



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 5, 2023

# NOTICE OF AVAILABILITY

## DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24009646

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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) website at <http://www.sandiego.gov/ceqa/draft>. This Notice and draft environmental document was also distributed to the Central Library as well as the Pacific Beach/Taylor Branch Library.

**HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by close of business on September 25, 2023** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Crown Point /No. 676666). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Marlene Watanabe, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

### GENERAL PROJECT INFORMATION:

- Project Name: Crown Point
- Project No. 676666
- SCH No. To be determined
- Community Plan Area: Pacific Beach
- Council District: 1

**PROJECT DESCRIPTION:** A Coastal Development Permit (CDP) to demolish an existing single dwelling unit and detached garage and construct a new 3,177-square foot two-story single dwelling unit with an attached 627-square foot garage and 1,267-square foot basement and a pool. In addition, various site improvements would also be constructed including associated hardscape and landscape. The 0.12-acre project site is located at 3622 Crown Point Drive. The project site is zoned RS-1-7 and designated Low Density Residential per the Pacific Beach Community Plan area. The project site is also within the Airport Influence Area (San Diego International Airport - Review Area 2), Federal Aviation Administration Part 77 Noticing Area (San Diego International Airport), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), and the Parking Impact Overlay Zone (Coastal and Beach Impact), Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Lot 11, Block 1, Map No. 1891.) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Tim Seaman

**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@sanidiego.gov](mailto:DSDEASNoticing@sanidiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact Marlene Watanabe at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Jose Bautista, at (619) 557-7983. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed September 5, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department