



# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

**Project Nbr:** 379530      **Title:** Living Green Coop MMCC  
**Project Mgr:** Gutierrez, Edith      (619) 446-5147      egutierrez@sandiego.gov



## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2014	Deemed Complete on 09/26/2014
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 09/26/2014	
<b>Reviewer:</b> Larson, Chris (619) 446-5368 clarson@sandiego.gov	<b>Assigned:</b> 10/01/2014	
	<b>Started:</b> 11/04/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 10/10/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 11/04/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 11/04/2014	

- . The review due date was changed to 10/15/2014 from 10/15/2014 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 14 outstanding review issues with LDR-Planning Review (1 of which are new issues).
- . Last month LDR-Planning Review performed 219 reviews, 58.0% were on-time, and 63.2% 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"/>	6	Major Issue: A business named "Mathnasium of Mission Gorge" is operating at 10330 Friars Road. and this business is a minor-oriented facility. 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	Major Issue: A business named "American Ballet and Dance Academy" is operating at 6338 Riverdale Street and this business may be a minor-oriented facility. Is this a minor-oriented facility? If it is not, then what is your rational for it not being a minor-oriented facility? If City staff determines that it is a minor-oriented facility, then City staff must recommend denial of this application for this reason as well because it does not meet the minimum separation requirement. (From Cycle 2)
<input checked="" type="checkbox"/>	8	Major Issue: It has been brought to City Staff's attention that a business named "Aikido of San Diego" is operating at 6356 Riverdale Street and this business may be a minor-oriented facility. Is this a minor-oriented facility? If it is not, then what is your rational for it not being a minor-oriented facility? If City staff determines that it is a minor-oriented facility, then City staff must recommend denial of this application because it does not meet the minimum separation requirement. (From Cycle 2)
<input type="checkbox"/>	9	Page 47 and 48 of the community plan requires offsetting plans and facade variations. Any building facade which faces a public street have a minimum of three offset building planes or three distinct building facade variations, or a combination of offset building planes and facade variations which meets the intent of this requirement. Does the existing building comply? If it does not, how do you intend to comply? (From Cycle 2)
<input type="checkbox"/>	10	An offset building plane is distinguished by an average horizontal or vertical difference of two feet measured perpendicular to the adjacent plane. Each offset plane shall constitute at least 20 percent, but not more than 50 percent of each building facade. A building facade variation is distinguished by a distinct change in materials, textures, colors, or any combination thereof. Each variation shall constitute at least 20 percent, but not more than 50 percent of each building facade. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Page 49 of the community plan includes parking requirements. Please review the table included in the community plan. Please provide information about all existing uses and the proposed use on a plan sheet in order to demonstrate compliance with the parking requirement contained in the community plan. (From Cycle 2)
<input checked="" type="checkbox"/>	12	The plans show new parking spaces in the front of the building. These parking spaces do not existing in the photo shown on Goggle Street view. These parking spaces are in the front yard. Please remove these proposed spaces. Please landscape this area. (From Cycle 2)
<input checked="" type="checkbox"/>	13	Major Issue: This project is located within 1,000 of a church. Metropolitan Community Church is located at 4340 Vandever Ave. City staff must recommend denial of this application because it does not meet the minimum separation requirement. (From Cycle 2)
<input checked="" type="checkbox"/>	14	Major Issue: A business named "World Taekwondo Institute" is operating at 36515 Mission Gorge Rd. and this business may be a minor-oriented facility. Is this a minor-oriented facility? If it is not, then what is your rational for it not being a minor-oriented facility? If City staff determines that it is a minor-oriented facility, then City staff must recommend denial of this application for this reason as well because it does not meet the minimum separation requirement. (From Cycle 2)

## Conditions

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 379530 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	16	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 and typefaces are limited to two. Any ground signs shall not be pole signs. 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"/>	17	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IS-1-1 Zone. (From Cycle 2)
<input type="checkbox"/>	18	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	19	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"/>	20	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"/>	21	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"/>	22	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"/>	23	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"/>	24	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 2)
<input type="checkbox"/>	25	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 2)

**Second Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Please clarify your response to issues numbers nine and ten. Should this project move forward with a recommendation of denial from City staff because offsetting planes are not provided? Are you requesting a Site Development Permit? If you are requesting a Site Development Permit please provide proposed modifications that meet the purpose and intent of the offsetting planes regulations. (New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2014	Deemed Complete on 09/26/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 09/26/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 09/30/2014	
	<b>Started:</b> 10/15/2014	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 10/15/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/15/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/04/2014	

- . 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 5 outstanding review issues with LDR-Environmental (1 of which are new issues).
- . Last month LDR-Environmental performed 111 reviews, 37.8% were on-time, and 35.7% were on projects at less than < 3 complete submittals.

### August 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<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 in an existing 2,844-square foot building on a 0.16-acre site located at 4417 Ranier r Avenue within the Navajo Community Plan Area; it is designated for Light Industry use. The project is zoned IL-3-1 and is subject to the Airport Influence Area for Montgomery Field, the Part 77 Noticing Area, the Airport Land Use Compatibility Overlay Zone, and the Community Plan Implementation Overlay Zone (Type A). (From Cycle 2)
<input type="checkbox"/>	2	LDR-Planning has identified potential issue related to community plan required building design and parking spaces, and the MMCC Ordinance location criteria. (From Cycle 2)
<input type="checkbox"/>	3	LDR- Engineering is requiring the project to replace the driveway consistent with City standards and has requested site plan revisions. (From Cycle 2)
<input type="checkbox"/>	4	LDR- Transportation Development has also identified the existing driveway deficiencies, and has requested additional information and clarification regarding the number and type of required parking spaces and site 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)

### October 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The project may qualify for a categorical exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). However, EAS is unable to make a determination until all issues are addressed. New information or revisions to the project may also affect the environmental review. (New Issue)





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Review Information

**Cycle Type:** 6 Submitted (Multi-Discipline)      **Submitted:** 09/25/2014      Deemed Complete on 09/26/2014  
**Reviewing Discipline:** LDR-Engineering Review      **Cycle Distributed:** 09/26/2014  
**Reviewer:** Bui, Thomas      **Assigned:** 09/26/2014  
(619) 446-5458      **Started:** 10/07/2014  
tbui@sandiego.gov      **Review Due:** 10/10/2014  
**Hours of Review:** 1.00      **Completed:** 10/08/2014      **COMPLETED ON TIME**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 11/04/2014

- . The review due date was changed to 10/15/2014 from 10/15/2014 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 (3 of which are new issues).
- . Last month LDR-Engineering Review performed 82 reviews, 91.5% were on-time, and 34.8% 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 T-1.0, to show the correct curb to propertyline distance. City drawing 10780-D showed this distance as 15 feet. (From Cycle 2)
<input checked="" type="checkbox"/>	2	On the Site Plan, sheet T-1.0, please show the installation of City standard sidewalk adjacent to the project site on Rainier Avenue. (From Cycle 2)
<input type="checkbox"/>	3	The existing driveway serving the project site is not to the current City's standard. Please revise the Site Plan, sheet A101, to show the replacement of the existing driveway, on Rainier Avenue, with the same width City standard driveway, per Standard Drawing SDG-159, to provide adequate sidewalk transitions across the driveway. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Please explain how parking space #1 will be access? Since the existing driveway needs to be replaced, it is recommended to shift the driveway to the west to provide direct access to both parking spaces #1 and #2. (From Cycle 2)
<input checked="" type="checkbox"/>	5	On the plan view of the site plan, sheet T-1.0, please call out the legal descriptions of the adjacent properties. (From Cycle 2)
<input type="checkbox"/>	6	Please include the following reference drawing number for the existing improvements of Rainier Avenue: 10780-D and 10145-D. (From Cycle 2)

2nd Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Please see comments from Transportation Development section regarding the closing of the existing driveway on Rainier Avenue. If the driveway will be closed, please revise the Site Plan to show its' closure with City standard curb, gutter and sidewalk. (New Issue)
<input type="checkbox"/>	8	If Transportation Development section allow to have the driveway on Rainier Avenue, the driveway needs to be replaced to the current City's standards. The disable pathway crossing the driveway shall have a maximum of 1.5 percent slope. The existing driveway serving the project site on Rainier Avenue does not meet this requirement. Please revise the Site Plan to show the replacement of the existing driveway with City standard driveway per Standard Drawing SDG-159. (New Issue)
<input type="checkbox"/>	9	Per Standard Drawing SDG-159, the sidewalk transitions adjacent to the driveway is 2 to 1. Please revise the Site Plan accordingly. (New Issue)





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Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2014	Deemed Complete on 09/26/2014
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 09/26/2014	
<b>Reviewer:</b> Hardin, Jonathan (619) 446-5493 Jhardin@sandiego.gov	<b>Assigned:</b> 09/29/2014	
	<b>Started:</b> 10/09/2014	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 10/10/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/09/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/04/2014	

- . The review due date was changed to 10/15/2014 from 10/15/2014 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-Transportation Dev 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-Transportation Dev (3 of which are new issues).
- . Last month LDR-Transportation Dev performed 44 reviews, 84.1% were on-time, and 19.4% were on projects at less than < 3 complete submittals.

081514 First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	PROJECT DESCRIPTION- Project is requesting a Conditional Use Permit for a Medical Marijuana Consumer Cooperative (MMCC) to operate in an existing 2,844 SF, two story building located at 4417 Rainier Avenue. The site is located in the IL-3-1 zone in Navajo Community. (From Cycle 2)
<input checked="" type="checkbox"/>	2	GENERAL INFORMATION- Please provide any previous discretionary permits governing the project site, including the corresponding Exhibit "A" /site plans, or any documentation that is verifiable. All of the following comments have been provided without this information, and may be revised pending review of a future plan submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	3	TRIP GENERATION- The proposed MMCC within the 2,844 SF space is expected to generate approximately 114 average weekday trips - ADT, with 3 AM peak hour trips and 10 PM peak hour trips. This is based on the rate of 40 ADT/1,000 SF of specialty retail space. A transportation impact analysis is not required. (From Cycle 2)
<input checked="" type="checkbox"/>	4	PARKING- Per SDMC Table 142-05E, the minimum parking requirement for the proposed 2,426 SF. MMCC project is 14 spaces based on the current rate of 5 spaces/ 1,000 SF in the IL-3-1 zone. Project proposes 6 spaces including 2 accessible spaces. Please show how the minimum parking requirement will be met. (From Cycle 2)
<input checked="" type="checkbox"/>	5	ACCESSIBLE PARKING- At least 1 space must be designated, striped and signed, as van accessible with a minimum 8 foot aisle on the passenger side of the parking stall per City of San Diego Information Bulletin 305. Clearly identify and dimension all parking spaces on the plans. (From Cycle 2)
<input checked="" type="checkbox"/>	6	PARKING- Parking spaces numbered 1 and 2 are not legal parking spaces. Per SDMC 142.0510(e)(1), parking spaces shall not be located within required front yard setbacks. (From Cycle 2)
<input checked="" type="checkbox"/>	7	PARKING- Parking calculations with their applicable rates and references to the specific sections and tables of the SDMC should be clearly called out on the plans, and should be updated to reflect the above calculations. The required and provided number of parking spaces and accessible spaces should all be listed. The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with SDMC section 142.0560. (From Cycle 2)
<input checked="" type="checkbox"/>	8	FRONTAGE- Plans should show and call out all existing and proposed: curb, gutter, sidewalk width, driveways and their width, curb to property line distance, curb to centerline distance, street width, and striping on all fronting streets. Please also clearly dimension the alley. (From Cycle 2)

100914

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	PARKING- Applicant has elected to use to the alternative parking requirements for small lots in SDMC Table 142-05H as an alternative to the requirements set for in SDMC Section 142.0530. As such, the parking requirement is 4 spaces including 1 accessible space (1 space/10' alley frontage minus 1 space: 50' of total alley frontage). Project proposes 5 spaces including 1 van accessible space. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Jonathan Hardin at (619) 446-5493. Project Nbr: 379530 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	DRIVEWAYS- Per SDMC section 142.0560(j)(8)(C), a property with access to an alley and with less than 150 feet of total frontage is not permitted a driveway. The driveway on Rainier Avenue will need to be closed and provide full height curb, gutter, and sidewalk along the entire frontage of the property. (New Issue)
<input type="checkbox"/>	11	ACCESSIBLE PARKING- If the accessible space located at the north side of the property is to remain as proposed, then the existing drive aisle off of the alley will need to be increased to a minimum width of 10'. Please revise the site plan. (New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2014	Deemed Complete on 09/26/2014
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 09/26/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 10/14/2014	
	<b>Started:</b> 10/14/2014	
<b>Hours of Review:</b> 0.10	<b>Review Due:</b> 10/10/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/14/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 11/04/2014	

- . The review due date was changed to 10/15/2014 from 10/15/2014 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 1 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 61 reviews, 62.3% were on-time, and 36.1% 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 Navajo Community Planners, Inc., (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)

