



THE CITY OF SAN DIEGO
DATE OF NOTICE: July 1, 2026

NOTICE OF PUBLIC HEARING

APPEAL TO PLANNING COMMISSION

DATE OF HEARING: JULY 16, 2026
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NO: PRJ-1143865
PROJECT NAME: 1250 GRAND AVENUE
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, CEQA EXEMPT, PROCESS TWO
APPLICANT: GOLBA ARCHITECTURE INC.
COMMUNITY PLAN AREA: PACIFIC BEACH
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Blake Sonuga, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5928 / msonuga@sandiego.gov

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal on an application for a Coastal Development Permit to demolish two existing, one-story duplexes and construct a three-story, 10,102-square-foot multi-dwelling unit building to include 17 residential units, of which two (2) units shall be affordable to very low-income households at no more than 30% of 50% of the Area Median Income (AMI). The 0.14-acre site is located at 1250 Grand Avenue in the RM-2-5 zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions Area (Floor Area Ratio Tier 2.5), the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, a Cultural Sensitivity Area, and a Paleontological Sensitivity Area within the Pacific Beach Community Plan area. This development is within the Coastal Overlay Zone, and the application was filed on September 25, 2025.

The decision made by the Planning Commission is the City's final decision.

This project was determined to be categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act on February 23, 2026, and the opportunity to appeal that determination ended March 9, 2026. There were no appeals to this environmental determination.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the Development Project Manager listed above.

The project is being processed as an 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.

COMMUNICATIONS:

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/j/1604075570>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 407 5570

The public is encouraged to [subscribe](#) to receive meeting agendas.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comment can be in person, via the webform, written testimony, or through teleconference and video conference options.

In lieu of in person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission Public Comment Form [webform](#), or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission Public Comment Form webform and indicating the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](#) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, please contact the Development Project Manager listed above.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above. This information will be made available in alternative formats upon request. To request an agenda in an alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or send an e-mail to planningcommission@sandiego.gov at least five (5) business days prior to the meeting to ensure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order No.: 24010382



Development Services Department

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RETURN SERVICE REQUESTED