

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: 3312 Crown Point Dr. / PRJ-1133935

State Clearinghouse No.: N/A

Project Location-Specific: 3312 Crown Point Dr., San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit for the construction of an attached 920-square-foot accessory dwelling unit (ADU) with an 880-square-foot roof deck over an existing attached garage and a 413-square-foot covered patio at an existing 1,653-square-foot one-story single-dwelling unit with associated site improvements. The 0.14-acre project site is in the RS-1-7 (Residential – Single Unit) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices – Mobility Zone 4, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), the Airport Influence Area (Review Area 2 for SDIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA within the Pacific Beach Community Plan. LEGAL DESCRIPTION: TR 1891 BLK 22*LOT 446*DOC68-108936 IN LOTS 445&

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Nazaret Khobiararian, 3312 Crown Point Dr., San Diego, CA 92109, 818-237-8741

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 15303 (New Construction) and 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 15303 (New Construction) and Section 15332 (In-fill Development). The project meets the criteria set forth on Section 15303 (New

Construction) as it is the development of a second dwelling unit. Additionally the project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the residential 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 (0.14-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. 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

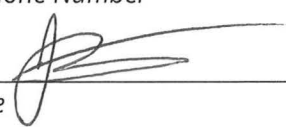
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Courtney Holowach / (619) 446-5187

Filed by:

Jose Bautista / (619) 557-7983

Name/Phone Number



Signature

Development Project Manager

Title

8/25/26

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: