

August 26, 2018

Mr. Alan Austin  
Austin & Associates  
1622 Pioneer Way  
El Cajon, CA 92020

Via email: [agenthavana@cox.net](mailto:agenthavana@cox.net)

Subject: MPF 9350 Trade Place Assessment Letter; Project No. 585463;  
Internal Order No. 24007574; Mira Mesa

Dear Mr. Austin:

The Development Services Department has completed the fourth review of the project referenced above and described as a Conditional Use Permit for a Marijuana Production Facility to operate within an existing 43,522 square-foot building, within Suites A, B, C and D, for a total of 40,368 square feet of production and office space located at 9350 Trade Place. The 2.37-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. 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.

- I. **REQUIRED APPROVALS:** Your project as currently proposed requires the processing of a Conditional Use Permit (CUP) to allow the proposed Marijuana Production Facility. The CUP requires a Process Three decision by the Hearing Officer with appeal rights to the Planning Commission.
- II. **SIGNIFICANT PROJECT ISSUES:** City staff has noted your change in the project scope to increase the area of use to 40,368 square feet. As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly.
- III. **REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Reports (Enclosure 2).
- IV. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not

been posted on the account. However, our latest data indicates you have approximately \$6,805.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Conditional Use Permit application is \$5,000.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times.

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opensds/>, and by entering your project number in the "Project ID" field, <http://opensds.sandiego.gov/web/approvals/>. Also, any invoices can be paid online by searching for the invoice number, <http://opensds.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

- 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 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 fifteen days to complete.

Municipal Code Section 126.0114 requires a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. 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.

- VI. **RESUBMITTALS/NEXT STEPS:** Project re-submittals are done on a walk-in basis. 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. ***Project re-submittals directly to the Development Project Manager will not be accepted.*** Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11-inch size.

B. Response to Cycle Issues Report: 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:** Plans were sent to the Mira Mesa Community Planning Group for their information. Community Planning Group recommendations are integral components of the project review process. You may contact Jeffrey L. Stevens, Chair of the Mira Mesa Community Planning Group at [mmcpg.chair@gmail.com](mailto:mmcpg.chair@gmail.com) to inquire about the community planning group meeting dates, times, and location for community review of this project.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me or 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:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

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) 446-5356 or via e-mail at [tpdaly@sandiego.gov](mailto:tpdaly@sandiego.gov).

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Mr. Alan Austin  
August 26, 2018

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Daly". The signature is fluid and cursive, with the first name "Tim" and last name "Daly" clearly distinguishable.

Tim Daly  
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Reports

cc: File  
Jeffry L. Stevens, Chair, Mira Mesa Community Planning Group



# Cycle Issues

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

L64A-003A

## Project Information

**Project Nbr:** 585463      **Title:** MPF 9350 Trade PL.  
**Project Mgr:** Daly, Tim      (619) 446-5356      TPDaly@sandiego.gov



## Review Information

<b>Cycle Type:</b> 10 Community PlanningGroup(Sub)	<b>Submitted:</b> Deemed Complete on 08/26/2018
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b>
<b>Reviewer:</b> Daly, Tim (619) 446-5356 TPDaly@sandiego.gov	<b>Assigned:</b> 08/26/2018 <b>Started:</b> 08/26/2018 <b>Review Due:</b> 08/27/2018
<b>Hours of Review:</b> 0.20	<b>Completed:</b> 08/26/2018 <b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Community PlanningGroup(Sub)	<b>Closed:</b> 08/26/2018

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for Community Planning Group on this project as: Community PlanningGroup(Sub).
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 76 reviews, 53.9% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

### Mira Mesa CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Please contact the Chair for the Mira Mesa Community Planning Group, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)
<input type="checkbox"/>	4	Prior to schedukling your application of public hearing, provide a copy of the MMCPG's final recommendation, including vote count and any additional conditions by the group. (New Issue)





L64A-003A

## Project Information

**Project Nbr:** 585463      **Title:** MPF 9350 Trade PL.  
**Project Mgr:** Daly, Tim      (619) 446-5356      TPDaly@sandiego.gov



## Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2018	Deemed Complete on 07/25/2018
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 07/25/2018	
<b>Reviewer:</b> Tracy, Christopher (619) 446-5381 CRTracy@sandiego.gov	<b>Assigned:</b> 07/27/2018	
	<b>Started:</b> 08/07/2018	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 08/13/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/13/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/26/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Environmental (6 of which are new issues).
- . Last month LDR-Environmental performed 127 reviews, 77.2% were on-time, and 32.7% were on projects at less than < 3 complete submittals.

