### THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 1 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Project Information
---------------------

Title: 8863 Balboa Ste. E MMCC Project Nbr: 368347

Project Mgr: Gutierrez, Edith

(619) 446-5117 egutierrez@sandiego.gov

### **Review Information**

Cycle Type: 1 Completeness Review (Submit)

Submitted: 04/24/2014

Reviewing Discipline: Completeness Check - Dev

Cycle Distributed: 04/24/2014

Reviewer: Gutierrez, Edith

Assigned: 05/12/2014

(619) 446-5117

Started: 05/12/2014

egutierrez@sandiego.gov

Review Due: 05/08/2014

**COMPLETED LATE** 

Deemed Complete on 05/12/2014

Hours of Review: 2.00

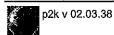
Completed: 05/13/2014 Closed: 05/13/2014

Next Review Method: Completeness Review (Submit)

- 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 (Submit).
- The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with Completeness Check Dev (all of which are new).

Complet	Completeness Review				
	<u>Issue</u>				
<u>Cleared?</u>	<u>Num</u>	Issue Text			
	1	Your preliminary application for a Conditional Use Permit (Process 3) for a Medical Marijuana Consumer			
		Cooperative (MMCC) to operate within an existing 1,005 square foot building located at 8863 Balboa Avenue			
		has been reviewed based on the Project Submittal Requirements Checklist in the Land Development Code Manual. (New Issue)			
. 🗆	2	Your project is READY FOR A FULL SUBMITTAL. (New Issue)			
H					
ll	•	an appointment. (New Issue)			
🤊 Required	d Corre				
	Issue				
Cleared?		Issue Text			
		Cover Sheet			
<b></b> 1	<del>-</del>	Add Lot Area			
		Remove Sustainable Expedite Notes			
	_	(New Issue)			
	5	The ONE page assessor's parcel map exhibit outlining a 1000 foot radius circle around the subject property			
∋ Submitta	Dogu	must identify residential zones with 100 feet, if none, please note. (New Issue)			
		III CIII CIII C			
	<u>Issue</u>				
<u>Cleared?</u>	<u>Num</u>	Issue Text			
	6	Please submit the following: (New Issue)			
	7	7 sets of plans WITH THE REQUESTED CHANGES (folded SEPERATLEY to 8 ½ "x 11" with the Title Block			
_	٥	facing out) (New Issue)  2 copies of a ONE PAGE assessor's parcel map outlining a 1000 foot radius around the subject property			
	U	including residential zones within 100 feet. (New Issue)			
	9	1 Public Noticing Package including the Supplemental Discretionary Project Application (DS-3035) NOTE: All			
		officially recognized Community Planning Groups that represent the area and those within 300 feet of the			
		location of the proposed development must be included within the electronic address list. (New Issue)			

For questions regarding the 'Completeness Check - Dev' review, please call Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 1



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 2 of 47

L64A-004

# 1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 05/14/2014

Cycle Distributed: 05/14/2014

Reviewer: Larson, Chris

Reviewing Discipline: LDR-Planning Review

Assigned: 05/14/2014

(619) 446-5368

Started: 06/02/2014

clarson@sandiego.gov

Hours of Review: 3,00

Review Due: 05/29/2014

Completed: 06/04/2014

**COMPLETED LATE** 

Deemed Complete on 05/14/2014

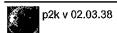
Next Review Method: Submitted (Multi-Discipline)

Closed: 06/16/2014

The review due date was changed to 06/03/2014 from 06/03/2014 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 21 outstanding review issues with LDR-Planning Review (all of which are new).
- The reviewer has not signed off 1 job.
- . 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 Re	vlew	
	Issue	
Cleared?	Num	<u>Issue Text</u>
×	1	The project site is located in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone, the Airport Influence Area for Miramar and Montgomery Field, the Part 77 Noticing Area, Montgomery Field Safety Zone 2, 5, and 6, the 60-65 dB CNEL for Montgomery Field, and the 100 Year Floodplain. [Information Item - No Response Required] (New Issue)
×	2	The project site is designated Industrial and Business Park by the Kearny Mesa Community Plan. [Information Item - No Response Required] (New Issue)
×	3	Medical Marijuana Consumer Cooperatives are prohibited within 1,000 feet of certain uses. City staff relies on information provided by applicants to determine what uses are within 1,000 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, on the City's Project Tracking System, and personal knowledge of the area. City staff is also expecting the public to identify conflicts throughout the processing of the use permit. [Information Item - No Response Required] (New Issue)
X	4	Medical Marijuana Consumer Cooperatives are prohibited within 1,000 feet of other Medical Marijuana Consumer Cooperatives. This is not an issue for this project at this time, but as other Medical Marijuana Consumer Cooperatives become permitted this may become an issue for this project. [Information Item - No Response Required] (New Issue)
×	5	Only four Medical Marijuana Consumer Cooperatives are permitted per City Council District. This is not an issue for this project at this time, but as other Medical Marijuana Consumer Cooperatives become permitted
	6	this may become an issue for this project. [Information Item - No Response Required] (New Issue) Major Issue: The submitted spread sheet indicates that the County of San Diego is operating "Child Welfare Services" at 8965 Balboa Ave. This may be a minor-oriented facility. Is this a minor-oriented facility? If It is not, then what is your rational for it not being a minor-oriented facility? If City staff determines that it is a minor-oriented facility, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (New Issue)
	7	Footnote one to table 132-15D within SDMC 132.1510 requires that most commercial services within the 65-70 dB CNEL provide sound attenuation. Although Medical Marijuana Consumer Cooperatives are not included in the table City staff will still require sound attenuation to be consistent with requirements for other commercial services. Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. Please note this on a plan sheet and explain how you intend to implement this requirement. (New Issue)
	8	Table 132-15G within SDMC 132.1515 limits most commercial services within Safety Zone 2 for Montgomery Fleld to a FAR of 0.32. Although Medical Marijuana Consumer Cooperatives are not included in the table City staff will treat this project the same as other commercial services in Safety Zone 2. The existing FAR of the entire site must be provided. Since the site is also in Safety Zones 5 and 6 there might be some flexibility to
- <b>X</b>	. 9	only use the FAR within Safety Zone 2 if needed. Please provide that number as well. (New Issue) The City of San Diego General Plan (GP), Conservation Element contains Climate Change and Sustainable Development Goals and Policies. Thank you for providing solar panels and windows that implement these goals and policies. [Information Item - No Response Required]
		(New Issue)



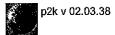
THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

9/20/22 8:46 am

Page 3 of 47

L64A-004

Issue Cleared? Num **Issue Text** SDMC 126.0302(b) states that all existing and proposed uses on the site shall be identified in the permit, Including existing or new uses permitted by right in the applicable zone, any uses subject to a use permit, and those proposed uses that require the Conditional Use Permit. In order to allow for future flexibility, please note any use that may be proposed in the future on a plan sheet. It may be best to simply add a note that indicates those uses may be any use permitted in the IL-3-1 Zone. However, if Suite E is an individual condominium, then this is not needed. (New Issue) SDMC 141,0614 states that consultations by medical professionals shall not be a permitted accessory use at a medical marijuana consumer cooperative. Please provide a note on the plans that states that consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue) SDMC 141.0614 states that lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties. Please show lighting on the plans and provide a note to demonstrate compliance. (New Issue) SDMC 141,0614 states that security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related to providing security for the facility, except on an incidental basis. Please provide this requirement as a note on the plans. (New Issue) SDMC 141.0614 states that signs shall be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business, limited to two colors. Please provide a note on the plans that indicates that signs shall be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business, limited to two colors. (New Issue) SDMC 141.0614 states that the name and emergency contact phone number of an operator or manager shall П be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. Please provide a note on the plans that demonstrates compliance. (New Issue) SDMC 141.0614 limits the medical marijuana consumer cooperative to operation only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week. Please note on the plans the proposed hours of operation. There will be a condition proposed to limit the hours of operation to those that are proposed. (New Issue) 17 SDMC 141.0614 prohibits the use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502. Please provide a note on the plans that states that the use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Dlego Municipal Code Section 42.1502, is prohibited. Also, please include in the note that for purposes of this Section, a vending machine is any device which allows access to medical marijuana without a human intermediary. (New Issue) Major Issue; A business named "Baby Discovery Kids Formal Wear" may be operating at 8871 Balboa Ave. and this business would be a minor-oriented facility. Please revise your map/spread sheet to reflect this business if it is operating within 1,000 feet. Is this business still operating? Is it out of business? If is is still operating, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (New Issue) ☼ Conditions Issue Cleared? Num Issue Text It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue) All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (New Issue) The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (New Issue) Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue) Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and 23 the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties (New Issue) The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. (New Issue) The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15. (New Issue) The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (New Issue)



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

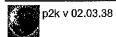
9/20/22 8:46 am

Page 4 of 47

L64A-004

Cleared? Num issue Text

This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and Improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit. (New Issue)



THE CITY OF SAN DIEGO **Development Services Department**  9/20/22 8:46 am

Page 5 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 05/14/2014

Reviewing Discipline: LDR-Environmental

Cycle Distributed: 05/14/2014

Reviewer: Mc Pherson, Anna

Assigned: 05/16/2014

(619) 446-5276

Started: 06/12/2014

amcpherson@sandlego.gov

Review Due: 06/03/2014

Hours of Review: 1.50

Completed: 06/12/2014

**COMPLETED LATE** 

Deemed Complete on 05/14/2014

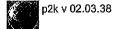
Next Review Method: Submitted (Multi-Discipline)

Closed: 06/16/2014

- 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-Environmental on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 5 outstanding review issues with LDR-Environmental (all of which are new).
- The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

#### June 2014 Review Issue Cleared? Num Issue Text The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 1,005 sq ft. building on a 2.5-acre site located at 8863 Balboa Avenue within the Kearny Mesa Community Plan Area; it is designated for Industrial and Business Park use. The project is zoned IL-3-1 and is subject to the Alrport Influence Area for Miramar and Montgomery Field, the Part 77 Noticing Area, Montgomery Field Safety Zone 2, the 65-70 dB CNEL for Montgomery Field, and the 100 Year Flood Plain Overlay Zone. (New Issue) LDR-Planning has identified potential issue related to the MMCC Ordinance locational criteria and has requested information regarding how the project will provide sound attenuation to 50 dB CNEL. EAS will also review this information. LDR- Engineering has identified potential issues related to driveway separation distance and dimensions. LDR-Transportation Development has also requested clarification regarding the driveways on the site, and additional information and clarification regarding the number and type of required parking spaces. All disciplines have requested plan revisions. (New Issue) 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. The project site contains a structure that meets this criteria for review and the project proposes exterior modifications, replacement of the doors and windows, and the installation of solar panels. (New Issue) The project, therefore, must submit information as part of the next submittal, to Plan Historic Staff. More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf. EAS is unable to make an environmental determination until all outstanding review issues are resolved, required information is submitted, and required site plan revisions made. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 368347 / Cycle: 2



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 6 of 47

L64A-004

# 1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 05/14/2014

Deemed Complete on 05/14/2014

Reviewing Discipline: LDR-Engineering Review Reviewer: Bui, Thomas

Cycle Distributed: 05/14/2014

Assigned: 05/14/2014

(619) 446-5458

Started: 05/27/2014

tbui@sandiego.gov

Review Due: 05/29/2014

**COMPLETED ON TIME** 

Hours of Review:

1.50 Completed: 05/29/2014

Closed: 06/16/2014

Next Review Method: Submitted (Multi-Discipline) The review due date was changed to 06/03/2014 from 06/03/2014 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 5 outstanding review issues with LDR-Engineering Review (all of which are new).
- The reviewer has not signed off 1 job.

**1st Review Comments** 

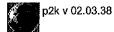
Last month LDR-Engineering Review performed 64 reviews, 42.2% were on-time, and 10.9% were on projects at less than < 3 complete submittals.

#### Issue Cleared? Num Please revise the Site Plan, sheet C-1, to show the curb to propertyline, curb to centerline and propertyline to П propertyline distances for Balboa Avenue. (New Issue) Please revise the Site Plan, sheet C-1, to show all existing driveways and their dimensions. (New Issue) The existing driveways serving the project site are not to the current City's standard. Please revise the Site Plan, sheet A1, to show the replacement of the existing two easterly driveways, on Balboa Avenue, with City standard driveways, per Standard Drawing SDG-159, to provide adequate sidewalk transitions around the driveways. In addition, please show the dimension of the proposed driveway. (New Issue)

On the site plan, please call out the legal descriptions of the adjacent properties. (New Issue) 

On the Site Plan, sheet C-1, please show the pedestrian access from the public sidewalk to the entrance of the proposed project. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 368347 / Cycle: 2



### THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 7 of 47

L64A-004

# 1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 05/14/2014 Deemed Complete on 05/14/2014

Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 05/14/2014

Reviewer: Elhamad, Ismail Assigned: 05/16/2014 (619) 446-5494 Started: 05/29/2014

Review Due: 05/29/2014 ielhamad@sandiego.gov

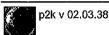
Hours of Review: 6.00 Completed: 05/29/2014 **COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline) Closed: 06/16/2014 The review due date was changed to 06/03/2014 from 06/03/2014 per agreement with customer.

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer; New Document Required.
- 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 16 outstanding review issues with LDR-Transportation Dev (all of which are new).
- The reviewer has not signed off 1 job.
- . 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.

#### 24004643 CUP 1st rev 5/29/14 Issue Cleared? Num **Issue Text** Info: The proposed project is NOT located in the Transit Overlay Zone. It is located at 8863 Balboa Avenue. The 2.5-acre site is located in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) within the Kearny Mesa Community Plan Area. Council District 6. (New Issue) Scope of Work: Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1,005 square foot building on 2.5 acre site. (New Issue) The existing use within the 20,000 building area has been identified as warehouse (industrial). Per the plan submittal, the proposed project will occupy 1,005 square feet of the overall building area. It appears that the building area remaining (19,000 square feet) may have uses other than warehouse. Please provide the building area and associated use (including the proposed use) in tabular form on the plan submittal. (New Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (New Issue) The proposed 1005 square feet of retail is expected generate approximately 40 average daily trips (ADT), at 40 trips per 1,000 square feet; with 1 (1:0) during the AM peak hour trip and 4 (2 in : 2 out) during the PM peak hour. A transportation Impact analysis is not required. (New Issue) The minimum parking requirements are as follows: Proposed use: Retail (MMCC): 1005s.f. x 5 spaces/1000 s.f. = spaces Existing Use: Unknown ----> Please provide more info per comment # 3 above. A minimum of 5 spaces including 1 van accessible space and 2 bicycle spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (New Issue) Please demonstrate how the parking requirement for the all uses on the project site will be satisfied. Clearly identify and dimension the two "rear stalls" that were listed on the plan submittal. With a revision of the project submittal, please include all parking calculations on the revised plan submittal accordingly. (New Issue) Clearly label the parking angle of the diagonal parking spaces on site. (New Issue) Please number all proposed and existing parking spaces in sequential order on the plan submittal. (New Issue) Please show on the plan the all driveways and their widths on Balboa Avenue that lead to the proposed project Do other properties take access from the project site driveways? If so, clearly identify those properties on the plan submittal and provide copies of signed Joint Use Driveway/Mutual Access Agreements. These agreements will conditions of the permit (New Issue) Please provide a parking calculation table on the Cover Sheet (Sheet G001) to include all uses on site (existing and proposed) and to include parking rate, parking spaces required and parking spaces provided on site. (New Issue) The Site Plan - Existing (Sheet A101) show accessible space which has accessible aisle located on the driver's side. Please revise to show the accessible aisle on the passenger's side. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 2



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

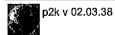
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Page 8 of 47

L64A-004

_	<del>• 11 • • • •</del>		
-		Issue	
-	Cleared?	<u>Num</u>	<u>Issue Text</u>
		14	Provide street coss section for Balboa Avenue on the plans to show centerline to curb and curb to property line distances (New Issue)
		15	The applicant shall reconstruct the two existing driveways on Balboa Avenue to comply with City standards.  The minimum and maximum driveway width for nonresidential uses are 24 feet and 30 feet respectively. Also, please show the distance between the two driveways. A minimum of 45 feet distance between two driveways serving the same parcel is required. (New Issue)
-		16	Additional Transportation Development comments, issues and conditions may be required pending further review or redesign of this project. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismall Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 2



## THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 9 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 05/14/2014 Deemed Complete on 05/14/2014

Reviewing Discipline: Community Planning Group Cycle Distributed: 05/14/2014 Reviewer: Gutierrez, Edith Assigned: 05/28/2014

(619) 446-5117 Started: 05/28/2014

egutierrez@sandiego.gov Review Due: 05/29/2014

Hours of Review: 0.50 Completed: 05/28/2014 **COMPLETED ON TIME** Next Review Method: Submitted (Multi-Discipline) Closed: 06/16/2014

The review due date was changed to 06/03/2014 from 06/03/2014 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.

Issue

Cleared? Num **Issue Text** 

> Please contact the Chair for the Kearny Mesa 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 Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 2

p2k v 02,03.38

# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 10 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 2 Submitted (Multi-Discipline)

Submitted: 05/14/2014

Reviewing Discipline: MCAS Miramar

Reviewer: Gutierrez, Edith

Cycle Distributed: 05/14/2014

Assigned: 05/28/2014

(619) 446-5117

Started: 06/16/2014

egutierrez@sandlego.gov

Review Due: 05/29/2014

Hours of Review:

Completed: 06/16/2014

**COMPLETED LATE** 

Deemed Complete on 05/14/2014

0.10

Next Review Method: Submitted (Multi-Discipline)

Closed: 06/16/2014

. The review due date was changed to 06/03/2014 from 06/03/2014 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 MCAS Miramar on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with MCAS Miramar (all of which are new).

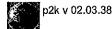
☼ 1st Review

<u>Issue</u>

Cleared? Num

No comments we received from MCAS Miramar during this review cycle. (New Issue) 

For questions regarding the 'MCAS Miramar' review, please call Edith Gutlerrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 2



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

9/20/22 8:46 am

Page 11 of 47

L64A-004

**Review Information** 

Cycle Type: 4 Completeness Review (Submit)

Submitted:

Deemed Complete on 05/14/2014

Reviewer: Gutierrez, Edith

Reviewing Discipline: Completeness Check - Dev

Cycle Distributed:

(619) 446-5117

Assigned: 05/14/2014 Started: 05/14/2014

egutierrez@sandiego.gov

Hours of Review: 0.00

Review Due: 05/21/2014 Completed: 05/14/2014

**COMPLETED ON TIME** 

Next Review Method: Completeness Review (Submit)

Closed: 05/14/2014

### Completeness Review

	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	1	Your preliminary application for a Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1,005 square foot building located at 8863 Balboa Avenue
		has been reviewed based on the Project Submittal Requirements Checklist in the Land Development Code Manual. (From Cycle 1)
×	2	Your project is READY FOR A FULL SUBMITTAL. (From Cycle 1)
×	3	When ready to submit please call me at (619) 446-5147 or email me at Egutierrez@sandiego.gov to schedule an appointment. (From Cycle 1)

### Required Corrections

	<u>Issue</u>	
<u>Cleared?</u>	Num	Issue Text
×	4	Cover Sheet
_		Add Lot Area
		Remove Sustainable Expedite Notes
		(From Cycle 1)
×	5	The ONE page assessor's parcel map exhibit outlining a 1000 foot radius circle around the subject property must identify residential zones with 100 feet, if none, please note. (From Cycle 1)

#### Submitta Requirements

uc	
<u>ım</u>	<u>Issue Text</u>
6	Please submit the following: (From Cycle 1)
7	7 sets of plans WITH THE REQUESTED CHANGES (folded SEPERATLEY to 8 ½ "x 11" with the Title Block facing out) (From Cycle 1)
	2 copies of a ONE PAGE assessor's parcel map outlining a 1000 foot radius around the subject property including residential zones within 100 feet. (From Cycle 1)
9	1 Public Noticing Package including the Supplemental Discretionary Project Application (DS-3035) NOTE: All officially recognized Community Planning Groups that represent the area and those within 300 feet of the location of the proposed development must be included within the electronic address list. (From Cycle 1)
Ī	<u>im</u> 6 7

For questions regarding the 'Completeness Check - Dev' review, please call Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 4



THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 12 of 47

L64A-004

### **Review Information**

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 07/07/2014

Reviewer: Larson, Chris

Assigned: 07/08/2014

(619) 446-5368

Started: 07/17/2014

clarson@sandiego.gov

Hours of Review:

Review Due: 07/21/2014

1.00

Completed: 07/17/2014

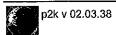
**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 07/31/2014

- The review due date was changed to 07/24/2014 from 07/24/2014 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 (5 of which are new issues).
- . The reviewer has not signed off 1 job.
- . 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.

7	First Rev	/iew	
		<u>Issue</u>	
	Cleared?	<u>Num</u>	Issue Text  Malar lague: The submitted enread sheet indicates that the County of San Diago is an evaluar Wohild Walfare
	×	7	Major Issue: The submitted spread sheet indicates that the County of San Diego is operating "Child Welfare Services" at 8965 Balboa Ave. This may be a minor-oriented facility. Is this a minor-oriented facility? If it is not, then what is your rational for it not being a minor-oriented facility? If City staff determines that it is a minor-oriented facility, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (From Cycle 2) Footnote one to table 132-15D within SDMC 132.1510 requires that most commercial services within the 65-70 dB CNEL provide sound attenuation. Although Medical Marijuana Consumer Cooperatives are not included in the table City staff will still require sound attenuation to be consistent with requirements for other commercial services. Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. Please note this on a plan sheet and explain how you intend to implement this
	_	_	requirement. (From Cycle 2)
	<u>x</u>	10	Table 132-15G within SDMC 132.1515 limits most commercial services within Safety Zone 2 for Montgomery Field to a FAR of 0.32. Although Medical Marijuana Consumer Cooperatives are not included in the table City staff will treat this project the same as other commercial services in Safety Zone 2. The existing FAR of the entire site must be provided. Since the site is also in Safety Zones 5 and 6 there might be some flexibility to only use the FAR within Safety Zone 2 if needed. Please provide that number as well. (From Cycle 2) SDMC 126.0302(b) states that all existing and proposed uses on the site shall be identified in the permit,
	×	11	including existing or new uses permitted by right in the applicable zone, any uses subject to a use permit, and those proposed uses that require the Conditional Use Permit. In order to allow for future flexibility, please note any use that may be proposed in the future on a plan sheet. It may be best to simply add a note that indicates those uses may be any use permitted in the IL-3-1 Zone. However, if Suite E is an individual condominium, then this is not needed. (From Cycle 2) SDMC 141.0614 states that consultations by medical professionals shall not be a permitted accessory use at a medical marijuana consumer cooperative. Please provide a note on the plans that states that consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative.
	X	12	(From Cycle 2) SDMC 141.0614 states that lighting shall be provided to illuminate the interior of the medical marijuana
	X		consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties. Please show lighting on the plans and provide a note to demonstrate compliance. (From Cycle 2) SDMC 141.0614 states that security shall be provided at the medical marijuana consumer cooperative 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 should only be
			engaged in activities related to providing security for the facility, except on an incidental basis. Please provide this requirement as a note on the plans, (From Cycle 2)
	···- <b>E</b>	14	SDMC 141.0614 states that signs shall be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business, limited to two colors. Please provide a note on the plans that indicates that signs shall be posted on the outside of the medical marijuana consumer
	×	15	cooperative and shall only contain the name of the business, limited to two colors. (From Cycle 2) SDMC 141.0614 states that the name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. Please provide a note on the plans that demonstrates compliance. (From Cycle 2)



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

9/20/22 8:46 am

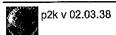
Page 13 of 47

<u>L64A</u>-004

L	.64A-004		1222 1st Avenue, San Diego, CA 92101-4154
_		Issue	
	Cleared?		issue Text
	×		SDMC 141,0614 limits the medical marijuana consumer cooperative to operation only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week. Please note on the plans the proposed hours of operation.
	×	17	There will be a condition proposed to limit the hours of operation to those that are proposed. (From Cycle 2) SDMC 141.0614 prohibits the use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502. Please provide a note on the plans that states that the use of vending machines which allow access to medical marijuana except by a
	×	18	responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. Also, please include in the note that for purposes of this Section, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)  Major Issue: A business named "Baby Discovery Kids Formal Wear" may be operating at 8871 Balboa Ave. and this business would be a minor-oriented facility. Please revise your map/spread sheet to reflect this business if it is operating within 1,000 feet. Is this business still operating? Is it out of business? If is is still
			operating, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (From Cycle 2)
0	🗁 Conditio	ns	
		Issue	
	Cleared?		<u>Issue Text</u>
			It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
		20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (From Cycle 2)
		21	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (From Cycle 2)
		22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
		23	Lighting shall be provided to Illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties (From Cycle 2)
		24	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. (From Cycle 2)
			The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15. (From Cycle 2)
		26	The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)
		27	This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition
		31	preceding approval of this Permit. (From Cycle 2) Security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related
		32	to providing security for the facility, except on an incidental basis. (New Issue)  The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application. (New
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	 	<u>Issue</u>	
	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
		28	The existing FAR of 0.36 that is now noted on the plans exceeds the maximum allowed FAR in Safety Zone 2 of 0.32. It is recommended that the FAR within Zone 2 be provided. If the FAR within Zone 2 does not exceed 0.32, then this issue can be resolved. Another option is to demonstrate that this specific business space has
			previously conforming rights to a commercial service. (New Issue)
		29	Please provide suggested conditions that you would like included in the conditional use permit. These conditions could be based on conditions required by other jurisdictions in California or nationally that allow for

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 5

conditions could be based on conditions required by other jurisdictions in California or nationally that allow for Medical Marijuana Consumer Cooperatives. (New Issue)



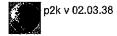
THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

9/20/22 8:46 am

Page 14 of 47

L64A-004

	<u>Issue</u>	·
Cleared?	<u>Num</u>	<u>Issue Text</u>
	30	In addition, if there are operating procedures that are a part of the 'business (nonprofit) plan" that would be appropriate as conditions please provide those. This could be an opportunity to demonstrate to the Hearing Officer that you are voluntarily agreeing to do certain things in an effort to show that this Medical Marijuana Consumer Cooperative will not be detrimental to the public health, safety, and welfare (SDMC 126.0305(b)). (New Issue)



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 15 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: LDR-Environmental

Cycle Distributed: 07/07/2014

Reviewer: Mc Pherson, Anna

Assigned: 07/08/2014

(619) 446-5276

Started: 07/08/2014

amcpherson@sandiego.gov

Review Due: 07/24/2014

Completed: 07/25/2014

**COMPLETED LATE** 

Closed: 07/31/2014

Next Review Method: Submitted (Multi-Discipline) . 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-Environmental 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-Environmental (1 of which are new issues).

The reviewer has not signed off 1 job.

Hours of Review: 0.50

. Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

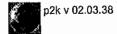
### 

		Issue	
l	Cleared?	Num	Issue Text
	X	1	The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 1,005 sq ft. building on a 2.5-acre site located at 8863 Balboa Avenue within the Kearny Mesa Community Plan Area; it is designated for Industria and Business Park use. The project is zoned IL-3-1 and is subject to the Airport Influence Area for Miramar and Montgomery Field, the Part 77 Noticing Area, Montgomery Field Safety Zone 2, the 65-70 dB CNEL for Montgomery Field, and the 100 Year Flood Plain Overlay Zone. (From Cycle 2)
		2	LDR-Planning has identified potential issue related to the MMCC Ordinance locational criteria and has requested information regarding how the project will provide sound attenuation to 50 dB CNEL. EAS will also review this information. LDR- Engineering has identified potential issues related to driveway separation distance and dimensions. LDR- Transportation Development has also requested clarification regarding the driveways on the site, and additional information and clarification regarding the number and type of required parking spaces. All disciplines have requested plan revisions. (From Cycle 2)
	×	3	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. The project site contains a structure that meets this criteria for review and the project proposes exterior modifications, replacement of the doors and windows, and the installation of solar panels. (From Cycle 2)
	×	4	The project, therefore, must submit information ,as part of the next submittal, to Plan Historic Staff. More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf.  (From Cycle 2)
			EAS is unable to make an environmental determination until all outstanding review issues are resolved, required information is submitted, and required site plan revisions made. (From Cycle 2)
Ē	∌ July 201	4 revi	ew e
i		Issue	

<u>Issue</u> Cleared? Num

**Issue Text** This submittal does not address all of the issues identified in the first review, EAS is unable to make an environmental determination with this submittal. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 368347 / Cycle: 5



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 16 of 47

L64A-004

# 1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: LDR-Engineering Review

Cycle Distributed: 07/07/2014

Reviewer: Bui, Thomas

Assigned: 07/08/2014

(619) 446-5458

Started: 07/17/2014

tbui@sandiego.gov

Review Due: 07/21/2014

**COMPLETED ON TIME** 

Hours of Review: 0.50

Completed: 07/17/2014

Closed: 07/31/2014

. The review due date was changed to 07/24/2014 from 07/24/2014 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.

Next Review Method: Submitted (Multi-Discipline)

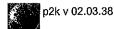
- . Your project still has 5 outstanding review issues with LDR-Engineering Review (4 of which are new issues).
- . The reviewer has not signed off 1 job.

1st Review Comments

. 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.

		<u>Issue</u>	
CI	eared?	<u>Num</u>	<u>Issue Text</u>
	X	1	Please revise the Site Plan, sheet C-1, to show the curb to propertyline, curb to centerline and propertyline to propertyline distances for Balboa Avenue. (From Cycle 2)
	×	2	Please revise the Site Plan, sheet C-1, to show all existing driveways and their dimensions. (From Cycle 2)
		3	The existing driveways serving the project site are not to the current City's standard. Please revise the Site Plan, sheet A1, to show the replacement of the existing two easterly driveways, on Balboa Avenue, with City standard driveways, per Standard Drawing SDG-159, to provide adequate sidewalk transitions around the driveways. In addition, please show the dimension of the proposed driveway. (From Cycle 2)
1	×	4	On the site plan, please call out the legal descriptions of the adjacent properties. (From Cycle 2)
	×	5	On the Site Plan, sheet C-1, please show the pedestrian access from the public sidewalk to the entrance of the proposed project. (From Cycle 2)
2nd Review			
		<u>Issue</u>	
<u>CI</u>	eared?	<u>Num</u>	<u>Issue Text</u>
		6	Per the City of San Diego Municipal Code, section 126.0302(a), In granting a Conditional Use Permit, the decision maker may impose reasonable conditions as deemed necessary and desirable to protect the public health, safety, and welfare including making any applicable use regulations or regulations of the zone more restrictive, unless otherwise provided. (New Issue)
		7	The existing driveways serving the project site do not have the relatively flat path of travel for the people on wheel chair to cross the driveway safely. In addition, since there is an existing bus stop east of this site, this project is required to replace the two easterly driveways to provide adequate sidewalk transitions. (New Issue)
		8	The response letter stated that the driveways were approved per permit #A10503. Please provide a copy of the permit and construction plan showing these improvements. (New Issue)
		9	For information, request to waive the driveway requirement can be made at the public hearing. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 368347 / Cycle: 5



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

9/20/22 8:46 am

Page 17 of 47

L64A-004

**Review Information** 

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: LDR-Transportation Dev

Cycle Distributed: 07/07/2014

Reviewer: Elhamad, Ismail

Assigned: 07/08/2014

(619) 446-5494

Started: 07/21/2014

lelhamad@sandiego.gov

Review Due: 07/21/2014

Hours of Review: 2.00

Completed: 07/21/2014

COMPLETED ON TIME

Next Review Method: Submitted (Multi-Discipline)

Closed: 07/31/2014

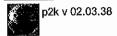
. The review due date was changed to 07/24/2014 from 07/24/2014 per agreement with customer.

- 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 6 outstanding review issues with LDR-Transportation Dev (3 of which are new issues).
- The reviewer has not signed off 1 job.
- . 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.

### 24004643 CUP 1st rev 5/29/14

	<u>Issue</u>	•
Cleared?	<u>Num</u>	Issue Text
×	1	Info: The proposed project is NOT located in the Transit Overlay Zone. It is located at 8863 Balboa Avenue. The 2.5-acre site is located in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) within the Kearny Mesa Community Plan Area. Council District 6. (From Cycle 2)
×	2	Scope of Work: Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1.005 square foot building on 2.5 acre site. (From Cycle 2)
×	3	The existing use within the 20,000 building area has been identified as warehouse (industrial). Per the plan submittal, the proposed project will occupy 1,005 square feet of the overall building area. It appears that the building area remaining (19,000 square feet) may have uses other than warehouse. Please provide the building area and associated use (including the proposed use) in tabular form on the plan submittal. (From Cycle 2)
	4	Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (From Cycle 2)
×	5	The proposed 1005 square feet of retail is expected generate approximately 40 average daily trips (ADT), at 40 trips per 1,000 square feet, with 1 (1:0) during the AM peak hour trip and 4 (2 in : 2 out) during the PM peak hour. A transportation Impact analysis is not required. (From Cycle 2)
	6	The minimum parking requirements are as follows:
		Proposed use: Retail (MMCC): 1005s.f. x 5 spaces/1000 s.f. = spaces
		Existing Use: Unknown> Please provide more info per comment # 3 above.
×	7	A minimum of 5 spaces including 1 van accessible space and 2 bicycle spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (From Cycle 2) Please demonstrate how the parking requirement for the all uses on the project site will be satisfied. Clearly identify and dimension the two "rear stalls" that were listed on the plan submittal. With a revision of the project submittal, please include all parking calculations on the revised plan submittal accordingly. (From Cycle 2)
×	8	Clearly label the parking angle of the diagonal parking spaces on site. (From Cycle 2)
X	9	Please number all proposed and existing parking spaces in sequential order on the plan submittal. (From Cycle 2)
X	10	Please show on the plan the all driveways and their widths on Balboa Avenue that lead to the proposed project site. (From Cycle 2)
	11	Do other properties take access from the project site driveways? If so, clearly identify those properties on the plan submittal and provide copies of signed Joint Use Driveway/Mutual Access Agreements. These agreements will conditions of the permit (From Cycle 2)
		Please provide a parking calculation table on the Cover Sheet (Sheet G001) to include all uses on site (existing and proposed) and to include parking rate, parking spaces required and parking spaces provided on site. (From Cycle 2)
×	13	The Site Plan - Existing (Sheet A101) show accessible space which has accessible aisle located on the driver's side. Please revise to show the accessible aisle on the passenger's side. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 5



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

9/20/22 8:46 am

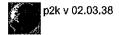
Page 18 of 47

L64A-004

		Issue	
	Cleared?	Num	<u>Issue Text</u>
	×	14	Provide street coss section for Balboa Avenue on the plans to show centerline to curb and curb to property line distances (From Cycle 2)
	X	15	The applicant shall reconstruct the two existing driveways on Balboa Avenue to comply with City standards. The minimum and maximum driveway width for nonresidential uses are 24 feet and 30 feet respectively. Also, please show the distance between the two driveways. A minimum of 45 feet distance between two driveways serving the same parcel is required. (From Cycle 2)
		16	Additional Transportation Development comments, issues and conditions may be required pending further review or redesign of this project. (From Cycle 2)
Ź	<b>2400464</b>	3 CUP	2nd rev 7/21/14
Ì		Issue	
j	Cleared?	Num	<u>Issue Text</u>
		17	The proposed use is required to provide 5 parking spaces per LDC Section 142.0510 for previously conforming premises. The applicant is proposing only 2 spaces. Demonstrate that this existing industrial space has previously conforming rights to be used as a commercial service, otherwise 5 spaces are required. (New Issue)
	×	18	Engineering Section will address the Issue of the driveway to comply with City Standards. (New Issue)

19 Please address issues #4, #6 and #11 as requested above. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 5



Reshannon Harrell 533-3406

# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 19 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: Community Planning Group

Cycle Distributed: 07/07/2014

Reviewer: Gutierrez, Edith

Assigned: 07/08/2014

(619) 446-5117

Started: 07/24/2014

egutierrez@sandiego.gov

Review Due: 07/21/2014

**COMPLETED LATE** 

Hours of Review: 0.10

Completed: 07/24/2014

Closed: 07/31/2014

Next Review Method: Submitted (Multi-Discipline)

. The review due date was changed to 07/24/2014 from 07/24/2014 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.

### First Review

### <u>Issue</u>

#### Cleared? Num Issue Text

Please contact the Chair for the Kearny Mesa 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. (From Cycle 2)

### Second Review

### Issue

#### Cleared? Num Issue Text

A vote has not been received from the community planning group. (New Issue) 

For questions regarding the 'Community Planning Group' review, please call Edith Gutlerrez at (619) 446-5117. Project Nbr. 368347 / Cycle: 5

o2k v 02.03.38

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

9/20/22 8:46 am

Page 20 of 47

L64A-004

**Review Information** 

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: MCAS Miramar

Reviewer: Gutierrez, Edith

Cycle Distributed: 07/07/2014

Assigned: 07/08/2014

(619) 446-5117

Started: 07/24/2014

egutierrez@sandiego.gov

Review Due: 07/21/2014

**COMPLETED LATE** 

Hours of Review: 0.10

Completed: 07/24/2014

Closed: 07/31/2014

Next Review Method: Submitted (Multi-Discipline) . The review due date was changed to 07/24/2014 from 07/24/2014 per agreement with customer.

- We request a 3rd complete submittal for MCAS Miramar on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

7	1et	Rev	AW.

#### Issue

#### Cleared? Num Issue Text

No comments we received from MCAS Miramar during this review cycle. (From Cycle 2)

### 2nd Review

×

X

×

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

The proposed site is contained within the Marine Corps Air Station (MCAS) Miramar AlCUZ Study Area X identified in the 2005 Air Installations Compatible Use Zones (AICUZ) Update for MCAS Miramar. (New Issue)

The project is: 1) within the adopted 2008 MCAS Miramar ALUCP Airport Influence Area (AIA) Review Area II, 2) outside the 60+ dB Community Noise Equivalent Level (CNEL) noise contours, 3) outside of any Accident Potential Zones (APZ), 4) beneath the Outer Horizontal Surface of MCAS Miramar (Federal Aviation Regulation Part 77), and 5) beneath and/or near establish fixed

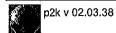
and rotary-wing flight corridors for aircraft transiting to and from MCAS Miramar. (New Issue)

From an AICUZ land use perspective, it has been determined that the proposed project is consistent with

AICUZ noise and safety compatibility guidelines. (New Issue)

The proposed project would be within an existing structure which would not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Outer Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. However, please note that the FAA is the only agency that can officially determine if a structure exceeds an airspace surface and/or what impact it would have on air navigation. Any negative determination would be inconsistent with AICUZ guidelines for safety of flight. (New Issue)

For questions regarding the 'MCAS Miramar' review, please call Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 5



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

9/20/22 8:46 am

Page 21 of 47

L64A-004

### **Review Information**

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 07/07/2014

Deemed Complete on 07/07/2014

Reviewing Discipline: Plan-Historic

Cycle Distributed: 07/07/2014

Reviewer: Pekarek, Camille

Assigned: 07/14/2014

(619) 236-7173

Started: 07/18/2014

CLPekarek@sandiego.gov

Review Due: 07/21/2014

Hours of Review: 0,50

Issue

Completed: 07/21/2014

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

Closed: 07/31/2014

The review due date was changed to 07/24/2014 from 07/24/2014 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 Plan-Historic on this project as: Submitted (Multi-Discipline).

The reviewer has requested more documents be submitted.

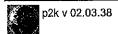
Your project still has 7 outstanding review issues with Plan-Historic (all of which are new).

Last month Plan-Historic performed 50 reviews, 30.0% were on-time, and 75.0% were on projects at less than < 3 complete submittals.

### ₱ 7-18-2014

-		<u>Issue</u>	
ı	Cleared?	<u>Num</u>	Issue Text
	(X)	1	The property located at 8863 Balboa Ave, Ste E 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)
	X	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:
	Œ	3	http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
-	121	0	More information regarding this review process can be found in Information Bulletin 580:
	×	4	http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
			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)
	X	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)
	X	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)
		7	Staff has reviewed the photos; Assessor's Building Record; water and sewer records; and any available historic photographs. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
į		8	Of the second section is the first of the fi
			Staff cannot make a determination with the information provided please provide the following documents: (New Issue)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 5



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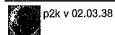
9/20/22 8:46 am

Page 22 of 47

L64A-004

	Issue	
Cleared?		<u>Issue Text</u>
	9	
	10	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: (1) written description of the property including architectural style, materials, features, setting & related structures; (2) written description of any alterations including dates & the architect/builder associated with the alterations; (3) Notice of Completion; (4) Chain of Title; (5) City Directory listing of occupants; and Sanborn Maps. (New Issue)
<b>I.—I</b>		NOTE: If a Notice of Completion and/or Sanborn Maps are not available, provide a written statement indicating this.
	11	The Chain of Title must be provided in tabular format showing seller, buyer and date for each conveyance. The Chain of Title must list all owners, from the time of construction to the present. As indicated on Info Bulletin 580, deed copies do not satisfy this requirement. (continued)  (New Issue)
<b>L1</b>		(continued) The directory pages provided do not satisfy the City Directory listing of occupants requirement. A list of occupants must be provided and must account for all years and all units from the time of construction to the present. (New Issue)
	12	
-	13	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD-ROM. (New Issue)
	10	NOTE: There are multiple buildings on the property. The photo survey must show all elevations of all buildings, as well as a view from the street. (New Issue)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 5



## THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 23 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 08/08/2014

Deemed Complete on 08/08/2014

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 08/08/2014

Reviewer: Larson, Chris

Assigned: 08/12/2014

(619) 446-5368

Started: 08/20/2014

clarson@sandiego.gov

Review Due: 08/22/2014

Hours of Review: 0.50

Completed: 08/20/2014

**COMPLETED ON TIME** 

Next Review Method: Submitted (Multi-Discipline)

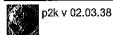
Closed: 08/29/2014

The review due date was changed to 08/27/2014 from 08/27/2014 per agreement with customer.

- We request a 4th 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 11 outstanding review issues with LDR-Planning Review (None of which are new)
- The reviewer has not signed off 1 job.
- 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.

	Cleared?	Issue Num 8	Issue Text Table 132-15G within SDMC 132.1515 limits most commercial services within Safety Zone 2 for Montgomery Field to a FAR of 0.32. Although Medical Marijuana Consumer Cooperatives are not included in the table City staff will treat this project the same as other commercial services in Safety Zone 2. The existing FAR of the entire site must be provided. Since the site is also in Safety Zones 5 and 6 there might be some flexibility to only use the FAR within Safety Zone 2 if needed. Please provide that number as well. (From Cycle 2)
		<u>Issue</u>	
		<u>Num</u> 19	Issue Text It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives
		, -	Conditional Use Permit: (From Cycle 2)
		20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the
		21	business. (From Cycle 2) The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (From Cycle 2)
		22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana
		23	consumer cooperative. (From Cycle 2) Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting
		24	shall be hooded or oriented so as to deflect light away from adjacent properties (From Cycle 2)  The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in
		25	height. (From Cycle 2) The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted
		26	defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and
		27	condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)  This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of Issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition
-	·	31	preceding approval of this Permit. (From Cycle 2) Security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related
		32	to providing security for the facility, except on an incidental basis. (From Cycle 5)  The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application. (From Cycle 5)
			10 10 10 10 10 10 10 10 10 10 10 10 10 1

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 6



Reshannon Harrell 533-3406

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

9/20/22 8:46 am

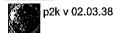
Page 24 of 47

### L64A-004

Second Review

	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
X	28	The existing FAR of 0.36 that is now noted on the plans exceeds the maximum allowed FAR in Safety Zone 2 of 0.32. It is recommended that the FAR within Zone 2 be provided. If the FAR within Zone 2 does not exceed 0.32, then this issue can be resolved. Another option is to demonstrate that this specific business space has previously conforming rights to a commercial service. (From Cycle 5)
X	29	Please provide suggested conditions that you would like included in the conditional use permit. These conditions could be based on conditions required by other jurisdictions in California or nationally that allow for Medical Marijuana Consumer Cooperatives. (From Cycle 5)
<b>X</b>	30	In addition, if there are operating procedures that are a part of the 'business (nonprofit) plan" that would be appropriate as conditions please provide those. This could be an opportunity to demonstrate to the Hearing Officer that you are voluntarily agreeing to do certain things in an effort to show that this Medical Marijuana Consumer Cooperative will not be detrimental to the public health, safety, and welfare (SDMC 126.0305(b)). (From Cycle 5)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 6



Reshannon Harrell 533-3406

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

9/20/22 8:46 am

Page 25 of 47

L64A-004

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 08/08/2014

Reviewing Discipline: LDR-Environmental

08/08/2014 Cycle Distributed:

Reviewer: Mc Pherson, Anna

Assigned: 08/12/2014

(619) 446-5276

Started: 08/28/2014

amcpherson@sandiego.gov

Review Due: 08/27/2014

Hours of Review: 0.50

Completed: 08/28/2014

**COMPLETED LATE** 

Deemed Complete on 08/08/2014

Next Review Method: Submitted (Multi-Discipline)

Closed: 08/29/2014

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 3 outstanding review issues with LDR-Environmental (1 of which are new issues).

The reviewer has not signed off 1 job.

Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

### D June 2014 Review

### <u>Issue</u>

#### Cleared? Num **Issue Text**

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LDR-Planning has identified potential issue related to the MMCC Ordinance locational criteria and has requested information regarding how the project will provide sound attenuation to 50 dB CNEL. EAS will also review this information. LDR- Engineering has identified potential issues related to driveway separation distance and dimensions. LDR- Transportation Development has also requested clarification regarding the driveways on the site, and additional information and clarification regarding the number and type of required parking spaces. All disciplines have requested plan revisions. (From Cycle 2)

EAS is unable to make an environmental determination until all outstanding review issues are resolved, required information is submitted, and required site plan revisions made. (From Cycle 2) 

### <u>Issue</u>

Cleared? Num Issue Text

This submittal does not address all of the issues identified in the first review, EAS is unable to make an environmental determination with this submittal. (From Cycle 5)

### August 2014 Review

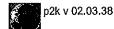
### Issue

### Cleared? Num

**Issue Text** 

Outstanding issues remain with LDR-Transportation Development and Plan Historic reviewers. EAS remains unable to make a determination. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 368347 / Cycle: 6



THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 26 of 47

### L64A-004

**Review Information** 

Submitted: 08/08/2014

Deemed Complete on 08/08/2014

Reviewer: Bui, Thomas

Reviewing Discipline: LDR-Engineering Review

Cycle Distributed: 08/08/2014

(619) 446-5458

Cycle Type: 6 Submitted (Multi-Discipline)

Assigned: 08/11/2014 Started: 08/21/2014

tbui@sandlego.gov

Hours of Review: 0.50

Review Due: 08/22/2014 Completed: 08/21/2014

**COMPLETED ON TIME** 

Next Review Method: Conditions

Closed: 08/29/2014

The review due date was changed to 08/27/2014 from 08/27/2014 per agreement with customer.

- We request a 4th complete submittal for LDR-Engineering Review on this project as: Conditions.
- The reviewer has requested more documents be submitted.
- Your project still has 1 outstanding review issues with LDR-Engineering Review (2 of which are new issues).

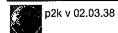
Drawings SDG-159, satisfactory to the City Engineer. (New Issue)

- . The reviewer has not signed off 1 job.
- . 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 Comments Issue

÷		<u>155UC</u>	
l	Cleared?	<u>Num</u>	<u>Issue Text</u>
i	X	3	The existing driveways serving the project site are not to the current City's standard. Please revise the Site
į			Plan, sheet A1, to show the replacement of the existing two easterly driveways, on Balboa Avenue, with City
Ì			standard driveways, per Standard Drawing SDG-159, to provide adequate sidewalk transitions around the
į			driveways. In addition, please show the dimension of the proposed driveway. (From Cycle 2)
Ľ	⊅ 2nd Revi	ew	
1		<u>Issue</u>	
-	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
į	x	6	Per the City of San Diego Municipal Code, section 126.0302(a), In granting a Conditional Use Permit, the
Ì			decision maker may impose reasonable conditions as deemed necessary and desirable to protect the public
1			health, safety, and welfare including making any applicable use regulations or regulations of the zone more
į	IGI	7	restrictive, unless otherwise provided. (From Cycle 5)  The existing driveways serving the project site do not have the relatively flat path of travel for the people on
į	×	•	wheel chair to cross the driveway safely. In addition, since there is an existing bus stop east of this site, this
ł			project is required to replace the two easterly driveways to provide adequate sidewalk transitions. (From Cycle
İ			5)
i	×	8	The response letter stated that the driveways were approved per permit #A10503. Please provide a copy of the
1			permit and construction plan showing these improvements. (From Cycle 5)
-	X	9	For information, request to waive the driveway requirement can be made at the public hearing. (From Cycle 5)
<u> </u>	> Review		
-		Issue	
i	Cleared?	Num	Issue Text
-	Œ	10	Our previous comments have been adequately addressed and we have no further comment. (New Issue)
Ė	<del>_</del> 7 Conditio	n	
1			
-		<u>Num</u>	Issue Text
-			
-		11	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the two easterly driveways with City standard drivewasy, on Balboa Avenue, per Standard
:			replacement of the we destern differences with only standard differences, of balboa Avenue, per Standard

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 368347 / Cycle: 6



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 27 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

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Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 08/08/2014

Cycle Distributed: 08/08/2014

Reviewer: Elhamad, Ismail

Reviewing Discipline: LDR-Transportation Dev

Assigned: 08/12/2014

(619) 446-5494

Started: 08/22/2014

ielhamad@sandiego.gov

Review Due: 08/22/2014

Hours of Review: 2.00 Completed: 08/22/2014 COMPLETED ON TIME

Deemed Complete on 08/08/2014

Closed: 08/29/2014 Next Review Method: Submitted (Multi-Discipline)

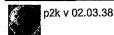
- The review due date was changed to 08/27/2014 from 08/27/2014 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- We request a 4th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review Issues with LDR-Transportation Dev (2 of which are new issues).
- The reviewer has not signed off 1 job.

24004643 CUP 1st rev 5/29/14

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.

### Issue Cleared? Num Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (From Cycle The minimum parking requirements are as follows: × Proposed use: Retail (MMCC): 1005s.f. x 5 spaces/1000 s.f. = spaces Existing Use: Unknown ----> Please provide more info per comment # 3 above. A minimum of 5 spaces including 1 van accessible space and 2 bicycle spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (From Cycle 2) Do other properties take access from the project site driveways? If so, clearly identify those properties on the × plan submittal and provide copies of signed Joint Use Driveway/Mutual Access Agreements. These agreements will conditions of the permit (From Cycle 2) Additional Transportation Development comments, issues and conditions may be required pending further × review or redesign of this project. (From Cycle 2) 24004643 CUP 2nd rev 7/21/14 Issue Cleared? Num issue Text The proposed use is required to provide 5 parking spaces per LDC Section 142.0510 for previously conforming premises. The applicant is proposing only 2 spaces. Demonstrate that this existing industrial space has previously conforming rights to be used as a commercial service, otherwise 5 spaces are required. (From Cycle 19 Please address issues #4, #6 and #11 as requested above. (From Cycle 5) 24004643 CUP 3rd rev 8/22/14 Issue Cleared? Num Issue Text The applicant provided documentation from the old land development code . The original zonining of this project was M-1 Zone under Sec 101.0436-C which allowed full range of consumer goods and services but did not allow the proposed use of commercial service (retail). (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 6



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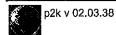
9/20/22 8:46 am

Page 28 of 47

L64A-004

	Issue	
Cleared?	Num	<u>Issue Text</u>
	21	The minimum parking requirements in IL-3-1 zone are as follows:
		Proposed use: Retail (MMCC): 1005 s.f. x 5 spaces/1000 s.f. = 5 spaces
		Existing Use: Automotalve repair shop
		A minimum of 5 spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr. 368347 / Cycle: 6



THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 29 of 47

L64A-004

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 08/08/2014

Deemed Complete on 08/08/2014

Reviewer: Gutierrez, Edith

Reviewing Discipline: Community Planning Group

Cycle Distributed: 08/08/2014

Assigned: 08/14/2014

(619) 446-5117

Started: 08/27/2014

egutierrez@sandiego.gov

Review Due: 08/22/2014

**COMPLETED LATE** 

Hours of Review: 0.10

Completed: 08/27/2014

Next Review Method: Submitted (Multi-Discipline)

Closed: 08/29/2014

The review due date was changed to 08/27/2014 from 08/27/2014 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.

### ☐ First Review

### <u>Issue</u>

#### Cleared? Num Issue Text

Please contact the Chair for the Kearny Mesa 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. (From Cycle 2)

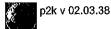
### Second Review

### Issue

#### Cleared? Num **Issue Text**

A vote has not been received from the community planning group. (From Cycle 5) 

For questions regarding the 'Community Planning Group' review, please call Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 6



THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 30 of 47

### L64A-004

**Review Information** 

Cycle Type: 6 Submitted (Multi-Discipline)

Submitted: 08/08/2014

Deemed Complete on 08/08/2014

Reviewing Discipline: Plan-Historic

08/08/2014 Cycle Distributed:

Reviewer: Pekarek, Camille

Assigned: 08/12/2014

(619) 236-7173

Started: 08/22/2014

CLPekarek@sandiego.gov

Review Due: 08/22/2014

COMPLETED ON TIME

Hours of Review: 0.40

Completed: 08/22/2014

Next Review Method: Submitted (Multi-Discipline)

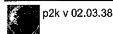
Closed: 08/29/2014

The review due date was changed to 08/27/2014 from 08/27/2014 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 Plan-Historic on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review issues with Plan-Historic (1 of which are new issues).
- . Last month Plan-Historic performed 50 reviews, 30.0% were on-time, and 75.0% were on projects at less than < 3 complete submittals.

### ₱ 7-18-2014 <u>Issue</u> Cleared? Num **Issue Text** × Staff has reviewed the photos; Assessor's Building Record; water and sewer records; and any available historic photographs. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (From Cycle 5) Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5) 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: (1) written description of the property including architectural style, materials, features, setting & related structures; (2) written description of any alterations including dates & the architect/builder associated with the alterations; (3) Notice of Completion; (4) Chain of Title; (5) City Directory listing of occupants; and Sanborn Maps. (From Cycle 5) 10 × NOTE: If a Notice of Completion and/or Sanborn Maps are not available, provide a written statement indicating this. The Chain of Title must be provided in tabular format showing seller, buyer and date for each conveyance. The Chain of Tite must list all owners, from the time of construction to the present. As indicated on Info Bulletin 580, deed copies do not satisfy this requirement. (continued...) (From Cycle 5) (...continued) The directory pages provided do not satisfy the City Directory listing of occupants requirement. A list of occupants must be provided and must account for all years and all units from the time of construction to the present. (From Cycle 5) × Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD-ROM. (From Cycle 5) Х NOTE: There are multiple buildings on the property. The photo survey must show all elevations of all buildings, as well as a view from the street. (From Cycle 5) 8-22-2014 Issue Cleared? Num **Issue Text** Issue 9 has not been fully addressed in this submittal. Specifically, the city directoy listing of occupants requirement has not been satisfied. As noted in Issue 11, all years from the time of construction to the present must be accounted for. Additionally, all units of this condominiumized parcel must be accounted for. Please revise the directory listing of occupants to account for all years and all units. (New Issue)

For guestions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 6



THE CITY OF SAN DIEGO Development Services Department

9/20/22 8:46 am

Page 31 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review	Information
Review	miorination

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Planning Review

Cycle Distributed:

Reviewer: Larson, Chris

Assigned:

(619) 446-5368

Started:

clarson@sandiego.gov

Hours of Review: 0.00

**Review Due:** 

Completed:

Next Review Method: Submitted (Multi-Discipline)

Conditions

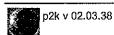
Closed: 09/02/2014

The reviewer has requested more documents be submitted.

Your project still has 11 outstanding review issues with LDR-Planning Review (None of which are new)

The reviewer has not signed off 1 job.

<u>.</u>	Conditio	IIS	
ì		Issue	
Ì	Cleared?	Num	<u>Issue Text</u>
		19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
		20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (From Cycle 2)
-		21	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (From Cycle 2)
	□	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
		23	Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties (From Cycle 2)
		24	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. (From Cycle 2)
		25	The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The Issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15. (From Cycle 2)
		26	The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)
		27	This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit. (From Cycle 2)
		31	Security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related to providing security for the facility, except on an incidental basis. (From Cycle 5)
		32	The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application. (From Cycle 5)



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 32 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review	Inform	ation
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Cycle Type: 7 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Environmental

**Cycle Distributed:** 

Reviewer: Mc Pherson, Anna

Assigned:

(619) 446-5276

Started:

amcpherson@sandlego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 09/02/2014

The reviewer has requested more documents be submitted.

. Your project still has 3 outstanding review issues with LDR-Environmental (None of which are new)

. The reviewer has not signed off 1 job.

### D June 2014 Review

<u>Issue</u>

Cleared? Num

EAS is unable to make an environmental determination until all outstanding review issues are resolved.

required information is submitted, and required site plan revisions made. (From Cycle 2)

□ July 2014 review

Cleared? Num

<u>Issue Text</u>

This submittal does not address all of the issues identified in the first review, EAS is unable to make an

environmental determination with this submittal. (From Cycle 5)

August 2014 Review

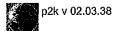
<u>Issue</u>

Cleared? Num

Outstanding Issues remain iwth LDR-Transportation Development and Plan Historic reviewers. EAS remains

unable to make a determination. (From Cycle 6)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 368347 / Cycle: 7



Reshannon Harrell 533-3406

THE CITY OF SAN DIEGO **Development Services Department**  9/20/22 8:46 am

Page 33 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

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Cycle Type: 7 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Transportation Dev

Reviewer: Elhamad, Ismail

**Cycle Distributed:** Assigned:

(619) 446-5494

Started:

ielhamad@sandlego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 09/02/2014

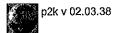
The reviewer has requested more documents be submitted.

. Your project still has 4 outstanding review issues with LDR-Transportation Dev (None of which are new)

. The reviewer has not signed off 1 job.

<i>≧</i> 2400464	3 CUP	1st rev 5/29/14
<u>Cleared?</u> □ <b>240046</b> 4	4	Issue Text  Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (From Cycle 2)  2nd rev 7/21/14
<u>Cleared?</u> □	17	Issue Text  The proposed use is required to provide 5 parking spaces per LDC Section 142.0510 for previously conforming premises. The applicant is proposing only 2 spaces. Demonstrate that this existing industrial space has previously conforming rights to be used as a commercial service, otherwise 5 spaces are required. (From Cycle 5)  3rd rev 8/22/14
	Issue	
Cleared?		Issue Text
	20 21	The applicant provided documentation from the old land development code. The original zonining of this project was M-1 Zone under Sec 101.0436-C which allowed full range of consumer goods and services but did not allow the proposed use of commercial service (retail). (From Cycle 6)  The minimum parking requirements in IL-3-1 zone are as follows:
		Proposed use: Retail (MMCC): 1005 s.f. x 5 spaces/1000 s.f. = 5 spaces
1 		Existing Use: Automotalve repair shop
		A minimum of 5 spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (From Cycle 6)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 7



# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 34 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: Community Planning Group

**Cycle Distributed:** 

Reviewer: Gutierrez, Edith

Assigned:

(619) 446-5117

Started:

egutierrez@sandiego.gov

**Review Due:** 

Hours of Review:

0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 09/02/2014

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)

First Review

Cleared? Num

Issue Text

Please contact the Chair for the Kearny Mesa 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. (From Cycle 2)

Second Review

Issue

Cleared? Num

**Issue Text** 

A vote has not been received from the community planning group. (From Cycle 5)

For questions regarding the 'Community Planning Group' review, please call Edith Gutlerrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 7

# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 35 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review	inforn	nation

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: Plan-Historic

**Cycle Distributed:** 

Reviewer: Pekarek, Camille

Assigned:

(619) 236-7173

Started:

CLPekarek@sandiego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 09/02/2014

The reviewer has requested more documents be submitted.

