



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 3, 2020

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a Process Two Neighborhood Use Permit for a new gas station on site with an operating existing carwash, small market (345 square-feet), large gasoline canopy, double trash enclosure, electric vehicle charging station, and site lighting, located at 4001 54th Street. The 0.885-acre site is in the RM-1-1 and CC-5-3 zones, Parking Standards Transit Priority Area, Residential Tandem Parking, Transit Area Overlay Zones and Transit Priority Area, within the Mid-City Eastern Area Community Plan area, Council District 9.

PROJECT NO:	668298
PROJECT NAME:	<u>PE3 NUP</u>
PROJECT TYPE:	NEIGHBORHOOD USE PERMIT, PROCESS TWO
APPLICANT:	JOSEPH FELIX
COMMUNITY PLAN AREA:	MID-CITY: EASTERN AREA
COUNCIL DISTRICT:	9
CITY PROJECT MANAGER:	Elisa Flores, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5395/ ElisaF@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 want 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 mailing 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. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services. During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained here](#). Send the completed appeal form by email to PlanningCommission@sandiego.gov. Your email appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: Planning Commission/Appeal, MS 501, 1222 First Avenue, 5th Floor, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.

- 2) Appeals filed via US Mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained here](#). Send the completed appeal form by US Mail to Planning Commission/Appeal, MS 501, 1222 First Avenue, 5th Floor, San Diego, CA 92101. Appeals filed by US Mail must be USPS postmarked by the appeal deadline to be considered valid. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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. You may contact Linda Godoy, Chair of the Eastern Area Communities Planning Committee at (619) 723-5233 or by email at lfg1230@cox.net to inquire about the 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. 12002110, Fund No. 700036 (Flat Fee)



Development Services Department

Elisa Flores / Project No. 668298
1222 First Ave., MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED