



Project Issues

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

L64A-004

Project Information

Project Nbr: 598124 **Title:** Federal Blvd Marijuana Outlet
Project Mgr: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov

500101

Review Information

Cycle Type: 1 Completeness Review (Submit)	Submitted: 02/16/2018	Deemed Complete on 02/16/2018
Reviewing Discipline: Completeness Check - Dev	Cycle Distributed: 02/16/2018	
Reviewer: Garcia, Michael (619) 446-5123 MJGarcia@sandiego.gov	Assigned: 02/16/2018	
	Started: 03/05/2018	
Hours of Review: 2.00	Review Due: 03/05/2018	COMPLETED ON TIME
Next Review Method: Completeness Review (Appmt)	Completed: 03/05/2018	
	Closed: 03/05/2018	

- . 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)

Public Notice Package

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	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)
<input type="checkbox"/>	5	4.1 - CD-R: Provide a CD-R or USB flash drive with owner/occupant information. Labeled "Public Noticing" with Project Number. (New Issue)
<input type="checkbox"/>	6	4.2 - Assessors Map(s): Provide assessors map(s) with 300-foot noticing radius outlined. (New Issue)
<input type="checkbox"/>	7	4.3 - Address Lists: Provide paper copy of Excel Spreadsheet with owner/occupant information. (New Issue)
<input type="checkbox"/>	8	4.4 - Supplemental Discretionary Project Application (DS-3035): Complete, sign, and date. (New Issue)

Development Plan Package

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'Completeness Check - Dev' review, please call Michael Garcia at (619) 446-5123. Project Nbr: 598124 / Cycle: 1





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	<p>10.1.1 - Development Summary:</p> <p>Provide the following detail:</p> <p>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.</p> <p>***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***</p> <p>***Clearly indicate in scope that this is for a Marijuana Outlet, not a "Retail Dispensary"</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>10.1.1 - Development Summary Cont.:</p> <p>Gross site area, floor area and floor area ratio (if applicable).</p> <p>***Notate the proposed floor area for project, this is currently only listed in parking calculation*** (New Issue)</p>
<input type="checkbox"/>	11	<p>10.1.1 - Development Summary Cont.:</p> <p>Existing and proposed uses.</p> <p>Year constructed for all existing structures on the lot, including existing structures to be demolished.</p> <p>Geologic Hazard Category.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>10.1.6 - Easements:</p> <p>Show and label all existing and proposed easements - identify type.</p> <p>If none, please note. (New Issue)</p>
<input type="checkbox"/>	13	<p>10.1.7 - Transit Stops:</p> <p>Show existing and proposed transit stops if project is adjacent to transit.</p> <p>If none, please note. (New Issue)</p>
<input type="checkbox"/>	14	<p>10.1.8 - Building Address:</p> <p>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).</p> <p>Provide as a note on the site plan. (New Issue)</p>
<input type="checkbox"/>	15	<p>10.1.9 - Fire Hydrants:</p> <p>Show location of all existing hydrants, within 600', on site plan. (UFC903.2).</p> <p>If none, please note. (New Issue)</p>
<input type="checkbox"/>	16	<p>10.1.12 - Drainage:</p> <p>Show Drainage Patterns (if not already provided on Grading Plan) (New Issue)</p>
<input type="checkbox"/>	17	<p>10.1.14 - Buildings/Structures:</p> <p>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)</p>
<input type="checkbox"/>	18	<p>10.1.17 - Other Project Data:</p> <p>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)</p>

Floor Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 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 plan....clearly indicate that this is a second story over parking (New Issue)
- 20 10.4.6 - Demolition Floor Plan:

Photo survey indicates existing buildings. Provide demolition details, including age of structures to be demolished (New Issue)

Elevations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 21 10.5.2 - Grades:
Clearly show and label existing and proposed grades.

If existing and proposed are the same, label as such. (New Issue)
- 22 10.5.3 - Finished Floor Elevations:

Indicate all finished floor elevations, based on the topographic source, not an assumed datum. (New Issue)
- 23 10.5.4 - Building Heights:

Indicate building heights as defined by LDC Section 113.0270. (New Issue)

Roof Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 24 10.6 - Roof Plan:

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 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. (New Issue)

General Requirements All Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 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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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	9.2 - Folded / Stapled Plans: Plans with 6 sheets or less may be bound (stapled) and folded to 8 1/2 x 11 with the Title Block facing out. Plans with 7-19 sheets must be folded separately to 8 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)
<input type="checkbox"/>	31	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) Original Drawing Preparation Date; and Revision Date(s). (New Issue)

Full Submittal

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	*** PROJECT DEEMED READY FOR FULL-SUBMITTAL *** 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)
<input type="checkbox"/>	33	*** DOCUMENTS AND QUANTITIES REQUIRED *** 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 Plans 3 - Copies of Geotechnical Investigation Report 1 Additional copy of 1000/100 Radius Map and Spreadsheet 1 Public Notice Package (per Information Bulletin 512) 1 Supplemental Discretionary Application (DS-3035) (New Issue)





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Review Information

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

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 3 rows of project information regarding conditional use permits.

Permits

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 rows of permit information regarding marijuana outlets and conditional use permit findings.

Community Plan

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 rows of community plan information regarding parcel identification and building height requirements.

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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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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.
		-Information Only- (New Issue)
<input type="checkbox"/>	10	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- (New Issue)
<input type="checkbox"/>	11	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)
<input type="checkbox"/>	12	Demonstrate 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)
<input type="checkbox"/>	13	Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (New Issue)

Seperation Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. and 100 feet from a residential zone. (New Issue)
<input type="checkbox"/>	15	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)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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. (New Issue)

Zoning Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Show, label, and dimension all required setback lines on site plan, including any 0' setback lines. (New Issue)
<input type="checkbox"/>	19	Please provide definitions of each room and the activities that will take place on plans. (New Issue)
<input type="checkbox"/>	20	Show conformance to 142.0810 and 142.0830 for Refuse and Recyclable Material Storage regulations. (New Issue)
<input type="checkbox"/>	21	Demonstrate how proposed development adequately screens proposed parking encroaching into the front yard setback. (New Issue)
<input type="checkbox"/>	22	Provide a darker text on elevation sheets. Text and details must be dark enough to survive the microfiche process. (New Issue)
<input type="checkbox"/>	23	Verify the gross floor area of the building. Include phantom floor square footage on calculations. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	25	Additional comments may follow once new information is provided. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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 (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	32	A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (New Issue)
<input type="checkbox"/>	37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (New Issue)





L64A-004

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/14/2018 Deemed Complete on 03/14/2018
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 03/14/2018
Reviewer: Florezabihi, Hoss **Assigned:** 03/19/2018
(619) 446-5348 **Started:** 04/12/2018
florezabih@sandiego.gov **Review Due:** 04/12/2018
Hours of Review: 5.50 **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: 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.

1st Review - 04/12/2018

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	5	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)
<input type="checkbox"/>	6	Revise the Site/ Grading Plan and show and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs. (New Issue)
<input type="checkbox"/>	7	Sheet CS - Scope of Work , Note # 4 , what Easement are you referring to ? If not applicable , revise accordingly. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 (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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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/14/2018 Deemed Complete on 03/14/2018
Reviewing Discipline: LDR-Transportation Dev **Cycle Distributed:** 03/14/2018
Reviewer: Alo, Leo **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.

4/12/18 - 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	<p>Project Description:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	2	<p>General Information:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	3	<p>Trip Generation:</p> <p>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).</p> <p>An access analysis study will be required. Please contact Transportation Development Section to scope the study.</p> <p>(New Issue)</p>
<input type="checkbox"/>	4	<p>Parking:</p> <p>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.</p> <p>The minimum parking rate required for the proposed MO is 5 spaces per 1,000 square feet, or 12 automobile parking spaces.</p> <p>(New Issue)</p>
<input type="checkbox"/>	5	<p>Parking:</p> <p>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.</p> <p>The project proposes to provide 4 automobile parking spaces which is deficient by 8 spaces.</p> <p>(New Issue)</p>

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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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	<p>Parking:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	7	<p>Parking:</p> <p>Please demonstrate a proposed site layout that maximizes the potential onsite parking while still maintaining all other zoning/landscaping/etc. requirements.</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Parking:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Motorcycle Parking:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Bicycle Parking:</p> <p>Short-Term:</p> <p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>Long-Term:</p> <p>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.</p> <p>Please show location and quantity of short-term and long-term bicycle spaces on the plan.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Carpool/Zero Emissions Vehicle Parking:</p> <p>Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d).</p> <p>(New Issue)</p>
<input type="checkbox"/>	13	<p>Plan Correction:</p> <p>Revise architectural plans to provide the correct scale on all sheets (plans state 20 scale when a 10 scale is used).</p> <p>(New Issue)</p>
<input type="checkbox"/>	14	<p>Public Improvements:</p> <p>Full size scaled plans should show, call out, and dimension all existing and proposed: curb, gutter, sidewalk width, striping, curb ramps, and street lights.</p> <p>(New Issue)</p>





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	16	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)





L64A-004

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 **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 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)





L64A-004

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 (619) 446-5449 bsylvester@sandiego.gov	Assigned: 03/15/2018	
	Started: 04/16/2018	
Hours of Review: 0.50	Review Due: 04/12/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/16/2018	COMPLETED LATE
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Refer to policy A-14-1 for access requirements: sandiego.gov, Public Safety, Fire, Services and Programs, Policies, Fire Access Roadways (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)





L64A-004

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 **Assigned:** 03/15/2018
(619) 446-5296 **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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	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)
<input type="checkbox"/>	4	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)



L64A-004

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)

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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 feet for the fire-rescue component. Rates are subject to change. (New Issue)
<input checked="" type="checkbox"/>	2	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 facilities may be provided upon proof of demolition.
<input checked="" type="checkbox"/>	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://opensd.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)



L64A-004

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/14/2018	Deemed Complete on 03/14/2018
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/14/2018	
Reviewer: Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	Assigned: 03/14/2018	
	Started: 04/12/2018	
Hours of Review: 5.00	Review Due: 04/12/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/12/2018	COMPLETED ON TIME
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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)
<input type="checkbox"/>	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.) (New Issue)
<input type="checkbox"/>	3	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)
<input type="checkbox"/>	4	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)
<input type="checkbox"/>	5	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)
<input type="checkbox"/>	6	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)
<input type="checkbox"/>	7	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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- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 8 | 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) |
| <input type="checkbox"/> | 9 | 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.

(New Issue) |
| <input type="checkbox"/> | 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)

(New Issue) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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)

(New Issue) |
| <input type="checkbox"/> | 13 | 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) |
| <input type="checkbox"/> | 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.

(New Issue) |

Notes

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

(New Issue) |
| <input type="checkbox"/> | 16 | Provide the following note on the Landscape Plan:
1. MINIMUM TREE SEPARATION DISTANCE
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

(New Issue) |
| <input type="checkbox"/> | 17 | 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 Navigato at (619) 446-5197. Project Nbr: 598124 / Cycle: 2





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





L64A-004

Review Information

Cycle Type: 3 Completeness Review (Appmt)	Submitted: Deemed Complete on 03/14/2018
Reviewing Discipline: Completeness Check - Dev	Cycle Distributed:
Reviewer: Garcia, Michael (619) 446-5123 MJGarcia@sandiego.gov	Assigned: 03/14/2018 Started: 03/14/2018 Review Due: 03/21/2018
Hours of Review: 1.00	Completed: 03/14/2018 COMPLETED ON TIME
Next Review Method: Completeness Review (Appmt)	Closed: 03/14/2018

Submitted Completeness Review

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	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. (From Cycle 1)
<input checked="" type="checkbox"/>	5	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)
<input checked="" type="checkbox"/>	6	4.2 - Assessors Map(s): Provide assessors map(s) with 300-foot noticing radius outlined. (From Cycle 1)
<input checked="" type="checkbox"/>	7	4.3 - Address Lists: Provide paper copy of Excel Spreadsheet with owner/occupant information. (From Cycle 1)
<input checked="" type="checkbox"/>	8	4.4 - Supplemental Discretionary Project Application (DS-3035): Complete, sign, and date. (From Cycle 1)

Development Plan Package

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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" (From Cycle 1)
<input checked="" type="checkbox"/>	10	10.1.1 - Development Summary Cont.: Gross site area, floor area and floor area ratio (if applicable). ***Notate the proposed floor area for project, this is currently only listed in parking calculation*** (From Cycle 1)
<input checked="" type="checkbox"/>	11	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. (From Cycle 1)
<input checked="" type="checkbox"/>	12	10.1.6 - Easements: Show and label all existing and proposed easements - identify type. If none, please note. (From Cycle 1)
<input checked="" type="checkbox"/>	13	10.1.7 - Transit Stops: Show existing and proposed transit stops if project is adjacent to transit. If none, please note. (From Cycle 1)
<input checked="" type="checkbox"/>	14	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). Provide as a note on the site plan. (From Cycle 1)
<input checked="" type="checkbox"/>	15	10.1.9 - Fire Hydrants: Show location of all existing hydrants, within 600', on site plan. (UFC903.2). If none, please note. (From Cycle 1)
<input checked="" type="checkbox"/>	16	10.1.12 - Drainage: Show Drainage Patterns (if not already provided on Grading Plan) (From Cycle 1)
<input checked="" type="checkbox"/>	17	10.1.14 - Buildings/Structures: 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)
<input checked="" type="checkbox"/>	18	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 Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-004

Issue

Cleared? Num Issue Text

- 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 plan....clearly indicate that this is 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

Issue

Cleared? Num Issue Text

- 21 10.5.2 - Grades:

Clearly show and label existing and proposed grades.

