



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 30, 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 an Extension of Time for Planned Development Permit No. 1677936, Site Development Permit No. 2413426, Neighborhood Development Permit No. 2411303, Tentative Map No. 2411304, Public Right-of-Way Vacation No. 2464871, and Easement Vacation No. 2413763 for the reconfiguration and expansion of an existing 178,000-square-foot commercial shopping center. The expansion will include the addition of approximately 40,000-square-feet of commercial office; 360,000-square-feet of research and development uses; the addition of a 10-story, 200-room hotel encompassing approximately 125,000-square-feet; and the vacation of an existing public right-of-way of Esplanade Court located at 8410 Genesee Avenue, at the corner of Nobel Drive and Genesee Avenue on a 13.9 acre site in the RS-1-14 base zone within the University Community Plan Area. Airport Land Use Compatibility Overlay Zone (MCAS Miramar); Parking Impact Overlay Zone (Campus); Parking Standards Transit Priority Area; Transit Priority Area; Airport Land Use Compatibility Plan Airport Influence Area (MCAS Miramar Review Area 2); FAA Part 77 Noticing Area (MCAS Miramar); Council District (6).

PROJECT NO: PRJ-1106803
PROJECT NAME: COSTA VERDE REVITALIZATION EXTENSION OF TIME
PROJECT TYPE: EXTENSION OF TIME, PROCESS TWO
APPLICANT: ALEJANDRA QUESADA
COMMUNITY PLAN AREA: UNIVERSITY
COUNCIL DISTRICT: 6
PROJECT MANAGER: Daniel Neri, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5967 / DNeri@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 publication of this 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 can be appealed to the **City Council**. An appeal must be made within *ten (10)* business days after the decision date, except that fifteen (15) calendar days is the time period afforded per state law for an applicant to appeal the denial of their permit application for an Extension of Time of a Map Waiver or Tentative Map in accordance with Subdivision Map Act section 66542.6(e). Appeals may be filed by e-mail or in person as follows:

- 1) **Appeals filed via e-mail/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 e-mail to Hearings1@sandiego.gov by 5:00 PM on or before the last day of the appeal period; your e-mail appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.
- 2) **Appeals filed in person:** Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Center, 1st Floor Lobby, (Open 8:00 AM to 5:00 PM Monday through Friday – excluding City-approved holidays) located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The decision of the City Council is final.

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 University 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.