

# CEQA DETERMINATION OF EXEMPTION

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**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.

**City Planner Decision Date:** March 21, 2024

**Project Number and Title:** SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX

**Project Location - Specific:** 147 Maple Avenue (APN 204-233-18-00)

**Project Location - City:** Carlsbad

**Project Location - County:** San Diego

**Description of Project:** Demolition of an existing 1,240-square-foot duplex and two-car garage and construct a three-story, 30-foot-tall, 11,047-square-foot, two-story duplex consisting of a 4,984 square-foot residential unit (unit 1), a 2,024-square-foot residential unit (unit 2), a 630-square-foot attached storage area, and 3,210-square-foot subterranean parking with 5 parking spaces and a vehicle turntable. The plans proposed attached storage area will be converted to an attached accessory dwelling unit (ADU) after project completion.

**Name of Public Agency Approving Project:** City of Carlsbad

**Name of Person or Agency Carrying Out Project:** City of Carlsbad

**Name of Applicant:** Rachael and Austin Petelski

**Applicant's Address:** 147 Maple Avenue, Carlsbad, CA 92008-3264

**Applicant's Telephone Number:** 858-342-5429

**Name of Applicant/Identity of person undertaking the project:** Tyler Van Stright, Agent of Applicant

**Exempt Status:** Categorical Exemption: Section 15303(b)

**Reasons why project is exempt:** Categorical Exemption: Section 15303(b) of CEQA exemptions (Class 3) exempts the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project consists of a construction of a new duplex.

**Lead Agency Contact Person:** Lauren Yzaguirre, Associate Planner Telephone: 442-339-2634

  
ERIC LARDY, City Planner

3/21/2024