



L64A-003A

Project Information

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



Review Information

Cycle Type: 7 Submitted (Multi-Discipline) Submitted: 11/07/2014 Deemed Complete on 11/07/2014
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 11/07/2014
Reviewer: Larson, Chris Assigned: 11/12/2014
(619) 446-5368 Started: 11/13/2014
clarson@sandiego.gov Review Due: 11/24/2014
Hours of Review: 1.00 Completed: 11/13/2014 COMPLETED ON TIME
Next Review Method: Conditions Closed: 12/01/2014

- The review due date was changed to 12/04/2014 from 12/01/2014 per agreement with customer.
We request a 4th complete submittal for LDR-Planning Review on this project as: Conditions.
The reviewer has requested more documents be submitted.
Your project still has 12 outstanding review issues with LDR-Planning Review (2 of which are new issues).
Last month LDR-Planning Review performed 145 reviews, 46.2% were on-time, and 55.4% were on projects at less than < 3 complete submittals.

First Review

Table with columns: Cleared?, Issue Num, Issue Text. Contains two rows of issues related to building facade variations and offset building planes.

Conditions

Table with columns: Cleared?, Issue Num, Issue Text. Contains 13 rows of conditions related to Medical Marijuana Consumer Cooperatives, signs, and permits.

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 379530 / Cycle: 7





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<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)
<input type="checkbox"/>	28	Prior to utilization of this permit specific facade upgrades to the building must be made as shown on Sheet A-3.0 of the Exhibit "A". (New Issue)

## Second Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" 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. (From Cycle 6)

## Third Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	The project does not comply with the specific requirements of the Navajo Community Plan concerning offsetting planes. The project will require a Site Development Permit for the Community Plan Implementation Overlay Zone. City staff will support the proposal as the proposed upgrades are consistent with the purpose and intent of the community plan. (New Issue)





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Review Information

<b>Cycle Type:</b> 7 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/07/2014	Deemed Complete on 11/07/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 11/07/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 11/10/2014	
	<b>Started:</b> 11/24/2014	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 12/01/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 11/25/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 12/01/2014	

- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 97 reviews, 39.2% were on-time, and 43.2% 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"/>	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 checked="" 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 checked="" 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 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)

October 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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. (From Cycle 6)

November 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	The project scope has been revised. The project does not comply with the specific requirements of the Navajo Community Plan concerning offsetting planes. The project will require a Site Development Permit for the Community Plan Implementation Overlay Zone. LDR-Planning has indicated that the city will support the proposal as the project proposes an alternative way of meeting the purpose and intent of the community plan requirements as identified in CPIOZ Type A. (New Issue)
<input checked="" type="checkbox"/>	8	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"/>	9	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**

<b>Cycle Type:</b> 7 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/07/2014	Deemed Complete on 11/07/2014
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 11/07/2014	
<b>Reviewer:</b> Bui, Thomas (619) 446-5458 tbui@sandiego.gov	<b>Assigned:</b> 11/10/2014	
	<b>Started:</b> 11/24/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 11/24/2014	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 11/24/2014	
	<b>Closed:</b> 12/01/2014	

- . The review due date was changed to 12/04/2014 from 12/01/2014 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 2 outstanding review issues with LDR-Engineering Review (3 of which are new issues).
- . Last month LDR-Engineering Review performed 76 reviews, 69.7% were on-time, and 45.6% 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"/>	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"/>	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 checked="" 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. (From Cycle 6)
<input checked="" 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. (From Cycle 6)
<input checked="" 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. (From Cycle 6)

**Review**

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

**Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Rainier Avenue, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	12	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of City standard sidewalk, along the entire project frontage on Rainier Avenue, satisfactory to the City Engineer. (New Issue)





L64A-003A

Review Information

**Cycle Type:** 7 Submitted (Multi-Discipline)      **Submitted:** 11/07/2014      Deemed Complete on 11/07/2014  
**Reviewing Discipline:** LDR-Transportation Dev      **Cycle Distributed:** 11/07/2014  
**Reviewer:** Hardin, Jonathan      **Assigned:** 11/10/2014  
(619) 446-5493      **Started:** 11/24/2014  
Jhardin@sandiego.gov      **Review Due:** 12/04/2014  
**Hours of Review:** 4.00      **Completed:** 11/25/2014      **COMPLETED ON TIME**  
**Next Review Method:** Conditions      **Closed:** 12/01/2014

- . The review due date was changed to 12/04/2014 from 12/01/2014 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 LDR-Transportation Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Transportation Dev (2 of which are new issues).
- . Last month LDR-Transportation Dev performed 42 reviews, 90.5% were on-time, and 47.1% were on projects at less than < 3 complete submittals.

100914

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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. (From Cycle 6)
<input checked="" 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. (From Cycle 6)
<input checked="" 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. (From Cycle 6)

11/24/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	SITE PLAN- Please correct the address on the vicinity map to 4417 Rainier Ave. (New Issue)

CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	No fewer than 5 parking spaces including 1 accessible spaces (5 spaces proposed including 1 accessible spaces) 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, unless otherwise authorized in writing by the Development Services Department. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 7 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/07/2014	Deemed Complete on 11/07/2014
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 11/07/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 11/14/2014	
	<b>Started:</b> 11/25/2014	
<b>Hours of Review:</b> 0.10	<b>Review Due:</b> 11/24/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 11/25/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 12/01/2014	

- . The review due date was changed to 12/04/2014 from 12/01/2014 per agreement with customer.
- . 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.
- . Last month Community Planning Group performed 53 reviews, 50.9% were on-time, and 54.7% 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 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)

