



THE CITY OF SAN DIEGO
DATE OF NOTICE: May 21, 2026

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for the development of a multi-use event space, including a Conditional Use Permit for indoor live entertainment, Neighborhood Use Permit for an 18,519-square-foot expansion of a previously conforming structure and a theater marquee with automatic changing copy, and Neighborhood Development Permit for deviations from development regulations. The proposal does not include any substantial alterations to the existing historical resource known as The Wonder Bread Building (HRB No. 458). The 38,602-square-foot site is located at 171 14th Street, on the east side of 14th Street between L Street and Imperial Avenue, in the East Village neighborhood of the Downtown Community Plan area, Mixed Commercial land use district of the Centre City Planned District, Transit Priority Area Overlay, and Council District 3.

PROJECT NO:	PRJ-1155325
PROJECT NAME:	<u>171 14TH STREET MULTI-USE EVENT SPACE</u>
PROJECT TYPE:	CONDITIONAL USE PERMIT, NEIGHBORHOOD USE PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS THREE
APPLICANT:	GENSLER
COMMUNITY PLAN AREA:	DOWNTOWN
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	James Alexander, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5188 / JamesA@saniego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. The project is undergoing environmental review.

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 [Community Planning Groups Contact List | City of San Diego Official Website](#) to inquire about Downtown 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.: 24010556



Development Services Department

James Alexander / Project No. PRJ-1155325
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED