

**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

**Date/Time:** Monday, August 18<sup>th</sup> 2014 7:00pm

Location: Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

**Action/Information:** All items noted as (Action) items may be moved/seconded as a Question for discussion and vote. All items not so noted will be information items.

**Order of Consideration:** Items on this agenda may be discussed in an order different than shown here for the convenience of elected officials, representatives of government agencies or other participants. The Chair will present such changes in the order of consideration for unanimous consent if there are no objections, or subject them to a motion/second and 2/3 vote as indicated by Robert's Rules (11<sup>th</sup> Ed., pg. 363).

**Call to Order** – In attendance:

1. Non-Agenda Public Comments: 3 Minutes per speaker. No discussion will be entertained nor action taken at this meeting on matters raised in Non-Agenda Public Comments, but a matter may be referred for further study and possible action at a future meeting.
2. Adopt Draft Agenda (Action)
3. Adopt Previous Meeting Minutes (Action). The minutes will be circulated among the members of the Executive Committee as a PDF document prior to the meeting via email. An opportunity to request corrections will be made at this point in the meeting. Should no such requests be made, the Chair will deem the minutes adopted by unanimous consent.
4. Old Business
  - a. Barnes Canyon easement vacation: SWS Engineering (Action)
  - b. Sorrento Gateway SCR: Kilroy Realty (Action)
  - c. Carroll Canyon Commercial Center: Scripps Ranch Planning Group
  - d. Medical Marijuana Consumer Cooperatives (MMCCs) Conditional Use Permit applications. Four applicants. (Action)
    - i. Special Rules of Order. See attached Special Rules of Order. This is a proposal for governing how we vote on the MMCC applicants. The 1,000 foot proximity limit between applicants complicates consideration. These Special Rules of Order are designed to assist with that. We will need to formally vote to adopt these Rules before proceeding.
    - ii. #2 – Glass Tec Entities – 9212 Mira Este Court
    - iii. #4 – EJ Marketing - 7128 Miramar Rd.

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Draft Agenda & Public Notice**

- iv. #7 – MEDBOX – 8008-8010 Miramar Rd. (MEDBOX has abandoned #5 at 7120 Miramar Rd.)
- v. #8 – 7625 Carroll Rd – Nicole Britvar

5. New Business

- a. SD Ice Arena – Informational presentation on solar project in parking lot. Project is Process One and does not require PG recommendation. SD Ice is presenting as a courtesy.
- b. SDG&E Easement and Right of Way.
- c. San Diego Food Bank

6. Elected Officials/Government Agencies

- a. United States Congress – California 52<sup>nd</sup> District
- b. California Senate – District 39
- c. California Assembly – District 77
- d. San Diego County – Board of Supervisors District 3
- e. San Diego – Mayor’s Office
- f. San Diego – City Council District 6
- g. San Diego Unified School District
- h. MCAS Miramar
- i. CalTrans

7. Announcements: 2 Minutes per speaker. Community groups are encouraged to promote awareness of their events at this point in the meeting.

8. Reports. (Should the above business take the meeting into 2 hours, the Chair will recommend all reports be held over for the next meeting.)

- a. Report of the Chair
- b. Transportation Subcommittee
- c. Stone Creek Subcommittee
- d. SD Ice Arena Cell Phone Antennae Applications Subcommittee
- e. Community Planners Committee
- f. Los Peñasquitos Canyon Citizen’s Advisory Committee

Adjourn: 8:30pm – 9:00pm

**MIRA MESA COMMUNITY PLANNING GROUP**  
**SPECIAL RULES OF ORDER FOR ITEM #4(d) ON THE AGENDA FOR 18 AUGUST 2014**

1. The Chair will make a motion to adopt the following as Special Rules of Order for the consideration of the Medical Marijuana Community Cooperative applications before the Planning Group for a recommendation to the City Council.
2. Due to the Municipal Code restriction limiting each Council District to four permits the Mira Mesa Community Planning Group will consider approval for only two among the four applicants, leaving two permits available for applicants in the Convoy/Kearny Mesa area of Council District 6.
3. Voting on the applicants before the Planning Group for a recommendation shall proceed as follows:
  - a. Balloting: Each Ballot shall have four lines, numbered 1 through 4. Members shall express their preference for applicants by noting their name in the order in which the member believes they merit a recommendation of approval.
  - b. The First Ballot
    - i. If a member does not wish to recommend approval for any applicant, the member will leave his/her ballot blank.
    - ii. Each member who wishes to recommend approval for an applicant or applicants will rank the applicant(s) in their order of preference. The member may rank all four applicants, or choose to rank only those he or she feels merits a recommendation, at the member's discretion.
    - iii. If an applicant receives 10 or more #1 rankings, that applicant shall receive the first recommendation for approval and voting shall proceed to the Second Ballot except as provided for in 3(b)(vi) vi below.
    - iv. If no applicant receives 10 or more #1 votes, points shall be awarded as follows:
      1. #1 vote = 4 points.
      2. #2 vote = 3 points.
      3. #3 vote = 2 points.
      4. #4 vote = 1 point.
    - v. A show of hands will then be taken between the two highest scoring applicants. The applicant receiving the most votes in this show of hands shall receive the first recommendation for approval.
    - vi. As a result of the awarding of the first recommendation for approval, if one of the remaining applicants has applied for a location within 1,000 feet of the first

recommended applicant, due to Municipal Code restrictions disallowing MMCCs within 1,000 feet of each other, that applicant shall be ineligible for a recommendation. Voting shall proceed to the Third Ballot.

- c. The Second Ballot
  - i. If a member does not wish to recommend approval for any of the remaining applicants, the member will leave his/her ballot blank.
  - ii. Each member who wishes to recommend approval for a second applicant will rank the remaining applicant(s) in their order of preference. The member may rank all three remaining applicants, or choose to rank only those he or she feels merits a recommendation, at the member's discretion.
  - iii. If a single applicant receives 10 or more #1 votes, that applicant shall receive the second recommendation for approval and voting shall be concluded.
  - iv. If no applicant receives 10 or more #1 rankings, points shall be awarded as follows:
    1. #1 vote = 3 points
    2. #2 vote = 2 points.
    3. #3 vote = 1 point.
  - v. A show of hands will be taken between the two highest scoring applicants. The applicant with the most votes will receive the second recommendation of approval and voting shall be concluded.
4. The Third Ballot (if necessary)
  - a. The Third Ballot shall be between two remaining applicants. The applicant receiving a majority vote by show of hands shall receive the second recommendation for approval.
5. Members are expressly under NO OBLIGATION to explain the reasons for their preferences as expressed by their votes.



L64A-003A

## Project Information

**Project Nbr:** 368509      **Title:** Glass Tec Entities MMCC  
**Project Mgr:** Gutierrez, Edith      (619) 446-5147      egutierrez@sandiego.gov



## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/14/2014	Deemed Complete on 05/14/2014
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 05/14/2014	
<b>Reviewer:</b> Larson, Chris (619) 446-5368 clarson@sandiego.gov	<b>Assigned:</b> 05/14/2014	
	<b>Started:</b> 06/04/2014	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 05/29/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/12/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/17/2014	

- . 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 25 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 102 reviews, 43.1% were on-time, and 50.6% were on projects at less than < 3 complete submittals.

## First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                                     |   |   |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | The project site is located in the IL-3-1 Zone, the Airport Influence Area for Miramar, the Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, and the 65-70 dB CNEL for Miramar[Information Item - No Response Required] (New Issue)  |
| <input checked="" type="checkbox"/> | 2 | The project site is located within the Miramar Subarea and designated Light Industrial by the Mira 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 | 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"/>            | 7 | Major Issue: This project is located within 1,000 feet of three child care centers. Child care centers operate in Bldgs 2740, 2741 & 2742 on the Marine Corps Air Station Miramar. City staff must recommend denial of this application because it does not meet the minimum separation requirement. SDMC 113.0225 requires the separation to be measured to property lines and the base property line is within 1,000 of your project. (New Issue)   |
| <input type="checkbox"/>            | 8 | Major Issue: The submitted spreadsheet indicates that a business named "San Diego United Training Center" is operating at 7698 Miramar 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. (New Issue)   |
| <input type="checkbox"/>            | 9 | Major Issue: The submitted spreadsheet indicates that a business named "Gamesync" is operating at 7905 Silverton Avenue 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. (New Issue)   |





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Major Issue: The submitted spreadsheet indicates that a business named "De Leon Aerial Fitness" is operating at 7698 Miramar Road and this business 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 for this reason as well because it does not meet the minimum separation requirement. (New Issue)
<input type="checkbox"/>	11	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. (New Issue)
<input type="checkbox"/>	12	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"/>	13	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"/>	14	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"/>	15	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"/>	16	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"/>	17	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"/>	18	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"/>	19	Major Issue: This project is located within 1,000 feet of a church. "Existence Church" is located at 7686 Miramar Road. City staff must recommend denial of this application because it does not meet the minimum separation requirement. (New Issue)
<input type="checkbox"/>	20	Major Issue: A business named "Razalife Paintball" may be operating at 9212 Mira Este Ct. and this business may be a minor-oriented facility. Is this business still operating? Is this a minor-oriented facility? If it is not one, 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 for this reason as well 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"/>	21	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue)
<input type="checkbox"/>	22	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 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"/>	23	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"/>	24	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue)
<input type="checkbox"/>	25	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"/>	26	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)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	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"/>	28	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)
<input type="checkbox"/>	29	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)
<input type="checkbox"/>	30	Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/14/2014	Deemed Complete on 05/14/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 05/14/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 05/16/2014	
	<b>Started:</b> 06/16/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 06/03/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/16/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/17/2014	

- . 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 3 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 51.1% were on-time, and 40.2% were on projects at less than < 3 complete submittals.

## June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is to process a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 15,760 square foot building located at 9212 Mira Este Court; The 0.60-acre site is located within the Mira Mesa Community Plan Area, in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) the Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, and the 65-70 dB CNEL for MCAS Miramar. (New Issue)
<input type="checkbox"/>	2	LDR-Planning has identified potential issues related to the MMCC Ordinance locational criteria. Additionally, the project will be required to demonstrate that it can implement sound attenuation for interior spaces to 50 dB CNEL and adequate parking. LDR- Engineering has identified potential issues related to disabled access to the second story and driveway dimensions. LDR- Transportation Development has requested 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	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)







L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/14/2014	Deemed Complete on 05/14/2014
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 05/14/2014	
<b>Reviewer:</b> Bui, Thomas (619) 446-5458 tbui@sandiego.gov	<b>Assigned:</b> 05/14/2014	
	<b>Started:</b> 05/27/2014	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 05/29/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 05/29/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/17/2014	

- . 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 73 reviews, 78.1% were on-time, and 40.9% 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	On the plan view of the Site Plan, sheet A1, please call out the onsite legal description and the legal descriptions of all adjacent properties. (New Issue)
<input type="checkbox"/>	2	Please revise the Site Plan, sheet C-1, to call out the curb radius of Mira Este Court. City drawing 22967-D showed this distance as 50 feet. (New Issue)
<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 A1, to show the replacement of the existing driveway, on Mira Este Court, with City standard driveway with adequate sidewalk transitions around the driveway, per Standard Drawing SDG-159. In addition, please show the dimension of the proposed driveways. (New Issue)
<input type="checkbox"/>	4	Please show the pedestrian access from the public sidewalk, on Mira Este Court, to the building entrance. (New Issue)
<input type="checkbox"/>	5	Is there an existing elevator onsite to provide access for customers with disabilities? (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/14/2014	Deemed Complete on 05/14/2014
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 05/14/2014	
<b>Reviewer:</b> Jauregui, Rudy (619) 557-7985 rjauregui@sandiego.gov	<b>Assigned:</b> 05/16/2014	
	<b>Started:</b> 06/05/2014	
<b>Hours of Review:</b> 3.50	<b>Review Due:</b> 05/29/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/05/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/17/2014	

- . 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-Transportation Dev 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-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 45 reviews, 86.7% were on-time, and 38.9% were on projects at less than < 3 complete submittals.

## 24004632 - CUP (MMCC) - 1st Re

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	<p>Project Information:</p> <p>The proposed project is to process a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 15,760 square foot building located at 9212 Mira Este Court; on a 0.60-acre site located in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) within the Mira Mesa Community Plan Area.</p>
		(New Issue)
<input type="checkbox"/>	2	<p>General Information:</p> <p>The existing use has not been clearly identified. It is unclear what other use(s) are to remain in the building where the proposed MMCC facility will be maintained. Per the plan submittal, the proposed project will occupy all 2,720 square feet of the building. However, additional information will be required regarding the existing development to remain on the project site. With the next plan submittal, please provide building area(s) and associated uses to remain on the project site. Revise site plan accordingly</p>
		(New Issue)
<input type="checkbox"/>	3	<p>General Information:</p> <p>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 a future plan submittal.</p>
		(New Issue)
<input type="checkbox"/>	4	<p>Trip Generation:</p> <p>The proposed 2,720 square feet of commercial service use is expected generate approximately 109 average daily trips (ADT), at 40 trips per 1,000 square feet; with 5 morning peak hour trips and 15 afternoon peak hour trips. The resulting net decrease is expected to be 2 ADT with 1 morning peak hour trips and 6 afternoon peak hour trips. A transportation impact analysis will not be required.</p>
		(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	<p>Parking Requirement:</p> <p>An overall parking requirement will be determined for the project site, pending receipt of additional information requested above. Per the City of San Diego Municipal Code (SDMC) Section 142.0530 Table 142-05E and Table 142-05G, the minimum parking requirement for the proposed project use is 14 automobile parking spaces (as calculated below) including at least 1 disabled accessible space (van accessible design). It is unclear if the parking as proposed provides the minimum overall parking required for the project site.</p> <p>(continues)</p> <p>(New Issue)</p>
<input type="checkbox"/>	6	<p>(continued)</p> <p>Provide all additional information requested above to determine an overall project site minimum parking requirement. With a revision of the submittal, please include all parking calculations on the revised plan submittal.</p> <p>(New Issue)</p>
<input type="checkbox"/>	7	<p>Parking Calculations:</p> <p>Proposed (IL - 3 - 1 Zone)                      Commercial Services:                      2,720 SF x 5.0 spaces/1,000 SF = 14 automobile parking spaces</p> <p>Existing to remain:                      Remaining uses at (IL - 3 - 1 Zone) :                      @ 5 automobile parking spaces/1,000 SF or respective parking ratios</p> <p>Overall parking requirement is to be determined with the receipt of additional information for all existing development remaining on site.</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Parking Space Dimensions:</p> <p>Per the SDMC Section 142.0560, Table 142-05K are 8 feet (8.3 feet for retail, commercial service uses and eating and drinking establishments) wide by 18 feet long, 9 feet wide by 18 feet long for spaces with one side abutting an obstacle and 9.5 feet wide by 18 feet long for spaces with two sides abutting obstacle. Clearly dimension all parking spaces.</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Shared Parking Agreements:</p> <p>Provide copies of all existing/proposed Shared Parking Agreements between all affected properties. Should the subject agreement(s) be reviewed as acceptable, they will be conditions of the permit.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Parking:</p> <p>Clearly identify and provide a sequential count of all parking spaces on the project site. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>Drive Aisles:</p> <p>All existing/proposed drive aisles on the plan submittal must be dimensioned. Refer to SDMC Section 142.0560 (c) Table 142-05L for minimum requirements. With the revised plan submittal, please dimension all drive aisles that are to be considered as part of the proposed project. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Street Cross-Section:</p> <p>Please provide a cross-section for Mira Este Court, including centerline/center point to curb line and centerline/center point to property line dimensions. Revise plan submittal accordingly.</p> <p>(New Issue)</p>





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Driveway:  Per the SDMC Section 142.0560 (j) Table 142-05M, the minimum required and maximum allowed, two-way driveway widths for the proposed nonresidential development are 24 and 30 feet respectively. With the next submittal, please revise the plan submittal to clearly identify and dimension the project site driveway accordingly.
<input type="checkbox"/>	14	(New Issue) Additional comments and conditions may be provided pending further review or redesign of this project. (New Issue)





L64A-003A

## 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) 446-5147      **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:** 06/17/2014

- . 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 53 reviews, 43.4% were on-time, and 37.7% 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 Mira Mesa Community 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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/14/2014	Deemed Complete on 05/14/2014
<b>Reviewing Discipline:</b> MCAS Miramar	<b>Cycle Distributed:</b> 05/14/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 05/28/2014	
	<b>Started:</b> 05/28/2014	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 05/29/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 05/28/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/17/2014	

- . The review due date was changed to 06/03/2014 from 06/03/2014 per agreement with customer.
- . We request a 2nd complete submittal for MCAS Miramar on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month MCAS Miramar performed 3 reviews, 66.7% were on-time, and 33.3% 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	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"/>	2	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"/>	3	From an AICUZ land use perspective, it has been determined that the proposed project is consistent with AICUZ noise and safety compatibility guidelines. The proposed project would be within an existing two-story structure which would not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Inner Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. (New Issue)
<input checked="" type="checkbox"/>	4	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)





L64A-003A

## Project Information

**Project Nbr:** 368343      **Title:** EJ Marketing MMCC  
**Project Mgr:** Gutierrez, Edith      (619) 446-5147      egutierrez@sandiego.gov



## Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline)      **Submitted:** 05/16/2014      Deemed Complete on 05/16/2014  
**Reviewing Discipline:** LDR-Planning Review      **Cycle Distributed:** 05/16/2014  
**Reviewer:** Larson, Chris      **Assigned:** 05/16/2014  
(619) 446-5368      **Started:** 06/11/2014  
clarson@sandiego.gov      **Review Due:** 06/02/2014  
**Hours of Review:** 3.00      **Completed:** 06/12/2014      **COMPLETED LATE**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 06/18/2014

- . The review due date was changed to 06/05/2014 from 06/02/2014 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 26 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 102 reviews, 43.1% were on-time, and 50.6% were on projects at less than < 3 complete submittals.

## First Review

Cleared?	Issue Num	Issue Text
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- |                                     |    |   |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 1  | The project site is located in the IL-3-1 Zone, the Airport Influence Area for Miramar, the Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, and the 70-75 dB CNEL for Miramar[Information Item - No Response Required] (New Issue)  |
| <input checked="" type="checkbox"/> | 2  | The project site is located within the Miramar Subarea and designated Light Industrial by the Mira 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  | Footnote one to table 132-15D within SDMC 132.1510 requires that most commercial services within the 70-75 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"/>            | 7  | Major Issue: This project is located within 1,000 feet of three child care centers. Child care centers operate in Bldgs 2740, 2741 & 2742 on the Marine Corps Air Station Miramar. City staff must recommend denial of this application because it does not meet the minimum separation requirement. SDMC 113.0225 requires the separation to be measured to property lines and the base property line is within 1,000 of your project. (New Issue)   |
| <input type="checkbox"/>            | 8  | Major Issue: This project is located within 1,000 feet of a church. "Pacific Lighthouse Christian Fellowship" is located at 7060 Miramar Rd. City staff must recommend denial of this application because it does not meet the minimum separation requirement. (New Issue)  |
| <input type="checkbox"/>            | 9  | Major Issue: It has been brought to City Staff's attention that a business named "Champion Rhythms" is operating at 9586 Distribution Ave. 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. (New Issue)  |
| <input type="checkbox"/>            | 10 | Please label and show the location of the proposed Medical Marijuana Consumer Cooperatives on the site plan. (New Issue)  |
| <input type="checkbox"/>            | 11 | On the floor plan please clarify if the provided floor plan is for the first floor or the second floor. If it is for the second floor please show the stairs and/or elevator. (New Issue)   |

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368343 / Cycle: 2







L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	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. (New Issue)
<input type="checkbox"/>	13	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"/>	14	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"/>	15	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"/>	16	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"/>	17	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"/>	18	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"/>	19	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"/>	20	The submitted 1000-foot radius map must be redrawn. The map must be revised to show measurements from the property line of the lot in accordance with SDMC 141.0614(a) and 113.0225. Please provide a revised 1000-foot radius map and a new spreadsheet that incorporates any new uses, addresses, assessor parcel numbers, and business names that are within 1,000 feet and residential zones within 100-feet of the property. The map must be to scale. (New Issue)

**Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue)
<input type="checkbox"/>	22	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"/>	23	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"/>	24	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue)
<input type="checkbox"/>	25	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"/>	26	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"/>	27	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"/>	28	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)







L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	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)
<input type="checkbox"/>	30	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"/>	31	Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/16/2014	Deemed Complete on 05/16/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 05/16/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 05/16/2014	
	<b>Started:</b> 06/16/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 06/05/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/17/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/18/2014	

- . 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 4 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 51.1% were on-time, and 40.2% were on projects at less than < 3 complete submittals.

## June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<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 a 968 square foot suite within an existing 21,500 square foot building on a 1.9 acre site located at 7128 Miramar Road within the Mira Mesa Community Plan Area; it is designated for Light Industrial use. The project is zoned IL-3-1 and is subject to the Airport Influence Area for Miramar, the Part 77 Noticing, the 70-75 dB CNEL for MCAS Miramar. (New Issue)
<input type="checkbox"/>	2	LDR-Planning has identified potential issues related to the MMCC Ordinance locational criteria. Staff is requiring a note on the plan sheet that interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL and an explanation of how this requirement shall be implemented. EAS will also review this issue. (New Issue)
<input type="checkbox"/>	3	LDR- Engineering has identified potential issues related to pedestrian access to the front entrance and is requiring the project to replace the driveway consistent with City standards. LDR- Transportation Development has also identified the existing driveway deficiencies and requested additional information and clarification regarding the number and type of required parking spaces. All disciplines have requested plan revisions. (New Issue)
<input type="checkbox"/>	4	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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/16/2014	Deemed Complete on 05/16/2014
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 05/16/2014	
<b>Reviewer:</b> Bui, Thomas (619) 446-5458 tbui@sandiego.gov	<b>Assigned:</b> 05/16/2014	
	<b>Started:</b> 05/31/2014	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 06/02/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 05/31/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/18/2014	

- . The review due date was changed to 06/05/2014 from 06/05/2014 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 6 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 73 reviews, 78.1% were on-time, and 40.9% were on projects at less than < 3 complete submittals.

## 1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please revise the Site Plan, sheet 1, to clearly show the existing improvements along the project frontage on Miramar Road including curb, gutter, sidewalk and driveways. Please show the correct symbols of the existing driveways. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan, sheet 1, to show the curb to propertyline and curb to centerline distances for Miramar Road, adjacent to this project site. Please see City Drawing 14631-D for reference. (New Issue)
<input type="checkbox"/>	3	On the plan view of the Site Plan, please call out the onsite legal description and the legal descriptions of all adjacent properties. (New Issue)
<input type="checkbox"/>	4	Please revise the Site Plan, sheet 1, to show the replacement of the existing curb ramps with City standard curb ramps with truncated domes, on both sides of the signalized driveway, on Miramar Road, per Standard Drawing SDG-132. (New Issue)
<input type="checkbox"/>	5	The existing driveways serving the project site is not to the current City's standard. Please revise the Site Plan to show the replacement of the middle driveway, on Miramar Road, with City standard driveway with adequate sidewalk transitions, per Standard Drawing SDG-159. In addition, please call out the dimension of the proposed driveways. (New Issue)
<input type="checkbox"/>	6	Please show the pedestrian path of travel from the public sidewalk to the project entrance. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/16/2014	Deemed Complete on 05/16/2014
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 05/16/2014	
<b>Reviewer:</b> Jauregui, Rudy (619) 557-7985 rjauregui@sandiego.gov	<b>Assigned:</b> 05/16/2014	
	<b>Started:</b> 06/06/2014	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 06/02/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/06/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/18/2014	

- . The review due date was changed to 06/05/2014 from 06/05/2014 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-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 45 reviews, 86.7% were on-time, and 38.9% were on projects at less than < 3 complete submittals.

## 24004659 - CUP (MMCC) - 1st Re

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	<p>Project Information:</p> <p>The proposed project is to process a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within 968 square feet of an existing 21,500 square foot, two-story building located at 7128 Miramar Road; on a 1.9-acre -acre site located in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) within the Mira Mesa Community Plan Area</p> <p>(New Issue)</p>
<input type="checkbox"/>	2	<p>General Information:</p> <p>The existing use for 7128 Miramar Road has not been identified. Per the plan submittal, the proposed project will occupy 968 square feet of the second story of the subject building. However, additional information will be required for the existing development to remain on the project site; remaining 20,532 square feet of subject building and the other buildings on the project site. With the next plan submittal, please provide building areas and associated uses to remain on the project site, if the building(s) is(are) currently occupied.</p> <p>(continues)</p> <p>(New Issue)</p>
<input type="checkbox"/>	3	<p>(continued)</p> <p>If not, how long have they been vacant? Revise site plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	4	<p>General Information:</p> <p>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 all requested 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 a future plan submittal.</p> <p>(New Issue)</p>
<input type="checkbox"/>	5	<p>Trip Generation:</p> <p>The proposed 968 square feet of commercial service use is expected to generate approximately 39 average daily trips (ADT), at 40 trips per 1,000 square feet; with 1 morning peak hour trips and 3 afternoon peak hour trips. A transportation impact analysis will not be required.</p> <p>(New Issue)</p>





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	<p>Parking Requirement:</p> <p>An overall parking requirement will be determined for the project site, pending receipt of additional information requested above. Per the City of San Diego Municipal Code (SDMC) Section 142.0530 Table 142-05E and Table 142-05G, the minimum parking requirement for the proposed facility is 5 automobile parking spaces (as calculated below) including at least 1 disabled accessible space (van accessible design). It is unclear if the parking as proposed provides the minimum overall parking required for the project site.</p> <p>(continues)</p> <p>(New Issue)</p>
<input type="checkbox"/>	7	<p>(continued)</p> <p>Provide all additional information requested above to determine an overall project site minimum parking requirement. With a revision of the submittal, please include all parking calculations on the revised plan submittal.</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Parking Calculations:</p> <p>Proposed (IL 3-1 Zone): Commercial Services: 968 SF x 5.0 spaces/1,000 SF = 5 automobile parking spaces</p> <p>Existing to remain: Office/retail/restaurant/Other Uses: @ 5 parking spaces/1,000 SF or respective parking ratios</p> <p>Overall parking requirement is to be determined with the receipt of additional information for all existing development remaining on site.</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Parking Space Dimensions:</p> <p>Per the SDMC Section 142.0560, Table 142-05K are 8 feet (8.3 feet for retail, commercial service uses and eating and drinking establishments) wide by 18 feet long, 9 feet wide by 18 feet long for spaces with one side abutting an obstacle and 9.5 feet wide by 18 feet long for spaces with two sides abutting obstacle. Clearly dimension all parking spaces.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Shared Parking Agreements:</p> <p>Provide copies of all existing/proposed Shared Parking Agreements between all affected properties. Should the subject agreement(s) be reviewed as acceptable, they will be conditions of the permit.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>Parking:</p> <p>Clearly identify and provide a sequential count of all parking spaces on the project site. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Parking Drive Aisles:</p> <p>All existing/proposed drive aisles on the plan submittal must be dimensioned. Refer to SDMC Section 142.0560 (c) Table 142-05L for minimum requirements. With the revised plan submittal, please dimension all drive aisles that are to be considered as part of the proposed project. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	13	<p>Street Cross-Section:</p> <p>Please provide a cross-section for Miramar Road, including centerline to curb line and centerline property line dimensions. Revise plan submittal accordingly.</p> <p>(New Issue)</p>





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	14	Driveways:
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Per the SDMC Section 142.0560 (j) Table 142-05M, the minimum required and maximum allowed, two-way driveway widths for the proposed nonresidential development are 24 and 30 feet respectively. With the next submittal, please revise the plan submittal to clearly identify and dimension the project site driveways accordingly.

<input type="checkbox"/>	15	(New Issue) Driveway Access:
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It appears that access to project parking and the proposed project building is through a mutual parcel with other uses; all on one parcel. However, if there is more than one parcel using the driveway shown, clearly identify all properties taking access from a mutual driveway on the plan submittal and provide copies of signed Joint Use Driveway/Mutual Access Agreements. Should the subject agreement(s) be reviewed as acceptable, they will be conditions of the permit.

<input type="checkbox"/>	16	(New Issue) Additional comments and conditions may be provided pending further review or redesign of this project.
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(New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/16/2014	Deemed Complete on 05/16/2014
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 05/16/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 05/28/2014	
	<b>Started:</b> 06/16/2014	
<b>Hours of Review:</b> 0.10	<b>Review Due:</b> 06/02/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/16/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/18/2014	

- . The review due date was changed to 06/05/2014 from 06/05/2014 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 53 reviews, 43.4% were on-time, and 37.7% 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	Please contact the Chair for the Mira Mesa Community 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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/16/2014	Deemed Complete on 05/16/2014
<b>Reviewing Discipline:</b> MCAS Miramar	<b>Cycle Distributed:</b> 05/16/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 05/28/2014	
	<b>Started:</b> 05/28/2014	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 06/02/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 05/28/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/18/2014	

- . The review due date was changed to 06/05/2014 from 06/05/2014 per agreement with customer.
- . We request a 2nd complete submittal for MCAS Miramar on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month MCAS Miramar performed 3 reviews, 66.7% were on-time, and 33.3% 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	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"/>	2	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"/>	3	From an AICUZ land use perspective, it has been determined that the proposed project is consistent with AICUZ noise and safety compatibility guidelines if a noise level reduction of 25 is achieved within the structure. The proposed project would be within an existing two-story structure which would not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Inner Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. (New Issue)
<input checked="" type="checkbox"/>	4	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)







L64A-003A

## Project Information

**Project Nbr:** 368322      **Title:** 8008-8010 Miramar MMCC  
**Project Mgr:** Gutierrez, Edith      (619) 446-5147      egutierrez@sandiego.gov



## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Larson, Chris (619) 446-5368 clarson@sandiego.gov	<b>Assigned:</b> 05/20/2014	
	<b>Started:</b> 06/12/2014	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 06/04/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/12/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/19/2014	

- . The review due date was changed to 06/09/2014 from 06/09/2014 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 27 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 102 reviews, 43.1% were on-time, and 50.6% 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	The project site is located in the IL-3-1 Zone, the Airport Influence Area for Miramar, the Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, and the 65-70 and 70-75 dB CNEL for Miramar[Information Item - No Response Required] (New Issue)
<input checked="" type="checkbox"/>	2	The project site is located within the Miramar Subarea and designated Light Industrial by the Mira 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	Footnote one to table 132-15D within SDMC 132.1510 requires that most commercial services within the 65-70 and 70-75 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"/>	7	Major Issue: This project is located within 1,000 feet of three child care centers. Child care centers operate in Bldgs 2740, 2741 & 2742 on the Marine Corps Air Station Miramar. City staff must recommend denial of this application because it does not meet the minimum separation requirement. SDMC 113.0225 requires the separation to be measured to property lines and the base property line is within 1,000 of your project. (New Issue)
<input type="checkbox"/>	8	Major Issue: It has been brought to City Staff's attention that a business named "San Diego United Training Center" is operating at 7698 Miramar Rd. 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. (New Issue)
<input type="checkbox"/>	9	Major Issue: A business named "Razalife Paintball" may be operating at 9212 Mira Este Ct. and this business may be a minor-oriented facility. Is this business still operating? Is this a minor-oriented facility? If it is not one, 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 for this reason as well because it does not meet the minimum separation requirement. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368322 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Major Issue: A business named "Gamesync" is operating at 7905 Silverton Avenue 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. (New Issue)
<input type="checkbox"/>	11	Major Issue: A business named "De Leon Aerial Fitness" is operating at 7698 Miramar Road and this business 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 for this reason as well because it does not meet the minimum separation requirement. (New Issue)
<input type="checkbox"/>	12	Major Issue: This project may be located within 1,000 feet of a church. "Existence Church" is located at 7686 Miramar Road. Is this church within 1,000 feet? City staff must recommend denial of this application for this reason as well if it does not meet the minimum separation requirement. Distance must be measured from property line to property line. (New Issue)
<input type="checkbox"/>	13	Please clarify on sheet two which building you are proposing to utilize as a Medical Marijuana Consumer Cooperative. (New Issue)
<input type="checkbox"/>	14	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. (New Issue)
<input type="checkbox"/>	15	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"/>	16	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"/>	17	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"/>	18	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"/>	19	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"/>	20	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"/>	21	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)

**Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue)
<input type="checkbox"/>	23	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"/>	24	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue)
<input type="checkbox"/>	25	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"/>	26	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)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	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"/>	28	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)
<input type="checkbox"/>	29	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)
<input type="checkbox"/>	30	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"/>	31	Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. (New Issue)
<input type="checkbox"/>	32	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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 05/22/2014	
	<b>Started:</b> 06/18/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 06/09/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/18/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/19/2014	

- . 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 4 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 51.1% were on-time, and 40.2% were on projects at less than < 3 complete submittals.

## June 2014 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<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 2,205 square foot building on a 1.14 acre site located at 8008-8010 Miramar Road within the Mira Mesa Community Plan Area; it is designated for Light Industrial use. The project is zoned IL-3-1 and is subject to the Airport Influence Area for Miramar, the Part 77 Noticing, the 65-70 70-75 dB CNEL for MCAS Miramar, and the Airport Land Use Compatibility Zone. (New Issue)
<input type="checkbox"/>	2	LDR-Planning has identified potential issues related to the MMCC Ordinance locational criteria. Staff is requiring a note on the plan sheet that interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL and an explanation of how this requirement shall be implemented. EAS will also review this issue. (New Issue)
<input type="checkbox"/>	3	LDR- Engineering has requested delineation of the pedestrian access to the front entrance and is requiring the project to replace the driveway consistent with City standards. LDR- Transportation Development has requested additional information and clarification regarding the number and type of required parking spaces. All disciplines have requested plan revisions. (New Issue)
<input type="checkbox"/>	4	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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Bui, Thomas (619) 446-5458 tbui@sandiego.gov	<b>Assigned:</b> 05/20/2014	
	<b>Started:</b> 05/31/2014	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 06/04/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 05/31/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/19/2014	

- . The review due date was changed to 06/09/2014 from 06/09/2014 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 6 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 73 reviews, 78.1% were on-time, and 40.9% were on projects at less than < 3 complete submittals.

## 1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The dimensions of the project boundaries are not consistent with Parcel Map 12044. Please verify. (New Issue)
<input type="checkbox"/>	2	On the Site Plan, sheet 2, please show the right-of-way line and show show the curb to propertyline distance for Miramar Road. City drawing 13196-D showed this distance as 10 feet. (New Issue)
<input type="checkbox"/>	3	Transportation Development section will address the required onsite parking spaces for this project site. (New Issue)
<input type="checkbox"/>	4	The existing driveway on the Miramar Road is not to the current City's standard. Please revise the site plan to show the replacement of this driveway to provide sidewalk transitions around the driveway. In addition, please call out the dimension of the new driveway. (New Issue)
<input type="checkbox"/>	5	On the plan view in the site plan, please include the legal description of the adjacent properties. (New Issue)
<input type="checkbox"/>	6	Please show the pedestrian path of travel from the public sidewalk to the project entrance. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Jauregui, Rudy (619) 557-7985 rjauregui@sandiego.gov	<b>Assigned:</b> 05/20/2014	
	<b>Started:</b> 06/04/2014	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 06/04/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/04/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 06/19/2014	

- . The review due date was changed to 06/09/2014 from 06/09/2014 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-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 45 reviews, 86.7% were on-time, and 38.9% were on projects at less than < 3 complete submittals.

## 24004653 - CUP (MMCC) - 1st Re

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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1 Project Information:

The proposed project is to process a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 2,205 square foot building located at 8008-8010 Miramar Road; on a 1.14-acre site located in the IL-3-1 zone and Airport Influence Area (MCAS Miramar) within the Mira Mesa Community Plan Area.

2 General Information:

(New Issue)  
The existing use within a 2,205 square foot building area has been identified as automobile repair. Per the plan submittal, the proposed project will occupy all 2,205 square feet of the building. However, additional information will be required for the existing development to remain on the project site.

3 General Information:

(New Issue)  
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 a future plan submittal.

4 Trip Generation:

(New Issue)  
The proposed 2,205 square feet of commercial services use is expected generate approximately 88 average daily trips (ADT), at 40 trips per 1,000 square feet; with 3 morning peak hour trips and 8 afternoon peak hour trips. A transportation impact analysis will not be required.

5 Additional Information:

(New Issue)  
Please provide the building area and associated use(s) of the other development to remain on the project site. Revise site plan accordingly.

(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	<p>Parking Requirement:</p> <p>An overall parking requirement will be determined for the project site, pending receipt of additional information requested above. Per the City of San Diego Municipal Code (SDMC) Section 142.0530 Table 142-05E and Table 142-05G, the minimum parking requirement for the proposed project is 11 automobile parking spaces (as calculated below) including at least 1 disabled accessible space (van accessible design). It is unclear if the parking as proposed provides the minimum overall parking required for the project site.</p> <p>(continues)</p> <p>(New Issue)</p>
<input type="checkbox"/>	7	<p>(continued)</p> <p>Provide all additional information to determine an overall project site minimum parking requirement. With a revision of the submittal, please include all parking calculations on the revised plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Parking Calculations:</p> <p>Proposed (IL 3-1-1 Zone): Commercial Services: 2,205 SF x 5.0 spaces/1,000 SF = 11 automobile parking spaces</p> <p>Existing to remain: Auto Repair/Other Uses: @ 5 parking spaces/1,000 SF or respective parking ratios</p> <p>Overall parking requirement is to be determined pending receipt of additional information for existing development remaining on site. (New Issue)</p>
<input type="checkbox"/>	9	<p>Parking Space Dimensions:</p> <p>Per the SDMC Section 142.0560, Table 142-05K are 8 feet (8.3 feet for retail, commercial service uses and eating and drinking establishments) wide by 18 feet long, 9 feet wide by 18 feet long for spaces with one side abutting an obstacle and 9.5 feet wide by 18 feet long for spaces with two sides abutting obstacle. Clearly dimension all parking spaces.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Shared Parking Agreements:</p> <p>Provide copies of all existing/proposed Shared Parking Agreements between all affected properties. Should the subject agreement(s) be reviewed as acceptable, they will be conditions of the permit.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>Parking:</p> <p>Provide a sequential count of all parking spaces on the project site.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Parking Drive Aisles:</p> <p>All existing/proposed drive aisles on the plan submittal must be dimensioned. Refer to SDMC Section 142.0560 (c) Table 142-05L for minimum requirements. With the revised plan submittal, please dimension all drive aisles that are to be considered as part of the proposed project. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	13	<p>Street Cross-Section:</p> <p>Please provide a cross-section for Miramar Road, including centerline to curb line and centerline property line dimension. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	14	<p>Driveway:</p> <p>Per the SDMC Section 142.0560 (j) Table 142-05M, the minimum required and maximum allowed, two-way driveway widths for the proposed nonresidential development are 24 and 30 feet respectively. With the next submittal, please revise the plan submittal to clearly identify and dimension the project site driveway accordingly.</p> <p>(New Issue)</p>







L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Driveway Access:  It appears that access to project parking and the proposed project building is through a mutual parcel. If there are more than one parcel using the driveway shown, clearly identify all properties taking access from a mutual driveway on the plan submittal and provide copies of signed Joint Use Driveway/Mutual Access Agreements. Should the subject agreement(s) be reviewed as acceptable, they will be conditions of the permit.  (New Issue)
<input type="checkbox"/>	16	Additional comments and conditions may be provided pending further review or redesign of this project.  (New Issue)







L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 06/03/2014	
	<b>Started:</b> 06/16/2014	
<b>Hours of Review:</b> 0.10	<b>Review Due:</b> 06/04/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/16/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/19/2014	

- . The review due date was changed to 06/09/2014 from 06/09/2014 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 53 reviews, 43.4% were on-time, and 37.7% 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	Please contact the Chair for the Mira Mesa Community 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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/19/2014	Deemed Complete on 05/20/2014
<b>Reviewing Discipline:</b> MCAS Miramar	<b>Cycle Distributed:</b> 05/20/2014	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	<b>Assigned:</b> 06/03/2014	
	<b>Started:</b> 06/03/2014	
<b>Hours of Review:</b> 0.60	<b>Review Due:</b> 06/04/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/18/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 06/19/2014	

