



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 15, 2021

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a Process Two Neighborhood Development Permit (NDP) and Coastal Development Permit (CDP) for two buildings totaling 167,964-square-feet of Gross Floor Area (GFA) with underground parking. Building "A" shall consist of a four-story building with 104,385-square-feet GFA with three levels of research and development space over one level of parking, building "B" shall consist of a five-story building of 121,615-square-feet GFA with four levels of research and development space and two levels of basement and parking. The 10.31-acre site is located south of Lusk Blvd, west of Wateridge Circle, and east of Interstate 805 on a portion of vacant land, undeveloped parcel, APN 340-090-55-00 in the IL-2-1 Zone within the Mira Mesa Community Plan and Local Coastal Program Area, and the following overlay zones: Coastal (Non-Appealable Area 1), Environmentally Sensitive Lands (ESL) steep hillsides, Multi-Habitat Planning Area (MHPA) Subarea 111, Multiple Species Conservation Program (MSCP) vegetation (Diegan coastal sage scrub and valley and foothill grasslands), Airport Influence Area (AIA) - Review Area 1, Airport Land Use Compatibility Plan (ALUCP) for Marine Corps Air Station (MCAS) Miramar Review Area 1, ALUCP Noise Contours 60-65 Community Noise Equivalent Level (CNEL), Federal Aviation Administration (FAA) Part 77 Noticing Area, Airport Safety - Accident Potential Zone 2, Parking Impact Overlay Zone (PIOZ) - Coastal Impact, Fire Brush Management and Residential Tandem Parking Overlay Zones. The project is being processed as a Sustainable Building Project in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and shall be in conformance with California Green Building Standards Code (CALGreen) Tier I & II requirements. This development is within the Coastal Overlay zone and the application was filed on August 27, 2020.

PROJECT NO:	669831
PROJECT NAME:	<u>HEADQUARTERS POINT NDP/CDP</u>
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	STEVE BOLLERT, BIOSCIENCE PROPERTIES, INC.
COMMUNITY PLAN AREA:	MIRA MESA
COUNCIL DISTRICT:	6
CITY PROJECT MANAGER:	Martin Mendez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5309/ MRMendez@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 want 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 mailing date of this Notice. This project is undergoing environmental review.

The decision by 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). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or in person as follows:

1. Appeals filed via email: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. 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 p.m. 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 per this bulletin. 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: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. 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 in Downtown San Diego by 4:00 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". Include in the memo of the check the Project Number. 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 not appealable to the California Coastal Commission.

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. You may contact Jeff Stevens, Chair of the Mira Mesa Community Planning Group at (858) 566-2261 or by email at mmcpg.chair@gmail.com to inquire about the 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.: 24008660



Development Services Department

Martin Mendez / Project No. 669831 (Headquarters Point NDP/CDP)
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San Diego, California 92101-4101

RETURN SERVICE REQUESTED