



Court's Ex. **110**

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

Rec'd _____

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

CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Thursday, September 7, 2017

Project No.: 520606

REVIEWING DISCIPLINE: Community Planning Group

1st Review

1. *Once we receive comments for this submittal we will contact the chair of the Encanto Neighborhoods Community Planning Group in order to make arrangements to present our project.*
2. *Once we receive comments for this submittal we will contact the chair of the Encanto Neighborhoods Community Planning Group in order to make arrangements to present our project.*



Abhay Schweitzer Assoc. AIA - Principal



CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Thursday, September 7, 2017

Project No.: 520606

REVIEWING DISCIPLINE: LDR – Landscaping

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

1st Review

1. *New landscape plan has been revised per new site plan. Only limited previous cycle issues will apply if at all, per conversation with Daniel Neri.*



CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Thursday, September 7, 2017

Project No.: 520606

REVIEWING DISCIPLINE: LDR Environmental Review

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

Project Scope

1. *Acknowledged.*

Project Issues (Engineering)

2. *Acknowledged.*

Project Issues (GHG)

3. *See revised CAP checklist*

Project Issues (Cultural Resources)

4. *Acknowledged.*

Project Issues (Geology)

5. *Acknowledged. Geotechnical report has been submitted to Geology for review as part of this submittal.*

Project Issues (Paleontological)

6. *Please see revised sheet A102, Grading Data Table for amount of excavation, maximum depth of cut and other relevant grading information. No Grading Plan required.*



Project Issues (LDR-Planning)

7. *Acknowledged.*

Project Issues (LDR-Landscape)

8. *Acknowledged.*

Determination

9. *Acknowledged.*

Abhay Schweitzer Assoc. AIA - Principal



CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Thursday, September 7, 2017

Project No.: 520606

REVIEWING DISCIPLINE: LDR Planning Review

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

Project Info

1. *Acknowledged.*
2. *Acknowledged.*
3. *Acknowledged.*
4. *Acknowledged.*
5. *Acknowledged.*
6. *Acknowledged.*

Permits

7. *Acknowledged.*
8. *Acknowledged.*
9. *See attached draft findings*
10. *Acknowledged.*
11. *Acknowledged.*
12. *See attached 1,000 ft. radius map spreadsheet for businesses within 1,000' radius of Federal Blvd.*
13. *Acknowledged.*
14. *Acknowledged.*
15. *Acknowledged.*
16. *Note added to MMCC Notes, note 21/G002.*
17. *Note added to MMCC Notes, note 22/G002.*
18. *Note added to MMCC Notes, note 23/G002.*
19. *Note provided on MMCC Notes, note 4 and 15/G002.*
20. *Additional Planning Commission Conditions added to Sheet G002.*
21. *Note added to MMCC Notes, note 7/G002.*



- 22. Note added to MMCC Notes, note 7/G002.
- 23. Note added to MMCC Notes, note 7/G002.
- 24. Note added to MMCC Notes, note 7/G002.
- 25. Zone modified on MMCC Notes, note 14/G002.

CO – 2 – 1 Dev. Reg. Review

- 26. Design revised per diagram 131-05B. See revised site plan sheet A102 for new design and updated setbacks.
- 27. See revised G001 and A102 for required side yard setback.
- 28. See revised G001 and A102 for required rear yard setback.
- 29. Acknowledged.
- 30. Acknowledged.
- 31. See G001 – Zoning Information for corrected F.A.R: 0.75.
- 32. See Sheet A204 – Note H.
- 33. Building articulation has been revised to comply with SDMC section 131.0554; Please see revised plans.
- 34. Acknowledged.
- 35. See revised site plan A102 for new refuse and recycle area location.
- 36. See Sheet A204 - Note G for proposed area of transparency between 3' and 10' of the street facade.
- 37. No loading dock proposed on plans. See Sheet A201 for proposed facades.

General Plan and Community Plan

- 38. Acknowledged.
- 39. Acknowledged.

Signs

- 40. Acknowledged.
- 41. Acknowledged.

Abhay Schweitzer Assoc. AIA - Principal



CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Thursday, September 7, 2017

Project No.: 520606

REVIEWING DISCIPLINE: LDR – Transportation Dev

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

4/17 Review

1. *Acknowledged.*
2. *Please see sheet G001, Project Information, for existing use size and occupancy. Also see sheet A104 for the existing floor plan.*
3. *Acknowledged.*
4. *See revised proposed site plan A102 for parking stall dimensions, aisle width and turnaround location.*
5. *See revised existing vs. proposed property lines to curb lines distance, sidewalk and its width on the fronting street on revised sheet A102. Typical street cross-section provided on proposed site plan A102b.*



Abhay Schweitzer Assoc. AIA - Principal