

To: Larry Geraci[Larry@tfcisd.net]; Jim Bartell[jim@bartellassociates.com]; Gina Austin[gaustin@austinlegalgroup.com]
From: TECHNE
Sent: Mon 7/17/2017 10:18:53 PM
Importance: Normal
Subject: Fwd: 6176 Federal Blvd: Zoning Distance Requirement
Received: Mon 7/17/2017 10:19:01 PM

Good morning. Received this email from Firouzeh. Seems like the property owner hired someone to review the plan check comments on his behalf.

ABHAY SCHWEITZER
Assoc. AIA- Principal

[3956 30th Street. San Diego, CA 92104](#)
[techne-us.com](#) [sustainablearchitect.org](#)
o [619-940-5814](#) m [313-595-5814](#)
Begin forwarded message:

Court's Ex. **104**
Case # 37-2017-00010073-CU-BC-CTL
Rec'd _____
Dept. **C-73** Clk. _____

From: "Tirandazi, Firouzeh" <FTirandazi@sandiego.gov>
Date: July 18, 2017 at 12:59:25 AM GMT+2
To: Rodney Bruce <rbruce@sandiego.edu>
Cc: TECHNE <abhay@techne-us.com>
Subject: RE: 6176 Federal Blvd: Zoning Distance Requirement

Good Afternoon Mr. Bruce,

The Financial Responsible Party and Applicant for the above referenced project is Rebecca Berry, with Abhay Schweitzer, Techne, identified as the point of contact. Please coordinate your inquires via the project's point of contact, who has been copied on this email.

Thank you.

Firouzeh Tirandazi
Development Project Manager
City of San Diego
Development Services Department

(619)446-5325
sandiego.gov

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From: Rodney Bruce [<mailto:rbruce@sandiego.edu>]
Sent: Monday, July 17, 2017 3:28 PM
To: Tirandazi, Firouzeh <FTirandazi@sandiego.gov>
Subject: 6176 Federal Blvd: Zoning Distance Requirement

Firouzeh -

My name is Rodney Bruce. I have been asked by the property owner of **6176 Federal Blvd** to review some of the major plan review comments to determine whether these issues can be cleared. Attached is a notarized document from the property owner permitting me to act on his behalf.

Among the plan review comments issued for the subject property is the requirement to maintain a 100-ft distance from any RS-1-7 zone (please see attached comments).

I had a couple of questions regarding this issue that I was hoping the City could provide more insight. I have included my questions below. The last question may require a 10-minute verbal conversation.

Can you please let me know when you will have some time to briefly discuss this issue with me?

Items to be addressed:

- ∇ Can the City produce the exhibit used to measure the distance between the two zones?
 - Or provide visual of location where distance measurement is being pulled?
- ∇ From the City's measurements, what is the length between the two property zones in questions?
- ∇ Would like the City's input on whether alternative solutions, posed by owner, would satisfy City's concerns.

--

Rodney V. Bruce

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