

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: CDP 2022-0034 (DEV2022-0110) – PACIFIC VIEW TOWNHOMES

Project Location - Specific: 3710, 3712, 3714, 3716, 3718, 3722, 3724, 3726, and 3728 Carlsbad Boulevard

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

Description of Project: Minor Coastal Development Permit for the repair and expansion of existing first floor decks along the front elevation of an existing 10-unit condominium development. One existing unit, located at 3720 Carlsbad Boulevard, is not included. This unit's existing deck and stairs are to remain. Total expansion of the decks equates to 598 square feet (1,102 square feet is existing, 1,700 square feet is proposed. Development also includes the addition of a 58 square foot second floor deck attached to the south elevation of the residential unit facing Hemlock Avenue; minor landscape/hardscape improvements; new glass support railings around the new and expanded decks; and the cutting of five new points of access in an existing 42-inch tall masonry wall adjacent to the public right of way allowing for individual access from each unit to the public sidewalk.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person Carrying Out Project: Thane Rivers, Pacific View Townhomes HOA Board Member

Name of Applicant: Kirk Moeller (Kirk Moeller Architects)

Applicant's Address: 2888 Loker Avenue East, Ste 317, Carlsbad, CA 92010

Applicant's Telephone Number: 760-814-8128

Identity of person undertaking the project (if different from the applicant above): Thane Rivers, Pacific View Townhomes HOA Board Member, 760-613-9336

Exempt Status: Categorical Exemption, Class 1, Section 15301 (Existing Facilities)

Reasons why project is exempt: CEQA Section 15301 allows for restoration or rehabilitation of deteriorated or damaged structures; and additions to existing structures provided that the addition will not result in an increase of more than (1) 50 percent of the floor area or 2,500 square feet; or (2) up to 10,000 square feet in areas where all public services and facilities are available to all for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed expansion of first floor decks (598 square feet total) and a new 58-square-foot second floor deck are proposed in an urban area entirely disturbed and not environmentally sensitive, fully developed with public streets and sidewalks, on-street parking, residential homes and public transportation. Public services and facilities are available onsite, and the area supports the maximum development permissible in the General Plan. Moreover, the area is entirely disturbed and not environmentally sensitive.



ERIC LARDY, City Planner

10/15/25

Date

Date received for filing at OPR: