



THE CITY OF SAN DIEGO  
DATE OF NOTICE: April 4, 2024

# REVISED

# NOTICE OF FUTURE DECISION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Coastal Development Permit and a Neighborhood Development Permit for the demolition of an existing one-story single-dwelling unit and the construction of two new three-story duplex buildings containing two shopkeeper units each and two detached two-story Accessory Dwelling Units with parking on the ground floor at 2061 Garnet Avenue. The proposed project was previously noticed as a Coastal Development Permit alone; however, requested deviations to omit required on-street accessible parking with passenger drop-off/loading zone and reduction of required motorcycle spaces from two to one require a Process 2, Neighborhood Development Permit for in-fill projects that request deviations. The site is in the CO-1-2 Base Zone, Coastal (Non-Appealable Area-2), Coastal Height Limitation Overlay, Parking Standards Transit Priority Area, and Transit Priority Area within the Pacific Beach Community Area. This development is within the Coastal Overlay zone, and the application was filed on January 13, 2023.

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<b>PROJECT NO:</b>	<b>PRJ-1080207</b>
<b>PROJECT NAME:</b>	<b><u>2061 GARNET AVENUE</u></b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT AND NEIGHBORHOOD DEVELOPMENT PERMIT/ PROCESS TWO</b>
<b>APPLICANT:</b>	<b>OASIS ARCHITECTURE &amp; DESIGN, ERIC BUCHANAN</b>
<b>COMMUNITY PLAN AREA:</b>	<b>PACIFIC BEACH</b>
<b>COUNCIL DISTRICT:</b>	<b>1</b>
<b>CITY PROJECT MANAGER:</b>	<b>Veronica Davison, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5462 / <a href="mailto:HDavison@sandiego.gov">HDavison@sandiego.gov</a></b>

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The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision by Development Services Department staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. Appeal procedures are described in [Information Bulletin 505 \(https://www.sandiego.gov/sites/default/files/dsdib505.pdf\)](https://www.sandiego.gov/sites/default/files/dsdib505.pdf). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or in person as follows:

1. Appeals filed via email: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to [PlanningCommission@sandiego.gov](mailto:PlanningCommission@sandiego.gov) by 4:00pm on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
2. Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00pm on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer". Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email [DSDCashiers@sandiego.gov](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. You may contact Karl Rand, chair of the Pacific Beach Community Planning Group at (858) 204-4786 or [karlrans22@gmail.com](mailto:karlrans22@gmail.com) to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No.: 24009461



**Development Services Department**

Veronica Davison/ Project No. PRJ-1080207  
1222 First Ave., MS 501  
San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**