



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 21, 2023

## 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 (Process 2) Coastal Development Permit for the addition of a 320-square-foot Accessory Dwelling Unit (ADU), and a 703-square-foot addition to the existing house. The project is also proposing to remodel the exterior and interior including the roof and the facade to integrate with the rest of the existing house. Due to the remodeling purposes, the project proposes to demolish a 80-square-feet of the garage. The 0.14-acre site is located at 920 Moana Drive in the RS-1-7 (Residential - Single Unit) Base Zone in Coastal Overlay Zone (appealable area) (COZ), Airport Land Use Compatibility Overlay Zone (ALUCOZ), Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone First Public Roadway (COZFPR), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand, ALUCP Airport Influence Area San Diego International Airport - Review Area 2 (AIA), FAA Part 77 Noticing Area, Paleontological Sensitivity Area, Brush Management, Very High Fire Hazard Severity Zone (VHFSZ), Geologic Hazard Category within the Peninsula Community Plan Area and in Council District 2. The application was filed on October 19, 2023.

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PROJECT NO:	PRJ-1105250
PROJECT NAME:	<u>920 MOANA</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	SAMUEL KOOB
COMMUNITY PLAN AREA:	PENINSULA
COUNCIL DISTRICT:	2
PROJECT MANAGER:	May Rollin, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5432 / <a href="mailto:MMRollin@sandiego.gov">MMRollin@sandiego.gov</a>

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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 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) (<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 4:00 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) (<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](mailto:DSDCashiers@sandiego.gov) to schedule an appointment.

The final decision by the City of San Diego is appealable to the California Coastal Commission in accordance with Land Development Code Section 126.0710(a). Appeals to the California Coastal Commission must be filed with the California Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. Phone: (619) 767-2370. Appeals must be filed within ten (10) business days of the California Coastal Commission receiving a notice of final action from the City. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the Development Project Manager listed above.

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) (<https://www.sandiego.gov/planning/community-plans/cpg/contacts>) to inquire about Peninsula 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.: 24009723



**Development Services Department**

May Rollin / Project No. PRJ-1105250

1222 First Ave., MS 501

San Diego, California 92101-4101

**RETURN SERVICE REQUESTED**