



THE CITY OF SAN DIEGO
DATE OF NOTICE: February 5, 2025

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

Development Services Staff will make a decision to approve, conditionally approve, modify, or deny an application for an Extension of Time for Coastal Development Permit No. 2391066, Neighborhood Development Permit No. 2512930 and Tentative Map No. 2586678 to demolish an existing 1,858 square feet one-story single dwelling unit and subdividing the site for construction a new three-story 4,493 square foot two-unit residential condominium building and an underground garage, located at 420 Pearl Street. The 0.83-acre site is in the LJPD-5 Base Zone, Coastal (Non-Appealable) Overlay Zone, Complete Communities Housing Solutions, Coastal Height Overlay Zone-2.5, Complete Communities Mobility Choices—2, Parking Impact Overlay Zone, Transit Priority Area, Affordable Housing Parking Demand-Medium, Paleontological Sensitivity Area-High, Geologic Hazard Category-53, within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on January 2, 2025.

PROJECT NO:	PRJ-1127362
PROJECT NAME:	<u>420 PEARL STREET</u>
PROJECT TYPE:	EXTENSION OF TIME, PROCESS TWO
APPLICANT:	PETER BARROSO
COMMUNITY PLAN AREA:	LA JOLLA
COUNCIL DISTRICT:	1
PROJECT MANAGER:	John Norris, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5988 / JNorris@saniego.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 wish 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 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**. An appeal must be made within *ten (10)* business days after the decision date, except that fifteen (15) calendar days is the time period afforded per state law for an applicant to appeal the denial of their permit application for an Extension of Time of a Map Waiver or Tentative Map in accordance with Subdivision Map Act section 66542.6(e). Appeals 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.
- 2) Appeals filed in person: Bring the fully completed appeal application DS-3031 (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 decision of the City Council is final.

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. Please see the [Community Planning Group Contact List](https://www.sandiego.gov/planning/community-plans/cpg/contacts) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about La Jolla 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 Development Project Manager listed above.

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

Internal Order No.: 11004543



Development Services Department

John Norris / Project No. PRJ-1127362

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED