



Pacific Beach Planning Group

www.pbplanning.org

**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday June 25, 2014: 6:30-8:30 pm
AGENDA**

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **May 28, 2014 Minutes - Modifications and Approval**
- Item 4 **Chair's Remarks**
- Item 5 – 6:45 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues not on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 6 – 7:00 **Government Office Reports (Informational Item)**
Presenter: Chet Barfield (Council District 2)
- Item 7 – 7:15 **Traffic and Parking Subcommittee (Information and Action Items)**
Presenter: Michael Beltran
1. Deco Bikes Bike Share Program (Angela Landsberg) – Informational Item
 2. Subcommittee recommends motion to approve lane consolidation at Loring and Mission – Action Item
 3. Other informational items.
- Item 8 – 7:40 **Development Subcommittee (Action Items)**
Presenter: tbd
1. 3427 Riviera Drive (PTS# 35881)
CDP to remodel existing SFR and add 1,195 sf.
Subcommittee recommends motion to approve.
 2. T-Mobile ActivCare (PTS# 344679)
CUP for roof-top Wireless Communication Facility (WCF) at 2440 Grand Avenue
Subcommittee recommends motion to approve.
 3. 4645 DeSoto MMCC
CUP for medical marijuana consumer cooperative
Subcommittee recommends motion to deny.
- Item 9 – 8:15 **EcoDistrict / Livability (Informational and possible Action Item)**
- PB support for EcoDistrict Vision, Mission, and Principles Statement (Chris Olson) – Possible Action Item
- Parking District (Elvin Lei) – Informational Item

Item 10

Other Subcommittees and Reports (Time Permitting)

Code Compliance Subcommittee

Presenter: Joe Wilding

Communications Subcommittee

Presenter: Baylor Triplett

Special Events Committee Representative

Presenter: Debbie Conca

PB Parks

Presenter: Chris Olson

Item 11 – 8:30 **Adjournment**

(Next Meeting: Wednesday, July 23, 2014)

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday June 12, 2014 12:15PM
PB Library Community Room**

Minutes – Note: These are subcommittee recommendations and shall not be sent to the City of San Diego as a PBPG recommendation

1. **Project Name** – 3427 Riviera Drive
 - a. **Presenter** – Mel McGee
 - b. **City Project Number** – PTS# 35881, Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – Coastal Development Permit (Process 2) to remodel and add a 1,195 square foot, 2nd story addition to an existing one story single family residence. The 0.12 acre site is located at 3427 Riviera Drive in the RS-1-7 Zone and Coastal (non appealable) Overlay Zone within the Pacific Beach Community Plan area.
 - d. **Discussion**
 - i. The project has a 2 car garage that is included in the FAR.
 - e. **Motion (Action Item)** – Approve the project as presented; passed 4-0-1.
2. T-Mobile ActivCare
 - a. **Presenter** – Rocki Lam
 - b. **City Project Number** – PTS# 344679, Project Manager: Alexander Hempton, ahempton@sandiego.gov
 - c. **Description** – 2440 Grand Ave. Conditional Use Permit (CUP), Process 4, for a Wireless Communication Facility (WCF) consisting of panel antennas concealed within a roof-top screening element designed to integrate with the proposed ActivCare senior residential care facility. RS-1-7.
 - d. **Discussion**
 - i. The antennae and equipment are to be concealed with in the building façade.
 - e. **Motion (Action Item)** – Approve the project as presented; passed 7-0-1.
3. **Project Name** – 4645 De Soto MMCC
 - a. **Presenter** – Joe Esposito
 - b. **City Project Number** – PTS# 368309, Project Manager Edith Guitierrez, eguitierrez@sandiego.gov
 - c. **Description** – Conditional Use Permit for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1,550 square foot building located at 4645 De Soto Avenue. The 0.22-acre site is located in the IS-1-1 zone within the Pacific Beach Community Plan Area.
 - d. **Discussion**
 - i. Project Manager, Joe Esposito gave a presentation showing the proposed MMCC. The discussion outlined:
 1. MMCC law and intent.
 2. Current site conditions and configurations.

3. Proposed condition and configuration.
 4. Security plan which included guards, surveillance, lighting, and alarm system.
 5. Point of sale system.
 6. Lab testing and analytic services.
- ii. Approximately five members of the audience and seven members of the subcommittee chose to speak regarding the MMC. Joe Esposito and Attorney Lance Rogers were given an opportunity to respond to the comments from the public. General comments and concerns were in regards to:
1. Representatives from Price Self Storage came in opposition of the proposed MMCC.
 2. Parking. There is one handicap space and one additional space for the entire site. This includes the MMCC and two other spaces. One of the two spaces was contentious based on whether or not it impeded on the neighbor's property. At this time the MMCC does not have a plan as to how to provide additional parking to its employees and patients.
 3. Traffic and circulation concerns for the additional commuter daily trips to the MMCC.
 4. Safety regarding to the intended use was a concern of some. An example of a security guard being shot at a MMCC recently was presented.
 5. The presenters were thanked for proposing a MMCC that would at very least be legal. As of now the current dispensaries are illegal.
 6. Several speakers expressed concern over not being able to support a MMCC until all illegal shops in PB were closed.
 7. There are still comments that have not been cleared by the city that hinder support of the presented project.
 8. A question that was not answered was; "What assurances does the community have should the proposed owners not act in accordance with the conditions presented?".

e. Motion (Action Item) –Deny the project as presented. Passed 8-0.

4. Non Agenda Public Comment – Information Items Only (1:10PM-1:30PM)

a. Introduction to the Guy Hill Cadillac Project

- i. An introduction to this project was presented by Marengo Morton Architects the project will be approximately 181 apartments over commercial space. The project is located at 4275 Mission Bay Drive. A pedestrian bridge would be proposed to link the east side of Mission Bay Drive to the west. Next month's subcommittee meeting will discuss this project further and have this project as an action item.

5. Adjournment



THE CITY OF SAN DIEGO

June 9, 2014

Via Email to jchong715@yahoo.com & kwonosok@hotmail.com

Un Chong
Mission Bay Cooperative Inc.
6435 Caminito Blythefield, Ste. H
La Jolla, CA 92037

Dear Mr. Chong:

Subject: 4645 De Soto MMCC Assessment Letter; Project No. 368309, Internal Job Order No. 24004658; Pacific Beach Community Plan Area

The Development Services Department has completed the First Review of the project referenced above, and described as: A Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1,550 square foot building located at 4645 De Soto Street.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this

letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

- **Required approvals: Conditional Use Permit (CUP)**
The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.
- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

LDR-Planning is not able to make a preliminary determination concerning minimum separation requirements for this project and other uses. Please provide a spreadsheet identifying the use, address, assessor parcel number, and business name within the 1,000 foot radius. The information provided does not include uses and business names. Also, the site has no frontage, provide information on how the lot was created.

LDR Engineering- Provide information on how the public will have pedestrian access from the existing sidewalk On De Soto Street to this project site.

LDR-Transportation- Demonstrate how the parking requirement for the all uses on the project site will be satisfied. Include all parking calculations.

LDR- Environmental- Exterior modifications to building over 45 years old require Historical Review. Please clarify if an exterior sign is proposed at this time.

III. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$ 7,106 remaining in the account.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

- IV. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 15 business days to process.
- V. RESUBMITTALS/NEXT STEPS:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please be prepared to provide the following:
- A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.
- B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.
- VI. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Brian Curry, Chair of the Pacific Beach Planning Group at brian.curry77@gmail.com or (619) 517-1520 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.
- Information Bulletin 620, “Coordination of Project Management with Community Planning Committees” (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.
- VII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer

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Un Chong
June 9, 2014

directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5147 or via e-mail at Egutierrez@sandiego.gov.

Sincerely,

Edith Gutierrez

Edith Gutierrez
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Findings
3. Submittal Requirements Report

cc: File
Brian Curry, Chair PBPG brian.curry77@gmail.com
Reviewing Staff (Assessment letter only)
Lesley Henegar, Senior Planner LHenegar@sandiego.gov



Submittal Requirements

6/9/14 3:36 pm

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

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L64A-001

Project Information

Project Nbr: 368309 **Title:** 4645 De Soto MMCC
Project Mgr: Gutierrez, Edith (619)446-5147 egutierrez@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 06/09/2014 3:34 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	6	Site Development Plans	6
Development Plans	6	Applicant Response to Issues	6





L64A-003A

Project Information

Project Nbr: 368309 **Title:** 4645 De Soto MMCC
Project Mgr: Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/13/2014	Deemed Complete on 05/13/2014
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/13/2014	
Reviewer: Larson, Chris (619) 446-5368 clarson@sandiego.gov	Assigned: 05/13/2014	
	Started: 05/31/2014	
Hours of Review: 3.00	Review Due: 05/28/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/09/2014	COMPLETED LATE
	Closed: 06/09/2014	

- . The review due date was changed to 06/02/2014 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 21 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 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 IS-1-1 Zone, the Transit Area Overlay Zone, and the Coastal Height Limitation Overlay Zone. [Information Item - No Response Required] (New Issue)
<input checked="" type="checkbox"/>	2	The project site is designated Industrial by the Pacific Beach Community Plan and Local Coastal Program Land Use 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	City staff is not able to make a preliminary determination concerning minimum separation requirements for this project and other uses. Separation requirements may preclude project approval. Please provide a spreadsheet identifying the use, address, assessor parcel number, and business name within the 1,000 foot radius. The information provided does not include uses and business names. (New Issue)
<input type="checkbox"/>	7	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 IS-1-1 Zone. (New Issue)
<input type="checkbox"/>	8	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"/>	9	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"/>	10	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)

For questions regarding the 'LDR-Planning Review' review, please call Chris Larson at (619) 446-5368. Project Nbr: 368309 / Cycle: 2





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	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"/>	12	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"/>	13	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"/>	14	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"/>	15	The project site is small and limited parking is provided. Explain how you will be able to accommodate parking for employees and customers. Will there be off-site parking? Shared parking or access? Please explain how this site will function properly and not impact the vicinity. As you write your response please be aware that City staff will need to make a recommendation related to findings contained in SDMC 126.0305, including the use being appropriate at the proposed location and not being detrimental to the public health, safety, and welfare. (New Issue)
<input type="checkbox"/>	16	The project site has no street frontage. How will pedestrians access the site from the public right-of-way. What is your plan for a pedestrian path? Please explain how this site will function properly for pedestrians and not impact the vicinity. As you write your response please be aware that City staff will need to make a recommendation related to findings contained in SDMC 126.0305, including the use being appropriate at the proposed location and not being detrimental to the public health, safety, and welfare. (New Issue)
<input type="checkbox"/>	17	The project site is unusual. There is no frontage and the lot is small. How was this lot created? Was there a variance or development permit that allowed for it? What easements exist to allow for access to the site? (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	It is intended that the following conditions be included in any Medical Marijuana Consumer Cooperatives Conditional Use Permit: (New Issue)
<input type="checkbox"/>	19	The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IS-1-1 Zone. (New Issue)
<input type="checkbox"/>	20	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Any ground signs shall not be pole signs. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business. (New Issue)
<input type="checkbox"/>	21	Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative. (New Issue)
<input type="checkbox"/>	22	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"/>	23	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"/>	24	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"/>	25	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"/>	26	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)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/13/2014	Deemed Complete on 05/13/2014
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/13/2014	
Reviewer: Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	Assigned: 05/14/2014	
	Started: 05/23/2014	
Hours of Review: 1.00	Review Due: 06/02/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/09/2014	COMPLETED LATE
	Closed: 06/09/2014	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 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 1,5550 square foot building located at 4645 De Soto Street on a 0.22-acre site located within the Pacific Beach Community Plan Area; the site is designated Industrial. The project site is located in the IS-1-1 Zone, the Transit Area Overlay Zone, and the Coastal Height Limitation Overlay Zone. (New Issue)
<input type="checkbox"/>	2	LDR Planning has identified potential issues related to parking space locations and building access. LDR-Engineering has identified similar issues and requested corrections to the site plan. LDR-Transportation Planning has also identified parking, access, and requested site plan revisions related to driveway dimensions. (New Issue)
<input type="checkbox"/>	3	Title Sheet T-1.01 states that the building in which the MMCC will be located was built in 1960. A Potential Historical Resource Review is required by San Diego Municipal Code Section 143.0212. This code section directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. (New Issue)
<input type="checkbox"/>	4	Interior development and any modifications or repairs that are limited in scope to an electrical or plumbing/mechanical permit shall be exempt where the development would include no change to the exterior of existing structures. Sheet A1.05 shows the installation of a sign centered on the facade over the entrance. Please clarify if improvements are proposed. This project may need to be routed to Plan-Historic review. (New Issue)
<input type="checkbox"/>	5	EAS is unable to make an environmental determination until all outstanding review issues are resolved, required information is submitted, and required site plan revisions made. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/13/2014	Deemed Complete on 05/13/2014
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 05/13/2014	
Reviewer: Bui, Thomas (619) 446-5458 tbui@sandiego.gov	Assigned: 05/13/2014	
	Started: 05/20/2014	
Hours of Review: 2.00	Review Due: 05/28/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/22/2014	COMPLETED ON TIME
	Closed: 06/09/2014	

- . The review due date was changed to 06/02/2014 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-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 Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please revise the Site Plan, sheet A1.03, to clearly show the right-of-way lines on both sides of De Soto Street and at the terminus of De Soto Street. In addition, call out the correct distance between these two right-of-way lines. Map No. 1010 and the Assessors' map showed this distance as 30 feet. (New Issue)
<input type="checkbox"/>	2	On the Site Plan, sheet A1.03, please clearly show and call out the Road & Utility easement as called out on the title sheet as parcel 2 of the legal descriptions. Is this easement located on this property or on the adjacent property? (New Issue)
<input type="checkbox"/>	3	Please explain if there is any access easement on the adjacent property to provide vehicular access to this project site? (New Issue)
<input type="checkbox"/>	4	Please verify the scale of the Site Plan. Scale 1" = 30' is not correct. (New Issue)
<input type="checkbox"/>	5	Please explain how the public will have pedestrian access from the existing sidewalk On De Soto Street to this project site? (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/13/2014	Deemed Complete on 05/13/2014
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 05/13/2014	
Reviewer: Jauregui, Rudy (619) 557-7985 rjauregui@sandiego.gov	Assigned: 05/13/2014	
	Started: 05/28/2014	
Hours of Review: 3.50	Review Due: 05/28/2014	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/28/2014	
	Closed: 06/09/2014	

- . The review due date was changed to 06/02/2014 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-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.

24004658 CUP (MMCC) - 1st Revi

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 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 a 1,550 square foot building located at 4645 De Soto Avenue; on a 0.22-acre site located in the IS-1-1 zone within the Pacific Beach Community Plan Area.

(New Issue) |
| <input type="checkbox"/> | 2 | General Information:

The existing use within a 1,550 square foot building area has been identified as a garage/storage. Per the plan submittal, the proposed project will occupy all 1,550 square feet of the building. It appears that another building is also a part of the same parcel. Please provide the building floor area and associated use(s) for all uses in this in tabular form on the plan submittal; if vacant areas exist, provide last use and the duration of the current vacancy.

(New Issue) |
| <input type="checkbox"/> | 3 | General Information:

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.

(New Issue) |
| <input type="checkbox"/> | 4 | Trip Generation:

The proposed 1,550 of retail is expected generate approximately 62 average daily trips (ADT), at 40 trips per 1,000 square feet; with 2 morning peak hour trips and 6 afternoon peak hour trips. A transportation impact analysis will not be required.

(New Issue) |
| <input type="checkbox"/> | 5 | Parking Requirement:
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 project site is 2 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 parking required. Please demonstrate how the parking requirement for the all uses on the project site will be satisfied; including any other uses that the parking is currently...

(continues)

(New Issue) |





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	6	(continued)
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...being shared with (ie. the other building adjacent to the project building). With a revision of the submittal, please include all parking calculations on the revised plan submittal accordingly.

<input type="checkbox"/>	7	(New Issue) Parking Calculations:
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Proposed (IS-1-1 Zone):
Retail:
1,550 SF x 1.0 spaces/1,000 SF => 2 automobile parking spaces

Existing:
Garage/Storage:
1,550 x 1.0 spaces/1,000 SF => 2 automobile parking spaces

Overall parking requirement is:
2 automobile parking spaces

<input type="checkbox"/>	8	(New Issue) Parking:
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Does the project site currently serve as a garage (required parking) for another use? If yes, please identify how the other use parking demand will be satisfied.

<input type="checkbox"/>	9	(New Issue) Parking:
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The three parking spaces shown on the plan submittal identify a van disabled accessible space (#1), and two 9-foot by 20 foot parking spaces (#2 & #3). However, it is unclear how spaces #2 & #3 will be accessed. There appears to be a fence around this parking area, not allowing parallel parking access to each space and the length of the parking spaces are not adequate; see SDMC Section 142.0560 (b) Table 142-05K. Additionally, tandem parking for the proposed retail use is not acceptable. A minimum of 2 acceptable automobile parking spaces must be provided.

(continues)

<input type="checkbox"/>	10	(New Issue) (continued)
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Therefore, until the above information can be provided, verified, and accepted the parking spaces as shown do not satisfy the requirements as per SDMC Section 142.0560 (b) Table 142-05K; the minimum parking space requirements are not being met. Revise plan submittal to provide adequate parking for uses within the project site.

<input type="checkbox"/>	11	(New Issue) Shared Parking Agreements:
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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.

<input type="checkbox"/>	12	(New Issue) Parking Drive Aisles:
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The location of parking spaces #2 and #3 appears to be within a drive aisle for the project site and the adjacent parcel(s). Please provide the distance between the fence and the building to the north. 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 additional drive aisles that are to be considered as part of the proposed project. Revise plan submittal accordingly.

(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	13	Driveway:
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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. The minimum required and maximum allowed, one - way driveway widths for the proposed nonresidential development, are 14 and 20 feet respectively. With a formal submittal, please revise the plan submittal to clearly identify and dimension all driveways accordingly.

<input type="checkbox"/>	14	(New Issue) Driveway:
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It appears that access to project parking is through the adjacent parcel. If so, 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"/>	15	(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

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 05/13/2014	Deemed Complete on 05/13/2014
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/13/2014	
Reviewer: Gutierrez, Edith (619) 446-5147 egutierrez@sandiego.gov	Assigned: 05/28/2014	
	Started: 05/28/2014	
Hours of Review: 0.50	Review Due: 05/28/2014	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/28/2014	
	Closed: 06/09/2014	

- . The review due date was changed to 06/02/2014 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 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 Pacific Beach 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)



Findings for Conditional Use Permit Approval – Section §126.0305

An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following *findings*:

- (a) The proposed *development* will not adversely affect the applicable *land use plan*;**
- (b) The proposed *development* will not be detrimental to the public health, safety, and welfare;**
- (c) The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**
- (d) The proposed use is appropriate at the proposed location.**

From: Lynn Chiswell
To: scott@pacifi.com, scott@pacifi.com, scott@pacifi.com, scott@pacifi.com, scott@pacifi.com, scott@pacifi.com, scott@pacifi.com
Subject: RE: City and Planning Group
Date: Monday, June 11, 2014, 11:52 AM

Thanks,

Lynn Chiswell
VP of Finance & Operations
Prior Self Storage
13000 Van Foresters
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San Diego, CA 92127
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www.priorselfstorage.com

From: Customer, Data Health DataHealth@pacifi.com
Sent: Monday, June 10, 2014, 10:52 AM
To: Lynn Chiswell; Lynn Chiswell; Scott@pacifi.com; Scott@pacifi.com; Customer, Data Health; scott@pacifi.com; scott@pacifi.com; scott@pacifi.com; scott@pacifi.com
Cc: William Hildebrand
Subject: RE: City and Planning Group

Hello Lynn,
Your email has been received and forwarded to the appropriate reviewers.

From: Lynn Chiswell Lynn.Chiswell@pacifi.com
Sent: Friday, June 11, 2014, 8:48 PM
To: Lynn Chiswell; Scott@pacifi.com; scott@pacifi.com; Customer, Data Health; scott@pacifi.com; scott@pacifi.com; scott@pacifi.com; scott@pacifi.com
Cc: William Hildebrand
Subject: RE: City and Planning Group

Hi Lynn,

In view of introduction, my name is Lynn Chiswell and I am the Vice President of Prior Self Storage (PSS). PSS own the land to the West, North and East of the proposed 600 square foot Midway Storage (Dispository's)

PSS has several remaining issues and concerns that are still outstanding after the Pacific Beach Community Planning Group meeting on 6/10.

First, the portion of site that would house the proposed Dispository contains two structures and currently no on-site parking. And, shut of demolishing the 600 square foot building (immediately north of the Dispository), there is no way to create enough on-site parking to satisfy the City's parking requirements. The City of San Diego's Civilian Report dated June 4, 2014, indicates that the Dispository will have 42 individual trips (including in the morning hour). However, the Dispository's proposed calls for only two parking spaces, which clearly is not sufficient to handle the Dispository's anticipated traffic. In addition, currently, the Dispository's interior only provides for legal loads and accommodate the parking demands of other customers.

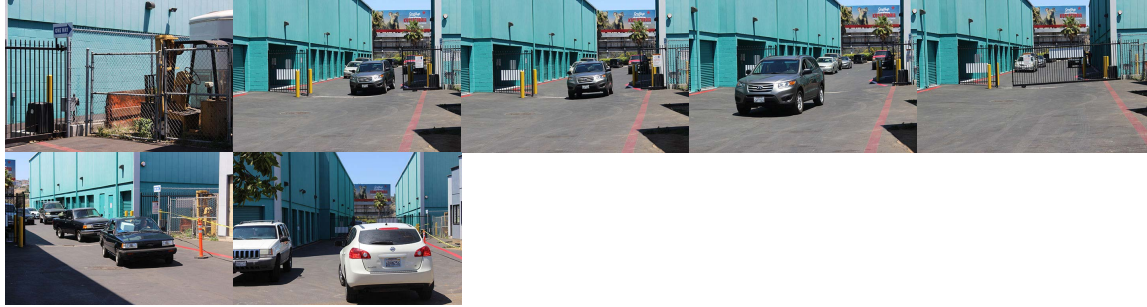
Second, the Dispository is located on a street with a 15-foot wide right-of-way. The Dispository's proposed, in plan number 1207 (shown on the right side of page 6 in front of building where Dispository will be located) and 1270 (shown on the right side of page 6 in front of building where Dispository will be located) and 1270 (shown on the right side of page 6 in front of building where Dispository will be located) are designated for use, and (2) would be an PSS's private property (without a permit or easement). This error was acknowledged at the Pacific Beach Community Planning Group meeting on 6/10. Additionally, we wanted to know if the 15-foot wide right-of-way will be available for use as a public right-of-way. Throughout the process, PSS has been unambiguously clear that PSS has not granted, nor will we ever grant an easement to the city (as seen in the attached photos) for the Dispository and/or additional parking or unloading space for the Dispository.

Third, the space in front (and west) of the Dispository and in front (and west) of the structure, for Marine One Building (located at proposed Dispository and north of PSS's property line), is the only existing parking space for the Dispository. However, this land is owned solely by PSS and we have not and will not authorize parking for the Dispository or PSS's property. Thus, the Dispository will focus on their future proposed parking location which is located north of the Dispository's building and south of PSS's property line. It should be noted that currently the second proposed parking area is gated, has no vehicle entrance and equipment, and does not accommodate entry or exiting via a ramping lane (see plan number 1207 - space north of structure green building and other building on right front side of plot) or 6/10. Also, clear up of the space and north of any proposed building (the structure adjacent to this proposed structure).

If you look at plan 1207, you will see an accurate representation of PSS's flow of customer traffic from PSS's property through an automated gate that can be seen in picture number 1262 and 1263. The proposed secondary location for parking is located in the narrow strip of land where a truck is currently loaded (also see 6/10 survey and note that PSS's property line extends outside across the northern top of the Dispository's and Part 1 building before meeting southward along the eastern border of Dispository's and Part 1 building). Thus, if this narrow alleyway becomes a parking lot for the Dispository, the flow of traffic would have to be rerouted and an area would be lost (the area that is the subject of our request to the City of San Diego). PSS has not and will not permit Dispository customers, agents, or employees to use PSS's land to the west of the Dispository building for two on-site parking spaces. Given the proximity to PSS's lot gate, this situation would create several unreasonable safety and vehicle circulation problems.

Fourth, the Dispository indicated that to minimize noise based on their proximity to the Dispository, there is a requirement located at PSS's property that the Dispository's secondary 600 sq. ft. Pacific Beach Community Planning group was under review of Dispository's local assessment/development during the meeting on 6/10.

Lastly, since a major concern for PSS, for reference, please see the local media reports on the fatal shooting incident in San Diego at a Dispository which is attached to this email. PSS will not, at any time, permit Dispository's security guards, agents, customers or employees to wander, investigate, guard, install, receive, investigate or any other type of activity that requires entrance onto PSS's private property. PSS believes there are significant liability issues concerning this matter.



Thank you,

Lynn Chiswell
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