NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

From: City of San Diego
Project Management Division
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 2148 National Avenue / PRJ-1121996

State Clearinghouse (SCH) No.: N/A

Project Location-Specific: 2142 and 2148 National Avenue, San Diego, CA, 92113

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

Description of nature and purpose of the Project: The project requests an amendment to the COASTAL DEVELOPMENT PERMIT (No. 1718735; PTS 490726), a NEIGHBORHOOD USE PERMIT and a NEIGHBORHOOD DEVELOPMENT PERMIT for the demolition of a single-family dwelling unit adjacent to an existing health care center, and the expansion of the medical office use consisting of the construction of a parking lot. Due to the lot configuration, the project would remove three parking spaces from the existing health center parking lot and construct 11 new parking spaces. This would result in a net increase of eight parking spaces, bringing the total to 37 for the health care center. The construction of the parking lot would include lighting, walls, and fencing. The project proposes the following San Diego Municipal Code (SDMC) deviations: allow a combination 5'-11" tall retaining wall with a 3' tall open fence on top that results in a combination wall height of 8'-11" in the front yard where SDMC Section 142.0340(c) allows a maximum retaining wall height of 3' with a 3' open fence on top; and allow three parking spaces in the front yard where SDMC Section 142.0510(e)(1) allows none. The 0.42-acre project site located at 2142 and 2148 National Avenue is zoned Residential Multiple Unit (RM-2-5) and designated Residential Medium in the Barrio Logan Community Plan. Additionally, the project site is within the San Diego Promise Zone Alliance, Community Plan Implementation Overlay Zone A, Airport Land Use Compatibility Overlay Zone (Naval Air Station [NAS] North Island and San Diego International Airport [SDIA]), Coastal Overlay Zone (Non-appealable-2), Transit Priority Area, Airport Land Use Compatibility Plan Airport Influence Area (SDIA and NAS North Island – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area (SDIA and NAS North Island).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rebekka Morrison, Project Sponsor, Manager of Architecture & Design, Family Health Centers of California, 823 Gateway Center Way, San Diego, CA, 92102, (619) 906-4688, rebekkam@fhcsd.org.

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: California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures)
☐ Statutory Exemptions:

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities) Class 1 Exemption because it would demolish one existing single-family residence and install a parking lot with lighting, walls and fencing, which would result in negligible expansion of use since there would be no increase in the medical office use floor area ratio.

The project also qualifies for an exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) Class 3 Exemption because it would involve replacing a single-family dwelling unit with a parking area for the existing health center. The proposed parking area is considered an accessory parking facility that supports the existing health center.

Similarly, the project qualifies for an exemption pursuant to CEQA Guidelines Section 15311 (Accessory Structures) Class 11 Exemption because it would construct a small parking lot accessory to the existing on-site commercial medical office use.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. Class 3 and 11 exemptions are subject to CEQA Guidelines Section 15300.2(a), while Class 1 is not. As the project would not impact precisely mapped environmental resources of hazardous or critical concern that have been officially adopted into federal, state, or local law, the exception identified in CEQA Guidelines Section 15300.2(a) would not apply. Considering the project scope and location, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. Additionally, no significant effects from unusual circumstances would result from the project, given that the scope is to demolish an existing dwelling unit and provide a parking area for an existing commercial use within an existing urban area; the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. As none exist on the site, the project would not damage scenic resources visible within the San Diego-Coronado Bridge, a designated state scenic highway; the exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5; the exception identified in CEQA Guidelines Section 15300.2(e) would not apply. The existing residence is not eligible for listing under the National Register, California Register, or San Diego Register for historical resources. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource, and the exception identified in CEQA Guidelines Section 15300.2(f) would not apply.

If filed by applicant:

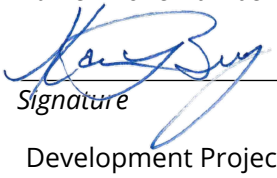
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA.

Analyst: C. Garcia (619) 687-5959

Filed by:

Karen Bucey / (619) 446-5049
Name/Phone Number



Signature

Development Project Manager
Title

November 10, 2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: