



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 5, 2023

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

Development Services Staff will make a decision to approve, conditionally approve, modify or deny an application for a Process 2 Coastal Development Permit for the demolition of an existing 1-story, 589 square foot commercial structure, hardscape, and site elements on two contiguous accessor parcels comprised of 3 lots located at the northwest corner of Garnet Avenue and Bayard Street in Pacific Beach and the construction of a new three-story affordable multi-family residential structure over a single-level subterranean parking garage. The structure will consist of 16 basement-level parking spaces, 8 for-rent residential dwelling units on the first floor, 10 for-rent residential dwelling units on the second floor, and 11 for-rent residential dwelling units on the third floor, for a total of 29 dwelling units. The 0.215 Acres site is located in the CC-4-2 Base Zone, Coastal (Non-appealable) Overlay Zone (COZ), Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ), Transit Area Overlay Zone (TAOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Cultural Sensitivity Area, Paleontological Sensitivity Area, Geologic Hazard Category within Pacific Beach community planning area in Council District (1). This development is within the Coastal Overlay zone and the application was filed on August 9, 2023.

PROJECT NO:	PRJ-1101574
PROJECT NAME:	<u>870 GARNET</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS 2
APPLICANT:	GOLBA ARCHITECTURE, INC.
COMMUNITY PLAN AREA:	PACIFIC BEACH
COUNCIL DISTRICT:	1
PROJECT MANAGER:	May Rollin, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5432 / MMRollin@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@sanidiego.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 not appealable to the California Coastal Commission.

The project is being processed as Expedite Program project for Affordable/In-Fill Housing and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915.

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.: 24009647



Development Services Department

May Rollin / Project No. PRJ-1101574
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RETURN SERVICE REQUESTED