



Project Issues

9/20/22 8:46 am

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

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L64A-004

Project Information

Project Nbr: **368347** Title: 8863 Balboa Ste. E MMCC
Project Mgr: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov

260217

Review Information

Cycle Type: 1 Completeness Review (Submit) **Submitted:** 04/24/2014 Deemed Complete on 05/12/2014
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
Hours of Review: 2.00 **Completed:** 05/13/2014 **COMPLETED LATE**
Next Review Method: Completeness Review (Submit) **Closed:** 05/13/2014

- 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 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).

Completeness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	2	Your project is READY FOR A FULL SUBMITTAL. (New Issue)
<input type="checkbox"/>	3	When ready to submit please call me at (619) 446-5147 or email me at Egutierrez@sandiego.gov to schedule an appointment. (New Issue)

Required Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Cover Sheet Add Lot Area Remove Sustainable Expedite Notes (New Issue)
<input type="checkbox"/>	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. (New Issue)

Submitta Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please submit the following: (New Issue)
<input type="checkbox"/>	7	7 sets of plans WITH THE REQUESTED CHANGES (folded SEPERATLEY to 8 ½ "x 11" with the Title Block facing out) (New Issue)
<input type="checkbox"/>	8	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. (New Issue)
<input type="checkbox"/>	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

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 05/14/2014 Deemed Complete on 05/14/2014
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 05/14/2014
Reviewer: Larson, Chris **Assigned:** 05/14/2014
(619) 446-5368 **Started:** 06/02/2014
clarson@sandiego.gov **Review Due:** 05/29/2014
Hours of Review: 3.00 **Completed:** 06/04/2014 **COMPLETED LATE**
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 Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	2	The project site is designated Industrial and Business Park by the Kearny Mesa Community Plan. [Information Item - No Response Required] (New Issue)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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 this may become an issue for this project. [Information Item - No Response Required] (New Issue)
<input type="checkbox"/>	6	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 rationale 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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	8	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. (New Issue)
<input checked="" type="checkbox"/>	9	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)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 2



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	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)
<input type="checkbox"/>	11	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)
<input type="checkbox"/>	12	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)
<input type="checkbox"/>	13	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)
<input type="checkbox"/>	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 cooperative and shall only contain the name of the business, limited to two colors. (New Issue)
<input type="checkbox"/>	15	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. (New Issue)
<input type="checkbox"/>	16	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)
<input type="checkbox"/>	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 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. (New Issue)
<input type="checkbox"/>	18	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 it is still operating, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368347 / Cycle: 2



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<u>Issue</u>		<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	
<input type="checkbox"/>	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. (New Issue)



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/14/2014	Deemed Complete on 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@sandiego.gov	Review Due: 06/03/2014	
Hours of Review: 1.50	Completed: 06/12/2014	COMPLETED LATE
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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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 Industrial 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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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 . (New Issue)
<input type="checkbox"/>	5	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



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THE CITY OF SAN DIEGO
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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/14/2014	Deemed Complete on 05/14/2014
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 05/14/2014	
Reviewer: Bul, Thomas (619) 446-5458 tbui@sandiego.gov	Assigned: 05/14/2014	
	Started: 05/27/2014	
Hours of Review: 1.50	Review Due: 05/29/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/29/2014	COMPLETED ON TIME
	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-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.
- 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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	2	Please revise the Site Plan, sheet C-1, to show all existing driveways and their dimensions. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	4	On the site plan, please call out the legal descriptions of the adjacent properties. (New Issue)
<input type="checkbox"/>	5	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)



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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 (619) 446-5494 ielhamad@sandiego.gov	Assigned: 05/16/2014	
	Started: 05/29/2014	
Hours of Review: 6.00	Review Due: 05/29/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/29/2014	COMPLETED ON TIME
	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

Cleared?	Num	Issue Text
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. 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)
<input type="checkbox"/>	7	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)
<input type="checkbox"/>	8	Clearly label the parking angle of the diagonal parking spaces on site. (New Issue)
<input type="checkbox"/>	9	Please number all proposed and existing parking spaces in sequential order on the plan submittal. (New Issue)
<input type="checkbox"/>	10	Please show on the plan the all driveways and their widths on Balboa Avenue that lead to the proposed project site. (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	12	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)
<input type="checkbox"/>	13	The Site Plan - Existing (Sheet A101) show accesible 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



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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Provide street cross section for Balboa Avenue on the plans to show centerline to curb and curb to property line distances (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	16	Additional Transportation Development comments, issues and conditions may be required pending further review or redesign of this project. (New Issue)



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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.

First Review

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	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)



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/14/2014	Deemed Complete on 05/14/2014
Reviewing Discipline: MCAS Miramar	Cycle Distributed: 05/14/2014	
Reviewer: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned: 05/28/2014	
	Started: 06/16/2014	
Hours of Review: 0.10	Review Due: 05/29/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/16/2014	COMPLETED LATE
	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	No comments we received from MCAS Miramar during this review cycle. (New Issue)



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Review Information

Cycle Type:	4 Completeness Review (Submit)	Submitted:	Deemed Complete on 05/14/2014
Reviewing Discipline:	Completeness Check - Dev	Cycle Distributed:	
Reviewer:	Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned:	05/14/2014
Hours of Review:	0.00	Started:	05/14/2014
Next Review Method:	Completeness Review (Submit)	Review Due:	05/21/2014
		Completed:	05/14/2014 COMPLETED ON TIME
		Closed:	05/14/2014

Completeness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	2	Your project is READY FOR A FULL SUBMITTAL. (From Cycle 1)
<input checked="" type="checkbox"/>	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Cover Sheet Add Lot Area Remove Sustainable Expedite Notes (From Cycle 1)
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Please submit the following: (From Cycle 1)
<input checked="" type="checkbox"/>	7	7 sets of plans WITH THE REQUESTED CHANGES (folded SEPERATLEY to 8 1/2 "x 11" with the Title Block facing out) (From Cycle 1)
<input checked="" type="checkbox"/>	8	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)
<input checked="" type="checkbox"/>	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)

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



Project Issues



THE CITY OF SAN DIEGO
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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 **Review Due:** 07/21/2014
Hours of Review: 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 07/21/2014 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.

First Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	6	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 rationale 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)
<input checked="" type="checkbox"/>	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. (From Cycle 2)
<input type="checkbox"/>	8	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)
<input checked="" type="checkbox"/>	10	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. (From Cycle 2)
<input checked="" type="checkbox"/>	11	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. (From Cycle 2)
<input checked="" type="checkbox"/>	12	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. (From Cycle 2)
<input checked="" type="checkbox"/>	13	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)
<input checked="" type="checkbox"/>	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 cooperative and shall only contain the name of the business, limited to two colors. (From Cycle 2)
<input checked="" type="checkbox"/>	15	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)

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



Project Issues



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	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. (From Cycle 2)
<input checked="" type="checkbox"/>	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 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)
<input checked="" type="checkbox"/>	18	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 it is still operating, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (From Cycle 2)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)

Second Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)

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



Project Issues



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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)



Project Issues



THE CITY OF SAN DIEGO
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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
Hours of Review: 0.50 **Completed:** 07/25/2014 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 07/31/2014

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 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.
- 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

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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 Industrial 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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	5	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?	Issue Num	Issue Text
<input type="checkbox"/>	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. (New Issue)

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



Project Issues



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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
Hours of Review: 0.50 **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 07/21/2014 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.
- 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.
- 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	2	Please revise the Site Plan, sheet C-1, to show all existing driveways and their dimensions. (From Cycle 2)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	4	On the site plan, please call out the legal descriptions of the adjacent properties. (From Cycle 2)
<input checked="" type="checkbox"/>	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	9	For information, request to waive the driveway requirement can be made at the public hearing. (New Issue)



Project Issues



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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
ielhamad@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 8 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

Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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. 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)
<input checked="" type="checkbox"/>	7	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)
<input checked="" type="checkbox"/>	8	Clearly label the parking angle of the diagonal parking spaces on site. (From Cycle 2)
<input checked="" type="checkbox"/>	9	Please number all proposed and existing parking spaces in sequential order on the plan submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	12	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)
<input checked="" type="checkbox"/>	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

