



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Feb 21, 2025 02:28 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000134
State Receipt # 37022120250117

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

4428 GRESHAM STREET / PRJ-1107972

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 21, 2025
Posted February 21, 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 Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 4428 Gresham Street / PRJ-1107972

State Clearinghouse No.: N/A

Project Location-Specific: 4428 Gresham Street, 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 to demolish an existing one-story single-dwelling unit and a two-story tri-plex multi-dwelling building and to construct a three-story, multi-dwelling unit building consisting of 16 units, with three affordable units, with a total area of 15,511 square feet. The project would include at-grade parking and associated site improvements. The project is requesting incentives from the San Diego Municipal Code (SDMC) Table 131-04G to reduce the RM-2-5 zone 20-foot front setback and 10-foot street side setback to zero as well as a waiver from SDMC Section 131.0456 that requires 400 square feet of open space for the project where the project proposes none. Via Complete Communities Housing Solutions, the project is proposing a floor area ratio of 2.48. The 0.14-acre site is located at 4428 Gresham Street in the Multi-Family land use designation of the Pacific Beach Community Plan and is zoned RM-2-5. The project site is in the Coastal Overlay Zone (Non-Appealable 2), the Coastal Height Limit Overlay Zone (CHLOZ), and the Parking Impact Overlay Zone (Coastal Impact). The project site is also located in the Parking Standards Transit Priority Area, the Transit Priority Area, and the Affordable Housing Parking Demand Area. The project is within the Coastal Overlay Zone and the application was deemed complete on March 13, 2024. LEGAL DESCRIPTION: Lots 19 and 20 in Block 233 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof Nos. 697 and 854, filed in the Office of the County Recorder of San Diego County, January 8, 1892, and September 28, 1898.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: GLO Architecture/ Kevin Nivinskus, 1041 Market Street #318, San Diego, CA 92101 (858) 229-5834

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 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 CEQA Guidelines Section 15332, In-fill Development Projects; and where the exceptions listed in Section 15300.2 would not apply. The project is consistent with the Multi-Family land use designation of the Pacific Beach Community Plan and zone RM-2-5. The 0.14-acre site is less than 5 acres and is surrounded by urban uses. The site was previously developed and includes no habitat value for endangered, rare or threatened species. The project would not have any significant effects relating to traffic, noise, air quality or water quality as well as be adequately served by all required utilities and public services based on City staff review. **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.

 / DEVELOPMENT PROJECT
 Signature/Title MANAGER

1/3/25
 Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8230348
Receipt #: 2025065853

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: 02/21/2025
Cashier Location: SD

Print Date: 02/21/2025 2:29 pm

Payment Summary

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

Payment

CHECK PAYMENT #184	\$50.00
Total Payments	\$50.00

Filing

CEQA - NOE	FILE #: 2025-000134 Date: 02/21/2025 2:28PM Pages: 3
	State Receipt # 37-02/21/2025-0117
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: 37-02/21/2025-0117
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 02/21/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0117	

PROJECT TITLE
4428 GRESHAM STREET / PRJ-1107972

PROJECT APPLICANT NAME GLO ARCHITECTURE/ KEVIN NIVINSKUS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-229-5834
PROJECT APPLICANT ADDRESS 1041 MARKET STREET #318	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 184