



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jun 11, 2026 02:35 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000572  
State Receipt # 37061120260530

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

484 PROSPECT / PRJ-1128559

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):

Posted: 6/11/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108

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

**Project Title / Number:** 484 Prospect / PRJ-1128559

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 484 Prospect St, La Jolla, CA 92037

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

**Description of nature and purpose of the Project:** Special Use Permit (SUP) for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 19-room hotel with interior remodel located at 484 Prospect Street. The project includes the relocation of existing single-family unit to the first floor and the addition of a bulb-out pedestrian walk and a valet parking zone at 484 Prospect Street. The 0.28-acre site is in the La Jolla Planned District-5A Base Zone, Coastal (Non-Appealable and Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. **LEGAL DESCRIPTION:** DOCUMENT 96-31692 IN ALLAY OF CLOSED IN LOTS 48-50 BLOCK 17 OF LA JOLLA PARK. MAP 0352, CITY OF SAN DIEGO, STATE OF CALIFORNIA

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Claude Anthony Marengo, Marengo Morton Architects Inc., 7724 Girard Ave., Suite 200, San Diego, CA 92037, (858) 459-3769

**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: Section 15332, In-fill development
- ☐ 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 Section 15332 (In-fill Development). The project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the general plan designation and applicable general plan policies as well as with the zoning designation and regulations; (b) is within City limits on a site less than five acres (0.28-acre site) and is substantially

surrounded by urban use; (c) the site was previously developed and has no value as habitat for endangered, rare, or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality as these issue areas have been analyzed by subject matter experts who determined that impacts would be less than significant; and (e) would continue to be served by all required utilities and public services. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact; there are no unusual circumstances relating to the proposed project or site that would result in the project having a significant effect on the environment; the project site is not mapped within or adjacent to a state scenic highway; the project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the project site does not contain an individually designated resource and is not located within a designated historic district.

**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.

**Analyst:** Courtney Holowach / (619) 446-5462

**Filed by:**

Veronica Davison / (619) 446-5462

*Name/Phone Number*



*Signature*

Development Project Manager

*Title*

June 9, 2024

*Date*

**Check One:**

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



# San Diego County



Transaction #: 9076021  
Receipt #: 2026226708

**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](http://www.sdarcc.gov)

Cashier Date: 06/11/2026

Cashier Location: SD

Print Date: 06/11/2026 2:35 pm

## Payment Summary

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

## Payment

CHECK PAYMENT #16913

\$50.00

Total Payments

\$50.00

## Filing

CEQA - NOE

FILE #: 2026-000572 Date: 06/11/2026 2:35PM Pages: 3

State Receipt # 37-06/11/2026-0530

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  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-06/11/2026-0530

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                                                     |                                 |                    |
|---------------------------------------------------------------------|---------------------------------|--------------------|
| LEAD AGENCY<br>CITY OF SAN DIEGO DEVELOPMENT SERVICES<br>DEPARTMENT | LEAD AGENCY EMAIL               | DATE<br>06/11/2026 |
| COUNTY/STATE AGENCY OF FILING<br>SAN DIEGO                          | DOCUMENT NUMBER<br>37-2026-0530 |                    |

PROJECT TITLE  
484 PROSPECT / PRJ-1128559

|                                                                                    |                         |                              |
|------------------------------------------------------------------------------------|-------------------------|------------------------------|
| PROJECT APPLICANT NAME<br>CLAUDE ANTHONY MARENGO, MARENGO MORTON<br>ARCHITECTS INC | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>858-459-3769 |
| PROJECT APPLICANT ADDRESS<br>7724 GIRARD AVE., SUITE 200                           | CITY<br>SAN DIEGO       | STATE<br>CA                  |
|                                                                                    |                         | ZIP CODE<br>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)                                          | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)                                  | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 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

*T. Hood*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 16913