If existing and proposed are the same, label as such. (From Cycle 1)
- 22 10.5.3 - Finished Floor Elevations:

Indicate all finished floor elevations, based on the topographic source, not an assumed datum. (From Cycle 1)
- 23 10.5.4 - Building Heights:

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

Roof Plan

Issue

Cleared? Num Issue Text

- 24 10.6 - Roof Plan:

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)
- 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. (From Cycle 1)
- 26 10.6.2 - Roof Design:

Show all hips, valleys and ridges. (From Cycle 1)
- 27 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

Issue

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)



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	30	9.2 - Folded / Stapled Plans: Plans with 6 sheets or less may be bound (stapled) and folded to 8 1/2 x 11 with the Title Block facing out. Plans with 7-19 sheets must be folded separately to 8 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)
<input checked="" type="checkbox"/>	31	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) Original Drawing Preparation Date; and Revision Date(s). (From Cycle 1)

Full Submittal

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	*** PROJECT DEEMED READY FOR FULL-SUBMITTAL *** 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)
<input checked="" type="checkbox"/>	33	*** DOCUMENTS AND QUANTITIES REQUIRED *** 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 Plans 3 - Copies of Geotechnical Investigation Report 1 Additional copy of 1000/100 Radius Map and Spreadsheet 1 Public Notice Package (per Information Bulletin 512) 1 Supplemental Discretionary Application (DS-3035) (From Cycle 1)





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Planning Review	Cycle Distributed:
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

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

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (From Cycle 2)
<input type="checkbox"/>	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 (b) The proposed development will not be detrimental to the public health, safety, and welfare (From Cycle 2)
<input type="checkbox"/>	6	(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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The Encanto Community Plan identifies this parcel as Community Commercial -Information Only- (From Cycle 2)
<input type="checkbox"/>	8	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. -Information Only (From Cycle 2)
<input type="checkbox"/>	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. -Information Only- (From Cycle 2)

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





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed:
Reviewer: Florezabihi, Hoss (619) 446-5348 florezabihih@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	5	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 (From Cycle 2)
<input type="checkbox"/>	6	Revise the Site/ Grading Plan and show 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)
<input type="checkbox"/>	7	Sheet CS - Scope of Work , Note # 4 , what Easement are you referring to ? If not applicable , revise accordingly. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	32	A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (From Cycle 2)
<input type="checkbox"/>	37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	12	-Information Only- (From Cycle 2) Demonstrate 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)
<input type="checkbox"/>	13	Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (From Cycle 2)

Seperation Requirements

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

Draft Conditions

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





L64A-004

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





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed:
Reviewer: Alo, Leo (619) 446-5033 Lalo@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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)

4/12/18 - 1st Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | 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. |
| <input type="checkbox"/> | 2 | (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. |
| <input type="checkbox"/> | 3 | (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. |
| <input type="checkbox"/> | 4 | (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. |
| <input type="checkbox"/> | 5 | (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



L64A-004

Cleared?	Issue Num	Issue Text
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- 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)
- 7 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)
- 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)
- 10 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)
- 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)
- 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)
- 13 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)
- 14 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)





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	16	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. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)





Project Issues

9/21/22 12:51 pm

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: Community Planning Group	Cycle Distributed:
Reviewer: Cac, Cherlyn (619) 235-5917 ccac@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

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





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: Fire-Plan Review	Cycle Distributed:
Reviewer: Sylvester, Brenda (619) 446-5449 bsylvester@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

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





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Geology	Cycle Distributed:
Reviewer: Thomas, Patrick (619) 446-5296 pathomas@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	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)
<input type="checkbox"/>	4	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)





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Landscaping	Cycle Distributed:
Reviewer: Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	3	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)
<input type="checkbox"/>	4	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)
<input type="checkbox"/>	5	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)
<input type="checkbox"/>	6	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)
<input type="checkbox"/>	7	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)
<input type="checkbox"/>	8	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





L64A-004

- | Issue | | |
|--------------------------|-----|---|
| Cleared? | Num | Issue Text |
| <input type="checkbox"/> | 9 | 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) |
| <input type="checkbox"/> | 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)

(From Cycle 2) |
| <input type="checkbox"/> | 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)

(From Cycle 2) |
| <input type="checkbox"/> | 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)

(From Cycle 2) |
| <input type="checkbox"/> | 13 | 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) |
| <input type="checkbox"/> | 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

- | Issue | | |
|--------------------------|-----|--|
| Cleared? | Num | Issue Text |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 16 | Provide the following note on the Landscape Plan:
1. MINIMUM TREE SEPARATION DISTANCE
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) |
| <input type="checkbox"/> | 17 | 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) |
| <input type="checkbox"/> | 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)

(From Cycle 2) |





L64A-004

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





L64A-004

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: LDR-Environmental	Cycle Distributed:
Reviewer: Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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 Boulevard, and East of Winnett Street in the Encanto Community Plan area. The project site is designated Community Commercial and zoned CO-2-1. (From Cycle 5)

Project Issues

Land Use

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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression project features and/or equipment, if any or explain why none would be necessary. (From Cycle 5)

AB 52 (Tribal Cultural Resourc

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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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

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

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





L64A-004

Issue
Cleared? Num Issue Text

- 7 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

- 8 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

- 9 Transportation 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

- 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)
- 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)





L64A-004

Review Information

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

Project Scope

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [] 1 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 Boulevard, and East of Winnett Street in the Encanto Community Plan area. The project site is designated Community Commercial and zoned CO-2-1. (New Issue)

Project Issues

Land Use

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [] 2 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

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [] 3 Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression proeject features and/or equipment, if any or explain why none would be necessary. (New Issue)

AB 52 (Tribal Cultural Resourc

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [] 4 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

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [] 5 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

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: []

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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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. (New Issue)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Transportation 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Please confirm that the "shade structure" is less than 45 years old. (New Issue)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)



L64A-004

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
Hours of Review: 4.00 **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 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. (From Cycle 2)
<input checked="" type="checkbox"/>	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 (b) The proposed development will not be detrimental to the public health, safety, and welfare (From Cycle 2)
<input checked="" type="checkbox"/>	6	(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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	The Encanto Community Plan identifies this parcel as Community Commercial
<input checked="" type="checkbox"/>	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. -Information Only (From Cycle 2)





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. -Information Only- (From Cycle 2)
<input checked="" type="checkbox"/>	10	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)
<input checked="" type="checkbox"/>	11	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)
<input checked="" type="checkbox"/>	12	Demonstrate 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)
<input checked="" type="checkbox"/>	13	Present this proposed project to the Encanto Community Planning Group. Please provide any comments upon resubmittal. (From Cycle 2)

Seperation Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. and 100 feet from a residential zone. (From Cycle 2)
<input checked="" type="checkbox"/>	15	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Show, label, and dimension all required setback lines on site plan, including any 0' setback lines. (From Cycle 2)
<input checked="" type="checkbox"/>	19	Please provide definitions of each room and the activities that will take place on plans. (From Cycle 2)
<input checked="" type="checkbox"/>	20	Show conformance to 142.0810 and 142.0830 for Refuse and Recyclable Material Storage regulations. (From Cycle 2)
<input checked="" type="checkbox"/>	21	Demonstrate how proposed development adequately screens proposed parking encroaching into the front yard setback. (From Cycle 2)
<input checked="" type="checkbox"/>	22	Provide a darker text on elevation sheets. Text and details must be dark enough to survive the microfiche process. (From Cycle 2)
<input checked="" type="checkbox"/>	23	Verify the gross floor area of the building. Include phantom floor square footage on calculations. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	25	Additional comments may follow once new information is provided. (From Cycle 2)

Draft Conditions

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





L64A-004

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	32	A Conditional Use Permit for a marijuana outlet shall expire no later than five years from the date of issuance (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	36	Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet (From Cycle 2)
<input type="checkbox"/>	37	A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (From Cycle 2)
<input type="checkbox"/>	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)

Second Review

Community Plan

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

Zoning Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Show conformance to 131.0550 for Pedestrian Paths. Site plan shows no pedestrian path (New Issue)





L64A-004

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 (619) 446-5348 florezabih@sanidiego.gov	Assigned: 05/14/2018	
	Started: 06/01/2018	
Hours of Review: 6.00	Review Due: 06/01/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/06/2018	COMPLETED LATE
	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard Project and is subject to LID requirements. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	5	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 (From Cycle 2)
<input type="checkbox"/>	6	Revise the Site/ Grading Plan and show 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)
<input checked="" type="checkbox"/>	7	Sheet CS - Scope of Work , Note # 4 , what Easement are you referring to ? If not applicable , revise accordingly. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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 Review - 06/01/18

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Please revise all Civil sheets and remove Engineering Title Block from all. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	21	regarding Comment # 14 of previous review , please refer to SDG-159 (Standard Drawings for Public Works) and note driveway wings are to be 3' wide . Revise Site and Grading Plan to show the driveway location correctly. (New Issue)
<input type="checkbox"/>	22	Please note unchecked comments of previous review are still standing and need to be addressed. (New Issue)





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 **Cycle Distributed:** 05/10/2018
Reviewer: Gonzalez Sequen, Bladimir **Assigned:** 05/11/2018
 (619) 446-5396 **Started:** 06/01/2018
 BGonzalezSeq@sandiego.gov **Review Due:** 06/14/2018
Hours of Review: 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

Cleared?	Issue Num	Issue Text
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- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | 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) |
| <input checked="" type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | 3 | 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) |
| <input checked="" type="checkbox"/> | 4 | 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) |
| <input checked="" type="checkbox"/> | 5 | 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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	<p>Parking:</p> <p>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.</p> <p>(From Cycle 2)</p>
<input checked="" type="checkbox"/>	7	<p>Parking:</p> <p>Please demonstrate a proposed site layout that maximizes the potential onsite parking while still maintaining all other zoning/landscaping/etc. requirements.</p> <p>(From Cycle 2)</p>
<input type="checkbox"/>	8	<p>Parking:</p> <p>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.</p> <p>(From Cycle 2)</p>
<input type="checkbox"/>	9	<p>Motorcycle Parking:</p> <p>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.</p> <p>(From Cycle 2)</p>
<input checked="" type="checkbox"/>	10	<p>Bicycle Parking:</p> <p>Short-Term:</p> <p>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.</p> <p>(From Cycle 2)</p>
<input type="checkbox"/>	11	<p>Long-Term:</p> <p>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.</p> <p>Please show location and quantity of short-term and long-term bicycle spaces on the plan.</p> <p>(From Cycle 2)</p>
<input checked="" type="checkbox"/>	12	<p>Carpool/Zero Emissions Vehicle Parking:</p> <p>Please provide designated parking spaces for carpool vehicles and zero emissions vehicles in accordance with SDMC Section 142.0530(d).</p> <p>(From Cycle 2)</p>
<input checked="" type="checkbox"/>	13	<p>Plan Correction:</p> <p>Revise architectural plans to provide the correct scale on all sheets (plans state 20 scale when a 10 scale is used).</p> <p>(From Cycle 2)</p>
<input checked="" type="checkbox"/>	14	<p>Public Improvements:</p> <p>Full size scaled plans should show, call out, and dimension all existing and proposed: curb, gutter, sidewalk width, striping, curb ramps, and street lights.</p> <p>(From Cycle 2)</p>





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	16	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. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)

6/1/18 - 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Trip Generation: The project's trip generation will be addressed through the Access Analysis. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	26	Turnaround: The accessible landing area may not be used as a turnaround. Revise plans accordingly. (Second Request) (New Issue)
<input type="checkbox"/>	27	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)





L64A-004

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, Cheryl (619) 235-5917 ccac@sandiego.gov	Assigned: 05/17/2018	
	Started: 05/29/2018	
Hours of Review: 0.50	Review Due: 06/01/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/01/2018	COMPLETED ON TIME
	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.

Encanto

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





L64A-004

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/10/2018	Deemed Complete on 05/10/2018
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 05/10/2018	
Reviewer: Sylvester, Brenda (619) 446-5449 bsylvester@sandiego.gov	Assigned: 05/15/2018	
	Started: 06/05/2018	
Hours of Review: 0.50	Review Due: 06/01/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/05/2018	COMPLETED LATE
	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).
- . 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.

Fire Department Issues

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	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 (New Issue)





L64A-004

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 05/10/2018 Deemed Complete on 05/10/2018
Reviewing Discipline: LDR-Geology **Cycle Distributed:** 05/10/2018
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**
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 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	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)
<input checked="" type="checkbox"/>	4	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	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





Project Issues

L64A-004

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 (619) 446-5197 Anavagato@sandiego.gov	Assigned: 05/11/2018	
	Started: 05/30/2018	
Hours of Review: 6.00	Review Due: 06/01/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/30/2018	COMPLETED ON TIME
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	3	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)
<input checked="" type="checkbox"/>	4	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)
<input checked="" type="checkbox"/>	5	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)
<input checked="" type="checkbox"/>	6	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)
<input checked="" type="checkbox"/>	7	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)





L64A-004

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	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)
<input checked="" type="checkbox"/>	9	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)
<input checked="" type="checkbox"/>	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) (From Cycle 2)
<input checked="" type="checkbox"/>	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) (From Cycle 2)
<input checked="" type="checkbox"/>	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) (From Cycle 2)
<input checked="" type="checkbox"/>	13	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)
<input checked="" type="checkbox"/>	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>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	16	Provide the following note on the Landscape Plan: 1. MINIMUM TREE SEPARATION DISTANCE 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)
<input checked="" type="checkbox"/>	17	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 Navigato at (619) 446-5197. Project Nbr: 598124 / Cycle: 6





L64A-004

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

2nd Review - 5/30/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Project Redesign: Project has been significantly redesigned, additional comments pertain to the redesign. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	21	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)
<input type="checkbox"/>	22	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, therefore a minimum of 125sf of landscape area is required. (Sheet L2) (New Issue)
<input type="checkbox"/>	23	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) (New Issue)
<input type="checkbox"/>	24	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)
<input type="checkbox"/>	25	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) (New Issue)
<input type="checkbox"/>	26	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) (New Issue)
<input type="checkbox"/>	27	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)
<input type="checkbox"/>	28	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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	30	Upon resubmittal, please provide a detailed written response that clearly explains how and where each issue has been addressed. (New Issue)





L64A-004

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
Hours of Review: 2.00 **Completed:** 06/07/2018 **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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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 Boulevard, and East of Winnett Street in the Encanto Community Plan area. The project site is designated Community Commercial and zoned CO-2-1. (From Cycle 5)

Project Issues

Land Use

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Please address if the the MO would implement an odor suppression system to address potential odor impacts? Provide information regarding any odor suppression proeject features and/or equipment, if any or explain why none would be necessary. (From Cycle 5)

AB 52 (Tribal Cultural Resourc

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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





L64A-004

Health and Safety

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	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>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Transportation 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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	Please confirm that the "shade structure" is less than 45 years old. (From Cycle 5)

Environmental Determination

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

June 2018 Review

Air Quality and Odor

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Applicant response seems contradictory. It indicates that no Odor Control or suppression 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>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	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>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	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





Project Issues

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

L64A-004

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/10/2018	Deemed Complete on 05/10/2018
Reviewing Discipline: MIS-Addressing	Cycle Distributed: 05/10/2018	
Reviewer: Militante, Abraham (619) 446-5330 AMilitante@sandiego.gov	Assigned: 05/18/2018	
	Started: 05/18/2018	
Hours of Review: 6.00	Review Due: 05/24/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/18/2018	COMPLETED ON TIME
	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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Address will be assigned during building review phase. MIS Addressing has no further issues and has signed-off. (New Issue)





L64A-004

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

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [x] 25 Additional comments may follow once new information is provided. (From Cycle 2)

Draft Conditions

Table with 3 columns: Cleared?, Num, Issue Text. Rows 1-13: [] 26-38 Various conditions for marijuana outlets and permits.

Second Review

Zoning Review

Table with 3 columns: Cleared?, Num, Issue Text. Header row only.

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



Project Issues

9/21/22 12:51 pm

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

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	39	Show conformance to 131.0550 for Pedestrian Paths. Site plan shows no pedestrian path (From Cycle 6)





L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 06/19/2018	Deemed Complete on 06/19/2018
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/19/2018	
Reviewer: Vera, Karen (619) 533-3065 Kvera@sandiego.gov	Assigned: 06/20/2018	
	Started: 07/09/2018	
Hours of Review: 6.00	Review Due: 07/11/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/11/2018	COMPLETED ON TIME
	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: 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Revise the Site/ Grading Plan and show 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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 Review - 06/01/18

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Please revise all Civil sheets and remove Engineering Title Block from all. (From Cycle 6)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	21	regarding Comment # 14 of previous review , please refer to SDG-159 (Standard Drawings for Public Works) and note driveway wings are to be 3' wide . Revise Site and Grading Plan to show the driveway location correctly. (From Cycle 6)
<input checked="" type="checkbox"/>	22	Please note unchecked comments of previous review are still standing and need to be addressed. (From Cycle 6)

3rd Review - 07/11/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Please revise sheet SP2. Replace 2' IOD with a 2' dedication. Revise and update all associated callouts throughout plan set. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	25	Please provide a 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 Karen Vera at (619) 533-3065. Project Nbr: 598124 / Cycle: 7





Project Issues

L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 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.

(New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 27 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.

(New Issue)

- 28 The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

(New Issue)

- 29 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.

(New Issue)

- 30 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.

(New Issue)

- 31 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.

(New Issue)

- 32 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.

(New Issue)

- 33 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.

(New Issue)

- 34 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.

(New Issue)

- 35 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.

(New Issue)

- 36 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)





L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 06/19/2018	Deemed Complete on 06/19/2018
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/19/2018	
Reviewer: Gonzalez Sequen, Bladimir (619) 446-5396 BGonzalezSeq@sandiego.gov	Assigned: 06/20/2018	
	Started: 07/11/2018	
Hours of Review: 6.00	Review Due: 07/11/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/11/2018	COMPLETED ON TIME
	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

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



L64A-004

6/1/18 - 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	22	Trip Generation: The project's trip generation will be addressed through the Access Analysis. (From Cycle 6)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	26	Turnaround: The accessible landing area may not be used as a turnaround. Revise plans accordingly. (Second Request) (From Cycle 6)
<input checked="" type="checkbox"/>	27	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 Review

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



L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline) **Submitted:** 06/19/2018 Deemed Complete on 06/19/2018
Reviewing Discipline: Community Planning Group **Cycle Distributed:** 06/19/2018
Reviewer: Cac, Cheryl
(619) 235-5917 **Assigned:** 07/02/2018
ccac@sandiego.gov **Started:** 07/19/2018
Hours of Review: 0.10 **Review Due:** 07/11/2018
Next Review Method: Submitted (Multi-Discipline) **Completed:** 07/19/2018 **COMPLETED LATE**
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

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





Project Issues

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

L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 06/19/2018	Deemed Complete on 06/19/2018
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 06/19/2018	
Reviewer: Sylvester, Brenda (619) 446-5449 bsylvester@sandiego.gov	Assigned: 06/20/2018	
	Started: 07/13/2018	
Hours of Review: 0.30	Review Due: 07/11/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/13/2018	COMPLETED LATE
	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

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

Fire 2nd

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	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)





L64A-004

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 **COMPLETED ON TIME**
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-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 Num	Issue Text
<input checked="" type="checkbox"/>	20	Project Redesign: Project has been significantly redesigned, additional comments pertain to the redesign. [Info Only - No Response Required] (From Cycle 6)
<input checked="" type="checkbox"/>	21	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) (From Cycle 6)
<input checked="" type="checkbox"/>	22	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, therefore a minimum of 125sf of landscape area is required. (Sheet L2) (From Cycle 6)
<input checked="" type="checkbox"/>	23	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) (From Cycle 6)
<input checked="" type="checkbox"/>	24	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) (From Cycle 6)
<input checked="" type="checkbox"/>	25	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) (From Cycle 6)
<input checked="" type="checkbox"/>	26	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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	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. (From Cycle 6)
<input checked="" type="checkbox"/>	28	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) (From Cycle 6)
<input checked="" type="checkbox"/>	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) (From Cycle 6)
<input checked="" type="checkbox"/>	30	Upon resubmittal, please provide a detailed written response that clearly explains how and where each issue has been addressed. (From Cycle 6)

3rd Review - 7/10/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Issues from the previous review which have not been fully addressed have been cleared in this report, and are restated and clarified herein. (New Issue)
<input type="checkbox"/>	32	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 outlining this requirement. (Sheet L1) (New Issue)
<input type="checkbox"/>	33	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)





L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 06/19/2018	Deemed Complete on 06/19/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/19/2018	
Reviewer: Tracy, Christopher (619) 446-5381 CRTracy@sandiego.gov	Assigned: 06/21/2018	
	Started: 07/18/2018	
Hours of Review: 0.00	Review Due: 07/16/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/18/2018	COMPLETED LATE
	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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 Boulevard, and East of Winnett Street in the Encanto Community Plan area. The project site is designated Community Commercial and zoned CO-2-1. (From Cycle 5)

Project Issues

Land Use

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

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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)

Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Transportation 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)

Environmental Determination

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

June 2018 Review

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





L64A-004

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	14	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. (From Cycle 6)
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Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	15	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)
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L64A-004

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.gov **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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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)



