



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 1, 2021

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24007941

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 December 1, 2021 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Ocean Front Residence/No. 673099). The City requests that all comments be provided electronically via email at: DSDFEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Jamie Kennedy, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Ocean Front Residence
- Project No. 673099
- SCH No. NA
- Community Plan Area: Ocean Beach
- Council District: 2

PROJECT DESCRIPTION: The project proposes an amendment to Coastal Development Permit (CDP) 681291 and Site Development Permit (SDP) 979531 to demolish an existing 1,147 square foot (SF) single-story single-family residence and construct a new 2767 SF two-story residence with 952 SF basement, 344 SF open underground parking, and 871 SF roof porch with lap pool. The existing detached 475 SF garage shall remain. The 0.17-acre site is located at 1615 Ocean Front Street and contains Sensitive Coastal Bluffs. The project is located at in the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Airport Influence Area - Review Area 2 for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), FAA Part 77 Noticing Area (SDIA at 165 feet and North Island NAS at 195 feet elevation), Parking Impact Overlay Zone (Beach), Transit Priority Area, Residential Tandem Parking Overlay Zone. The site is not included on any Government Code listing of hazardous waste sites.

APPLICANT: Scott Bernet

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL 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. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Jamie Kennedy at (619) 446-5445. For information regarding public meetings/hearings on this project, contact Development Project Manager, Karen Bucey, at (619) 446-5049. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on November 1, 2021.

Raynard Abalos
Deputy Director
Development Services Department