

June 9, 2022

David Pfeifer
VIA EMAIL: david.pfeifer@domusstudio.com

Subject: Bishops School Amendment Assessment Letter; **Project No. 698140**;
IO #24009164; La Jolla Community Plan Area

Dear David Pfeifer:

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

- (Process 5) CDP, SDP, PDP, and CUP Amendments, Alley Vacation for proposed Athletic Buildings, tennis courts, and Science Center at The Bishop's School located at 7522 and 7554 Draper Ave. and 7607 La Jolla Blvd. The 11.30-acre site is located in La Jolla Planned District 5 and 6 zone, Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan 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.

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:
 - **Required approvals:** Proposal requires a CDP Process 2 for demolition and new construction of buildings in non-appealable coastal zone, CUP Process 3 to update the applicable properties that the CUP governs to include the newly acquired parcel, PDP Process 4 for proposed deviations for fence height and no chain link fencing around tennis courts (keeping in line with existing requests but applicable to new development), and SDP Process 4 for development on a historic district site, and a ROW vacation Process 5 for the alley adjacent to the newly acquired parcel.
 - **Required Findings:** Please provide draft findings as outlined in SDMC 126.0708(a) for CDP, SDMC 126.0305 for CUP, SDMC 126.0605(a) for PDP, SDMC 126.0505(a) and (i) for SDP, and SDMC 125.0941 for the ROW vacation.
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are highlighted in the attached Cycle Issues Report (**Enclosure 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. Please contact me after the required documents have been uploaded in Accela.
- IV. **PROJECT ACCOUNT STATUS:** During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. According to PTS, the balance dated 3/31/2022 for the deposit account totals \$39,635.65. Should you have questions about those charges, please feel free to contact me directly.
- 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. 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.

- B. CEQA Filing Environmental Determination/Fee: At this time, 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.

<https://www.sandiego.gov/planning/community-plans/cpg/contacts>

If you have not already done so, please contact the chairperson to schedule your project for 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 (including the vote count) to me.

- 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.

- 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. 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>.

Page 4
David Pfeifer
June 9, 2022

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

Enclosure:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Dianne Kane, Chairperson, La Jolla Community Planning Association