

April 26, 2022

Brian Britton
1940 Garnet Ave.
San Diego, CA 92109

Subject: 7310 & 7312 Fay Assessment Letter; Project No. 673278; IO# 24008776

Dear Mr. Britton:

The Development Services Department has completed the final review of the subject project described as:

- 7310/7312 Fay Avenue (0.16-acre parcel) in the RM-1-1 Zone, low medium density (9-15 DU) and the Coastal Overlay Zone (non-appealable) within the La Jolla Community Plan and Council District 1.
- Process 3, Tentative Parcel Map in accordance with SDMC Section 125.0430 for the subdivision of a 7008 square-foot lot into 2 small lots and no more than 4 lots;
- Process 3, Site Development Permit in accordance with SDMC Section 126.0502(b)(4) for a small lot subdivision, demolition of an existing single dwelling unit, and the construction of two new single-family residences on separate lots with a detached garage on each lot, totaling 5,254 square-feet;
- Process 2, Coastal Development Permit in accordance with SDMC Section 126.0702 development within the Non-Appealable 2 Area of the Coastal Overlay Zone

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appeal rights to the Planning Commission.

SIGNIFICANT PROJECT ISSUES: All staff review issues have been adequately addressed.

TIMELINE: I anticipate scheduling the hearing for your project during the month of June 2022.

RESUBMITTALS/NEXT STEPS: Prior to scheduling your project for a final decision hearing, additional documents and information are required.

- Current Fees:

- Deposit Account: To avoid project delays due to insufficient account funds, please ensure the deposit account always maintains the minimum account balance. Please be advised that a minimum balance of \$3,000.00 is required in the deposit account prior to scheduling for a public hearing. Deposits can be made anytime online through Open DSD by entering your project number in the Project ID field. See this [link](#) for a further explanation of fees.
- Invoice: If an invoice is attached to this email, you will need to pay the invoice prior to scheduling your project for a final decision. Invoices can be paid [online](#) by searching for the invoice number.
- Future Fees:
 - CEQA Environmental Document Filing Fees: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. **A check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention.** Please include your project number on the check. A receipt for this filing fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk. This [link](#) provides information on fees for all environmental documents.
 - Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to recover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).
- Current Ownership Disclosure Statement ([DS-318](#)): Please confirm/update all Owner/Applicant contact Information with dated signature and upload in Accela. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
- Community Planning Group: The La Jolla Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City. Please contact Diane Kane, Chairperson of the La Jolla Community Planning Group at (858) 459-9490 or by email at info@lajollacpa.org to have her submit the [online](#) recommendation form, and/or you can upload the minutes from the meeting (including the vote count) in Accela.

Development Services Department (DSD) [Information Bulletin #620](#) provides additional information about the advisory role the Community Planning Groups.

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 the latest updates.

Should you have any questions regarding this letter, please call me at (619) 446-5277 or e-mail CRom@sandiego.gov.

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Brian Britton
April 26, 2022

Sincerely,



Catherine Rom
Development Project Manager

Enclosures:

1. Cycle 7 Permit Conditions
2. Notice of Right to Appeal (NORA)
3. Invoice
4. DS-318 Ownership Disclosure

cc: File
Diane Kane, La Jolla Community Planning Group