June 20, 2006

Email: tstory@sunroadenterprises.com

Tom Story
Sunroad Centrum Partners, LP
4445 Eastgate Mall #400
San Diego, Ca 92121

Dear Mr. Story:

Subject: **SUNROAD CENTRUM RESIDENTIAL** Assessment Letter; Project No. 99397; Job Order No. 42-6264; Kearny Mesa Community Plan area

The Development Services Department has completed the initial review of the above referenced project.

- Planned Development Permit and Vesting Tentative Map (PROCESS 4) for 2-five story and 2-four story buildings w/subterranean parking (Lot 1) Buildings B & C w/375 condominium units, (Lot 2) Building A-North w/113 apartment units, (Lot 4) Building A-South w/96 apartment units and 16 townhomes, each building with recreation centers, (Lot 3) a 2-acre park site on a 12.203 acre site at 8773 Lightwave Avenue in the CC-1-3 Zone within the Kearny Mesa Community Plan.

Attached to this assessment letter 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:** Planned Development Permit and Vesting Tentative Map (PROCESS 4) for 2-five story and 2-four story buildings w/subterranean parking (Lot 1) Buildings B & C w/375 condominium units, (Lot 2) Building A-North w/113 apartment units, (Lot 4) Building A-South w/96 apartment units and 16 townhomes, each building with recreation centers, (Lot 3) a 2-acre park site on a 12.203 acre site

- **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: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- LDR Planning has a number of issues as it pertains to compliance with the New Century Center Master Plan. Please see the Cycle Issues for details.
- LDR Transportation requests an ADT table showing total number of units allowed the entire San Diego Spectrum site. Additionally, Transportation would like an access study evaluating the site access. Please see the Cycle Issues for details.
- LDR Environmental requests additional information regarding the SDG&E Substation, water availability, noise, and visual quality. Please see the Cycle Issues for details.

STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).

- **Water Quality Technical Report**
- **Geotechnical Investigation Report prepared by Geocon, Inc. (11/13/2000)**

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately **$12,729.91** billed to date. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Duplicates of these statements are attached (Enclosure 4). Should you have questions about those charges, please feel free to contact me directly.

V. 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 telephone 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.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmitals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Thirteen (13) sets of plans as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size. Three (3) sets each of the Geotechnical Investigation Report prepared by Geocon, Inc. and Water Quality Technical Report are required.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

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 Buzz Gibbs, Chairperson of the Kearny Mesa Community Planning Group, at 858-277-0162 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.

Bulletin 620 which is available on our department website at http://www.sandiego.gov/development-services/, provides some valuable information about the advisory role the Community Planning Group. For your reference, Council Policy 600-24 available on the City website at http://clerkdoc.sannet.gov/Website/council-policy, provides "Standard Operating procedures and Responsibilities of recognized Community Planning Committees".

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 attached 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.ci.san-diego.ca.us/development-services/industry/forms.shtml. Many land use plans for the various community groups throughout the City of San Diego are now available on line at http://www.sandiego.gov/planning/profiles/ .

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) 446-5439 or via e-mail at jacruz@sandiego.gov.

Sincerely,

John Cruz
Development Project Manager

JC:jc

Enclosures:

1. Cycle Issues Report
2. Required Findings (Planned Development Permit)
3. Submittal Requirements Report
4. Account Statements

cc: File
Project Management Administrative Aide
Buzz Gibbs, Chairperson, Kearny Mesa Community Planning Group
Reviewing Staff (Assessment letter only)