



THE CITY OF SAN DIEGO

April 4, 2012

Mr. Vince Scarano  
biltform architecture group of companies  
P.O. Box 72165  
Phoenix, AZ 85050

Sent via US Mail and Email: [Vince@bltform.com](mailto:Vince@bltform.com)

Dear Mr. Scarano:

Subject: Village at Zion First Review Assessment Letter;  
Project No. 266702; Account / Internal Order No. 24002401;  
Navajo Community Plan Area

The Development Services Department (DSD) has completed the first deemed complete review for the project referenced above. This project proposes the construction of 58 for rent senior housing units on a vacant 1.21 acre site located at 5150 Zion Avenue. The proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program by providing 100% affordable senior housing. The 1.21 acre site is located at 5150 Zion Avenue, northwest corner of Zion Avenue and Glenroy Street, in the RS-1-7 Zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), the FAA Part 77 Notification Area, the Montgomery Field Overflight Notification Area, the Grantville Redevelopment Project Area, and the Navajo Community Plan Area.

Attached to this Assessment Letter is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. 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.

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

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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 a Process 3 Site Development Permit (SDP) for deviations for an Affordable Housing Project; Process 3 Conditional Use Permit (CUP) for senior housing; Process 5 Community Plan Amendment (CPA) to redesignate the site from Single Family Residential to Multi-Family Residential; and a Process 5 Rezone from RS-1-7 to RM-3-7 Zone (with Density Bonus). Since the City Council is the decision maker for a Process 5, the project will first be heard by the Planning Commission for a recommendation before being heard by the City Council.

Please note, according to Land Development Code (LDC) Section 112.0103 governing the Consolidation of Processing, when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in LDC Section 111.0105.

■ **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings, which the applicant shall submit “draft” finding based on the proposed project. Enclosure 3 contains the Deviation Request Form, which the applicant needs to complete and submit with the next submittal.

- II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

**KEY ISSUES:**

- The project has a Community Plan Initiation that was approved by Planning Commission on November 3, 2011, by a vote of 5-0. The initiation approval outlined many areas to evaluate within a document to be attached to the proposed project’s public hearing reports. Provide this analysis to staff for review. This analysis is listed on the submittal report as “Applicant Response to CPA Initiation Issues”. The project site is currently designated Single Family Residential.
- The proposed parking reductions, coupled with the separately regulated use requirements in SDMC 142.0310, is intended to facilitate pedestrian access to nearby services for the residents of the proposed housing, where either the resident does not drive, does not have a car, or chooses to walk. Therefore, the project needs to be redesigned to create a more pleasant walking experience by moving the building back towards the front and street side property lines as originally proposed. If deviations

are necessary to accommodate this design, staff may support them if they result in a better project.

- Staff does not concur with the applicant's justification for a deviation to the storage area requirements. SDMC 131.0454 requires personal storage areas outside the unit. The intent is to provide a storage space for items not typically stored within a dwelling unit, such as bulky items, boxes, furniture, etc., or items typically stored in a garage. The project proposes no personal storage areas.
- Fire hydrant located on Zion Avenue is beyond the 300 foot radius for the building. Show proposed new hydrant on Site Plan.
- The project will require notification FAA Part 77 notification and also a consistency determination from the Airport Authority to ensure the project is consistent with the adopted ALUCP for Montgomery Field.
- Please ensure that all development plans submitted for staff's review are consistent. Currently, the Site Plan and Landscape Development Plan aren't consistent with information provided in each.
- Staff is requesting revisions/clarifications/calculations/documents/reports to be submitted with Initial submittal. (See the attached Cycle Issues Report for staffs' comments.)

**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 4).

**IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status; however, our records show a positive balance of approximately \$5,000.00 as of April 4, 2012, last posting date (Account / Internal Order No. 24002401). This last review has not been posted to your account (Auditor's Office takes 4-6 weeks to post charges to your account). It is estimated that this amount will not cover additional project review. An invoice for \$13,000.00 is attached (Enclosure 5).

**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 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 in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle will be the initial submittal and should take approximately 10 working days to complete.

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:** After the plans and associated documents have been modified pursuant to direction identified within the Cycle Issues Report, please make an appointment with **Jama Vega** email [JVega@sandiego.gov](mailto:JVega@sandiego.gov) to resubmit. After all required documents (see below) are submitted, I will route the packages to the same Multi-Disciplinary Team of reviewers. At your appointment, provide the following:

A. Plans and Reports: **Twelve (12) sets** of the Development plans folded to an approximate 8 ½ x 11 inch size. Also, as shown on the attached Submittal Report, please submit the requested reports and documents, copies of the reduced plan set (8 ½ x 11 and 11x17), and draft Permit Findings and Deviation Request Form are required at your Initial Submittal appointment, which are shown on the attached Submittal Report.

B. Cycle Issues Report response letter: 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. (Note: cleared issues are identified with an 'X' within the comment box.) 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 and/or justification for the proposed alternative. Include a copy of this Assessment Letter, Cycle Issues Report, and your response letter if applicable, with each set of plans.

**VII. COMMUNITY PLANNING GROUP (PROJECT AREA COMMITTEE):** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Allen Jones, Chairperson of the Navajo Community Planners, Inc., at 619.400.0134 or email [ajones@hgfenton.com](mailto:ajones@hgfenton.com) to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning

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Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

**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 Cycle Issues Report.

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>

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 619.236.6327 or via e-mail at [lblack@sandiego.gov](mailto:lblack@sandiego.gov).

Sincerely,

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Laura C. Black, AICP  
Development Project Manager

Enclosures:

1. Cycle Issues Report – Review Cycle 6 (29 pages)
2. Findings
3. Deviation Request Form
4. Submittal Requirements
5. Invoice

cc: File  
Mr. Jonathan Cornelius, Fore Property Company, 1741 Village Center Circle, Las Vegas, NV 89134  
Allen Jones, Chairperson Navajo Community Planners, Inc. (email)  
Reviewing Staff (email)