



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 1, 2021

# NOTICE OF FUTURE DECISION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that a Notice of Application dated February 2, 2021 was distributed for the subject project listed below. This project has been changed from a Process Three to a Process Two and a decision by City staff will be made **without** a public hearing.

The application is for a Coastal Development Permit to demolish an existing 1-story residence located at 1234 S 27<sup>th</sup> Street and build a new 4,938 square foot, 2-story mixed-use building with two upstairs apartments at 2694 Main Street. The 0.32-acre site is in the Barrio Logan Planned District Subdistrict B, and the Coastal (Non-Applicable-2) Overlay Zone within the Barrio Logan Community Plan Area and Council District 8. The application was filed on January 12, 2021.

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<b>PROJECT NO:</b>	<b>677163</b>
<b>PROJECT NAME:</b>	<b><u>VINCENT CDP</u></b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT/ PROCESS TWO</b>
<b>APPLICANT:</b>	<b>CATHERINE HERBST</b>
<b>COMMUNITY PLAN AREA:</b>	<b>BARRIO LOGAN</b>
<b>COUNCIL DISTRICT:</b>	<b>8</b>
<b>CITY PROJECT MANAGER:</b>	<b>Carrie Lindsay, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5220 / <a href="mailto:Clindsay@sandiego.gov">Clindsay@sandiego.gov</a></b>

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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 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 by 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>). 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 in person as follows:

1. Appeals filed via email: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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 per this bulletin. 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: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. 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 4:00pm 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". Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email [DSDCashiers@sandiego.gov](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

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. You may contact Mark Steele of the Barro Logan Community Planning Group at (619) 890-2422 or [mark@mwsteele.com](mailto:mark@mwsteele.com) 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.: 24008779



**Development Services Department**

Carrie Lindsay / Project No. 677163 (Vincent CDP)  
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San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**