



Remaining Cycle Issues

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

L64A-003A-2

Project Information

Project Nbr: 585617 **Title:** MPF 9212 Mira Este Ct
Project Mgr: Fisher, John (619) 446-5231 jsfisher@sandiego.gov



Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 02/16/2018	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 02/20/2018	
	Started: 02/26/2018	
Hours of Review: 4.00	Review Due: 03/05/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/05/2018	COMPLETED ON TIME
	Closed: 03/26/2018	

- . The review due date was changed to 03/15/2018 from 03/08/2018 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 3rd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 32 outstanding review issues with LDR-Planning Review (6 of which are new issues).
- . Last month LDR-Planning Review performed 95 reviews, 78.9% were on-time, and 58.1% were on projects at less than < 3 complete submittals.

First Review

Project Info

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Project Overlays: The project site is located in the IL-3-1 Zone, Mira Mesa Community Plan, Airport FAA Part 77 Noticing Area - Brown Field 485-490 (Elevation at approx. 420), Airport Influence Area -MCAS Miramar Review Area 1, and Airport Land Use Compatibility Overlay Zone - MCAS Miramar. [Information Item - No Response Required] (From Cycle 2)
<input type="checkbox"/>	2	Land Use Designation: The project site is designated Industrial by the Mira Mesa Community Plan. (Information Only - No Response Required) (From Cycle 2)
<input type="checkbox"/>	3	Project Scope: CUP for a Marijuana Production Facility to operate within an existing 15,950 square foot building. No exterior work or site work proposed. The plans are showing minor interior modifications. Please revise scope of work to include interior improvements. Please keep in mind as the review process continues the scope of work may change. If it does, please ensure the scope on the title sheet is consistent with what the plans show. (From Cycle 2)
<input type="checkbox"/>	4	Underlying zone intent: The purpose and intent of the IL base zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-3-1 allows a mix of light industrial, office, and commercial uses. (Information Only - No Response Required) (From Cycle 2)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	CUP: Marijuana Production Facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three. (Cont Below) (From Cycle 2)
<input type="checkbox"/>	6	A decision on an application for a Conditional Use Permit for the uses listed in Section 126.0303(a) shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506. (From Cycle 2)
<input type="checkbox"/>	7	CUP Findings: Reference SDMC §126.0305 (a) through (d). An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the findings for this permit. At the next submittal, provide project support by addressing how this Marijuana Production Facility makes the CUP findings. (From Cycle 2)

Community Plan/ General Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 585617 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	City Council Resolution adopted in 2017 permitted the operation of Marijuana Production Facilities in prescribed geographical areas with prescribed licensing requirements and zoning regulations. (From Cycle 2)
<input type="checkbox"/>	9	The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. (Cont.), The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. (Page 84-85). (From Cycle 2)
<input type="checkbox"/>	10	The project site is within the Light Industrial Land Use Area and the Miramar Subarea of the Mira Mesa Community Plan. The proposed Marijuana Production Facility is consistent with the community plan designation. (From Cycle 2)

Airport

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Airport FAA Part 77 Noticing Area - The project does not appear to exceed the FAA Part 77 planes of 485' MSL and 490' MSL for MCAS Miramar respectively. The building height is shown at 24'-2". Therefore the approximate elevation is 445' and will not require FAA notification. (From Cycle 2)
<input type="checkbox"/>	12	As the project stands, per SDMC Section 132.1505 the project may be exempt from ALUCOZ. However, if there are any revisions to the plans, Staff will need to reevaluate the exemption. (From Cycle 2)

Separation Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Marijuana Production Facilities are prohibited within 1,000 feet of certain uses and 100 feet of residential zones. City staff relies on information provided by applicants to determine what uses are within 1,000 feet and residential zones within 100 feet. The applicant is also required to sign an affidavit that indicates that the information provided is accurate. In addition, City staff uses resources available on the internet, on the City's Project Tracking System, and personal knowledge of the area. (Cont below) (From Cycle 2)
<input type="checkbox"/>	14	City staff is also expecting the public to identify conflicts throughout the processing of the use permit. The 1000 ft distance is measured in accordance with Section 113.0225. [Information Item - No Response Required] (From Cycle 2)
<input type="checkbox"/>	18	Major Issue: Sarah Morgan Photography located at 7925 Silverton Avenue appears to be a minor oriented facility/ sensitive use. Is this a minor-oriented facility? If it is not, then what is your rationale for it not being a minor-oriented facility or sensitive use? If City staff determines that minor oriented facilities or sensitive use exist denial of the application will be recommended. (From Cycle 2)

Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Please keep in mind additional corrections may arise in subsequent reviews. (From Cycle 2)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	Please keep in mind additional draft conditions may arise as the review process continues. (From Cycle 2)
<input type="checkbox"/>	28	All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure. (From Cycle 2)
<input type="checkbox"/>	29	Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties. (From Cycle 2)
<input type="checkbox"/>	30	Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis. (From Cycle 2)
<input type="checkbox"/>	31	The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the (From Cycle 2)
<input type="checkbox"/>	32	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)
<input type="checkbox"/>	33	A Conditional Use Permit for a marijuana production facility shall expire no later than five (5) years from the date of issuance. (From Cycle 2)
<input type="checkbox"/>	34	The sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet. (From Cycle 2)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times. (From Cycle 2)
<input type="checkbox"/>	36	The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours. (From Cycle 2)

Second Review

Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Development conforms to Criteria #4 All new industrial development shall provide bicycle lockers and shower facilities for employees, and where feasible, bikeways that provide a linkage to the City bikeway system.
<input type="checkbox"/>	37	-Information Only- (New Issue) Show how development conforms to Criteria #5 Signs shall be posted indicating the availability of bicycle parking facilities (New Issue)

Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	Scope of work calls out interior modifications, however two(?) exterior walls are being infilled. Revise scope of work and provide proposed elevations showing the new walls. (New Issue)
<input type="checkbox"/>	43	First floor plan describes the Receiving Area as the "storage of product before production." However, the receiving area does not have any direct access to any loading areas that product is received. Provide description of how proposed receiving area space is will be used. (New Issue)

Seperation Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	41	Per the description given at resubmittal, Sarah Morgan Photography would be considered a minor-oriented facility per the Definitions in SDMC 113.0103 as the primary use is devoted to people under the age of 18. Minor-oriented facility means any after school program, teen center, club for boys and/or girls, children's theater, children's museum, or other establishment where the primary use is devoted to people under the age of 18 (New Issue)
<input type="checkbox"/>	42	If the photography studio is not the primary use of the building, provide the square footage of the tenant space and the square footage of the building it occupies. (New Issue)





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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 02/16/2018	
Reviewer: Santos, Mary Rose (619) 446-5367 MCSantos@sandiego.gov	Assigned: 02/20/2018	
	Started: 03/05/2018	
Hours of Review: 4.00	Review Due: 03/05/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/05/2018	COMPLETED ON TIME
	Closed: 03/26/2018	

- . The review due date was changed to 03/15/2018 from 03/08/2018 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 3rd 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 14 outstanding review issues with LDR-Transportation Dev (11 of which are new issues).
- . Last month LDR-Transportation Dev performed 52 reviews, 88.5% were on-time, and 52.2% were on projects at less than < 3 complete submittals.

1st Review, 12/15/2017

Project Description:

No outstanding Issues

Production Facility Info:

No outstanding Issues

General Comments:

No outstanding Issues

Access:

No outstanding Issues

Public Improvements:

No outstanding Issues

Driveways:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	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. Clearly identify and dimension all driveways accordingly. (From Cycle 2)

Visibility Triangles:

No outstanding Issues

Sight Distance:

No outstanding Issues

Parking:

No outstanding Issues

Compact Parking:

No outstanding Issues

Accessible Parking:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Accessible parking spaces shall be provided in accordance with the California Building Code Section 11B-208, Table 11-B-208.2 and Section 11B-208.2.4. Please note that the van accessible spaces must be designated, striped and signed, as van accessible with a minimum 8 foot aisle on the passenger side of the parking stall. Clearly identify and dimension these spaces on the plans. (From Cycle 2)

Motorcycle Parking:

No outstanding Issues

Bicycle Parking:

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 585617 / Cycle: 6





Remaining Cycle Issues

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No outstanding Issues

Loading Spaces:

No outstanding Issues

Gates:

No outstanding Issues

Plan Revisions:

No outstanding Issues

Additional Comments (informati

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	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, 03/05/2017

Previous Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Following up on comment# 8, sheet A1.1 calls out for the existing driveway to be reconstructed to a new 30' wide driveway. The driveway is dimensioned incorrectly on the plans. Refer to SDG-163 for driveway width. (New Issue)

Parking Requirements:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The minimum parking spaces required shall be provided in accordance with SDMC Section 142.0530, Table 142-05G for light manufacturing outside a Transit Area. The parking calculations is as follows: 15,950 s.f. x 2.5 parking spaces/1,000 s.f. = 39.88 => 40 parking spaces A minimum of 40 parking spaces is required. The project is proposing 34 parking spaces and is deficient 6 parking spaces of the minimum required. Revise the parking calculations accordingly and provide the minimum parking spaces required. (New Issue)
<input type="checkbox"/>	23	The parking space dimension for space 34 shall be in accordance with SDMC Section 142.0560, Table 142-05K. For two sides abutting an obstacle, the minimum parking space dimensions are 9 1/2' wide x 18' long. (New Issue)

Vehicular Circulation:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Please demonstrate how vehicles can maneuver into and out of spaces 5-8 and 9-14. (New Issue)
<input type="checkbox"/>	25	Per SDMC 142.0560(d)(3), aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking that has a minimum area equivalent to a parking space. Revise plans to designate a turnaround at the end of the aisle near spaces 5-8 as well as before the gated entrance. (New Issue)

Loading Area:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Remove the markings for the proposed loading/unloading area. (New Issue)
<input type="checkbox"/>	27	Please demonstrate how vehicles can maneuver into and out of the proposed loading area by providing a turning template. (New Issue)
<input type="checkbox"/>	28	The loading parking space shall be dimensioned 3' from the building to accommodate the exterior door. Revise plans. (New Issue)

Plan Revisions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	Revise site notes 6 and 21 to state "no objects higher than 24" will be in the visibility triangles" and "remove any and all obstructions in the visibility area triangles, including landscape and retaining walls over 2 feet per San Diego Municipal Code Diagram 113-02SS as applicable." (New Issue)
<input type="checkbox"/>	30	Revise site keynote 4. The existing driveway shall be reconstructed per SDG-163. (New Issue)

Additional Comments (informati





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3/26/18 3:16 pm

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (New Issue)





Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 02/16/2018	
Reviewer: Lindquist, Rachael (619) 446-5129 Rlindquist@sandiego.gov	Assigned: 02/21/2018	
	Started: 03/07/2018	
Hours of Review: 2.00	Review Due: 03/15/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/13/2018	COMPLETED ON TIME
	Closed: 03/26/2018	

- . The review due date was changed to 03/15/2018 from 03/08/2018 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 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Environmental (6 of which are new issues).
- . Last month LDR-Environmental performed 95 reviews, 84.2% were on-time, and 45.5% 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	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)

MARIJUANA PRODUCTION FACILITY

No outstanding Issues

AIR QUALITY AND ODOR

No outstanding Issues

PUBLIC HEALTH AND SAFETY

No outstanding Issues

ENERGY

<u>Cleared?</u>	<u>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>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 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>Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|---|
| <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) |
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TRANSPORTATION

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|---|
| <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) |
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NEXT REVIEW

No outstanding Issues

2nd Review - Cycle 6 3/8/18

General

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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| <input type="checkbox"/> | 16 | EAS notes the project scope changed from a cultivation facility to a manufacturing facility. |
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Applicant has provided partial responses to questions asked in first review. (New Issue)

Previous Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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| <input type="checkbox"/> | 17 | Refer to issue 6: Partial response. EAS is requesting a description of how the measures listed on page 12, Section 2.3 of the GHG Analysis reduce energy consumption compared to base line conditions. These measures will become conditions of approval. (New Issue) |
| <input type="checkbox"/> | 18 | Refer to issues 7-10: Partial response. Provide a Water Letter for proposed water usage for the entire facility. This includes all operations, including manufacturing. How much water is needed in each process outlined in the GHG Analysis? (New Issue) |

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|--|
| <input type="checkbox"/> | 19 | CAP strategies were outlined in the GHG Analysis however the CAP checklist must be submitted as well. Please complete and attach to the GHG Analysis report. All boxes must be filled out completed. |
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https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf (New Issue)

Public Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
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| <input type="checkbox"/> | 21 | 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) |
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Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|---|
| <input type="checkbox"/> | 20 | Refer to LDR-Transportation's review issue 22. The total number of parking spaces listed in the GHG Analysis on page 29 under "Electrical Vehicle Parking" needs to be updated. (New Issue) |
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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 02/16/2018	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 02/22/2018	
	Started: 03/01/2018	
Hours of Review: 1.50	Review Due: 03/05/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/02/2018	COMPLETED ON TIME
	Closed: 03/26/2018	

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- . We request a 3rd complete submittal for LDR-Engineering Review 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-Engineering Review (8 of which are new issues).
- . Last month LDR-Engineering Review performed 84 reviews, 95.2% were on-time, and 44.9% 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"/>	6	The driveway curb cut shall be located a minimum of 3 ft from property lines and any obstructions to accommodate a standard driveway apron. Please call out to relocate the Water Meter inside the driveway, satisfactory to the City Engineer.
		(From Cycle 2)
<input type="checkbox"/>	9	Add a note that states: Once the Conditional Use Permit (CUP) is recorded the applicant shall provide documentation to the Development Services Project Manager that the driveway has been reconstructed to current City Standards, adjacent to the site on Mira Este Court, to the satisfaction of the City Engineer. If this work is not completed within 60 days of the public hearing approval of the CUP the Permittee shall be deemed to be out of compliance with the Conditional Use Permit, and the Permit is subject to rescission by the Development Services Director.
		(From Cycle 2)

Second Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Following up with Comment#6: Please call out to relocate the existing water meter and service outside of the driveway or you will be required to obtain an EMRA for the non-standard driveway.
		(New Issue)
<input type="checkbox"/>	12	Following up with Comment#9: Please remove note from Sheet A0.1, as per management, this comment is no more applicable.
		(New Issue)
<input type="checkbox"/>	13	On the Site Plan, please show the correct symbol and limits of the proposed driveway and its sidewalk transitions.
		(New Issue)
<input type="checkbox"/>	14	Development Permit Conditions will be finalized on the next submittal when all requested information is provided.
		(New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	15	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the driveway, adjacent to the site on Mira Este Court, per current City Standards, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	16	Condition No. 2: pending response to comments# 9 & 12.
		(New Issue)
<input type="checkbox"/>	17	Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
		(New Issue)
<input type="checkbox"/>	18	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.
		(New Issue)





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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: Community Planning Group	Cycle Distributed: 02/16/2018	
Reviewer: Fisher, John (619) 446-5231 jsfisher@sandiego.gov	Assigned: 02/21/2018	
	Started: 02/21/2018	
Hours of Review: 0.25	Review Due: 03/05/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/21/2018	COMPLETED ON TIME
	Closed: 03/26/2018	

- . The review due date was changed to 03/15/2018 from 03/08/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 3rd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . 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 54 reviews, 51.9% were on-time, and 51.9% were on projects at less than < 3 complete submittals.

📁 New Issue Group (3046572)

No outstanding Issues

📁 2nd review cycle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	2	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 mmcpg.chair@gmail.com to inquire about the community planning group meeting dates, times, and location for community review of this project. (New Issue)
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