



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 14, 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 OCEAN BEACH (Process 2) Coastal Development Permit to demolish an existing 2-story (2,753 square foot ) single-family residence and to construct a new 3-story (2,752 square foot) single-family residence at 4744 Voltaire Street. The 0.114 acre lot is located in the CC-4-2 base zone, Coastal (Non-appealable) overlay zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ-NAS North Island, San Diego International Airport, Coastal Height Overlay Zone (CHLOZ), Coastal Overlay Zone (COZ N-APP-2, Parking Impact Overlay Zone (PIOZ), PIOZ-Coastal Impact, Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Airport Influence Area San Diego International Airport Review Area 1 NAS North Island Review area 2, ALUCP Noise Contours CNEL San Diego International Airport 65-70 CNEL, FAA Part 77 Noticing Area, Cultural Sensitivity Area, Paleontological Sensitivity Area, Designated Historical District; Ocean Beach Cottage Emerging District, within the Ocean Beach Community Plan Area. Council District 2. This development is within the Coastal Overlay zone and the application was filed on August 15, 2023.

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**PROJECT NO:** PRJ-1099235  
**PROJECT NAME:** 4744 VOLTAIRE  
**PROJECT TYPE:** COASTAL DEVELOPMENT PERMIT/PROCESS 2  
**APPLICANT:** OSCAR ZAZUETA  
**COMMUNITY PLAN AREA:** OCEAN BEACH  
**COUNCIL DISTRICT:** 2  
**CITY PROJECT MANAGER:** John Norris, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 687-5988 / [JNorris@sandiego.gov](mailto:JNorris@sandiego.gov)

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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](mailto: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@sandiego.gov](mailto:DSDCashiers@sandiego.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.

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 Ocean 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.: 24009636



**Development Services Department**

John Norris / Project No. PRJ-1099235  
1222 First Ave., MS 501  
San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**