



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

**FILED**

Nov 08, 2023 11:08 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000880  
State Receipt # 37110820230799

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

2175 BALBOA AVENUE / 1079878

**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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO</b>	
<b>COUNTY CLERK ON</b> November 6, 2023	
Posted <u>November 6, 2023</u>	Removed <b>DEC 06 2023</b>
Returned to agency on <b>DEC 06, 2023</b>	
DEPUTY _____	<i>T. Hood</i>

**T. Hood**

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:** 2175 Balboa Avenue / 1079878

**SCH No.:** Not Applicable

**Project Location-Specific:** 2139-2175 Balboa Avenue, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** A request for a COASTAL DEVELOPMENT PERMIT for the demolition of six existing multi-family residences, two existing single-family residences, hardscape and site elements on seven contiguous parcels for the construction of a three-story affordable housing mixed-use development consisting of commercial tenant space, lobby, and 34 for rent apartments, located at 2139, 2143, 2147, 2151, 2155, 2159, 2175 Balboa Avenue (Assessor's Parcel Numbers 424-062-03 to -09). The commercial would total 1,389 square feet of specialty retail. The project includes a basement garage. A total of 33 on-site parking spaces (unbundled) plus 4 motorcycle spaces, 24 long-term bicycle parking spaces, and 4 short-term bicycle spaces would be provided. The project includes utility improvements, including offsite improvements adjacent to the site. The project is requesting a deviation to remove and replace the existing curb ramp at the southwest corner of Balboa Avenue and Olney Street instead of constructing two curb ramps or one wide curb ramp. This existing intersection has non-standard geometry and also includes existing utility constraints, and the project would dedicate an additional two feet of right away along Balboa Avenue along with sidewalk improvements. The project is requesting four incentives related to the RM-2-5 zone; maximum floor area ratio increase from 1.35 to 1.78, reduce the side street set back to 8 feet; all other side setbacks to five feet; and expanded commercial uses allowed to those included in the Commercial-Neighborhood (CN-1-3) zone. The project also is requesting an affordable housing density bonus, and 15 percent of the units would be very low-income units per San Diego Municipal Code Section 143.0720(c)(1). The 0.54-acre site is in the Residential - Multiple Unit (RM-2-5) and Coastal Overlay (Non-Appealable) Zone within the Pacific Beach Community Plan area. Additionally, the project site is within the Transit Priority Area, Coastal Height Limitation Overlay Zone (CHLOZ), Complete Communities Mobility Choices (Mobility Zone 2), Parking Standards Transit Priority Area, and Parking Impact Overlay Zone (Coastal). Council District 1. (LEGAL DESCRIPTION: 424-062-05-00: Portion of Lot 1 in Block 241 of Pacific Beach, according to Map Thereof No. 791. Filed in the Office of the County Recorder of San Diego County, December 29, 1895. 424-062-04-00: Portion of Lot 1 and Portion of Lot 2 in Block 241 of Pacific Beach, according to Map Thereof No. 791. Filed in the Office of the County Recorder of San Diego County, December 29, 1895. 424-062-05-00: Lot 2 in Block 241 of Pacific Beach, according to Maps Thereof No. 791 and 854. Filed in the Office of the County Recorder of San Diego County, December 29, 1894 and September 28, 1896 respectively. 424-062-06-00: Portion of Lot 2 in Block 241 of Pacific Beach, according to Map Thereof No. 791. Filed in the Office of the County Recorder of San Diego County, December 29, 1894. 424-062-07-00: Portion of Lot 2 in Block 241 of Pacific Beach, according to Map Thereof No. 791. Filed in the Office of the County Recorder of San Diego County, September 28, 1898. 424-062-08-00: Portion of Lot 3 in Block 241 of Pacific Beach, according to Map Thereof No. 854. Filed in the Office of the County Recorder of San Diego County, September 28, 1898. 424-062-

09-00: Lots 4, 5, and 6 in Block 241 of Pacific Beach, according to Map Thereof No. 791. Filed in the Office of the County Recorder of San Diego County, December 29, 1894.)

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

**Name of Person or Agency Carrying Out Project:** Golba Inc., 4455 Lamont Street, Suite 101, San Diego, California, 92109, (619) 231-9905.

**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: Section 15332, In-fill Development Projects
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (In-fill Development Projects). The in-fill development project exemption has five criteria that must be met in order to use the exemption. The project would meet all five criteria: (1) the development is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; (2) the site occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses; (3) the project site has been previously impacted by development the site has no value as habitat for endangered, rare, or threatened species; (4) The project review by qualified staff has determined that the project would not result in any significant effects related to air quality, noise, traffic or water quality; and (5) the site is located in an existing residential community and can be adequately serviced by all required utilities and public services. In addition, the exceptions in CEQA Guidelines section 15300.2 do not apply.

**Lead Agency Contact Person:** Marissa Mariscal

**Telephone:** (619) 557-7944

**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

  
Signature/Title Senior Planner

10/11/2023  
Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7468898  
Receipt #: 2023391728

JORDAN Z. MARKS

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.gov](http://www.sdarcc.gov)

Cashier Date: 11/06/2023  
Cashier Location: SD

Print Date: 11/06/2023 11:09 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #120161 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2023-000880 Date: 11/06/2023 11:08AM Pages: 3

State Receipt # 37-11/06/2023-0799

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/06/2023-0799
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 11/06/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0799	

PROJECT TITLE  
2175 BALBOA AVENUE / 1079878

PROJECT APPLICANT NAME GOLBA INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-231-9905
PROJECT APPLICANT ADDRESS 4455 LAMONT STREET, SUITE 101	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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

**PAYMENT METHOD:**

Cash    
  Credit    
  Check    
  Other

TOTAL RECEIVED     \$     50.00

SIGNATURE  X <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 120161