

Remaining Cycle Issues



11/15/16 11:05 am

L64A-003A-2

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

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Project Information

Project Nbr: **520606** Title: Federal Blvd MMCC
Project Mgr: Gonzalez, Dolores (619) 446-5195 dagonzalez@sandiego.gov



Review Information

Cycle Type: 2 Completeness Review (Submit) **Submitted:** 10/31/2016 Deemed Complete on 10/31/2016
Reviewing Discipline: Completeness Check - Dev **Cycle Distributed:** 10/31/2016
Reviewer: White, Nathan **Assigned:** 11/02/2016
(619) 446-5481 **Started:** 11/02/2016
Hours of Review: 2.00 **Review Due:** 11/15/2016
Next Review Method: Completeness Review (OTC) **Completed:** 11/15/2016 **COMPLETED ON TIME**
Closed: 11/15/2016

Court's Ex. **047**
Case # 37-2017-00010073-CU-BC-CTL
Rec'd _____
Dept. **C-73** Clk. _____

- 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 (OTC).
- The reviewer has requested more documents be submitted.
- Your project still has 39 outstanding review issues with Completeness Check - Dev (all of which are new).
- Last month Completeness Check - Dev performed 45 reviews, 100.0% were on-time, and 93.3% were on projects at less than < 3 complete submittals.

Completeness Check

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	*** 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. ***Please be advised that the Base Zone does not permit the Use of Medical Marijuana Consumer Cooperatives per Chapter 13-1-5 page no. 14. Staff would recommend that this project not be supported by city council at hearing. You have the ability to proceed with this project at your own risk of not being able to be approved***
<input type="checkbox"/>	2	(New Issue) *** 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. 13 - Copies of Development Plans 13 - Copies of Landscape Plans 3 - Copies of Geotechnical Reports 2 - Copies of Climate Action Plan (CAP) Consistency Checklist 2 - Copies Potential Historical Resource Package 1 - Copy extra of Medical Marijuana Radius Map / Spreadsheet(s)
<input type="checkbox"/>	3	(New Issue) *** APPOINTMENT RECOMMENDED *** An appointment for Full-Submittal is recommended. To schedule an appointment, please contact: 619-446-5300 Walk-In services for Full-Submittal are available during normal business hours on the 3rd Floor of Development Services. (New Issue)

For questions regarding the 'Completeness Check - Dev' review, please call Nathan White at (619) 446-5481. Project Nbr: 520606 / Cycle: 2



p2k v 02.03.38

DSD Reports 446-5000

Trial Ex. 047-001

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<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u> <u>Issue Text</u>
<input type="checkbox"/>	4 For questions concerning this Cycle Issues Report, please contact me at: Nathan White ngwhite@sandiego.gov Full-Submittal or Re-Submittal is required within 90 DAYS of this Cycle Issues Report. If the Submittal is not received within 90 DAYS, the project will be considered abandoned and closed. If you are unable to proceed with the Full-Submittal or Re-Submittal within 90 days, please contact me directly. No further notice will be given. (New Issue)
<input type="checkbox"/>	5 Provide a Climate Action Plan (CAP) Consistency Checklist. The following is the link to the Checklist form https://www.sandiego.gov/sites/default/files/city of san diego cap checklist 071316.pdf The purpose of the CAP Checklist is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review & trigger environmental review pursuant to the the California Environmental Quality Act. For more information refer to the Planning Department's website at: www.sandiego.gov/planning/genplan/cap (New Issue)
<input type="checkbox"/>	6 Information Only: Scope: ENCANTO NEIGHBORHOODS SOUTHEASTERN - (Process 3) Conditional Use Permit for the Medical Marijuana Consumer Cooperative located in the proposed new 1,955 square foot commercial development. The 0.14 acre site is located at 3452 Hancock St. in the CO-2-1 base zone of the Encanto Neighborhoods: Southeastern community plan within council district 4. (New Issue)

3.0 - Historic Resources Info

<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u> <u>Issue Text</u>
<input type="checkbox"/>	7 3.1 - Potential Historical Resource: If the project site contains a structure that is 45 or more years old AND is not a designated Historic Site / Structure or in a Historic District, see Information Bulletin 580 (Potential Historical Resource Review) for submittal requirements. (New Issue)
<input type="checkbox"/>	8 3.2 - Designated Historical Site or District: If the project site / structure is designated Historical OR located within a Historical District, see Information Bulletin 581 (Designated Historical Resource Review) for submittal requirements. (New Issue)

4.0 - Public Notice Package

<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u> <u>Issue Text</u>
<input type="checkbox"/>	9 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"/>	10 4.4 - Supplemental Discretionary Project Application (DS-3035): Complete, sign, and date. (New Issue)

9.0 - General Req. Plans

<u>Issue</u>	
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<u>Issue</u>		
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<input type="checkbox"/>	11	9.2 - Folded / Stapled Plans: Plans with 6 sheets or less may be bound (stapled) and folded to 8 ½ x 11 with the Title Block facing out. Plans with 7-19 sheets must be folded separately to 8 ½ 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"/>	12	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)

