



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 16, 2022

NOTICE OF AVAILABILITY

DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008749

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 close of business on December 6, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Residences 800 Coast/No. 677297). The City requests that all comments be provided electronically via email at: DSDEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Courtney Holowach, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: RESIDENCES 800 COAST
- Project No. 677297
- SCH No. TBD
- Community Plan Area: La Jolla
- Council District: 1

PROJECT DESCRIPTION: Coastal Development Permit (CDP), Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Tentative Map (TM) to remodel a non-historic cottage at 811 Coast Boulevard South, remodel a historic cottage located at 825 Coast Boulevard South, relocate and remodel a historic cottage located at 827 Coast Boulevard South (Collectively HRB Site #1375), construct six (6) new residential condominium units over an underground garage and consolidate two lots into one. The 0.44-acre site is in the La Jolla Planned District-5 Zone, Coastal Height, Coastal (Non-Appealable-2), and Parking Impact (Beach/Coastal) Overlay Zones within the La Jolla Community Plan Area in Council District 1. **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Dawn Davidson, 800 Coast LLC

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **Cultural Resources (Archaeology), Cultural Resources (Built Environment) 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 Courtney Holowach at (619) 446-5187. For information regarding public meetings/hearings on this project, contact Catherine Rom, at (619) 619-446-5277. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on November 16, 2022.

Raynard Abalos
Deputy Director
Development Services Department