



**Development Services Department**

Project Submittal & Management Division

February 22, 2023

Sent via e-mail: [danrplanr@gmail.com](mailto:danrplanr@gmail.com)

Jeff Phair  
Green Phair Scripps Partners  
945 East J Street  
Chula Vista, CA 91910

Subject: Renzulli Estates 4<sup>th</sup> Review Assessment Letter;  
Project No. 674401; Internal Order No. 24008728;  
Scripps Miramar Ranch Community Plan Area

Dear Mr. Phair:

The Development Services Department has completed the 4th Review of the project referenced above. The proposed Renzulli Estates (project) is located north of Spring Canyon Road, west and south of Cypress Canyon Park Drive and east of Angeliq Street. The project proposes a Community Plan Amendment (CPA), Site Development Permit (SDP), Rezone from AR-1-1 to RX-1-1 and a Tentative Map for a Residential development for 100 single-family dwelling units at market rate and 10 multi-family affordable rental apartment dwelling units within the development for households with rents at 30% of 60% of Area Median Income (AMI) for a period of 55 years as set forth in San Diego Municipal Code Chapter 14, Article 2, and Division 13: Inclusionary Housing Regulations; and is in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 40.56-acre site vacant site is in the AR-1-1 zone within the Scripps Miramar Ranch Community Planning Area and Council District 5. In addition, the site is located within the following overlay zones: Multiple Habitat Planning Area (MHPA) Subarea 111, Residential Tandem Parking, Very High Fire Hazard Severity Zone, and Environmentally Sensitive Lands (ESLs).

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.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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 a Process 5 - Community Plan Amendment (CPA) pursuant to [SDMC Section 122.0105\(b\)](#), Rezone (RZ) pursuant to [SDMC Section 123.0105](#), Process 4 - Site Development Permit (SDP) pursuant to [SDMC Section 143.0110\(b\)](#), [Table 143-01A](#), Process 2 - Neighborhood Development Permit (NDP) Pursuant to [SDMC Section 126.0602\(b\)\(1\)](#) and [SDMC Section 126.0603](#), and a Process 4 - Tentative Map (TM) pursuant to [SDMC Section 125.0430](#):

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in [SDMC Section 112.0103](#). The decision to approve, conditionally approve, or deny the project will be made by the City Council.

- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. The applicant shall complete and submit the findings and if required the Deviations Request Form with the next submittal.

At a minimum, a formal recommendation to the City Council will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

**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 (Enclosure 1).

**Key Issues:**

- The Environmental Analysis Section (EAS) has reviewed the plans and submitted documents. Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, new information may lead to the requirement of new and/or additional technical studies (See enclosed Cycle Issues Report, LDR-Environmental comments).
- Per coordination with the Resource Agencies it has been determined that an overall project redesign shall be part of the next review cycle therefore certain review disciplines will need to be a part of the next review cycle and all technical studies will need to be revised to reflect the new project scope.
- Staff are requesting revisions/clarifications/calculations/documents/reports to be submitted with initial submittal (see the attached Cycle Issues Report [Enclosure 1] for staff comments).

**III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2). Incomplete submittals will result in review delays.

**IV. 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 contact 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 20 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, by no later than **May 22, 2023**. 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.

**V. RESUBMITTALS/NEXT STEPS:**

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle. Please keep track of any review comments that are marked as 'Conditions,' as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** - It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
- ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.

**VI. COMMUNITY PLANNING GROUP:** The proposed project is located within the Scripps Miramar Ranch Community Planning Area. The Scripps Miramar Ranch Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Victoria LaBruzzo, Chairperson of the Scripps Ranch Planning Group at (858) 414-6141 or by email at [srpgchair@scrippsranch.org](mailto:srpgchair@scrippsranch.org) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at [https://docs.sandiego.gov/councilpolicies/cpd\\_600-24.pdf](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

**VII. FINANCIAL INFORMATION:**

Deposit Account: Our most recent records show that there is a balance of \$0.00 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through OpenDSD by entering your project number in the Project ID field: <http://opendsd.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number: <http://opendsd.sandiego.gov/web/invoices/>.

Please be advised that the minimum required balance for each approval type must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following link or as indicated above through the OpenDSD portal. Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

**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.

**IX. PROJECT ISSUE RESOLUTION CONFERENCE:** For more information see this link.

**X. SECOND OPINION GUARANTEE:** For more information, see this link.

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>.

**Open DSD:** To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>.

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)446-5309 or via e-mail at [mrmendez@sandiego.gov](mailto:mrmendez@sandiego.gov).

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Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Mendez', with a stylized flourish at the end.

Martin R. Mendez  
Development Project Manager  
Development Services Department

Enclosures:

1. Cycle No. 20 Issues Reports
2. Submittal Requirements
3. Invoice

cc: File  
Victoria LaBruzzo, Chair, Scripps Ranch Planning Group  
Reviewing Staff (Assessment letter only)