10.0 - Development Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	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. (New Issue)
<input type="checkbox"/>	14	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. Cover sheet has a different year than general application. Please revise cover sheet to 1951 as described on General Application. Geologic Hazard Category - 32 Landscape area square footage for water conservation purposes. (New Issue)
<input type="checkbox"/>	15	10.1.6 - Easements: Show and label all existing and proposed easements - identify type. If none, please note. (New Issue)
<input type="checkbox"/>	16	10.1.7 - Transit Stops: Show existing and proposed transit stops if project is adjacent to transit. If none, please note. (New Issue)
<input type="checkbox"/>	17	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. (New Issue)

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<u>Issue</u>		
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<input type="checkbox"/>	18	10.1.13 - Site Section Lines: Provide labeled site section lines. (New Issue)
<input type="checkbox"/>	19	10.1.15 - Parking Calculations: For Multiple Dwelling Units and Non-Residential projects, label any disabled spaces, and provide parking calculations. (New Issue)
<input type="checkbox"/>	20	10.1.16 - Utilities: When proposing work in the right-of-way or where landscape plans are required, show all existing and proposed utilities on the site or in the adjacent right-of-way such as hydrants, vaults, transformers and poles, water services/meters and sewer mains/laterals/cleanouts. Reference existing City drawings numbers for existing improvements. If none, please note. (New Issue)
<input type="checkbox"/>	21	10.1.17 - Other Project Data: If the request includes a Conditional Use or Neighborhood Use Permit, include any other data for that use in the Separately Regulated Uses Section of the Land Development Code (e.g., hours of operation, number of children per grade, litter control plan, communications plan, etc.). (New Issue)
<input type="checkbox"/>	22	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)
<input type="checkbox"/>	23	10.6.1 - Roof Plan - 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)
<input type="checkbox"/>	24	10.6.3 - Roof Plan - Screening Elements: Indicate any mechanical equipment and details of any architectural screening element. If none, please note. (New Issue)

10.2 - Accessibility Plans

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	10.2 - Accessibility Plans: (May be shown on site plan.) When proposing non-residential development or multi-family residential development (other than single-family dwellings, and multi-family dwellings of 3 units or less), the following accessibility information must also be provided: (New Issue)
<input type="checkbox"/>	26	10.2.1 - Accessible Routes Within Project Boundary: Show at least one accessible route within the boundary of the site from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. When more than one route is provided, all routes shall be accessible. (New Issue)

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<input type="checkbox"/>	27	10.2.2 - Accessible Routes Between Buildings: When more than one building or facility is located on a site, show accessible routes of travel between buildings and accessible site facilities. (New Issue)

10.3 - Site Sections

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	10.3 - Site Sections: When proposing changes to an existing structure or site, it is required to submit two separate cross sections of the site representing the site topography in relationship to the proposed development viewed from different directions. The level of detail on cross-sectional drawings may vary depending on the scope of the project. (New Issue)
<input type="checkbox"/>	29	10.3.7 - Fence/Wall Height: Indicate fence/wall heights as defined by LDC Section 113.0270. (New Issue)
<input type="checkbox"/>	30	10.3.5 - Building Height: Indicate building heights as defined by LDC Section 113.0270. (New Issue)
<input type="checkbox"/>	31	10.3.3 - Spot Elevations: Show spot elevations (based on topographic source, not assumed datum) at all high points, low points, changes in gradients, corners of structure foundations and finished floor levels, and including chimneys where necessary, clearly indicate the proposed grading design. (New Issue)
<input type="checkbox"/>	32	10.3.2 - Grade: Clearly show and label existing and proposed grades. If existing and proposed are the same, label as such. (New Issue)

11.0 - Landscape Dev. Plans

<u>Issue</u>		
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<input type="checkbox"/>	33	11.0 - Landscape Development Package: This package consists of the Landscape Plan, Revegetation Plan, Erosion Control Plan, and/or Brush Management Plan. (New Issue)
<input type="checkbox"/>	34	11.1 - Landscape Plan: Refer to Municipal Code Table 142-04A in Section 142.0402. If the site is within a Planned District, refer to the specific landscape requirements contained in the Planned District Ordinance (Chapter 15 of the Municipal Code). Where the Planned District refers to City-wide regulations, use Table 142-04A to determine if your development proposal will require a landscape plan. (New Issue)

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<input type="checkbox"/>	35	11.1 - Landscape Plan Cont.: The intent of the Landscape Plan is to illustrate that the landscape design concepts are consistent with the Community Plan, Planned District Ordinance, Landscape Regulations, Landscape Standards and other applicable regulations such as Fence & Walls, Grading, and guidelines for Steep Hillsides, Coastal Bluffs and Beaches.
<input type="checkbox"/>	36	(New Issue) 11.1.1 - Landscape Calculation/Diagram: Provide the Summary Calculations and the yard/vehicular use area diagram on the landscape plans. (New Issue)

13.0 - Other Technical Studies

<u>Issue</u>		
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<input type="checkbox"/>	37	13.0 - Other Technical Studies: These studies may or may not be required at the time of project submittal. Depending on the nature of your project, they may be required after the first review cycle.
<input type="checkbox"/>	38	(New Issue) 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.
<input type="checkbox"/>	39	(New Issue) Please provide and additional copy of the Medical Marijuana Radius Map / Spreadsheet(s) (New Issue)

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