



THE CITY OF SAN DIEGO

July 3, 2012

Iraj Varzi
2176 El Amigo Road
Del Mar, CA 92014

Dear Mr. Varzi:

Subject: Mission Gorge Rezone Assessment Letter; Project No. 278133, Navajo Community Planning Area. The Development Services Department has completed the first Mission Gorge Rezone project review described as:

- A Process 5 Rezone from RS-1-1 to RM-3-7 on a 0.43-acre vacant site at 6736 Mission Gorge Rd within the Navajo Community Planning Area, Federal Aviation Administration (FAA) Part 77, Airport Influence Area, and Airport Land Use Compatibility Overlays and within Council District 7.

The included Cycle Issues Report contains staff review comments from various disciplines. This assessment summarizes the significant project issues and identifies a project course of action.

If any additional requirements should arise during subsequent projects, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, then, while processing may continue, the project may be recommended for denial if remaining issues cannot be satisfactorily resolved and if the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the project's assigned "Point of Contact." You are designated as the Point of Contact for this 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 Permits: Rezone

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:

- Is the project including the suggested eight residential units or just the stand-alone Rezone? Without the residential units, staff will assume the best and highest possible (worst case) use for the site. If the units remain on the exhibit, complete discretionary review will be required, including noise and grading impacts and more information will be required. See below.

III. STUDIES/REPORTS REQUIRED: If proposing the residential units at this time, please provide the amount of grading and a Noise Study.

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$400 billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, no additional deposit will be required with your resubmittal.

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.

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 should take approximately 21 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.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's

ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a “Submittal-Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

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. 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. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. Account: No payments are required at this time.

If your project is determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA); a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward to me a check payable to the “City Treasurer” in the amount of \$90.

VII. COMMUNITY PLANNING GROUP: 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 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 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)446-5201 or via e-mail at mdye@sandiego.gov.

Sincerely,



Morris E. Dye
Development Project Manager

Enclosures:

1. Cycle No. 1- Issues Report
2. Submittal Requirements Report

cc: File

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Iraj Varzi
July 3, 2012

Allen Jones, Navajo Community Planners, Inc.
Reviewing Staff (Assessment letter only)