



THE CITY OF SAN DIEGO
DATE OF NOTICE: February 10, 2025

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 Neighborhood Development Permit to allow greater than 3 feet structures within the existing right of way, for expansion of the existing parking deck to encroach into the front setback, and to allow a 24-foot distance from curb to structure at an existing single dwelling unit, located at 4047 Bay View Ct. The 0.32-acre site is in the OR-1-1 and RS-1-7 Base Zone, and subject to the following overlay zones; Complete Communities Mobility Choices, Airport Land Use Compatibility & Airport Influence Area (North Island NAS & San Diego International), Parking Standard Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, FAA Part 77 Noticing Area, Paleontological Sensitivity Area, Historic District-Mission Hills, Multiple Habitat Planning Area, Brush Management (Sensitive Vegetation) Very High Fire Sensitivity Area and Geologic Hazard Category-52, within the Uptown Community Plan Area. Council District 3.

PROJECT NO:	PRJ-1126787
PROJECT NAME:	<u>4047 BAY VIEW</u>
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	KATJA SANTORO
COMMUNITY PLAN AREA:	UPTOWN
COUNCIL DISTRICT:	3
PROJECT MANAGER:	John Norris, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5988 / JNorris@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 wish to receive a "Notice of Decision," you must submit a written request to the Development 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 is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the Planning Commission can be filed by email/mail or in person:

- 1) Appeals filed via email/mail: 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 by 4:00 PM 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 five (5) business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring 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) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 by 4:00 PM. 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 Information Bulletin 505 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 number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

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](#) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about Uptown 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.: 11004543



Development Services Department

John Norris / Project No. PRJ-1126787

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED