



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 21, 2026 08:56 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000691
State Receipt # 37072120260641

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

6794 LA JOLLA BI / PRJ-1107307

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: 7/21/26

Filed by: ELVA STOPKE

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: 6794 La Jolla Bl / PRJ-1107307

State Clearinghouse No.: N/A

Project Location-Specific: 6794 La Jolla Bl, San Diego, CA 92037

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

Description of nature and purpose of the Project: The project includes a Special Use Permit, Site Development Permit, Coastal Development Permit and Neighborhood Development Permit to construct a new three-story, 3,156-square-foot dwelling unit (two-stories over an existing at-grade parking lot) spanning two mixed-use lots, along with associated site improvements. The existing mixed-use residential and commercial building on site would remain. The project requests a deviation to exceed the allowable Gross Floor Area Ratio from 1.0 to 1.225 for a total of 8,244.25 square feet of development where 6,729 square feet is permitted. A deviation is also requested to allow three stories where the La Jolla Planned District limits development to two stories. The 6,729-square-foot lot is within the Neighborhood Commercial land use designation of the La Jolla Community Plan, the Coastal Overlay Zone (Non-App-2), Coastal Height Limitation Overlay, Transit Priority Area Overlay and Transit Area Overlay. **LEGAL DESCRIPTION:** LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTHERLY 25 FEET BEING PARALLEL WITH AND 25 FEET DISTANT AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 44, ALL BEING IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Parizad Seraj, 401 H Street Suite # 4, Chula Vista, CA, 91910. (858) 352-6755.

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: §15303 New Construction or Conversion of Small Structures, §15332 In-Fill Development

- ☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development), and that none of the exceptions listed in Section 15300.2 would apply. Section 15303 allows for construction and location of limited numbers of new, small facilities or structures, including one single-family residence, or in urbanized areas, up to three single-family residences. The project proposes construction of one new dwelling unit within the allowable development footprint of the lot and is consistent with the La Jolla Community Plan designation of Neighborhood Commercial. The proposed development falls within the scope of the exemption. Section 15332 applies to in-fill development that is consistent with the General Plan and applicable zoning regulations. The project site is less than five acres in size (0.1544 acres), is surrounded by urban uses, is not considered habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality. Additionally, the site can be adequately served by all required utilities and public services. The project meets all criteria for this exemption. Based on this analysis, the project qualifies for both categorical exemptions. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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

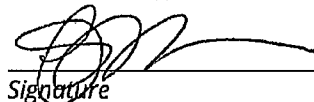
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Stephanie Kellogg / (619) 533-3190

Filed by:

Francisco Mendoza / (619) 446-5292

Name/Phone Number



Signature

Development Project Manager

Title

7-16-2024

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9159760
Receipt #: 2026279970

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: 07/21/2026
Cashier Location: SD

Print Date: 07/21/2026 8:56 am

Payment Summary

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

Payment

CHECK PAYMENT #16893 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000691 Date: 07/21/2026 8:56AM Pages: 3

State Receipt # 37-07/21/2026-0641

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:

37-07/21/2026-0641

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 07/21/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0641	

PROJECT TITLE
6794 LA JOLLA BI / PRJ-1107307

PROJECT APPLICANT NAME PARIZAD SERAJ	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-352-6755
PROJECT APPLICANT ADDRESS 401 H STREET SUITE #4	CITY CHULA VISTA	STATE CA
		ZIP CODE 91910

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ 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)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #16893