

# 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:** CDP 2024-0013 (DEV2024-0043) - 140 ACACIA ADU

**Project Location - Specific:** 140 Acacia Avenue (APN: 204-233-24-00)

**Project Location - City:** Carlsbad **Project Location - County:** San Diego

**Description of Project:** Minor Coastal Development Permit to permit an unpermitted unit created from existing square footage of an existing apartment building containing 10 permitted units. The unit created is on the first floor in the northwest corner of the building and is approximately 330 square feet.

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

**Name of Person or Agency Carrying Out Project:** Behjat Zanjani, Property Owner

**Name of Applicant:** ADAM KOOIENGA, HOFMAN PLANNING ASSOCIATES

**Applicant's Address:** 5900 PASTEUR COURT, SUITE 200A, CARLSBAD, CA 92008

**Applicant's Telephone Number:** 760-692-4019

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

**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 - State type and section number: New Construction or Conversion of Small Structures – Section 15303
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:** Conversion of existing space into an Accessory Dwelling unit in a residential zone.

**Lead Agency Contact Person:** Kyle Van Leeuwen **Telephone:** 442-339-2611

  
ERIC LARDY, City Planner

5/23/24  
Date