



THE CITY OF SAN DIEGO
DATE OF NOTICE: March 21, 2025

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

SOUTHEASTERN SAN DIEGO (Process 2) Neighborhood Use Permit to allow for the expansion of the existing fuel facility. The existing facility consists of eight (8) multi product dispensers (MPDS), a 3,842 square foot canopy, three (3) 20,000-gallon underground storage tanks (USTS) and related underground and surface improvements. The project would increase the number of multi-product dispensers MPDS from 8 to fourteen 14 by adding 6 dispensers more and the size of the canopy from 3,842 square feet to 10,560 square feet total. a 40,000-gallon UST, a new controller enclosure, a new remote fill, a new vapor recovery unit, and associated site improvements including landscaping and striping would also be added. The 1.35-acre site located at 656 Gateway Center Drive in the (Commercial--Community) CC-2-3 Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Affordable Housing Parking Demand, Airport Influence Area (AIA) Review Area 1, ALUCP Noise Contours (CNEL), Federal Aviation Administration FAA Part 77 Noticing Area, Cultural Sensitivity Area, Paleontological Sensitivity Area, Sensitive Vegetation, Brush Management, Very High Fire Hazard Severity Zone (VHFSZ), Geologic Hazard Category, Environmentally Sensitive Area (ESA) within the Southeastern San Diego Community Plan Area. Council District 9.

PROJECT NO:	PRJ-1129885
PROJECT NAME:	<u>656 GATEWAY CENTER</u>
PROJECT TYPE:	NEIGHBORHOOD USE PERMIT, PROCESS TWO
APPLICANT:	AL ESQUIVEL
COMMUNITY PLAN AREA:	SOUTHEASTERN SAN DIEGO
COUNCIL DISTRICT:	9
PROJECT MANAGER:	May Rollin, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5432 / MMRollin@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 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 is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. 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>). Appeals to the Planning Commission can be filed by email/mail or in person:

- 1) Appeals filed via email/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 email to PlanningCommission@sandiego.gov by 4:00 PM 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. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within five (5) business days of invoice issuance will invalidate the appeal application.
- 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 touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 by 4:00 PM. 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 Information Bulletin 505 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." Please include in the memo of the check the invoice number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

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 Southeastern San Diego 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

May Rollin / Project No. PRJ-1129885

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED