



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 6, 2024

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 LINDA VISTA (Process 2) Easement Vacation to vacate utilities easements, occur within the school district property, the easements contain sewer, water and an unnamed easement that are used exclusively by the school. The new construction work will tie into the existing sewer, water and an unnamed easement. Once the easements are vacated, the District will become responsible for the lines that are within school district property.

The project is located at 7335 Wheatley Street of the existing Chesterton Elementary School. The 1.07-acre site is in the RM-1-1 Base Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, ALUCP Airport Influence Area (AIA), FAA Part 77 Noticing Area, Cultural Sensitivity Area, Paleontological Sensitivity Area, Geologic Hazard Category within the Linda Vista Plan Community Plan Area. Council District 7.

PROJECT NO:	PRJ-1096764
PROJECT NAME:	<u>7335 WHEATLEY STREET</u>
PROJECT TYPE:	EASEMENT VACATION/PROCESS 2
APPLICANT:	RANCHO LAND CO.
COMMUNITY PLAN AREA:	LINDA VISTA
COUNCIL DISTRICT:	7
CITY PROJECT MANAGER:	May Rollin, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5432 / MMRollin@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 City 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 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). [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](#) (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. 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: 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 p.m. 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." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

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 at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about Linda Vista 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.: 11004543



Development Services Department

May Rollin / Project No. PRJ-1096764

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED