

February 1, 2022

Lora Leon

Via Email: [Permits@permitsinmotion.com](mailto:Permits@permitsinmotion.com)

Subject: Kamerman ADU 1<sup>st</sup> Assessment Letter; Project No. 697834;  
La Jolla Community Plan Area

Dear Lora Leon:

The Development Services Department has completed the third review of the project referenced above, and described as:

Process 2 Coastal Development Permit for a new 2-story 1,200 square foot detached ADU with a new attached 2-car garage at 760 Van Nuys Street. The 0.12-acre site is located in the RS-1-7 base zone and the Coastal (non-appealable) Overlay zone, and Coastal Height Limit, Parking Impact Overlay Zones within the La Jolla Community Plan and Council District 1.

Enclosed is the Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has

been designated as the Point of Contact for your project. **Please notify me if the Point of Contact changes while I am managing this project.**

**I. REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of:

- Findings for the Coastal Development Permit shall be required, pursuant to the Land Development Code, Sections §126.0708.
- The Coastal Development Permit may be approved or conditionally approved only if the findings in SDMC 126.0708(a) are made. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504.

**II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. [Additional explanation is provided in the Cycle Issues Report.](#)

- **LDR-Planning Review:** Companion Unit Requirements will be evaluated under the strikeout ordinance that remains active in the Coastal Overlay Zone.

[https://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21254-SO.pdf](https://docs.sandiego.gov/municode_strikeout_ord/O-21254-SO.pdf)

§131.0443 Setback Requirements in Residential Zones(a)(2)(B) Where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback. In no case shall a rear setback using this provision be less than 5 feet on the premises. See Diagram 131-04B.

The property is near the maximum floor area ratio (.59%). Please review Chapter 11 Rules and Measurement in regard to areas that would be calculated into the GFA. The ADU and additional accessory structures cannot exceed more than the maximum FAR on the premises.

- **LDR-Environmental:** EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist (Cycle 1). The following issues have been identified in the Cycle Issues Report.

At this time, grading quantities were not provided. Upon next submittal, please provide the total amount of grading and/or disturbance (import/export, amount of fill, and depth of cut from existing grade etc.) in a grading table as required as part of project submittal requirements.

- **LDR-Engineering Review:** Please submit completed Forms I-4 and Form I-5 that address how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. A copy of the forms I-4 and I-5 can be downloaded from:

[https://www.sandiego.gov/sites/default/files/standard\\_project\\_forms.pdf](https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf)

Per the city records and site plan, the adjacent alley is only 15ft wide and does not meet the minimum required 20ft width. Please show and call out additional 2.5ft right of way

dedication to achieve the minimum 10ft distance from property line to the centerline of the alley.

- III. Studies/Reports Required:** Documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).
- V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0115 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. RESUBMITTALS/NEXT STEPS: COVID-19 Update** - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>.

At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle.

Environmental Determination/Fee: At this time, the project is pending an environmental determination. For all environmental documents, a California Department of Fish and Wildlife filing fee and/or a County of San Diego document filing fee is required. That amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Those fees would need to be provided to the Project Manager prior to any public hearing or notice of decision on the project.

This link provides information on fees for all environmental documents:

<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

**VII. COMMUNITY PLANNING GROUP:** The proposed project is located within the La Jolla Community Planning Area. 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 the Chair of the La Jolla Community Planning Board to schedule your project for a presentation before the group at their next available meeting. Community Planning Group contact information is available at:

<https://www.sandiego.gov/planning/community/contacts>

**VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

**IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>. Information about the Public Projects Program can be found at:

<https://www.sandiego.gov/development-services/news-programs/programs/public-projects>

**Open DSD:** To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5237 or via e-mail at [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

Sincerely,

*Oscar Galvez III*

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Lora Leon  
February 1, 2022

Oscar Galvez III  
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File  
Dianne Kane, Chair, La Jolla Community Planning Association  
Marlon Pangilinan, Senior Planner, Planning Department