



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jul 03, 2023 10:32 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000530  
State Receipt # 37070320230482

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

OTSUKA RESIDENCE / 684179

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):

FILED IN THE OFFICE OF THE SAN DIEGO

COUNTY CLERK ON July 3, 2023

Posted July 3, 2023 Removed **AUG 02 2023**

Returned to agency on **AUG 02 2023**

DEPUTY Maria Gomez

**M. Gomez**

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 EXEMPTION

(Check one or both)

**TO:**  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**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 Name/Number:** Otsuka Residence/ 684179

**SCH No.:** Not Applicable

**Project Location-Specific:** 4261 Santa Cruz Avenue. San Diego, CA 92107

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit (CDP) to convert an existing shed and a proposed addition into a new two story, for a total of 634 square-foot (sf) detached accessory dwelling unit, on a 0.16-acre site. The existing detached 2-story, 1,972 square-foot residence and the 428 sf detached family room would remain. The project site is in the RS-1-7 (Residential Single Unit) zone within the Peninsula Community Plan, Coastal Overlay (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station). The community plan designates the site as Low Density Residential (up to a maximum of 9 dwelling units per acre).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Julio Medina, 1053 Pyramid Street, San Diego, CA 92114, (619) 723-5294.

**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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures.

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures, and the conversion of existing small structures from one use to another where only minor modifications are made on the exterior of the structure. Since CEQA Section 15303 allows for the construction and location of limited number of new structures, and the conversion of existing small structures this exemption is appropriate. This exemption includes but is not limited to: one single family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**Lead Agency Contact Person:** Rhonda Benally

**Telephone:** (619) 446-5468

**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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Courtney Holowach Senior Planner  
Signature/Title

May 15, 2023  
Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR: