



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 16, 2024

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, an amendment to Coastal Development Permit No.1098633 for the construction of a detached two-story residential building that will include two 477 square-foot accessory dwelling units on the site with three existing residential buildings located at 4316, 4318 and 4320 Ingraham Street. The 0.18-acre site is in the RM-1-1 Base Zone and Coastal Overlay Zone (Non-Appealable Area) within the Pacific Beach Community Plan Area. This application was filed on May 30, 2024.

PROJECT NO:	PRJ-1096818
PROJECT NAME:	<u>4316 INGRAHAM STREET</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	AUSTIN & ASSOCIATES
COMMUNITY PLAN AREA:	PACIFIC BEACH
COUNCIL DISTRICT:	1
PROJECT MANAGER:	Blake Sonuga, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5928 / MSonuga@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 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 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 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 at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about Pacific 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.: 24009611



Development Services Department

Blake Sonuga/ Project No. PRJ-1096818

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED