



NORTH PARK PLANNING COMMITTEE

www.northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, November 7, 2011 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: October 3, 2011
- D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Information

None

IV. Action

- A. **AT&T – Mission Chateau – 2120 Mission Ave. (Project No. 232311)**: Proposed Conditional Use Permit (CUP) for modification of an existing wireless communication facility mounted on a multi-family residence. Project site zoning is MR-2500. This project requires a Process 4 CUP, Planning Commission decision, with appeal rights to City Council.
- B. **Verizon – Grace Baptist Church – 3848 Georgia St. (Project No. 237295, Verizon Robinson & Park)**: Proposed Conditional Use Permit (CUP) for installation of a wireless communication facility. Project proposes construction of a 15'-tall tower extension to the existing church tower (current max height of 46'-5"). The tower addition would contain 3 antenna sectors (total of 12 antennas) and two GPS antennas. Equipment cabinets would be located in an existing equipment room. Project site zoning is MR-800B. A Process 3 CUP is required for non-residential use in a residential zone less than 100 feet from residential property use. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission for a final decision.
- C. **AT&T - The Twist (Montclair Neighborhood Park, 2911 Nile St.) (Project No. 233690)**: Modification of an existing wireless communication facility located within the RS-1-7 Zone. Project proposes to remove an existing 30' tall light standard and attached panel antennas and install a new 30' tall faux pine tree with 12- 8' long panel antennas. The existing 315 square foot equipment area will be expanded by 153 square feet. The proposed project requires a Process Four Proposed Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) to allow the proposed faux tree and equipment area to encroach onto a rear yard setback and to allow an equipment space greater than 250 total square feet.
- D. **76 Gas Station (Circle K) – 3154 El Cajon Blvd (Project No. 238798)**: Proposed Site Development Permit and Conditional Use Permit (CUP) for the remodel/conversion of an existing automobile service station into a convenience store and new Type 20 Beer & Wine license. Project site is located in the CN-1 Zone of the Mid-City Communities Planned District Ordinance within the North Park Community Plan Area. Project proposes to convert 1,236 square feet of existing service bays and add another 399 square feet to the existing 188 square

foot convenience store. Project requires a Process 3 Conditional Use Permit for the off-sale of beer and wine, and a Process 3 Mid-City Development Permit (Site Development Permit) for deviations to the CN-1 zone development regulations.

- E. **Plaza de Panama - Balboa Park (Project No. 233958)**: Proposed project includes an amendment to the Balboa Park Master Plan; an amendment to the Central Mesa Precise Plan; and a Site Development Permit. Responses to the proposed amendments will be discussed for potential action.

V. Unfinished, New Business & Future Agenda Items

Next scheduled meeting date: Monday, December 5, 2011

VI. Adjournment (8:00 pm)

For information about this subcommittee please contact the Chair, Robert Barry, at 619 954-5588 or robert.barry@cox.net. The next meeting of the North Park Planning Committee is November 15, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).



THE CITY OF SAN DIEGO

August 1, 2011

Nick Foster
TAIC, agents representing AT&T Mobility
9089 Clairemont Mesa Blvd., #200
San Diego, CA 92123

Sent via e-mail only to: nick.foster@taic.net

Dear Nick Foster:

Subject: AT&T – Mission Chateau, 1st Review Assessment
Project #232311; Internal Order #24001555
Located at: 2120 Mission Ave.

The Development Services Department [DSD] has completed its most recent review of the above-referenced telecom project. In order to expedite the return of DSD's comments to you, this brief cover letter is provided in lieu of a formal Assessment Letter.

Enclosed you will find a Cycle Issues Report, which contains review comments from staff representing various disciplines and outside agencies. Please resubmit your project with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

Please be advised of San Diego Municipal Code [SDMC] section 126.0114, which states:

The development permit application file shall be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written

request by the City, whichever is later. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed by the City Manager. To reapply, the applicant shall submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

To avoid the closure of your application file under SDMC section 126.0114, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before November 1, 2011**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a “Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

CEQA Fees: Additionally California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR): A Notice of Determination (NOD) must be filed within five working days after the project’s approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG “No Effect” form, and a San Diego County document handling fee.

If you believe you have evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the “Process for No Effect Determinations” on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the “No Effect Determinations” section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at lnewtonreed@dfg.ca.gov .

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFG “No Effect” Form and a check for \$50 (handling fee) made payable to the “San Diego County Clerk”. -or-
- A check, payable to the “San Diego County Clerk” in the amount of \$2060.25 (\$2,010.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$2,842.25

(\$2,792.25 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

For projects with an environmental exemption: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward payment payable to the “City Treasurer” in the amount of \$90.

Our most recent records show that there is a balance of \$4,204.25 in the Deposit Account for your project. However, please be advised that the cost of the review DSD just completed has not been posted to your Deposit Account, and it may take four to six weeks to post these costs to the account. Therefore, **before resubmitting your project**, please contact me to verify the additional amount of deposits that will be required with the resubmittal.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sandiego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

1. Cycle No. 2 Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 232311 **Title:** AT&T Mission Chateau
Project Mgr: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/22/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/22/2011	
Hours of Review: 2.00	Started: 06/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 08/01/2011	COMPLETED LATE
	Closed: 08/01/2011	

- . 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 18 outstanding review issues with LDR-Planning Review (12 of which are new issues).
- . Last month LDR-Planning Review performed 122 reviews, 44.3% were on-time, and 60.2% were on projects at less than < 3 complete submittals.

Completeness Check

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Provide three 24-inch box street trees to improve views of the wireless facility as viewed from the public right of way. (From Cycle 1)
<input checked="" type="checkbox"/>	2	Provide a photo sim for the third sector. (From Cycle 1)
<input checked="" type="checkbox"/>	3	Provide a model-radio frequency study to demonstrate compliance with FCC regulations. Due to the proximity to residential, does additional RF screening need to be installed on the back side of the antennas? Provide additional information. (From Cycle 1)
<input checked="" type="checkbox"/>	4	Provide a revised letter. The letter states that the property is commercial when it is actually residential. In addition, the required permit is a Process 4 Conditional Use Permit, not a Process 1 Limited Use. (From Cycle 1)
<input checked="" type="checkbox"/>	5	Provide a Justification Map that shows existing sites, proposed location, and alternate locations tried but not used. (From Cycle 1)
<input checked="" type="checkbox"/>	6	On the General Application, complete section 6 a (Year constructed). (From Cycle 1)
<input checked="" type="checkbox"/>	7	Plans state owner is Hampshire Investments, but other owners are listed on the City's tracking system. Verify property ownership on title sheet and provide Ownership Disclosure Statement. (From Cycle 1)
<input checked="" type="checkbox"/>	8	For zone on title sheet, add "2500" after "MR". (From Cycle 1)
<input type="checkbox"/>	9	Provide information regarding noise emitted by the equipment air conditioners. Provide a noise study to determine whether noise from these units impacts the residential on site and whether any noise mitigation needs to be provided. Provide on site measurements and an analysis of the impact the additional equipment will have on the A/C load. (From Cycle 1)
<input checked="" type="checkbox"/>	10	Show setbacks on site plans, sheet A-0. (From Cycle 1)
<input checked="" type="checkbox"/>	11	Sheet A-2 North Elevation has a #4 key note, not identified in the key note list. Identify in list. (From Cycle 1)
<input checked="" type="checkbox"/>	12	Sheet A-2, West Elevation, shows an existing inactive antenna. This antenna should be removed if inactive and the building restored, repainted, retextured in the area damaged. (Same on sheet A-2.1, East Elevation.) (From Cycle 1)
<input type="checkbox"/>	13	Council Policy 600-43 and the Wireless Communication Facility (WCF) Regulations identify a property with a residential use on a residentially zoned property as the least desirable location for a WCF. Nearby property contains commercial uses on residentially zoned property (preferable) and a few blocks away (Park Blvd.), property containing a commercial use with a commercial zone (more preferable) at a higher elevation. (From Cycle 1)
<input checked="" type="checkbox"/>	14	Not enough justification has been provided regarding why a residential use and zoned property is being pursued (besides the fact that it is an existing facility) when there are nearby more preferable locations. A WCF located on a commercial zone with a commercial use could be processed as a Process 1, Limited Use, thereby reducing this process from a Process 4 Planning Commission decision. Provide additional justification for this site and other sites that were explored but found to be infeasible. (From Cycle 1)

FAA Part 77

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





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

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

- 15 FAA Part 77 Calculation:

155' Lowest FAA Part 77 Notification Surface elevation
- 335' Highest ground elevation
= 180' Maximum Structure Height allowed without requiring FAA notification
(From Cycle 1)
- 16 The Federal Aviation Administration (FAA) has notified the City that the Airport Land Use Compatibility Plans for all Airports in the City do not include all areas that are subject to Federal notification requirements and structure height limits near airports. (From Cycle 1)
- 17 Due to the height and proximity of the proposed project to SDIA - Lindbergh Field, your project must be submitted to the Federal Aviation Administration (FAA) for Obstruction Evaluation and Airport Airspace Analysis as required by the Code of Federal Regulations Title 14 Part 77, Subpart B to ensure that the structure will not be an obstruction or hazard to air navigation. The following is a link to the FAA website for submitting projects (form 4760-1) to the FAA: www.oa.faa.gov (From Cycle 1)
- 18 Provide a Notice of No Hazard. (From Cycle 1)
- 23 Follow-up to issues 15-18 - response from applicant states that "we have filed for FAA determination and will submit as soon as it is received, prior to issuance of building permit." The FAA Notice of No Hazard is required before this project can be scheduled for hearing. (New Issue)
- 30 New Issue (5854872) (New Issue)

1st Review

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

- 19 Plans show an inactive antenna to be removed; however the inactive antenna remains on the photo sims View 2. Update photo sims to show removal of inactive antenna. (New Issue)
- 20 Revise South elevation on plans to show the vertical accents that are part of the building design. A closer inspection of the building reveals vertical architectural bands that seem to be eliminated or covered over without regard to integrating with the existing building. Revise plans/photo sims. (New Issue)
- 21 Detail 1 on A-3 shows three antennas attached to the south elevation, as part of Sector B, and one antenna attached to the west elevation as part of Sector B. The elevation on sheet A2.1 for the south elevation shows all four antennas of sector B attached to the south elevation which is not accurate. Please revise. (New Issue)
- 22 On sheet A-2, provide additional architectural details shown on the building (which are visible in photographs) on the elevations and incorporate into design of facility. (New Issue)
- 24 Provide one 24-inch box tree on Alabama St. and one 24-inch box tree along Mission Ave. to improve views of this facility as seen from the public right-of-way and adjacent properties. The project is required to obtain a Conditional Use Permit. One of the findings for the Conditional Use Permit is that the project complies to the maximum extent feasible with the Land Development Code. (New Issue)
- 26 The WCF Design Requirements state that, "the applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. [LDC 141.0420(g)(2)]"

Providing landscape, in this case two trees, will allow this project to comply with the regulations to the maximum extent feasible. (New Issue)
- 27 Provide coverage maps to analyze the impact to the network if the facility was relocated to a nearby commercial zone. (New Issue)

Noise Report

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

- 28 A Noise Impact Analysis has been provided by Eilar Associates, Inc., dated April 14, 2011. (New Issue)
- 29 The noise analysis appears to address the impact of two additional equipment cabinets, existing equipment, but does not address the air conditioner noise.

The noise analysis needs to be revised to address the noise from the A/C units and the potential for additional noise as a result of more equipment requiring the A/C to run more frequently. (New Issue)
- 31 The noise analysis states that it was assumed that partitions separating the equipment room from other units were typical floor/ceiling assemblies with an STC rating of 44. Would this be an appropriate assumption based on the building's 1965 construction? (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: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: ITC-Communications	Cycle Distributed: 06/22/2011	
Reviewer: Lipoma, Emily (619) 446-5351	Assigned: 06/22/2011	
Hours of Review: 0.10	Started: 06/23/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 06/23/2011	COMPLETED ON TIME
	Closed: 08/01/2011	

- . We request a 3rd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with ITC-Communications (all of which are new).
- . Last month ITC-Communications performed 38 reviews, 39.5% were on-time, and 76.3% were on projects at less than < 3 complete submittals.

New Issue Group (1406539)

	<u>Issue</u>
<u>Cleared?</u>	<u>Num</u> <u>Issue Text</u>
<input type="checkbox"/>	1 Project currently in review, comments not yet available. (New Issue)





Cycle Issues

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 06/22/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/22/2011	
Hours of Review: 0.50	Started: 06/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 06/22/2011	COMPLETED ON TIME
	Closed: 08/01/2011	

- . 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 47 reviews, 55.3% were on-time, and 39.5% 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	Provide three 24-inch box street trees, consistent with any existing street tree theme or with the City's Street Tree Selection Guide along Mission Ave. to improve views of the facility. (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan. (New Issue)
<input type="checkbox"/>	3	Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5. (New Issue)
<input type="checkbox"/>	4	Prior to activation of WCF, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees. (New Issue)
<input type="checkbox"/>	5	All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread. (New Issue)
<input type="checkbox"/>	6	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection. (New Issue)
<input type="checkbox"/>	7	Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree. (New Issue)
<input type="checkbox"/>	8	All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards. (New Issue)
<input type="checkbox"/>	9	Provide the following note on the planting plan: MINIMUM TREE SEPARATION DISTANCE Improvement/ Minimum Distance to Street Tree Traffic signals (stop sign) - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)
<input type="checkbox"/>	10	An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Alexander Hempton at (619) 446-5349. Project Nbr: 232311 / Cycle: 2





Cycle Issues

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Landscape & irrigation areas in the public ROW shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/22/2011	
Reviewer: Canning, Jack (619) 446-5425	Assigned: 06/22/2011	
Hours of Review: 6.00	Started: 07/18/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 07/18/2011	COMPLETED ON TIME
	Closed: 08/01/2011	

- . 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 10 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 64 reviews, 87.5% were on-time, and 43.1% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Conditional Use Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan Sheet A-0. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan Sheet A-0. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan Sheet A-0. Add a note that states: THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	5	Revise Survey Sheet C1. Add a Bench Mark per the City of San Diego Vertical Control Book. Using a California Spatial Reference Center bench mark and NAVD88 Datum instead of the required MSL Datum is not acceptable. (New Issue)
<input type="checkbox"/>	6	Revise Survey Sheet C-1. Basis of bearings states the State Plane Coordinate System of 1983 was used, which is unacceptable. Basis of bearings shall be an Official Record Document using the vertical control and benchmarks used by the City of San Diego. (New Issue)
<input type="checkbox"/>	7	The subject development is a standard BMP project. Revise the Site Plan Sheet A-0. Add the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" which is attached with the Assessment letters. The Lessee needs to sign this certificate on the site plan. (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan Sheet A-0. Add a note that states: This project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	9	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 232311 / Cycle: 2





Cycle Issues

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Jack Canning at 619 446-5425. (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: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/22/2011	
Reviewer: Cameron, Jean (619) 446-5379	Assigned: 06/23/2011	
	Started: 07/27/2011	
Hours of Review: 1.00	Review Due: 07/21/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/27/2011	COMPLETED LATE
	Closed: 08/01/2011	

- . 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 1 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 65 reviews, 47.7% were on-time, and 48.3% were on projects at less than < 3 complete submittals.

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Pending resolution of other discipline issues, this project will be exempt from CEQA per Section 15303; New Construction or Conversion of Small Structures. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Plan-Airport	Cycle Distributed: 06/22/2011	
Reviewer: Galloway, Tait (619) 533-4550	Assigned: 06/23/2011	
Hours of Review: 0.20	Started: 06/30/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 06/30/2011	COMPLETED ON TIME
	Closed: 08/01/2011	

- . 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 Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Airport (all of which are new).
- . Last month Plan-Airport performed 5 reviews, 80.0% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

ALUCP 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	ALUCP: The proposed antennas and related equipment project is located in the Airport Influence Area (AIA) Review Area 2 for Montgomery Field as depicted in the adopted Airport Land Use Compatibility Plan (ALUCP). (New Issue)
<input checked="" type="checkbox"/>	2	AIRSPACE Part 77: The project is not increasing the height of the existing structure; therefore, the applicant is not required to provide notification to the FAA for an airspace evaluation for structure height. (New Issue)
<input type="checkbox"/>	3	AIRSPACE Part 77: The FAA requires notification for projects that emit frequencies which do not meet the conditions of the FAA Co-Location Policy. Please review the policy and indicate in your responses if the project meets the conditions of the FAA Co-Location Policy. If it does not, then notification to the FAA will be required as addressed by Info Bulletin 520. Co-Location Policy: https://oeaaa.faa.gov/oeaaa/external/content/CVCC_FR_2007.pdf Info Bulletin 520: http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib520.pdf (New Issue)
<input checked="" type="checkbox"/>	4	CONSISTENCY DETERMINATION: The City is NOT required to submit the proposed project to the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission for a consistency determination with the adopted ALUCP for Montgomery Field since the project is not proposing to increase residential density or non-residential intensity and does not require a FAA Part 77 determination for structure height. (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: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Plan-Historic	Cycle Distributed: 06/22/2011	
Reviewer: Oakley, Jeffrey (619) 236-6582	Assigned: 06/23/2011	
	Started: 06/28/2011	
Hours of Review: 1.00	Review Due: 07/21/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/28/2011	COMPLETED ON TIME
	Closed: 08/01/2011	

- . 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 Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 153 reviews, 96.7% were on-time, and 97.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This Potential Historical Resource Review is required by San Diego Municipal Code Section 143.0212, which 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. More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/hrbcriteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	5	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	6	Staff cannot make a determination with the information provided please provide the following documents: (1) Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal. (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: 06/14/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/22/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/22/2011	
Hours of Review: 0.25	Started: 06/23/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/21/2011	
	Completed: 07/27/2011	COMPLETED LATE
	Closed: 08/01/2011	

- . 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 50 reviews, 26.0% were on-time, and 55.1% were on projects at less than < 3 complete submittals.

CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please provide a recommendation from the Community Planning Group. With the next submittal, provide a copy of the minutes where a recommendation was made for this project. (New Issue)





Submittal Requirements

8/1/11 4:01 pm

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 232311 **Title:** AT&T Mission Chateau
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 3 Submitted (Multi-Discipline)

Opened: 08/01/2011 3:58 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Dev. Plans reduced 11x17	7	Dev. Plans reduced 11x17	7
Photo Simulations	5	Photo Simulations	5
Applicant Correspondence	6	Applicant Correspondence	6
Telcom Technical Analysis	2	Telecom Noise Report	2
Telcom Technical Analysis	2	Telecom Coverage Map	2





Invoice

8/1/11 4:16 pm

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

Page 1 of 1

L64A-007

Invoice Number: 397962



Status: Invoiced

Issued: 08/01/2011 4:14 pm Hempton, Alexander

Voided:

Customer: Kennedy, James

Development: 21208 AT&T SCR

Project: 232311 AT&T Mission Chateau PM: Hempton, Alexander (619)446-5349



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	7,000.00	Dollars	\$7,000.00
Deposit Account	5,000.00	Dollars	\$-5,000.00
Approval Total:			\$2,000.00
Job Total:			\$2,000.00

Job: 479139 2120 MISSION AV

Approval Nbr: 8 83266 CUP Conditional Use Permit Status: Created



<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Records-Discretionary Projects	1.00	Pages	\$90.00
Approval Total:			\$90.00
Job Total:			\$90.00
Project Total:			\$2,090.00
Invoice Total:			\$2,090.00





THE CITY OF SAN DIEGO

October 13, 2011

Franklin Orozco
Interlink Planning Group, agents representing AT&T Mobility / TAIC
1220 Calistoga Ave.
Chula Vista, CA 91913

E-mail: forozco@interlinkpg.com

Dear Franklin Orozco:

Subject: AT&T The Twist SD0387, 3rd Review Assessment Letter
Project No. 233690; Int. Order No. 24001595
Located at: 2903 1/3 Nile St.
Project Deemed Complete Date: 6/15/2011

The Development Services Department [DSD] has conducted its most recent review of the above-referenced telecom project application. In order to expedite the return of DSD's comments to you, this brief cover letter is provided in lieu of a formal Assessment Letter.

Enclosed you will find a Cycle Issues Report, which contains review comments from staff representing various disciplines and outside agencies. Please note the "Deemed Complete" date listed on the Cycle Issues Report refers to the Cycle, and not the Project. Please resubmit your project application with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project and please review Information Bulletin 536 for updated submittal information:

<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf> Ensuring that your project application addresses each of the submittal requirements will facilitate the processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

Please be advised of San Diego Municipal Code [SDMC] section 126.0114, which states:

The development permit application file shall be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written request by the City, whichever is later. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed by the City Manager. To reapply, the applicant shall submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

To avoid the closure of your application file under SDMC section 126.0114, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before January 17, 2012**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a "Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101. Please note that during the time it takes for you to resubmit your project application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

CEQA Fees: Additionally California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR): A Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG "No Effect" form, and a San Diego County document handling fee.

If you believe you have evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the "Process for No Effect Determinations" on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the "No Effect Determinations" section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at newtonreed@dfg.ca.gov.

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFG “No Effect” Form and a check for \$50 (handling fee) made payable to the “San Diego County Clerk”. -or-
- A check, payable to the “San Diego County Clerk” in the amount of \$2060.25 (\$2,010.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$2,842.25 (\$2,792.25 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

For projects with an environmental exemption: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

Our most recent records show that there is a balance of \$12,007.19 in the Deposit Account for your project. However, please be advised that the cost of the review DSD just completed has not been posted to your Deposit Account, and it may take four to six weeks to post these costs to the account.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sandiego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **233690** Title: AT&T The Twist

Project Mgr: Hempton, Alexander

(619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/22/2011	Deemed Complete on 09/23/2011
Reviewing Discipline: Park & Rec	Cycle Distributed: 09/23/2011	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 09/26/2011	
Hours of Review: 0.50	Started: 10/03/2011	
Next Review Method: Conditions	Review Due: 10/06/2011	
	Completed: 10/03/2011	COMPLETED ON TIME
	Closed: 10/13/2011	

- . The review due date was changed to 10/06/2011 from 10/21/2011 per agreement with customer.
- . We request a 4th complete submittal for Park & Rec on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Park & Rec (None of which are new)
- . Last month Park & Rec performed 13 reviews, 84.6% were on-time, and 30.8% were on projects at less than < 3 complete submittals.

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The Permittee shall ensure that the Park & Recreation Department review and approve construction plans prior to building permit issuance. (From Cycle 2)
<input type="checkbox"/>	3	The Permittee or Lessee shall ensure that any required planting that dies within 3 years of installation shall be replaced within 30 days of plant death with the same size and species or plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60 inch box size material, respectively. (From Cycle 4)
<input type="checkbox"/>	4	con't. Development services may authorize adjustments or the size and quantity or replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than 15 gallon shrub or 60 inch box tree. (From Cycle 4)

Review 9-6-11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	It is not clear if the proposed light standard indicated on the plans is "relocated" as indicated on the simulation, or proposed as indicated throughout the plans. Please revise for consistency. If it is a new light standard, it should be indicated as a new light standard to match existing park light standards. (From Cycle 4)
<input checked="" type="checkbox"/>	6	The proposed chainlink fence and gate that are to tie into the existing fence, should be indicated as new fence and gate to match existing. (From Cycle 4)
<input checked="" type="checkbox"/>	7	L01- Landscaping Notes - the project is within the City of San Diego and should reference the City and not the County. - revise #3 to read: "The Permittee or Lessee shall ensure that any required planting that dies within 3 years..." - there does not appear to be any temporary irrigation. Remove note #5 - revise note # 7 to read: "The Provider will be responsible for maintaining the landscaping consistent with P&R landscape maintenance practices and standards for a two-year maintenance period." (From Cycle 4)





Cycle Issues

10/13/11 11:53 am

Page 2 of 4

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/22/2011	Deemed Complete on 09/23/2011
Reviewing Discipline: Outside Agency	Cycle Distributed: 09/23/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 09/26/2011	
Hours of Review: 0.00	Started: 09/26/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 10/06/2011	
	Completed: 10/13/2011	COMPLETED LATE
	Closed: 10/13/2011	

- . The review due date was changed to 10/06/2011 from 10/21/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for Outside Agency on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Outside Agency (1 of which are new issues).
- . Last month Outside Agency performed 2 reviews, 50.0% were on-time, and .0% were on projects at less than < 3 complete submittals.

Status

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plans have been routed to the Recreation Council for this park at MS 804C., Staff Contact - Area Manager Gordon Bordson. (From Cycle 2)
<input type="checkbox"/>	2	No recommendation received as of 8/1/11. (From Cycle 2)
<input type="checkbox"/>	3	No recommendation received as of 9/1/11. (From Cycle 4)
<input type="checkbox"/>	4	Project will be presented to the Recreation Council for 10/26/11 - please contact Gordon Bordson for more details.

gbordson@sandiego.gov
619-235-1161 (New Issue)

For questions regarding the 'Outside Agency' review, please call Alexander Hempton at (619) 446-5349. Project Nbr: 233690 / Cycle: 6





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/22/2011	Deemed Complete on 09/23/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 09/23/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 09/26/2011	
	Started: 09/26/2011	
Hours of Review: 0.00	Review Due: 10/06/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/13/2011	COMPLETED LATE
	Closed: 10/13/2011	

- . The review due date was changed to 10/06/2011 from 10/21/2011 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 5th 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 2 outstanding review issues with LDR-Planning Review (None of which are new)
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 133 reviews, 54.1% were on-time, and 38.1% were on projects at less than < 3 complete submittals.

CPG

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Please present this project to the Greater North Park Community Planning Group to receive a recommendation. (From Cycle 2)

Draft Conditions

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Proposed/relocated park light standard shall match existing park light standards, to the satisfaction of the Development Services Department. (From Cycle 4)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/22/2011	Deemed Complete on 09/23/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/23/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 09/26/2011	
Hours of Review: 0.25	Started: 09/26/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 10/06/2011	
	Completed: 10/13/2011	COMPLETED LATE
	Closed: 10/13/2011	

- . The review due date was changed to 10/06/2011 from 10/21/2011 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 4 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 50 reviews, 44.0% were on-time, and 38.0% were on projects at less than < 3 complete submittals.

