



THE CITY OF SAN DIEGO
DATE OF NOTICE: January 9, 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 Coastal Development Permit for converting the 349 square foot existing garage of a two-story single dwelling unit (727 Windermere) into an accessory dwelling unit, at a site with two single dwelling units, located at 727 and 725 Windemere Court. The 0.02-acre site is in the MBPD-R-N Base Zone, Maintenance Assessment District-Mission Blvd., Coastal (Appealable) Overlay Zone, Complete Communities Housing Solutions, Complete Communities "YES" Mobility Zone 2, Coastal Height Overlay Zone, Parking Impact Zone, Transit Area Overlay, Parking Standard Overlay Zone, Transit Priority Area, Affordable Housing Parking Demand, Paleontological Sensitive Area and Geologic Hazard Category, within the Mission Beach Community Plan Area. Council District 2. This development is within the Coastal Overlay zone and the application was filed on December 11, 2024.

PROJECT NO:	PRJ-1125365
PROJECT NAME:	<u>727 WINDEMERE</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	BRAD FISHER
COMMUNITY PLAN AREA:	MISSION BEACH
COUNCIL DISTRICT:	2
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) (<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.

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>) to inquire about Mission Beach 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.: 24010071



Development Services Department

John Norris / Project No. PRJ-1125365

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED