



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 11, 2024

REVISED

NOTICE OF FUTURE DECISION

NEIGHBORHOOD DEVELOPMENT PERMIT AND PUBLIC SERVICE EASEMENT VACATION

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 Public Service Easement Vacation of a slope easement along the western portion of the project site and unnamed easement located within the central portion of the project site. Additionally, a Neighborhood Development Permit to construct five (5) five-story apartment buildings consisting of 249 units with 10% affordable units totaling 248,568 square feet (eastern portion of the project site named Monarch Hillside) and six (6) two- and three-story residential buildings consisting of 39 dwelling units with 10% affordable units totaling 56,232 square feet (western portion of the project site named Market Street Residences). The project site is located at 4730, 4744, 4838, 4844, 4850, and 4858 Market Street. The 8.23-acre site is in the CC-3-6 Base Zone, the Transit Priority Area, the Parking Standards Transit Priority Area, the Community Plan Implementation Overlay Zone – A, the San Diego Promise Zone, and the San Diego International Airport – Review Area 1 within the Encanto Neighborhoods Community Plan Area and Council District 4.

PROJECT NO:	PRJ-1114217
PROJECT NAME:	<u>4730 MARKET ST</u>
PROJECT TYPE:	PUBLIC SERVICE EASEMENT VACATION, NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	ATLANTIS GROUP LAND USE CONSULTANTS
COMMUNITY PLAN AREA:	ENCANTO NEIGHBORHOODS
COUNCIL DISTRICT:	4
CITY PROJECT MANAGER:	Francisco Mendoza, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5292 / FJMendoza@sandiego.gov

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 Development 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 of the Development Services Department Staff can be appealed to the **City Council** no later than ten (10) business days after the decision date. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>).

The decision of the City Council is final and may be filed by e-mail or in person as follows:

- 1) Appeals filed via e-mail/mail: Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation in pdf format) via e-mail to Hearings1@sandiego.gov by 5:00 PM on or before the last day of the appeal period; your e-mail appeal will be acknowledged within 24 hours.

You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Center, 1st Floor Lobby, (Open 8:00 AM to 5:00 PM Monday through Friday – excluding City-approved holidays) located at 202 C Street, San Diego CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The project is being processed as an Expedite Program project for development within the San Diego Promise Zone and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915. The project is being processed as Expedite Program project for Affordable/In-Fill Housing and is eligible based on Council Policy 600-27 and SDMC Section 143.0915.

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. Please use the Community Planning Group Contact at [Community Planning Groups Contact List | City of San Diego Official Website](https://www.sandiego.gov/planning/community-plans/cpg/contacts) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about the Chollas Valley Community Planning Group (formerly Encanto) 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 Development Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order Number: 24009884



Development Services Department

Francisco Mendoza / Project No. 1114217

1222 First Avenue, MS 301

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED