

LSA-003A  
 Review Information

**Cycle Type:** 7 Submitted (Multi-Discipline)  
**Reviewing Discipline:** LDR-Planning Review  
**Reviewer:** Sherer, Tyler  
 (619) 446-5378  
 Tsherer@sandiego.gov

**Submitted:** 02/26/2018  
**Cycle Distributed:** 02/26/2018  
**Assigned:** 02/27/2018  
**Started:** 03/19/2018  
**Review Due:** 03/19/2018  
**Completed:** 03/19/2018  
**Closed:** 03/23/2018

Deemed Complete on 02/26/2018

COMPLETED ON TIME

**Hours of Review:** 4.00  
**Next Review Method:** Submitted (Multi-Discipline)

- The review due date was changed to 03/21/2018 from 03/21/2018 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-Planning 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-Planning Review (2 of which are new issues).
- Last month LDR-Planning Review performed 95 reviews, 78.9% were on-time, and 58.1% were on projects at less than < 3 complete submittals.

**First Review**

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	The proposed project consists of a Marijuana Production Facility within an existing 3,390 square foot building with walk-out basement within the IL-3-1 zone of the Southeastern San Diego Community Plan area. Overlay zones include: Promise Zone, Flood Plain (FP100), and Transit Priority Area. (From Cycle 2)

**Major Issues**

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	2	MAJOR ISSUES: Separation Requirement - Marijuana Production Facilities are prohibited within 1,000 ft of certain uses and 100 ft of residential zones. City staff relies on information provided by applicants to determine what uses are within 1,000 ft and residential zones within 100 ft. 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, on the City's Project Tracking System, and personal knowledge of the area. (Cont.) (From Cycle 2)
<input type="checkbox"/>	3	The 1000 ft distance is measured in accordance with Section 113.0225. [Information Item - No Response Required] (From Cycle 2)
<input type="checkbox"/>	4	MAJOR ISSUE #1: Residential Zone - Marijuana Production Facilities are not allowed within 100 ft of a residential zone. Residential zone RM-1-1 is within the 100 ft separation zone, adjacent to the project site. Reference City Mapping resource - Official Zoning Map. (SDMC 141.1004(a)(2)) (From Cycle 2)
<input type="checkbox"/>	5	MAJOR ISSUE #2: Elementary School - Marijuana Production Facilities are not allowed within 1000 ft schools. Rodriguez Elementary School, located at 825 South 32nd Street, is within the 1000 ft separation zone. Reference City Mapping resource - Official Zoning Map. (SDMC 141.1004(a)(1)) (From Cycle 2)
<input type="checkbox"/>	6	DENIAL RECOMMENDATION - City staff must recommend denial of this application. Per SDMC 113.0225 staff may be able to take into account natural topographical barriers that would impede direct physical access between the uses. In such cases, the separation distance shall be measured as the most direct route around the barrier in a manner that establishes direct access. However, in the case of this proposed project, the violation of the separation requirement is clear and unavoidable. (From Cycle 2)

**Land Use Review**

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	7	Zone: IL-3-1 - The purpose and intent of the IL base zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-3-1 allows a mix of light industrial, office, and commercial uses. (Information Only - No Response Required) (From Cycle 2)
<input checked="" type="checkbox"/>	8	General Plan - The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. MPFs will supply jobs and encourage commerce within the San Diego region. (Information Only - No Response Required) (From Cycle 2)
<input checked="" type="checkbox"/>	9	Community Plan - The project site is designated Light Industrial by the Southeastern San Diego Community Plan. Below are land use policies contained in the SESD Community Plan. The proposed project does not address these policies and would be required to show how it conforms to them if the project is considered in subsequent reviews. (Information Only - No Response Required) (From Cycle 2)

For questions regarding the 'LDR-Planning Review' review, please call Tyler Sherer at (619) 446-5378. Project Nbr: 585635 / Cycle: 7

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