

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7901-OE.

Signature Control No: 154667365-155832579

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Attachment 19
 Aeronautical Study No.
 2011-AWP-7902-OE

Issued Date: 12/27/2011

Stuart Posnock
 La Jolla Crossroads 1, LLC
 8530 Costa Verde Boulevard - Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building La Jolla Crossroads-Bldgs 10 & 11 Corner "5"
 Location: San Diego, CA
 Latitude: 32-52-27.24N NAD 83
 Longitude: 117-12-09.34W
 Heights: 325 feet site elevation (SE)
 75 feet above ground level (AGL)
 400 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 06/27/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7902-OE.

Signature Control No: 154667367-155832582

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Attachment 19
Aeronautical Study No.
2011-AWP-7903-OE

Issued Date: 12/27/2011

Stuart Posnock
La Jolla Crossroads 1, LLC
8530 Costa Verde Boulevard - Office
San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Crossroads-Bldgs 12 & 13 Corner "1"
Location:	San Diego, CA
Latitude:	32-52-23.28N NAD 83
Longitude:	117-12-04.11W
Heights:	332 feet site elevation (SE) 75 feet above ground level (AGL) 407 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 06/27/2013 unless:

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7903-OE.

Signature Control No: 154667369-155832580

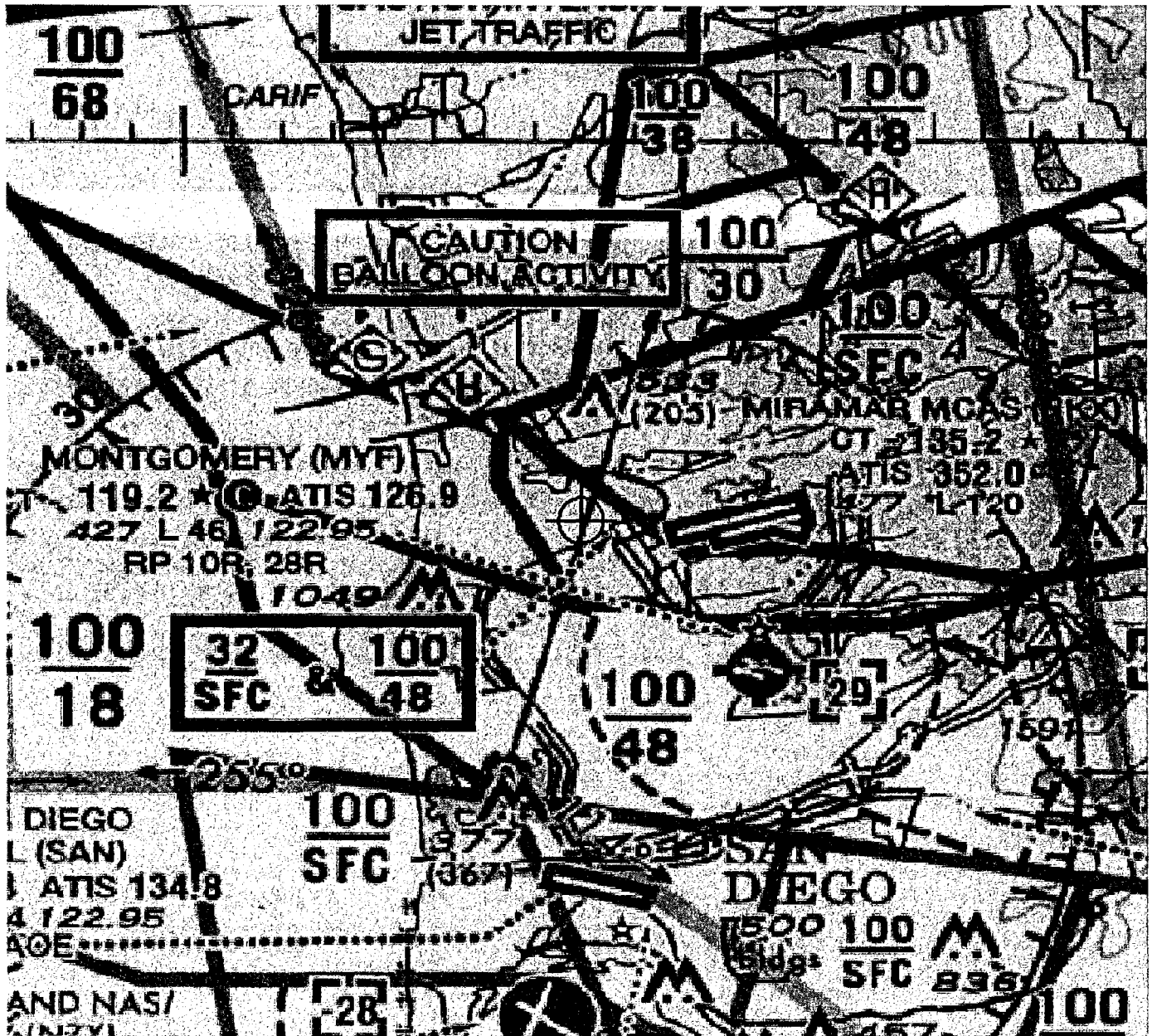
(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Issued Date: 12/27/2011

Stuart Posnock
La Jolla Crossroads 1, LLC
8530 Costa Verde Boulevard - Office
San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Crossroads-Bldgs 12 & 13 Corner "2"
Location:	San Diego, CA
Latitude:	32-52-15.96N NAD 83
Longitude:	117-12-04.16W
Heights:	332 feet site elevation (SE) 75 feet above ground level (AGL) 407 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

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Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7904-OE.

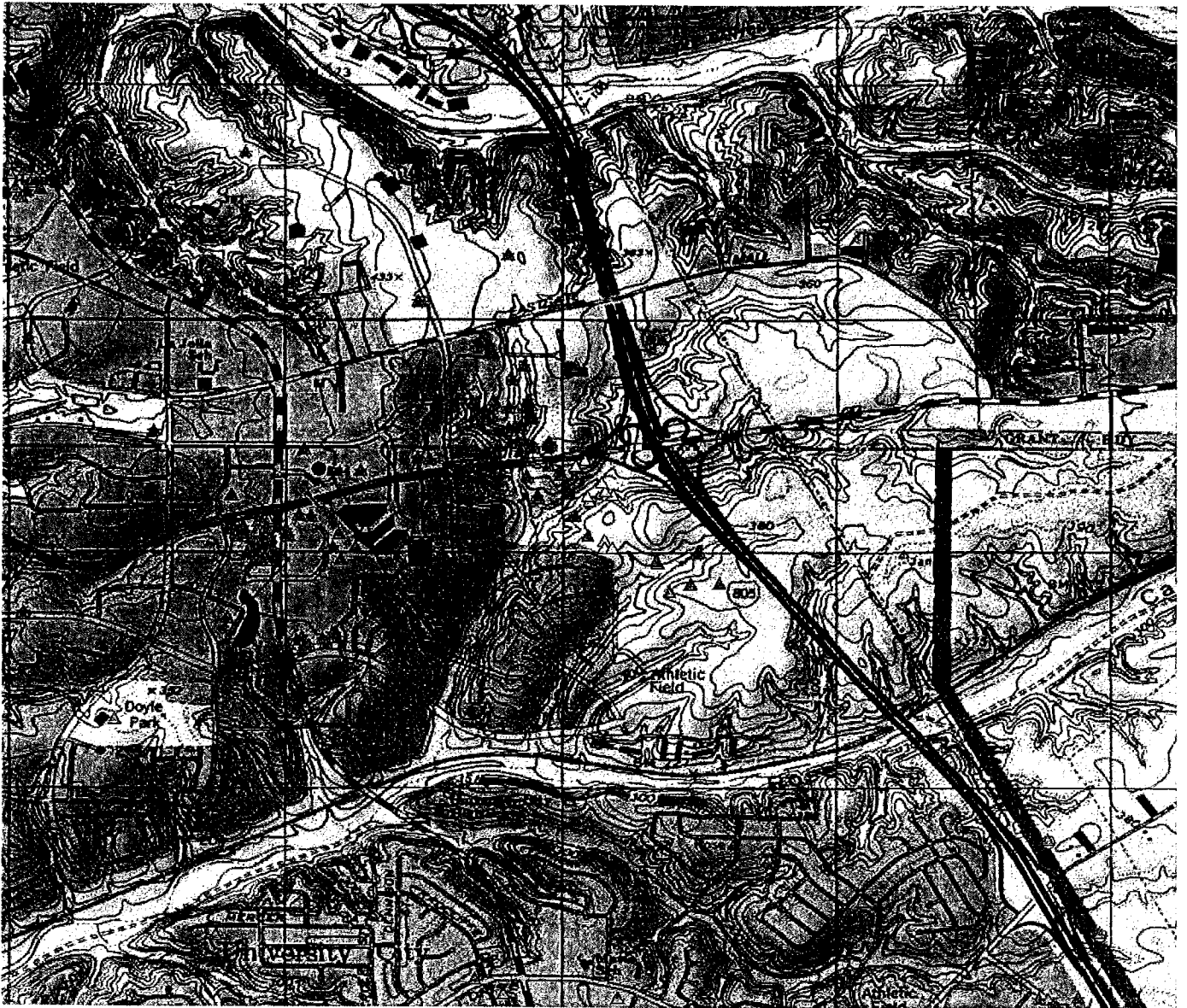
Signature Control No: 154667371-155832586

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2011-AWP-7905-OE

Issued Date: 12/27/2011

Stuart Posnock
 La Jolla Crossroads 1, LLC
 8530 Costa Verde Boulevard - Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Crossroads-Bldgs 12 & 13 Corner "3"
Location:	San Diego, CA
Latitude:	32-52-15.97N NAD 83
Longitude:	117-12-05.23W
Heights:	332 feet site elevation (SE) 75 feet above ground level (AGL) 407 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7905-OE.

Signature Control No: 154667373-155832578

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Issued Date: 12/27/2011

Stuart Posnock
La Jolla Crossroads 1, LLC
8530 Costa Verde Boulevard - Office
San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Crossroads-Bldgs 12 & 13 Corner "4"
Location:	San Diego, CA
Latitude:	32-52-16.98N NAD 83
Longitude:	117-12-05.23W
Heights:	332 feet site elevation (SE) 75 feet above ground level (AGL) 407 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

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Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7906-OE.

Signature Control No: 154667376-155832583

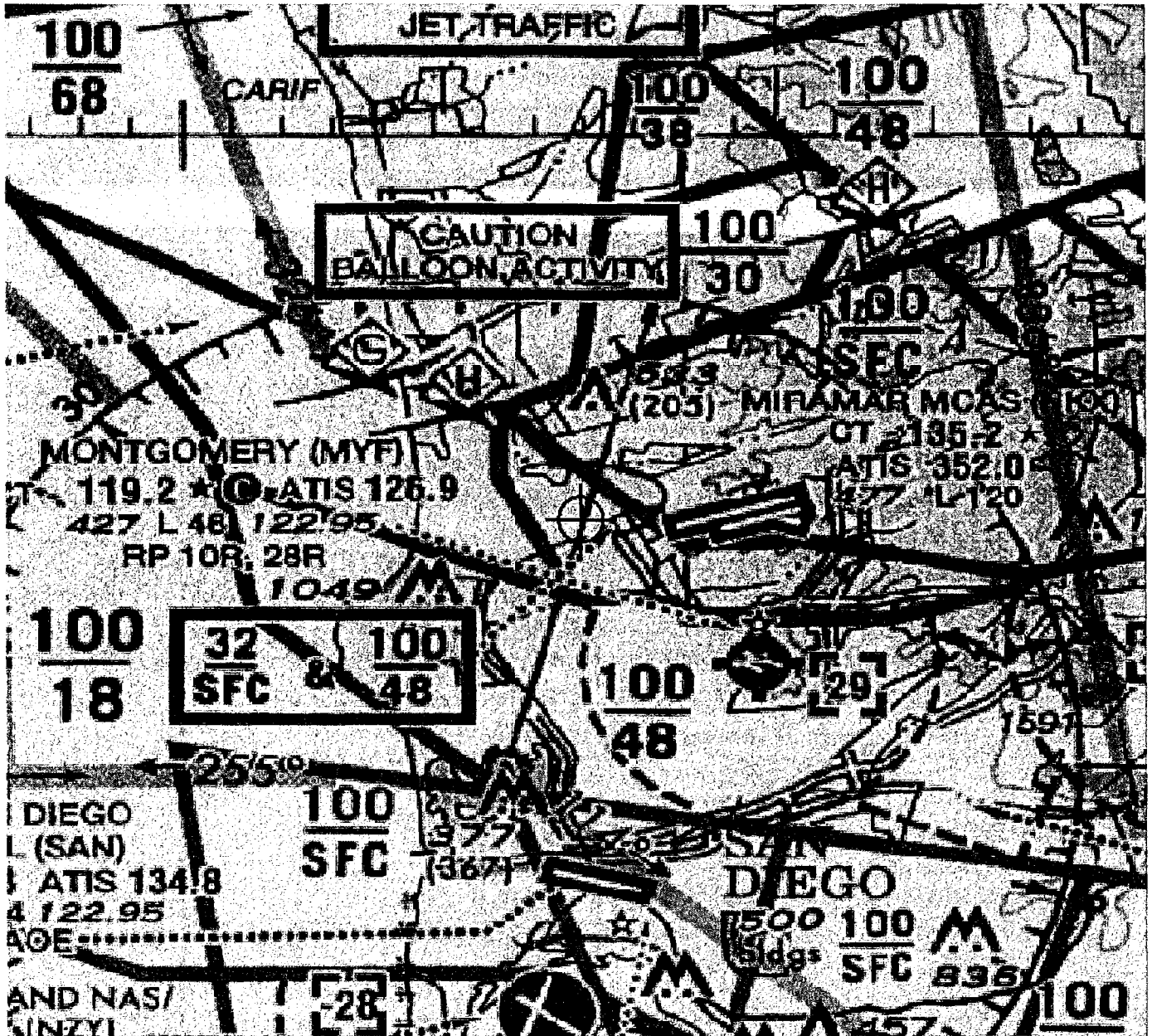
(DNE)

Karen McDonald
Specialist

Attachment(s)
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New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.







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Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Issued Date: 12/27/2011

Stuart Posnock
La Jolla Crossroads 1, LLC
8530 Costa Verde Boulevard - Office
San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Crossroads-Bldgs 12 & 13 Corner "5"
Location:	San Diego, CA
Latitude:	32-52-22.35N NAD 83
Longitude:	117-12-07.38W
Heights:	332 feet site elevation (SE) 75 feet above ground level (AGL) 407 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AWP-7907-OE.

Signature Control No: 154667379-155832584

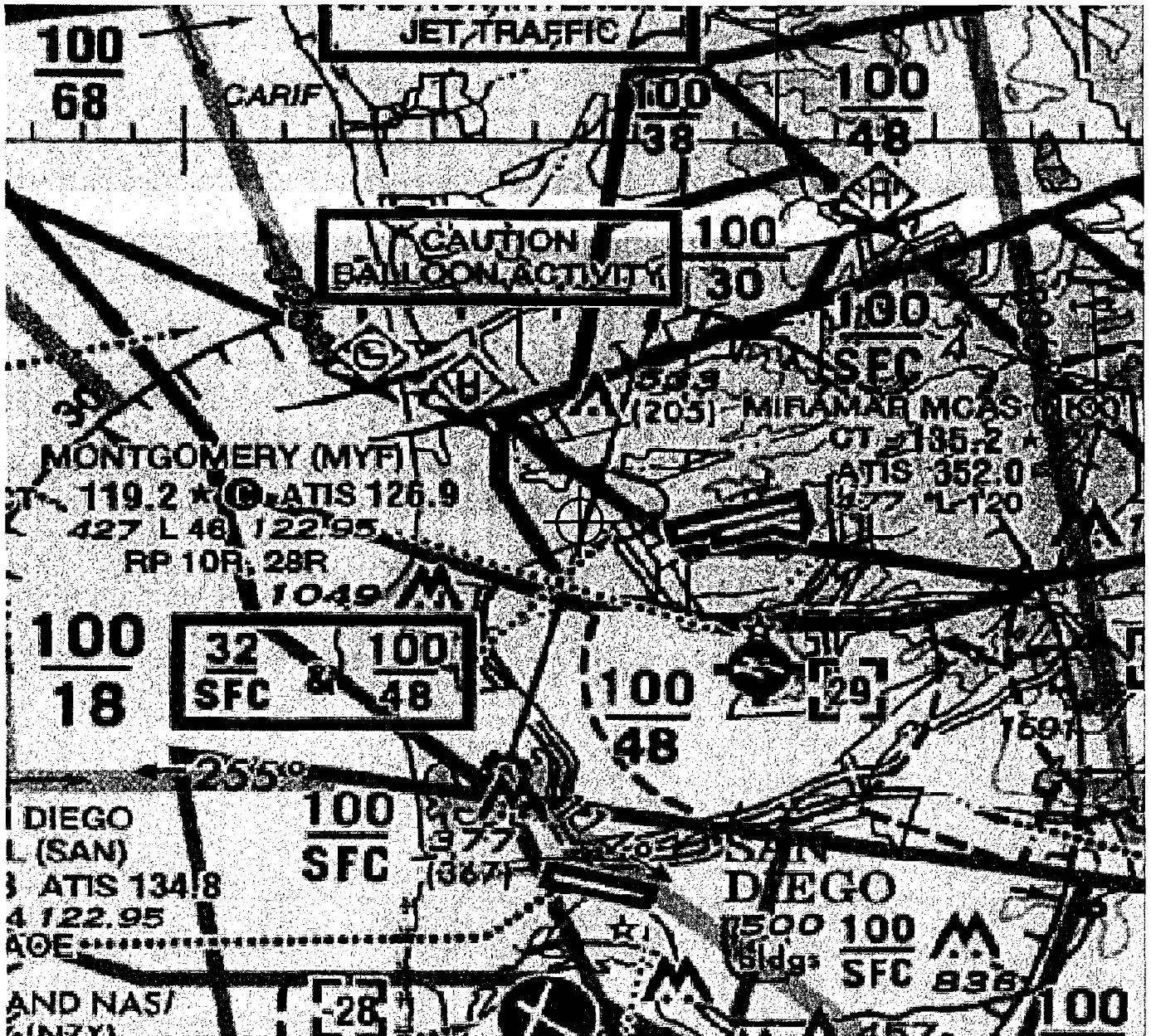
(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 472 unit multi-family residential development, 5 stories of condominiums over 3 levels of subterranean parking.







City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: La Jolla Crossroads		Project Number: 258190	Distribution Date:
Project Scope/Location: UNIVERSITY IO#24002184 (PROCESS 5) Community Plan Amendment, Rezone from IP-1-1 and RS-1-14 to RM-3-9, Planned Development Permit, Site Development Permit and Vesting Tentative Map to construct 309 residential condominiums w/deviation to bldg height and remove Prime Industrial Lands designation on a 7.93 acre site at 9015 Judicial Drive within the University Community Plan, Airport Influence Area, FAA Part 77, CPIOZ Area A, Prime Industrial Lands. Council District 1.			
Applicant Name: Dee Snow - Garden Communities		Applicant Phone Number: (858) 200-2244	
Project Manager: Laura C. Black	Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	7	6	2
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: ① Extra soundproofing on the windows facing MCAS ② Set aside a separate community benefit fund targeted to maintenance of the North UC Library + Nobel Park.			
NAME: Jandy Kruger		TITLE: Chair	
SIGNATURE: Jandy Kruger		DATE: 10/10/12	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit ^{AMEND} Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other Rezone

Project Title **Project No. For City Use Only**

La Jolla Crossroads

Project Address:

NE corner of Judicial Drive and Sydney Court

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: La Jolla Crossroads	Project No. (For City Use Only)
----------------------------------------------	----------------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
 La Jolla Crossroads 1, LLC
 Owner Tenant/Lessee

Street Address:
 8530 Costa Verde Blvd.- Office
City/State/Zip:
 San Diego, CA 92122
Phone No: (858) 320-0018 **Fax No:** (858) 320-0319
Name of Corporate Officer/Partner (type or print):
 Stuart Posnock
Title (type or print):
 Manager/Member and Authorized Agent
Signature :  **Date:** 9/28/11

Corporate/Partnership Name (type or print):
 La Jolla Crossroads 1, LLC
 Owner Tenant/Lessee

Street Address:
 820 Morris Turnpike, Suite 301
City/State/Zip:
 Short Hills, New Jersey 07078
Phone No: (858) 320-00108 **Fax No:** (858) 320-0319
Name of Corporate Officer/Partner (type or print):
 Zygmunt Wilf
Title (type or print):
 Manager/Member
Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):
 La Jolla Crossroads 1, LLC
 Owner Tenant/Lessee

Street Address:
 820 Morris Turnpike, Suite 301
City/State/Zip:
 Short Hills, New Jersey 07078
Phone No: (858) 320-0018 **Fax No:** (858) 320-0319
Name of Corporate Officer/Partner (type or print):
 Leonard Wilf
Title (type or print):
 Manager/Member
Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):
 La Jolla Crossroads 1, LLC
 Owner Tenant/Lessee

Street Address:
 820 Morris Turnpike, Suite 301
City/State/Zip:
 Short Hills, New Jersey 07078
Phone No: (858) 320-0018 **Fax No:** (858) 320-0319
Name of Corporate Officer/Partner (type or print):
 Mark Wilf
Title (type or print):
 Manager/ Member
Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

From: Dee Snow [dees@gardencommunitiesca.com]
Sent: Thursday, July 19, 2012 11:52 AM
To: Black, Laura
Cc: Stuart
Subject: LaJolla Crossroads 1, LLC Members

Follow Up Flag: Follow up
Flag Status: Flagged

Laura,

Per your request, the Manager/Members of LaJolla Crossroads 1, LLC, the ownership entity of LaJolla Crossroads are:

Zygmunt Wilf: Manager Member
Leonard Wilf: Manager/Member
Mark Wilf: Manager/Member
Jeffrey Wilf Trust: Manager/Member
Stuart Posnock/Manager/Member

The CD is being produced and should be at your office by tomorrow. John Leppert is finishing the deviations and we are still holding our breath regarding getting Cecilia or Kelly's signature on the conclusions in order to meet our deadline of issuing tomorrow. As always, Liz has gone above and beyond and we have definitely missed you. Dee

Dee Snow
Garden Communities
9110 Judicial Drive - OFC
San Diego, CA 92122
PH (858) 200-2244
FAX (858) 558-9483
Cell (858) 922-1229
dees@gardencommunitiesca.com

DEVELOPMENT SERVICES
Project Chronology
La Jolla Crossroads – Project No. 258190

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
11/07/2011	First Submittal	Project Deemed Complete		
11/22/2011	First Assessment Letter		10 days	
12/14/2011	Second Submittal			15 days
01/18/2012	Second Assessment Letter		18 days**	
02/08/2012	Third Submittal			15 days
02/24/2012	Third Assessment Letter		11 days	
05/22/2012	Fourth Submittal			61 days
06/07/2012	Fourth Assessment Letter		11 days	
05/25/2012	Fourth version of Traffic Study Submitted			
06/18/2012	Fourth version of Traffic Study Complete		15 days	
07/05/2012	Fifth version of Traffic Study Submitted			12 days
07/12/2012	Fifth version of Traffic Study Complete		5 days	
07/13/2012	Sixth version of Traffic Study Submitted			1 day
07/16/2012	Traffic Study Approved		1 day	
07/20/2012	Environmental Determination – Environmental Impact Report (EIR) Public Review Starts		4 days	
09/18/2012	Public Review ended for Draft EIR		41 days	

** doesn't include City Holidays or City Furlough

DEVELOPMENT SERVICES
Project Chronology - continued
La Jolla Crossroads – Project No. 258190

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
09/25/2012	First Submittal – Reduced Project, from 472 units to 309 units	Project Reduction/Revision		
10/02/2012	First review of reduced project completed by staff and comments to applicant		5 days	
10/08/2012	Second Submittal – reduced project			4 days
10/15/2012	City Staff's review complete of reduced project		5 days	
10/09/2012	University Community Planning Group Meeting – vote to recommend approval (7-6-2)			
10/19/2012	Final Environmental Impact Report (EIR)		4 days	
11/15/2012	Planning Commission Hearing	Requested by Applicant	18 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	148 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		108 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to City Council	256 working days = a little over 1 year	