THE CITY OF SAN DIEGO

DATE OF NOTICE: November 6, 2026

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that Development Services Department Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Coastal Development Permit to demolish one of the existing commercial buildings and accessory structures in the rear of the property and construct a new two-story residential building with two new accessory dwelling units of 823 square feet each on the first story and two new accessory dwelling units of 1,035 square feet each on the second story. The project includes constructing two new 1,035-square-foot apartment units above the existing 2,250-square-foot commercial building located at 4966 Voltaire Street. The 0.11-acre site is in the CC-4-2 Base Zone Coastal (Non-Appealable) Overlay Zone within the Ocean Beach Community Plan Area. This development is within the Coastal Overlay Zone and the application was filed on December 1, 2025.

PROJECT NO:	**PRJ-1144821**
PROJECT NAME:	**4966 VOLTAIRE STREET**
PROJECT TYPE:	**COASTAL DEVELOPMENT PERMIT, PROCESS TWO**
APPLICANT:	**ROMEX DESIGN**
COMMUNITY PLAN AREA:	**OCEAN BEACH**
COUNCIL DISTRICT:	**2**
PROJECT MANAGER:	**HECTOR RIOS, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 533-6733 / HRios@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 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) to inquire about Ocean Beach Planning Board 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.: 24010442

The City of SAN DIEGO

Development Services Department

Hector Rios Project No. 1144821
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED