THE CITY OF SAN DIEGO

DATE OF NOTICE: November 3, 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 an existing one-story commercial building and construct a new three-story, 16,842-square-foot multi-family residential building consisting of 11 for-rent residential dwelling units, including two affordable dwelling units, located at 4705 and 4711 Point Loma Avenue. The 0.17-acre site is in the Commercial Community (CC-4-2) Base Zone, the Coastal (Non-Appealable Area 2) Overlay Zone, the Coastal Height Limit Overlay Zone, the Airport Land Use compatibility Overlay Zone (North Island & San Diego International Airport), the Airport Influence Area (San Diego International Airport Review Area 2 & North Island Review Area 2), the Federal Aviation Administration Part 77 Noticing Area, and the Transit Priority Area within the Ocean Beach Community Plan Area. This development is within the Coastal Overlay zone and the application was filed on September 30, 2026.

PROJECT NO:	**PRJ-1167509**
PROJECT NAME:	**4705 POINT LOMA AVENUE**
PROJECT TYPE:	**COASTAL DEVELOPMENT PERMIT, PROCESS TWO**
APPLICANT:	**GOLBA ARCHITECTURE INC.**
COMMUNITY PLAN AREA:	**OCEAN BEACH**
COUNCIL DISTRICT:	**2**
PROJECT MANAGER:	**Sarah Hätinen, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 446-5394 / SHatinen@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). 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) (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) (including grounds for appeal and supporting documentation) to the reception desk in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 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.

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.: 24010686

The City of SAN DIEGO
Development Services Department
Sarah Hätinen / Project No.1167509
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED