

San Diego Planning Commission Meeting

PRJ-1143865: 1250 Grand Avenue

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or dial *9 on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone.

Development Services Department

1250 Grand Avenue – Appeal PRJ-1143865

Item #1

Planning Commission

July 16, 2026

Project Site

Parcel Size: 0.14 acres

Location: 1250 Grand Avenue
RM-2-5 zone (Residential Multiple Unit)
Coastal Overlay Zone (Non-Appealable Area)
Pacific Beach Community Plan

Existing Use: Two existing one-story duplexes.

- Surrounded by residential development.
- No public view or coastal access from project site
- Does not contain sensitive biological resources.





Project Scope

- Demolish existing structures.
- Construct a 3-story, 10,102-sf multi-dwelling building to include 17 dwelling units and associated site improvement.
- Two units will be affordable to very low-income households.

- Expedite Program project.
- Eligible for incentives/waivers per the Complete Communities Housing Regulations.



Allowed Incentives and Waivers

No.	Type	Request and SDMC Requirement	Applicable SDMC
1	Incentive	Reduce required 20-foot front setback to 7 feet.	131.0443(e)(1)(A)
2	Incentive	Eliminate requirement for a common exterior open space area.	131.0456
3	Incentive	Eliminate requirement for bicycle parking.	142.0525, Table 142-05C
4	Waiver	Eliminate requirement for motorcycle parking.	142.0525, Table 142-05C
5	Waiver	Eliminate requirement for private exterior space.	131.0455

Required Approvals

Permits: Process 2, Coastal Development Permit

CEQA: Exempt per CEQA section 15332, In-Fill Development.

Notice of Decision: Issued April 16, 2026

CPG Recommendation: Applicant elected not to present the project to the Pacific Beach Community Planning Group.

Project Appeal

April 30, 2026: Yuriy Bouzelev, an interested person, filed a project appeal to the Notice of Decision, citing factual error, conflict with other matters, and that the findings cannot be supported.

Legal Standard for Appeal

Per the SDMC Section 112.0504, an appeal of a Process 2 decision may only be granted with evidence supporting one of the following findings:

1. Factual Error
2. New Information
3. Findings Not Supported
4. Conflicts

Appeal Issue No. 1

The determination that the project will not result in significant impacts to traffic, parking, and neighborhood conditions is not supported by substantial evidence. The proposed 17-unit development on a 0.14-acre site will increase density in an already impacted Pacific Beach area where parking and congestion are known concerns.

Staff Response: Appeal Issue No. 1

- Presumed to have a less than significant VMT impact due to estimated trip generation of 102 trips, which is under the 300 trip screening criteria for small projects.
- Local Mobility Analysis not required:
 - Small project with fewer than 1,000
 - Consistent with the Community Plan and zoning designation.
- Parking Standards Transit Priority Area: No minimum parking requirement.

Staff Response: Appeal Issue No. 1, continued

- Project is required to provide transportation amenities.
- Project provides wayfinding sign inside the property line
- Payment into the Neighborhood Enhancement Fund for future infrastructure amenities.
- One van accessible parking space and two electric vehicle parking spaces.
- Entitled to an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan; density shall be limited by the allowable FAR.

Appeal Issue No. 2

The finding that the project conforms to the Pacific Beach Community Plan is not adequately supported. The scale and intensity of a three-story, 17-unit building raises concerns regarding compatibility with surrounding development and neighborhood character.

Staff Response: Appeal Issue No. 2

- Provides dwelling units restricted to very low-income households.
- Supports Community Plan goal of developing a variety of housing types, styles in Pacific Beach to provide opportunities for housing that is affordable and accessible to achieve a balanced community.
- Consistent with Community Plan goals of implementing design standards for multi- and single-family development to ensure that properties reflect the neighborhood scale and character of the established neighborhood and enforcing bulk and scale standards.

Staff Response: Appeal Issue No. 2, continued

- Design incorporates articulated wall planes, varied rooflines, recessed entries, and offsetting facade planes to address bulk and scale.
- Maintains a residential scale consistent with surrounding development through appropriate building proportions, roof modulation, and architectural detailing.
- Landscaping and enhanced exterior treatments soften the structure's visual massing and contribute to neighborhood compatibility.

Appeal Issue No. 3

The reliance on a CEQA categorical exemption (Section 15332 – In-Fill Development) fails to adequately address potential exceptions, including cumulative impacts and unusual circumstances in a dense coastal community.

Staff Response to Appeal Issue No. 3

- Staff completed a review for exemption consistent with Section 15061 of the CEQA Guidelines.
- Project was determined to be exempt from CEQA per Guidelines Section 15332, Infill Development.
- Staff review included determining the applicability of CEQA Guidelines Sections 15300.2(b), Cumulative Impacts, and 15300.2(c), Significant Effects.
- Project impacts would be less than significant, that the project would not result in cumulative impacts, and that mitigation is not required.

Staff Response: Appeal Issue No. 3, continued

- No substantial evidence was provided that a significant effect due to unusual circumstances would occur. Therefore, CEQA Guidelines Section 15300.2(c) would not apply.
- The project site is located within an established coastal neighborhood characterized by similar infill development, land uses, and densities.
- The project has been reviewed in accordance with CEQA and appropriately determined to be exempt from CEQA based upon evidence in the record.

Appeal Issue No. 4

The conclusion that the project will not significantly impact public services, infrastructure, and circulation lacks sufficient supporting analysis.

Staff Response: Appeal Issue No. 4

- The project would not adversely affect existing levels of public services to the area and would not require the construction of new or expanded governmental facilities.
- Located within an urban neighborhood with existing infrastructure which can accommodate the project and no new or expanded infrastructure is required.
- Circulation, was discussed under Appeal Issue No. 1. The project is presumed to have a less than significant VMT impact.

Staff Response: Appeal Issue No. 4, continued

- Project shall be required to comply with applicable City regulations and design requirements consistent with City standards.
- The project will provide Transportation Amenities per SDMC Section 142.0528(c) and pay a fee into the City's Neighborhood Enhancement Fund per SDMC Section 143.1020(a).
- Required to dedicate additional public ROW along Grand Avenue, and upgrade adjacent curb, gutter, and sidewalk to City standards.

Staff Recommendation

Deny the appeal and uphold the Development Services Department decision to approve Coastal Development Permit No. PMT-3377474.

San Diego Planning Commission Meeting

PRJ-1143865: 1250 Grand Avenue

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or dial *9 on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone.