## THE CITY OF SAN DIEGO **Development Services Department**

9/21/22 12:51 pm

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Project Information

Project Mgr: Tirandazi, Firouzeh

Title: Federal Blvd Marijuana Outlet Project Nbr: 598124

> (619) 446-5325 ftirandazi@sandiego.gov

\*500101\*

**Review Information** 

Cycle Type: 1 Completeness Review (Submit)

Submitted: 02/16/2018

Reviewing Discipline: Completeness Check - Dev

Cycle Distributed: 02/16/2018

Reviewer: Garcia, Michael

Assigned: 02/16/2018

(619) 446-5123

Started: 03/05/2018

MJGarcia@sandiego.gov

Hours of Review: 2.00

Review Due: 03/05/2018

Completed: 03/05/2018

Closed: 03/05/2018 Next Review Method: Completeness Review (Appmt)

Deemed Complete on 02/16/2018

COMPLETED ON TIME

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for Completeness Check Dev on this project as: Completeness Review (Appmt).
- The reviewer has requested more documents be submitted.
- Your project still has 33 outstanding review issues with Completeness Check Dev (all of which are new).

#### Submitted Completeness Review Issue Cleared? Num **Issue Text** Your preliminary application for a Conditional Use Permit to operate a Marijuana Outlet (MO) within a newly constructed two story, 2,400-square-foot building located on a vacant lot at the intersection of Federal Boulevard and Winnett Street, has been reviewed based upon the Project Submittal Requirements Checklist in the Land Development Manual. The following review cycle issues address information which must be provided to concurrently process the full submittal. (New Issue) When you are ready with the required changes, and additional information requested, you may contact Michael Garcia at Migarcia@sandiego.gov for an appointment for the recheck of the completeness review and to concurrently process the full submittal. (New Issue) IMPORTANT NOTE: Please submit the requested materials within 90 calendar days from the completed date of this cycle issues report. Municipal Code section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials. Once closed, the application, plans and other data submitted for completeness review may be returned to the applicant or destroyed. (New Issue) Public Notice Package <u>Issue</u> Cleared? Num **Issue Text** 4.0 - Public Notice Package: A public notice package is required for all actions requiring a Notice of Future Decision (Process 2) or a Notice of Public Hearing (Process 3, 4 and 5). See Information Bulletin 512 for information on how to obtain public noticing information and formatting electronic address list on CD-R. (New Issue) 4.1 - CD-R: Provide a CD-R or USB flash drive with owner/occupant information. Labeled "Public Noticing" with Project Number. (New Issue) 4.2 - Assessors Map(s): П Provide assessors map(s) with 300-foot noticing radius outlined. (New Issue) 4.3 - Address Lists: Provide paper copy of Excel Spreadsheet with owner/occupant information. (New Issue) 4.4 - Supplemental Discretionary Project Application (DS-3035): Complete, sign, and date. (New Issue) Development Plan Package

For guestions regarding the 'Completeness Check - Dev' review, please call Michael Garcia at (619) 446-5123. Project Nbr: 598124 / Cycle: 1



Issue Cleared? Num Issue Text

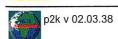
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1		Issue Num	Issue Text
		9	10.1.1 - Development Summary:
			Provide the following detail:
			Bullet point narrative that details the project's complete scope of work, including all existing and proposed improvements, any proposed development regulation deviations, and the required discretionary permits/approvals.
			***Current scope of work calls out one story building, however plans and Site Data information call out two stories, clarify scope to call out second story over above grade parking, if that is the case***
			***Clearly indicate in scope that this is for a Marijuana Outlet, not a "Retail Dispensary"
		10	(New Issue) 10.1.1 - Development Summary Cont.:
			Gross site area, floor area and floor area ratio (if applicable).
		11	***Notate the proposed floor area for project, this is currently only listed in parking calculation*** (New Issue) 10.1.1 - Development Summary Cont.:
			Existing and proposed uses.
			Year constructed for all existing structures on the lot, including existing structures to be demolished.
			Geologic Hazard Category.
		12	(New Issue) 10.1.6 - Easements:
			Show and label all existing and proposed easements - identify type.
		13	If none, please note. (New Issue) 10.1.7 - Transit Stops:
			Show existing and proposed transit stops if project is adjacent to transit.
		14	If none, please note. (New Issue) 10.1.8 - Building Address:
			Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4).
		15	Provide as a note on the site plan. (New Issue) 10.1.9 - Fire Hydrants:
			Show location of all existing hydrants, within 600', on site plan. (UFC903.2).
		16	If none, please note. (New Issue) 10.1.12 - Drainage:
		17	Show Drainage Patterns (if not already provided on Grading Plan) (New Issue) 10.1.14 - Buildings/Structures:
		18	Show location and dimensions of existing (to remain) and proposed buildings and structures, use of all existing (to remain) and proposed structures, including number of stories. (New Issue) 10.1.17 - Other Project Data:
			If the request includes a Conditional Use or Neighborhood Use Permit, include any other data for that use in the Separately Regulated Uses Section of the Land Development Code (e.g., hours of operation, number of children per grade, litter control plan, communications plan, etc.). (New Issue)
Z	Floor Pla	n Issue	
	Cleared?		<u>Issue Text</u>



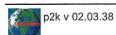
# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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Issue Cleared? Num **Issue Text** 10.4.2 - Floor Levels: 19 Indicate all floor levels (i.e. ground floor, second, third, etc.). \*\*\*Scope calls out one story building, sheet A1 indicates a second story floor plan....clearly indicate that this is a second story over parking\*\*\* (New Issue) 10.4.6 - Demolition Floor Plan: 20 \*\*\*Photo survey indicates existing buildings. Provide demolition details, including age of structures to be demolished\*\*\* (New Issue) **Elevations** Issue Cleared? Num **Issue Text** 10.5.2 - Grades: 21 Clearly show and label existing and proposed grades. If existing and proposed are the same, label as such. (New Issue) 10.5.3 - Finished Floor Elevations: Indicate all finished floor elevations, based on the topographic source, not an assumed datum. (New Issue) 10.5.4 - Building Heights: 23 Indicate building heights as defined by LDC Section 113.0270. (New Issue) Roof Plan <u>Issue</u> Cleared? Num **Issue Text** 10.6 - Roof Plan: П 24 Roof plans are used to analyze a project's compliance with rooftop equipment screening regulations and, in combination with other required drawings, to help determine the height of a structure. (New Issue) 25 10.6.1 - Spot Elevations: Show and label spot elevations (based on topographic source, not assumed datum) for all roof peaks, roof top projections, (including chimneys), ridges, and low points. (New Issue) 26 10.6.2 - Roof Design: Show all hips, valleys and ridges. (New Issue) 27 10.6.3 - Screening Elements: Indicate any mechanical equipment and details of any architectural screening element. If none, please note. (New Issue) Technical Studies Issue Cleared? Num **Issue Text** 13.1 - Geotechnical Study: 28 To determine if a geotechnical study is required for all other development projects (e.g., Coastal Development Permit, Site Development Permit, etc.) and which type of study is required, see Information Bulletin 515, Development Permit, Subdivision and Grading Permit Geotechnical Study Requirements. Report must be dated within three years. (New Issue) General Requirements All Plans Issue Cleared? Num **Issue Text** 29 9.1 - Scale: Plans must be legible and drawn to scale on a minimum sheet size of 11" x 17". The architectural site plan, grading plan, topographic map, and landscape plans shall be prepared on the same scale. (New Issue)



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Cleared? Num	Issue Text
□ 31	Plans with 6 sheets or less may be bound (stapled) and folded to 8 $\frac{1}{2}$ x 11 with the Title Block facing out. Plans with 7-19 sheets must be folded separately to 8 $\frac{1}{2}$ x 11 with the Title Block facing out. Plans with 20 or more sheets may be bound (stapled) and tri-folded. (New Issue) 9.3 - Title Block:
	A title block should be on all plans in the lower right hand 8 1/2" x 11" space of each sheet. Include the following: Sheet Title (Site Plan, Grading Plan, Tentative Map, etc.)
	Sheet number and total sheet count (sheet of )
Full Submitta	Original Drawing Preparation Date; and Revision Date(s). (New Issue)
Cleared? Num □ 32	
П 33	Your preliminary application package has been reviewed for completeness based upon the Land Development Manual Chapter 1, Volume 1, Project Submittal Requirements and has been deemed ready for Full-Submittal. (New Issue)  **** DOCUMENTS AND QUANTITIES REQUIRED ***
	At Full-Submittal, please provide the documents in the quantities identified below:
	<ul> <li>1 - Copy of Applicant Correspondence identifying how issues contained within this report have been addressed.</li> <li>10 - Copies of Development Plans</li> <li>3 - Copies of Geotechnical Investigation Report</li> <li>1 Additional copy of 1000/100 Radius Map and Spreadsheet</li> <li>1 Public Notice Package (per Information Bulletin 512)</li> <li>1 Supplemental Discretionary Application (DS-3035) (New Issue)</li> </ul>



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1222 1st Avenue, San Diego, CA 92101-4154

Review I	nformation
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Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 03/14/2018

Reviewer: Goossens, Kyle

Assigned: 03/15/2018

(619) 446-5475

Started: 03/16/2018

Kgoossens@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 9.00

Completed: 04/12/2018

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/23/2018

COMPLETED ON TIME

Deemed Complete on 03/14/2018

The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd 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 37 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 68 reviews, 19.1% were on-time, and 27.9% were on projects at less than < 3 complete submittals.

#### First Review

#### Project Information

Issue

Cleared?	Num	<u>Issue Text</u>
	1	The proposed project is a conditional use permit for a Marijuana Outlet within a newly constructed building on a vacant parcel. (New Issue)
		The project site is located at 543-020-0400 within the Encanto Community Planning Area. The site is zoned CO-2-1 with overlay zones including Fire Brush Zones and High Fire Severity Zone. (New Issue)
	3	The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable. CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation (New Issue)
Permits		
	<u>Issue</u>	
Cleared?	-	Issue Text
	4	Marijuana outlets that are consistent with the requirements for retailer or dispensary license requirements in the California Business and Professions Code may be permitted with a Conditional Use Permit decided in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506. (New Issue) Findings for Conditional Use Permit Approval
	J	
		An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following findings
		(a) The proposed development will not adversely affect the applicable land use plan
	6	<ul><li>(b) The proposed development will not be detrimental to the public health, safety, and welfare (New Issue)</li><li>(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and</li></ul>
		(d) The proposed use is appropriate at the proposed location (New Issue)
Commu	nity Pla	
	Issue	
Cleared?	Num	
	7	The Encanto Community Plan identifies this parcel as Community Commercial
	8	-Information Only- (New Issue) Where a single-story commercial development is proposed, provide a minimum overall building height of 20- feet to make a significant statement on the street.
		Proposed building meets the design policy P-UD-28 for commercial development by proposing a 25' high structure.

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 2

-Information Only (New Issue)



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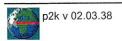
#### THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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		Issue	Jesus Toyt
		9	Issue Text Proposed development conforms to design policy P-UD-32 that states Ground-floor uses should be active and pedestrian-oriented by providing pedestrian access in accordance with 131.0550.
		10	-Information Only- (New Issue) Proposed development conforms to P-LU-39 by proposing an active retail use.
			P-LU-39 Provide transparency on the street with active uses such as lobbies, offices, and retail areas.
		11	-Information Only- (New Issue) Proposed development complies with P-UD-34, which states buildings with retail, commercial, community or public uses on the ground floor should have a clear floor-to-ceiling height of at least 13-feet.
			-Information Only- (New Issue) Demontrate how proposed development complies with P-UD-14. Entryways should be clearly identifiable. This can be achieved through adding awnings, a front porch, or adding design details. (New Issue)
		13	Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (New Issue)
Ø	Seperati	on Re	quirements
	Cleared?	Issue	Issue Text
		14	Marijuana outlets shall maintain the following minimum separation betweenuses, as measured between property lines, in accordance with Section 113.0225. 1,000 feet from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools.
		15	and 100 feet from a residential zone. (New Issue) City Staff relies on information provided by the applicant to determine what uses are within 1000 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, the City's Project Tracking System, and personal knowledge of the area. (New Issue)
		16	City Staff is also expecting the public to identify conflicts throughout the processing of the use permit. the 1000
		17	foot distance is measured in accordance with Section 113.0225 (New Issue)  Provide a map showing the distance from property line to property line from the project site to 2190 Winnett St.  If distance is 100 feet or less, Staff will need to recommend denial of the conditional use permit. (New Issue)
Ø	<b>≥</b> Zoning F	Review	
		Issue	
	Cleared? □		Issue Text Show, label, and dimension all required setback lines on site plan, including any 0' setback lines. (New Issue)
		19	Please provide definitions of each room and the activities that will take place on plans. (New Issue)
		20	Show conformance to 142.0810 and 142.0830 for Refuse and Recyclable Material Storage regulations. (New
		21	Issue)  Demonstrate how proposed development adequately screens proposed parking encroaching into the front yard
		22	setback. (New Issue) Provide a darker text on elevation sheets. Text and details must be dark enough to survive the microfiche
	Ц		process. (New Issue)
		23	Verify the gross floor area of the building. Include phantom floor square footage on calculations. (New Issue)
			Photos on sheet PS show existing fence with barbed wire. If fence(s) are to be kept, note on site plan and notate that barbed wire will be removed. (New Issue)
			Additional comments may follow once new information is provided. (New Issue)
L	Draft Co		ns
	Cleared?	<u>Issue</u> Num	Issue Text
		26	marijuana outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded
		27	or oriented to deflect light away from adjacent properties. (New Issue) Security shall be provided at the marijuana outlet which 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 (New Issue)
		28	Primary signs shall be posted on the outside of the marijuana outlet and shall only contain the name of the
		29	business, which shall contain only alphabetic characters, and shall be limited to two colors (New Issue) The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana outlet in character size at least two inches in height (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 2



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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-		Issue	
-	Cleared?	Num	<u>Issue Text</u>
		30	The marijuana outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week (New Issue)
		31	The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary (New Issue)
			A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (New Issue)
-			Deliveries shall be permitted as an accessory use only from marijuana outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996. (New Issue)
-		34	The marijuana outlet, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times. (New Issue)
-		35	The marijuana outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours (New Issue)
		36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (New Issue)
-		37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 2



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1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Deemed Complete on 03/14/2018

Reviewing Discipline: LDR-Engineering Review Reviewer: Florezabihi, Hoss

Cycle Distributed: 03/14/2018

Assigned: 03/19/2018

(619) 446-5348

Started: 04/12/2018

florezabihih@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 5.50 Completed: 04/12/2018

**COMPLETED ON TIME** 

↑ 1st Review - 04/12/2018

Closed: 04/23/2018

Next Review Method: Submitted (Multi-Discipline)

- The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd 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 18 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 64 reviews, 42.2% were on-time, and 10.9% were on projects at less than < 3 complete submittals.

#### <u>Issue</u> Cleared? Num Issue Text The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Conditional Use Permit Plans. (New Issue) The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (New Issue) Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (New Issue) Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (New Issue) A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january\_2018\_storm\_water\_standards\_manual\_0.pdf (New Issue) Revise the Site/ Grading Plan and sow and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs. (New Issue) Sheet CS - Scope of Work, Note #4, what Easement are you referring to? If not applicable, revise accordingly. (New Issue) Sheet CS - Remove all Construction related Notes such as Storm Water Quality Notes Construction BMPs П from the set since this is an "Entitlement Set" not a construction document. (New Issue) Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, and that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. 10 Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. (New Issue) 11 Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (New Issue) Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet.

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 2

the site on Federal BLVD, satisfactory to the City Engineer (New Issue)

Currently, Federal mBLVD Right-of-Way is only 8 feet as shown on Sheet SP2. . Revise the Site Plan / Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to



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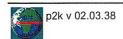
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	<u>issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
		Revise the Site Plan. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Show the Water and Sewer Mains, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. (New Issue)
	14	Revise the Site Plan Sheet SP21. Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the side property line to accommodate a standard driveway apron. Show and call out the required distance (New Issue)
	15	Revise the Site Plan Sheet SP2. Add a note that states: Prior to the issuance of any construction permit, the Owner/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)
	16	Revise the Site Plan Sheet SP. Add a note that states: 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)
	17	Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS, for all proposed driveways. (New Issue)
	18	Please provide a detail written response to all comments whether you agree or not and in case of disagreement , express your reasoning. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 2



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Deemed Complete on 03/14/2018

Reviewing Discipline: LDR-Transportation Dev Reviewer: Alo, Leo

Cycle Distributed: 03/14/2018

Assigned: 03/15/2018

(619) 446-5033

Started: 04/12/2018

Lalo@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 6.00

Completed: 04/12/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/23/2018

- . The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd 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 18 outstanding review issues with LDR-Transportation Dev (all of which are new).
- Last month LDR-Transportation Dev performed 42 reviews, 64.3% were on-time, and 20.8% were on projects at less than < 3 complete submittals.

 4/12/10 - 1st Review					
Issue Num 1	Issue Text Project Description:				
	ENCANTO (Process 3) Conditional Use Permit to operate a Marijuana Outlet (MO) located at APN 543-020-400 on Federal Boulevard with the removal and demolition of existing structures and construct a 2,436-square-foot building. The 0.11 acre lot, located on the north side of Federal Boulevard and east of Winnett Street, is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan area. Council District 4.				
2	(New Issue) General Information:				
	Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A", or any documentation that is verifiable. All of the following comments have been provided without this information and may be revised pending review of the future plan submittal.				
3	(New Issue) Trip Generation:				
	The proposed 2,436 square foot Marijuana Outlet is expected to generate approximately 609 average daily trips (ADT), at 250 trips per 1,000 square feet; with 54 AM peak hour trips (27 in, 27 out) and 98 PM peak hour trips (49 in, 49 out).				
	An access analysis study will be required. Please contact Transportation Development Section to scope the study.				
4	(New Issue) Parking:				
	The project proposes to provide parking based on SDMC Section 142.0540 Table 142-05H. However, the project is considered a retail use and therefore should provide parking per SDMC Section 142.0530 Table 142-05E.				
	The minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces.				
5	(New Issue) Parking:				
	Per the current SDMC Section 142.0530 Table 142-05E, the minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces.				
	The project proposes to provide 4 automobile parking spaces which is deficient by 8 spaces.				
	(New Issue)				
	the U.D.D. Transportation Dayl review places call Les Ale et (610) 446 5029. Project Nibr: 509124 / Cycle: 2				

p2k v 02.03.38

# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

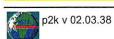
9/21/22 12:51 pm

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Cleared? □		Issue Text Parking:		
		Please demonstrate how the parking requirement for all the uses on the project site will be satisfied, including any other off-site uses that the parking is currently being shared with. With a revision of the submittal, please include all parking calculations on the revised plan submittal accordingly.	i	
	7	(New Issue) Parking:		
		Please demonstrate a proposed site layout that maximizes the potential onsite parking while still maintaining all other zoning/landscaping/etc. requirements.		
	8	(New Issue) Parking:		
		Revise the parking table on Sheet CS to show the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for: automobiles, accessible, van accessible, bicycle (long and short-term), motorcycle, carpool/zero emissions, electric vehicle, and loading spaces.		
	9	(New Issue) Motorcycle Parking:		
		In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required of two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show motorcycle spaces and dimensions on the plan.		
	10	(New Issue) Bicycle Parking:		
		Short-Term:		
		In accordance with SDMC Section 142.0530(e), the minimum number of short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required automobile parking space minimum, whichever is greater.		
	11	(New Issue) Long-Term:		
		In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one.		
		Please show location and quantity of short-term and long-term bicycle spaces on the plan.		
	12	(New Issue) Carpool/Zero Emissions Vehicle Parking:		
		Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d).		
	13	(New Issue) Plan Correction:		
		Revise architectural plans to provide the correct scale on all sheets (plans state 20 scale when a 10 scale is used).		
	14	(New Issue) Public Improvements:		
		Full size scaled plans should show, call out, and dimension all existing and proposed: curb, gutter, sidewalk width, striping, curb ramps, and street lights.		
		(New Issue)		

For questions regarding the 'LDR-Transportation Dev' review, please call Leo Alo at (619) 446-5033. Project Nbr: 598124 / Cycle: 2



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	Issue	
Cleared?	Num	Issue Text
	15	Dedication:
		The proposed site plan sheet SP2 shows a curb to property line distance of 8 feet. The applicant shall dedicate an additional 2 feet of right-of-way to accommodate a City standard driveway and parkway.
	16	(New Issue) Driveways:
		The driveway curb cut shall be located a minimum of three feet from the side property line to accommodate a standard driveway apron. Revise plans accordingly.
	17	(New Issue) Turnaround:
		Per the SDMC Section 142.0560 (d) (3), drive 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 and that has a minimum area equivalent to a parking space. Please revise site plan accordingly.
	18	(New Issue) Additional Comments (information only, no action required):
		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)

For questions regarding the 'LDR-Transportation Dev' review, please call Leo Alo at (619) 446-5033. Project Nbr: 598124 / Cycle: 2



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Deemed Complete on 03/14/2018

Reviewing Discipline: Community Planning Group

Cycle Distributed: 03/14/2018

Reviewer: Cac, Cherlyn

Assigned: 03/20/2018

(619) 235-5917

Started: 03/20/2018

ccac@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 0.10

Completed: 03/20/2018

Closed: 04/23/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline) The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd 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 (all of which are new).
- . Last month Community Planning Group performed 33 reviews, 30.3% were on-time, and 24.2% were on projects at less than < 3 complete submittals.

Encanto

<u>Issue</u>

Cleared? Num

**Issue Text** 

Please contact the Chair for the Encanto Neighborhoods Community Planning Group, Kenneth Malbrough, at (619)843-6721 or kmalbrough@att.net, to schedule your project for a presentation before the group to obtain their recommendation. This Community Planning Group is officially recognized by the City as a representative

of the community. (New Issue)

For questions regarding the 'Community Planning Group' review, please call. Cherlyn Cac at (619) 235-5917. Project Nbr: 598124 / Cycle: 2

2k v 02.03.38

### THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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### **Review Information**

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Deemed Complete on 03/14/2018

Reviewing Discipline: Fire-Plan Review

Cycle Distributed: 03/14/2018

Reviewer: Sylvester, Brenda

Assigned: 03/15/2018

(619) 446-5449

Started: 04/16/2018

bsylvester@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 0.50

Completed: 04/16/2018

**COMPLETED LATE** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/23/2018

. The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Fire-Plan Review (all of which are new).
- . Last month Fire-Plan Review performed 34 reviews, 47.1% were on-time, and 57.9% were on projects at less than < 3 complete submittals.

#### Fire Department Issues

	Issue	
Cleared?	Num	<u>Issue Text</u>
	1	Refer to policy A-14-1 for access requirements: sandiego.gov, Public Safety, Fire, Services and Programs, Policies, Fire Access Roadways (New Issue)
	2	Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3 (New Issue)
	3	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction). (show all existing hydrants within 600 ft.) (New Issue)
	4	Radius for hydrants to all portions of the exterior of the building is based on Table C105.1 (Appendix C/CFC). For Example: If required fire flow is 1,750 or less, spacing between hydrants is 500 ft., radius is 1/2 or 250 ft. to reach all portions of the exterior of bldg./buildings. (New Issue)
	5	Provide an approved key (knox) box in an approved location. Show location on plans. See Fire Department Policy K-15-2 (sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Knox Box Requirements) (New Issue)
	6	Provide as a Note on the Fire Access Plan: All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC. (New Issue)

For questions regarding the 'Fire-Plan Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 598124 / Cycle: 2



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Deemed Complete on 03/14/2018

Reviewing Discipline: LDR-Geology

Cycle Distributed: 03/14/2018

Reviewer: Thomas, Patrick

(619) 446-5296

Assigned: 03/15/2018 Started: 04/06/2018

pathomas@sandiego.gov

Review Due: 04/12/2018

Hours of Review: 4.00 Completed: 04/11/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/23/2018

The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 37 reviews, 21.6% were on-time, and 72.2% were on projects at less than < 3 complete submittals.

## **598124-2 (4/11/2018)** Information

### <u>Issue</u>

#### Cleared? Num

#### **Issue Text**

П

The project site is located within geologic hazard zone 32 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 32 is characterized by a low potential for liquefaction, fluctuating groundwater and minor drainages. (New Issue)

#### References

### Issue

#### Cleared? Num

Issue Text

Grading Plan, O Federal Boulevard, San Diego, California 92114, A Portion of Lot 24, Block 25 of Map No. 2121; prepared by Projection Engineering, Inc., print dated March 13, 2018.

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001). (New Issue)

#### Comments

#### Issue

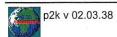
#### Cleared? Num Issue Text

Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the City of San Diego Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that LDR-Geology review of

a storm water infiltration evaluation is required. (New Issue) Submit a digital copy (on CD/DVD/or USB data storage device) of the geotechnical document dated March 9, 2018 for our records.

(New Issue)

For questions regarding the 'LDR-Geology' review, please call Patrick Thomas at (619) 446-5296. Project Nbr: 598124 / Cycle: 2



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 03/14/2018 Deemed Complete on 03/14/2018

Reviewing Discipline: Plan-Public Facilities Planning Cycle Distributed: 03/14/2018

Reviewer: Sheffield, Megan Assigned: 03/19/2018

(619) 533-3672 Started: 03/19/2018

MSheffield@sandiego.gov Review Due: 04/12/2018

Hours of Review: 0.80 Completed: 03/19/2018 COMPLETED ON TIME

Next Review Method: Submitted (Multi-Discipline) Closed: 04/23/2018
The review due date was changed to 04/17/2018 from 04/17/2018 per agreement with customer.

. We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).

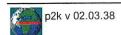
. The reviewer has requested more documents be submitted.

. Last month Plan-Public Facilities Planning performed 24 reviews, 41.7% were on-time, and 73.7% were on projects at less than < 3 complete submittals.

#### New Issue Group (3130357)

14CM 1990	New Issue Group (5150557)				
Cleared?	<u>Issue</u> Num	Issue Text			
×	1	Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted Encanto DIF rate for non-residential development is \$300 per average daily trip for the transportation component and \$452/1,000 gross square fee for the fire-rescue component. Rates are subject to change. (New Issue)			
2 Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research		Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing			
×	3	Applicant may request a deferral of Development Impact Fees (DIF). (New Issue) The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opendsd.sandiego.gov/web/invoices/. The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing			
		Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. (New Issue)			

For questions regarding the 'Plan-Public Facilities Planning' review, please call Megan Sheffield at (619) 533-3672. Project Nbr: 598124 / Cycle: 2



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#### **Review Information**

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 03/14/2018

Reviewing Discipline: LDR-Landscaping Reviewer: Navagato, Andrea Cycle Distributed: 03/14/2018

(619) 446-5197

Assigned: 03/14/2018

Started: 04/12/2018

Anavagato@sandiego.gov

Review Due: 04/12/2018

Completed: 04/12/2018

**COMPLETED ON TIME** 

Deemed Complete on 03/14/2018

Hours of Review: 5.00

Next Review Method: Submitted (Multi-Discipline)

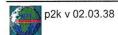
Closed: 04/23/2018

The review due date was changed to 04/17/2018 from 04/17/2018 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 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 19 outstanding review issues with LDR-Landscaping (all of which are new).
- Last month LDR-Landscaping performed 39 reviews, 17.9% were on-time, and 16.7% were on projects at less than < 3 complete submittals.

#### 1st Review - 4/12/2018 Issue Cleared? Num Issue Text Grading Note #3: Provide the page number where the hydroseed mix is found. The hydroseed mix is required to be listed in the event that the project should stall for an unseen reason. (Sheet C.1) (New Issue) Hydroseed Mix & Procedures: Provide a provisional, non-irrigated hydroseed mix for the purposes of Grading Note 3. Mix shall be compatible with adjacent sensitive habitat areas and include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre. Include application procedures consistent with section 4.4 of the Landscape Standards (You may email reviewer for an excerpt of these notes.) Species Legend: List 2-3 plant species per plant symbol on legend in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes. (Sheet L-2) (New Issue) Street Yard: Revise the Street Yard boundary on the Landscape Area Diagram to follow the street wall line across the property. This includes the area in front of the portion of the building which is set back about 18'. Update street yard calculations accordingly. (Sheet L-1) (New Issue) Street Yard Calculations: Currently calculations indicate that 313sf of planting area is provided in the street yard. On the Landscape Area Diagram identify the boundaries and square footages of all areas contributing to this total, as it currently appears that street yard may not be providing enough planting area. (New Issue) Street Yard Trees: The planting area and spacing provided for the proposed Jacaranda trees is minimal. Staff recommends increasing the planting area for proposed trees. If site limitations are a concern, then a selection of smaller canopy trees will be required due to tight spacing and small planting areas. For assistance refer to the SD Street Tree Selection Guide which lists trees suitable for 2' to 4' planting areas. (New Issue) Street Yard Trees Root Zone [§142.0403(b)(5)]: A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5'. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements. Permeable pavement will be required adjacent to any tree planting area that cannot meet the minimum 5' requirement. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 2



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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<u>Issue</u> Cleared? Num Issue Text Hardscape: Identify all hardscape materials on the Landscape Development plans. Note that Encanto Community Plan requests minimizing impervious surfaces that have large thermal gain, such as concrete and asphalt. Utilizing permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), cobble stone block pavement, etc to detain and infiltrate run-off on-site. (New Issue) Vehicular Use Area (VUA) Screening [§142.0406(c)]: A vehicular use area located within the street yard shall be separated from the curb in the public right-of-way by a required planting area totaling at least 8 feet in width, measured perpendicularly to the public right-of-way. The width of this planting area may be reduced to 3 feet if a solid wall of at least 3 feet in height is provided for the entire length of the vehicular use area-for sites under 5 acres. Provide screening for the VUA. 10 Utilities: Show proposed water and sewer laterals serving property directly on the planting plan in order to demonstrate conformance with SDMC Minimum Tree Separation Distance Table 142-04E. (Sheet L-2) 11 Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. Propose one street tree from the Encanto Community Plan (Jacaranda, Brisbane box, Raywood Ash, Weeping Bottle Brush, Forest Pansy Redbud), located away from all underground utilities per SDMC §142.0409. Show the location, species, and size (min. 24" box) on the plans. Refer to SD Street Tree Selection Manual to determine parkway width requirements for proposed tree. (Sheet L-2) (New Issue) 12 Parkway Planting: Indicate proposed planting in the right-of-way, groundcover and/or shrubs are required along portions of the parkway. Any proposed shrubs must have a mature height of less than 36". A pedestrian access point may be included through the parkway. (Sheet L-2) Water Conservation, Lawn Areas: Lawn areas shall not exceed 10% of the landscape area on a premises. Demonstrate how lawn area is meeting 142.0413(b) by including sf of landscape area on premises and sf of turf area. Staff recommends a selection of drought tolerant shrubs in these areas. Reference plant material can be found online in the SD Storm Water Standards Manual Part 1 Appendix E. (Sheet L-1 & L-2) (New Issue) Water Conservation [§142.0413]: All new development with landscape area of 500 SF or greater shall be subject to a Maximum Applied Water Allowance (MAWA). Provide Water Budget Calculations and hydrozone diagram directly on plans. MAWA & ETWU calculations as well as hydrozone diagram are required in order to show compliance under SDMC 142.0413. See Appendix E of the San Diego Landscape Standards for reference. Note that full irrigation plans are not required at this time, however will be required with subsequent construction permit. (New Issue) Notes <u>Issue</u> Cleared? Num **Issue Text** Provide the following note on the Landscape Development Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (New Issue) Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE 1. Traffic signals / stop signs - 20 feet 2. 3. Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet 4. Driveway (entries) - 10 feet 5. Intersections (intersecting curb lines of two streets) - 25 feet (New Issue) Provide the following note on the Landscape Development Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed, i.e. spray, drip, etc. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 2

# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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1		Issue	
1	Cleared?	Num	Issue Text
		18	Updated the following note on the Landscape Development Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411." (Sheet L1 & L2)
		19	(New Issue) Update the following note on the Landscape Development Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by Landscape and irrigation areas in the public right-of-way shall be maintained by The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."  (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 2



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**Review Information** 

Cycle Type: 3 Completeness Review (Appmt)

Submitted:

Deemed Complete on 03/14/2018

Reviewing Discipline: Completeness Check - Dev

Reviewer: Garcia, Michael

Cycle Distributed: Assigned: 03/14/2018

(619) 446-5123

Started: 03/14/2018

MJGarcia@sandiego.gov

Review Due: 03/21/2018

Hours of Review:

Completed: 03/14/2018

**COMPLETED ON TIME** 

Next Review Method: Completeness Review (Appmt)

Closed: 03/14/2018

#### Submitted Completeness Review

	Issue	
Cleared?	Num	Issue Text
×	1	Your preliminary application for a Conditional Use Permit to operate a Marijuana Outlet (MO) within a newly constructed two story, 2,400-square-foot building located on a vacant lot at the intersection of Federal Boulevard and Winnett Street, has been reviewed based upon the Project Submittal Requirements Checklist in the Land Development Manual. The following review cycle issues address information which must be provided to concurrently process the full submittal. (From Cycle 1)
×	2	When you are ready with the required changes, and additional information requested, you may contact Michael Garcia at Mjgarcia@sandiego.gov for an appointment for the recheck of the completeness review and to concurrently process the full submittal. (From Cycle 1)
×	3	IMPORTANT NOTE: Please submit the requested materials within 90 calendar days from the completed date of this cycle issues report. Municipal Code section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials. Once closed, the application, plans and other data submitted for completeness review may be returned to the applicant or destroyed. (From Cycle 1)

#### Public Notice Package

	Issue	
Cleared?	Num	<b>Issue Text</b>

4.0 - Public Notice Package: X

> A public notice package is required for all actions requiring a Notice of Future Decision (Process 2) or a Notice of Public Hearing (Process 3, 4 and 5).

See Information Bulletin 512 for information on how to obtain public noticing information and formatting electronic address list on CD-R. (From Cycle 1)

× 4.1 - CD-R:

> Provide a CD-R or USB flash drive with owner/occupant information. Labeled "Public Noticing" with Project Number. (From Cycle 1)

4.2 - Assessors Map(s): ×

Provide assessors map(s) with 300-foot noticing radius outlined. (From Cycle 1)

4.3 - Address Lists: ×

Provide paper copy of Excel Spreadsheet with owner/occupant information. (From Cycle 1)

4.4 - Supplemental Discretionary Project Application (DS-3035):

Complete, sign, and date. (From Cycle 1)

#### Development Plan Package

×

Cleared? Num Issue Text



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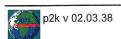
#### THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Cleared?	ssue Num	Issue Text
×	9	10.1.1 - Development Summary:
		Provide the following detail:
		Bullet point narrative that details the project's complete scope of work, including all existing and proposed improvements, any proposed development regulation deviations, and the required discretionary permits/approvals.
		***Current scope of work calls out one story building, however plans and Site Data information call out two stories, clarify scope to call out second story over above grade parking, if that is the case***
		***Clearly indicate in scope that this is for a Marijuana Outlet, not a "Retail Dispensary"
<b>X</b>	10	(From Cycle 1) 10.1.1 - Development Summary Cont.:
		Gross site area, floor area and floor area ratio (if applicable).
×	11	***Notate the proposed floor area for project, this is currently only listed in parking calculation*** (From Cycle 1) 10.1.1 - Development Summary Cont.:
		Existing and proposed uses.
		Year constructed for all existing structures on the lot, including existing structures to be demolished.
		Geologic Hazard Category.
×	12	(From Cycle 1) 10.1.6 - Easements:
		Show and label all existing and proposed easements - identify type.
×	13	If none, please note. (From Cycle 1) 10.1.7 - Transit Stops:
		Show existing and proposed transit stops if project is adjacent to transit.
×	14	If none, please note. (From Cycle 1) 10.1.8 - Building Address:
		Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4).
×	15	Provide as a note on the site plan. (From Cycle 1) 10.1.9 - Fire Hydrants:
		Show location of all existing hydrants, within 600', on site plan. (UFC903.2).
×	16	If none, please note. (From Cycle 1) 10.1.12 - Drainage:
×	17	Show Drainage Patterns (if not already provided on Grading Plan) (From Cycle 1) 10.1.14 - Buildings/Structures:
X	18	Show location and dimensions of existing (to remain) and proposed buildings and structures, use of all existing (to remain) and proposed structures, including number of stories. (From Cycle 1) 10.1.17 - Other Project Data:
		If the request includes a Conditional Use or Neighborhood Use Permit, include any other data for that use in the Separately Regulated Uses Section of the Land Development Code (e.g., hours of operation, number of children per grade, litter control plan, communications plan, etc.). (From Cycle 1)
Floor Pla	n	

Floor Plan

Cleared? Num Issue Text



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		issue			
	Cleared?	Num	<u>Issue Text</u>		
	×	19	10.4.2 - Floor Levels:		
			Indicate all floor levels (i.e. ground floor, second, third, etc.).		
***Scope calls out one story building, sheet A1 indicates a second story floor planclea a second story over parking*** (From Cycle 1)  20 10.4.6 - Demolition Floor Plan:					
			***Photo survey indicates existing buildings. Provide demolition details, including age of structures to be demolished*** (From Cycle 1)		

#### Elevations

Cleared?	Num 21	Issue Text 10.5.2 - Grades:		
		Clearly show and label existing and proposed grades.		
×	22	If existing and proposed are the same, label as such. (From Cycle 1) 10.5.3 - Finished Floor Elevations:		
×	Indicate all finished floor elevations, based on the topographic source, not an assumed datum. (From 23 10.5.4 - Building Heights:			

### Indicate building heights as defined by LDC Section 113.0270. (From Cycle 1)

#### Roof Plan

	<u>Issue</u>		
Cleared?	Num	<u>Issue Text</u>	
×	24	10.6 - Roof Plan:	
x	25	Roof plans are used to analyze a project's compliance with rooftop equipment screening regulations and, in combination with other required drawings, to help determine the height of a structure. (From Cycle 1) 10.6.1 - Spot Elevations:	
×	26	Show and label spot elevations (based on topographic source, not assumed datum) for all roof peaks, roof top projections, (including chimneys), ridges, and low points. (From Cycle 1) 10.6.2 - Roof Design:	
×	27	Show all hips, valleys and ridges. (From Cycle 1) 10.6.3 - Screening Elements:	
		Indicate any mechanical equipment and details of any architectural screening element.	
		If none, please note. (From Cycle 1)	

#### Technical Studies

	<u>Issue</u>	
Cleared?	Num	Issue Text
×	28	13.1 - Geotechnical Study:

To determine if a geotechnical study is required for all other development projects (e.g., Coastal Development Permit, Site Development Permit, etc.) and which type of study is required, see Information Bulletin 515, Development Permit, Subdivision and Grading Permit Geotechnical Study Requirements.

Report must be dated within three years. (From Cycle 1)

#### General Requirements All Plans

	Issue	
Cleared?	Num	Issue Text
×	29	9.1 - Scale:

Plans must be legible and drawn to scale on a minimum sheet size of 11" x 17". The architectural site plan, grading plan, topographic map, and landscape plans shall be prepared on the same scale. (From Cycle 1)



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9/21/22 12:51 pm

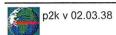
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<u>Issue</u> <u>Cleared?</u> Num	Issue Text
<b>x</b> 30	9.2 - Folded / Stapled Plans:
<b>x</b> 31	Plans with 6 sheets or less may be bound (stapled) and folded to 8 $\frac{1}{2}$ x 11 with the Title Block facing out. Plans with 7-19 sheets must be folded separately to 8 $\frac{1}{2}$ x 11 with the Title Block facing out. Plans with 20 or more sheets may be bound (stapled) and tri-folded. (From Cycle 1) 9.3 - Title Block:
	A title block should be on all plans in the lower right hand 8 1/2" x 11" space of each sheet. Include the following: Sheet Title (Site Plan, Grading Plan, Tentative Map, etc.)
	Sheet number and total sheet count (sheet of )
⇒ Full Submittal	Original Drawing Preparation Date; and Revision Date(s). (From Cycle 1)
•	
Issue	

i un oubilittai		
	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	32	*** PROJECT DEEMED READY FOR FULL-SUBMITTAL ***
×	33	Your preliminary application package has been reviewed for completeness based upon the Land Development Manual Chapter 1, Volume 1, Project Submittal Requirements and has been deemed ready for Full-Submittal. (From Cycle 1)  *** DOCUMENTS AND QUANTITIES REQUIRED ***
		At Full-Submittal, please provide the documents in the quantities identified below:

At Full-Submittal, please provide the documents in the quantities identified below:

- 1 Copy of Applicant Correspondence identifying how issues contained within this report have been addressed.
- 10 Copies of Development Plans3 Copies of Geotechnical Investigation Report
- Additional copy of 1000/100 Radius Map and Spreadsheet
   Public Notice Package (per Information Bulletin 512)
- 1 Supplemental Discretionary Application (DS-3035) (From Cycle 1)



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#### L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review I	nformat	tion
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Cycle Type: 4 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Planning Review

Cycle Distributed:

Reviewer: Goossens, Kyle

Assigned:

(619) 446-5475

Started:

Kgoossens@sandiego.gov

Hours of Review: 0.00

**Review Due:** 

Next Review Method: Submitted (Multi-Discipline)

Completed:

-Information Only (From Cycle 2)

-Information Only- (From Cycle 2)

Closed: 04/30/2018

The reviewer has requested more documents be submitted.

Your project still has 37 outstanding review issues with LDR-Planning Review (None of which are new)

#### First Review

#### Project Information

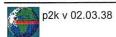
Issue

	Cleared?	Num	<u>Issue Text</u>
		1	The proposed project is a conditional use permit for a Marijuana Outlet within a newly constructed building on a vacant parcel. (From Cycle 2)
		2	The project site is located at 543-020-0400 within the Encanto Community Planning Area. The site is zoned CO-2-1 with overlay zones including Fire Brush Zones and High Fire Severity Zone. (From Cycle 2)
		3	The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable. CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation (From Cycle 2)
Ź	Permits		
	01 10	<u>Issue</u>	Lance Total
	Cleared?		Issue Text  Marijuana outlets that are consistent with the requirements for retailer or dispensary license requirements in the
	Ц	7	California Business and Professions Code may be permitted with a Conditional Use Permit decided in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506. (From Cycle 2)
		5	Findings for Conditional Use Permit Approval
			An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following findings
			(a) The proposed development will not adversely affect the applicable land use plan
		6	(b) The proposed development will not be detrimental to the public health, safety, and welfare (From Cycle 2) (c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and
			(d) The proposed use is appropriate at the proposed location (From Cycle 2)
Z	→ Commur		an
		<u>Issue</u> Num	Issue Text
		7	The Encanto Community Plan identifies this parcel as Community Commercial
1		8	-Information Only- (From Cycle 2) Where a single-story commercial development is proposed, provide a minimum overall building height of 20-feet to make a significant statement on the street.
			Proposed building meets the design policy P-UD-28 for commercial development by proposing a 25' high structure.

For questions regarding the 'LDR-Planning Review' review, please call 'Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 4

pedestrian-oriented by providing pedestrian access in accordance with 131.0550.

Proposed development conforms to design policy P-UD-32 that states Ground-floor uses should be active and



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 4 Submitted (Multi-Discipline)

Reviewing Discipline: LDR-Engineering Review

Cycle Distributed:

Reviewer: Florezabihi, Hoss

Assigned:

Submitted:

(619) 446-5348

Started:

florezabihih@sandiego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

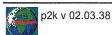
The reviewer has requested more documents be submitted.

Your project still has 18 outstanding review issues with LDR-Engineering Review (None of which are new)

#### ↑ 1st Review - 04/12/2018

0110	Issue	Total Training
<u>Cleared?</u>	Num 1	Issue Text The Engineering Review Section has reviewed the subject development and have the following comments that
		need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the
	2	Conditional Use Permit Plans. (From Cycle 2) The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (From Cycle 2)
	3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (From Cycle 2)
	4	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (From Cycle 2)
	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
	0	https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (From Cycle 2)
	6	Revise the Site/ Grading Plan and sow and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs.
	7	(From Cycle 2) Sheet CS - Scope of Work , Note # 4 , what Easement are you referring to ? If not applicable , revise
		accordingly. (From Cycle 2)
	8	Sheet CS - Remove all Construction related Notes such as Storm Water Quality Notes Construction BMPs from the set since this is an "Entitlement Set" not a construction document. (From Cycle 2)
	9	Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (From Cycle 2)
	10	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. (From Cycle 2)
	11	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (From Cycle 2)
	12	Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet.  Currently, Federal mBLVD Right-of-Way is only 8 feet as shown on Sheet SP2 Revise the Site Plan /  Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to the site on Federal BLVD, satisfactory to the City Engineer (From Cycle 2)
*. D	13	Revise the Site Plan. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Show the Water and Sewer Mains, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 4



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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<u>Issue</u>				
1	Cleared?	Num	Issue Text	
			The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary (From Cycle 2)	
-			A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (From Cycle 2)	
			Deliveries shall be permitted as an accessory use only from marijuana outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996. (From Cycle 2)	
		34	The marijuana outlet, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times. (From Cycle 2)	
-		35	The marijuana outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours (From Cycle 2)	
		36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (From Cycle 2)	
-		37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)	

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 4



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Issue Cleared? Num **Issue Text** Proposed development conforms to P-LU-39 by proposing an active retail use. P-LU-39 Provide transparency on the street with active uses such as lobbies, offices, and retail areas. -Information Only- (From Cycle 2) Proposed development complies with P-UD-34, which states buildings with retail, commercial, community or public uses on the ground floor should have a clear floor-to-ceiling height of at least 13-feet. -Information Only- (From Cycle 2) Demontrate how proposed development complies with P-UD-14. Entryways should be clearly identifiable. This can be achieved through adding awnings, a front porch, or adding design details. (From Cycle 2) Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (From Cycle 2) Seperation Requirements Issue Cleared? Num **Issue Text** Marijuana outlets shall maintain the following minimum separation betweenuses, as measured between property lines, in accordance with Section 113.0225. 1,000 feet from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. and 100 feet from a residential zone. (From Cycle 2) City Staff relies on information provided by the applicant to determine what uses are within 1000 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, the City's Project Tracking System, and personal knowledge of the area. (From Cycle 2) City Staff is also expecting the public to identify conflicts throughout the processing of the use permit. the 1000 foot distance is measured in accordance with Section 113.0225 (From Cycle 2) Provide a map showing the distance from property line to property line from the project site to 2190 Winnett St. If distance is 100 feet or less, Staff will need to recommend denial of the conditional use permit. (From Cycle 2) **Zoning Review** Issue Cleared? Num **Issue Text** Show, label, and dimension all required setback lines on site plan, including any 0' setback lines. (From Cycle 18 Please provide definitions of each room and the activities that will take place on plans. (From Cycle 2) Show conformance to 142.0810 and 142.0830 for Refuse and Recyclable Material Storage regulations. (From Cycle 2) Demonstrate how proposed development adequately screens proposed parking encroaching into the front yard setback. (From Cycle 2) Provide a darker text on elevation sheets. Text and details must be dark enough to survive the microfiche process. (From Cycle 2) Verify the gross floor area of the building. Include phantom floor square footage on calculations. (From Cycle 2) Photos on sheet PS show existing fence with barbed wire. If fence(s) are to be kept, note on site plan and notate that barbed wire will be removed. (From Cycle 2) 25 Additional comments may follow once new information is provided. (From Cycle 2) Draft Conditions Issue Cleared? Num **Issue Text** Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the marijuana outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties. (From Cycle 2) Security shall be provided at the marijuana outlet which 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) Primary signs shall be posted on the outside of the marijuana outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors (From Cycle 2) The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana outlet in character size at least two inches in height (From Cycle 2) The marijuana outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 4



(From Cycle 2)



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THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

	ssue	
Cleared?	Num	Issue Text
	14	Revise the Site Plan Sheet SP21. Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the side property line to accommodate a standard driveway apron. Show and call out the required distance (From Cycle 2)
	15	Revise the Site Plan Sheet SP2. Add a note that states: Prior to the issuance of any construction permit, the Owner/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. (From Cycle 2)
		Revise the Site Plan Sheet SP. Add a note that states: 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 2)
	17	Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS, for all proposed driveways. (From Cycle 2)
	18	Please provide a detail written response to all comments whether you agree or not and in case of disagreement , express your reasoning. (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 4



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# 1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Transportation Dev

Cycle Distributed:

Reviewer: Alo, Leo

Assigned:

(619) 446-5033

Started:

Lalo@sandiego.gov

Hours of Review: 0.00

**Review Due:** 

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

The reviewer has requested more documents be submitted.

Your project still has 18 outstanding review issues with LDR-Transportation Dev (None of which are new)

### Cleared? Num **Issue Text** Project Description: ENCANTO (Process 3) Conditional Use Permit to operate a Marijuana Outlet (MO) located at APN 543-020-400 on Federal Boulevard with the removal and demolition of existing structures and construct a 2,436-square-foot building. The 0.11 acre lot, located on the north side of Federal Boulevard and east of Winnett Street, is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan area. Council District 4. (From Cycle 2) General Information: Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A", or any documentation that is verifiable. All of the following comments have been provided without this information and may be revised pending review of the future plan submittal. (From Cycle 2) Trip Generation: The proposed 2,436 square foot Marijuana Outlet is expected to generate approximately 609 average daily trips (ADT), at 250 trips per 1,000 square feet, with 54 AM peak hour trips (27 in, 27 out) and 98 PM peak hour trips (49 in, 49 out). An access analysis study will be required. Please contact Transportation Development Section to scope the study. (From Cycle 2) Parking: The project proposes to provide parking based on SDMC Section 142.0540 Table 142-05H. However, the project is considered a retail use and therefore should provide parking per SDMC Section 142.0530 Table 142-05E. The minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces. (From Cycle 2) Parking: Per the current SDMC Section 142.0530 Table 142-05E, the minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces. The project proposes to provide 4 automobile parking spaces which is deficient by 8 spaces. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Leo Alo at (619) 446-5033. Project Nbr: 598124 / Cycle: 4



## THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154 L64A-004 Issue Cleared? Num Issue Text 6 Parking: Please demonstrate how the parking requirement for all the uses on the project site will be satisfied, including any other off-site uses that the parking is currently being shared with. With a revision of the submittal, please include all parking calculations on the revised plan submittal accordingly. (From Cycle 2) Parking: Please demonstrate a proposed site layout that maximizes the potential onsite parking while still maintaining all other zoning/landscaping/etc. requirements. (From Cycle 2) Parking: Revise the parking table on Sheet CS to show the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the

> (From Cycle 2) Motorcycle Parking:

> > In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required of two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show motorcycle spaces and dimensions on the plan.

parking provided for: automobiles, accessible, van accessible, bicycle (long and short-term), motorcycle,

carpool/zero emissions, electric vehicle, and loading spaces.

(From Cycle 2) Bicycle Parking:

Short-Term:

In accordance with SDMC Section 142.0530(e), the minimum number of short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required automobile parking space minimum, whichever is greater.

(From Cycle 2)

Long-Term:

In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one.

Please show location and quantity of short-term and long-term bicycle spaces on the plan.

(From Cycle 2)

12 Carpool/Zero Emissions Vehicle Parking:

Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d).

(From Cycle 2)

Plan Correction: 13

> Revise architectural plans to provide the correct scale on all sheets (plans state 20 scale when a 10 scale is used).

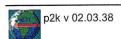
(From Cycle 2)

Public Improvements:

Full size scaled plans should show, call out, and dimension all existing and proposed: curb, gutter, sidewalk width, striping, curb ramps, and street lights.

(From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Leo Alo at (619) 446-5033. Project Nbr: 598124 / Cycle: 4



Reshannon Harrell 533-3406

# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

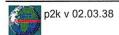
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0110	Issue	Laws Tord
Cleared? □	<u>Num</u> 15	<u>Issue Text</u> Dedication:
		The proposed site plan sheet SP2 shows a curb to property line distance of 8 feet. The applicant shall dedicate an additional 2 feet of right-of-way to accommodate a City standard driveway and parkway.
	16	(From Cycle 2) Driveways:
		The driveway curb cut shall be located a minimum of three feet from the side property line to accommodate a standard driveway apron. Revise plans accordingly.
	17	(From Cycle 2) Turnaround:
		Per the SDMC Section 142.0560 (d) (3), drive 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 and that has a minimum area equivalent to a parking space. Please revise site plan accordingly.
	18	(From Cycle 2) Additional Comments (information only, no action required):
		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)

For questions regarding the 'LDR-Transportation Dev' review, please call Leo Alo at (619) 446-5033. Project Nbr: 598124 / Cycle: 4



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1222 1st Avenue, San Diego, CA 92101-4154

Submitted:

**Review Information** 

Cycle Type: 4 Submitted (Multi-Discipline)

Reviewing Discipline: Community Planning Group Cycle Distributed:

Reviewer: Cac, Cherlyn

(619) 235-5917

Assigned: Started:

ccac@sandiego.gov

Review Due: Completed:

Hours of Review: 0.00

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

The reviewer has requested more documents be submitted.

. Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)

**Encanto** 

Issue

Cleared? Num

**Issue Text** 

Please contact the Chair for the Encanto Neighborhoods Community Planning Group, Kenneth Malbrough, at (619)843-6721 or kmalbrough@att.net, to schedule your project for a presentation before the group to obtain their recommendation. This Community Planning Group is officially recognized by the City as a representative of the community. (From Cycle 2)

For questions regarding the 'Community Planning Group' review, please call Cherlyn Cac at (619) 235-5917. Project Nbr: 598124 / Cycle: 4

p2k v 02.03.38

Reshannon Harrell 533-3406

**Review Information** 

## THE CITY OF SAN DIEGO **Development Services Department**

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### 1222 1st Avenue, San Diego, CA 92101-4154 L64A-004

Reviewing Discipline: Fire-Plan Review

Submitted: Cycle Distributed:

Reviewer: Sylvester, Brenda

Assigned:

(619) 446-5449

Cycle Type: 4 Submitted (Multi-Discipline)

Started:

bsylvester@sandiego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

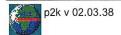
The reviewer has requested more documents be submitted.

Your project still has 6 outstanding review issues with Fire-Plan Review (None of which are new)

#### Fire Department Issues

-		Issue	
-	Cleared?	Num	<u>Issue Text</u>
-		1	Refer to policy A-14-1 for access requirements: sandiego.gov, Public Safety, Fire, Services and Programs, Policies, Fire Access Roadways (From Cycle 2)
		2	Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3 (From Cycle 2)
		3	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction). (show all existing hydrants within 600 ft.) (From Cycle 2)
		4	Radius for hydrants to all portions of the exterior of the building is based on Table C105.1 (Appendix C/CFC). For Example: If required fire flow is 1,750 or less, spacing between hydrants is 500 ft., radius is 1/2 or 250 ft. to reach all portions of the exterior of bldg./buildings. (From Cycle 2)
		5	Provide an approved key (knox) box in an approved location. Show location on plans. See Fire Department Policy K-15-2 (sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Knox Box Requirements) (From Cycle 2)
		6	Provide as a Note on the Fire Access Plan: All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC. (From Cycle 2)

For questions regarding the 'Fire-Plan Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 598124 / Cycle: 4



### THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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L64A-004

**Review Information** 

Cycle Type: 4 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Geology

Cycle Distributed:

Reviewer: Thomas, Patrick

Assigned:

(619) 446-5296

Started:

pathomas@sandiego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

The reviewer has requested more documents be submitted.

Your project still has 4 outstanding review issues with LDR-Geology (None of which are new)

#### **598124-2 (4/11/2018)**

#### Information

#### Issue

#### Cleared? Num

The project site is located within geologic hazard zone 32 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 32 is characterized by a low potential for liquefaction, fluctuating groundwater

and minor drainages. (From Cycle 2)

#### References

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## Issue

#### Cleared? Num Issue Text

Grading Plan, O Federal Boulevard, San Diego, California 92114, A Portion of Lot 24, Block 25 of Map No. 2121; prepared by Projection Engineering, Inc., print dated March 13, 2018.

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001).

(From Cycle 2)

#### **Comments**

### Issue

#### Issue Text Cleared? Num

Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the City of San Diego Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (From Cycle 2)

Submit a digital copy (on CD/DVD/or USB data storage device) of the geotechnical

document dated March 9, 2018 for our records.

(From Cycle 2)

For questions regarding the 'LDR-Geology' review, ptease call Patrick Thomas at (619) 446-5296. Project Nbr: 598124 / Cycle: 4

p2k v 02.03.38

Reshannon Harrell 533-3406

### THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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L64A-004

**Review Information** 

Cycle Type: 4 Submitted (Multi-Discipline)

Reviewing Discipline: LDR-Landscaping

Reviewer: Navagato, Andrea

(619) 446-5197

Anavagato@sandiego.gov

Hours of Review: 0.00

Next Review Method: Submitted (Multi-Discipline)

Submitted:

Cycle Distributed:

Assigned: Started:

**Review Due:** 

Completed:

Closed: 04/30/2018

The reviewer has requested more documents be submitted.

Your project still has 19 outstanding review issues with LDR-Landscaping (None of which are new)

#### ↑ 1st Review - 4/12/2018 <u>Issue</u> Cleared? Num Issue Text Grading Note #3: Provide the page number where the hydroseed mix is found. The hydroseed mix is required to be listed in the event that the project should stall for an unseen reason. (Sheet C.1) (From Cycle 2) Hydroseed Mix & Procedures: Provide a provisional, non-irrigated hydroseed mix for the purposes of Grading Note 3. Mix shall be compatible with adjacent sensitive habitat areas and include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre. Include application procedures consistent with section 4.4 of the Landscape Standards (You may email reviewer for an excerpt of these notes.) (From Cycle 2) Species Legend: List 2-3 plant species per plant symbol on legend in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes. (Sheet L-2) (From Cycle 2) Street Yard: Revise the Street Yard boundary on the Landscape Area Diagram to follow the street wall line across the property. This includes the area in front of the portion of the building which is set back about 18'. Update street yard calculations accordingly. (Sheet L-1) (From Cycle 2) Street Yard Calculations: Currently calculations indicate that 313sf of planting area is provided in the street yard. On the Landscape Area Diagram identify the boundaries and square footages of all areas contributing to this total, as it currently appears that street yard may not be providing enough planting area. (From Cycle 2) Street Yard Trees: The planting area and spacing provided for the proposed Jacaranda trees is minimal. Staff recommends increasing the planting area for proposed trees. If site limitations are a concern, then a selection of smaller canopy trees will be required due to tight spacing and small planting areas. For assistance refer to the SD Street Tree Selection Guide which lists trees suitable for 2' to 4' planting areas. (From Cycle 2) Street Yard Trees Root Zone [§142.0403(b)(5)]: A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5'. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements. Permeable pavement will be required adjacent to any tree planting area that cannot meet the minimum 5' requirement. (From Cycle 2) Hardscape: Identify all hardscape materials on the Landscape Development plans. Note that Encanto Community Plan requests minimizing impervious surfaces that have large thermal gain, such as concrete and asphalt. Utilizing permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), cobble stone block pavement, etc to detain and infiltrate run-off on-site. (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 4



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

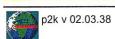
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Issue Cleared? Num Issue Text Vehicular Use Area (VUA) Screening [§142.0406(c)]: A vehicular use area located within the street yard shall be separated from the curb in the public right-of-way by a required planting area totaling at least 8 feet in width, measured perpendicularly to the public right-of-way. The width of this planting area may be reduced to 3 feet if a solid wall of at least 3 feet in height is provided for the entire length of the vehicular use area-for sites under 5 acres. Provide screening for the VUA. (From Cycle 2) Utilities: Show proposed water and sewer laterals serving property directly on the planting plan in order to demonstrate conformance with SDMC Minimum Tree Separation Distance Table 142-04E. (Sheet L-2) Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. Propose one street tree from the Encanto Community Plan (Jacaranda, Brisbane box, Raywood Ash, Weeping Bottle Brush, Forest Pansy Redbud), located away from all underground utilities per SDMC §142.0409. Show the location, species, and size (min. 24" box) on the plans. Refer to SD Street Tree Selection Manual to determine parkway width requirements for proposed tree. (Sheet L-2) (From Cycle 2) Parkway Planting: Indicate proposed planting in the right-of-way, groundcover and/or shrubs are required along portions of the parkway. Any proposed shrubs must have a mature height of less than 36". A pedestrian access point may be included through the parkway. (Sheet L-2) (From Cycle 2) Water Conservation, Lawn Areas: Lawn areas shall not exceed 10% of the landscape area on a premises. Demonstrate how lawn area is meeting 142.0413(b) by including sf of landscape area on premises and sf of turf area. Staff recommends a selection of drought tolerant shrubs in these areas. Reference plant material can be found online in the SD Storm Water Standards Manual Part 1 Appendix E. (Sheet L-1 & L-2) (From Cycle 2) 14 Water Conservation [§142.0413]: All new development with landscape area of 500 SF or greater shall be subject to a Maximum Applied Water Allowance (MAWA). Provide Water Budget Calculations and hydrozone diagram directly on plans. MAWA & ETWU calculations as well as hydrozone diagram are required in order to show compliance under SDMC 142.0413. See Appendix E of the San Diego Landscape Standards for reference. Note that full irrigation plans are not required at this time, however will be required with subsequent construction permit. (From Cycle 2) Notes <u>Issue</u> Cleared? Num **Issue Text** Provide the following note on the Landscape Development Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (From Cycle 2) Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) 3. Above ground utility structures - 10 feet 4. Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (From Cycle 2) Provide the following note on the Landscape Development Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc. (From Cycle 2) Updated the following note on the Landscape Development Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411." (Sheet L1 & L2) (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 4



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Cleared? Num Issue Text

□ 19 Update the following note on the Landscape Development Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by \_\_\_\_\_. Landscape and irrigation areas in the public right-of-way shall be maintained by \_\_\_\_\_. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

(From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 4



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### THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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L64A-004

**Review Information** 

Cycle Type: 4 Submitted (Multi-Discipline) Submitted:

Reviewing Discipline: LDR-Environmental Cycle Distributed: Reviewer: Mc Pherson, Anna Assigned:

> (619) 446-5276 Started: amcpherson@sandiego.gov **Review Due:**

Hours of Review: Completed: 0.00

Next Review Method: Submitted (Multi-Discipline) Closed: 04/30/2018

The reviewer has requested more documents be submitted.

Your project still has 12 outstanding review issues with LDR-Environmental (None of which are new)

#### April 2018 Review

#### Project Scope

#### Issue

### Cleared? Num

The project is a request for a Conditional Use Permit (CUP) to construct and operate a 2,436-square-foot Marijuana Outlet (MO) on a 0.11-acre site, located on the north side of Federal Bouldevard, and East of Winnett Street in the Encanto Community Plan area. The poject site is designated Community Commercial and zoned CO-2-1. (From Cycle 5)

Project Issues

#### Land Use

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#### Issue

#### Cleared? Num **Issue Text**

The project is allowed in the land use designation and zone with a Conditional Use Permit. LDR-Planning has requested revisions to address urban design policies and additional information regarding surrounding uses to determine if the project is in compliance with the LDC. EAS will coordinate with LDR-Planning regarding land use plan and LDC compliance. (From Cycle 5)

#### Air Quality and Odor Suppressi

#### **Issue**

#### Cleared? Num **Issue Text**

Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression proejct features and/or equipment, if any or explain why none would be necessary. (From Cycle 5)

#### AB 52 (Tribal Cultural Resourc

### Issue

#### Cleared? Num **Issue Text**

Based on the information provided in this submittal it looks like the project involves ground disturbance. It has been determined pursuant to Assembly Bill (AB) 52 (Tribal Cultural Resources), EAS is required to provide a project notification to Tribal Representatives. EAS will begin this process between project submittals. (From Cycle 5)

#### Paleontological Resources

#### Cleared? Num

According to the City of San Diego Seismic Safety Study, the site is underlain by the San Diego Formation which is highly sensitive for paleontological resources. Please include the total amount of excavation proposed for the entire project, and the maximum depth of cut. Until this information is provided, EAS cannot fully address this issue. (From Cycle 5)

GHG GHG

#### <u>Issue</u>

#### Cleared? Num **Issue Text**

EAS received a CAP Consistency Checklist (June 2017) in this submittal, however the checklist does not have written responses to each of the questions and/or provides incorrect responses related to parking . Please address each of the questions within the checklist, provide a detailed response to each. This GHG reduction measures described in the Checklist will be assured as conditions of approval of the permit. (From Cycle 5)

#### Health and Safety

Issue

Cleared? Num Issue Text

For guestions regarding the "LDR-Environmental" review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 4

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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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Issue Cleared? Num **Issue Text** The City's CEQA Significance Determination Thresholds states that for non-residential projects, the applicant needs to complete the Development Services Department (DSD) Form DS 165, "Hazardous Materials Questionnaire." Refer to City of San Diego's Information Bulletin 116 for additional information. Provide this form to EAS in the next submittal. (From Cycle 5) Geology <u>Issue</u> Cleared? Num **Issue Text** LDR-Geology has requested the submittal of a geotechnical investigation (apparently already prepared but not included in the submittal). Provide a copy of the final geotechnical investigation, upon its acceptance, to EAS. (From Cycle 5) Transportation Issue Cleared? Num **Issue Text** Transporation Dev staff have required an Access Analysis Study and are requesting revisions to the site plan. Additionally staff has indicated that the project is deficient by 8 spaces. This is significant to EAS because it serves as the basis for the calculation of GHG reduction measures as specified in the CAP Checklist. (From Cycle 5) Cultural Resources - Historic Issue Cleared? Num **Issue Text** 10 Please confirm that the "shade structure" is less than 45 years old. (From Cycle 5) Environmental Determination <u>Issue</u> Cleared? Num **Issue Text** Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (From Cycle 5) 12 The project site is located in the Encanto Community Plan area. The community plan was recently updated and a Programmatic EIR was certified in Fall 2015, The project falls within the scope of the document. Upon clearance of all of the issues, EAS will discuss environmental determination options with respect to tiering from the CPU PEIR. (From Cycle 5)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 4



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## THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

Review	Information
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Cycle Type: 5 LDR-Environmental(Submit)

Submitted: 04/23/2018

Deemed Complete on 04/23/2018

Reviewing Discipline: LDR-Environmental

Cycle Distributed: 04/23/2018

Reviewer: Mc Pherson, Anna

Assigned: 04/24/2018

(619) 446-5276

Started: 04/26/2018

amcpherson@sandiego.gov

Review Due: 04/27/2018

Hours of Review: 6.00

Completed: 04/27/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 04/30/2018

The review due date was changed to 04/27/2018 from 05/17/2018 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 LDR-Environmental on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with LDR-Environmental (all of which are new).
- Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

#### April 2018 Review

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#### Project Scope

#### Issue

#### Cleared? Num

**Issue Text** 

The project is a request for a Conditional Use Permit (CUP) to construct and operate a 2,436-square-foot Marijuana Outlet (MO) on a 0.11-acre site, located on the north side of Federal Bouldevard, and East of Winnett Street in the Encanto Community Plan area. The poject site is designated Community Commercial and zoned

CO-2-1. (New Issue)

#### Project Issues

#### Land Use

Cleared? Num

**Issue Text** 

The project is allowed in the land use designation and zone with a Conditional Use Permit. LDR-Planning has requested revisions to address urban design policies and additional information regarding surrounding uses to determine if the project is in compliance with the LDC. EAS will coordinate with LDR-Planning regarding land use plan and LDC compliance. (New Issue)

#### Air Quality and Odor Suppressi

#### <u>Issue</u>

Cleared? Num

**Issue Text** 

Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression proejct features and/or equipment, if any or explain why none would be necessary. (New Issue)

#### AB 52 (Tribal Cultural Resourc

#### Issue

Cleared? Num

**Issue Text** 

Based on the information provided in this submittal it looks like the project involves ground disturbance. It has been determined pursuant to Assembly Bill (AB) 52 (Tribal Cultural Resources), EAS is required to provide a project notification to Tribal Representatives. EAS will begin this process between project submittals. (New Issue)

#### Paleontological Resources

#### Issue

Cleared? Num **Issue Text** 

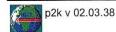
According to the City of San Diego Seismic Safety Study, the site is underlain by the San Diego Formation which is highly sensitive for paleontological resources. Please include the total amount of excavation proposed for the entire project, and the maximum depth of cut. Until this information is provided, EAS cannot fully address this issue. (New Issue)

GHG

Issue

Cleared? Num Issue Text

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 5



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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Issue Cleared? Num **Issue Text** EAS received a CAP Consistency Checklist (June 2017) in this submittal, however the checklist does not hae written responses to each of the questions and/or provides incorrect responses related to parking . Please address each of the questions within the checklist; provide a detailed response to each. This GHG reduction measures described in the Checklist will be assured as conditions of approval of the permit. (New Issue) Health and Safety Cleared? Num **Issue Text** The City's CEQA Significance Determination Thresholds states that for non-residential projects, the applicant needs to complete the Development Services Department (DSD) Form DS 165, "Hazardous Materials Questionnaire." Refer to City of San Diego's Information Bulletin 116 for additional information. Provide this form to EAS in the next submittal. (New Issue) Geology Issue Cleared? Num **Issue Text** LDR-Geology has requested the submittal of a geotechnical investigation (apparently already prepared but not included in the submittal). Provide a copy of the final geotechnical investigation, upon its acceptance, to EAS. (New Issue) Transportation Issue Cleared? Num **Issue Text** Transporation Dev staff have required an Access Analysis Study and are requesting revisions to the site plan. Additionally staff has indicated that the project is deficient by 8 spaces. This is significant to EAS because it serves as the basis for the calculation of GHG reduction measures as specified in the CAP Checklist. (New Issue) Cultural Resources - Historic Issue Cleared? Num **Issue Text** 10 Please confirm that the "shade structure" is less than 45 years old. (New Issue) Environmental Determination Issue Cleared? Num Issue Text Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (New Issue) The project site is located in the Encanto Community Plan area. The community plan was recently updated and a Programmatic EIR was certified in Fall 2015, The project falls within the scope of the document. Upon clearance of all of the issues, EAS will discuss environmental determination options with respect to tiering from the CPU PEIR. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 5



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## THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 05/10/2018

Reviewer: Goossens, Kyle

Assigned: 05/11/2018

(619) 446-5475

Started: 05/30/2018

Kgoossens@sandiego.gov

Review Due: 06/01/2018

Completed: 06/01/2018

**COMPLETED ON TIME** 

Hours of Review: 4.00

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/13/2018

. The review due date was changed to 06/14/2018 from 06/06/2018 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 15 outstanding review issues with LDR-Planning Review (3 of which are new issues).
- . Last month LDR-Planning Review performed 68 reviews, 19.1% were on-time, and 27.9% were on projects at less than < 3 complete submittals.

#### First Review

#### Project Information

	<u>Issue</u>	
Cleared?	Num	Issue Text
×	1	The proposed project is a conditional use permit for a Marijuana Outlet within a newly constructed building on a vacant parcel. (From Cycle 2)
×	2	The project site is located at 543-020-0400 within the Encanto Community Planning Area. The site is zoned CO-2-1 with overlay zones including Fire Brush Zones and High Fire Severity Zone. (From Cycle 2)
×		The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable. CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation (From Cycle 2)

#### Permits

	<u>issue</u>	
Cleared?	Num	Issue Text
x	4 5	Marijuana outlets that are consistent with the requirements for retailer or dispensary license requirements in the California Business and Professions Code may be permitted with a Conditional Use Permit decided in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506. (From Cycle 2) Findings for Conditional Use Permit Approval
		An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following findings
		(a) The proposed development will not adversely affect the applicable land use plan
×	6	(b) The proposed development will not be detrimental to the public health, safety, and welfare (From Cycle 2) (c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

(d) The proposed use is appropriate at the proposed location (From Cycle 2)

#### Community Plan

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	Issue	
Cleared?	Num	Issue Text
×	7	The Encanto Community Plan identifies this parcel as Community Commercial

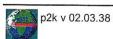
-Information Only- (From Cycle 2)

Where a single-story commercial development is proposed, provide a minimum overall building height of 20feet to make a significant statement on the street.

Proposed building meets the design policy P-UD-28 for commercial development by proposing a 25' high structure.

-Information Only (From Cycle 2)

or questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 6



Reshannon Harrell 533-3406

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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

	Issue	
Cleared?	Num	Issue Text
×	9	Proposed development conforms to design policy P-UD-32 that states Ground-floor uses should be active and pedestrian-oriented by providing pedestrian access in accordance with 131.0550.
×	10	-Information Only- (From Cycle 2) Proposed development conforms to P-LU-39 by proposing an active retail use.
		P-LU-39 Provide transparency on the street with active uses such as lobbies, offices, and retail areas.
×	11	-Information Only- (From Cycle 2) Proposed development complies with P-UD-34, which states buildings with retail, commercial, community or public uses on the ground floor should have a clear floor-to-ceiling height of at least 13-feet.
		-Information Only- (From Cycle 2)
×	12	Demontrate how proposed development complies with P-UD-14. Entryways should be clearly identifiable. This can be achieved through adding awnings, a front porch, or adding design details. (From Cycle 2)
×	13	Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (From Cycle 2)
Seperati	on Re	quirements

#### Seperation Requirements

	<u>Issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
X	14	Marijuana outlets shall maintain the following minimum separation betweenuses, as measured between property lines, in accordance with Section 113.0225. 1,000 feet from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools.
×	15	and 100 feet from a residential zone. (From Cycle 2) City Staff relies on information provided by the applicant to determine what uses are within 1000 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, the City's Project Tracking System, and personal knowledge of the area. (From Cycle 2)
×	16	City Staff is also expecting the public to identify conflicts throughout the processing of the use permit. the 1000 foot distance is measured in accordance with Section 113.0225 (From Cycle 2)
×	17	Provide a map showing the distance from property line to property line from the project site to 2190 Winnett St. If distance is 100 feet or less, Staff will need to recommend denial of the conditional use permit. (From Cycle 2)

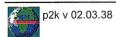
#### **Zoning Review**

	<u>Issue</u>	
Cleared?	Num	Issue Text
×	18	Show, label, and dimension all required setback lines on site plan, including any 0' setback lines. (From Cycle 2)
×	19	Please provide definitions of each room and the activities that will take place on plans. (From Cycle 2)
×	20	Show conformance to 142.0810 and 142.0830 for Refuse and Recyclable Material Storage regulations. (From Cycle 2)
×	21	Demonstrate how proposed development adequately screens proposed parking encroaching into the front yard setback. (From Cycle 2)
×	22	Provide a darker text on elevation sheets. Text and details must be dark enough to survive the microfiche process. (From Cycle 2)
×	23	Verify the gross floor area of the building. Include phantom floor square footage on calculations.  (From Cycle 2)
×	24	Photos on sheet PS show existing fence with barbed wire. If fence(s) are to be kept, note on site plan and notate that barbed wire will be removed. (From Cycle 2)
	25	Additional comments may follow once new information is provided. (From Cycle 2)
Draft Co	nditio	

#### Draft Conditions

	Issue	
Cleared?	Num	<u>Issue Text</u>
	26	Lighting shall be provided to illuminate the interior, façade, and the immediate surrounding area of the marijuana outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties. (From Cycle 2)
	27	Security shall be provided at the marijuana outlet which 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
	2.2	facility, except on an incidental basis (From Cycle 2)
	28	Primary signs shall be posted on the outside of the marijuana outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors (From Cycle 2)
	29	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana outlet in character size at least two inches in height (From Cycle 2)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 6



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-		Issue	
	Cleared?	Num	Issue Text
-		30	The marijuana outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week (From Cycle 2)
		31	The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary (From Cycle 2)
-		32	A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (From Cycle 2)
1		33	Deliveries shall be permitted as an accessory use only from marijuana outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996. (From Cycle 2)
		34	The marijuana outlet, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times. (From Cycle 2)
		35	The marijuana outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours (From Cycle 2)
		36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (From Cycle 2)
- 1		37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)
		38	Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official (New Issue)
e e	cond Revi	ew	

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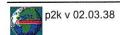
#### Community Plan

		Issue	
	Cleared?	Num	<u>Issue Text</u>
	×	40	Development conforms to P-UD-14 by making the entryway clearly identifiable through the use of signs and a transparent storefront.
			-Information Only- (New Issue)
3	Zoning F	Review	
1			

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	Issue	
Cleared?	Num	Issue Text
	39	Show conformance to 131.0550 for Pedestrian Paths. Site plan shows no pedestrian path (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 6



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#### **Review Information**

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 05/10/2018 Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 05/10/2018

Reviewer: Florezabihi, Hoss Assigned: 05/14/2018

(619) 446-5348 Started: 06/01/2018 florezabihih@sandiego.gov Review Due: 06/01/2018

Hours of Review: 6.00 Completed: 06/06/2018 COMPLETED LATE

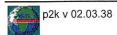
Next Review Method: Submitted (Multi-Discipline) Closed: 06/13/2018

- . The review due date was changed to 06/14/2018 from 06/06/2018 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-Engineering Review 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-Engineering Review (4 of which are new issues).
- . Last month LDR-Engineering Review performed 64 reviews, 42.2% were on-time, and 10.9% were on projects at less than < 3 complete submittals.

#### ↑ 1st Review - 04/12/2018

	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Conditional Use Permit Plans. (From Cycle 2)
×	2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (From Cycle 2)
×	3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (From Cycle 2)
×	4	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (From Cycle 2)
×	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
	6	https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (From Cycle 2) Revise the Site/ Grading Plan and sow and call out how all storm water run-off from the proposed development
u	Ü	is directed to proposed landscape Low-Impact Development BMPs.  (From Cycle 2)
×	7	Sheet C5 - Scope of Work , Note # 4 , what Easement are you referring to ? If not applicable , revise accordingly. (From Cycle 2)
×	8	Sheet CS - Remove all Construction related Notes such as Storm Water Quality Notes Construction BMPs from the set since this is an "Entitlement Set" not a construction document. (From Cycle 2)
×	9	Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.  (From Cycle 2)
×	10	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. (From Cycle 2)
	11	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (From Cycle 2)
×	12	Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet. Currently, Federal mBLVD Right-of-Way is only 8 feet as shown on Sheet SP2. Revise the Site Plan / Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to the site on Federal BLVD, satisfactory to the City Engineer (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 6



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	Issue	
Cleared?	Num	Issue Text
×	13	Revise the Site Plan. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Show the Water and Sewer Mains, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. (From Cycle 2)
	14	Revise the Site Plan Sheet SP21. Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the side property line to accommodate a standard driveway apron. Show and call out the required distance (From Cycle 2)
×	15	Revise the Site Plan Sheet SP2. Add a note that states: Prior to the issuance of any construction permit, the Owner/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. (From Cycle 2)
X		Revise the Site Plan Sheet SP. Add a note that states: 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 2)
×	17	Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS, for all proposed driveways. (From Cycle 2)
	18	Please provide a detail written response to all comments whether you agree or not and in case of disagreement , express your reasoning. (From Cycle 2)
2nd Rev	iew - 0	6/01/18
	120	

	Issue	
Cleared?	Num	Issue Text
	19	Please revise all Civil sheets and remove Engineering Title Block from all. (New Issue)
		Drainage study propose condition map shows pervious pavers every where except building envelope. This is not consistent with Site and Grading plan. Please correct whichever the case is. (New Issue)
		and note driveway wings are to be 3' wide . Revise Site and Grading Plan to show the driveway location correctly. (New Issue)
	22	Please note unchecked comments of previous review are still standing and need to be addressed. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 598124 / Cycle: 6



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#### L64A-004

### **Review Information**

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Transportation Dev

Reviewer: Gonzalez Sequen, Bladimir

Cycle Distributed: 05/10/2018

Assigned: 05/11/2018 Started: 06/01/2018

(619) 446-5396 BGonzalezSeq@sandiego.(

Hours of Review:

Review Due: 06/14/2018

6.00

Completed: 06/12/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/13/2018

- The review due date was changed to 06/14/2018 from 06/06/2018 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 (8 of which are new issues).
- . Last month LDR-Transportation Dev performed 42 reviews, 64.3% were on-time, and 20.8% were on projects at less than < 3 complete submittals.

#### 4/12/18 - 1st Review

#### Issue

### Cleared? Num

**Issue Text** Project Description:

> ENCANTO (Process 3) Conditional Use Permit to operate a Marijuana Outlet (MO) located at APN 543-020-400 on Federal Boulevard with the removal and demolition of existing structures and construct a 2,436-square-foot building. The 0.11 acre lot, located on the north side of Federal Boulevard and east of Winnett Street, is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan area. Council District

(From Cycle 2)

×

x

General Information:

Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A", or any documentation that is verifiable. All of the following comments have been provided without this information and may be revised pending review of the future plan submittal.

(From Cycle 2)

X

Trip Generation:

The proposed 2,436 square foot Marijuana Outlet is expected to generate approximately 609 average daily trips (ADT), at 250 trips per 1,000 square feet; with 54 AM peak hour trips (27 in, 27 out) and 98 PM peak hour trips (49 in, 49 out).

An access analysis study will be required. Please contact Transportation Development Section to scope the study.

(From Cycle 2)

×

Parking:

The project proposes to provide parking based on SDMC Section 142.0540 Table 142-05H. However, the project is considered a retail use and therefore should provide parking per SDMC Section 142.0530 Table 142-05E.

The minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces.

(From Cycle 2)

× Parking:

> Per the current SDMC Section 142.0530 Table 142-05E, the minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces.

The project proposes to provide 4 automobile parking spaces which is deficient by 8 spaces.

(From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 6

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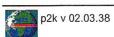
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Issue Cleared? Num Issue Text 6 Parking: × Please demonstrate how the parking requirement for all the uses on the project site will be satisfied, including any other off-site uses that the parking is currently being shared with. With a revision of the submittal, please include all parking calculations on the revised plan submittal accordingly. (From Cycle 2) Parking: × Please demonstrate a proposed site layout that maximizes the potential onsite parking while still maintaining all other zoning/landscaping/etc. requirements. (From Cycle 2) Parking: Revise the parking table on Sheet CS to show the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for: automobiles, accessible, van accessible, bicycle (long and short-term), motorcycle, carpool/zero emissions, electric vehicle, and loading spaces. (From Cycle 2) Motorcycle Parking: In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required of two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show motorcycle spaces and dimensions on the (From Cycle 2) Bicycle Parking: х Short-Term: In accordance with SDMC Section 142.0530(e), the minimum number of short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required automobile parking space minimum, whichever is greater. (From Cycle 2) 11 Long-Term: In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one. Please show location and quantity of short-term and long-term bicycle spaces on the plan. (From Cycle 2) Carpool/Zero Emissions Vehicle Parking: × Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d). (From Cycle 2) Plan Correction: × Revise architectural plans to provide the correct scale on all sheets (plans state 20 scale when a 10 scale is used). (From Cycle 2) Public Improvements: X Full size scaled plans should show, call out, and dimension all existing and proposed: curb, gutter, sidewalk width, striping, curb ramps, and street lights. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 6



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

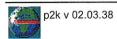
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		<u>Issue Text</u> Dedication:
		The proposed site plan sheet SP2 shows a curb to property line distance of 8 feet. The applicant shall dedicate an additional 2 feet of right-of-way to accommodate a City standard driveway and parkway.
X	16	(From Cycle 2) Driveways:
		The driveway curb cut shall be located a minimum of three feet from the side property line to accommodate a standard driveway apron. Revise plans accordingly.
	17	(From Cycle 2) Turnaround:
		Per the SDMC Section 142.0560 (d) (3), drive 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 and that has a minimum area equivalent to a parking space. Please revise site plan accordingly.
	18	(From Cycle 2) Additional Comments (information only, no action required):
		Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles.
· 6/1/18 - 2	2nd Re	(From Cycle 2)
	<u>Issue</u>	
	2000	Issue Text  Revised Project Recognition: ENCANTO (Process 2) Conditional Lies Reveilt to encycle a Marii una Outlet
	19	Revised Project Description: ENCANTO (Process 3) Conditional Use Permit to operate a Marijuana Outlet (MO) located at APN 543-020-400 on Federal Boulevard with the removal and demolition of existing structures and construct a 1,682-square-foot building. The 0.11 acre lot, located on the north side of Federal Boulevard and east of Winnett Street, is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan area. Council District 4. (New Issue)
	20	Access Analysis: The Access Analysis dated May 9, 2018 for Federal Boulevard Retail Outlet prepared by Linscott Law & Greenspan Engineers is currently under review. This study was not previously scoed with Transportation Development as required in our 4/12/18 first review. (New Issue)
	22	Trip Generation: The project's trip generation will be addressed through the Access Analysis. (New Issue)
	23	Motorcycle Parking: In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required or two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show minimum number of required motorcycle spaces and dimensions on the plan. (Second Request) (New Issue)
	24	Long-term Bicycle Parking: Per previous comment #9, please provide the number of full-time employees. Long-term bike parking was not shown on the plan. Unless the parking is exempt due to number of employees,
	25	please revise site plans accordingly. (Second Request) (New Issue)  Driveways: The driveway curb cut shall be located a minimum of three feet from the side property line to
	26	accommodate a standard 3 foot driveway apron. Revise plans accordingly. (Second Request) (New Issue) Turnaround: The accessible landing area may not be used as a turnaround. Revise plans accordingly. (Second
	80000000	Request)
	27	(New Issue)  Dedication: Per the Topographic Map and Boundary Survey provided, it appears the curb-to-property line width varies slightly on the project frontage of Federal Boulevard. Please dedicate to provide 10 feet of curb to property line right-of-way. (Second Request) (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 6



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 05/10/2018 Deemed Complete on 05/10/2018

Reviewing Discipline: Community Planning Group Cycle Distributed: 05/10/2018

Reviewer: Cac, Cherlyn Assigned: 05/17/2018

 (619) 235-5917
 Started:
 05/29/2018

 ccac@sandiego.gov
 Review Due:
 06/01/2018

Hours of Review: 0.50 Completed: 06/01/2018 COMPLETED ON TIME

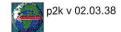
Next Review Method: Submitted (Multi-Discipline) Closed: 06/13/2018

. The review due date was changed to 06/14/2018 from 06/06/2018 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 Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 33 reviews, 30.3% were on-time, and 24.2% were on projects at less than < 3 complete submittals.

2	Encanto		
		<u>Issue</u>	
- 1	Cleared?	<u>Num</u>	<u>Issue Text</u>
		1	Please contact the Chair for the Encanto Neighborhoods Community Planning Group, Kenneth Malbrough, at (619)843-6721 or kmalbrough@att.net, to schedule your project for a presentation before the group to obtain their recommendation. This Community Planning Group is officially recognized by the City as a representative of the community. (From Cycle 2)
		2	Please provide the recommendation from the community planning group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count. (New Issue)

For questions regarding the 'Community Planning Group' review, please call Cherlyn Cac at (619) 235-5917. Project Nbr: 598124 / Cycle: 6



Fire Department Issues

## THE CITY OF SAN DIEGO **Development Services Department**

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Deemed Complete on 05/10/2018

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# 1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 05/10/2018

Reviewing Discipline: Fire-Plan Review Cycle Distributed: 05/10/2018

Reviewer: Sylvester, Brenda Assigned: 05/15/2018

> (619) 446-5449 Started: 06/05/2018 bsylvester@sandiego.gov Review Due: 06/01/2018

Hours of Review: 0.50 **COMPLETED LATE** Completed: 06/05/2018

Next Review Method: Submitted (Multi-Discipline) Closed: 06/13/2018

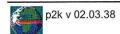
- The review due date was changed to 06/14/2018 from 06/06/2018 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 3rd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).

requirements would require crossing 4 lanes of traffic (New Issue)

- The reviewer has requested more documents be submitted.
- Your project still has 2 outstanding review issues with Fire-Plan Review (1 of which are new issues).
- . Last month Fire-Plan Review performed 34 reviews, 47.1% were on-time, and 57.9% were on projects at less than < 3 complete submittals.

2 The Department issues						
	Issue					
Cleared?	Num	<u>Issue Text</u>				
×	1	Refer to policy A-14-1 for access requirements: sandiego.gov, Public Safety, Fire, Services and Programs, Policies, Fire Access Roadways (From Cycle 2)				
×	2	Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3 (From Cycle 2)				
×	3	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction). (show all existing hydrants within 600 ft.) (From Cycle 2)				
×	4	Radius for hydrants to all portions of the exterior of the building is based on Table C105.1 (Appendix C/CFC). For Example: If required fire flow is 1,750 or less, spacing between hydrants is 500 ft., radius is 1/2 or 250 ft. to reach all portions of the exterior of bldg./buildings. (From Cycle 2)				
	5	Provide an approved key (knox) box in an approved location. Show location on plans. See Fire Department Policy K-15-2 (sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Knox Box Requirements) (From Cycle 2)				
×	6	Provide as a Note on the Fire Access Plan: All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC. (From Cycle 2)				
Fire 2nd						
	Issue					
Cleared?	Num	Issue Text				
	7	Provide a hydrant on the same side of the street as the building. Nearest hydrant that meets radius				

For questions regarding the 'Fire-Pian Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 598124 / Cycle: 6



## THE CITY OF SAN DIEGO **Development Services Department**

9/21/22 12:51 pm

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Geology

05/10/2018 Cycle Distributed:

Reviewer: Thomas, Patrick

Assigned: 05/11/2018

(619) 446-5296

Started: 05/23/2018

pathomas@sandiego.gov

Review Due: 06/01/2018

Hours of Review: 2.00 Completed: 05/30/2018

**COMPLETED ON TIME** 

Closed: 06/13/2018

Next Review Method: Submitted (Multi-Discipline)

The review due date was changed to 06/14/2018 from 06/06/2018 per agreement with customer.

- We request a 3rd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Last month LDR-Geology performed 37 reviews, 21.6% were on-time, and 72.2% were on projects at less than < 3 complete submittals.

#### **598124-2 (4/11/2018)**

### Information

#### Issue

Cleared? Num Issue Text

The project site is located within geologic hazard zone 32 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 32 is characterized by a low potential for liquefaction, fluctuating groundwater

and minor drainages. (From Cycle 2)

#### References

×

Cleared? Num

Issue Text

Grading Plan, O Federal Boulevard, San Diego, California 92114, A Portion of Lot 24, Block 25 of Map No. 2 2121; prepared by Projection Engineering, Inc., print dated March 13, 2018.

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001).

(From Cycle 2)

#### Comments

#### Cleared? Num **Issue Text**

×

Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the City of San Diego Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (From Cycle 2)

Submit a digital copy (on CD/DVD/or USB data storage device) of the geotechnical ×

document dated March 9, 2018 for our records.

(From Cycle 2)

### **598124-6 (5/30/2018)**

#### References

#### Issue Cleared? Num

×

**Issue Text** Grading Plan, O Federal Boulevard, San Diego, California 92114, A Portion of Lot 24, Block 25 of Map No.

2121; prepared by Projection Engineering, Inc., as part of building plan set dated May 8, 2018.

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001).

(New Issue)

#### Comments

×

#### Issue

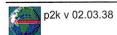
Cleared? Num

Issue Text

The referenced geotechnical documents have been reviewed. Based on that review, the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project

for the purposes of environmental review of the CUP. (New Issue)

For questions regarding the 'LDR-Geology' review, please call Patrick Thomas at (619) 446-5296. Project Nbr: 598124 / Cycle: 6



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## THE CITY OF SAN DIEGO **Development Services Department**

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Landscaping

Cycle Distributed: 05/10/2018

Reviewer: Navagato, Andrea

Assigned: 05/11/2018

(619) 446-5197

Started: 05/30/2018

Anavagato@sandiego.gov

Review Due: 06/01/2018

Hours of Review: 6.00

Completed: 05/30/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/13/2018

The review due date was changed to 06/14/2018 from 06/06/2018 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-Landscaping on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 11 outstanding review issues with LDR-Landscaping (11 of which are new issues).
- Last month LDR-Landscaping performed 39 reviews, 17.9% were on-time, and 16.7% were on projects at less than < 3 complete submittals.

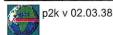
## ↑ 1st Review - 4/12/2018

Cleared?	Issue Num 1	Issue Text  Grading Note #3: Provide the page number where the hydroseed mix is found. The hydroseed mix is required to be listed in the event that the project should stall for an unseen reason. (Sheet C.1)
×	2	(From Cycle 2) Hydroseed Mix & Procedures: Provide a provisional, non-irrigated hydroseed mix for the purposes of Grading Note 3. Mix shall be compatible with adjacent sensitive habitat areas and include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre. Include application procedures consistent with section 4.4 of the Landscape Standards (You may email reviewer for an excerpt of these notes.)
×	3	(From Cycle 2) Species Legend: List 2-3 plant species per plant symbol on legend in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes. (Sheet L-2)
×	4	(From Cycle 2) Street Yard: Revise the Street Yard boundary on the Landscape Area Diagram to follow the street wall line across the property. This includes the area in front of the portion of the building which is set back about 18'. Update street yard calculations accordingly. (Sheet L-1)
×	5	(From Cycle 2) Street Yard Calculations: Currently calculations indicate that 313sf of planting area is provided in the street yard. On the Landscape Area Diagram identify the boundaries and square footages of all areas contributing to this total, as it currently appears that street yard may not be providing enough planting area.
×	6	(From Cycle 2) Street Yard Trees: The planting area and spacing provided for the proposed Jacaranda trees is minimal. Staff recommends increasing the planting area for proposed trees. If site limitations are a concern, then a selection of smaller canopy trees will be required due to tight spacing and small planting areas. For assistance refer to the SD Street Tree Selection Guide which lists trees suitable for 2' to 4' planting areas.
×	7	(From Cycle 2) Street Yard Trees Root Zone [§142.0403(b)(5)]: A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5'. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent to any tree

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 6

planting area that cannot meet the minimum 5' requirement.

(From Cycle 2)



Reshannon Harrell 533-3406

THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Cleared?	<u>Issue</u> Num	Issue Text
×		Hardscape: Identify all hardscape materials on the Landscape Development plans. Note that Encanto Community Plan requests minimizing impervious surfaces that have large thermal gain, such as concrete and asphalt. Utilizing permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), cobble stone block pavement, etc to detain and infiltrate run-off on-site.
×	9	(From Cycle 2) Vehicular Use Area (VUA) Screening [§142.0406(c)]: A vehicular use area located within the street yard shall be separated from the curb in the public right-of-way by a required planting area totaling at least 8 feet in width, measured perpendicularly to the public right-of-way. The width of this planting area may be reduced to 3 feet if a solid wall of at least 3 feet in height is provided for the entire length of the vehicular use area-for sites under 5 acres. Provide screening for the VUA.
×	10	(From Cycle 2) Utilities: Show proposed water and sewer laterals serving property directly on the planting plan in order to demonstrate conformance with SDMC Minimum Tree Separation Distance Table 142-04E. (Sheet L-2)
X	11	(From Cycle 2) Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. Propose one street tree from the Encanto Community Plan (Jacaranda, Brisbane box, Raywood Ash, Weeping Bottle Brush, Forest Pansy Redbud), located away from all underground utilities per SDMC §142.0409. Show the location, species, and size (min. 24" box) on the plans. Refer to SD Street Tree Selection Manual to determine parkway width requirements for proposed tree. (Sheet L-2)
X	12	(From Cycle 2) Parkway Planting: Indicate proposed planting in the right-of-way, groundcover and/or shrubs are required along portions of the parkway. Any proposed shrubs must have a mature height of less than 36". A pedestrian access point may be included through the parkway. (Sheet L-2)
×	13	(From Cycle 2) Water Conservation, Lawn Areas: Lawn areas shall not exceed 10% of the landscape area on a premises. Demonstrate how lawn area is meeting 142.0413(b) by including sf of landscape area on premises and sf of turf area. Staff recommends a selection of drought tolerant shrubs in these areas. Reference plant material can be found online in the SD Storm Water Standards Manual Part 1 Appendix E. (Sheet L-1 & L-2)
X	14	(From Cycle 2) Water Conservation [§142.0413]: All new development with landscape area of 500 SF or greater shall be subject to a Maximum Applied Water Allowance (MAWA). Provide Water Budget Calculations and hydrozone diagram directly on plans. MAWA & ETWU calculations as well as hydrozone diagram are required in order to show compliance under SDMC 142.0413. See Appendix E of the San Diego Landscape Standards for reference. Note that full irrigation plans are not required at this time, however will be required with subsequent construction permit.
➢ Note	es	(From Cycle 2)
<u>Clea</u> ı <u>≭</u>	red? N	Issue Text  15 Provide the following note on the Landscape Development Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."
×	]	(From Cycle 2)  16 Provide the following note on the Landscape Plan:  1. MINIMUM TREE SEPARATION DISTANCE  2. Treffic signals / step signs 20 feet

- 2. Traffic signals / stop signs 20 feet
- 3. Underground utility lines 5 feet (10' for sewer)
- 4. Above ground utility structures 10 feet
- 5. Driveway (entries) 10 feet
- 6. Intersections (intersecting curb lines of two streets) 25 feet

(From Cycle 2)

Provide the following note on the Landscape Development Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc.

