



# Remaining Cycle Issues

4/25/18 10:14 am

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:** 585533      **Title:** MPF 7542 Trade St  
**Project Mgr:** Fisher, John      (619) 446-5231      jsfisher@sandiego.gov



## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Sherer, Tyler (619) 446-5378 Tsherer@sandiego.gov	<b>Assigned:</b> 04/04/2018	
	<b>Started:</b> 04/16/2018	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 04/17/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 04/17/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/25/2018	

- . The review due date was changed to 05/01/2018 from 04/20/2018 per agreement with customer.
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- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 126 reviews, 80.2% were on-time, and 40.4% were on projects at less than < 3 complete submittals.

## Second Review

### Corrections

No outstanding Issues

### PID #5

#### Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	33	Planned Industrial Permit #5 is an existing permit on the property. Per Submittal Requirements, please provide a copy of any permits on the site. (From Cycle 4)
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### Separation Issues

No outstanding Issues

## Third Review

### Issues from Second Review

#### Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	36	Per Issue #29 - Please show location(s) where security camera feeds will be monitored. (New Issue)
<input type="checkbox"/>	37	PID #5 - Applicant provided a copy of the Exhibit "A" for PID #5. Please provide a copy of the permit. (New Issue)





## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Kohler, Leif (619) 446-5173 Lkohler@sandiego.gov	<b>Assigned:</b> 04/05/2018	
<b>Hours of Review:</b> 4.00	<b>Started:</b> 04/20/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/17/2018	
	<b>Completed:</b> 04/20/2018	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/25/2018	

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- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Transportation Dev (2 of which are new issues).
- . Last month LDR-Transportation Dev performed 87 reviews, 92.0% were on-time, and 32.1% were on projects at less than < 3 complete submittals.

### First Review Issues 12-13-17

#### General

No outstanding Issues

#### Production Facility Info

No outstanding Issues

#### Plan Set

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Parking stalls, driveways, and drive aisles should be dimensioned on the plans. (From Cycle 2)

#### Parking

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Provide a parking table on the plans showing the type and square footage of all existing and proposed land uses, the minimum parking ratios required per code, the minimum number of parking stalls required per code, and the parking provided for: automobiles, accessible, van accessible, bicycle, motorcycle, and loading stalls. (From Cycle 2)

### Second Review Issues 3-21-18

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Address all remaining comments from the previous review cycle as well as the following review comments. (From Cycle 4)
<input type="checkbox"/>	26	Provide dimensions for all parking stalls, access aisles, and drive aisles. (second request) (From Cycle 4)
<input type="checkbox"/>	27	Show and call out the total number of existing and proposed compact stalls. (From Cycle 4)
<input type="checkbox"/>	29	Provide a detailed parking table which includes the type and square footage of all existing and proposed land uses within the shared parking area. If other land uses cannot be determined, the minimum parking ratio for the zone shall be used. Per the City's LDC Table 142-05E, the minimum parking ratio for industrial zone IL-2-1 outside of a transit area is 5.0 per 1,000 square feet. (From Cycle 4)

### Third Review Issues 4-20-18

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	Update the Site Parking Calculations to provide the following information: Retail Land Use (LU): 3,396 SF @ 5.0 Parking stalls/1,000 SF = 17.0 Parking Stalls Business LU: 63,953 SF @ 3.3 Parking stalls/1,000 SF = 211.0 Parking Stalls Light Manufacturing LU: 23,093 SF @ 2.5 Parking stalls/1,000 SF = 57.7 Parking Stalls Marijuana Production Facility LU: 7,189 SF @ 2.5 Parking stalls/1,000 SF = 18.0 Parking Stalls Total Required Parking for the site: 304 Parking Stalls (New Issue)
<input type="checkbox"/>	33	The six (6) angled parking stalls along the north portion of the site near the unit addressed 7588 Trade Street do not appear to meet the City's current code requirements. Show and call out on the plans the removal of these parking stalls and reflect this change in the parking calculation table. (New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Tracy, Christopher (619) 446-5381 CRTracy@sandiego.gov	<b>Assigned:</b> 04/05/2018	
	<b>Started:</b> 04/12/2018	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 04/20/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 04/19/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/25/2018	

- . This review was not counted as a full review because the customer elected to partially submit, or this is a review for a phased project.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Environmental (7 of which are new issues).
- . Last month LDR-Environmental performed 145 reviews, 80.7% were on-time, and 39.6% were on projects at less than < 3 complete submittals.

## Cycle 2 Review

### XIS

<u>Cleared?</u>	<u>Issue 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) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (From Cycle 2)

### ENERGY

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Appendix F of the State CEQA Guidelines requires that potentially significant energy implications of a project be considered to the extent relevant and applicable to the proposed project. The environmental review must address the estimated energy use for the project and assess whether the project would generate a demand for energy (electricity and/or natural gas) that would exceed the planned capacity of energy suppliers. Please describe any proposed measures included as part of the project directed at conserving energy and reducing energy consumption. (From Cycle 2)

### PUBLIC UTILITIES (WSA)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	SB610 (Water Supply Assessment) requires water supply assessments be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code 10912 [a]) subject to the California Environmental Quality Act (CEQA). (From Cycle 2)
<input type="checkbox"/>	8	EAS has preliminarily reviewed the current project against the City's CEQA Significance Determination Thresholds with respect to Senate Bill (SB) 610 and has determined has determined that the project could exceed the following threshold as it relates to SB 610 (From Cycle 2)
<input type="checkbox"/>	9	Projects that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. ? (From Cycle 2)
<input type="checkbox"/>	10	Upon receipt of a detailed project description, EAS will forward the information to the Public Utilities Department for analysis to determine if the project, as proposed, would trigger preparation of a WSA. (From Cycle 2)

### GREENHOUSE GAS EMISSIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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)

### TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Christopher Tracy at (619) 446-5381. Project Nbr: 585533 / Cycle: 6





# Remaining Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	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. (From Cycle 2)

## 📁 Cycle 4 Review

### 📁 AIR QUALITY AND ODOR

No outstanding Issues

### 📁 PUBLIC HEALTH AND SAFETY

No outstanding Issues

### 📁 ENERGY

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	EAS is relying upon the "Greenhouse Gas Study and Updated Climate Action Plan" Technical Study prepared by H+W Engineering, 2/23/18 dated regarding the project energy use; however, the report is requiring updates, so a final determination cannot be made with respect to Energy. Please break-up Energy Use into two components: MPF and CAP Buildout Scenario and provide a detailed analysis.  Please see Issues 21 and 22 within this review cycle. (From Cycle 4)

### 📁 PUBLIC UTILITIES

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	The Water usage noted in the GHG noted Water Supply Fixture Units.  Please identify the equivalent gallons per day within the analysis for project. (From Cycle 4)

### 📁 GREENHOUSE GAS EMISSIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	The submitted "Greenhouse Gas Study and Updated Climate Action Plan" Technical Study prepared by H+W Engineering, 2/23/18 needs to demonstrate compliance in terms Metric Tons of CO2. (From Cycle 4)
<input type="checkbox"/>	22	EAS will email over an example to help expedite this revision/contents needed. (From Cycle 4)

### 📁 TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	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. (From Cycle 4)

### 📁 LAND USE

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Issues related to project compliance with LDC locational criteria remain as detailed in LDR-Planning's comments. Until these issues are addressed, EAS cannot make a CEQA determination. (From Cycle 4)

### 📁 OTHER REVIEW DICPLINES

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	Landscaping and Engineering provided corrections within this review cycle that may affect to final CEQA determination. Until these issues are addressed, EAS cannot make a determination. (From Cycle 4)

### 📁 NEXT REVIEW

No outstanding Issues

## 📁 Cycle 6 Review

### 📁 ENERGY

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Response to issues/updated analysis was not provided from Cycle 4 (New Issue)

### 📁 GREENHOUSE GAS EMISSIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	Response to issues/updated analysis was not provided from Cycle 4 (New Issue)

**PUBLIC UTILITIES**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	Response to issues/updated analysis was not provided from Cycle 4 (New Issue)

**TRANSPORTATION**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Comments are pending from LDR-Transportation. Due to this, EAS cannot determine if there would impacts that would affect the final CEQA determination. EAS will evaluate further in the next review cycle. (New Issue)

**OTHER REVIEW DICPLINES**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	LDR-Planning, LDR-Engineering, and LDR-Landscaping have open corrections/comments that need to be addressed prior to EAS being able to make a CEQA determination for the project. EAS will evaluate in the next review cycle. (New Issue)

**NEXT REVIEW**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	Please provide a written response to all issue areas. (New Issue)





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L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	<b>Assigned:</b> 04/05/2018	
	<b>Started:</b> 04/16/2018	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 05/01/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 04/24/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/25/2018	

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- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Engineering Review (5 of which are new issues).
- . Last month LDR-Engineering Review performed 132 reviews, 90.2% were on-time, and 37.7% were on projects at less than < 3 complete submittals.

