

July 27, 2022

Claude Anthony Marengo
VIA EMAIL: CAMarengo@M2A.io

Subject: Fairway Views SCR Assessment Letter; Project No. 699238;

Dear Claude Anthony Marengo:

The Development Services Department has completed the 2nd review of the project referenced above, and described as:

- (Process 2) Substantial Conformance Review for changes to CDP No. 11492 for Parcel 1 and 11493 for Parcel 2 (PTS No. 3188) to reconfigure single dwelling units and driveway located at 1456 Nautilus St. The 2.78-acre site is in the RS-1-4 Zone and Coastal (Non-Appealable) Overlay Zone of 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. 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.

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.

- I. **REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:
 - **Required approvals:** See San Diego Municipal Code Section 126.0112, Modifications to a Development Permit.
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are highlighted in the attached Cycle Issues Report (**Attachment 1**). Resolution of these issues could affect your project.
- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review (**Attachment 2**). Please contact me after the required documents have been uploaded in Accela.

IV. PROJECT ACCOUNT STATUS: Please contact me after the attached invoice has been paid (**Attachment 3**). 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 email 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.

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.

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. Applicant Response to Issues: 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. 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.

Page 3

Claude Anthony Marengo

July 27, 2022

VIII. 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. 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/opensd/>.

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

Sincerely,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

Attachments:

1. Cycle Issues Report
2. Submittal Requirements
3. Invoice

cc: Project File
Marlon Pangilinan, Planner, Planning Department
Dianne Kane, Chair, La Jolla Community Planning Group