



THE CITY OF SAN DIEGO

October 8, 2008

Mr. Michael Manesis
University of Phoenix
3890 Murphy Canyon Road
San Diego, CA 92123

Dear Mr. Manesis:

Subject: THE BLUFFS Assessment Letter; Project No. 158451; Job Order No. 43-1093;
Rancho Bernardo Community Planning Area

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

- A Conditional Use Permit (CUP) to amend CUP 41-0569 to extend the time allowed for the existing educational facility (Condition #8 of CUP 41-0569) to continue operating in a 17,000 square-foot space within a 71,699 square-foot office building on a 3.38 acre site located at 16870 West Bernardo Drive in the IP-2-1 Zone within the Rancho Bernardo Community Plan.

I. REQUIRED APPROVALS - Your project as currently proposed requires the processing of:

Required approvals: The project site is subject to Conditional Use Permit (CUP) No. 41-0569 for the same university use as currently proposed, which will expire on October 24, 2008. The proposed university use will require a CUP amendment, processed in accordance with Process Three (Hearing Officer as decision-maker, appealable to Planning Commission) per SDMC Section 141.0407. The current CUP application will effectively replace the former entitlement upon approval. Staff has recommended approval of the project. See III.

II. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$3,000 billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that approximately \$2,000 will be required with your resubmittal.

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III. NEXT STEPS: Account: Pay the enclosed invoice. Checks should be made payable to the "City Treasurer." Please include the project "work order" number 43-1093 on your check.

Public Hearing: Staff has recommended approval of the project. Once the Rancho Bernardo Community Planning Group meets and makes their recommendation on the project, it can be scheduled for hearing.

IV. 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 Ellen Willis, Chairperson of the Rancho Bernardo Community Planning Group, at 858-451-6288 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>.

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)446-5223 or via e-mail at HDeisher@sandiego.gov.

Sincerely,

Helene Deisher
Development Project Manager

Enclosures:

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1. Invoice
2. Conditions

cc: File
Ellen Willis, Rancho Bernardo Community Planning Group
Reviewing Staff (Assessment letter only)
Lesley Henegar (FYI only)