

# NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego CA 92101  
MS: A-33

From: **CITY OF CARLSBAD**  
**Planning Division**  
**1635 Faraday Avenue**  
**Carlsbad, CA 92008**  
**(442) 339-2600**

**Subject:** Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

**Project Number and Title:** SDP2023-0025 (DEV2023-0122) – GRAND HOPE MEDICAL OFFICE

**Project Location - Specific:** 2879-2885 Hope Avenue (APN 203-202-13-00)

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

**Description of Project:** Demolish an existing 1,456 -square-foot medical office building and construct a 10,671-square-foot, 34-foot-tall, two-story medical office building. The site will have a parking garage with 8 parking spaces, including two lift spaces.

**Name of Public Agency Approving Project:** City of Carlsbad

**Name of Person or Agency Carrying Out Project:** City of Carlsbad

**Name of Applicant:** William Cho

**Applicant's Address:** 3144 El Camino Real #104, Carlsbad, CA 92008

**Applicant's Telephone Number:** (760) 405-7557

**Name of Applicant/Identity of person undertaking the project (if different from the applicant above):** Andy Champion and Kirk Moeller, Architects

**Exempt Status:** *(Check One)*

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: Class 32, Section 15332 – In-fill Development Projects
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:** The project consists of the demolition of an existing 1,456 -square-foot medical office building and the construction of a 10,671-square-foot, 34-foot-tall, two-story medical office building with an attached parking garage containing 8 parking spaces, including two lift spaces. The project is proposed on a site that is less than five acres, is consistent with applicable general plan policies, zoning regulations and does not endanger rare or threatened species. Furthermore, the project will not result in significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

**Lead Agency Contact Person:** Lauren Yzaguirre, Associate Planner Telephone:442-339-2634



ERIC LARDY, City Planner

Date received for filing at OPR:

1/30/25

Date