



L64A-003A

Project Information

Project Nbr: 432218 **Title:** Mission Square Market CUP
Project Mgr: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/24/2015	Deemed Complete on 08/24/2015
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 08/24/2015	
Reviewer: Bossi, Steve (619) 446-5378 Sbossi@sandiego.gov	Assigned: 08/26/2015	
	Started: 10/22/2015	
Hours of Review: 5.50	Review Due: 09/08/2015	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/22/2015	COMPLETED LATE
	Closed: 10/27/2015	

- . The review due date was changed to 09/11/2015 from 09/11/2015 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 3 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 70 reviews, 31.4% were on-time, and 52.6% were on projects at less than < 3 complete submittals.

1st Rev Oct 2015

Project Information

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

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | The proposed project is located at 6171 Mission Square Market, Suite 111 & 112, in the CC-4-2 zone within the Affordable Housing Parking Demand overlay zone and Community Plan Implementation Overlay Zone (CPIOZ-A) within the Navajo Community Plan area. [Info Only - No Response Required] (New Issue) |
| <input checked="" type="checkbox"/> | 2 | The project proposes a tenant improvement to an existing 2,027 square-foot building with a retail use and converting that to an alcoholic beverage outlet under an Alcohol and Beverage Control (ABC) Type 20 License for the sale of beer and wine. [Info Only - No Response Required] (New Issue) |

Permits

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

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 3 | The project requires a Process Three Conditional Use Permit (CUP) for development of an alcoholic beverage outlet under an Alcohol and Beverage Control (ABC) Type 20 License for the sale of beer and wine, and with the Hearing Officer as the decision maker. The CUP may be approved or conditionally approved only if the findings in SDMC 126.0305 are made. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0506. [Info Only - No Response Required] (New Issue) |
| <input checked="" type="checkbox"/> | 4 | Per the Limited Use Regulations in SDMC 141.0502(b)(1)(E), the proposed project cannot be processed as a limited use because the property is within 100 feet of a residentially zoned property. (New Issue) |
| <input checked="" type="checkbox"/> | 5 | Per SDMC 141.0502(c)(1), The San Diego Police Department (SDPD) shall provide the City Manager with a recommendation on the proposed use and location of the alcoholic beverage outlet. The City Manager will provide the applicant with a copy the SDPD recommendation at least 7 calendar days before the date of the public hearing. The decision maker will review and consider the SDPD recommendation before making a decision on the application. (New Issue) |
| <input checked="" type="checkbox"/> | 6 | The SDPD and the decision maker may impose additional conditions in accordance with SDMC 141.0502(c)(4) (A) through 141.0502(c)(4)(E). (New Issue) |

Airports

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

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 7 | The project site is also located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) (Montgomery Field) and Airport Influence Area (AIA) (Montgomery Field - Review Area 2). The project is exempt from the requirements of the SDMC Chapter 13, Article 2, Division 15, per 132.1505(c), because the project does not increase the density, floor area ratio, or height of the existing structure. (New Issue) |
|-------------------------------------|---|---|

CPIOZ-A

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

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 8 | The Grantville CPIOZ-A is implemented by Chapter 13, Article 2, Division 14 and supplemental development regulations do not apply for this project as it is an interior improvement to an existing building that does not expand the floor area. (New Issue) |
|-------------------------------------|---|--|

For questions regarding the 'LDR-Planning Review' review, please call Steve Bossi at (619) 446-5378. Project Nbr: 432218 / Cycle: 2





L64A-003A

Issue

Cleared? Num Issue Text

- 9 Per SDMC Table 132-14B, additional permit requirements do not apply because the project is within the CPIOZ "Type A" area and the project complies with the development standards of the community plan. (New Issue)

Community Plan

Issue

Cleared? Num Issue Text

- 10 In the Navajo Community Plan, the project site is designated for community commercial land use. The overriding objective for long-range commercial development in the community is to have facilities that provide a wide range of goods and services to the community. To achieve this objective, the Community Plan promotes development of commercial areas as centers for community activities. [Comment Continued] (New Issue)
- 11 The proposed convenience store would add to the wide range of goods provided in the shopping center and would serve the adjacent residential uses and elsewhere in the community. Planning staff finds that the proposed use is conforming to the community commercial land use designation within the Navajo Community Plan. (New Issue)

Parking

Issue

Cleared? Num Issue Text

- 12 Per 141.0502(c)(3), the proposed use requires parking in accordance with retail sales uses. The project is in the CC-4-2 zone and is outside of the Transit Area Overlay Zone, which requires 2.5 spaces per 1,000 sf. The 2,027 sf building requires 5 parking spaces (2.027*2.5=5.06). Display and number the parking spaces designated for this use to show compliance with SDMC Chapter 14, Article 2, Division 5, and Table 142-05E. (New Issue)

Conditions

Issue

Cleared? Num Issue Text

- 13 Condition 1 [from SDMC 141.0502(c)(5)] - The owner or operator shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency. (New Issue)
- 14 Condition 2 [from SDMC 141.0502(c)(6)] - The Conditional Use Permit shall include a date not be less than 10 years from the approval date of the Conditional Use Permit. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/24/2015	Deemed Complete on 08/24/2015
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 08/24/2015	
Reviewer: Dresser, Morgan (619) 446-5404 Mdresser@sandiego.gov	Assigned: 08/26/2015	
	Started: 09/16/2015	
Hours of Review: 8.00	Review Due: 09/11/2015	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/17/2015	COMPLETED LATE
	Closed: 10/27/2015	

- . 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).
- . Last month LDR-Environmental performed 79 reviews, 54.4% were on-time, and 48.6% were on projects at less than < 3 complete submittals.

Cycle 2 9/17/2015

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

<input type="checkbox"/>	1	PROJECT SCOPE- --INFORMATIONAL ONLY NO RESPONSE NEEDED- -
--------------------------	---	--

This project proposes a CONDITIONAL USE PERMIT for an ABC Type 21 license for the sale of alcoholic beverages for off-site consumption from an existing 1,972 square foot convenience store. This project includes tenant improvements for a proposed convenience store. The 1.679 acre site is located at 6171 Mission Gorge Road in the CC-4-2 zone within the Navajo Community Plan area, Council District 7.
(New Issue)

<input type="checkbox"/>	2	BIOLOGICAL RESOURCES- The project site is an existing developed site within a commercial neighborhood shopping area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources on site. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue)
--------------------------	---	---

<input type="checkbox"/>	3	HISTORICAL RESOURCES (ARCHY)- The project site has been previously disturbed and the project proposes no ground disturbance at this time. Therefore, there is no potential to impact any unique or non-unique historical resources and no further work is required. (New Issue)
--------------------------	---	---

<input type="checkbox"/>	4	NOISE- This project would not generate any noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. However, the project site is located within the Montgomery Field Airport Land Use Compatibility Plan (ALUCP), Airport Influence Area- Review Area 2, as well as FAA Part 77 Noticing Area which would create an excess amount of noise in the area. However, the project would not expose people residing or working in the area to excessive noise levels. Therefore, no impact is identified for this issue area. (New Issue)
--------------------------	---	---

<input type="checkbox"/>	5	ENVIRONMENTAL DETERMINATION- At this time, there are outstanding comments from other disciplines that need to be addressed before EAS can make a final determination, and the above information is, therefore, preliminary and subject to change. Based on the environmental review conducted in accordance with CEQA Sections, EAS has determined that the proposed activity may be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. (New Issue)
--------------------------	---	--





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/24/2015	Deemed Complete on 08/24/2015
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 08/24/2015	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 08/24/2015	
	Started: 09/04/2015	
Hours of Review: 2.00	Review Due: 09/08/2015	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/08/2015	COMPLETED ON TIME
	Closed: 10/27/2015	

- . The review due date was changed to 09/11/2015 from 09/11/2015 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 8 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 60 reviews, 78.3% were on-time, and 47.3% were on projects at less than < 3 complete submittals.

1st Review issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Revise the Site Plan, to show north arrow. (New Issue)
<input type="checkbox"/>	2	This project will generate pedestrian activity and therefore will be subject to having all Public improvements adjacent to the project site ADA compliant and to current City Standards. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan, to show and call out the existing non-ADA curb ramp at the southeast corner of Mission Gorge Road and Vandever Avenue. (New Issue)
<input type="checkbox"/>	4	Plan shows the accessible path of travel from the southeast corner of Mission Gorge Road and Vandever Avenue to the proposed Mission Square Market. Thus, the existing curb ramp needs to be ADA-compliant. (New Issue)
<input type="checkbox"/>	5	Revise the site plan, to call out to reconstruct the non-ADA compliant curb ramp with current City Standard curb ramp with truncated domes, per SDG-132 at the southeast corner of Mission Gorge Road and Vandever Avenue. (New Issue)
<input type="checkbox"/>	6	The engineering review section has determined that public improvements are needed adjacent to subject development. The damaged existing driveway on Mission Gorge Road is not significant enough to warrant the public improvements at this time. The applicant should be made aware that any redevelopment/remodel of the site would require the public improvements. (New Issue)
<input type="checkbox"/>	7	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	8	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Khanh Huynh at 619 446-5299. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/24/2015	Deemed Complete on 08/24/2015
Reviewing Discipline: Community Planning Group	Cycle Distributed: 08/24/2015	
Reviewer: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov	Assigned: 08/24/2015	
	Started: 08/28/2015	
Hours of Review: 0.35	Review Due: 09/08/2015	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/11/2015	COMPLETED LATE
	Closed: 10/27/2015	

- . The review due date was changed to 09/11/2015 from 09/11/2015 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 44 reviews, 40.9% were on-time, and 61.4% were on projects at less than < 3 complete submittals.

Navajo CPG 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. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/24/2015	Deemed Complete on 08/24/2015
Reviewing Discipline: SDPD-Vice	Cycle Distributed: 08/24/2015	
Reviewer: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov	Assigned: 09/11/2015	
	Started: 09/11/2015	
Hours of Review: 0.50	Review Due: 09/08/2015	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/17/2015	COMPLETED LATE
	Closed: 10/27/2015	

- . The review due date was changed to 09/11/2015 from 09/11/2015 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 SDPD-Vice on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with SDPD-Vice (all of which are new).
- . Last month SDPD-Vice performed 2 reviews, .0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

1st review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The San Diego Police Department can't make a recommendation on this project until the review of the application for Public Convenience or Necessity for Type-21 is completed. The PCN form submitted with the subject CUP application is for a Type-20 (Off-Sale Beer and Wine) completed in October of 2014. The review of the PCN for Type 21 is expected to be completed sometime in October. (New Issue)

