

## 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 Title / Number:** 2135 Garnet Avenue / 1077740

**State Clearinghouse No.:** Not Applicable

**Project Location-Specific:** 2135-2145 Garnet 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 two existing single-story residences totaling 3,138 square-feet and construction of two, three-story buildings with 19,104 square feet and 14 residential dwelling units total on 0.29-acre site located at 2135 and 2145 Garnet Avenue (Assessor's Parcel Numbers 424-061-06 and -07). Each unit would include an attached garage. Utility connections within the adjacent alley and roadway are proposed. The project also includes the replacement of existing alley pavement to current City standards, as well as the replacement of sidewalk and the dedication of four feet of right-of-way along the Garnet Avenue frontage. The project would utilize a density bonus and is requesting five incentives: eliminate the requirement to include commercial development (SDMC Section 131.0540(b)); eliminate the ground floor residential use and parking restrictions (SDMC Section 131.0540(c)); eliminate the requirement to include common open space (SDMC Section 131.0456); increase the maximum floor area ratio from 1.5 to 1.52 to allow an additional 252 square feet (SDMC Table 131-05D); and reduce the minimum front yard setback from 10 feet to 5 feet seven inches. The project site is zoned CO-1-2 and Coastal Overlay (Non-Appealable) Zone within the Pacific Beach Community Plan area. Additionally, the project site is within the Transit Priority Area, Parking Standards Transit Priority Area, Coastal Height Limitation Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Coastal), Council District 2. (LEGAL DESCRIPTION: Lots 9 thru 12, in Block 212 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map No. 854, filed in the Office of the County Recorder of San Diego County September 28, 1898).

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

**Name of Person or Agency Carrying Out Project:** Golba Architecture Inc., 1940 Garnet Avenue, Suite 100, 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 and the site has no value as habitat for endangered, rare, or threatened species; (4) the project was review by qualified staff, and 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 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. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**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 the California Environmental Quality Act.

  
\_\_\_\_\_/Senior Planner  
Signature/Title

11/27/2023  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR: