

September 19, 2022

VIA EMAIL: [permits@permitsinmotion.com](mailto:permits@permitsinmotion.com)

Terry Montello  
4715 60th Street  
San Diego, CA 92115

Subject: 5268 La Jolla Boulevard, CDP Assessment Letter; **Project No. 1061390**.  
Internal Order No.24009270; La Jolla Community Plan Area

Dear Terry:

The Development Services Department has completed the 1<sup>st</sup> review of the project referenced above, and described as:

- Coastal Development Permit to construct a first, second and third floor additions to an existing residence. The 0.16-acre site is in the RS-1-7 zone and the Coastal (Appealable) Overlay zone within the La Jolla Community Plan and Council District 1. The application was filed on June 14, 2022.

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:
  - **Required approvals (DSD-Planning Review, (Comment 26):**  
The project will require a Coastal Development Permit (CDP) per Section 126.0702 (a) & 126.0707 (a).
  - **Required findings (DSD-Planning Review, (Comment 26-5):**  
Findings for the Coastal Development Permit shall be required according to the Land Development Code, Sections §126.0708 (a). Please submit your draft findings with the next submittal.
- II. **SIGNIFICANT PROJECT ISSUES:** There are several comments that have been identified as necessary to move the project forward. **I have highlighted some of the key issues and the documents required for your review.** For your convenience, I have attached an excel file (Project File Check List) for your response to the reviewer's comments. Please view the

attached "Project Issues Report PRJ 1061390" (**Enclosure 1**) for details and the contact information for the reviewers.

- III. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status; however, our records show approximately \$7,868.00 has been billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that approximately \$4,000.00 will be required with your resubmittal. Your attention to this deficit is greatly appreciated.

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.

- IV. TIMELINE:** Upon your review of the attached 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 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.

- V. 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. Please note, the names or titles of each documents must match the list provided in order for Accela to accept your submittal.

Environmental Determination/Fee: Currently, 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>

**VI. COMMUNITY PLANNING GROUP:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Dianne Kane, chair of the La Jolla Community Planning Group at (858) 459-9490 or [info@lajollacpa.org](mailto:info@lajollacpa.org) to inquire about the community planning group meeting dates, times, and location for community review of this project. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at [https://docs.sandiego.gov/councilpolicies/cpd\\_600-24.pdf](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

**VII. COASTAL COMMISSION:** The proposed project is located within Coastal (Appealable) Overlay zone within the La Jolla Community Plan and Council District 1. The Coastal Commission is officially recognized, and the project manager acts as proxy for their reviews. The Coastal Commission provides recommendations to the City.

On 7/14/22, Draft development plans were sent to the Coastal Commission at [SandiegoCoast@coastal.ca.gov](mailto:SandiegoCoast@coastal.ca.gov). If you have not already done so, please contact Diana Lilly with the Coastal Commission staff at 619-767-2370 or [SandiegoCoast@coastal.ca.gov](mailto:SandiegoCoast@coastal.ca.gov) to inquire about the Coastal Commission's review of this project. If you have already obtained a review from them, please submit a copy of the review to me at [rogersrw@sandiego.gov](mailto:rogersrw@sandiego.gov)

**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 Project Issues Report.

**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) 446-5283 or via e-mail at [rogersrw@sandiego.gov](mailto:rogersrw@sandiego.gov)

Sincerely,



Will Rogers  
Development Project Manager

Enclosures:

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Terry Montello

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1. Cycle No. PRJ-1061390 (Cycle 1) Issues Report
2. Required Findings
3. Submittal Requirements Report
4. Invoice
5. Project File Check List (Excel spreadsheet for response to comments)

cc: File

Dianne Kane, chair of the La Jolla Community Planning Group

Marlon Pangilinan, Community Planner, Planning Department