Your project still has 4 outstanding review issues with Plan-Historic (None of which are new)

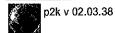
### ₱ 7-18-2014

į		<u>Issue</u>	
ŀ	Cleared?	<u>Num</u>	Issue Text
-		8	
			Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)
ŀ		9	
	<del>-</del>		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: (1) written description of the property including architectural style, materials, features, setting & related structures; (2) written description of any alterations including dates & the architect/builder associated with the alterations; (3) Notice of Completion; (4) Chain of Title; (5) City Directory listing of occupants; and Sanborn Maps. (From Cycle 5)
1		11	
			(continued) The directory pages provided do not satisfy the City Directory listing of occupants requirement. A list of occupants must be provided and must account for all years and all units from the time of construction to the present. (From Cycle 5)
Ż	8-22-201	4	
	Cleared?	<u>Issue</u> Num	Issue Text
į	П	14	Issue 9 has not been fully addressed in this submittal. Specifically, the city directory listing of occupants
ŀ	ш	• •	requirement has not been satisfied. As noted in Issue 11, all years from the time of construction to the present

revise the directory listing of occupants to account for all years and all units. (From Cycle 6)

must be accounted for. Additionally, all units of this condominiumized parcel must be accounted for. Please

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 7



THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 36 of 47

L64A-004

**Review Information** 

Cycle Type: 8 Conditions

Submitted:

Reviewing Discipline: LDR-Engineering Review

**Cycle Distributed:** 

Reviewer: Bui, Thomas

Assigned:

(619) 446-5458

Started:

tbui@sandiego.gov

Review Due:

Hours of Review: 0.00

Completed:

Next Review, Method: Conditions

Closed: 03/25/2016

. Your project still has 1 outstanding review issues with LDR-Engineering Review (None of which are new)

. The reviewer has not signed off 1 job.

Condition

<u>Issue</u>

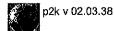
Cleared? Num

**Issue Text** 

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the two easterly driveways with City standard drivewasy, on Balboa Avenue, per Standard

Drawings SDG-159, satisfactory to the City Engineer. (From Cycle 6)

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 368347 / Cycle: 8



Reshannon Harrell 533-3406

## THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 37 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

-			4.7
Кe	VIAW	Intorr	nation

Cycle Type: 8 Conditions

Submitted:

Reviewing Discipline: LDR-Planning Review

**Cycle Distributed:** 

Reviewer: Larson, Chris

Assigned:

(619) 446-5368 clarson@sandiego.gov Started:

Hours of Review: 0.00

Review Due:

Completed:

Next Review Method: Submitted (Multi-Discipline)

. Your project still has 11 outstanding review Issues with LDR-Planning Review (None of which are new)

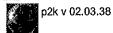
Closed: 03/25/2016

. The reviewer has not signed off 1 job.

(Z)	Conditions

	<u>Issue</u>	
Cleared?	<u>Num</u>	Issue Text
	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
	20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (From Cycle 2)
	21	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (From Cycle 2)
	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
	23	Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties (From Cycle 2)
	24	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. (From Cycle 2)
	25	The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15. (From Cycle 2)
	26	The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)
	27	This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit. (From Cycle 2)
	31	Security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related to providing security for the facility, except on an incidental basis. (From Cycle 5)
	32	The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application. (From Cycle 5)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 8



## THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 38 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Cycle Type: 9 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Planning Review Reviewer: Larson, Chris

**Cycle Distributed:** 

Assigned:

(619) 446-5368

Started:

clarson@sandiego.gov

Review Due:

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 10/16/2014

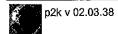
. The reviewer has requested more documents be submitted.

. Your project still has 11 outstanding review issues with LDR-Planning Review (None of which are new)

. The reviewer has not signed off 1 job.

Ø	ື Conditio	ns	
	<u>Cleared?</u>	<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
		19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
		20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (From Cycle 2)
		21	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IL-3-1 Zone. (From Cycle 2)
		22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
		23	Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties (From Cycle 2)
		24	The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height. (From Cycle 2)
		25	The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15. (From Cycle 2)
		26	The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary. (From Cycle 2)
		27	This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date], which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit. (From Cycle 2)
		31	Security shall be provided at the medical marijuana consumer cooperative 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 should only be engaged in activities related to providing security for the facility, except on an incidental basis. (From Cycle 5)
		32	The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application. (From Cycle 5)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr. 368347 / Cycle: 9



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

Submitted:

Assigned:

Started:

Cycle Distributed:

9/20/22 8:46 am

Page 39 of 47

L64A-004

**Review Information** 

Cycle Type: 9 Submitted (Multi-Discipline)

Reviewing Discipline: LDR-Environmental

Reviewer: Mc Pherson, Anna

(619) 446-5276

amcpherson@sandiego.gov Hours of Review: 0.00

**Review Due:** Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed: 10/16/2014

The reviewer has requested more documents be submitted.

. Your project still has 3 outstanding review Issues with LDR-Environmental (None of which are new)

. The reviewer has not signed off 1 job.

#### D June 2014 Review

Issue

Cleared? Num

EAS is unable to make an environmental determination until all outstanding review issues are resolved,

required information is submitted, and required site plan revisions made. (From Cycle 2)

Duly 2014 review

Cleared? Num **Issue Text** 

6 This submittal does not address all of the issues identified in the first review, EAS is unable to make an

environmental determination with this submittal. (From Cycle 5)

August 2014 Review

Issue

Cleared? Num **Issue Text** 

Outstanding issues remain iwth LDR-Transportation Development and Plan Historic reviewers. EAS remains

unable to make a determination. (From Cycle 6)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr. 368347 / Cycle: 9

p2k v 02.03.38

Reshannon Harrell 533-3406

THE CITY OF SAN DIEGO **Development Services Department**  9/20/22 8:46 am

Page 40 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review	v Infor	mation

Cycle Type: 9 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: LDR-Transportation Dev

Cycle Distributed:

Reviewer: Elhamad, Ismail

Assigned:

(619) 446-5494

Started:

ielhamad@sandiego.gov

Review Due:

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

. The reviewer has requested more documents be submitted.

Closed: 10/16/2014

Your project still has 4 outstanding review issues with LDR-Transportation Dev (None of which are new)

. The reviewer has not signed off 1 job.

#### 24004643 CUP 1st rev 5/29/14

#### Issue

#### Cleared? Num Issue Text

Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (From Cycle

#### 24004643 CUP 2nd rev 7/21/14

### <u>Issue</u>

#### Cleared? Num Issue Text

The proposed use is required to provide 5 parking spaces per LDC Section 142.0510 for previously conforming premises. The applicant is proposing only 2 spaces. Demonstrate that this existing industrial space has previously conforming rights to be used as a commercial service, otherwise 5 spaces are required. (From Cycle

#### ₾ 24004643 CUP 3rd rev 8/22/14

#### Issue

#### Cleared? Num **Issue Text**

The applicant provided documentation from the old land development code . The original zonining of this project was M-1 Zone under Sec 101.0436-C which allowed full range of consumer goods and services but did not allow the proposed use of commercial service (retail). (From Cycle 6)

The minimum parking requirements in IL-3-1 zone are as follows:

> Proposed use: Retail (MMCC): 1005 s.f. x 5 spaces/1000 s.f. = 5 spaces

Existing Use: Automotaive repair shop

A minimum of 5 spaces are required for the proposed project only. The two reserved parking spaces for Suite

"E" are not adequate. (From Cycle 6)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 9

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

Submitted:

Assigned:

Started:

**Cycle Distributed:** 

9/20/22 8:46 am

Page 41 of 47

L64A-004

**Review Information** 

Cycle Type: 9 Submitted (Multi-Discipline)

Reviewing Discipline: Community Planning Group

Reviewer: Gutierrez, Edith

(619) 446-5117

egutierrez@sandiego.gov

Hours of Review:

0.00

Next Review Method: Submitted (Multi-Discipline)

Review Due: Completed:

Closed: 10/16/2014

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)

First Review

<u>Issue</u>

Cleared? Num

Issue Text

Please contact the Chair for the Kearny Mesa 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. (From Cycle 2)

Second Review

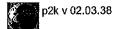
Issue

Cleared? Num

Issue Text

A vote has not been received from the community planning group. (From Cycle 5)

For questions regarding the 'Community Planning Group' review, please call Edith Gutlerrez at (619) 446-5117. Project Nbr. 368347 / Cycle: 9



Reshannon Harrell 533-3406

# THE CITY OF SAN DIEGO **Development Services Department**

9/20/22 8:46 am

Page 42 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review I	nformation
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Cycle Type: 9 Submitted (Multi-Discipline)

Submitted:

Reviewing Discipline: Plan-Historic

Cycle Distributed:

Reviewer: Pekarek, Camille

(619) 236-7173

Assigned:

Started:

CLPekarek@sandiego.gov

**Review Due:** 

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

. The reviewer has requested more documents be submitted.

Closed: 10/16/2014

. Your project still has 4 outstanding review issues with Plan-Historic (None of which are new)

## 7-18-2014

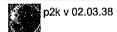
		<u>Issue</u>	
Clea	red?	<u>Num</u>	<u>Issue Text</u>
	]	8	
			Staff cannot make a determination with the information provided please provide the following documents: (From
<u> </u>	_		Cycle 5)
į L	_	. 9	
			Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (1) written description of the property including architectural style, materials, features, setting & related structures; (2) written description of any alterations including dates & the architect/bullder associated with the alterations; (3) Notice of Completion; (4) Chain of Title; (5) City Directory listing of occupants; and Sanborn Maps. (From Cycle 5)
	]	11	
			(continued) The directory pages provided do not satisfy the City Directory listing of occupants requirement. A list of occupants must be provided and must account for all years and all units from the time of construction to the present. (From Cycle 5)
Ē⊅ <b>8-2</b> 2	2-201	4	

## Cleared? Num

#### Issue Text

Issue 9 has not been fully addressed in this submittal. Specifically, the city directoy listing of occupants requirement has not been satisfied. As noted in Issue 11, all years from the time of construction to the present must be accounted for. Additionally, all units of this condominiumized parcel must be accounted for. Please revise the directory listing of occupants to account for all years and all units. (From Cycle 6)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 9



## THE CITY OF SAN DIEGO **Development Services Department**

**COMPLETED ON TIME** 

9/20/22 8:46 am

Page 43 of 47

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

**Review Information** 

Submitted: 10/16/2014 Cycle Type: 10 Submitted (Multi-Discipline) Deemed Complete on 10/17/2014

Reviewing Discipline: LDR-Environmental Cycle Distributed: 10/17/2014

> Reviewer: Mc Pherson, Anna Assigned: 10/20/2014 Started: 11/03/2014 (619) 446-5276

amcpherson@sandiego.gov Review Due: 11/26/2014

Hours of Review: 1.50 Completed: 11/25/2014 Next Review Method: Submitted (Multi-Discipline) Closed: 11/25/2014

The review due date was changed to 11/26/2014 from 11/05/2014 per agreement with customer.

We request a 5th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).

The reviewer has requested more documents be submitted.

The reviewer has not signed off 1 job.

Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

#### 

Issue

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

EAS is unable to make an environmental determination until all outstanding review issues are resolved, ×

required information is submitted, and required site plan revisions made. (From Cycle 2)

D July 2014 review

Issue

**Issue Text** Cleared? Num

> This submittal does not address all of the issues identified in the first review, EAS is unable to make an ×

environmental determination with this submittal. (From Cycle 5)

August 2014 Review

Issue

Cleared? Num **Issue Text** 

Outstanding issues remain iwth LDR-Transportation Development and Plan Historic reviewers. EAS remains

unable to make a determination. (From Cycle 6)

☼ October 2014

X

Issue

Cleared? Num **Issue Text** 

8 New Issue (8494572) (New Issue)

November 2014

<u>Issué</u>

х

Cleared? Num Issue Text

The resubmitted project has addressed all reviewing discipline issues; therefore EAS can determine the project ×

qualifies to be exempt from CEQA pursuant to CEQA Guidelines Section 15303(New Construction or

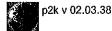
Conversion of Small Structures) which allows for the conversion of existing small structures from one use to

another where only minor modifications are made in the exterior of the structure. (New Issue)

This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the

NORA represents the official environmental determination date (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 368347 / Cycle: 10



THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154 9/20/22 8:46 am

Page 44 of 47

#### L64A-004

#### **Review Information**

Cycle Type: 10 Submitted (Multi-Discipline)

Submitted: 10/16/2014

Deemed Complete on 10/17/2014

Reviewing Discipline: LDR-Transportation Dev

Cycle Distributed: 10/17/2014

Assigned: 10/21/2014

(619) 446-5494

Started: 10/30/2014

ielhamad@sandiego.gov

Review Due: 11/25/2014

Completed: 11/19/2014

**COMPLETED ON TIME** 

Hours of Review: 4.00

Reviewer: Elhamad, Ismail

Closed: 11/25/2014 Next Review Method: Conditions

- The review due date was changed to 11/26/2014 from 11/05/2014 per agreement with customer.
- We request a 5th complete submittal for LDR-Transportation Dev on this project as: Conditions.
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review issues with LDR-Transportation Dev (7 of which are new issues).
- The reviewer has not signed off 1 job.
- . 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.

#### 24004643 CUP 1st rev 5/29/14

#### Issue

## Cleared? Num

**Issue Text** 

×

Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. Pending receipt and review of this information, existing non-conforming parking may be considered in satisfying the minimum parking requirement. All of the following comments have been provided without this information and may be revised pending review of future plan submittal. (From Cycle

### 24004643 CUP 2nd rev 7/21/14

## Issue

## Cleared? Num

×

The proposed use is required to provide 5 parking spaces per LDC Section 142.0510 for previously conforming premises. The applicant is proposing only 2 spaces. Demonstrate that this existing industrial space has previously conforming rights to be used as a commercial service, otherwise 5 spaces are required. (From Cycle

#### 24004643 CUP 3rd rev 8/22/14

#### <u>Issue</u>

#### Cleared? Num **Issue Text**

X

The applicant provided documentation from the old land development code . The original zonining of this project was M-1 Zone under Sec 101.0436-C which allowed full range of consumer goods and services but did

not allow the proposed use of commercial service (retail). (From Cycle 6) The minimum parking requirements in IL-3-1 zone are as follows: ×

Proposed use:

Issue Text

Retail (MMCC): 1005 s.f. x 5 spaces/1000 s.f. = 5 spaces

Existing Use: Automotaive repair shop

A minimum of 5 spaces are required for the proposed project only. The two reserved parking spaces for Suite "E" are not adequate. (From Cycle 6)

### 24004643 CUP 4th rev 10/30/14

	Issue		
Cleared?	Num	Issue	Text

×

Info: The applicant is proposing three (3) spaces to be assigned to this CUP from 8861 Balboa Avenue (Unit B) for a total of 5 assigned spaces. The two exterior spaces currently owned by 8861 Unit B will be assigned for customer parking for 8863 Suite E and 8861 Unit B will be restricted to storage use only. One space will be delineated within the rear area of the interior space of 8861 Unit B and be assigned to 8863 Suite E for staff

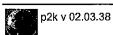
parking accessed by the existing roll-up door. (New Issue) X

The proposed accessible space shown on Sheet A101-a is located too far from the main entrance of Unit E. Please relocate this space closest to the main entrance. (New Issue)

The First Floor Plan - Existing (Sheet A102-a) shows the door opening for thetwo paroposed parking spaces × inside Unit B is too narrow for two-car garage. A minimum door opening of 16' wide is required. Please revise accordingly. (New Issue) ,

#### 

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 10



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

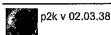
9/20/22 8:46 am

Page 45 of 47

L64A-004 **© CONDITIONS** 

> <u>Issue</u> Cleared? Num **Issue Text** No fewer than 5 parking spaces (including 1 van accessible space) for the proposed 1005 square foot MMCC, and 102 parking spaces (including 4 accessible spaces) for the entire 2.5 acre site (with 102 parking spaces including 4 accessible spaces provided), shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and alsle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, Continue..... (New Issue) unless otherwise authorized in writing by the Development Services Department. (New Issue) Prior to any building permit/tenant improvement for 8861 Balboa Avenue Suite #B, the applicant shall demonstrate that the converted portion of the warehouse space to 2-car parking garage at 8861 Balboa Suite #B is accessible for minimum turning path for passenger car design vehicle to accommodate ingress/egress of two (2) side-by-side dimensionally acceptable interior garage parking spaces, one of which is to be assigned to this CUP for 8863 Balboa Avenue Suite #E as employee parking while the other to be assigned to 8861 Balboa Avenue Suite #B, Continue... (New Issue) which may in turn require its own building permit to convert a portion of Suite #B into a parking garage satisfactory to BDR - Structural Review staff. Improvements to the existing garage space that may be required include, but are not limited to, a wider garage door and improvements required for separation of the parking and warehouse uses in 8863 Balboa Avenue Suite #E, satisfactory to BDR - Structural Review staff (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 368347 / Cycle: 10



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

9/20/22 8:46 am

Page 46 of 47

L64A-004

**Review Information** 

Cycle Type: 10 Submitted (Multi-Discipline)

Submitted: 10/16/2014 Deemed Complete on 10/17/2014

Reviewing Discipline: Community Planning Group

10/17/2014 Cycle Distributed:

Reviewer: Gutierrez, Edith

Assigned: 10/31/2014

(619) 446-5117

Started: 11/06/2014

egutierrez@sandiego.gov

Review Due: 10/31/2014

Completed: 11/06/2014

Closed: 11/25/2014

**COMPLETED LATE** 

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

0.10

The review due date was changed to 11/26/2014 from 11/05/2014 per agreement with customer.

We request a 5th complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).

. The reviewer has requested more documents be submitted.

. 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.

#### First Review

## <u>Issue</u>

## Cleared? Num

#### Issue Text

X

Please contact the Chair for the Kearny Mesa 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. (From Cycle 2)

#### Second Review

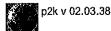
#### <u>Issue</u>

Cleared? Num Issue Text

×

2 A vote has not been received from the community planning group. (From Cycle 5)

For questions regarding the 'Community Planning Group' review, please call Edith Gutierrez at (619) 446-5117. Project Nbr: 368347 / Cycle: 10



Reshannon Harrell 533-3406

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

9/20/22 8:46 am

Page 47 of 47

L64A-004

**Review Information** 

Cycle Type: 10 Submitted (Multi-Discipline)

10/16/2014 Submitted:

Deemed Complete on 10/17/2014

Reviewing Discipline: Plan-Historic

Cycle Distributed:

10/17/2014

Reviewer: Pekarek, Camille

Assigned: 11/05/2014

(619) 236-7173

11/06/2014 Started:

CLPekarek@sandiego.gov

Review Due: 10/31/2014

COMPLETED LATE

Hours of Review: 0.20

11/06/2014 Completed:

Closed: 11/25/2014

Next Review Method: Submitted (Multi-Discipline) The review due date was changed to 11/26/2014 from 11/05/2014 per agreement with customer.

We request a 4th complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).

The reviewer has requested more documents be submitted.

Last month Plan-Historic performed 50 reviews, 30.0% were on-time, and 75.0% were on projects at less than < 3 complete submittals.

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<i>□</i> / /-18-201	4	
	Issue	
Cleared?	Num	<u>Issue Text</u>
X	8	
_		Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)
×	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; (1) written description of the property including architectural style, materials, features, setting & related structures; (2) written description of any alterations including dates & the architect/builder associated with the alterations; (3) Notice of Completion; (4) Chain of Title; (5) City Directory listing of occupants; and Sanborn Maps. (From Cycle 5)
X	11	
		(continued) The directory pages provided do not satisfy the City Directory listing of occupants requirement. A list of occupants must be provided and must account for all years and all units from the time of construction to the present. (From Cycle 5)
> Q_22_2014	A	

8-22-2014

	issue
Cleared?	Num

#### **Issue Text**

×

Issue 9 has not been fully addressed in this submittal. Specifically, the city directoy listing of occupants requirement has not been satisfied. As noted in Issue 11, all years from the time of construction to the present must be accounted for. Additionally, all units of this condominiumized parcel must be accounted for. Please revise the directory listing of occupants to account for all years and all units. (From Cycle 6)

☼ 11-6-2014

Cleared?	<u>Num</u>
150	15

<u>Issue</u>

#### **Issue Text**

Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; chain of title; and listing of occupants; as well as any available historic photographs; Sanborn maps; and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue)

16 ×

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)

17 X

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 10

