



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 16, 2024

# 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 OCEAN BEACH: (Process 2) Coastal development permit to convert the existing attached garage of a single-family residence into a new 480 square foot ADU and the creation of a new two story detached structure containing two 414 square feet ADU's. The 0.13-acre site is zoned RM-2-4 in the coastal appealable overlay within the Ocean Beach community plan area. Council district 2. This development is within the Coastal Overlay zone and the application was filed on December 6, 2022.

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<b>PROJECT NO:</b>	<b>PRJ-1057567</b>
<b>PROJECT NAME:</b>	<b><u>4954 WEST POINT LOMA BOULEVARD</u></b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT/PROCESS 2</b>
<b>APPLICANT:</b>	<b>ADU GEEKS</b>
<b>COMMUNITY PLAN AREA:</b>	<b>OCEAN BEACH</b>
<b>COUNCIL DISTRICT:</b>	<b>2</b>
<b>CITY PROJECT MANAGER:</b>	<b>Christian Hoppe, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5293 / <a href="mailto:CHoppe@sandiego.gov">CHoppe@sandiego.gov</a></b>

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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 City 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 **Planning Commission** no later than ten (10) business days after the decision date. Appeal procedures are described in [Information Bulletin 505 \(https://www.sandiego.gov/sites/default/files/dsdib505.pdf\)](https://www.sandiego.gov/sites/default/files/dsdib505.pdf). [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](#) (including grounds for appeal and supporting documentation in pdf format) via email to [PlanningCommission@sandiego.gov](mailto:PlanningCommission@sandiego.gov) by 4:00pm 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 5 business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (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 in Downtown San Diego by 4 p.m. 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 this bulletin 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 # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email [DSDCashiers@sandiego.gov](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

The final decision by the City of San Diego is appealable to the California Coastal Commission in accordance with Land Development Code Section 126.0710(a). Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. Phone: (619) 767-2370. Appeals must be filed within 10 business days of the Coastal Commission receiving a notice of final action from the City. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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 at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about Ocean Beach 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 City Project Manager listed above.

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

Internal Order No.: 24009248



**Development Services Department**

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**RETURN SERVICE REQUESTED**