



*Sudberry Development, Inc.*

September 4, 2015

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San Diego, CA 92121-4714  
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Ms. Renee Mezo  
Project Manager  
City of San Diego, DSD  
1222 First Avenue, 5<sup>th</sup> Floor  
San Diego, CA 92101

Re: Letter of Request for a REZONE (.95 acres) and Community Plan Amendment  
To MEDIMPACT PDP- 174324 & CUP 174323, PID 99-1027 & SCR # 161244 approved 4/10/2009  
To WATERMARK PDP 651597 & CUP 651699, PDP #180357 approved 6/13/2014  
Rezoning MedImpact .95 acres from IP-2-1 to CR-2-1 and Rezoning Watermark .95 Acres from CR-2-1  
to IP-2-1 resulting in a zoning change with a net difference of zero.

Dear Ms. Mezo:

On behalf of Scripps Highland Watermark, LLC we are pleased to submit this request for a rezoning (swapping the zones of .95 acres, no net change) and a Community Plan Amendment (CPA) of Miramar Ranch North graphics. The Community Plan tables remain the same because there are not any zoning changes that affect the acreage in Table 2, Land Use Allocation Summary. A Process 5 is necessary to implement the zone change.

The subject property is located in the western portion of Miramar Ranch North Community Planning Area at the Southeast quadrant of Interstate 15 and Scripps Poway Parkway. The MedImpact project will consist of two office buildings and two parking garages. MedImpact Building One and parking garage have been constructed and are fully occupied. MedImpact Building Two and parking garage have been planned. The Watermark project has multiple retail buildings being planned and leased to future tenants for a retail center in accordance with its approvals. The rezoning, CPA and lot line revisions are being requested to clarify the boundary lines and zoning between the two projects. Both projects are staying essentially the same. The proposed revisions are shown below:

MEDIMPACT PROPOSED CHANGES:

1. Move the driveway access for the MedImpact Two Building
2. Move the MedImpact Two Building easterly
3. Delete the Accessory use, Building 4.
4. No changes to the 49 Conditions, PID # 99-1027, PDP 174324 & CUP 174323, SCR# 161244 approved April 10, 2009.
5. No change to the square footage or uses
6. Rezoning .95 acres from IL-2-1 to CR-2-1
7. No change to traffic counts, no increase in traffic

WATERMARK PROPOSED CHANGES:

1. No changes to the 82 conditions PDP #180357, PDP 651597 & CUP 65199 approved 6/13/14
2. No Change to the square footage or uses
3. No change to traffic counts, no increase in traffic allowed under the PDP

CPA Amendments:

Update Figures 4, 15, 17, 18, 32, 34 and 36 to reflect the zoning change between industrial and commercial.

The following section addresses the criteria associated with the plan amendment process. We believe that all four of the criteria can be met. The findings and our initial responses are as follows:

1. The proposed land use plan amendment is consistent with the goals and objectives of the City of San Diego General Plan 2008.

The Community Plan was amended in June, 2014 to allow Industrial and Commercial uses on the 34-acre site. The uses and intensity remain the same. The rezone maintains the same industrial and commercial services for the community. The proposed uses meet the goals and objectives of the General Plan.

2. The proposed land use plan amendment appears to offer public benefit to the community and the City.

The proposed rezone maintains the same uses and square footages for commercial and industrial uses. The two projects will produce jobs, revenues to the City and services to the community. No change is proposed to the two existing approvals for MedImpact and Watermark.

3. Public services are available or are planned to be available to serve the proposed change in density and intensity of uses.

There are no changes to density or intensity of uses. Public services are available and the Watermark project will be improving the road system. The water, sewer and drainage systems will be private as well as the onsite roadway system. Fire, police, library, parks and school facilities are available. Fees will be paid for water, sewer and schools.

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2. No Change to the square footage or uses
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4. City Staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or ongoing land use plan updates.

Staff is available to process the plan amendment request without delaying general fund programs of ongoing updates as the Department's work program anticipates staff time for non-general fund development projects. The applicant will be paying for all staff services in the review of the proposed plan amendment. The applicant does not require general fund monies to complete the planning process of the proposed project. The project will provide a deposit account to pay for all staff costs associated with this plan amendment.

We are proposing this rezone and plan amendment as a clean-up item to allow both projects to proceed without underlying zoning issues on the .95 acres. No change to the industrial or commercial uses or square footages.

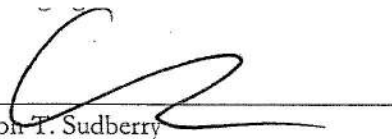
We respectfully request that the City of San Diego Planning Department and Development Services Department process this amendment.

Thank you for your attention to this project. If you have any questions, please feel free to contact me at 858-546-3000 Extension 265. You may also contact Mark Radelow, Vice President at Sudberry Properties at 858-344-3571 or Janay Kruger, our consultant at 619-917-4067.

Sincerely,

BY: SCRIPPS HIGHLAND WATERMARK, LLC  
a Delaware limited liability company

By: SUDBERRY DEVELOPMENT, INC.  
a California Corporation  
Its: Managing Member

By:   
Colton T. Sudberry  
Its: President

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Letter of Request  
Version 3

Community Planning Group



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Project



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PM: Mezo, Renee

Watermark/MedImpact - R/LUA

446-5001

Review Cycle

Cycle 6

Submitted (Multi-Discipline)



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