



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 17, 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 a TORREY PINES (Process 2) Coastal Development Permit to demolish an existing 1,280 square-foot one-story single dwelling unit to construct a new 5,624 square-foot three-story single dwelling unit, with a detached 800-square-foot two-story Accessory Dwelling Unit, the project includes site development including paving, walks, and landscaping at 2274 Via Aprilia. The 0.13-acre lot is in the RS-1-7 Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand, Paleontological Sensitivity Area, Geologic Hazard Category within the Torrey Pines Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 19, 2024.

---

<b>PROJECT NO:</b>	<b>PRJ-1111550</b>
<b>PROJECT NAME:</b>	<b><u>2274 VIA APRILIA</u></b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT / PROCESS TWO</b>
<b>APPLICANT:</b>	<b>MICHAEL J. KINOSHITA</b>
<b>COMMUNITY PLAN AREA:</b>	<b>TORREY PINES</b>
<b>COUNCIL DISTRICT:</b>	<b>1</b>
<b>PROJECT MANAGER:</b>	<b>May Rollin, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5432 / <a href="mailto:MMRollin@sandiego.gov">MMRollin@sandiego.gov</a></b>

---

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) (<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](mailto: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](mailto: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) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about Torrey Pines 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.: 11004543



**Development Services Department**

May Rollin/ Project No. PRJ-1111550

1222 First Ave., MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**