

April 7, 2022

Via Email: stephanie@safdierabines.com

Ms. Stephanie Maloney
Rabines/Safdie Family Trust
925 Fort Stockton Drive
San Diego, CA 92103

Subject: Bishops Lane CDP Second Assessment Letter; Project No. 695347;
La Jolla Community Plan.

Dear Stephanie Maloney:

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

Process 2, Coastal Development Permit for a new 3-story 3,603-square-foot single family residence with a lower level Accessory Dwelling Unit at a site located at 7762 Bishops Lane. The existing historical 2-bedroom cottage to remain as is. The 0.08-acre site is in the La Jolla Planned District Zone 5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area and Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies 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.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff

project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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 you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:
- **SDMC 126.0707:** Decision Process for a Coastal Development Permit (CDP)
<https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division07.pdf>
 - **SDMC 126.0708:** Findings for Coastal Development Permit Approval
<https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division07.pdf>
Staff decision, appealable to the Planning Commission
- 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, along with the Reviewer's contact information. (Enclosure 1).
- **LDR-Planning Review Please review, address, and provide any required information for Cycle Issues 1 through 23.**
 - **LDR-Planning Review:** Please provide CPG determination to Planner.
 - **LDR-Planning Review:** To facilitate next review please provide a response letter along with updated plans.
 - **LDR-Environmental: Please review, address, and provide any required information for Cycle Issues 1 through 6.**
 - **LDR-Environmental:** Several issues from other reviewing disciplines have not yet been cleared. Please see comments from LDR Engineering who are requiring revisions to the Drainage report. Also, comments from LDR-Planning in regards to Community Plan consistency have not been cleared.
 - **LDR-Engineering: Please review, address, and provide any required information for Cycle Issues 1 through 19.**
 - **LDR-Engineering:** Please note unchecked comments of previous review are still standing and need to be addressed.
 - **Community Planning Group:** If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email

at info@lajollacpa. to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (From Cycle 2)

- III. STUDIES/REPORTS REQUIRED:** A number of documents may have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).
- IV. 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 126.0114 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. In addition, please be prepared to provide the following:

- A. Plans: Submit electronically in Open DSD
- B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues

identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason.

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Diane Kane, the chairperson of the La Jolla Community Planning Group at (858) 459-9490 or via email at dkane002@san.rr.com to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

- 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>.

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

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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) 446-5412 or via e-mail at OShepherd@sandiego.gov.

Sincerely,

A handwritten signature in blue ink that reads "Ollie Shepherd". The signature is written in a cursive style with a large initial "O".

Ollie Shepherd

Development Project Manager

Enclosures: Cycle No. (2) Issues Report and Submittal Request Report

cc: File
Diane Kane, Chairperson of the La Jolla community Group
Reviewing Staff (Assessment letter only)