



THE CITY OF SAN DIEGO
DATE OF NOTICE: October 21, 2021

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 Coastal Development Permit (CDP) and Neighborhood Development Permit (NDP) for the demolition of existing structures on-site and the development of a Battery Storage Energy System facility, associated equipment and site improvements. The 3.8-acre site is located at 2669 and 2697 Main Street and 1345 South 27th Street in the Barrio Logan Planned District Subdistrict D, Promise zone, Coastal (Non-Appealable Area 2) Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA) - Airport Influence Area (AIA) Review Area 2, Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and North Island Naval Air Station (NAS), Parking Impact Overlay Zone (PIOZ) – Coastal Impact, Residential Tandem Parking Overlay Zone (RTPOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA) and Transit Area Overlay Zone within the Barrio Logan Community Plan Area. Council District 8. This project is being processed as an Expedite Program Project in conformance with the Affordable, In-Fill Housing and Sustainable Buildings Expedite Program, the project qualifies for the program as a development project located within the boundaries of the federally designated San Diego Promise Zone. This development is within the Coastal Overlay zone and the application was filed on August 11, 2021.

PROJECT NO:	680811
PROJECT NAME:	<u>PEREGRINE CDP/NDP</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT (CDP) / NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), PROCESS TWO
APPLICANT:	PEREGRINE ENERGY
COMMUNITY PLAN AREA:	BARRIO LOGAN
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Martin R. Mendez/ Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5309 / MRMendez@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 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** (including grounds for appeal and supporting documentation in pdf format) via email to 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



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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 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, chair of the Barrio Logan Community Planning Group at (619) 890-2422 or 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.: 24008844



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Development Services Department

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RETURN SERVICE REQUESTED