



# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

**Project Nbr:** 278133  
**Project Mgr:** Dye, Morris

**Title:** MISSION GORGE REZONE  
(619) 446-5201

mdye@sandiego.gov



## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/10/2012	Deemed Complete on 05/22/2012
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Gibbs, Antoinette (619) 446-5475	<b>Assigned:</b> 05/23/2012	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 06/27/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/27/2012	
	<b>Completed:</b> 06/28/2012	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/03/2012	

- . The review due date was changed to 07/02/2012 from 07/02/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 119 reviews, 70.6% were on-time, and 56.2% were on projects at less than < 3 complete submittals.

## First Review Cycle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located the RS-1-1 zone within Navajo Community Plan (NCP). (New Issue)
<input type="checkbox"/>	2	The applicant is proposing to rezone the project site from RS-1-1 to RM-3-7 which would be consistent with the neighboring properties to the North and South. The proposed rezone is consistent with the identified zone designation in the Navajo Community Plan. (New Issue)
<input type="checkbox"/>	3	The applicant submitted a Site Plan (A-0.1) and a Floor Plan (Sheet -1.0). If it is the applicant desire to proposed development on the site at this time a complete set of architectural drawings will be required and the applicant will need to demonstrate compliance with the development regulations of the RM-3-7 zone which can be found in SDMC Chapter 13, Article 1, Division 4: Residential Base Zones. (New Issue)
<input type="checkbox"/>	4	If it is the applicant desire to only process the rezone at this time, the only items needs are (1) a Letter of Request which should detail the proposed request including the existing zone and the proposed zone; and (2) Zone/Rezone Exhibit which graphically indicates the boundary of the proposed zone and existing surrounding zones. (New Issue)
<input type="checkbox"/>	5	LDR-Planning has no issues with the proposed rezone; however, if the applicant is proposing development on the site please provide the necessary architectural drawing (See Submittal Guidelines Project Submittal Requirements, Section 4-Development Permits/Approvals). (New Issue)





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<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/10/2012	Deemed Complete on 05/22/2012
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Lizzi, Philip (619) 446-5159	<b>Assigned:</b> 06/25/2012	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 06/29/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/02/2012	
	<b>Completed:</b> 06/29/2012	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/03/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 87 reviews, 48.3% were on-time, and 45.0% were on projects at less than < 3 complete submittals.

## Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue)
<input type="checkbox"/>	2	Provide information as to what is proposed on the site, specifically the amount of grading proposed, the depth and the cubic yards of cut and fill. If the proposed amount of cut and fill is less than 1000 cubic yards and 10 feet of depth, paleontological monitoring would not be required as part of this project. (New Issue)
<input type="checkbox"/>	3	Provide a noise study upon resubmittal evaluating the noise impacts from Mission Gorge Road on the proposed units. The noise appears as if it will produce an unacceptable level of interior noise on any living units. (New Issue)
<input type="checkbox"/>	4	Until the required items have been clarified and submitted, the environmental processing timeline will be held in abeyance. For any environmental questions please contact the environmental planner, Phil Lizzi at 619-446-5159. (New Issue)





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<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/10/2012	Deemed Complete on 05/22/2012
<b>Reviewing Discipline:</b> Plan-Long Range Planning	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Monroe, Dan (619) 236-5529	<b>Assigned:</b> 05/22/2012	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 06/25/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/27/2012	
	<b>Completed:</b> 06/27/2012	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/03/2012	

- . The review due date was changed to 07/02/2012 from 07/02/2012 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Long Range Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month Plan-Long Range Planning performed 12 reviews, 75.0% were on-time, and 45.5% were on projects at less than < 3 complete submittals.

## LRP Review - June 2012

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Navajo Community Plan designates the site Multi-Family Residential. The proposed rezone from RS-1-1 to RM-3-7 is consistent with and would properly implement the existing land use designation for the site. (New Issue)
<input checked="" type="checkbox"/>	2	Section F of the General Plan's Land Use Element includes two goals aimed at ensuring consistency between zoning and community plan land use designations to better implement community plans. The proposed rezone from RS-1-1 to RM-3-7 would be consistent with the Navajo Community Plan's land use designation for the site and would achieve the General Plan's goals for consistency between zoning and community plan land use designations. (New Issue)





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<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/10/2012	Deemed Complete on 05/22/2012
<b>Reviewing Discipline:</b> Plan-Facilities Financing	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Burgess, Victoria (619) 236-6262	<b>Assigned:</b> 05/23/2012	
<b>Hours of Review:</b> 0.30	<b>Started:</b> 05/24/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/27/2012	
	<b>Completed:</b> 05/24/2012	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/03/2012	

- . The review due date was changed to 07/02/2012 from 07/02/2012 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Facilities Financing (all of which are new).
- . Last month Plan-Facilities Financing performed 226 reviews, 92.9% were on-time, and 98.2% were on projects at less than < 3 complete submittals.

## Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Development Impact Fees (DIF) are required at the time of building permit issuance. The fee is \$6,745.00 per residential dwelling unit. A Regional Transportation fee of \$1,979.00 per unit is required at building permit issuance. Credit is given for units being demolished. These fees increase every July 1st. Contact: Vicki Burgess, Facilities Financing, 619-533-3684. (New Issue)





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## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/10/2012	Deemed Complete on 05/22/2012
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Dye, Morris (619) 446-5201	<b>Assigned:</b> 07/03/2012	
<b>Hours of Review:</b> 0.00	<b>Started:</b> 07/03/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/27/2012	
	<b>Completed:</b> 07/03/2012	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/03/2012	

- . The review due date was changed to 07/02/2012 from 07/02/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 51 reviews, 52.9% were on-time, and 54.9% were on projects at less than < 3 complete submittals.

## New Issue Group (1561733)

### Navajo

Cleared?	Issue	
	Num	Issue Text
<input type="checkbox"/>	1	Please contact the Chair for the Navajo Community Planners, Inc., (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





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<b>Reviewing Discipline:</b> Park & Rec	<b>Cycle Distributed:</b> 05/22/2012	
<b>Reviewer:</b> Shifflet, Robin (619) 533-4524	<b>Assigned:</b> 05/23/2012	
<b>Hours of Review:</b> 3.50	<b>Started:</b> 05/23/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/27/2012	
	<b>Completed:</b> 06/26/2012	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/03/2012	

- . The review due date was changed to 07/02/2012 from 07/02/2012 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 19 reviews, 73.7% were on-time, and 77.8% were on projects at less than < 3 complete submittals.

## Review 7-2-12

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project was reviewed for conformance with the City's General Plan standards for population-based parks, the Navajo Recreation Element and the Navajo Public Facilities Financing Plan (PFFP). (New Issue)
<input checked="" type="checkbox"/>	2	The additional residents (8 units x 1.9 density factor of 1.9 PPH = 15 new residents) generated by the proposed project are anticipated in the total build-out population identified in the Navajo Community Plan and, therefore, do not create a population-based park impact. Park requirements, specific to the proposed project, will be satisfied through payment of the established per-unit Navajo Development Impact Fee (DIF) at the time of building permit issuance. (New Issue)
<input checked="" type="checkbox"/>	3	If the proposed project changes in population density that exceeds the anticipated total build-out population identified in the Navajo Community Plan, Park Planning will need to review the project for park requirements. (New Issue)
<input checked="" type="checkbox"/>	4	The project is located adjacent to the San Diego River and therefore the project should be designed to meet the Recommendations and Design Guidelines of the draft San Diego River Park Master Plan. For additional information please contact Park Designer, Robin Shifflet at 619-533-4524. (New Issue)

