

Notice of Exemption

To be filed after project approval

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

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A33

Project Title: Project 2021-48 (Sea Anemone LLC)

Project Applicant: Sea Anemone LLC

Project Location - Specific: 8875 La Mesa Blvd, 5101-5131 Garfield St, and 8940 Dailey Rd, La Mesa, CA 91941

Project Location - City: La Mesa Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Project proponent and beneficiary Sea Anemone LLC proposes to demolish an existing medical office complex and construct a 72-unit apartment development comprised of eight, three-story buildings, 90 garaged and 22 surface parking spaces, 14,000 square feet of community recreation area, and pedestrian improvements in the public right-of-way. Planned site improvements include walkways, barbecue areas, and landscaping including 90 new trees and a kitchen garden. The project provides ten deed-restricted low-income affordable units.

The project site is comprised of two sites totaling 2.2 acres located on the south side of La Mesa Boulevard, an arterial collector; on the east side of Garfield Street; and on the north and south sides of Dailey Road. The average slope of the project site is less than three percent. Surrounding uses include retail shops and services, a gas station, auto repair, and multi-family residential to the north, east, and west, and single-family residential to the south. Zoning is RB-D-MU (Residential Business/Urban Design Overlay/Mixed Use Overlay), C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay), R3-P-MU (Multiple Unit Residential/Scenic Preservation Overlay/Mixed Use Overlay), and R1-P (Urban Residential/Scenic Preservation Overlay). The site's Planned Use classifications are Mixed Use Urban and Urban Residential. A site development plan and lot consolidation parcel map waiver for the project were approved by Notice of Decision No. 2023-02 on April 5, 2023, following a public review period. The La Mesa City Council ratified the Design Review Board's approval of the project at a noticed public meeting on April 25, 2023. Assessor's Parcel Numbers: 494-840-08-00, 494-840-09-00, 494-840-25-00, 494-840-26-00, 494-840-27-00, and 494-850-01-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Sea Anemone LLC, c/o Matthew Wells (619-523-8485)
1955 Bacon Street, San Diego, CA 92107

Exempt Status: (check one):

Ministerial [Sec. 21080(b)(1); 15268]

Declared Emergency [Sec. 21080(b)(3); 15269(a)]

Emergency Project [Sec. 21080(b)(4); 15269 (b)(c)]

Categorical Exemption. Type and section number: Class 32, CEQA Section 15332, In-Fill Development Projects


Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for the Section 15332 infill development exemption: (a) the project is consistent with the applicable general plan designation and policies and with applicable zoning designation and regulations; (b) the project occurs within city limits on a project site of no more than

five acres surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Allyson Kinnard, Associate Planner Area Code/Telephone/Extension: 619-667-1196

If filed by applicant: 1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 4.26.23 Title: Associate Planner

Signed by Lead Agency Date received for filing at OPR: 04/26/2023
 Signed by Applicant