

To: Larry Geraci[Larry@tfcisd.net]; Jim Bartell[jim@bartellassociates.com]
From: TECHNE
Sent: Wed 5/10/2017 9:25:46 AM
Importance: Normal
Subject: Fwd: 520606 - Draft Cycle Issues
Received: Wed 5/10/2017 9:25:56 AM
[520606 - DRAFT 1st ReviewCycle Issues.pdf](#)

Court's Ex. **095**

Case # 37-2017-00010073-CU-BC-CTL

Rec'd _____

Dept. **C-73** Clk. _____

Good morning,

See draft cycle issues attached.

Engineering is asking for an even bigger dedication, so I see no issues with that at all.

Planning is asking for us to redesign the building to bring it closer to the street. We can do that as well but likely it will be a two story structure.

I haven't reviewed in great detail yet, but from the planning and engineering comments, I believe we can get this approved.

Thank you

ABHAY SCHWEITZER
Assoc. AIA- Principal

[3956 30th Street. San Diego, CA 92104](#)
[techne-us.com](#) [sustainablearchitect.org](#)
o [619-940-5814](#) m [313-595-5814](#)
Begin forwarded message:

From: "Tirandazi, Firouzeh" <FTirandazi@sandiego.gov>
Date: May 10, 2017 at 8:01:38 AM PDT
To: Abhay Schweitzer <abhay@techne-us.com>
Subject: 520606 - Draft Cycle Issues

Hi Abhay,

Here are the draft cycle issues for the Federal Blvd.

Firouzeh Tirandazi
Development Project Manager
City of San Diego
Development Services Department

(619)446-5325
sandiego.gov



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Cycle Issues DRAFT



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

5/10/17 6:58 am

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L64A-003B

Project Information

Project Nbr: 520606 **Title:** Federal Blvd MMCC
Project Mgr: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 03/10/2017 Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 03/13/2017
Reviewer: Barreras, Margaret **Assigned:** 03/16/2017
(619) 446-5430 **Started:** 04/06/2017
mbarreras@sandiego.gov **Review Due:** 04/11/2017
Hours of Review: 5.00 **Completed:** 05/05/2017
Next Review Method: Submitted (Multi-Discipline) **Closed:**

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 41 outstanding review issues with LDR-Planning Review (all of which are new).

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The subject project is located at 6176 Federal Boulevard within the CO-2-1 Zone in the Encanto Neighborhood: Southeastern Community Plan area. The .14 acre site is legally described as Track #2001100, BLK 25, Lot 20 Per Map 2121. Existing on site is a one-story commercial office building. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	2	The project is an application for a Conditional Use Permit to establish a Medical Marijuana Consumer Cooperative dispensary within a newly constructed 1955 square-foot commercial building with the proposed demolition of an existing one-story 2086.0 square-foot commercial building on the premises. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	3	The existing structure was built in 1951 and therefore has been submitted to and is undergoing a Plan Historic review to determine potential/historic significance. (Info Only, No Response Required). Purview Plan Historic; please refer to this discipline review for more information. (New Issue)
<input type="checkbox"/>	4	The premises is identified within the Commercial Office zone. The purpose and intent of development within this zone is to provide employment uses with limited, complementary retail uses. The zone is intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable. Specifically, the CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation. Residential development within this zone is prohibited. (New Issue)
<input type="checkbox"/>	5	The land use plan within the Encanto Community Plan, Figure 2-1, identifies Community Commercial-Residential Prohibited land use which is consistent with the City-Wide base zone regulating the premises. (New Issue)
<input type="checkbox"/>	6	Planning determines that the project is not located within 1000 linear feet of a Resource or Population-based park typically located within close proximity to residential areas intended to serve the daily recreational and leisure needs of neighborhoods and communities. Utilizing the graphic scale found on Figure 7-1 of the Encanto Community Plan (ECP), staff verifies that a distance between the Emerald Hills Neighborhood Park to Federal Blvd MMCC is greater than 1500 linear feet measured between property lines. Reference Separately Regulated Uses, SDMC Section 141.0504(a). (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Medical Marijuana Consumer Cooperatives may be permitted with a Conditional Use Permit decided in accordance with Process Three. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	8	A decision on an application for a Conditional Use Permit for the uses listed in Section 126.0303(a) shall be made in accordance with Process Three with the Hearing Officer as the decision maker. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with SDMC 112.0506. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	9	CUP Findings: Reference SDMC §126.0305 (a) through (d). An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the findings for this permit. At the next submittal, provide project support by addressing how the Federal Blvd MMCC makes each CUP finding. (New Issue)

MMCC Review

For questions regarding the 'LDR-Planning Review' review, please call Margaret Barreras at (619) 446-5430. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	In accordance with MMCC requirements, the CO-2-1 zone meets the restriction requirement for zones permitted to operate a Medical Marijuana Consumer Cooperative. The effective date for MM Outlets within the CO-2-1 zone with a CUP decided in accordance with Process Three was April 13, 2017 by Ordinance-2017-93. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	11	The applicant has provided the required "Affidavit for Medical Marijuana Consumer Cooperatives for CUP." [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	12	Provide a 1000 foot radius map spreadsheet for those businesses within 1000 linear feet of Federal Blvd MMCC to verify prohibited uses as specified within SDMC 141.0504. (New Issue)
<input type="checkbox"/>	13	The subject site is within the boundaries of City Council District 4. Only four Medical Marijuana Consumer Cooperatives are permitted per City Council District. Currently, there are no approved MMCC's within Council District 4. With no approved MMCCs in the vicinity, the 1000 linear feet prohibition is currently not an issue. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	14	Residential Zone: Federal Blvd is the PROW between the subject site and the residential zone RS-1-7. Federal Blvd is not considered a barrier impeding direct physical access between MMCC and residential zone. The applicant submits Sheet A103, a Site Plan showing a proposed "Irrevocable Offer of Dedication" which Planning determines would satisfy the code requirement for a separation of 100'. Without the 10' or greater dedication, Planning will not support this project. [Continued] (New Issue)
<input type="checkbox"/>	15	LDR Engineering identifies the 10' dedication as a requirement by the City of San Diego to create a 10-foot Curb to PL on Federal Blvd. Further, additional dedication by Transportation may also be requested (TBD). A major issue no longer exists provided the dedication is identified on Exhibit documents and is made a condition of the permit by Engineering and Transportation. Planning will meet with Engineering and Transportation to discuss the proposed dedication. (New Issue)
<input type="checkbox"/>	16	MMCC Conditions: The architect has incorporated SDMC Conditions. The following conditions are also taken from SDMC, however, Planning could not locate on the Exhibit (include): (j) 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"/>	17	(k) 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"/>	18	(l) 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"/>	19	(m) Consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet. (New Issue)
<input type="checkbox"/>	20	Additional Planning Commission Conditions for Incorporation into Permit: The following are optional security conditions in accordance with requirements of Planning Commission. Please advise Planning should you object to any of these conditions. (New Issue)
<input type="checkbox"/>	21	Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. [Continued] (New Issue)
<input type="checkbox"/>	22	One security guard must be on the premises 24 hours a day, seven days a week, the other must be present during business hours. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days. (New Issue)
<input type="checkbox"/>	23	The Owner/Permittee shall install bullet resistant glass, plastic, or laminate shield at the reception area to protect employees. (New Issue)
<input type="checkbox"/>	24	The Owner/Permittee shall install bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. (New Issue)
<input type="checkbox"/>	25	Other Correction: See G002 and revise Issue 14 zone from IS-1-1 to CO-2-1. (New Issue)

CO-2-1 Dev Req Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Reference Table 131-05D Development Regulation Review for the CO Zones Front Setback: 10' Minimum with a 25' Maximum Front Setback. Two code sections apply which are provided as: 1. [See Section 131.0543(a)]; 2. Footnote 2: See section 131.0543(a)(2). The front setback is incorrectly applied. See Diagram 131-05B which illustrates how this code section shall be applied. Revise your design to demonstrate the maximum setback applied to 70 percent of the street frontage with the remaining 30 percent not required to observe the maximum setback (New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	Required Side Yard: To be reviewed following the revision of the project required by Issue above (#26). Shown correctly under Zoning Information. (New Issue)
<input type="checkbox"/>	28	Rear Yard Setback: To be reviewed following the revision of the project required by Issue above (#26). Shown correctly under Zoning Information, Sheet G001. (New Issue)
<input type="checkbox"/>	29	Structure Height: 45'. Proposal: 13'. No issues. (New Issue)
<input type="checkbox"/>	30	Coverage: N/A. (New Issue)
<input type="checkbox"/>	31	F.A.R.: .75. Incorrectly provided at .80. Make all necessary calculation changes and apply as necessary. (New Issue)
<input type="checkbox"/>	32	Ground Floor Height: Applies. Reference SDMC 131.0548 and demonstrate compliance on elevations per code and cite this code section. (New Issue)
<input type="checkbox"/>	33	Building Articulation: Applies: Planning unable to verify compliance, Reference SDMC 131.0554. Clarify conformance with notes on plans or revise to demonstrate conformance. (New Issue)
<input type="checkbox"/>	34	Street Yard Restriction: N/A. (New Issue)
<input type="checkbox"/>	35	Refuse and Recyclable Storage: Demonstrated on Sheet A102. The location of refuse/recyclables may change with revisions to the location of the structural footprint as requested under Issue #26. (New Issue)
<input type="checkbox"/>	36	Transparency: Applies. See Section 131.0552 and demonstrate compliance. (New Issue)
<input type="checkbox"/>	37	Loading Dock and Overhead Door Screening Regulations: Applies. See Section 142.1030 and apply after revisions to structural footprint have been performed. (New Issue)

General Plan and Community Pla

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Policy guidance is provided by the GP and CP for commercial uses. Please consider the following elements in your next submittal: 1. Development of new infill buildings should take into account green building practices and sustainability; 2. Designing for defensible space; 3. Incorporate Urban Design policy as it relates to character and identity of the existing urban form, including public spaces and village design, neighborhood and community gateways and linkages, building types and massing, streetscape and pedestrian orientation, and other unique aspects of the Encanto community. (New Issue)
<input type="checkbox"/>	39	Staff defers review of land use based upon incomplete information provided within this first review. (New Issue)

Signs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	See SDMC 141.0614 MMCC signage requirements under permit Conditions. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	41	Signage shall be in conformance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations). [Information Item - No Response Required] (New Issue)





L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 03/10/2017 Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 03/13/2017
Reviewer: Mc Pherson, Anna **Assigned:** 03/14/2017
 (619) 446-5276 **Started:** 04/07/2017
 amcpherson@sandiego.gov **Review Due:** 04/14/2017
Hours of Review: 1.00 **Completed:** 04/14/2017
Next Review Method: Submitted (Multi-Discipline) **Closed:**

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 9 outstanding review issues with LDR-Environmental (all of which are new).

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC) at 6176 Federal Boulevard. The applicant is proposing to demolish the existing approximately 2,087 square foot building and construct and operate a proposed MMCC within a new 1,955 square-foot building on a 6,049 square-foot lot. The project is designated for commercial office uses in the Encanto Community Plan. It is zoned CO-2-1. (New Issue)

Project Issues

Engineering

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	LDR- Engineering has requested delineation of the pedestrian access to the front entrance and is requiring the project to replace the driveway consistent with City standards. The project will also require a Preliminary Drainage Study and a Water Quality Study. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	EAS received a CAP Consistency Checklist for the project. It is filled out incorrectly. All questions must be answered Yes or N/A with an explanation provided regarding why a measure is non applicable. Also, the CAP Checklist was updated as of February 2017. Please submit a revised checklist with the next cycle. If you have questions or require assistance completing the checklist, please contact Anna McPherson at 619-446-5276. (New Issue)

Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Plan-Historic has requested additional information to assist in a determination regarding the potential for the existing structure to be a historic resource. EAS will coordinate with staff upon receipt of this information. (New Issue)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Geology staff has requested submittal of a Geotechnical Report with the next review cycle. (New Issue)

Paleontological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please clarify the total amount of excavation for the entire project including the maximum depth of cut on the Grading Plan. If no grading is proposed, please state so. Until this information is clarified on the grading plan, EAS cannot address paleontological resources. (New Issue)

LDR-Planning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	EAS will coordinate with LDR-Planning regarding MMCC Ordinance issues and project community plan consistency. (New Issue)

LDR- Landscape

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 520606 / Cycle: 3





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	8	Landscape staff has requested additional information regarding amount and type of landscaping. (New Issue)
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Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	9	All disciplines have also requested plan revisions. Until all requested information is submitted and all issues are cleared, EAS is unable to make an 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. (New Issue)
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L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 03/13/2017	
Reviewer: Tamares, Jeff	Assigned: 03/13/2017	
(619) 446-5119	Started: 04/05/2017	
jtamares@sandiego.gov	Review Due: 04/11/2017	
Hours of Review: 6.00	Completed: 04/06/2017	
Next Review Method: Submitted (Multi-Discipline)	Closed:	

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 24 outstanding review issues with LDR-Engineering Review (all of which are new).

1st Review

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. (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	Revise the Site 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"/>	4	Revise the Site Plan Sheet A102. Add the source, date and MSL datum of the required topography. (New Issue)
<input type="checkbox"/>	5	Revise the Site Plan Sheet A102 and Topographic Survey sheet 1. Add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum. (New Issue)
<input type="checkbox"/>	6	On the plan view of the Site Plan Sheet A102 and Topographic Survey sheet 1, please call out the onsite legal description and the legal descriptions of all adjacent properties. (New Issue)
<input type="checkbox"/>	7	Show the public right-of-way for all existing streets adjacent the project and the street names. Show full limits including both sides of the street and include right-of-way widths. Show all proposed or existing improvements including curb and gutter, sidewalks, street lights, utilities, medians, centerline of right-of-way, and all driveways within the property boundary. Please label and/or include in legend. (New Issue)
<input type="checkbox"/>	8	Please revise the Site Plan, sheet A102, to show the curb to property line, curb to centerline, property line to property line distances, and width of sidewalk for Federal Blvd. (New Issue)
<input type="checkbox"/>	9	Show existing and proposed finished pad and floor elevations on the site plan A102. (New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	The current layout shows drainage lines confluence to the middle of the parking area. Please revise the site plan sheet A102 to show how the runoff is collected, conveyed and discharged offsite. Identify public and private systems and show the point of connection to any system, public or private. (New Issue)
<input type="checkbox"/>	11	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"/>	12	The applicant did not submit the current Storm Water Requirements Applicability Checklist dated October 2016. Submit a revised checklist on the next submittal. (New Issue)
<input type="checkbox"/>	13	The project is a Standard Development Project subject to Site Design and Source Control BMPs. Submit a Water Quality Study that Identifies Pollutants from the Project Area and addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. (New Issue)
<input type="checkbox"/>	14	If any of the 14 possible BMPs have not been used in the project design, add a discussion in the report why the omitted BMPs are not feasible or not applicable. Please Note: A Water Quality Study is required, not a SWQMP. For an example of a Water Quality Study - 2016, contact my office at jtamares@sandiego.gov (New Issue)
<input type="checkbox"/>	15	City's Storm Water Standards are available online at: https://www.sandiego.gov/stormwater/regulations (New Issue)
<input type="checkbox"/>	16	Revise the site plans to show the required additional dedication necessary to create a 10 foot curb to property line distance on Federal Boulevard. Additional street dedication may be required by Transportation Development section. (New Issue)
<input type="checkbox"/>	17	Revise the Site Plan A102. 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"/>	18	Please show the pedestrian path of travel from the public sidewalk to the project entrance. (New Issue)
<input type="checkbox"/>	19	Revise the Site Plan A102 to call out the new 24' wide driveway will be constructed to current City standards. Please show the sidewalk transitions per SDG-159. (New Issue)
<input type="checkbox"/>	20	Revise the Site Plan A102 to show new City standard curb, gutter, and sidewalk where the existing driveway is located. (New Issue)
<input type="checkbox"/>	21	Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on Federal Blvd. For the driveway, show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. (New Issue)
<input type="checkbox"/>	22	Revise the Site Plan Sheet A1. 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"/>	23	Revise the cover sheet G001. In lieu of the Storm water notes for construction BMPs, 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)



Cycle Issues DRAFT



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

5/10/17 6:58 am

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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	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 Jeff Tamares at 619 446-5119.
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Jeff Tamares at (619) 446-5119. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325

Cycle Issues DRAFT



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

5/10/17 6:58 am

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L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 03/13/2017	
Reviewer: Khaligh, Kamran (619) 446-5357 khalighK@sandiego.gov	Assigned: 03/14/2017	
	Started: 04/11/2017	
Hours of Review: 5.00	Review Due: 04/11/2017	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/11/2017	
	Closed:	

- . The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Transportation Dev (all of which are new).

4/17 Review:

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	PROJECT-The proposed project is a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC) at 6176 Federal Boulevard. Applicant is proposing to demolish the existing approximately 2,087 sq. ft. building and operate the proposed MMCC within a new 1,955 sq. ft. building on a 6,049 sq. ft. lot in CO-2-1 zone within Encanto Community Plan Area based on the submitted plans. (New Issue)
<input type="checkbox"/>	2	TRIP GENERATION-The proposed 1,955 sq. ft. MMCC is expected to generate approximately 78 average weekday trips (ADT), with 2 AM peak hour trips and 7 PM peak hour trips based on the rate of 40 ADT/1000 sq. ft. A transportation impact analysis is not required. To estimate the existing trips to this site, please identify all the existing uses, their size, and occupancy on the plans. (New Issue)
<input type="checkbox"/>	3	PARKING EXEMPTION ON LOTS LESS THAN 10,000 SQ. FT.-Section 142.0540(a) and Table 142-05H of SDMC allow exemptions to the parking regulations for commercial uses on lots less than 10,000 sq. ft. in size that existed prior to January 1, 2000. This section has two provisions for small lots with and without alley access. Such lots without alley access would not have any parking requirements. Accordingly, based on current regulations, there is no parking requirement for commercial uses on the 7,361sq. ft. lot. (New Issue)
<input type="checkbox"/>	4	PLANS/PARKING- The minimum parking stall dimensions and aisle width should comply with the SDMC section 142.0560. Parking 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 per SDMC 142.0560(d)(3). Please revise plans to provide and call out this requirement. (New Issue)
<input type="checkbox"/>	5	FRONTAGE-Plans should show and dimension the existing versus the proposed property lines to curb lines distances, sidewalk and its width on the fronting street. A typical street cross-section drawing with dimensions should also be included on the plans. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Kamran Khaligh at (619) 446-5357. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325

Cycle Issues DRAFT



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

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L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/13/2017	
Reviewer: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov	Assigned: 04/19/2017	
	Started: 04/19/2017	
Hours of Review: 0.20	Review Due: 04/11/2017	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/19/2017	
	Closed:	

- . The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).

1st Review

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	Please contact the Chair for the Encanto Neighborhoods Community Planning Group, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)

Encanto

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	2	Please contact the Chair for the Encanto Neighborhoods Community Planning Group, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)

For questions regarding the 'Community Planning Group' review, please call Firouzeh Tirandazi at (619) 446-5325. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: BDR-Structural	Cycle Distributed: 03/13/2017	
Reviewer: Shadyab, Mehdi	Assigned: 03/22/2017	
(619) 446-5067	Started: 03/30/2017	
mshadyab@sandiego.gov	Review Due: 04/11/2017	
Hours of Review: 2.00	Completed: 03/30/2017	
Next Review Method: Submitted (Multi-Discipline)	Closed:	

- The review due date was changed to 04/14/2017 from 04/11/2017 per agreement with customer.
- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with BDR-Structural (all of which are new).

Preliminary Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	City of San Diego Building Code: Construction permit applications submitted and Deemed Complete on or after January 1, 2017 are required to comply with the new 2016 edition of State of California building codes, as well as adopted local amendments published in the San Diego Municipal Code. (New Issue)
<input type="checkbox"/>	2	Info Bulletin 513: Preliminary Review is not a comprehensive plan review, nor is it intended to replace the services provided by design professionals (architects, engineers, land use attorneys, code consultants, etc.). Through preliminary review, you can obtain general information on the regulations with which your project must comply and obtain interpretations on how the City will apply code provisions to specific situations. For detailed information please refer to Information Bulletin 513. (New Issue)
<input type="checkbox"/>	3	The following comments are only a partial list of issues discovered as a result of this discretionary review and responses to the specific questions asked. They are NOT to be construed as a complete list of corrections or a complete list of issues. Plans for recheck and responses to issues under this preliminary review need not be submitted and recheck will not be performed. (New Issue)
<input type="checkbox"/>	4	Sheet G001: Project Information: Proposed occupancy classification specified as "B" is not correct. The display, sale, and stock of marijuana, a merchandise, is classified as M-occupancy. Please see Section 309. The aggregate areas of "Storage" and "Processing" is greater than 10% x 1955 = 195.5 sq ft.. Therefore not considered as Incidental Uses as per CBC, Sec. 509. These spaces shall be classified as S-occupancy. Aggregate Office + Safe floor areas is less than 195.5 sq ft. therefore incidental use. This building shall be analyzed as a M/S mixed occupancy classification. Revise plan. (New Issue)
<input type="checkbox"/>	5	Site Accessibility: The accessible parking space shall be van-accessible complying with Sec. 11B-208.2.4. (New Issue)
<input type="checkbox"/>	6	Site Accessibility: Site arrival point: An accessible route from public street and side walk to the primary entry of the facility shall be provided. CBC, Section 11B-206. Plan as shown does not provide this required accessible route and therefore is not code compliant. Revise plan. (New Issue)
<input type="checkbox"/>	7	Site Accessibility: Show width, running slope, cross-slope, and surface finish of accessible routes on plan complying with applicable provisions of Sec. 11B-Division 4. Plans as shown do not specify these required information. (New Issue)
<input type="checkbox"/>	8	EV-Charging Stations: Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 of the 2016 California Green Building Standards Code (CGBSC) to facilitate future installation of Electric Vehicle Supply Equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the governing California Building Code, and the California Electrical Code as specified in Section 5.106.5.3 of Chapter 5 of the CGBSC [Nonresidential Mandatory Measures]. This information must be shown and identified on plans. (New Issue)
<input type="checkbox"/>	9	Accessible EVCS: Provide one van-accessible parking space with loading/unloading access aisle for EVCS. Please see Section 11B-228.3 and 11B-812. Note that, this van-accessible EVCS is required in addition to the required van-accessible parking space. Show this required accessible EVCS parking space with its access aisle and other associated specifications on plans. (New Issue)
<input type="checkbox"/>	10	Site Accessibility: Sheet A102: Show detectable warning along the entire length of the 'Entry Walkway' complying with Section 11B-247.1.2.5. The "Entry Walkway" adjoins the parking vehicular way. (New Issue)
<input type="checkbox"/>	11	Parapets: Sheet A201: Provide 30 inches high parapets on the exterior walls of the building located on or adjacent to property lines on three-sides complying with the applicable provisions of Sec. 705.11. Plan as shown is not code compliant. Revise plan. (New Issue)
<input type="checkbox"/>	12	/// End of Preliminary Review Comments. (New Issue)

For questions regarding the 'BDR-Structural' review, please call Mehdi Shadyab at (619) 446-5067. Project Nbr: 520606 / Cycle: 3



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

Review Information

Cycle Type:	3 Submitted (Multi-Discipline)	Submitted:	03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline:	Fire-Plan Review	Cycle Distributed:	03/13/2017	
Reviewer:	Sylvester, Brenda	Assigned:	03/16/2017	
	(619) 446-5449	Started:	04/13/2017	
	bsylvester@sandiego.gov	Review Due:	04/11/2017	
Hours of Review:	0.50	Completed:	04/13/2017	
Next Review Method:	Submitted (Multi-Discipline)	Closed:		

- . The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- . The reviewer has requested more documents be submitted.

Fire Department Issues

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No corrections or issues based on this submittal. (New Issue)

For questions regarding the 'Fire-Plan Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 03/10/2017 Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Geology **Cycle Distributed:** 03/13/2017
Reviewer: Mills, Kreg **Assigned:** 03/15/2017
(619) 446-5295 **Started:** 04/06/2017
Kmills@sandiego.gov **Review Due:** 04/11/2017
Hours of Review: 2.00 **Completed:** 04/06/2017
Next Review Method: Submitted (Multi-Discipline) **Closed:**

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 7 outstanding review issues with LDR-Geology (all of which are new).

520606-3 (4/6/2017)

REFERENCES:

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Development Plans, 6176 Federal Boulevard, San Diego, California 92114, prepared by Techne, dated February 22, 2017 (their project no. 1626); Topographic Survey prepared by Lundstrom Engineering and Surveying, Inc., dated October 18, 2016 (their file no. L222-02)

(New Issue)

COMMENTS:

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	2	The project site is located in geologic hazard category (GHC) 32 as shown on the City's Seismic Safety Study Geologic Hazard Maps. GHC 32 is characterized by a potential for liquefaction and ground failure. Submit a geotechnical investigation report that addresses liquefaction potential of the site and potential consequences of soil liquefaction on the proposed project. For information regarding geotechnical reports, consider reviewing the City's Guidelines for Geotechnical Reports (https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf).
<input type="checkbox"/>	3	The geotechnical investigation report must contain a site-specific geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, location of cross-sections, and proposed construction. Circumscribe the limits of anticipated remedial grading on the geologic/geotechnical map to delineate the proposed footprint of the project.
<input type="checkbox"/>	4	The geotechnical investigation report should contain representative geologic/geotechnical cross sections that show the existing and proposed grades, distribution of fill and geologic units, groundwater conditions, and proposed construction.
<input type="checkbox"/>	5	The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.
<input type="checkbox"/>	6	The project's geotechnical consultant should provide a statement as to whether or not the site is suitable for the intended use.
<input type="checkbox"/>	7	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 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)



Cycle Issues DRAFT



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Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: Plan-Historic	Cycle Distributed: 03/13/2017	
Reviewer: Pekarek, Camille	Assigned: 03/13/2017	
(619) 236-7173	Started: 04/11/2017	
CLPekarek@sandiego.gov	Review Due: 04/11/2017	
Hours of Review: 0.50	Completed: 04/11/2017	
Next Review Method: Submitted (Multi-Discipline)	Closed:	

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 5 outstanding review issues with Plan-Historic (all of which are new).

4-11-2017

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	The property located at 6176 Federal Boulevard is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	7	Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; as well as any available historic photographs; and Sanborn maps. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (New Issue)
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (New Issue)
<input type="checkbox"/>	10	Notice of Completion - typically provided as part of a chain of title search. It can also be found at the County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. Please provide a written statement if a Notice of Completion cannot be located. (New Issue)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Chain of Title - available through title search companies or by conducting research at the County Administration Center. The Chain of Title must be in tabular format, listing the property's conveyance from seller to buyer (with date) since construction (1951) through the present day. Please note that deed copies do not satisfy this requirement. (New Issue)
<input type="checkbox"/>	12	City Directory listing of occupants - available in the City Directories at the San Diego Public Library, or San Diego Historical Society Archives. The tabular listing of occupants must account for all years from the time of construction to the present. If the property is vacant or not listed for a particular year(s), please note it as such. Please note that copies of directory pages does not satisfy this requirement. (New Issue)



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

Review Information

Cycle Type:	3 Submitted (Multi-Discipline)	Submitted:	03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline:	Plan-Facilities Financing	Cycle Distributed:	03/13/2017	
Reviewer:	Sheffield, Megan	Assigned:	03/16/2017	
	(619) 533-3672	Started:	03/22/2017	
	MSheffield@sandiego.gov	Review Due:	04/11/2017	
Hours of Review:	2.50	Completed:	05/09/2017	
Next Review Method:	Submitted (Multi-Discipline)	Closed:		

- . The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- . The reviewer has requested more documents be submitted.

New Issue Group (2770523)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Impact fees are not accessed on Conditional Use Permits. (New Issue)

For questions regarding the 'Plan-Facilities Financing' review, please call Megan Sheffield at (619) 533-3672. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

Review Information

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 03/10/2017 Deemed Complete on 03/13/2017
Reviewing Discipline: PUD-Water & Sewer Dev **Cycle Distributed:** 03/13/2017
Reviewer: Purdy, Jay **Assigned:** 03/13/2017
(619) 446-5456 **Started:** 03/16/2017
JPurdy@sandiego.gov **Review Due:** 04/11/2017
Hours of Review: 3.00 **Completed:** 03/16/2017
Next Review Method: Submitted (Multi-Discipline) **Closed:**

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

New Issue Group (2765140)

Issue		
Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be calculated at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).
		(New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	All water services to the site (excepting single family domestic service lines, and single family domestic/fire combined service lines where the residential fire sprinkler system utilizes passive purge design) must pass through a private above ground back flow prevention device (BFPD).
		(New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	Please direct any questions you may have regarding the information, comments or conditions contained in this review to Jay Purdy via email at jpurdy@sandiego.gov.

(New Issue) [Recommended]

New Issue Group (2765166)

Issue		
Cleared?	Num	Issue Text
<input type="checkbox"/>	4	On the Site Plan (EXHIBIT A), please locate and label all existing and proposed public ROWs, water, sewer, and general utility easements which lie on or adjacent to the property under review. If there are no water, sewer, or general utility easements associated with the property under review, please so state in the Water & Sewer Notes on the Site Plan. If the development will include the abandonment of an existing easement, please make this clear in the easement's label on the Site Plan.
		(New Issue)
<input type="checkbox"/>	5	On the Site Plan (EXHIBIT A), within that portion of any public ROW or public easement which lies on or adjacent to the property under review, please locate and label all existing and proposed water and sewer facilities both public and private (e.g. mains, meters, services, BFPD's, FH's, CO's, MH's, etc...). Please ensure that labels for existing public water and sewer mains include the City const. dwg. ref. #, pipe dia., and pipe material. BFPDs are to be located above ground, on private property, in line with the service, and immediately adjacent to the right-of-way.
		(New Issue)
<input type="checkbox"/>	6	On the Site Plan (EXHIBIT A), please show and label the existing water service(s) as "TO BE KILLED AT THE MAIN" or "TO BE RETAINED AND REUSED", please also show and label the existing sewer service(s) as "TO BE ABANDONED AT THE PROPERTY LINE" or "TO BE RETAINED AND REUSED".
		(New Issue)
<input type="checkbox"/>	7	On both the Site Plan (EXHIBIT A) and Landscape Plan, please include the following note: NO TREES OR SHRUBS WHOSE HEIGHT WILL 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

(New Issue)



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THE CITY OF SAN DIEGO
Development Services Department
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Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/10/2017	Deemed Complete on 03/13/2017
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/13/2017	
Reviewer: Neri, Daniel	Assigned: 03/15/2017	
(619) 687-5967	Started: 04/11/2017	
Dneri@sandiego.gov	Review Due: 04/11/2017	
Hours of Review: 6.00	Completed: 04/11/2017	
Next Review Method: Submitted (Multi-Discipline)	Closed:	

- The review due date was changed to 04/14/2017 from 04/14/2017 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with LDR-Landscaping (all of which are new).

1st Review - 4/11/2017

Issue		
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	Street Trees [142.0409]: Tree species shall be selected from the Neighborhood Street Tree list as shown in the Encanto Community Plan. Acceptable species include: Platanus racemosa, Jacaranda mimosifolia, Callistemon citrinus, and Olea europaea "Swan Hill". (New Issue)
<input type="checkbox"/>	2	Street Yard - Planting Area Provided (Sht. LDP-1): Street Yard planting area required is 923-s.f. and planting area provided is 791-s.f. for a planting area deficit. Applicant has provided a note indicating that the grasscrete area in spaces 7-10 will make up the balance, however it is unclear what the square footage of the grasscrete area is. Please address. Furthermore, the excess planting points provided is only 5-pts which would only allow a 5-sq.ft. reduction in provided planting area. Please clarify.
		(New Issue)
<input type="checkbox"/>	3	Street Yard - Planting Points Required (Sht. LDP-1): Street Yard calculations for planting points required should read "185": (3690-s.f. x .05-pts/s.f. = 185 pts).
		(New Issue)
<input type="checkbox"/>	4	Street Yard - Excess Points Provided (Sht. LDP-1): Excess points provided is 6 pts. (190 pts. - 185 pts. = 5 pts.). Please correct.
		(New Issue)
<input type="checkbox"/>	5	Remaining Yard Calculations (Sht. LDP-1): Please remove "Remaining Yard" header under "Summary of Landscape Calculations." As demonstrated in the diagram, the project provides no Remaining Yard.
		(New Issue)
<input type="checkbox"/>	6	Remaining Yard Legend (Sht. LDP-1): Due to project observing Zero setback along the North/West/East facades, there is not Remaining Yard 0(as stated in the Landscape Area Diagram). Under the Planting Legend, please remove the heading for "Remaining Yard Area" and incorporate the plant material counts into the "Street Yard" heading.
		(New Issue)
<input type="checkbox"/>	7	Utilities (Sht. LDP-1): Please show and label sewer/water/storm drain lateral lines in ROW and through site.
		(New Issue)
<input type="checkbox"/>	8	Vehicular Use Area Protection [142.0406(b)]: All VUA planting areas shall be protected from vehicular damage by providing a raised curb or wheel stop of at least 6-inches. Please show on plans.
		(New Issue)
<input type="checkbox"/>	9	VUA Screening [142.0406(c)]: In the planting area adjacent to the ROW, project shall provide shrubs that achieve a minimum height of 30-inches to screen the VUA. Please provide such shrub plantings between the ROW and the VUA.
		(New Issue)
<input type="checkbox"/>	10	VUA Points provided (Sht. LDP-1): The VUA Planting Points Provided is inconsistent between the Planting Legend Totals and the Calculation Totals. Please address.
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 520606 / Cycle: 3



p2k v 02.03.38

Firouzeh Tirandazi 446-5325



L64A-003B

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	General Note #3 (Sht. LDP-1): Please revise to read: "Maintenance: All required landscape areas shall be maintained by owner. Landscape and irrigation areas in the public right-of-way shall be maintained by owner. 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)
<input type="checkbox"/>	12	General Note #6 (Sht. LDP-1): Please revise to specify 3-inches of mulch, as required by code, rather than 2-inches.
		(New Issue)

