



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 23, 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 Barrio Logan (Process 2) Expedite Program Project for 100% Affordable Housing, Coastal Development Permit to demolish an existing commercial structure for the construction of a seven-story 105-dwelling unit mixed-use building, ground-level parking for residential and retail use located at 2290 National Avenue. The project proposes to incorporate five development incentives including building floor-area-ratio (FAR) increase, reduction of setbacks, reduction of waste/recycling area requirements, increase in exterior open space, and an increase in building height in accordance with Assembly Bill No. 1763. The 0.31-acre project site is in the RM-2-5 (Residential - Multiple Unit) Base Zone, Coastal (Non-Appealable) Overlay Zone, Community Plan Implementation Overlay Zone (Type A), San Diego Promise Zone, Complete Communities Housing Solutions (CCHS), Complete Communities Mobility Choices (Mobility Zone 2), Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Affordable Housing Parking Demand, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Airport Influence Area (AIA) – Review Area 2 for NAS North Island and SDIA, and Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the [Barrio Logan Community Plan](#) (BLCP) area, Council District 8. This development is within the Coastal Overlay Zone (Non-Appealable) and the application was filed on June 20, 2024.

PROJECT NO:	PRJ-1114572
PROJECT NAME:	<u>2290 NATIONAL AVENUE</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	OFL 2290 LLC, a Delaware Limited Liability Company
COMMUNITY PLAN AREA:	BARRIO LOGAN
COUNCIL DISTRICT:	8
PROJECT MANAGER:	Jose Bautista, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7983 / JBautista@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 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 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.

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](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.: 24009947



Development Services Department

Jose Bautista / Project No. PRJ-1114572

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED