



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Mar 16, 2022 11:23 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000206  
State Receipt # 37031620220177  
Document # 2022-NOD-28

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

THE NEST CDP

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>March 16, 2022</u></p> <p><b>Posted</b> <u>March 16, 2022</u> <b>Removed</b> _____</p> <p><b>Returned to agency on</b> _____</p> <p><b>DEPUTY</b> _____</p>
---

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION**

(Choose one)

To:  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

From: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** 676545

**State Clearinghouse Number:** N/A

**Project Title:** The Nest CDP

**Project Location:** 4033-4039 Lamont Street, San Diego, California 92109

**Project Description:** A COASTAL DEVELOPMENT PERMIT to demolish a single story, 3,307-square-foot two-unit structure and construct a 18,524-square foot three-story mixed-use building, with 18-multi-family residential units and two commercial units. The ground level would include two residential units, two commercial units totaling 682-square feet, a 301-square foot lobby, and on grade parking including 19 parking spaces, two motorcycle parking spaces and 10 bicycle parking spaces. The second and the third levels would have 8 residential units each. In addition, various site improvements would also be constructed including associated hardscape and landscape. The project is requesting an affordable housing density bonus based on providing 13 percent (2 units) deed-restricted very low-income units with rents at 30% of 50% of Area Median Income (AMI) for a period of 55 years. The project is requesting allowable incentives in the form of deviations from the development regulations for a 7-foot 6-inch front yard setback where 15-foot setback is required, a 5-foot side yard setback where 10 percent of the entire premise width or 5-feet whichever is greater, is required, and a reduction of the percentage of units with private exterior space to 55 percent of the units where at least 75 percent of the units are required to have private exterior space and the inclusion of additional uses (Business and Professional Offices) to the list of permissible commercial uses beyond those allowed under the RM-2-5 zone as part of the mixed use density allowed for in the Pacific Beach Community Plan. The 0.32-acre project site is located at 4033-4039 Lamont Street. The project site is designated Multi-family Residential and zoned RM-2-5 per the Pacific Beach Community Plan. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Coastal and Beach Impact), the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Lot 13-17 in Block 1 of Venice Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 991, filed in the Office of the County Recorder of San Diego County May 24, 1906).

**Project Applicant:** Tom Paull, 4039 Lamont Street, San Diego, California 92109, (858)750-3467

This is to advise that the Development Services Department of the City of San Diego on January 7, 2022 approved the above described project and made the following determinations:

1. The project in its approved form  will,  will not, have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.


Record of project approval may be examined at the address above.

- 3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
- 4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: M. Dresser

Telephone: (619) 446-5404

Filed by:   
Signature

January 10, 2022

Title



San Diego County



Transaction #: 6344091  
Receipt #: 2022128282

Ernest J. Dronenburg, Jr.  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.com](http://www.sdarcc.com)

Cashier Date: 03/16/2022  
Cashier Location: SD

Print Date: 03/16/2022 11:24 am

Payment Summary

Total Fees:	\$2,598.00
Total Payments:	\$2,598.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #1812	\$2,598.00
<b>Total Payments</b>	<b>\$2,598.00</b>
Filing	
CEQA - NOD	FILE #: 2022-000206 Date: 03/16/2022 11:23AM Pages: 3
	State Receipt # 37-03/16/2022-0177
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,548.00
<b>Total Fees Due:</b>	<b>\$2,598.00</b>
<b>Grand Total - All Documents:</b>	<b>\$2,598.00</b>



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/16/2022-0177
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/16/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0028	
PROJECT TITLE THE NEST CDP		


PROJECT APPLICANT NAME TOM PAULL	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-750-3467
PROJECT APPLICANT ADDRESS 4039 LAMONT STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input checked="" type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00
			<hr/>

**PAYMENT METHOD**

Cash     Credit     Check     Other    TOTAL RECEIVED    \$    2,598.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
--	---

Payment Reference #: CHECK NO. 1812