(From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 6

x

Issue

# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

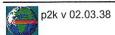
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Cleared? Num Issue Text Updated the following note on the Landscape Development Plan: "Mulch: All required planting areas and all x exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411." (Sheet L1 & L2) (From Cycle 2) Update the following note on the Landscape Development Plan; fill in the blank with who shall be responsible x for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas Landscape and irrigation areas in the public right-of-way shall be maintained shall be maintained by The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (From Cycle 2) 2nd Review - 5/30/2018 <u>Issue</u> Cleared? Num Issue Text Project Redesign: Project has been significantly redesigned, additional comments pertain to the redesign. [Info П Only - No Response Required] (New Issue) Hydroseed Mix & Procedures (Previous comment #2): Include hydroseed application notes consistent with section 4.4 of the Landscape Standards (You may email reviewer for an excerpt of these notes.) Plans currently include hydroseed procedures, but do not yet include the interim binder or maintenance requirement notes. (Sheet C.3) (New Issue) Street Yard Calculations (Previous comment #5): It appears that no street yard points or landscape area has been provided. Provide additional trees, shrubs, and groundcover in order to satisfy street yard requirements. Update plans and calculations accordingly. It appears that the street yard area is 500sf, therefor a minimum of 125sf of landscape area is required. (Sheet L2) (New Issue) Trees Root Zone (Per previous comment #7) [§142.0403(b)(5)]: A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5'. Currently plans indicate 5x5 and 3x3 planting areas for proposed trees, however no site limitations are present that warrant a reduction in planting area size. Ensure that all propose trees have a minimum 40sf planting area. (Sheet L2) Street Trees (Per previous comment #12)[SDMC §142.0409]: The parkway indicated on the plans suggests a width of 3'. Per SD Street Tree Selection Guide, a Jacaranda is too large of a tree for this parkway size. Either increase parkway width to a minimum of 4', or remove the Jacaranda species from the street tree list. (Sheet L2) (New Issue) Parkway Planting (Previous comment #12): Indicate proposed planting in the right-of-way, groundcover and/or shrubs are required along portions of the parkway. Any proposed shrubs must have a mature height of less than 36". A pedestrian access point may be included through the parkway. (Sheet L-2) 26 VUA Planting Area [§142.0407(b)]: For a VUA 2617sf, 134 planting points are required. Plans indicate that П current points contributing to VUA planting requirements are 120 (2 X 36" box tree, 1 X 24" box tree). Please provide a MINIMUM of 14 additional points within 5' of the VUA to satisfy point requirements. Update calculations accordingly. (Sheet L1) (New Issue) Site Hardscaping [Encanto Community Plan P-UD-50]: Provide on-site landscaping improvements that minimize heat gain and provide attractive and context sensitive landscape environments, by planting groundcovers that prevent ground reflection and keep the surface cooler, preventing re-radiation. It appears that substantial hardscaping is being used throughout the site, please revise/limit hardscaping for consistency with the community plan. (New Issue) Update the following note on the Landscape Development Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411." The note has been added to sheet L2, please updated or remove note from sheet L1. (Sheet L1 & L2) (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 6



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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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Cleared? Num Issue Text

29 Fill in the blanks of the with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by \_\_\_\_\_\_. Landscape and irrigation areas in the public right-of-way shall be maintained by \_\_\_\_\_\_. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (Sheet L2)

(New Issue)

30 Upon resubmittal, please provide a detailed written response that clearly explains how and where each issue has been addressed.

(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 6



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## L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: LDR-Environmental

Cycle Distributed: 05/10/2018

Reviewer: Mc Pherson, Anna

Assigned: 05/12/2018

(619) 446-5276

Started: 06/05/2018

amcpherson@sandiego.gov

Review Due: 06/06/2018 Completed: 06/07/2018

2.00

**COMPLETED LATE** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/13/2018

- 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 (4 of which are new issues).
- Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

#### April 2018 Review

#### Project Scope

Hours of Review:

#### <u>Issue</u>

#### Cleared? Num Issue Text

The project is a request for a Conditional Use Permit (CUP) to construct and operate a 2,436-square-foot Marijuana Outlet (MO) on a 0.11-acre site, located on the north side of Federal Bouldevard, and East of Winnett Street in the Encanto Community Plan area. The poject site is designated Community Commercial and zoned CO-2-1. (From Cycle 5)

## Project Issues

#### Land Use

×

## Issue

#### Cleared? Num **Issue Text**

The project is allowed in the land use designation and zone with a Conditional Use Permit. LDR-Planning has requested revisions to address urban design policies and additional information regarding surrounding uses to determine if the project is in compliance with the LDC. EAS will coordinate with LDR-Planning regarding land use plan and LDC compliance. (From Cycle 5)

## Air Quality and Odor Suppressi

## Issue

## Cleared? Num

**Issue Text** 

Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression proejct features and/or equipment, if any or explain why none would be necessary. (From Cycle 5)

## AB 52 (Tribal Cultural Resourc

## Issue

#### Cleared? Num

## Issue Text

×

Based on the information provided in this submittal it looks like the project involves ground disturbance. It has been determined pursuant to Assembly Bill (AB) 52 (Tribal Cultural Resources), EAS is required to provide a project notification to Tribal Representatives. EAS will begin this process between project submittals. (From Cycle 5)

## Paleontological Resources

## Issue

#### Cleared? Num **Issue Text**

×

According to the City of San Diego Seismic Safety Study, the site is underlain by the San Diego Formation which is highly sensitive for paleontological resources. Please include the total amount of excavation proposed for the entire project, and the maximum depth of cut. Until this information is provided, EAS cannot fully address this issue. (From Cycle 5)

#### GHG

227

#### <u>Issue</u>

## Cleared? Num

Issue Text

EAS received a CAP Consistency Checklist (June 2017) in this submittal, however the checklist does not hae written responses to each of the questions and/or provides incorrect responses related to parking . Please address each of the questions within the checklist; provide a detailed response to each. This GHG reduction measures described in the Checklist will be assured as conditions of approval of the permit. (From Cycle 5)

For questions regarding the 'LDR-Environmental' review, please call. Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 6

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THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004 Health and Safety

Issue

Cleared? Num **Issue Text** 

The City's CEQA Significance Determination Thresholds states that for non-residential projects, the applicant needs to complete the Development Services Department (DSD) Form DS 165, "Hazardous Materials Questionnaire." Refer to City of San Diego's Information Bulletin 116 for additional information. Provide this form to EAS in the next submittal. (From Cycle 5)

Geology

Issue

Cleared? Num **Issue Text** 

×

LDR-Geology has requested the submittal of a geotechnical investigation (apparently already prepared but not included in the submittal). Provide a copy of the final geotechnical investigation, upon its acceptance, to EAS. (From Cycle 5)

Transportation

Issue

Cleared? Num **Issue Text** 

Transporation Dev staff have required an Access Analysis Study and are requesting revisions to the site plan. Additionally staff has indicated that the project is deficient by 8 spaces. This is significant to EAS because it serves as the basis for the calculation of GHG reduction measures as specified in the CAP Checklist. (From Cycle 5)

Cultural Resources - Historic

Issue

Cleared? Num Issue Text

10 Please confirm that the "shade structure" is less than 45 years old. (From Cycle 5)

Environmental Determination

Issue

Cleared? Num Issue Text

Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (From Cycle 5)

The project site is located in the Encanto Community Plan area. The community plan was recently updated and a Programmatic EIR was certified in Fall 2015. The project falls within the scope of the document. Upon clearance of all of the issues, EAS will discuss environmental determination options with respect to tiering from the CPU PEIR. (From Cycle 5)

June 2018 Review

П

Air Quality and Odor

Issue

Cleared? Num

**Issue Text** ×

Applicant response seems contradictory. It indicates that no Odor Control or suppresseion is required, however, the project will include an Inline Carbon Filter odor suppression system. The Land Development Code does require that odor be confined to the property. The proposed system will be enforced as a condition

of approval of the permit. (New Issue)

□ GHG

<u>Issue</u>

Cleared? Num **Issue Text** 

> The submitted CAP Checklist requires revisions. Please add the land use designation and zone to Step 1 -Land Use Consistency. The responses to Step 2 Questions 3-6 are inconsistent with Trans Dev staff

comments. Please clarify. (New Issue)

Transportation

<u>Issue</u>

Cleared? Num

**Issue Text** Trans Dev staff are still in review of the access analysis. EAS will coordinate with staff to determine if the project would result in any transportation impacts, and would require mitigation. (New Issue)

Scope Change

Issue

Cleared? Num Issue Text

EAS notes that the project has been reduced in size from 2,435 to 1,682 square feet. (New Issue) ×

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 598124 / Cycle: 6



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## THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 05/10/2018

Deemed Complete on 05/10/2018

Reviewing Discipline: MIS-Addressing

05/10/2018 Cycle Distributed:

Reviewer: Militante, Abraham

Assigned: 05/18/2018

(619) 446-5330

Started: 05/18/2018

AMilitante@sandiego.gov

Review Due: 05/24/2018

Completed: 05/18/2018

**COMPLETED ON TIME** 

Hours of Review: 6.00

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/13/2018

. The review due date was changed to 06/14/2018 from 06/06/2018 per agreement with customer.

- We request a 2nd complete submittal for MIS-Addressing on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- . Last month MIS-Addressing performed 35 reviews, 45.7% were on-time, and 74.3% were on projects at less than < 3 complete submittals.

## First Issue 05/18/2018

Issue

Cleared? Num

**Issue Text** 

×

Address will be assigned during building review phase. MIS Addressing has no further issues and has signed-off. (New Issue)

For questions regarding the 'MIS-Addressing' review, please call Abraham Militante at (619) 446-5330. Project Nbr: 598124 / Cycle: 6

p2k v 02.03.38

Reshannon Harrell 533-3406

## THE CITY OF SAN DIEGO **Development Services Department**

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## 1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 06/19/2018

Deemed Complete on 06/19/2018

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 06/19/2018

Reviewer: Goossens, Kyle

Assigned: 06/20/2018

(619) 446-5475

Started: 07/10/2018

Kgoossens@sandiego.gov

Review Due: 07/11/2018

Hours of Review: 2.00

Completed: 07/10/2018

**COMPLETED ON TIME** 

Next Review Method: Conditions

Closed: 07/19/2018

The review due date was changed to 07/16/2018 from 07/16/2018 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-Planning Review on this project as: Conditions.
- The reviewer has requested more documents be submitted.
- Your project still has 13 outstanding review issues with LDR-Planning Review (None of which are new)
- Last month LDR-Planning Review performed 68 reviews, 19.1% were on-time, and 27.9% were on projects at less than < 3 complete submittals.

## First Review

## **Zoning Review**

Issue

<u>Issue</u>

Cleared? Num

**Issue Text** 

25 Additional comments may follow once new information is provided. (From Cycle 2)

## Draft Conditions

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Cleared?	Num	Issue Text
	26	Lighting shall be provided to illuminate the interior, façade, and the immediate surrounding area of the marijuana outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties. (From Cycle 2)
	27	Security shall be provided at the marijuana outlet which 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)
	28	Primary signs shall be posted on the outside of the marijuana outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors (From Cycle 2)
	29	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana outlet in character size at least two inches in height (From Cycle 2)
	30	The marijuana outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week (From Cycle 2)
	31	The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary (From Cycle 2)
	32	A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (From Cycle 2)
	33	Deliveries shall be permitted as an accessory use only from marijuana outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996. (From Cycle 2)
	34	The marijuana outlet, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times. (From Cycle 2)
	35	The marijuana outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours (From Cycle 2)
	36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (From Cycle 2)
	37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)
	38	Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official (From Cycle 6)

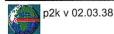
## Second Review

## Zoning Review

Issue

Cleared? Num Issue Text

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 7



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Issue

Cleared? Num Issue Text

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39 Show conformance to 131.0550 for Pedestrian Paths. Site plan shows no pedestrian path (From Cycle 6)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 598124 / Cycle: 7



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Review	Intorm	noite

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 06/19/2018

Deemed Complete on 06/19/2018

Reviewing Discipline: LDR-Engineering Review

06/19/2018 Cycle Distributed:

Reviewer: Vera, Karen

Assigned: 06/20/2018

(619) 533-3065

Started: 07/09/2018

Kvera@sandiego.gov

Review Due: 07/11/2018

Hours of Review: 6.00

Completed: 07/11/2018

**COMPLETED ON TIME** 

Closed: 07/19/2018

Next Review Method: Submitted (Multi-Discipline)

- The review due date was changed to 07/16/2018 from 07/16/2018 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 4th 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 18 outstanding review issues with LDR-Engineering Review (14 of which are new issues).
- Last month LDR-Engineering Review performed 64 reviews, 42.2% were on-time, and 10.9% were on projects at less than < 3 complete submittals.

#### ↑ 1st Review - 04/12/2018 Issue Cleared? Num **Issue Text** Revise the Site/ Grading Plan and sow and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs. (From Cycle 2) Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (From Cycle 2) 14 Revise the Site Plan Sheet SP21. Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the side property line to accommodate a standard driveway apron. Show and call out the required distance (From Cycle 2) Please provide a detail written response to all comments whether you agree or not and in case of disagreement express your reasoning. (From Cycle 2) 2nd Review - 06/01/18 <u>Issue</u> Cleared? Num Issue Text 19 Please revise all Civil sheets and remove Engineering Title Block from all. (From Cycle 6) × 20 Drainage study propose condition map shows pervious pavers every where except building envelope . This is × not consistent with Site and Grading plan. Please correct whichever the case is. (From Cycle 6) regarding Comment # 14 of previous review, please refer to SDG-159 (Standard Drawings for Public Works) x and note driveway wings are to be 3' wide . Revise Site and Grading Plan to show the driveway location correctly. (From Cycle 6) Please note unchecked comments of previous review are still standing and need to be addressed. (From Cycle × 3rd Review - 07/11/2018 <u>Issue</u> Cleared? Num **Issue Text** Please revise sheet SP2. Replace 2' IOD with a 2' dedication. Revise and update all associated callouts

throughout plan set.

(New Issue)

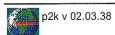
24 Due to a change in policy - Please remove all water pollution control sheets and forms from submittal. This is an entitlement review. Water pollution control is a construction document/item and is therefore not needed at this time.

(New Issue)

Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.

(New Issue)

For guestions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 533-3065. Project Nbr: 598124 / Cycle: 7



Reshannon Harrell 533-3406

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## THE CITY OF SAN DIEGO Development Services Department

9/21/22 12:51 pm

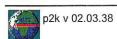
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Cleared?	<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
	26	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Karen Vera at 619 446-5331.
Draft Co	nditio	(New Issue)
	Issue	
Cleared? □	<u>Num</u> 27	Issue Text  The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
	28	(New Issue) The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
	29	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the pavers in the Federal Boulevard Right-of-Way.
	30	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Federal Boulevard Right-of-Way.
	31	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway and replace it with curb, gutter and sidewalk per City Standard, adjacent to the site on Federal Boulevard, satisfactory to the City Engineer.
	32	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 20 ft driveway per current City Standards, adjacent to the site on Federal Boulevard.
	33	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall dedicate and improve an additional 2 feet on Federal Boulevard to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer.
	34	(New Issue) Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
	35	(New Issue) Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
	36	(New Issue) Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the nonstandard driveway in the Federal Boulevard Right-of-Way.
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 533-3065. Project Nbr: 598124 / Cycle: 7



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Deemed Complete on 06/19/2018

**COMPLETED ON TIME** 

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#### L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline) Submitted: 06/19/2018

Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 06/19/2018

Reviewer: Gonzalez Sequen, Bladimir Assigned: 06/20/2018

(619) 446-5396 Started: 07/11/2018

BGonzalezSeq@sandiego.( Review Due: 07/11/2018

Hours of Review: 6.00 Completed: 07/11/2018

Next Review Method: Submitted (Multi-Discipline) Closed: 07/19/2018

The review due date was changed to 07/16/2018 from 07/16/2018 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 3 outstanding review issues with LDR-Transportation Dev (3 of which are new issues).
- . Last month LDR-Transportation Dev performed 42 reviews, 64.3% were on-time, and 20.8% were on projects at less than < 3 complete submittals.

