

NOTICE OF DETERMINATION

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: PRJ-1114539

State Clearinghouse Number: 2024110673

Project Title: Viking Way Family Residence

Project Location: The project is located at 1821 Viking Way, San Diego, CA 92037

City/County: San Diego/San Diego

Project Description: The project would include a remodel and additions to an existing 2,694 square foot (sf) single story residence. The additions would consist of a 194 sf first floor addition and a 657 sf second floor addition for a total of 851 square feet in additions, resulting in a 3,545-sf two-story residence located at 1821 Viking Way. The 0.18-acre site is located in the Single Family (SF) base zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable) Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal) and the La Jolla Community Planning Area. Council District 1.

Project Applicant: Francis Czerner, Happy Space Studio 3047 Union Street, San Diego, California 92103 (619) 920-8965

Determination: This is to advise that the Hearing Officer of the City of San Diego on March 26, 2025 approved the above-described project and made the following determinations:

1. The project in its approved form will, will not, have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.


Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Kelli Rasmus

Telephone: (619) 557-7990

Filed by: 
Signature

Senior Planner
Title



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Francis Czerner
City of San Diego
4396 Calavo Drive
La Mesa, CA 91941
francis@happyspacestudio.com

CEQA Lead Agency: City of San Diego

Project Title: Williams Residence

CEQA Document Type: N/A

State Clearinghouse Number/local agency ID number: 2024110673

Project Location: 1821 Viking Way, San Diego, CA 92037

Brief Project Description: The project proposes a remodel and expansion of an existing 2,694 square foot (sf) single-story residence. The additions would consist of a 194 sf first floor addition and a 657 sf second floor addition for a total of 851 square feet in additions, resulting in a 3,545 sf two-story residence located at 1821 Viking Way.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Francis Czerner
City of San Diego
February 6, 2025
Page 2 of 2

Approved by: _____ Date: 2/6/2025
Signature

DocuSigned by:
Jennifer Turner
C3D449ECB7C14DE...

Jennifer Turner, Senior Environmental Scientist
(Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box
to indicate acceptance of this
signed No Effect Determination
in lieu of a CEQA Document
Filing Fee.

County Clerk Stamp or Initial