CPG Recommendation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please provide a recommendation from the North Park Planning Committee. (From Cycle 4)
<input type="checkbox"/>	2	NORTH PARK PLANNING COMMITTEE VICKI GRANOWITZ, CHAIR 2455 PAMO AVENUE SAN DIEGO, CA 92104 (619) 584-1203 info@northparkplanning.org http://www.northparkplanning.org (From Cycle 4)
<input type="checkbox"/>	3	Project Distribution to: ROBERT BARRY 2114 WESTLAND AVENUE SAN DIEGO, CA 92104 619 954-5588 robert.barry@cox.net (From Cycle 4)
<input type="checkbox"/>	4	Update from applicant: This project will be presented to the CPG subcommittee on Oct. 3 and the full committee on Oct. 18. (New Issue)





Submittal Requirements

10/13/11 11:57 am

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 233690 **Title:** AT&T The Twist
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 10/13/2011 11:52 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Dev. Plans reduced 11x17	3	Dev. Plans reduced 11x17	3
Applicant Correspondence	3	Applicant Correspondence	3





THE CITY OF SAN DIEGO

September 12, 2011

VIA EMAIL: Paris Hagman [parishag@pacbell.net]

Paris Hagman
Hagman and Associates
1516 W. Redwood Street, Suite 205
San Diego, CA 92101

Dear Ms. Hagman:

Subject: **North Park 76** – Project No. 238798.

The Development Services Department has completed the initial review of the project referenced above, and described as:

- Conditional Use Permit to allow the limited sale of alcohol at an existing automobile service station located 3154 El Cajon Blvd in the CN-1 Zone of the Mid-City Communities Planned District Ordinance within the North Park Community Plan.

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.

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:

- Process 3 Conditional Use Permit for the off-sale of beer and wine
- Process 3 Mid-City Development Permit (Site Development Permit) for deviations to the CN-1 zone development regulations. See below and also the Cycle Issues Report for further explanation of the non-conforming aspects of the proposed design.

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: Significant project issues that may require redesign are summarized below. Please refer to the Cycle Issues Report for detailed staff comments. Please note that a great majority of the comments provided by staff are a result of the conversion and addition of convenience store and grading for a new underground fuel tank and would not apply to a CUP for alcohol at the existing station.

KEY ISSUES:

Planning Review: Several issues have been noted regarding the design of the project that will require an additional discretionary entitlement to permit deviations to the CN-1 zone regulations. The deviations noted include the off-setting plane requirement, minimum lot coverage, street wall and pedestrian access. The deviations can be permitted with an approved Mid-City Development Permit (processed as a Site Development Permit) and can be supported by staff due to the existing and proposed primary use of the site as a service station. However, as a service station the planner has noted the project exceeds both the maximum number and width of the proposed/existing driveways.

Planning has also noted the project is within and subject to the Part 77 of the Federal Aviation Administration Code and as such will require an Obstruction Evaluation and Airport Space Analysis by the FAA. You will be required to submit plans to the FAA for a written determination.

Engineering Review: The engineering review has that the project's Storm Water Requirement Applicability Checklist be revised as indicated and resubmitted for review. The project will require the preparation and submittal of a Water Quality Study in accordance with the City's Storm Water Standards. Additionally, several revisions and requests for additional information on the plans will be required.

Transportation Review: The project was submitted as a Conditional Use Permit for alcohol sales which does not include Transportation as a review discipline. However, the initial staff review has determined that the conversion of the service bays, added floor area and excavation for a new underground tank will require Transportation review for compliance with parking, queuing and circulation and driveways. Please provide all relevant information on the site plan.

Landscape Review: The landscape planner has noted the project must comply with the minimum standards for the citywide landscape regulations and recommendations of the North Park Community Plan. The project is required to submit a landscape plan at the same scale of the Site Plan showing compliance with the minimum area and point calculations for the landscape regulations and street trees in the public right-of-way. Plans must also show all existing and proposed utilities to determine conflict with potential planting area. See the planners comments for more detailed explanation.

Environmental Review: The environmental planner is required to review the project and determine compliance with the California Environmental Quality Act (CEQA). The reviewer has noted that the project will be subject to the Greenhouse Gas (GHG) Emissions pursuant to CEQA guidelines and shall require an analysis of GHG resulting from construction activities and on-going operation of the facility. Information on the preparation of this document is provided and the analysis will be required with the next submittal. Prior to determining the appropriate CEQA document the reviewer will have to see compliance with all other review issues (planning, transportation and engineering) to determine any potential environmental impacts.

SDPD Review: The SDPD has reviewed the project and can support the Conditional Use Permit for a type 20 (beer and wine) ABC License with conditions regarding the type, quantity, proof and packaging of alcohol product. SDPD Conditions will be forwarded to you with this assessment letter.

- III. STUDIES/REPORTS REQUIRED:** As noted above, a Greenhouse Gas Emissions Study and a Water Quality Study are required with the next submittal. Please provide two sets of each study.
- IV. PROJECT ACCOUNT STATUS:** The project deposit account has a positive balance of \$5,587.07. You are required to maintain a minimum balance of \$2,500.00 in this account at all times. No additional deposit will be required with the next submittal. Please note that this balance is not “real time” and staff charges for the current review have not been applied to the account. It is likely additional money will be required prior to setting the matter to a public hearing.
- V. 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 complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, 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.

Page 5
Paris Hagman
Hagman & Associates
September 12, 2011

C. Account: Pay the enclosed invoice. Checks should be made payable to the “City Treasurer.” Please include the project “internal order” number 24001361, on your check.

VII. 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 Vicki Granowitz, Chairperson of the North Park Planning Committee, at (619) 584-1203 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://clerkdoc.sannet.gov/Website/council-policy>.

VIII. 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 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) 557-7992 and e-mail at phooper@sandiego.gov.

Sincerely,

Patrick Hooper
Development Project Manager

Enclosures:

1. Cycle Issues Report (initial cycle review)

Page 6
Paris Hagman
Hagman & Associates
September 12, 2011

2. Required Findings
3. Submittal Requirements Report
4. SDPD Recommendation w/conditions

cc: File
Community Planning Chair
Staff Review



L64A-003A

Project Information

Project Nbr: 238798 **Title:** NORTH PARK 76 GAS
Project Mgr: Hooper, Patrick (619) 557-7992 phooper@sandiego.gov



Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 07/22/2011	
Reviewer: Braun, Corey (619) 446-5311	Assigned: 07/22/2011	
Hours of Review: 10.00	Started: 08/16/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/19/2011	
	Completed: 08/19/2011	COMPLETED ON TIME
	Closed: 09/08/2011	

- . The review due date was changed to 08/24/2011 from 08/24/2011 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 30 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 192 reviews, 49.0% were on-time, and 60.4% were on projects at less than < 3 complete submittals.

Project Scope

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

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | The proposed project is a new Conditional Use Permit to allow the remodel an existing automobile service station by converting 1,236 square feet of existing service bays into a convenience store and adding another 399 square feet to the existing 188 square foot convenience store and adding a Type 20 Beer & Wine license at a 18,672 square foot site located in the CN-1 zone of the Mid-City Communities Planned District and the Greater North Park Community Plan area. The project site is also located within the Transit Area and the FAA Part 77 Notification Overlay Zones. |
|--------------------------|---|--|

(New Issue)

FAA Part 77 Notification

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

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 2 | The Federal Aviation Administration (FAA) has notified the City that the Airport Land Use Compatibility Plans for all Airports in the City do not include all areas that are subject to Federal notification requirements and structure height limits near airports. |
| <input type="checkbox"/> | 3 | Due to the height and proximity of the proposed project to Lindbergh Field, your project must be submitted to the Federal Aviation Administration (FAA) for Obstruction Evaluation and Airport Airspace Analysis as required by the Code of Federal Regulations Title 14 Part 77, Subpart B to ensure that the structure will not be an obstruction or hazard to air navigation. The following is a link to the FAA web site for submitting projects (form 4760-1) to the FAA: www.oaaaa.faa.gov . |

(New Issue)

CN-1 Zone

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

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 4 | Offsetting Planes - The proposed project does not technically meet the Offsetting Planes requirement of SDMC 1512.0312(a), however, the purpose and intent of the the regulation is met with the articulation of the street facing facades so staff can support this deviation. A Mid-City Communities Development (MCD) Permit is required for technical deviations from the development regulations of the Mid-City Communities Planned District. A Mid-City Communities Development Permit is processed as a Process 3 Site Development Permit. The findings required are in SDMC 126.0504(a) & 1512.0203(d). |
|--------------------------|---|--|

(New Issue)





Cycle Issues

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

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

<input type="checkbox"/>	5	Coverage - The CN-1 zone has a minimum Coverage requirement of 35%. the proposed project will have a Coverage of only 16%. This 54% deviation from the development regulations also requires a MCD Permit processed as a Site Development Permit (SDP). The SDP may be processed concurrently with the CUP as a Process 3 approval. Or, the project would need to add 3,558 square feet of Coverage area to meet this requirement.
--------------------------	---	--

SDMC 1512.0308(b)(4)(A)

(New Issue)

<input type="checkbox"/>	6	Street Wall - The CN-1zone requires the project site to have a street wall, no more than 6 feet from the street property lines along at least 65% of each street frontage. The project does not provide this and so will require a Site Development Permit (SDP). As mentioned above the SDP may be processed concurrently with the CUP. The finding must be made that the project is in keeping with the purpose and intent of this regulation which is to create a pedestrian friendly environment at the street.
--------------------------	---	---

Continued...

(New Issue)

<input type="checkbox"/>	7	Street Wall Continued - Provide evidence to show how the project is providing pedestrian amenities to meet the intent of creating a pedestrian friendly environment at the sidewalk.
--------------------------	---	--

SDMC 1512.0308(b)(8)(A)

(New Issue)

<input type="checkbox"/>	8	Pedestrian Access - The CN-1 zone requires the project site to have 1 pedestrian access from the street for each 100 feet of street wall spaced no less than 25 feet apart. The project does not provide this and so a SDP is also required for this deviation. The finding must be made that the project is in keeping with the purpose and intent of this regulation to create a pedestrian friendly environment at the street and the same evidence to support this finding needs to be provided as the evidence for the street wall deviation.
--------------------------	---	--

SDMC 1512.0308(b)(7)

(New Issue)

Service Station Regs

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

<input type="checkbox"/>	9	Driveway Width - According to the Service Station regulations one driveway may be up to 35 feet wide on each street frontage if it is the only driveway on that street frontage and the adjacent street has four or more lanes and is classified as a collector street, a major street, or a primary arterial. In all other cases driveways shall be no more than 30 feet wide. One of the driveways on El Cajon Blvd. may remain at 35 feet wide if the other driveway on that street frontage is eliminated. Otherwise, both of those driveways need to be reduced to no more than 30 feet wide.
--------------------------	---	--

Continued... (New Issue)

<input type="checkbox"/>	10	Driveway Width continued - According to the Service Station regulations both of the driveways on Iowa Street will need to be reduced to no more than 30 feet wide.
--------------------------	----	--

SDMC 141.0801(e)(1)

(New Issue)

<input type="checkbox"/>	11	Number of Driveways - According to the Service Station regulations a corner lot with less than 20,000 square feet is only allowed 3 driveways. The subject site has only 18,672 square feet and so one of the two driveways on Iowa Street or one of the two driveways on El Cajon Blvd. will need to be closed.
--------------------------	----	--

SDMC 141.0801(e)(3)

(New Issue)

<input type="checkbox"/>	12	Driveway Location - According to the Service Station regulations driveways are required to be located at least 15 feet from an abutting property line. The project shows one driveway on Iowa Street about 8 feet from the north property line. Since this driveway needs to be reduced in width to no more than 30 feet wide, it will also need to be relocated at least 2 feet to the south unless it is reduced in width by removing at least 7 feet from the north side of the driveway.
--------------------------	----	--

SDMC 141.0801(e)(7)

(New Issue)

Conditions





Cleared? **Issue Num** **Issue Text**

- 13 The following conditions will be added to the Conditional Use Permit for the Automobile Service Station:
 1. Any devices to alert station attendants to entering vehicles shall be located and adjusted so that they do not cause noise disturbance to surrounding properties.
 (New Issue)
 - 14 2. Merchandise, material, and products for sale shall be stored and displayed only within an enclosed building, except that motor oil, tires, batteries, and other automotive supplies maybe displayed at pump islands or adjacent to a building if the display or storage racks and containers are designed to appear as an integral part of the pump island or building exterior.
 - 15 3. When the service station is abandoned or the use changed, the property owner shall remove the underground tanks in accordance with the procedures of the City of San Diego Fire Department and the County of San Diego Health Services Department.
- (New Issue)

Alcohol Beverage Outlet Regs

Cleared? **Issue Num** **Issue Text**

- 16 The proposal for off-sale alcohol sales (ABC Type 20 License) requires a Process 3 Conditional Use Permit (CUP) because the project site is located 1) within an adopted Redevelopment Project Area (North Park); and 2) within 100 feet of residentially zoned property.
- Continued...
- 17 Information has not yet been provided by the San Diego Police Dept. whether the project site is located within a census tract where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4, or where the general crime rate exceeds the citywide average general crime rate by more than 20 percent. If the project site does meet these criteria, these conditions also trigger the need for a CUP for alcohol sales.
- (New Issue)
- 18 The San Diego Police Department Vice Section will also make the determination whether public convenience or necessity will be served by the issuance of a Alcoholic Beverage License for this location.
- (New Issue)

Conditions

Cleared? **Issue Num** **Issue Text**

- 19 The following conditions will be required as part of the CUP:
 1. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
 2. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the owner or operator.
 Continued...
 - 20 3) The owner or operator shall provide illumination, at a minimum level of 0.4 foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
- Continued...
- (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	4) The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches. 5) A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, and all advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet. Continued... (New Issue)
<input type="checkbox"/>	22	6) The owner or operator of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises." 7) The owner or operator shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory. Continued... (New Issue)
<input type="checkbox"/>	23	8) The owner or operator shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the owner or operator. Continued... (New Issue)
<input type="checkbox"/>	24	9) 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. 10) The owner or operator shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency. Continued... (New Issue)
<input type="checkbox"/>	25	11) This Conditional Use Permit will expire and become void 20 years from the approval date of the Conditional Use Permit. The applicant may request that the expiration date be extended in accordance with the provisions of Municipal Code Section 141.0502(c)(7). Continued... (New Issue)
<input type="checkbox"/>	26	Any other conditions that may be recommended by the San Diego Police Department. (New Issue)

Greater North Park Community P

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	The CN-1 zone is intended to provide for pedestrian oriented commercial and mixed-use districts in selected higher activity areas such as major intersections. The standards are designed to create street frontage conditions conducive to a rich, diverse and pleasurable walking experience. The zone was placed at this site to implement the Greater North Park Community Plan recommendations for this part of El Cajon Boulevard as a high-intensity, pedestrian-oriented commercial node that acts as a gateway into North Park and one of the major commercial centers for Greater North Park. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

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

<input type="checkbox"/>	28	On page 45 the Greater North Park Community Plan encourages contained business districts, primarily at major intersections and page 47 of the Plan states the objectives to encourage concentration of retail commercial uses in nodes and reducing strip commercial activities and to provide for neighborhood and specialty commercial services to the residential development along and abutting the multi use areas.
--------------------------	----	--

Continued...

(New Issue)

<input type="checkbox"/>	29	Pages 52 - 55 state the recommendation to promote heightened levels of commercial activity at both ends of El Cajon Blvd. and at the 30th Street intersection, which create high-intensity nodes that form gateways and district centers for Greater North Park. The area along El Cajon Boulevard from 30th Street to I-805 is called the "Eucalyptus Center". It is recommended that redevelopment should occur in a manner that will eliminate or reduce reliance on mid-block driveways which create conflicts to traffic flow.
--------------------------	----	---

Continued...

(New Issue)

<input type="checkbox"/>	30	To accomplish the goals of the community plan a convenience store with alcohol sales at this site with a more pedestrian friendly design would be appropriate.
--------------------------	----	--

(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: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: SDPD-Vice	Cycle Distributed: 07/22/2011	
Reviewer: Hooper, Patrick (619) 557-7992	Assigned: 08/22/2011	
Hours of Review: 2.00	Started: 08/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/19/2011	
	Completed: 09/08/2011	COMPLETED LATE
	Closed: 09/08/2011	

- . The review due date was changed to 08/24/2011 from 08/24/2011 per agreement with customer.
- . We request a 2nd complete submittal for SDPD-Vice on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month SDPD-Vice performed 1 reviews, .0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

Initial Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The San Diego Police Department, Vice Officer has completed the project review and can support the project with conditions for the type 20 license. A list of license conditions shall be forwarded to the applicant. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 07/22/2011	
Reviewer: Benally, Rhonda (619) 446-5468	Assigned: 07/22/2011	
Hours of Review: 0.00	Started: 08/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/24/2011	
	Completed: 08/25/2011	COMPLETED LATE
	Closed: 09/08/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . 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 13 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 96 reviews, 53.1% were on-time, and 56.8% were on projects at less than < 3 complete submittals.

Review 8/25/2011

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

<input checked="" type="checkbox"/>	1	Scope of Work: (INFORMATION ONLY, NO ACTION REQUIRED)
-------------------------------------	---	---

The project proposes a Conditional Use Permit (CUP) to allow for the remodel of an existing service station by converting 1,236-square-feet of existing service bays into a convenience store, and adding another 399-square-feet to the existing 188-square-foot convenience store, and Type 20 beer and wine license on a 0.42 acre site.
(New Issue)

<input checked="" type="checkbox"/>	2	The project is located at 3154 El Cajon Blvd in the CN-1 zone within the Greater North Park Community Planning area, Transit Area Overlay Zone, and Federal Aviation Administration (FAA) Part 77 Notification Area Overlay Zone. (New Issue)
-------------------------------------	---	---

Project Issues

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

<input type="checkbox"/>	3	The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) has identified potentially significant impacts to Greenhouse Gas Emissions, and Health and Safety that may require mitigation. Until this information is provided, EAS is not able to complete the Initial Study, the project will remain in XIS and the CEQA processing timeline will be held in abeyance. (New Issue)
--------------------------	---	--

Greenhouse Gas (GHG) Emissions

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

<input type="checkbox"/>	4	The State of California's Resources Agency adopted revisions (December 30, 2009) to the State CEQA Guidelines (Title 14, California Administrative Code Section 15000 et.seq.) to address analysis and mitigation of pursuant to SB 97, which become effective March 18, 2010. The CEQA Guidelines allow agencies to perform either a quantified or qualitative analysis to determine if the impact from GHG emissions is significant. CEQA requires that public agencies review the environmental impacts of proposed projects. This review must now also include an analysis of GHG. (New Issue)
<input type="checkbox"/>	5	(Continued)

In response, the City of San Diego has implemented interim thresholds. The City is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim threshold to determine whether a GHG analysis will be required. A 900 metric ton screening threshold for determining when an air quality analysis is required was chosen based on available guidance from the CAPCOA white paper.
(New Issue)

<input type="checkbox"/>	6	(Continued)
--------------------------	---	-------------

The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use, and other factors associated with projects. CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of GHG's annually.
(New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	(Continued)

In order to determine if the project would exceed the 900 metric tons per year, please provide an analysis of the GHG emissions resulting from construction activities related to the project and on-going operations of the project. The analysis should include, but is not limited to, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.

(New Issue)

<input type="checkbox"/>	8	(Continued)
--------------------------	---	-------------

The California Air Resources Board (CARB) has developed a year 2020 "business-as-usual" forecast model which represents the GHG emissions that would be expected to occur without any GHG project reducing features or mitigation. To reduce potential impacts to below a level of significance, proposed projects must show a 28.3 percent reduction to the 2020BAU condition. The analysis must also include an estimate of the GHG emissions of the existing structures. Provide a copy of GHG report to EAS in next submittal.

(New Issue)

Grading/Excavation/Paleontolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The project is located in a moderately sensitive area for paleontological resources. It appears from review of the Site Plan (Sheet A1) the project proposes to grade/excavate for a new 12,000 gallon underground storage tank. Grading/excavation information was not provided on plans. In addition, LDR-Engineering stated the Site Plan needs to be revised to show the existing and/or proposed grading contours, earthwork quantities, etc. Refer to LDR-Engineering for additional information. Please provide the total amount (in cubic yards) of cut, and the maximum depth of cut on the Site Plan. (New Issue)
<input type="checkbox"/>	10	(Continued)

Until this information is received EAS cannot address paleontology issues. (New Issue)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Contaminated Soil:

INFORMATION

The site is listed as a closed case on the County's Geotracker website listing. Please note if there are any discoloration of soils observed during excavation activities or any discovery of contamination then the applicant needs to contact and report these observations/discoveries to the County of San Diego's Department of Environmental Health (DEH). In addition, the applicant may need to participate in County's Volunteer Assistance Program (VAP).

(New Issue)

<input type="checkbox"/>	12	Hazardous Material Questionnaire: The City's CEQA Significance Determination Thresholds (January 2011) states for non-residential projects, the applicant is required to complete a Development Services Department (DSD) Form DS-3163, "Hazardous Material Questionnaire." Refer to Information Bulletin 116 for additional information. Please provide a completed form that has been reviewed and stamped by the County of San Diego Department of Environmental Health-Hazardous Materials Division (HMD) to EAS. Please contact Ms. Joan Swanson of the County HMD at (858) 505-6791 for additional information. (New Issue)
<input type="checkbox"/>	13	FAA Notification:

The project is located in the Federal Aviation Administration (FAA) Part 77 Notification Area for the San Diego International Airport. LDR-Planning has indicated an FAA Notification is required. Refer to LDR-Planning for additional information. Please provide a copy of the FAA Notification to EAS. Until EAS receives this information this issue cannot be cleared.

(New Issue)

Transportation/Parking

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Refer to LDR-Planning for transportation/parking requirements, etc. (New Issue)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	LDR-Planning has indicated a Water Quality Study (WQS) is required to be submitted in the next review. Please provide a copy of an approved WQS to EAS. Until EAS receives an approved WQS this issue cannot be cleared. (New Issue)





Cycle Issues

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

L64A-003A

New Issue Group (1432399)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Please note if there are any project changes or if the project is redesigned then EAS would need to review the project. (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: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 07/22/2011	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 07/22/2011	
Hours of Review: 6.00	Started: 08/18/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/19/2011	
	Completed: 08/18/2011	COMPLETED ON TIME
	Closed: 09/08/2011	

- . The review due date was changed to 08/24/2011 from 08/24/2011 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 18 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 72 reviews, 86.1% were on-time, and 56.3% 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	Transportation Development section will address the width of the driveways and the required parking spaces. (New Issue)
<input type="checkbox"/>	2	Include the site plan for the existing condition which include the layout of the existing parking spaces. (New Issue)
<input type="checkbox"/>	3	Revise and resubmit the Storm Water Requirements Applicability Checklist to check "No" on item 10 of part B. (New Issue)
<input type="checkbox"/>	4	The subject development is a standard BMPs project which requires the applicant to submit a Water Quality Study in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how Low Impact Development (LID) AND Source Control have been incorporated to the project, selection and the responsible party for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	5	In addition, include the BMP maintenance schedules and maintenance costs and the responsible party for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	6	The report will also need to address water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge.
		The Storm Water Standards are available online at : http://www.sandiego.gov/development-services/news/pdf/stormwatermanual.pdf (New Issue)
<input type="checkbox"/>	7	Revise the legal description on the title sheet, sheet TS, to include the map number. (New Issue)
<input type="checkbox"/>	8	Revise the site plan, sheet A1, to show the Caltrans' right-of-way adjacent to the project site and across Boundary Street. (New Issue)
<input type="checkbox"/>	9	Revise the site plan to show the curb to propertyline distance for Boundary Street. (New Issue)
<input type="checkbox"/>	10	Revise the site plan to show the centerline to propertyline and propertyline to propertyline distances for the adjacent alley. Show the 5-foot wide dedication along the alley to provide a minimum of 10 feet centerline to propertyline distance. (New Issue)
<input type="checkbox"/>	11	Revise the site plan, sheet A1, to call out the replacement of the existing curb ramp, located at the northeast corner of El Cajon Boulevard and Iowa Street, with City standard curb ramp with truncated domes. Use darker symbol for all new improvements. (New Issue)
<input type="checkbox"/>	12	Revise the site plan, sheet A1, to show the construction of the City standard curb ramps with truncated domes, on both sides of the alley entrances on Iowa Street and on Boundary Street. (New Issue)
<input type="checkbox"/>	13	Revise the site plan, sheet A1, to show the construction of the City standard alley apron, at the alley entrances on Iowa Street and on Boundary Street. (New Issue)
<input type="checkbox"/>	14	Revise the site plan, sheet A1, to show the replacement of the damaged sidewalk, adjacent to the project site on Boundary Street. (New Issue)
<input type="checkbox"/>	15	Revise the site plan, sheet A1, to show the replacement of non-standard driveways with maximum 30-foot wide City standard driveways, per Standard G-14B, G-16 and SDG-100. (New Issue)
<input type="checkbox"/>	16	Revise the site plan to show all existing sewer main, water main and the laterals serving the project site. Include the reference drawings for their improvements. (New Issue)
<input type="checkbox"/>	17	Revise the site plan, sheet A1, to show the street lights, nearest the project site, in both directions and on both sides of El Cajon Boulevard and Iowa street. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 238798 / Cycle: 5





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Revise the site plan to show the existing and/or proposed grading contours, earthwork quantities, maximum height of cut/fill slope outside of the building footprint. If no grading is proposed, state it on the site plan . In addition, show the drainage patterns for the entire site. (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: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 07/22/2011	
Reviewer: Hooper, Patrick (619) 557-7992	Assigned: 08/22/2011	
Hours of Review: 1.00	Started: 09/08/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/19/2011	
	Completed: 09/08/2011	COMPLETED LATE
	Closed: 09/08/2011	

- . The review due date was changed to 08/24/2011 from 08/24/2011 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 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 56 reviews, 51.8% were on-time, and 58.9% were on projects at less than < 3 complete submittals.

