



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 15, 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 Process 2 Neighborhood Development Permit to amend Neighborhood Development Permit No. 2495670 and revise the number of affordable units on a 3.13 acre site at 2440 Cactus Rd in the RM-2-5 base zone within the Otay Mesa community planning area. Council District 8.

PROJECT NO:	PRJ-1102669
PROJECT NAME:	<u>2440 CACTUS</u>
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	T&B PLANNING, INC.
COMMUNITY PLAN AREA:	OTAY MESA
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Sara Osborn, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5381 / SOsborn@sanidiego.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 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 e-mail/mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sanidiego.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@sanidiego.gov to schedule an appointment.

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

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 Otay Mesa 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.: 24009652



Development Services Department

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RETURN SERVICE REQUESTED