Project Issues



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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	Provide street cross section for Balboa Avenue on the plans to show centerline to curb and curb to property line distances (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	16	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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	18	Engineering Section will address the issue of the driveway to comply with City Standards. (New Issue)
<input type="checkbox"/>	19	Please address issues #4, #6 and #11 as requested above. (New Issue)



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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 (619) 446-5117 egutierrez@san diego.gov	Assigned: 07/08/2014	
	Started: 07/24/2014	
Hours of Review: 0.10	Review Due: 07/21/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/24/2014	COMPLETED LATE
	Closed: 07/31/2014	

- . The review due date was changed to 07/24/2014 from 07/21/2014 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	A vote has not been received from the community planning group. (New Issue)

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



Project Issues



THE CITY OF SAN DIEGO
Development Services Department
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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 07/07/2014	Deemed Complete on 07/07/2014
Reviewing Discipline: MCAS Miramar	Cycle Distributed: 07/07/2014	
Reviewer: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned: 07/08/2014	
	Started: 07/24/2014	
Hours of Review: 0.10	Review Due: 07/21/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/24/2014	COMPLETED LATE
	Closed: 07/31/2014	

- . 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.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No comments we received from MCAS Miramar during this review cycle. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The proposed site is contained within the Marine Corps Air Station (MCAS) Miramar AICUZ Study Area identified in the 2005 Air Installations Compatible Use Zones (AICUZ) Update for MCAS Miramar. (New Issue)
<input checked="" type="checkbox"/>	3	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)
<input checked="" type="checkbox"/>	4	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)
<input checked="" type="checkbox"/>	5	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)



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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 **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 07/21/2014 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteria-guidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	8	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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<u>Issue</u>		<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (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)
<input type="checkbox"/>	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 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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	12	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)
<input type="checkbox"/>	13	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)



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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 (619) 446-5368 clarson@sandiego.gov	Assigned: 08/12/2014	
	Started: 08/20/2014	
Hours of Review: 0.50	Review Due: 08/22/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/20/2014	COMPLETED ON TIME
	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.

First Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	8	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)

Conditions

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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: 6



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Second Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

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Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 08/08/2014 Deemed Complete on 08/08/2014
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 08/08/2014
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**
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.

June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Outstanding issues remain with LDR-Transportation Development and Plan Historic reviewers. EAS remains unable to make a determination. (New Issue)

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Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 08/08/2014 Deemed Complete on 08/08/2014
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 08/08/2014
Reviewer: Bui, Thomas **Assigned:** 08/11/2014
(619) 446-5458 **Started:** 08/21/2014
tbui@sandiego.gov **Review Due:** 08/22/2014
Hours of Review: 0.50 **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).
- 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

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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)

2nd Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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. (From Cycle 5)
<input checked="" type="checkbox"/>	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. (From Cycle 5)
<input checked="" type="checkbox"/>	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. (From Cycle 5)
<input checked="" type="checkbox"/>	9	For information, request to waive the driveway requirement can be made at the public hearing. (From Cycle 5)

Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	10	Our previous comments have been adequately addressed and we have no further comment. (New Issue)

Condition

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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 driveway, on Balboa Avenue, per Standard Drawings SDG-159, satisfactory to the City Engineer. (New Issue)



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Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 08/08/2014 Deemed Complete on 08/08/2014
Reviewing Discipline: LDR-Transportation Dev **Cycle Distributed:** 08/08/2014
Reviewer: Elhamad, Ismail **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**
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: 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.
- 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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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. 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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	16	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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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. (From Cycle 5)
<input checked="" type="checkbox"/>	19	Please address issues #4, #6 and #11 as requested above. (From Cycle 5)

24004643 CUP 3rd rev 8/22/14

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	20	The applicant provided documentation from the old land development code. The original zoning 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)

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	21	The minimum parking requirements in IL-3-1 zone are as follows:
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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. (New Issue)

Project Issues



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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 08/08/2014	Deemed Complete on 08/08/2014
Reviewing Discipline: Community Planning Group	Cycle Distributed: 08/08/2014	
Reviewer: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned: 08/14/2014	
	Started: 08/27/2014	
Hours of Review: 0.10	Review Due: 08/22/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/27/2014	COMPLETED LATE
	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	A vote has not been received from the community planning group. (From Cycle 5)

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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 08/08/2014	Deemed Complete on 08/08/2014
Reviewing Discipline: Plan-Historic	Cycle Distributed: 08/08/2014	
Reviewer: Pekarek, Camille	Assigned: 08/12/2014	
(619) 236-7173	Started: 08/22/2014	
CLPekarek@sandiego.gov	Review Due: 08/22/2014	
Hours of Review: 0.40	Completed: 08/22/2014	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.
- 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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: (From Cycle 5)
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (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)
<input checked="" type="checkbox"/>	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 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...) (From Cycle 5)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	12	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)
<input checked="" type="checkbox"/>	13	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Issue 9 has not been fully addressed in this submittal. Specifically, the city directory 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 questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 368347 / Cycle: 6



Project Issues



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

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L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)
Reviewing Discipline: LDR-Planning Review

Reviewer: Larson, Chris
(619) 446-5368
clarson@sandiego.gov

Hours of Review: 0.00

Next Review Method: Submitted (Multi-Discipline)

Submitted:

Cycle Distributed:

Assigned:

Started:

Review Due:

Completed:

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.

Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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: 7



Project Issues



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

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L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)
Submitted:
Reviewing Discipline: LDR-Environmental
Cycle Distributed:
Reviewer: Mc Pherson, Anna
Assigned:
(619) 446-5276
Started:
amcpherson@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 3 outstanding review issues with LDR-Environmental (None of which are new)
- . The reviewer has not signed off 1 job.

June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Outstanding issues remain with LDR-Transportation Development and Plan Historic reviewers. EAS remains unable to make a determination. (From Cycle 6)





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L64A-004

Review Information

Cycle Type: 7 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)	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.

24004643 CUP 1st rev 5/29/14

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)

24004643 CUP 2nd rev 7/21/14

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (From Cycle 5)

24004643 CUP 3rd rev 8/22/14

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	The applicant provided documentation from the old land development code. The original zoning 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)
<input type="checkbox"/>	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. (From Cycle 6)



Project Issues



THE CITY OF SAN DIEGO
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L64A-004

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted:
Reviewing Discipline: Community Planning Group	Cycle Distributed:
Reviewer: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: Submitted (Multi-Discipline)	Review Due:
	Completed:
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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 Planning 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	A vote has not been received from the community planning group. (From Cycle 5)



Project Issues



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L64A-004

Review Information

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

		Issue	
Cleared?	Num	Issue Text	
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)	
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (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)	
<input type="checkbox"/>	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)	

8-22-2014

		Issue	
Cleared?	Num	Issue Text	
<input type="checkbox"/>	14	Issue 9 has not been fully addressed in this submittal. Specifically, the city directory 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)	

Project Issues



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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>		<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	
<input type="checkbox"/>	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 Drawings SDG-159, satisfactory to the City Engineer. (From Cycle 6)



Project Issues



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L64A-004

Review Information

Cycle Type: 8 Conditions	Submitted:
Reviewing Discipline: LDR-Planning Review	Cycle Distributed:
Reviewer: Larson, Chris	Assigned:
(619) 446-5368	Started:
clarson@sandiego.gov	Review Due:
Hours of Review: 0.00	Completed:
Next Review Method: Submitted (Multi-Discipline)	Closed: 03/25/2016

. 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.

Conditions

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)

Project Issues



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

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L64A-004

Review Information

Cycle Type: 9 Submitted (Multi-Discipline)
Submitted:
Reviewing Discipline: LDR-Planning Review
Cycle Distributed:
Reviewer: Larson, Chris
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.