Initial Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Prior to setting this matter for a public hearing with the Hearing Officer as the decision maker a recommendation from the North Park Planning Group is required. The recommendation and any comments or conditions will be forwarded to the Hearing Officer for consideration when rendering a decision on the Conditional Use Permit. (New Issue)
<input type="checkbox"/>	2	Please note that most community groups include a project review subcommittee that you may have to attend prior to meeting with the full board. You should plan on attending a minimum of two meetings to get a project recommendation. The North Park Planning Committee meets at 6:30 PM on the 3rd Tuesdays of each month at the North Park Christian Fellowship Church at 2901 North Park Way, 2nd Floor. Please contact the chair to schedule the project for the next available docket. (New Issue)
<input type="checkbox"/>	3	Contact Information: VICKI GRANOWITZ, CHAIR 2455 PAMO AVENUE SAN DIEGO, CA 92104 (619) 584-1203 info@northparkplanning.org http://www.northparkplanning.org (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: 5 Submitted (Multi-Discipline)	Submitted: 07/18/2011	Deemed Complete on 07/22/2011
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 07/22/2011	
Reviewer: Spindell, Glenn (619) 446-5353	Assigned: 07/25/2011	
Hours of Review: 4.00	Started: 08/11/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/19/2011	
	Completed: 08/12/2011	COMPLETED ON TIME
	Closed: 09/08/2011	

- . The review due date was changed to 08/24/2011 from 08/24/2011 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 56 reviews, 85.7% were on-time, and 55.4% were on projects at less than < 3 complete submittals.

Review 081111

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Revise the Landscape Plan to meet the project submittal requirements for Development Permits. The Landscape Development Plan should be consistent with the Community Plan and City-wide Landscape Regulations as they pertain to the zone and use of this property. Prepare a cover letter and design statement that specifically describes how these issues have been addressed
		Any redesign or changes to the scope of the project due to requirements of other disciplines that may affect landscaping should be integrated with these comments upon resubmittal. (New Issue)
<input type="checkbox"/>	2	Show on the Landscape Plan all existing and proposed utilities on the site or in the adjacent right-of-way, including overhead, underground lines, hydrants, vaults, transformers, poles, water services/meters and sewer mains/laterals. Reference existing City drawings numbers for existing improvements. (New Issue)
<input type="checkbox"/>	3	Planting areas [other than for trees] shall be at least 30 square feet, with no dimension less than 3 feet, in order to count toward landscaping requirements (SDMC 142.0403[d][2]). The planting area shown for the remaining yard does not meet this standard. (New Issue)
<input type="checkbox"/>	4	Remaining Yard: the portion of the required yards [as defined by SDMC 113.0103] on a premises that is not within the street yard, shall be 30 per cent landscaped, with 0.05 points per square foot of total remaining yard. Please revise plan accordingly. (New Issue)
<input type="checkbox"/>	5	Auto service stations require 15 percent of the street yard as planting area. The plans provided for this review do not appear to demonstrate compliance with this regulation. Please revise plans to conform to this requirement. (New Issue)
<input type="checkbox"/>	6	Provide Landscape Calculations using the City format from Forms DS-4 and DS-5 (Commercial Development and Vehicle-use Areas). Include the diagram from these forms which demarcate Street Yard and Vehicle-use Area. (New Issue)
<input type="checkbox"/>	7	Provide street trees within the public right-of-way at a rate of one street tree per 30 linear feet of property frontage. The plans provided for this review do not demonstrate compliance with this regulation. All trees shall be minimum 24-inch box size, in an air and water-permeable planting area, and minimum 40 square feet with a minimum dimension of five feet (142.0409). (New Issue)



**SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION**

PREMISE ADDRESS: 3154 El Cajon Blvd

TYPE OF BUSINESS: Circle K Store

FEDERAL CENSUS TRACT: 12.00

NUMBER OF ALCOHOL LICENSES ALLOWED: 4

NUMBER OF ALCOHOL LICENSES EXISTING: 5 (Over-concentrated)

CRIME RATE IN THIS CENSUS TRACT: 259.9% -High Crime
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR YES NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY YES NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
AND WELFARE OF THE COMMUNITY AND CITY YES NO

COMMENTS/OTHER FACTORS CONSIDERED: The applicant is requesting to add a Type 20 (Off-Sale Beer & Wine License) to the listed address. The license would not allow the sales of distilled spirits (hard liquor). The census tract allows four off-sale alcohol licenses and currently has five other active off-sale licenses. The premise is being remodeled and will operate as a Circle K Store. While the Census Tract is over-concentrated the Police Department believes the business will benefit the area so long as appropriate restrictive conditions are placed on the ABC license.

SUGGESTED CONDITIONS: The San Diego Police Department agrees to the issuance of a Type 20 (Off-Sale Beer & Wine) License as long as the following conditions are included within the Alcoholic Beverage Control License and/or the Conditional Use Permit. The applicant must obey the most restrictive condition(s) within any and all licenses/permits governing the premise:

1. Sales of alcoholic beverages shall be permitted only between the hours of 6:00 AM and 12:00 Midnight each day of the week.
2. Wine shall not be sold in bottles or containers smaller than 750 ml and wine coolers or beer coolers must be sold in manufacturer pre-packaged multi-unit quantities.
3. No wine shall be sold with an alcoholic content greater than 15% by volume except for "Dinner Wines" which have been aged two years or more.
4. Beer or malt beverages less than 22 ounces must be sold in manufacturer pre-packaged multi-unit quantities and the sale of 40 ounce bottles or containers is prohibited.

5. The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as the following: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST. The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.

6. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 48 hours of being applied.

7. There shall be no amusement machines or video game devices on the premises at any time.

8. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on the ABC-257 and ABC 253 forms.

9. Not more than 33% of the square footage of the premises will be used for the display of alcoholic beverages.

10. The possession of alcoholic beverages in open containers and/or the consumption of alcoholic beverages is prohibited on or around the premise and patio.

11. The sale of beer or malt beverages in kegs is prohibited.

12. No pay phone will be maintained on the interior or exterior of the premises.

Including any additional conditions that may be appropriate as a result of an establishment being located within a Redevelopment area.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE X

DENY _____

LINDA GRIFFIN
Name of SDPD Vice Sergeant (Print)

5312349
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

082511
Date of Review



THE CITY OF SAN DIEGO

September 20, 2011

Kerrigan Diehl
PlanCom, Inc., agents representing Verizon Wireless
302 State Pl.
Escondido, CA 92029

Sent via e-mail only to: kerrigan.plancom@sbcglobal.net

Dear Kerrigan Diehl:

Subject: Verizon Robinson & Park, 2nd Review Assessment
Project #237295; Internal Order #24001712
Located at: 3848 Georgia St.

The Development Services Department [DSD] has completed its most recent review of the above-referenced telecom project. In order to expedite the return of DSD's comments to you, this brief cover letter is provided in lieu of a formal Assessment Letter.

Enclosed you will find a Cycle Issues Report, which contains review comments from staff representing various disciplines and outside agencies. Please resubmit your project with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project and please review Information Bulletin 536 for updated submittal information:

<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf>

Ensuring that your project addresses each of the submittal requirements will facilitate the processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

Please be advised of San Diego Municipal Code [SDMC] section 126.0114, which states:

The development permit application file shall be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written request by the City, whichever is later. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed by the City Manager. To reapply, the applicant shall submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

To avoid the closure of your application file under SDMC section 126.0114, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before December 20, 2011**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a “Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

CEQA Fees: Additionally California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR): A Notice of Determination (NOD) must be filed within five working days after the project’s approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG “No Effect” form, and a San Diego County document handling fee.

If you believe you have evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the “Process for No Effect Determinations” on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the “No Effect Determinations” section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at newtonreed@dfg.ca.gov.

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFG “No Effect” Form and a check for \$50 (handling fee) made payable to the “San Diego County Clerk”. -or-

- A check, payable to the “San Diego County Clerk” in the amount of \$2060.25 (\$2,010.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$2,842.25 (\$2,792.25 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

For projects with an environmental exemption: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward payment payable to the “City Treasurer” in the amount of \$90.

Our most recent records show that there is a balance of \$8,068.92 in the Deposit Account for your project. However, please be advised that the cost of the review DSD just completed has not been posted to your Deposit Account, and it may take four to six weeks to post these costs to the account. Therefore, **before resubmitting your project**, please pay the enclosed invoice.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@saniego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

1. Cycle No. 7 Issues Report
2. Submittal Requirements Report

cc: File



Cycle Issues

9/20/11 2:00 pm

Page 1 of 6

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: 237295 **Title:** Verizon Robinson & Park
Project Mgr: Hempton, Alexander (619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 08/26/2011	Deemed Complete on 09/15/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/15/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 09/16/2011	
Hours of Review: 0.25	Started: 09/16/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/20/2011	
	Completed: 09/16/2011	COMPLETED ON TIME
	Closed: 09/20/2011	

- . The review due date was changed to 09/20/2011 from 10/13/2011 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 56 reviews, 51.8% were on-time, and 58.9% were on projects at less than < 3 complete submittals.

CPG Rec.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please present to the CPG for a recommendation. With next submittal, provide a copy of the minutes where a recommendation was made for this project. (From Cycle 2)
<input type="checkbox"/>	2	2nd Review Update: Community Planning Group recommendation not provided. (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: 7 Submitted (Multi-Discipline)	Submitted: 08/26/2011	Deemed Complete on 09/15/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 09/15/2011	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 09/16/2011	
Hours of Review: 1.00	Started: 09/16/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/20/2011	
	Completed: 09/19/2011	COMPLETED ON TIME
	Closed: 09/20/2011	

- . The review due date was changed to 09/20/2011 from 10/13/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Planning Review (7 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 192 reviews, 49.0% were on-time, and 60.4% were on projects at less than < 3 complete submittals.

Completeness Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Provide street trees to improve the appearance of the facility and reduce the visual impact of the additional height. (From Cycle 1)
<input checked="" type="checkbox"/>	6	The maximum FAR is 1.25 and maximum lot coverage is 45%. Provide these calculations on title sheet. Note: In the MR-800B zone, the FAR in the front 40 percent of a lot shall be limited to 0.75 (From Cycle 1)
<input type="checkbox"/>	9	Complete General Application Section 6a - year constructed. (From Cycle 1)

FAA Part 77

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Please provide an FAA Determination of No Hazard. (From Cycle 1)
<input type="checkbox"/>	15	1st Review Update - Applicant will submit FAA Determination of No Hazard when obtained. (From Cycle 2)
<input type="checkbox"/>	23	2nd Review Update - FAA Notice of No Hazard not received. (New Issue)

1st Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	Antennas are proposed within 100 feet of the property line of a residential use. Therefore, a CUP process 3 is required (non-residential use in a residential zone less than 100 feet from res. property use). Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission for a final decision. (From Cycle 2)
<input checked="" type="checkbox"/>	16	Follow-up to previous issue #6 - provide lot coverage percent on plans. Max. allowed is 45%. (From Cycle 2)
<input checked="" type="checkbox"/>	17	Note: Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or that are unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage. (From Cycle 2)
<input type="checkbox"/>	18	Follow-up to previous issue #9 - not completed. (From Cycle 2)
<input checked="" type="checkbox"/>	19	Note on T-1 states that "no landscape or irrigation is proposed for project" however plans show proposed shrubs. Please correct note. (From Cycle 2)
<input type="checkbox"/>	20	Sheet A-0 has a boundary note that states that the property boundary lines are shown for reference only as a title report was not provided. However, a title report was submitted with the plan set. Please revise plans accordingly. (From Cycle 2)
<input checked="" type="checkbox"/>	21	Plans refer to an alley on plans on either side of the building, however this appears to be part of the property and not a public right-of-way. Please clarify or redefine as a paved vehicular use area. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Follow-up to previous issue #9 - year constructed not provided on General Application, Section 6a. (New Issue)
<input type="checkbox"/>	25	Follow-up to previous issue #20 - not corrected. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Applicant states that they "disagree with staff's assessment that street trees are necessary. No part of the facility is impacting the ground and we are architecturally integrated." The WCF Design Requirements states that WCF's shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration... integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." (New Issue)
<input type="checkbox"/>	27	While architectural integration has been proposed, providing street trees will help to soften and improve views of the WCF and would be consistent with the WCF Design Requirements, LDC 141.0420(g)(2). (New Issue)
<input type="checkbox"/>	28	Please provide an additional photo sim of the project as viewed from Park Blvd. & University Ave. (New Issue)
<input type="checkbox"/>	29	Recommended: Since this project borders the Uptown Community Planning group area, we recommend the project also be presented to the Uptown Planners for a recommendation in addition to the North Park Planning Association. (New Issue) [Recommended]





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 08/26/2011	Deemed Complete on 09/15/2011
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 09/15/2011	
Reviewer: Robles, Jeff (619) 446-5225	Assigned: 09/19/2011	
Hours of Review: 0.50	Started: 09/19/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/20/2011	
	Completed: 09/19/2011	COMPLETED ON TIME
	Closed: 09/20/2011	

- . The review due date was changed to 09/20/2011 from 10/13/2011 per agreement with customer.
- . We request a 4th complete submittal for LDR-Landscaping 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-Landscaping (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 56 reviews, 85.7% were on-time, and 55.4% were on projects at less than < 3 complete submittals.

1st Review (Cycle 1) May 11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	For landscaping purposes, please see 141.0420 Wireless Communication Facilities (g) Design Requirements (2). The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and site solutions. (From Cycle 1)
<input type="checkbox"/>	2	Provide one - 24" box Street Tree every 30 feet on Georgia to minimize visual effect. Where palm trees are proposed to satisfy this requirement in accordance with Section 142.0409(a)(3), they shall be planted at a rate of one 10-foot brown trunk height palm for each 20 feet of street frontage. See http://www.sandiego.gov/street-div/pdf/treeguide.pdf for Street Tree Selection Guide. (From Cycle 1)
<input type="checkbox"/>	3	The installed tree spacing may be varied to accommodate site conditions or design considerations; however, the number of trees required for Georgia must match quantity required. Where site conditions do not allow the installation of the street trees required by this section in the parkway, trees may be located on the private property within 10 feet of the property line. i.e. concrete area in front of church on Georgia. (From Cycle 1)
<input type="checkbox"/>	4	Please refer to the City's Project Submittal Manual for Discretionary Approvals for the information required to be provided on a Landscape Development Plan. Failure to provide the required landscape information delays the processing of this project. As this is for Street Trees only, Landscape Development Plan can show only appropriate area of work. (From Cycle 1)
<input type="checkbox"/>	5	The Landscape Plan Review web page contains links to the following information, consolidated in one location: Landscape Regulations Landscape Standards Submittal Requirements No Fee Street Tree Permit Application. http://www.sandiego.gov/development-services/industry/landscape.shtml (From Cycle 1)
<input type="checkbox"/>	6	Legend: Provide the following information in the legend -Symbol for all proposed trees -Botanical names and common names. (Provide more than 2 selections under each symbol.) -Quantities of plant material and on-center spacing for groundcovers if any. -Mature height/spread of trees. -Form and Function (Identify as Street Trees) (From Cycle 1)

Notes on plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Provide the following note on the Landscape Development Plan; an automatic, electrically controlled irrigation system shall be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards. Irrigation systems shall be maintained for proper development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. (From Cycle 1)

2nd Review (Cycle 2) Aug 11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Dimension proposed planter areas. (From Cycle 2)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	There will be a substantial increase in the bulk of the building which will not be mitigated by the architecture. Please see Finding No. 3 of the CUP. Provide a total of 4 24-inch box trees where 8 are required.. Trees may be planted on Georgia Street and grouped rather than every 30 feet as indicated in the first review. (From Cycle 2)

3rd Review (Cycle 7) Sep 11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	LDR-Landscaping does not support the project. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan. (From Cycle 1)
<input type="checkbox"/>	13	Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5. (From Cycle 1)
<input type="checkbox"/>	14	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection. (From Cycle 1)
<input type="checkbox"/>	15	Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. (From Cycle 1)

For questions regarding the 'LDR-Landscaping' review, please call Jeff Robles at (619) 446-5225. Project Nbr: 237295 / Cycle: 7





Cycle Issues

9/20/11 2:00 pm

Page 6 of 6

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 08/26/2011	Deemed Complete on 09/15/2011
Reviewing Discipline: Plan-Airport	Cycle Distributed: 09/15/2011	
Reviewer: Galloway, Tait (619) 533-4550	Assigned: 09/19/2011	
Hours of Review: 0.10	Started: 09/19/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/20/2011	
	Completed: 09/19/2011	COMPLETED ON TIME
	Closed: 09/20/2011	

- . The review due date was changed to 09/20/2011 from 10/13/2011 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 Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Plan-Airport (1 of which are new issues).
- . Last month Plan-Airport performed 9 reviews, 88.9% were on-time, and 77.8% were on projects at less than < 3 complete submittals.

ALUCP 1st Comment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	AIRSPACE Part 77: The highest point of the proposed structure is approximately 390 feet Above Mean Sea Level (AMSL). The FAA Part 77 notification surface (100:1 surface that extends 20,000 ft horizontally for the nearest runway) is 120 ft AMSL for SDIA; therefore, the proposed project exceeds the notification surface and does meet the FAA Part 77 notification requirement. The applicant is required to provide notification to the FAA for an obstruction evaluation. Refer to Information Bulletin 520: http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib520.pdf

(From Cycle 2)

ALUCP 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Comment #2 from 1st Review is still outstand. (New Issue)

For questions regarding the 'Plan-Airport' review, please call Tait Galloway at (619) 533-4550. Project Nbr: 237295 / Cycle: 7





Submittal Requirements

9/20/11 4:36 pm

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 237295 **Title:** Verizon Robinson & Park
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 09/20/2011 1:59 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Applicant Correspondence	5	Applicant Correspondence	5
Project File	2	FAA Determination of No Hazard	2
Photo Simulations	5	Photo Simulations	5
Dev. Plans reduced 11x17	5	Dev. Plans reduced 11x17	5
Project File	2	General Application (DS-3032)	2

