



L64A-003A

Project Information

Project Nbr: 158451 **Title:** THE BLUFFS
Project Mgr: Deisher, Helene (619) 446-5223 hdeisher@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/10/2008	Deemed Complete on 09/08/2008
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 09/08/2008	
Reviewer: Stanco Jr, Joseph (619) 446-5373	Assigned: 09/17/2008	
Hours of Review: 2.50	Started: 09/25/2008	
Next Review Method: Conditions	Review Due: 09/22/2008	
	Completed: 09/25/2008	COMPLETED LATE
	Closed: 10/08/2008	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 147 reviews, 69.4% were on-time, and 48.1% were on projects at less than < 3 complete submittals.

REVIEW - SEP 08

Site Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is located at 16870 West Bernardo Drive, in the IP-2-1 zone, within the Rancho Bernardo Community Plan area, in the Residential Tandem Parking Overlay Zone. (New Issue)

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The proposed project is for a proposed 17,000 square-foot university use within an existing 71,699 square-foot office building on a 3.38-acre site. (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	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, 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.
(New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Although the project site is designated for industrial use by the Rancho Bernardo Community Plan, the proposed educational facility has been in continuous operation for the past 7 years under a Conditional Use Permit and has been operating in harmony with surrounding industrial uses during that time. (New Issue)
<input checked="" type="checkbox"/>	5	No building or zoning violations have been reported on the subject premises. Further, the proposed use is located within a structure whose development was previously reviewed and approved for non-industrial uses. As such, LDR-Planning staff finds that the proposal is consistent with the applicable land use plan. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	This Conditional Use Permit and corresponding use of this site shall expire on ____ (seven years after permit approval). Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit. (New Issue)
<input type="checkbox"/>	7	Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the Development Services Department for consideration, with review and a decision by the appropriate decision-maker at the time. (New Issue)
<input type="checkbox"/>	8	All conditions found in the Planning/Design Requirements section of Conditional Use Permit No. 41-0569 (Conditions No. 10 through 18) shall apply to the current proposal. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/10/2008	Deemed Complete on 09/08/2008
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 09/08/2008	
Reviewer: Shearer-Nguyen, Liz (619) 446-5369	Assigned: 09/09/2008	
Hours of Review: 0.00	Started: 09/23/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/22/2008	
	Completed: 10/02/2008	COMPLETED LATE
	Closed: 10/08/2008	

- . 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 1 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 101 reviews, 43.6% were on-time, and 49.4% were on projects at less than < 3 complete submittals.

CEQA Exemption 09/08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	EAS has determined that the project as proposed is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. A copy of the exemption, NORA and NOE will be forwarded to the DMP. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/10/2008	Deemed Complete on 09/08/2008
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 09/08/2008	
Reviewer: Torres, Sean (619) 446-5305	Assigned: 09/09/2008	
Hours of Review: 2.50	Started: 09/12/2008	
Next Review Method: Conditions	Review Due: 09/22/2008	
	Completed: 09/17/2008	COMPLETED ON TIME
	Closed: 10/08/2008	

- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 89 reviews, 87.6% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | Upon a site visit and survey of the existing public improvements adjacent to the site, it was determined that the existing curb ramp would need to be reconstructed to current City standards to meet ADA requirements. The reconstruction of the existing curb ramp may include the construction of additional sidewalk to provide the minimum 4' clearance for the transition area around the curb ramp. (New Issue) |
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Permit Condition

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 2 | The applicant shall assure by permit and bond the reconstruction of the curb ramp at the intersection of West Bernardo Court and West Bernardo Drive adjacent to the site to current City standards, satisfactory to the City Engineer. The applicant shall provide documentation of the completion of the curb ramp reconstruction to the Development Services Director within 180 days of the recordation of the Conditional Use Permit, or the applicant shall be deemed to not be in compliance with the Conditional Use Permit. |
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(New Issue)





THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/10/2008	Deemed Complete on 09/08/2008
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 09/08/2008	
Reviewer: Lundquist, Jim (619) 446-5361	Assigned: 09/09/2008	
Hours of Review: 4.00	Started: 09/20/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/22/2008	
	Completed: 09/22/2008	COMPLETED ON TIME
	Closed: 10/08/2008	

- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 72 reviews, 62.5% were on-time, and 37.5% were on projects at less than < 3 complete submittals.

43-1093 9/22/08 CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Conditions 10, 11, 12, 13 and 14 of the original CUP 41-0569 shall be met to the satisfaction of the Development Services Director. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/10/2008	Deemed Complete on 09/08/2008
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/08/2008	
Reviewer: Henderson, Kathy (619) 446-5241	Assigned: 10/01/2008	
Hours of Review: 1.00	Started: 10/01/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/22/2008	
	Completed: 10/01/2008	COMPLETED LATE
	Closed: 10/08/2008	

- . 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 87 reviews, 49.4% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

New Issue Group (1005961)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Ellen Willis, Chair of the Rancho Bernardo Community Planning Board (858) 451-6288 to make arrangements to present your project for review at their next available meeting. This Community Planning 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 groups of your request and has sent them a copy of your project plans and documents. (New Issue)

