



THE CITY OF SAN DIEGO
DATE OF NOTICE: May 6, 2025

NOTICE OF FUTURE DECISION DEVELOPMENT SERVICES DEPARTMENT

The Development Services Department will make a decision to approve, conditionally approve, modify, or deny an application for a Process 2 Coastal Development Permit application for an addition to an existing one-story, 1,173 square-foot single-dwelling unit to create a two-story, 2,768-square-foot duplex with existing garage and the construction of a new two story, 2,352-square-foot duplex at 1204 South 31st Street in the Barrio Logan Planned District (BLPD-SUBD-C Zone), the Coastal Overlay Zone (Non-Appealable Area), and the Complete Communities (Housing and Mobility), Communities of Concern, Promise Zone, San Diego International Airport Land Use Compatibility Overlay Zone/ Airport Land Use Compatibility Plan Area 2, FAA Part 77, Parking Impact (Coastal), Parking Standards Transit Priority, and Affordable Housing Parking Demand Overlay Zones within the Barrio Logan Community Plan area. This development is within the Coastal Overlay Zone and the application was filed on March 15, 2023.

PROJECT NO:	PRJ-1082947
PROJECT NAME:	<u>1204 31ST STREET</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	PQ DESIGN STUDIO
COMMUNITY PLAN AREA:	BARRIO LOGAN
COUNCIL DISTRICT:	8
PROJECT MANAGER:	Blake Sonuga, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5928 / MSonuga@sandiego.gov

The decision by the Development Services Department 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 the Development Services Department 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.

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 a 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 Barrio Logan 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.: 24009507



Development Services Department

Blake Sonuga / PRJ-1082947

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED