



Remaining Cycle Issues

6/26/18 12:04 pm

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

L64A-003A-2

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Project Information

Project Nbr: 585402 **Title:** MPF 9938 Mesa Rim Rd.
Project Mgr: Fisher, John (619) 446-5231 jsfisher@san Diego.gov



Review Information

Cycle Type: 9 Submitted (Multi-Discipline)	Submitted: 06/05/2018	Deemed Complete on 06/06/2018
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/06/2018	
Reviewer: Santos, Mary Rose (619) 446-5367 MCSantos@san Diego.gov	Assigned: 06/06/2018	
	Started: 06/19/2018	
Hours of Review: 2.00	Review Due: 06/20/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/20/2018	COMPLETED ON TIME
	Closed: 06/26/2018	

- . The review due date was changed to 06/25/2018 from 06/25/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Transportation Dev (7 of which are new issues).
- . Last month LDR-Transportation Dev performed 73 reviews, 68.5% were on-time, and 27.7% were on projects at less than < 3 complete submittals.

1st Review, 12/13/2017

Parking:

No outstanding Issues

Carpool/Zero Emissions Vehicle

No outstanding Issues

2nd Review, 03/26/2018

Previous Comments:

No outstanding Issues

Trip Generation:

No outstanding Issues

3rd Review, 05/01/2018

Previous Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	34	Following up on comment #12:

Revise the parking table to include the loading space. Per SDMC Section 142.1010, Table 142-10B, 1 off-street loading space is required. The site plan shows 1 existing loading area.
(From Cycle 7)

Parking Plan, Sheet A1.3:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Per the previously approved site plan, a parking ratio of 2.65 was used for the entire site. Revise the parking ratios on Sheet A1.3 for the existing buildings.

Existing Buildings: 46,958 s.f. x 2.65 parking spaces/1,000 s.f. = 124.4387 parking spaces
Proposed MPF: 14,829 s.f. x 2.50 parking spaces/1,000 s.f. = 37.0725 parking spaces

TOTAL: 124.4387 + 37.0725 = 161.5112 => 162 spaces

A minimum of 162 parking spaces are required. There are 160 existing parking spaces on site. An additional 2 parking spaces are needed to meet the minimum parking spaces required.
(From Cycle 7)

Access:

No outstanding Issues

Additional Comments (informati

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 585402 / Cycle: 9





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 44 Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (From Cycle 7)

4th Review, 06/20/2018

Previous Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 45 Following up on comment #34:

Please include the loading space in the parking table. (New Issue)
- 46 Following up on comment #39:

A minimum of 162 parking spaces are required for the entire site. The site plan still shows that there are 160 parking spaces on site and is deficient 2 parking spaces. (New Issue)

Parking Plan, Sheet A1.3:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 47 Revise the site parking calculations on sheet A1.3 to show the following:

Existing Buildings: 46,958 s.f. x 2.65 parking spaces/1,000 s.f. = 124 parking spaces
Proposed MPF: 14,829 s.f. x 2.5 parking spaces /1,000 s.f. = 37 parking spaces

Parking ratio for the existing buildings per previously approved drawing #A009784-89. (New Issue)
- 48 The parking plan, sheet A1.3, shows that there are 83 compact parking spaces. Revise the total number of existing compact spaces from 75 to 83. (New Issue)
- 49 The parking plan shows that there are 6 compact parking spaces located south of 9930 Mesa Rim Road, not 7. Please revise. (New Issue)
- 50 The parking plan shows that there are 7 parking spaces located north of 9936 Mesa Rim Road, not 8. Please revise. (New Issue)

Plan Revisions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 51 On sheet A1.0 Transit Stop Plan, revise "miles" to "feet." (New Issue)





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Review Information

Cycle Type: 9 Submitted (Multi-Discipline)	Submitted: 06/05/2018	Deemed Complete on 06/06/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/06/2018	
Reviewer: Tracy, Christopher (619) 446-5381 CRTracy@sandiego.gov	Assigned: 06/07/2018	
	Started: 06/14/2018	
Hours of Review: 1.00	Review Due: 06/25/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/21/2018	COMPLETED ON TIME
	Closed: 06/26/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 5th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (3 of which are new issues).
- . Last month LDR-Environmental performed 124 reviews, 76.6% were on-time, and 32.8% were on projects at less than < 3 complete submittals.

Cycle 2 Review

XIS

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of a Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Environmental Impact Report (EIR) or other type of CEQA document (Addendum, etc.) will be made based on the information provided in any subsequent submittals. (From Cycle 2)

Cycle 7 Review

TRANSPORTATION

No outstanding Issues

LANDSCAPING

No outstanding Issues

POTENTIAL CEQA DETERMINATION

No outstanding Issues

Cycle 9 Review

TRANSPORTATION

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Transportation is requesting additional information/clarification; refer to their comments for further direction. Please provide EAS with any additional documentation/information requested by Transportation. EAS will coordinate with Transportation to determine what, if any, impacts would result with project implementation. (New Issue)

CEQA

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Once the issues addressed under LDR-Transportation's review are addressed, EAS will be able to make a CEQA determination with respect to the project. (New Issue)

QUESTIONS

No outstanding Issues





Remaining Cycle Issues

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Review Information

Cycle Type: 9 Submitted (Multi-Discipline)	Submitted: 06/05/2018	Deemed Complete on 06/06/2018
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 06/06/2018	
Reviewer: Lien, Terre (619) 446-5327 tlien@sandiego.gov	Assigned: 06/08/2018	
	Started: 06/21/2018	
Hours of Review: 1.00	Review Due: 06/20/2018	
Next Review Method: Conditions	Completed: 06/21/2018	COMPLETED LATE
	Closed: 06/26/2018	

- . The review due date was changed to 06/25/2018 from 06/25/2018 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Landscaping (1 of which are new issues).
- . Last month LDR-Landscaping performed 50 reviews, 90.0% were on-time, and 52.1% were on projects at less than < 3 complete submittals.

1st Review - 5/2018

Draft Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department. (From Cycle 7)
<input type="checkbox"/>	8	The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Zone One shall range from 47-ft to 57-ft in width and Zone Two shall range from 5-ft to 47-ft in width, based on the previously conforming structures and Zone Two reduction set forth under 142.0412(f). (From Cycle 7)
<input type="checkbox"/>	9	Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412. (From Cycle 7)
<input type="checkbox"/>	10	Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval. (From Cycle 7)
<input type="checkbox"/>	11	The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards. (From Cycle 7)

2nd Review

No outstanding Issues