Conditions

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	19	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	22	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)



Project Issues



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

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L64A-004

Review Information

Cycle Type: 9 Submitted (Multi-Discipline)
Submitted:
Reviewing Discipline: LDR-Environmental
Cycle Distributed:
Reviewer: Mc Pherson, Anna
Assigned:
(619) 446-5276
Started:
amcpherson@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 3 outstanding review issues with LDR-Environmental (None of which are new)
- . The reviewer has not signed off 1 job.

June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Outstanding issues remain with 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

Project Issues



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

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L64A-004

Review Information

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)
Closed: 10/16/2014

- . 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.

24004643 CUP 1st rev 5/29/14

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	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)

24004643 CUP 2nd rev 7/21/14

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	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. (From Cycle 5)

24004643 CUP 3rd rev 8/22/14

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	20	The applicant provided documentation from the old land development code. The original zoning 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)
<input type="checkbox"/>	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: 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)

Project Issues



THE CITY OF SAN DIEGO
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L64A-004

Review Information

Cycle Type: 9 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: 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	A vote has not been received from the community planning group. (From Cycle 5)

Project Issues



THE CITY OF SAN DIEGO
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L64A-004

Review Information

Cycle Type: 9 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: 10/16/2014

- . 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (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)
<input type="checkbox"/>	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)

8-22-2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Issue 9 has not been fully addressed in this submittal. Specifically, the city directory 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)



Project Issues



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Review Information

Cycle Type:	10 Submitted (Multi-Discipline)	Submitted:	10/16/2014	Deemed Complete on 10/17/2014
Reviewing Discipline:	LDR-Environmental	Cycle Distributed:	10/17/2014	
Reviewer:	Mc Pherson, Anna	Assigned:	10/20/2014	
	(619) 446-5276	Started:	11/03/2014	
	amcpherson@sandiego.gov	Review Due:	11/26/2014	
Hours of Review:	1.50	Completed:	11/25/2014	COMPLETED ON TIME
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.

June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	Outstanding issues remain iwth LDR-Transportation Development and Plan Historic reviewers. EAS remains unable to make a determination. (From Cycle 6)

October 2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	New Issue (8494572) (New Issue)

November 2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	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)
<input checked="" type="checkbox"/>	10	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)



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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	
Reviewer: Elhamad, Ismail (619) 446-5494 ielhamad@sandiego.gov	Assigned: 10/21/2014	
	Started: 10/30/2014	
Hours of Review: 4.00	Review Due: 11/25/2014	
Next Review Method: Conditions	Completed: 11/19/2014	COMPLETED ON TIME
	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-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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)

24004643 CUP 2nd rev 7/21/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. (From Cycle 5)

24004643 CUP 3rd rev 8/22/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	The applicant provided documentation from the old land development code. The original zoning 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)
<input checked="" type="checkbox"/>	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: Automative 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	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)
<input checked="" type="checkbox"/>	23	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)
<input checked="" type="checkbox"/>	24	The First Floor Plan - Existing (Sheet A102-a) shows the door opening for the two proposed 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)

24004643 CUP 5th rev 11/19/14

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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CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	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 aisle 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)
<input type="checkbox"/>	26	unless otherwise authorized in writing by the Development Services Department. (New Issue)
<input type="checkbox"/>	27	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)
<input type="checkbox"/>	28	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)

Project Issues



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Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 10/16/2014	Deemed Complete on 10/17/2014
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/17/2014	
Reviewer: Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	Assigned: 10/31/2014	
	Started: 11/06/2014	
Hours of Review: 0.10	Review Due: 10/31/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/06/2014	COMPLETED LATE
	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 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	A vote has not been received from the community planning group. (From Cycle 5)

Project Issues



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Review Information

Cycle Type: 10 Submitted (Multi-Discipline) **Submitted:** 10/16/2014 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 **Started:** 11/06/2014
CLPekarek@sandiego.gov **Review Due:** 10/31/2014
Hours of Review: 0.20 **Completed:** 11/06/2014 **COMPLETED LATE**
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 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.

7-18-2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 5)
<input checked="" type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (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)
<input checked="" type="checkbox"/>	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)

8-22-2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	Issue 9 has not been fully addressed in this submittal. Specifically, the city directory 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	17	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)