### 📁 Cycle 2 Review - 1/3/18

#### 📁 XIS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The Environmental Analysis Section (EAS) of the Land Development Review Division has reviewed the submittal of the above referenced project and has determined that the project will be placed in Extended Initial Study (XIS) status due to the following issues: (From Cycle 2)

#### 📁 GREENHOUSE GAS EMISSIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	The MPF use was added to the Land Development Code after preparation and adoption of the Climate Action plan, therefore, MPFs were not included in the land use assumptions used in the Climate Action Plan. The project requires a Greenhouse Gas Emissions analysis to determine if the project would result in an equivalent or less GHG-intensive project when compared to the existing use. (From Cycle 2)

### 📁 Cycle 5 Reivew - 5/10/18

#### 📁 GREENHOUSE GAS EMISSIONS

##### 📁 CAP Checklist Updates

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	The submitted Climate Action Plan Checklist version is from February 2017. The current version needed is from June 2017. Please see the below link for the most recent version and please resubmit:  <a href="https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf">https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf</a> (From Cycle 5)
<input checked="" type="checkbox"/>	23	With the resubmittal of the application, under Step 1 Land Use Consistency, please provide a description of how the MPF is consistent with the IL-2-1 Zone, etc.  (From Cycle 5)
<input type="checkbox"/>	24	Under Step 2 - CAP Strategies Consistency - This section only applies if a new Cert. of Occupancy is required which may not be the case this project. However, some of the features in reference may be required per other City codes or are Energy saving design measures. As such, please describe where applicable even if it "N/A" (From Cycle 5)

#### 📁 TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	Comments/Corrections are pendng from LDR-Transportation. Due to this EAS cannot evaluate if the prior issues were addressed or if there are new issues that may ultimately affect to CEQA determination. EAS will evaluate this further within the next review cycle. (From Cycle 5)

### 📁 Cycle 7 Review - 7/12/18

#### 📁 GREENHOUSE GAS EMISSIONS

For questions regarding the 'LDR-Environmental' review, please call Christopher Tracy at (619) 446-5381. Project Nbr: 585463 / Cycle: 8





L64A-003A

### 📁 CAP CHECKLIST UPDATES

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Step 2 - Strategies 3 appear to be "N/A" for all. Please update and resubmit.

Please contact Chris Tracy at (619) 446-5381 for further information (From Cycle 7)

### 📁 ENGINEERING

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	36	LDR-Engineering provided project site related corrections within this review cycle which may affect the ultimate CEQA determination within this review cycle. EAS will evaluate further within the next review cycle. (From Cycle 7)

### 📁 TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	37	LDR-Transportation provided project site related corrections within this review cycle which may affect the ultimate CEQA determination within this review cycle. EAS will evaluate further within the next review cycle. (From Cycle 7)

### 📁 NEXT REVIEW

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	40	Please provide a written response to all issue areas. (From Cycle 7)

### 📁 Cycle 8 Review - 8/13/18

### 📁 GREENHOUSE GAS EMISSIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	42	EAS has reviewed and compiled a library of Marijuana Production Facilities that are greater in scale and contain very similar cultivation/manufacturing operational traits as this proposed project, and through this database, has determined that projects of a similar scope/scale would result in an equivalent or less GHG-intensive project when compared to the existing use. Therefore, it could be determined to be less-than-significant with respect to this issue area and EAS has no further comments. (New Issue)

### 📁 CAP CHECKLIST UPDATES

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	43	For Step 2 - Items 5, 6, and 7, please describe why items do not apply and please resubmit.

For any questions on completing this checklist, please contact Chris Tracy at (619) 446-5381 for further information (New Issue)

### 📁 PUBLIC HEALTH & SAFETY

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	44	EAS received the DS-165 (Hazardous Materials Reporting Form). EAS is working with Qualified City Staff to develop a permit condition to ensure that all hazardous materials, as identified on the form, are stored in compliance with applicable regulations. The condition will be implemented at the time of building permit. (New Issue)

### 📁 TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	45	LDR-Transportation provided corrections within this review cycle that needs to be addressed before EAS can make a CEQA determination. (New Issue)

### 📁 NEXT REVIEW

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	Please provide a written response to all issue areas. (New Issue)
<input checked="" type="checkbox"/>	47	For any questions regarding these comments please contact Senior Planner, Chris Tracy at (619) 446-5381 or CRTracy@sandiego.gov (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2018	Deemed Complete on 07/25/2018
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 07/25/2018	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.go	<b>Assigned:</b> 07/26/2018	
	<b>Started:</b> 08/08/2018	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 08/08/2018	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 08/08/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/26/2018	

- . The review due date was changed to 08/13/2018 from 08/13/2018 per agreement with customer.
- . We request a 4th complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Engineering Review (None of which are new)
- . Last month LDR-Engineering Review performed 106 reviews, 91.5% were on-time, and 24.1% were on projects at less than < 3 complete submittals.

## Third Review Issues - 1 commen

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	The driveway on the South of Trade Place was proposed as 21 feet wide in the previous submissions. Please clarify if it is now changed to 24 feet wide. Also, revise the visibility triangles if driveway is to be reconstructed as 24 feet wide. If you are proposing two 24 feet wide driveways then condition #1 will be modified and your condition# HH shall be modified as well on the Exhibit, Sheet P.  (From Cycle 7)

## Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing 21' wide South driveway and 24' wide North driveway, adjacent to site on Trade Place with current City Standards, satisfactory to the City Engineer.  (From Cycle 5)
<input type="checkbox"/>	13	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the curb ramp adjacent to site on Trade Place Right-of-Way with current City Standards, satisfactory to the City Engineer.  (From Cycle 5)
<input type="checkbox"/>	14	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.  (From Cycle 5)
<input type="checkbox"/>	15	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.  (From Cycle 5)







L64A-003A

Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2018	Deemed Complete on 07/25/2018
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 07/25/2018	
<b>Reviewer:</b> Santos, Mary Rose (619) 446-5367 MCSantos@sandiego.gov	<b>Assigned:</b> 07/27/2018	
	<b>Started:</b> 08/08/2018	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 08/08/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/08/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/26/2018	

- . The review due date was changed to 08/13/2018 from 08/13/2018 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 4th 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 6 outstanding review issues with LDR-Transportation Dev (5 of which are new issues).
- . Last month LDR-Transportation Dev performed 104 reviews, 81.7% were on-time, and 18.2% were on projects at less than < 3 complete submittals.

1st Review, 12/21/2017

Carpool/Zero Emissions Vehicle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d). (From Cycle 2)

Bicycle Parking:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	Long-term bicycle parking spaces shall be provided in accordance to SDMC section 142.0530 (e)(2). Please show the location and quantity of long-term bicycle spaces on the plans. (From Cycle 2)

Loading Area:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	For the 27,852 SF of Gross Floor Area (GFA) proposed for this development, 1 off-street loading space is required per SDMC Section 142.1010, Table 142-10B. All required off-street loading spaces should have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet including entrances and exits. The location of the off-street loading space should not require backing into or out of the public street. (From Cycle 2)

Additional Comments (informati

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	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 2)

2nd Review, 05/07/2018

Previous Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	Following up on comments #19 and #22:  Per the applicant, the project is exempt from providing carpool/zero emissions vehicle parking spaces, and bicycle parking spaces per SDMC Section 142.0530. Please provide a cost estimate on the next submittal prepared by a licensed engineer, architect or contractor to demonstrate that the improvements proposed will not exceed \$200,000. (From Cycle 5)
<input checked="" type="checkbox"/>	26	Following up on comment #20 and #21:  PID 88-0249 addresses the minimum off-street parking spaces, not motorcycle spaces. Motorcycle parking spaces shall be provided per SDMC Section 142.0530(g). (From Cycle 5)
<input checked="" type="checkbox"/>	27	Following up on comment #23:  Remove the loading space located near parking space 72. Please dimension the other two loading spaces. Refer to comment 23 regarding the minimum dimensions for loading spaces. (From Cycle 5)

