

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.

City Planner Decision Date: March 11, 2022

Project Number and Title: CDP 2021-0025/V 2021-0001 (DEV2021-0100) - SWAN RESIDENCE

Project Location - Specific: 2668 Ocean Street

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: The project consists of a Coastal Development Permit (CDP 2021-0025) to allow for 1) the demolition of an existing one-story single-family home; and 2) the development of a new two-story single-family home (3,348 square feet). Of the total living area proposed, 710 square feet is devoted to an attached accessory dwelling unit located on the ground floor under separate permit. A Minor Variance (V 2021-0001) is also included requesting reduced front and rear yard setbacks. The first request includes a 25% (5-foot) reduction in the required front yard setback from 20 feet to 15 feet for the primary residential structure extending through all floors of the proposed home. The second request includes an approximate 16.7% (1'-8") reduction in the required rear yard setback from 10 feet to 8'-4" for the primary residential structure extending through the second-floor elevation.

Name of Public Agency Approving Project: City of Carlsbad

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

Name of Applicant: TRE Architecture

Applicant's Address: 300 Carlsbad Village Drive, Suite 108A #336, Carlsbad, CA 92008

Applicant's Telephone Number: 619-847-0860

Name of Applicant/Identity of person undertaking the project: Allan Teta, Architect

Exempt Status: Categorical Exemption: Sections 15301(l) (Existing Facilities), 15303(a) (New Construction or Conversion of Small Structures) and 15305(a) (Minor Alterations in Land Use Limitations)

Reasons why project is exempt: Categorical Exemption: Section 15301(l) of CEQA exemptions (Class 1) exempts the demolition of one single-family residence and other small structures from environmental review; Section 15303(a) of CEQA exemptions (Class 3) exempts the construction of one single-family residence in a residential zone from environmental review; and Section 15305(a) of CEQA Exemptions (Class 5) exempts minor setback variances not resulting in the creation of any new parcels from environmental review.

Lead Agency Contact Person: Jason Goff, Senior Planner **Telephone:** 760-602-4643



DON NEU, City Planner

3/9/22

Date