

March 25, 2022

Via Email: katy@sdarchitects.net

Katy Hamilton
444 Cedros Ave Suite 190
Solana Beach, CA 92075

Subject: Digital- Dorado Court CDP First Assessment Letter; Three Cycle Issue; Project No. 698729; Internal Order No. Flat Fee; La Jolla Community Plan

Dear Katy:

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

LA JOLLA: (Process 2) Coastal Development Permit to remodel the existing house on the first floor and add a new second story ADU with a roof deck over the existing attached garage located at 7981 Dorado Court. The .48-acre site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit and Transit Overlay Zones in 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:
- CDP Findings, SDMC Section 126.0708(a)(1-4):
<http://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division07.pdf>
- 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:** Please review the Cycle Issue Report in detail; please address each comment as specified by the Reviewer in Cycle Issues 1 through 47.
 - **LDR-Planning:** Provide draft findings at resubmittal.
 - **LDR-Planning:** Please include a response how the projects development complies with the goals, policies and objectives, bulk, and scale, of the La Jolla community plan and local coastal program.
 - **LDR-Planning:** Please provide further information on the second level addition. (Issue #12)
 - **LDR-Planning:** The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Dianne Kane, Chair by email at info@lajollacpa.org. Please provide the minutes and any recommendations.
 - **LDR-Planning:** This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.
 - **LDR-Planning:** Please provide detail to each strategy if applicable to the scope of work Strategy 2. Plumbing fixtures and fittings and Step 1 Land Use Consistency
 - **LDR-Planning:** Please provide further responses on how the project will meet the above definition in (Issue #20).

- **LDR-Planning:** Please provide the formula to show the approximate square foot of 50% and that the ADU will not exceed the maximum allowed. (Issue #21).
- **LDR-Planning:** Provide the total lot coverage on the data information sheet (Issue 37).
- **LDR-Planning:** Please provide in the exhibit a sheet with the materials and color scheme to confirm the project meets the Design principles. (Issue #42)
- **LDR-Environmental: Please review the Cycle Issue Report in detail; please address each comment as specified by the Reviewer in Cycle Issues 1 through 12.**
- **LDR-Environmental:** Please provide total amount of ground disturbance, including amount and depth of cut. (Issue #5).
- **LDR-Environmental:** please submit total grading quantities including amount and depth of cut. (Issue #6).
- **LDR-Environmental:** Revisions are required for the submitted CAP (Issue #9)
- **LDR-Environmental:** Please provide an explanation for all answers (Issue #10)
- **LDR-Engineering: Please review the Cycle Issue Report in detail; please address each comment as specified by the Reviewer in Cycle Issues 1 through 12.**
- **LDR-Engineering:** Submit a revised Storm Water Requirements Applicability Checklist on the next submittal. (Issue #3)
- **LDR-Engineering:** Submit a completed Form I-4 and Form I-5. (Issue #5).
- **LDR-Engineering:** Please note all private improvements within public right of way (refer to previous comment) requires Encroachment Maintenance and Removal Agreement (EMRA). (Issue #8)
- **LDR-Engineering:** Please provide a written response to all comments regardless you agree or not and in case of disagreement express your reasoning. (Issue #12)

III. STUDIES/REPORTS REQUIRED: None

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status; however, our records show approximately \$5,341.65 remaining in your deposit account at this time.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

- 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 126.0114 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:** Please go to the Development Services Department website for the Latest News on Resubmittals <https://www.sandiego.gov/development-services>. 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 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

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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/opensds/>.

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,



Ollie Shepherd
Development Project Manager

Enclosures: Cycle No. (2) Issues Report

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