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 585463 / Cycle: 8





L64A-003A

**Parking:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	31	Please revise the parking table to include the minimum required and spaces provided for: accessible, van accessible, motorcycle, loading, carpool/zero emission, short-term bicycle, and long-term bicycle. (From Cycle 5)

**3rd Review, 07/09/2018**

**Previous Uncleared Issues:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	Please address all uncleared issues from previous cycles as well. These issues are still applicable to the project and have not been resolved. (From Cycle 7)

**Trip Generation:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	33	Please provide a completed trip generation worksheet on the next submittal. (From Cycle 7)

**Parking:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	34	The site data shows that the number of employees have increased from 15 employees to 46 employees. The revised parking calculations is as follows:  Proposed MPF (27,829 s.f.): 1 space/employee x 46 employees = 46 spaces Existing Uses: 15,547 s.f. x 2.5 spaces/1,000 s.f. = 38.9 spaces  Total: 46 spaces + 38.9 spaces => 84.9 spaces => 85 spaces  A minimum of 85 parking spaces are required. The existing 108 parking spaces are sufficient. (From Cycle 7)

**Additional Information Needed:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	35	The project is proposing to be exempt in providing parking for carpool/zero emission vehicles, short-term bicycles, and long-term bicycles. Please provide documentation demonstrating that the project's improvements are valued at less than \$200,000. This information was not received on this submittal. (From Cycle 7)

**Plan Revisions:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	36	Please revise how the proposed motorcycle spaces are shown on the plans. They should be shown as 3' x 8' motorcycle parking spaces. (From Cycle 7)
<input checked="" type="checkbox"/>	37	Please remove the truncated domes located on the access aisle for space 106. (From Cycle 7)

**4th Review, 08/08/2018**

**Scope of Work:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	The scope of work has changed. The proposed MPF has increased from 27,829 s.f. to 40,368 s.f. (New Issue)

**Driveway:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Per Land Development Code Section 142.0560 (j) Table 142-05M, the current minimum required, and maximum allowed, two-way driveway widths for the proposed nonresidential development are 24 and 30 feet respectively. The previous submittal proposed two 24-foot driveways. Please revise the 21 foot driveway as previously proposed. (New Issue)

**Parking:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	Per PID 88-0249, a minimum of 108 parking spaces are required for the entire site. The site plan shows 106 parking spaces and is deficient 2 parking spaces. (New Issue)

**Loading:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 585463 / Cycle: 8





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	41	The proposed MPF has increased from 27,829 s.f. to 40,368 s.f. For the 40,368 SF of Gross Floor Area (GFA) proposed for this development, 1 off-street loading space is required per City's Land Development Code (LDC) Section 142.1010. All required off-street loading spaces should have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet including entrances and exits. The site plan shows 2 off-street loading spaces, however, the loading space adjacent to space 69 does not meet the minimum dimensions required. Please remove. (New Issue)

**Parking Table:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	42	Please revise the parking table to reflect that per PID 88-0249, a minimum of 108 parking spaces are required, not 106. (New Issue)





# Submittal Requirements

8/26/18 12:24 pm

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

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## Project Information

**Project Nbr:** 585463

**Title:** MPF 9350 Trade PL.



**Project Mgr:** Daly, Tim

(619)446-5356

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## Review Cycle Information

**Review Cycle:** 12 Submitted (Multi-Discipline)

**Opened:** 08/26/2018 12:17 pm

**Submitted:**

**Due:**

**Closed:**

## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	3	Applicant Response to Issues	3
Climate Action Plan Consistency Checklist	2	Climate Action Plan Consistency Checklist	2
Development Plans	3	Site Development Plans	3





# Submittal Requirements

8/26/18 12:20 pm

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

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L64A-001

## Project Information

**Project Nbr:** 585463

**Title:** MPF 9350 Trade PL.



**Project Mgr:** Daly, Tim

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## Review Cycle Information

**Review Cycle:** 11 Community PlanningGroup(Sub)

**Opened:** 08/26/2018 12:11 pm

**Submitted:**

**Due:**

**Closed:**

## Required Documents:

### Package Type

### Pkg Qty Document Type

### Qty Needed

Project File

1 Meeting Minutes/Notes

1

