

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

Project Number and Title: V 2023-0004 (DEV2023-0118) — MCGERVEY KITCHEN ADDITION/GARAGE VARIANCE

Project Location - Specific: 830 Citrus Place

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: Minor Variance to reduce the required front and rear yard setbacks from 20 feet to 11 feet and 20 feet to 5 feet, respectively, for a new 708-square foot detached garage with a 640-square-foot ADU on the second floor, and to reduce the front yard setback from 20 feet to 7 feet for an 80-square-foot addition to the existing single-family residence.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Megan McElfish, City of Carlsbad

Name of Applicant: John Beery

Applicant's Address: 2292 Faraday Avenue, Suite 100, Carlsbad, CA 92008

Applicant's Telephone Number: (760) 505-4016

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (Check One)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - Minor Alterations in Land Use Limitations – Section 15305(a)
- Statutory Exemptions - State code number: _____
- Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Section 15305(a)- Minor Alteration in Land Use Limitations, exempts setback variances not resulting in the creation of a new parcel. The project consists of reduced front and rear yard setbacks. No additional lots will be created.

Lead Agency Contact Person: Megan McElfish

Telephone: 442-339-5153



ERIC LARDY, City Planner

1/17/24

Date