- . The review due date was changed to 06/09/2014 from 06/09/2014 per agreement with customer.
- . We request a 2nd complete submittal for MCAS Miramar on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month MCAS Miramar performed 3 reviews, 66.7% were on-time, and 33.3% 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	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"/>	2	The project is: 1) within the adopted 2008 MCAS Miramar ALUCP Airport Influence Area (AIA) Review Area I, 2) within the 65-75 dB Community Noise Equivalent Level (CNEL) noise contours, 3) outside of any Accident Potential Zones (APZ), 4) beneath the Inner Horizontal Surface of MCAS Miramar (Federal Aviation Regulation Part 77), and 5) beneath and/or near established fixed and rotary-wing flight corridors for aircraft transiting to and from MCAS Miramar. (New Issue)
<input checked="" type="checkbox"/>	3	From an AICUZ land use perspective, it has been determined that the proposed project is consistent with AICUZ noise and safety compatibility guidelines if a noise level reduction of 25 is achieved within the structure. The proposed project would be within an existing one-story structure which would not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Inner Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. (New Issue)
<input checked="" type="checkbox"/>	4	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)





L64A-003A

## Project Information

**Project Nbr:** 370687      **Title:** 7625 Carroll Rd. MMCC  
**Project Mgr:** Gutierrez, Edith      (619) 446-5147      egutierrez@sandiego.gov



## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/23/2014	Deemed Complete on 06/23/2014
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 06/23/2014	
<b>Reviewer:</b> Larson, Chris (619) 446-5368 clarson@sandiego.gov	<b>Assigned:</b> 06/24/2014	
	<b>Started:</b> 07/17/2014	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 07/08/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/17/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/22/2014	

- . The review due date was changed to 07/11/2014 from 07/11/2014 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 16 outstanding review issues with LDR-Planning Review (4 of which are new issues).
- . Last month LDR-Planning Review performed 157 reviews, 43.3% were on-time, and 65.2% 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	Footnote one to table 132-15D within SDMC 132.1510 requires that most commercial services within the 70-75 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 checked="" type="checkbox"/>	7	Major Issue: This project is located within 1,000 feet of three child care centers. Child care centers operate in Bldgs 2740, 2741 & 2742 on the Marine Corps Air Station Miramar. City staff must recommend denial of this application because it does not meet the minimum separation requirement. SDMC 113.0225 requires the separation to be measured to property lines and the base property line is within 1,000 of your project. (From Cycle 2)
<input type="checkbox"/>	8	Please provide a separate proposed floor plan. (From Cycle 2)
<input type="checkbox"/>	9	The project proposes to create new parking spaces. A landscape plan must be submitted for review by the City's landscape section. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Please clarify if the existing driveways are one way or two way. Should the driveways be revised to be more consistent with the proposed on-site circulation and use. (From Cycle 2)
<input checked="" type="checkbox"/>	11	The existing uses on-site, including the contractor storage yard and vehicle storage do not seem compatible with the proposed use. What is your plan to simplify and/or divide the site to separate uses. Will customers be aware of what portions of the pavement/concrete are for their use and what is for the industrial-type uses? (From Cycle 2)
<input checked="" type="checkbox"/>	12	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. (From Cycle 2)
<input checked="" type="checkbox"/>	13	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"/>	14	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)
<input checked="" type="checkbox"/>	15	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"/>	16	Please provide an Assessor's parcel map outlining a 1000-foot radius around the subject property. (From Cycle 2)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 370687 / Cycle: 5





L64A-003A

**Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (From Cycle 2)
<input type="checkbox"/>	18	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"/>	19	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"/>	20	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (From Cycle 2)
<input type="checkbox"/>	21	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"/>	22	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"/>	23	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"/>	24	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"/>	25	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"/>	26	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"/>	27	Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL. (From Cycle 2)
<input type="checkbox"/>	33	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 checked="" type="checkbox"/>	30	Thank you for the information concerning Miramar. City staff agrees that the base is comprised of multiple lots and the buildings that contain the child care facilities are not on a lot within 1,000 feet of this project site. (New Issue)
<input type="checkbox"/>	31	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)
<input type="checkbox"/>	32	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)





L64A-003A

## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/23/2014	Deemed Complete on 06/23/2014
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 06/23/2014	
<b>Reviewer:</b> Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	<b>Assigned:</b> 06/26/2014	
	<b>Started:</b> 07/14/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 07/11/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/17/2014	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/22/2014	

- . 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 4 outstanding review issues with LDR-Environmental (2 of which are new issues).
- . Last month LDR-Environmental performed 118 reviews, 41.5% were on-time, and 53.1% 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"/>	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 4, 581square foot building on a 1.29 acre site located at 7625 Carroll Road within the Mira Mesa Community Plan Area; it is designated for Light Industrial use. The project is zoned IL-3-1 and is subject to the Airport Influence Area for Miramar, the Part 77 Noticing, the 70-75 dB CNEL for MCAS Miramar, and the Airport Land Use Compatibility Zone. (From Cycle 2)
<input checked="" type="checkbox"/>	2	LDR-Planning has identified potential issues related to the MMCC Ordinance locational criteria. Staff is requiring a note on the plan sheet that interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL and an explanation of how this requirement shall be implemented. EAS will also review this issue. LDR-Planning has also indicated a landscape plan is required and has identified an issue regarding site design as it relates to the two driveways on the site. (From Cycle 2)
<input type="checkbox"/>	3	LDR- Engineering is requiring the project to replace one driveway consistent with City standards and to eliminate the northely driveway. LDR- Transportation Development has also identified the existing driveway issues and indicated that the project is deficient in parking. All disciplines have requested plan revisions. (From Cycle 2)
<input type="checkbox"/>	4	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"/>	5	Based upon the resubmittal, the project appears to have resolved the outstanding issues with LDR-Planning. LDR-Engineering and Transportation Development, however, continue to have uncleared issues related to the driveway replacement and parking stall and driveway aisle dimensions, respectively (New Issue)
<input type="checkbox"/>	6	The project may qualify for an exemption pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures. EAS, however, remains unable to make a determination until all issues are resolved and the plans revised accordingly. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/23/2014	Deemed Complete on 06/23/2014
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/23/2014	
<b>Reviewer:</b> Bui, Thomas (619) 446-5458 tbui@sandiego.gov	<b>Assigned:</b> 06/23/2014	
	<b>Started:</b> 07/06/2014	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 07/08/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/08/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/22/2014	

- . The review due date was changed to 07/11/2014 from 07/11/2014 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 6 outstanding review issues with LDR-Engineering Review (5 of which are new issues).
- . Last month LDR-Engineering Review performed 90 reviews, 94.4% were on-time, and 64.7% 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	On the Site Plan, please verify the legal description of this project site. Should it be Parcel D of PM 904? (From Cycle 2)
<input checked="" type="checkbox"/>	2	Please verify the dimension for the south propertyline. PM 904 showed this dimension as 474.81'. (From Cycle 2)
<input checked="" type="checkbox"/>	3	Please clearly call out the right-of-way line and show the curb to propertyline distance on Carroll Road. City drawing 14444-4-D showed this distance as 10 feet. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Per Transportation Development section's comment, the existing northerly driveway needs to be closed. Please revise the Site Plan to show the closure of this driveway with City standard curb, gutter and sidewalk. (From Cycle 2)
<input checked="" type="checkbox"/>	5	On the plan view of the Site Plan, sheet 1, please call out the onsite legal description and the legal descriptions for the adjacent properties. (From Cycle 2)
<input type="checkbox"/>	6	The existing driveway at the signalized intersection is not to the current City's standard. Please revise the Site Plan to show the replacement of this driveway, on Carroll Road, with City standard driveway with adequate sidewalk transitions, per Standard Drawing SDG-159. In addition, please call out the dimension of the proposed driveways. (From Cycle 2)

### 2nd Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Below the Legal Description within the Site Plan Summary, please remove "Lot 1, Map 7674, G-W". This legal description is no longer correct. (New Issue)
<input type="checkbox"/>	8	Please revise all notes and legends on the Site Plan to use larger font. The notes are very hard to read. (New Issue)
<input type="checkbox"/>	9	2nd request - Please show and call out the replacement of the existing driveway, located at the signalized entrance, to provide sidewalk transitions around the driveway. In addition, reference Standard Drawing SDG-159 for the construction of this driveway. (New Issue)

### Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the northerly driveway, on Carroll Road, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer. (New Issue)
<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 existing driveway with City standard driveway, located at the signalized entrance of the project, per Standard Drawing SDG-159, satisfactory to the City Engineer. (New Issue)







L64A-003A

## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/23/2014	Deemed Complete on 06/23/2014
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 06/23/2014	
<b>Reviewer:</b> Elhamad, Ismail (619) 446-5494 ielhamad@sandiego.gov	<b>Assigned:</b> 06/23/2014	
	<b>Started:</b> 07/08/2014	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 07/08/2014	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/08/2014	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/22/2014	

- . The review due date was changed to 07/11/2014 from 07/11/2014 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 4 outstanding review issues with LDR-Transportation Dev (4 of which are new issues).
- . Last month LDR-Transportation Dev performed 67 reviews, 91.0% were on-time, and 70.5% were on projects at less than < 3 complete submittals.

### 24004715 CUP 1st rev 6/3/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Info: The proposed project is located at 7625 Carroll Road. The 1.29-acre site is located in the IL-3-1 Zone and Airport Influence Area (MCAS Miramar) within the Mira 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 4,581 square foot building. The existing use was a warehouse. (From Cycle 2)
<input checked="" type="checkbox"/>	3	The proposed 4,581 s.f. of retail space is expected to generate approximately 183 average daily trips (ADT), at 40 trips per 1,000 square feet; including 6 (4 in : 2 out) during the AM peak hour and 16 trips (8 in:8 out) during the PM peak hour. A transportation impact analysis is not required. (From Cycle 2)
<input checked="" type="checkbox"/>	4	The minimum parking requirements are as follows:  Proposed use: Commercial Services (Retail): 4,581 s.f. x 5 spaces/1000 s.f. = 23 spaces  A minimum of 23 parking spaces including 1 van accessible space are required. The proposed 10 spaces including 2 accessible spaces are not adequate. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A," or any documentation that is verifiable. (From Cycle 2)
<input checked="" type="checkbox"/>	6	The applicant should show the distance from the curb to property line on the next plan submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	7	The existing driveway located at approximately 100 feet north of the traffic signal on Carroll Road is not perpendicular to curb and should be closed due to safety concern. Entering and exiting vehicles should take access from the main driveway which is controlled by traffic signal. (From Cycle 2)
<input checked="" type="checkbox"/>	8	Show the proposed project driveway width at the signalized intersection on the next plan submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	9	The Existing Site Plan shows a dedicated ADA space along the project's frontage on Carroll Road. All required parking spaces shall be provided on site. Please do not show this space on the plan. (From Cycle 2)
<input checked="" type="checkbox"/>	10	The existing use within the building area has been identified as manufacturing (light). Per the plan submittal, the proposed project will occupy 4,581 square feet of the overall building area; based on a scaling of the plan submittal. Please provide the building floor areas and associated uses for all uses in the building in tabular form on the plan submittal; if vacant areas exist, provide last use and the duration of the current vacancy. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Show the parking calculation table on the Site Plan to include type of use, floor area, parking rate, minimum parking spaces required and parking spaces provided on site. (From Cycle 2)

### 24004715 CUP 2nd rev 7/8/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	The access aisle for the van accessible space should be a minimum of 8 feet wide. the Site Plan shows 5 feet wide which is not acceptable. Please revise accordingly. (New Issue)
<input type="checkbox"/>	13	The minimum parking space width and length for retail use should be 8 feet 3 inches and 18 feet long respectively. Please show the lengths and widths of the parking spaces clearly on the next plan submittal. (New Issue)
<input type="checkbox"/>	14	The minimum driveway aisle between parking spaces should be 24 feet wide. The site plan shows 22 feet which is not acceptable. Please revise accordingly. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Ismail Elhamad at (619) 446-5494. Project Nbr: 370687 / Cycle: 5





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	A turnaround ability area should be provided at the end of the drive aisle. This area can be equivalent to one standard parking space. Assign parking space # 15 as a turnaround area. This space should have pavement marking " NO PARKING" .  Once done, revise the number of parking spaces sequential order and revise the parking calculation table to match the number of total parking spaces provided on site to 23 spaces. (New Issue)







L64A-003A

## Review Information

**Cycle Type:** 5 Submitted (Multi-Discipline)      **Submitted:** 06/23/2014      Deemed Complete on 06/23/2014  
**Reviewing Discipline:** Community Planning Group      **Cycle Distributed:** 06/23/2014  
**Reviewer:** Gutierrez, Edith      **Assigned:** 06/23/2014  
(619) 446-5147      **Started:** 07/22/2014  
egutierrez@sandiego.gov      **Review Due:** 07/08/2014  
**Hours of Review:** 0.10      **Completed:** 07/22/2014      **COMPLETED LATE**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 07/22/2014

- . The review due date was changed to 07/11/2014 from 07/11/2014 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 90 reviews, 45.6% were on-time, and 66.3% 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	Please contact the Chair for the Mira Mesa Community 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)

### 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	To date a vote has not been received. (New Issue)



**From:** [Philip Linssen](mailto:Philip.Linssen)  
**To:** [mmcpg.chair@gmail.com](mailto:mmcpg.chair@gmail.com)  
**Cc:** [mrlinssen@aol.com](mailto:mrlinssen@aol.com)  
**Subject:** RE: Sdia going "Solar"  
**Date:** Thursday, August 14, 2014 10:12:38 AM

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Thanks for the response.

1. Yes this was process 1.
2. The reason for the height is one of the **many** issues that was addressed to meet the fire department issues. Another is that some areas need to be sprinkled.
3. Again let me know should you have any other concerns.

Thanks Philip

---

**From:** John Horst [<mailto:mmcpg.chair@gmail.com>]  
**Sent:** Thursday, August 14, 2014 9:43 AM  
**To:** [firstmasso@aol.com](mailto:firstmasso@aol.com); [johnhorst@san.rr.com](mailto:johnhorst@san.rr.com); 'Broderson, Steve'; [SteveBr@gen-probe.com](mailto:SteveBr@gen-probe.com)  
**Cc:** [mrlinssen@aol.com](mailto:mrlinssen@aol.com); 'CJ Scheurman'  
**Subject:** RE: Sdia going 'Solar'

Philip...

As for living here, no problems at all.

Did you guys go through the City permitting process? I know (at least for HOAs and residential solar) that CA law requires the permits to be issued so I would not be surprised if this was "Process 1" (meaning you do not need the Planning Group's recommendation).

My main concern is that the fire department has clear ingress/egress routes for their larger trucks should they be needed in case of a fire.

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**John Horst**

Chairman, Mira Mesa Community Planning Group  
(858) 429-5759 x4

**Mira Mesa: Excellence in Education | Richness in Culture | Innovation in Industry**

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**From:** Philip Linssen [<mailto:firstmasso@aol.com>]  
**Sent:** Thursday, August 14, 2014 9:14 AM  
**To:** [john.h.horst@gmail.com](mailto:john.h.horst@gmail.com); [johnhorst@san.rr.com](mailto:johnhorst@san.rr.com); Broderson, Steve; [SteveBr@gen-probe.com](mailto:SteveBr@gen-probe.com)  
**Cc:** [mrlinssen@aol.com](mailto:mrlinssen@aol.com); CJ Scheurman  
**Subject:** Sdia going 'Solar'

John and Steven, please read below information as we implement the Solar Project at SDIA. Should you have any concerns, please let me know, most of this does not affect you guys in any way, but should I have missed anything, I'll like to get a handle on it before it becomes an issue. I don't have the address list for the rest of the neighbors, so please forward this on. I would appreciate a copy on that email so I know the neighbors that have concerns can get to me.

Once again, thanks so much for working with us as we make the Ice Rink an icon for the future here in Mira Mesa.

**My contact information: PHILIP LINSEN [Firstmasso@aol.com](mailto:Firstmasso@aol.com) Cell number: 858-518-5561**



This is an initial notification regarding San Diego Ice Arena's 'Solar' rollout. We have committed to a 'Solar Installation Program' that will entail 2 Solar arrays in front of our building ..... some 'preliminary' info as follows:

- Array 1 will be adjacent to the front of the building & Array 2 will span the next adjacent parking layout
- The Solar arrays will constitute 1008 panels, sized at a 272kW system. We anticipate this will supply approximately 60% of our facilities power needs
- The steel Solar arrays will provide 3 lengths of covered & shaded parking

We are currently finalizing certain aspects of the project and anticipate the whole program will run till November. As with all construction projects ..... a certain amount of inconvenience, noise, dust & general 'nuisance' is a natural by product. We will endeavor to try and stage the project in such a way to minimize the overall impact ..... unfortunately, it never appears sufficient & our patrons and staff will be affected. We ask for all your support & co-operation during the build process.

The most immediate tasks will commence on Thursday 7<sup>th</sup> August when Array 2's trees & bushes will be removed and 'stump-ground' in preparation for large footings. Week 11<sup>th</sup> – 15<sup>th</sup> & 18<sup>th</sup> – 22<sup>nd</sup> Aug will all be about concrete footings, rebar, poles and general frame assembly for array2. The weeks thereafter will be panel installation, general electrics ..... a fairly hectic schedule.

Join us for the ride and here's hoping for a truly greener and more environmentally friendly facility ..... thanks for all of your support

Philip and Mark Linssen

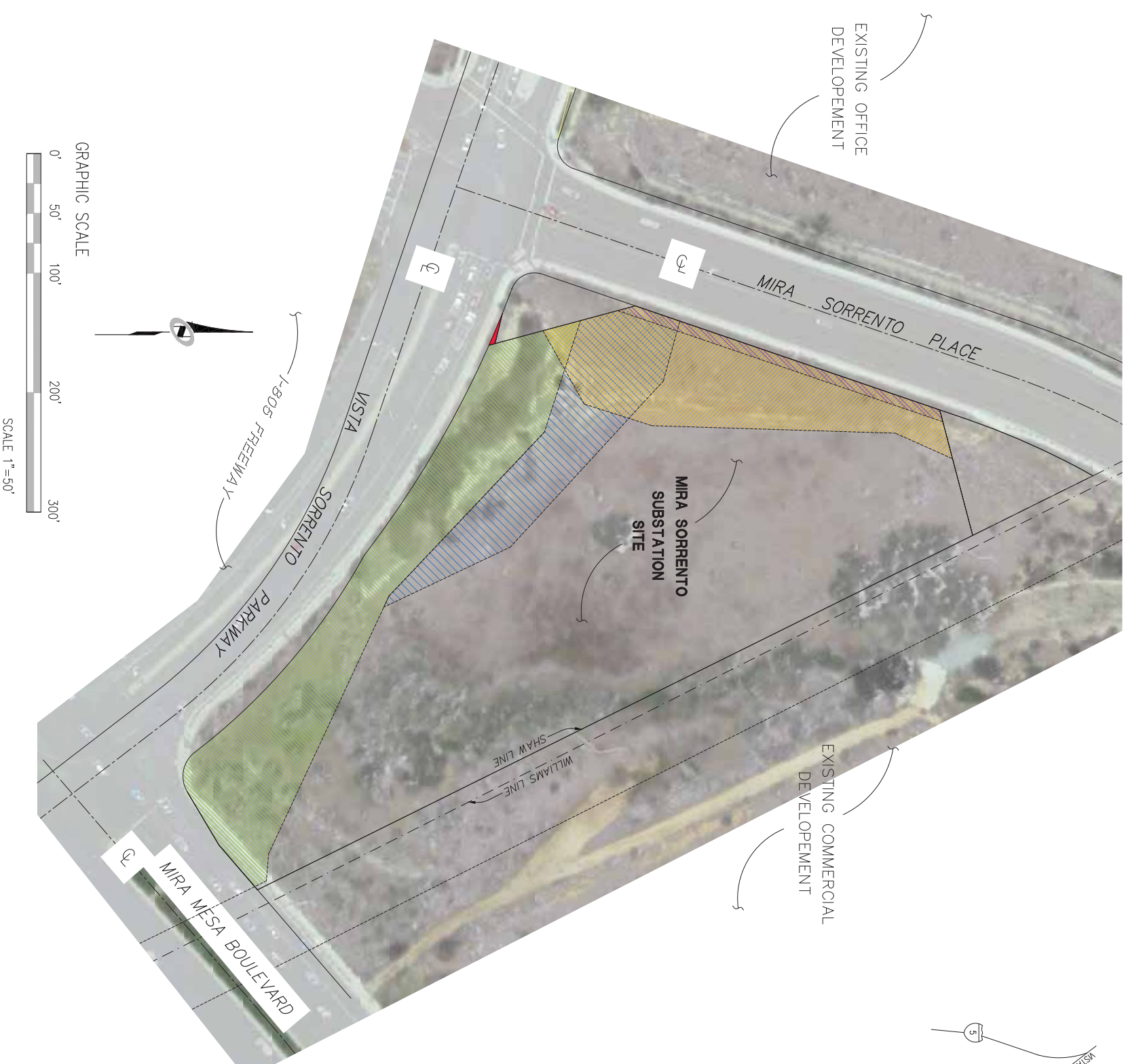
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS POINT NO. 133 OF RECORD OF SURVEY NO. 14477 BEING A 1/4 SECTION 34, T14N, R10E, S14E, IN COAST RANGE MAP, T14N, R10E, S14E, OF THE MIRAMAR ROAD BRIDGE AND T-805 AND POINT NO. 678 OF RECORD OF SURVEY NO. 14492 BEING A 3' BRASS DISC IN A STANDARD METAL MONUMENT STAMPED RCE 1440 EAST MAIN ST. N.W. 1/4 SEC. 33, T14N, R10E, EASTGATE DRIVE, I.E. NORTH 21°53'12" EAST. COORDINATES AND BEARINGS ARE BASED ON CCGS83 (1991.35) ZONE 6. DISTANCES ARE GRID. MULTIFL. IS 1,000/1955 TO OBTAIN GROUND DISTANCES.

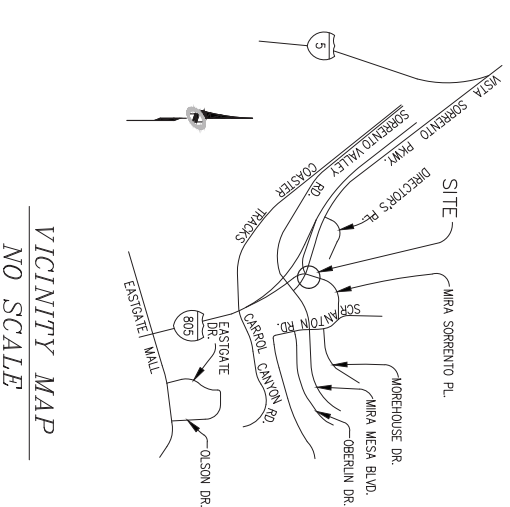
**EASEMENTS & RIGHT OF WAY TO BE VACATED**

- EASEMENT FOR DRAINAGE STRUCTURES, AND EMBANKMENT SLOPES GRANTED TO THE CITY OF SAN DIEGO PER FILE NO. 72-318551 O.R. TO BE VACATED.
- EASEMENT FOR DRAINAGE STRUCTURES & EMBANKMENT SLOPES GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT NO. 1991-0340938 O.R. TO BE VACATED.
- EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, & REPAIR SLOPES GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT NO. 2003-1182339 O.R. TO BE VACATED.
- EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE & REPAIR DRAINAGE FACILITIES GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT NO. 2003-1182340 O.R. TO BE VACATED.
- PROPOSED PORTION OF MIRA SORRENTO PARKWAY TO BE VACATED.

EXISTING OFFICE  
DEVELOPMENT

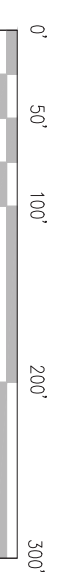


EXISTING COMMERCIAL  
DEVELOPMENT



VICINITY MAP  
NO SCALE

GRAPHIC SCALE



**CITY OF SAN DIEGO EASEMENTS AND RIGHT OF WAY TO BE VACATED FOR MIRA SORRENTO SUBSTATION**

	<b>PREPARED FOR:</b> <u>BOULDER</u>	<b>DATE:</b> _____	<b>REVISION:</b>	
<small>ESTIMATED PROJECT COST: \$5,000,000.00</small>	<small>PROJECT NO: 15-0000-0001</small>	<small>DATE: 04/04/2014</small>		
<small>NO. _____</small>	<small>BY _____</small>	<small>DATE _____</small>	<small>REVISION _____</small>	<small>SHEET NUMBER _____</small>
<small>DATE SUBMITTED: 04/04/2014</small>	<small>DATE _____</small>	<small>DATE _____</small>	<small>DATE _____</small>	<small>DATE _____</small>
<small>DATE _____</small>	<small>DATE _____</small>	<small>DATE _____</small>	<small>DATE _____</small>	<small>DATE _____</small>