## First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	On the Site Plan, call out the reconstruct of the damaged/unaligned portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Trade Street.

(From Cycle 2)

## Second Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Following up with comment #9: Call out the reconstruct of the damaged/unaligned portions of the sidewalk ALONG ENTIRE FRONTAGE with current City Standard sidewalk, adjacent to the site on Trade Street.
		(From Cycle 4)
<input type="checkbox"/>	19	On the Site Plan, call out to install a new curb outlet instead of the open channel in the sidewalk along Trade Street. Please note that curb outlets require an Encroachment Maintenance and Removal Agreement (EMRA).

(From Cycle 4)

## Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the existing uplifted and damaged sidewalk, curb & gutter, per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.
		(From Cycle 4)
<input type="checkbox"/>	22	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the two existing driveways (30' wide) per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.
		(From Cycle 4)
<input type="checkbox"/>	23	Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the one (1) curb outlet (D-25) in the Trade St. Right-of-Way.

(From Cycle 4)





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	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 4)
<input type="checkbox"/>	25	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 4)

**Third Review Issues**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	Following up with comments #9 & 17: 3RD REQUEST: The enlarged Site Plan, Sheet A1.2 states that there is only one damaged panel at the East driveway. Remove note and call out to "Reconstruct ALL damaged/unaligned portions of sidewalk along entire frontage per current city standards".
		(New Issue)
<input type="checkbox"/>	28	Following up with comment #19: Revise the Site Plan Sheet A 1.1 and the Enlarged Site Plan Sheet A 1.2. Call out to install a current city standard Curb Outlet (D-25) and show the correct curb outlet symbol.
		(New Issue)
<input type="checkbox"/>	29	On the Site Plan sheet A 1.1, please add a note that states: "For proposed public improvements, see Enlarged Site Plan Sheet A 1.2".
		(New Issue)
<input type="checkbox"/>	30	Permit Conditions will be finalized on the next submittal when all requested information is provided.
		(New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Fisher, John (619) 446-5231 jsfisher@sandiego.gov	<b>Assigned:</b> 04/05/2018	
	<b>Started:</b> 04/05/2018	
<b>Hours of Review:</b> 0.25	<b>Review Due:</b> 04/17/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 04/05/2018	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/25/2018	

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- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 101 reviews, 56.4% were on-time, and 43.0% were on projects at less than < 3 complete submittals.

### 2nd Review

No outstanding Issues

### 3rd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	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, Chair at <a href="mailto:mmcpg.chair@gmail.com">mmcpg.chair@gmail.com</a> to inquire about the community planning group meeting dates, times, and location for community review of this project. (New Issue)







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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 04/03/2018	Deemed Complete on 04/03/2018
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 04/03/2018	
<b>Reviewer:</b> Spindell, Glenn (619) 446-5353 gspindell@sandiego.gov	<b>Assigned:</b> 04/05/2018	
	<b>Started:</b> 04/11/2018	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 04/17/2018	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 04/11/2018	<b>COMPLETED ON TIME</b>
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- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Landscaping (3 of which are new issues).
- . Last month LDR-Landscaping performed 64 reviews, 82.8% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

## Review 032118

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Brush Management: although Sheet A1.3 correctly demarcates the required zones, upon re-submittal please provide related notes as indicated i Sec. 4, Part 11.3 of the City's Project Submittal Requirements. These include: > a statement describing the criteria used in developing the brush management plan; > description of the implementation for each zone; > Long-term maintenance program and responsible party for monitoring the maintenance. (From Cycle 4)

## 2nd Review 041118

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Please provide the following revisions to the Brush Management Plan [Sheet A1.4]: (New Issue)
<input type="checkbox"/>	4	Brush management Zone Two is the typically the area of non-irrigated native/ naturalized vegetation. Plans show poritions of Zone Two within paved parking. Please revise accordingly. Brush Management Zone[s] shown in frontage of property [southern boundary- facing right-of-way]. This paved area [parking and right-of-way] is not a brush management zone. Please revise accordingly. (New Issue)
<input type="checkbox"/>	5	Development permit conditions will be determined on the next submittal. (New Issue) [Recommended]

