



THE CITY OF SAN DIEGO

August 11, 2011

Valerie Sherriff
535 Rancho Vista Road
Vista, CA 92083

Dear Valerie:

Subject: 390 ROSECRANS STREET EOT Assessment Letter; Project No. 242825; IO No. 24001908; Peninsula

The Development Services Department has completed the **Initial Review** of the project referenced above, and described as Coastal Development Permit to Permit to Extension of Time for Coastal Development Permit 369722 to demolish existing residence and construct 4 residential for rent units on a 7,506 sq ft site at 390 Rosecrans Street in the RM-3-9 Zone within the Peninsula Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact. Council District 2

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. 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.

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:

- o Process 2 Extension of Time to Coastal Development Permit No. 369722.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

- II. SIGNIFICANT PROJECT ISSUES:** No Significant issues. Project requires a Peninsula Community Planning Board recommendation only.
- III. STUDIES/REPORTS REQUIRED:** No plans or documents are required to be resubmitted. Please provide a Peninsula Community Planning Board recommendation via email to Morris Dye, mdye@sandiego.gov
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$2,000 billed to date.
- V. TIMELINE:**
- 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:** No plans or documents are required to be resubmitted. Please provide a Peninsula Community Planning Board recommendation via email to Morris Dye, mdye@sandiego.gov . Or provide in person to Morris located on the 5th floor of the Development Services Center (1222 First Ave.)
- 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 Suhail Khalil, Chairperson of the Peninsula Community Planning Board, at (619) 224-1527 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,



William Zounes for Morris Dye
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Required Findings

cc: File

Suhail Khalil, Chairperson of the Peninsula Community Planning Board
Reviewing Staff (Assessment letter only)
Tony Kempton, Long Range Planning



L64A-003A

Project Information

Project Nbr: 242825 **Title:** 390 ROSECRANS STREET EOT
Project Mgr: Dye, Morris (619) 446-5201 mdye@sandiego.gov



Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 06/27/2011	Deemed Complete on 06/28/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/28/2011	
Reviewer: Abalos, Raynard (619) 446-5377	Assigned: 06/29/2011	
	Started: 07/27/2011	
Hours of Review: 1.10	Review Due: 08/11/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/04/2011	COMPLETED ON TIME
	Closed: 08/11/2011	

The review due date was changed to 08/11/2011 from 08/01/2011 per agreement with customer.
Last month LDR-Planning Review performed 133 reviews, 48.1% were on-time, and 74.8% were on projects at less than < 3 complete submittals.

EOT July 2011

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project proposes an Extension of Time (EOT) for Coastal Development Permit (CDP) No. 369722 (Project No. 110331). (New Issue)
<input checked="" type="checkbox"/>	2	The CDP was approved by the Development Services Department in accordance with Process Two, on June 21, 2007. The appeal period ended on July 9, 2007. The CDP would have expired on July 9, 2010 per Condition No. 1 of the permit, however, City Ordinance No. 19894 was adopted, extending the expiration date of the CDP for an additional 12 months or July 9, 2011. The project proposes a 36 month extension. If approved, the permit shall expire on July 9, 2014. (New Issue)
<input checked="" type="checkbox"/>	3	The application for the EOT was submitted to the City on June 28, 2011, before the CDP expired. The CDP shall be automatically extended for period of 60 calendar days from the expiration date or until a decision on the extension of time has been made, whichever occurs last. (New Issue)
<input checked="" type="checkbox"/>	4	The application for the EOT shall be decided in accordance with Process Two, with staff as the decision maker. The EOT can only be approved if the decision maker makes all of the findings in SDMC 126.0111(g)(1) through (3). (New Issue)
<input checked="" type="checkbox"/>	5	The proposed EOT does not include any changes or revisions to the approved CDP. Staff does not require any new conditions and no circumstances have changed that would render this project inconsistent with the Local Coastal Program. LDR-Planning can therefore make the required findings in SDMC 126.0111(g)(1) through (3) and can approve the proposed EOT. (New Issue)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 06/27/2011	Deemed Complete on 06/28/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/28/2011	
Reviewer: Lizzi, Philip (619) 446-5159	Assigned: 06/29/2011	
Hours of Review: 2.00	Started: 07/19/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/01/2011	
	Completed: 07/28/2011	COMPLETED ON TIME
	Closed: 08/11/2011	

Last month LDR-Environmental performed 86 reviews, 51.2% were on-time, and 67.5% were on projects at less than < 3 complete submittals.

Environmental Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	An Negative Declaration (No. 110331) was prepared and certified for the original project. This Extension of Time (EOT) was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) there are no changes are proposed to the project and it would not require revisions of the previous Negative Declaration; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous Negative Declaration; and (New Issue)
<input checked="" type="checkbox"/>	2	(3) there is no new information of substantial importance that was not known and could not have been known at the time the previous Negative Declaration was certified. Therefore, no subsequent environmental document is needed for this EOT, as all of the potential impacts were adequately addressed and disclosed in Negative Declaration No.114179. (New Issue)



L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 06/27/2011	Deemed Complete on 06/28/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/28/2011	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 06/28/2011	
Hours of Review: 1.00	Started: 07/20/2011	
Next Review Method: Conditions	Review Due: 07/27/2011	
	Completed: 07/20/2011	COMPLETED ON TIME
	Closed: 08/11/2011	

- . The review due date was changed to 08/11/2011 from 08/01/2011 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 55 reviews, 85.5% were on-time, and 58.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Engineering Review has no comment on the proposed extension of time. (New Issue)





L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 06/27/2011	Deemed Complete on 06/28/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/28/2011	
Reviewer: Zounes, Will (619) 687-5942	Assigned: 08/11/2011	
Hours of Review: 1.00	Started: 08/11/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/27/2011	
	Completed: 08/11/2011	COMPLETED LATE
	Closed: 08/11/2011	

- . The review due date was changed to 08/11/2011 from 08/01/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 44 reviews, 47.7% were on-time, and 65.9% were on projects at less than < 3 complete submittals.

Peninsula CPG

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Peninsula Community Planning Board, Suhail Khalil at (619) 224-1527 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)

390 ROSECRANS STREET EOT
Required Findings Project No. 242825

Extension of Time of a Development Permit - Section 126.0111

- 1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety;**

- 2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program; and**

- 3. No new condition is required to comply with state or federal law.**