#### 4/12/18 - 1st Review

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<u>Cleared?</u> Num lssue Text

✓ 8 Parking:

Revise the parking table on Sheet CS to show the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for: automobiles, accessible, van accessible, bicycle (long and short-term), motorcycle, carpool/zero emissions, electric vehicle, and loading spaces.

(From Cycle 2)

9 Motorcycle Parking:

In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required of two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show motorcycle spaces and dimensions on the plan.

(From Cycle 2) Long-Term:

In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one.

Please show location and quantity of short-term and long-term bicycle spaces on the plan.

(From Cycle 2)

∑ 15 Dedication:

The proposed site plan sheet SP2 shows a curb to property line distance of 8 feet. The applicant shall dedicate an additional 2 feet of right-of-way to accommodate a City standard driveway and parkway.

(From Cycle 2)

🗷 17 Turnaround:

Per the SDMC Section 142.0560 (d) (3), drive 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 and that has a minimum area equivalent to a parking space. Please revise site plan accordingly.

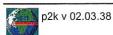
(From Cycle 2)

18 Additional Comments (information only, no action required):

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)

For questions regarding the 'LDR-Transportation Dev' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 7



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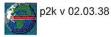
## 6/1/18 - 2nd Review

	Issue	
Cleared?	Num	Issue Text
X	19	Revised Project Description: ENCANTO (Process 3) Conditional Use Permit to operate a Marijuana Outlet (MO) located at APN 543-020-400 on Federal Boulevard with the removal and demolition of existing structures and construct a 1,682-square-foot building. The 0.11 acre lot, located on the north side of Federal Boulevard and east of Winnett Street, is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan area. Council District 4. (From Cycle 6)
×	20	Access Analysis: The Access Analysis dated May 9, 2018 for Federal Boulevard Retail Outlet prepared by Linscott Law & Greenspan Engineers is currently under review. This study was not previously scoed with Transportation Development as required in our 4/12/18 first review. (From Cycle 6)
×	22	Trip Generation: The project's trip generation will be addressed through the Access Analysis. (From Cycle 6)
x	23	Motorcycle Parking: In accordance with SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required or two spaces, whichever is greater. Motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please show minimum number of required motorcycle spaces and dimensions on the plan. (Second Request) (From Cycle 6)
X	24	Long-term Bicycle Parking: Per previous comment #9, please provide the number of full-time employees. Long-term bike parking was not shown on the plan. Unless the parking is exempt due to number of employees, please revise site plans accordingly. (Second Request) (From Cycle 6)
×	25	Driveways: The driveway curb cut shall be located a minimum of three feet from the side property line to accommodate a standard 3 foot driveway apron. Revise plans accordingly. (Second Request) (From Cycle 6)
×	26	Turnaround: The accessible landing area may not be used as a turnaround. Revise plans accordingly. (Second Request) (From Cycle 6)
×		Dedication: Per the Topographic Map and Boundary Survey provided, it appears the curb-to-property line width varies slightly on the project frontage of Federal Boulevard. Please dedicate to provide 10 feet of curb to property line right-of-way. (Second Request) (From Cycle 6)
7/11/18 -	3rd Re	eview

## ₱ 7/11/18 - 3rd Review

	Issue	
Cleared?	Num	Issue Text
	28	General: Although all comments have been cleared from the previous review cycle, it does NOT mean that they have all been addressed completely. Please address the following comments. (New Issue)
	29	Access Analysis: Following up on comment #20 from previous review cycle, the access analysis was reviewed by LDR-Transportation and comments were provided to the consultant on 7/6/18. Please address all comments on access analysis and resubmit a revised version with the next review cycle. (New Issue)
	30	Dedication: Please revise the Site Plan to edit the callout for 2' of dedication to remove "Requested IOD" as project will dedicate 2' of ROW. Please revise and edit all appropriate callouts throughout the plan sheet set. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 7



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 06/19/2018

Cycle Distributed: 06/19/2018

Reviewing Discipline: Community Planning Group Reviewer: Cac, Cherlyn

(619) 235-5917

Assigned: 07/02/2018

Started: 07/19/2018

ccac@sandiego.gov

Review Due: 07/11/2018

Completed: 07/19/2018

**COMPLETED LATE** 

Deemed Complete on 06/19/2018

Hours of Review: 0.10

Next Review Method: Submitted (Multi-Discipline)

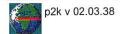
Closed: 07/19/2018

The review due date was changed to 07/16/2018 from 07/16/2018 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 Community Planning Group on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 2 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 33 reviews, 30.3% were on-time, and 24.2% were on projects at less than < 3 complete submittals.

Encanto			
Ì	70	<u>Issue</u>	
- 1	Cleared?	Num	<u>Issue Text</u>
		1	Please contact the Chair for the Encanto Neighborhoods Community Planning Group, Kenneth Malbrough, at (619)843-6721 or kmalbrough@att.net, to schedule your project for a presentation before the group to obtain their recommendation. This Community Planning Group is officially recognized by the City as a representative of the community. (From Cycle 2)
		2	Please provide the recommendation from the community planning group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count. (From Cycle 6)

For questions regarding the 'Community Planning Group' review, please call. Cherlyn Cac at (619) 235-5917. Project Nbr: 598124 / Cycle: 7



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1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 06/19/2018

Reviewing Discipline: Fire-Plan Review

Cycle Distributed: 06/19/2018

Reviewer: Sylvester, Brenda

Assigned: 06/20/2018

(619) 446-5449

Started: 07/13/2018

bsylvester@sandiego.gov

Review Due: 07/11/2018

Hours of Review: 0.30

Completed: 07/13/2018

**COMPLETED LATE** 

Deemed Complete on 06/19/2018

Next Review Method: Submitted (Multi-Discipline)

Closed: 07/19/2018

The review due date was changed to 07/16/2018 from 07/16/2018 per agreement with customer.

- We request a 4th complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 34 reviews, 47.1% were on-time, and 57.9% were on projects at less than < 3 complete submittals.

## Fire Department Issues

Iss	ue
-	

## Cleared? Num

**Issue Text** 

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Provide an approved key (knox) box in an approved location. Show location on plans. See Fire Department Policy K-15-2 (sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Knox Box Requirements)

(From Cycle 2)

## Fire 2nd

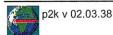
## Issue

#### Cleared? Num **Issue Text**

×

Provide a hydrant on the same side of the street as the building. Nearest hydrant that meets radius requirements would require crossing 4 lanes of traffic (From Cycle 6)

For questions regarding the 'Fire-Plan Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 598124 / Cycle: 7



Reshannon Harrell 533-3406

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## **Review Information**

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 06/19/2018

Deemed Complete on 06/19/2018

Reviewing Discipline: LDR-Landscaping

Cycle Distributed: 06/19/2018

Reviewer: Navagato, Andrea

Assigned: 06/28/2018

(619) 446-5197

Started: 07/10/2018

Anavagato@sandiego.gov

Review Due: 07/11/2018

Hours of Review: 3.00

Completed: 07/11/2018

Closed: 07/19/2018

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

The review due date was changed to 07/16/2018 from 07/16/2018 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-Landscaping 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-Landscaping (3 of which are new issues).
- Last month LDR-Landscaping performed 39 reviews, 17.9% were on-time, and 16.7% were on projects at less than < 3 complete submittals.

## 2nd Review - 5/30/2018

Cleared?		Issue Text  Project Redesign: Project has been significantly redesigned, additional comments pertain to the redesign. [Info Only - No Response Required]
×	21	(From Cycle 6) Hydroseed Mix & Procedures (Previous comment #2): Include hydroseed application notes consistent with section 4.4 of the Landscape Standards (You may email reviewer for an excerpt of these notes.) Plans currently include hydroseed procedures, but do not yet include the interim binder or maintenance requirement notes. (Sheet C.3)
×	22	(From Cycle 6) Street Yard Calculations (Previous comment #5): It appears that no street yard points or landscape area has been provided. Provide additional trees, shrubs, and groundcover in order to satisfy street yard requirements. Update plans and calculations accordingly. It appears that the street yard area is 500sf, therefor a minimum of 125sf of landscape area is required. (Sheet L2)
X	23	(From Cycle 6) Trees Root Zone (Per previous comment #7) [§142.0403(b)(5)]: A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5'. Currently plans indicate 5x5 and 3x3 planting areas for proposed trees, however no site limitations are present that warrant a reduction in planting area size. Ensure that all propose trees have a minimum 40sf planting area. (Sheet L2)
X	24	(From Cycle 6) Street Trees (Per previous comment #12)[SDMC §142.0409]: The parkway indicated on the plans suggests a width of 3'. Per SD Street Tree Selection Guide, a Jacaranda is too large of a tree for this parkway size. Either increase parkway width to a minimum of 4', or remove the Jacaranda species from the street tree list. (Sheet L2)
×	25	(From Cycle 6) Parkway Planting (Previous comment #12): Indicate proposed planting in the right-of-way, groundcover and/or shrubs are required along portions of the parkway. Any proposed shrubs must have a mature height of less than 36". A pedestrian access point may be included through the parkway. (Sheet L-2)
×	26	(From Cycle 6) VUA Planting Area [§142.0407(b)]: For a VUA 2617sf, 134 planting points are required. Plans indicate that current points contributing to VUA planting requirements are 120 (2 X 36" box tree, 1 X 24" box tree). Please provide a MINIMUM of 14 additional points within 5' of the VUA to satisfy point requirements. Update calculations accordingly. (Sheet L1)
		(From Cycle 6)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 7



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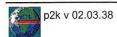
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Cleared?	Num 27	
×	28	(From Cycle 6) Update the following note on the Landscape Development Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411." The note has been added to sheet L2, please updated or remove note from sheet L1. (Sheet L1 & L2)
×	29	(From Cycle 6) Fill in the blanks of the with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by Landscape and irrigation areas in the public right-of-way shall be maintained by The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (Sheet L2)
×	30	(From Cycle 6) Upon resubmittal, please provide a detailed written response that clearly explains how and where each issue has been addressed.
3rd Revi	ew - 7/	(From Cycle 6) /10/2018
	<u>Issue</u> Num	<u>Issue Text</u>
	31	Issues from the previous review which have not been fully addressed have been cleared in this report, and are restated and clarified herein.
	32	(New Issue) Street Yard (Previous Comment #5/#22): Street yard points are not currently being met as only 12 points are currently being provided. Staff recommends expanding the street yard area to encapsulate the right-of-way. That way the proposed street tree can contribute towards meeting street yard point requirements. Otherwise, an additional tree and planting points must be added to current street yard area. Please revise street yard hatch and point calculations accordingly. Staff has emailed the applicant redlines outlineing this requirement. (Sheet L1)
	33	(New Issue) Plant Height (Previous Comment #12/#25): Shrubs proposed in the ROW and in the visibility triangle must be less than 36" in height, however 2 of the proposed species have a mature height of a lot more than 36". Please use a different symbol in this area and provide a few species of plants that are a bit smaller in size. (See email of staff redlines, Sheet L2)
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 598124 / Cycle: 7



## 9/21/22 12:51 pm

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Review Information

Cycle Type: 7 Submitted (Multi-Discipline) Submitted: 06/19/2018 Deemed Complete on 06/19/2018

Reviewing Discipline: LDR-Environmental 06/19/2018 Cycle Distributed:

> Reviewer: Tracy, Christopher Assigned: 06/21/2018 Started: 07/18/2018 (619) 446-5381

CRTracy@sandiego.gov Review Due: 07/16/2018

Hours of Review: 0.00 Completed: 07/18/2018 COMPLETED LATE

Next Review Method: Submitted (Multi-Discipline) Closed: 07/19/2018

- 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 8 outstanding review issues with LDR-Environmental (None of which are new)

### . Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals. April 2018 Review Project Scope <u>Issue</u> Cleared? Num **Issue Text** The project is a request for a Conditional Use Permit (CUP) to construct and operate a 2,436-square-foot Marijuana Outlet (MO) on a 0.11-acre site, located on the north side of Federal Bouldevard, and East of Winnett Street in the Encanto Community Plan area. The poject site is designated Community Commercial and zoned CO-2-1. (From Cycle 5) Project Issues Land Use Issue Cleared? Num **Issue Text** The project is allowed in the land use designation and zone with a Conditional Use Permit. LDR-Planning has П requested revisions to address urban design policies and additional information regarding surrounding uses to determine if the project is in compliance with the LDC. EAS will coordinate with LDR-Planning regarding land use plan and LDC compliance. (From Cycle 5) GHG <u>Issue</u> Cleared? Num **Issue Text** EAS received a CAP Consistency Checklist (June 2017) in this submittal, however the checklist does not hae written responses to each of the questions and/or provides incorrect responses related to parking . Please address each of the questions within the checklist; provide a detailed response to each. This GHG reduction measures described in the Checklist will be assured as conditions of approval of the permit. (From Cycle 5) Transportation <u>Issue</u> Cleared? Num **Issue Text**

#### serves as the basis for the calculation of GHG reduction measures as specified in the CAP Checklist. (From Cycle 5) Environmental Determination

	Issue	
. Cleared?		<u>Issue Text</u>
	11	Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (From Cycle 5)
<b>-</b>	12	The project site is located in the Encanto Community Plan area. The community plan was recently updated and a Programmatic EIR was certified in Fall 2015, The project falls within the scope of the document. Upon clearance of all of the issues, EAS will discuss environmental determination options with respect to tiering from the CPU PEIR. (From Cycle 5)

Transporation Dev staff have required an Access Analysis Study and are requesting revisions to the site plan.

Additionally staff has indicated that the project is deficient by 8 spaces. This is significant to EAS because it

June 2018 Review

For questions regarding the 'LDR-Environmental' review, please call. Christopher Tracy at (619) 446-5381. Project Nbr: 598124 / Cycle: 7



# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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**₽** GHG

Trans Dev staff are still in review of the access analysis. EAS will coordinate with staff to determine if the project would result in any transportation impacts, and would require mitigation. (From Cycle 6)

For questions regarding the 'LDR-Environmental' review, please call Christopher Tracy at (619) 446-5381. Project Nbr: 598124 / Cycle: 7



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## THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154

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**Review Information** 

Cycle Type: 8 LDR-Trans.-Traffic Study(Sub.)

Submitted: 07/17/2018

Deemed Complete on 07/17/2018

Reviewing Discipline: LDR-Transportation (Traffic Study) Cycle Distributed:

07/17/2018

Reviewer: Gonzalez Sequen, Bladimir

Assigned: 07/19/2018

(619) 446-5396

Started: 07/31/2018

BGonzalezSeq@sandiego.

Review Due: 07/31/2018

Hours of Review: 4.00

Completed: 07/31/2018

COMPLETED ON TIME

Next Review Method: LDR-Trans.-Traffic Study(Sub.)

Closed: 08/01/2018

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

We request a 2nd complete submittal for LDR-Transportation (Traffic Study) on this project as: LDR-Trans.-Traffic Study(Sub.).

The reviewer has requested more documents be submitted.

Your project still has 1 outstanding review issues with LDR-Transportation (Traffic Study) (all of which are new).

. Last month LDR-Transportation (Traffic Study) performed 7 reviews, 42.9% were on-time, and 42.9% were on projects at less than < 3 complete submittals.

## > 1st Review (2nd Submittal) - 7

Issue

Cleared? Num

**Issue Text** 

Access Analysis:

Staff has reviewed the Access Analysis dated July 12, 2018 for Federal Boulevard Marijuana Outlet Project No. 598124 prepared by Linscott Law & Greenspan Engineers. Staff comments on the Transportation Impact Analysis sent to the DPM, EAS, and the applicant's traffic engineer. The applicant should address all comments prior to re-submittal.

(New Issue)

For questions regarding the 'LDR-Transportation (Traffic Study)' review, please call Bladimir Gonzalez Sequen at (619) 446-5396. Project Nbr: 598124 / Cycle: 8

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