

## 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:** 821 San Antonio Place / 1057682

**SCH No.:** Not Applicable

**Project Location-Specific:** 821 San Antonio Place, San Diego, CA 92106

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

**Description of nature and purpose of the Project:** Coastal Development Permit to partially demolish and remodel an existing 6,380-square-foot two-story residence. The project will result in a two-story 6,115-square-foot residence including the removal of existing retaining/site walls, the construction of new retaining/site walls, a new swimming pool, removal of encroachments within Port of San Diego property, a new detached two-story approximately 800 -square-foot accessory dwelling unit, and a new detached two car carport located at 821 San Antonio Place. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone within the Peninsula Community Plan area

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

**Name of Person or Agency Carrying Out Project:** Patrick McNerney, 5711 La Jolla Blvd., San Diego, CA 92037 - 619-994-7991

**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 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15303 (New Construction)
- 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 Section 15301 (Existing Facilities) which allows for the demolition of existing facilities; Section 15302 (Replacement or Reconstruction) which allows for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and Section 15303 (New Construction) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone; in urbanized areas, up to three single-family residences may be constructed or converted under this exemption; and where the exceptions listed in Section 15300.2 would not apply. Since the proposed project 1) is the partial demolition and remodel of an existing residence where the new structure is on the same site at the same location and will be still a similar sized single family residence used for residential purposes

with detached ADU and 2) the construction/remodel of a single family residence and 2) the construction of a detached ADU in a residential zone of an urbanized community, the exemptions are appropriate

**Lead Agency Contact Person:** Courtney Holowach

**Telephone:** 619-446-5187

**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

8/1/23  
Date

**Check One:**

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

**FILED**  
Feb 15, 2024 03:26 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000123  
State Receipt # 37021520240116

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

821 SAN ANTONIO PLACE / 1057682

**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** February 15, 2024  
**Posted** February 15, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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.