SCH No. 2014081073
- Community Plan Area: Ocean Beach
- Council District: 2

**PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT (CDP) and a SITE DEVELOPMENT PERMIT (SDP) for the construction of a new 170-foot-long secant pile seawall. Additionally, the project would remove the following improvements: remnants of an existing seawall, approximately 2,120 square feet of a lower concrete deck and two (2) existing keystone block firepits. The original seawall was constructed in 1953 and has had multiple failures due to high tides which lead to the collapse of the concrete deck both in December 2015 and January 2019. All proposed work would occur on private property and within the footprint of the existing shoreline protection devices (seawall and lower deck). The subject property is 0.542 acres, of which the total disturbed area is less than 0.131 acres. There are no existing easements, and none are proposed. The project is located at 1370 Sunset Cliffs Boulevard in the RM-5-12 (Residential-Multiple Unit) Zone, Coastal Overlay Zone (Appealable), Designated Historic District: Ocean Beach Cottage Emerging District, Coastal Overlay Zone First Public Roadway, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact/Beach Impact), Residential Tandem Parking Overlay Zone, Sensitive Coastal Overlay, ALUCP Airport Influence Area (AIA): San Diego International Airport - Review Area 2, Designated Medium Density Residential within the Ocean Beach Community Plan. **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Inn at Sunset Cliffs- Gavin Fleming

**RECOMMENDED FINDING:** The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **Biological Resources**.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact Jeff Szymanski at (619) 446-5324. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martha Blake, at (619) 446-5375. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 20, 2021.

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Deputy Director  
Development Services Department