



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 16, 2026

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that Development Services Department Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Neighborhood Use Permit for the construction of a two-story 6,216-square-foot commercial structure consisting of office and retail spaces, an automobile service station, and associated site improvements over three existing vacant legal lots located at 120 West San Ysidro Boulevard (APNs: 666-370-4600, 666-370-7000, and 666-370-7100). The 0.39-acre project site is in the CC-3-4 (Commercial – Community) zone, the Airport Land Use Compatibility Overlay Zone – Airport Influence Area (Review Area 2) for Naval Outlying Landing Field (NOLF) Imperial Beach, Complete Communities Mobility Choices – Mobility Zone 2, a Transit Priority Area, the Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field and NOLF Imperial Beach, and Geologic Hazard Category 53 within the San Ysidro Community Plan area.

PROJECT NO:	PRJ-1155261
PROJECT NAME:	<u>120 WEST SAN YSIDRO BOULEVARD</u>
PROJECT TYPE:	NEIGHBORHOOD USE PERMIT, PROCESS TWO
APPLICANT:	MICHAEL KINOSHITA
COMMUNITY PLAN AREA:	SAN YSIDRO
COUNCIL DISTRICT:	8
PROJECT MANAGER:	Hector Rios, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 533-6733 / HRios@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 reception desk in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 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.

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 San Ysidro 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

Hector Rios / Project No. PRJ-1155261
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED