

December 19, 2022

Ashley Prikosovits
VIA EMAIL: Aprikosovits@pqdesignstudio.com

Subject: Wrelton Drive CDP Amend Assessment Letter II; **Project No. 696528**;
IO #24009025; La Jolla Community Plan Area

Dear Mr. Parks:

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

- (Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

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.

- I. **REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:
 - **Required approvals:** Pursuant to SDMC 126.0707(b) a decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506.
 - **Required Findings:**
SDMC Section 126.0708 Findings for Coastal Development Permit Approval.
- II. **SIGNIFICANT PROJECT ISSUES:** The key 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. Reference the attached Submittal Requirements Report (**Enclosure 2**).
- 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. As of today, the balance for the deposit account totals \$4,622.48. 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>

Page 3
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December 19, 2022

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.

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) 446-5283 or via e-mail at rogersrw@sandiego.gov

Sincerely,

Will Rogers

Will Rogers
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Dianne Kane, Chairperson, La Jolla Community Planning Association
Marlon Pangilinan, Senior Planner, Planning Department