



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

FILED
Feb 04, 2025 10:58 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000069
State Receipt # 37020420250058

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

670 GARNET AVENUE / PRJ- 1101574

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 4, 2025
Posted February 4, 2025 **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.

NOTICE OF EXEMPTION

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: 670 Garnet Avenue / PRJ- 1101574

State Clearinghouse No.: N/A

Project Location-Specific: 670 Garnet Avenue, San Diego, CA 92109

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

Description of nature and purpose of the Project: Request for a COASTAL DEVELOPMENT PERMIT to demolish an existing commercial building and hardscape on three lots to construct a three-story 29-unit (21,814 square-foot) multi-family residential building over a single-level (8,767 square-foot) subterranean parking garage at 870 Garnet Avenue in the City of San Diego. The project is participating in the Complete Communities Housing Solutions Program and is utilizing three incentives and one waiver. The proposed incentives would (1) eliminate the zoning requirement for commercial use, (2) waive the San Diego Municipal Code (SDMC) section 131.0456(A) and Table 131-04G residential requirement for common open space, and (3) waive the private open space requirement of SDMC section 131.0455(B). The project proposes a waiver from SDMC section 142.0525 (Table 142-05c) for motorcycle parking. The 0.22-acre site is in the CC-4-2 Zone, a Coastal (Non-appealable) overlay zone within the Pacific Beach Community Plan area. LEGAL DESCRIPTION: Lots 21, 22, and 23 in Block 194 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to the map thereof Nos. 697 and 854 filed in the Office of the County Recorder of San Diego County, January 8, 1892 and September 28, 1898, respectively. Assessor's Parcel Numbers: 415-593-19 and 415-593-20.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: PB Place LLC, Robert and Sherry Megdal, 5580 La Jolla Boulevard, #489, La Jolla, CA 92037, (858) 750-3465.

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: CEQA State Guidelines, 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 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.

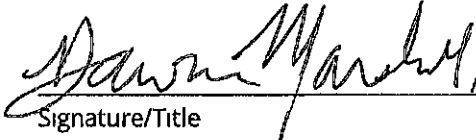
Lead Agency Contact Person: D. Marshall

Telephone: (619) 687-5904

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

6/3/2024
 Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8203984
Receipt #: 2025042182

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

Cashier Date: 02/04/2025
Cashier Location: SD

Print Date: 02/04/2025 10:58 am

Payment Summary

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

Payment	
CHECK PAYMENT #2433	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2025-000069 Date: 02/04/2025 10:58AM Pages: 3
	State Receipt # 37-02/04/2025-0058
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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER 37-02/04/2025-0058
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 02/04/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 37-2025-0058
PROJECT TITLE 670 GARNET AVENUE / PRJ-1101574		

PROJECT APPLICANT NAME PB PLACE LLC, ROBERT AND SHERRY MEGDAL	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-750-3465	
PROJECT APPLICANT ADDRESS 5580 LA JOLLA BOULEVARD #489	CITY LA JOLLA	STATE CA	ZIP CODE 92037

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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #2433