



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **298311**

Title: Westfield UTC - Signs



Project Mgr: Hooper, Patrick

(619) 557-7992

phooper@sandiego.gov

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)

Submitted: 10/25/2012 Deemed Complete on 10/25/2012

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 10/25/2012

Reviewer: Larson, Chris

Assigned: 10/26/2012

(619) 446-5368

Started: 11/08/2012

clarson@sandiego.gov

Review Due: 11/08/2012

Hours of Review: 3.00

Completed: 11/08/2012

COMPLETED ON TIME

Next Review Method: Submitted (Multi-Discipline)

Closed: 11/29/2012

- . The review due date was changed to 11/14/2012 from 11/14/2012 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . Your project still has 6 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 170 reviews, 61.2% were on-time, and 59.5% were on projects at less than < 3 complete submittals.

NUP

Issue

Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	The site is located within the CR-1-1 Zone, the Community Plan Implementation Overlay Zones, Airport Land Use Compatibility Overlay Zone, Campus Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone. (New Issue)
<input checked="" type="checkbox"/>	2	The site is designated Regional Commercial by the University Community Plan. (New Issue)
<input checked="" type="checkbox"/>	3	The site is regulated by Master Planned Development Permit No. 4103, Site Development Permit No. 293783 (Project No. 2214) which amended Planned Commercial Development Permit No. 83-0117. (New Issue)
<input checked="" type="checkbox"/>	4	This project requires a Neighborhood Use Permit for a Comprehensive Sign Plan. (New Issue)
<input checked="" type="checkbox"/>	5	LDR-Planning supports this proposal. (New Issue)

Conditions

Issue

Cleared?	Num	Issue Text
<input type="checkbox"/>	6	Signs shall contain on-premises or public interest messages only. Advertisements for businesses or other services that are not located on the premises are prohibited. (New Issue)
<input type="checkbox"/>	7	Individual signs shall not exceed 672 square feet. (New Issue)
<input type="checkbox"/>	8	Signs for any business or tenant may be displayed on any building on the premises. (New Issue)
<input type="checkbox"/>	9	The total allowable sign area shall be based on the total street wall of the premises and not based on any specific building street wall or tenant space. (New Issue)
<input type="checkbox"/>	10	The signage allowed by this permit is not limited to the signs depicted on the Exhibit "A" drawings. Additional signs that comply with the San Diego Municipal Code and/or the conditions of this permit may be displayed. (New Issue)
<input type="checkbox"/>	11	Signs that are not visible from the public right-of-way are not regulated by this permit. (New Issue)





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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 10/25/2012	Deemed Complete on 10/25/2012
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/25/2012	
Reviewer: Blake, Martha (619) 446-5375 mblake@sandiego.gov	Assigned: 10/29/2012	
	Started: 11/14/2012	
Hours of Review: 1.50	Review Due: 11/14/2012	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/14/2012	COMPLETED ON TIME
	Closed: 11/29/2012	

- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 87 reviews, 34.5% were on-time, and 53.5% were on projects at less than < 3 complete submittals.

CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project proposes a comprehensive sign plan at an existing shopping center. The sign plan would increase the allowable wall sign areas that are to be located on buildings within the shopping center and would be visible to the exterior of the center. (New Issue)
<input checked="" type="checkbox"/>	2	The project as proposed is exempt from CEQA in accordance with CEQA Guidelines Section 15301. This section allows for minor alterations to public or private structures that involve negligible or no expansion of use. The proposed sign plan modifications do not result in any additional usable square footage of the center, therefore, there is no expansion of use and this exemption applies. (New Issue)
<input checked="" type="checkbox"/>	3	EAS will prepare and have posted the Notice of Right to Appeal the environmental determination and provide the DPM with the Notice of Exemption for filing should the project be approved. (New Issue)





Cycle Issues

11/29/12 1:49 pm

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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 10/25/2012	Deemed Complete on 10/25/2012
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/25/2012	
Reviewer: Hooper, Patrick (619) 557-7992 phooper@sandiego.gov	Assigned: 11/28/2012	
	Started: 11/28/2012	
Hours of Review: 1.00	Review Due: 11/08/2012	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/28/2012	COMPLETED LATE
	Closed: 11/29/2012	

- . The review due date was changed to 11/14/2012 from 11/14/2012 per agreement with customer.
- . Last month Community Planning Group performed 57 reviews, 59.6% were on-time, and 52.6% were on projects at less than < 3 complete submittals.

First Review Comment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This Process 2 decision is not within the Coastal Zone and does not require a recommendation from the University Community Planning Group. However, plans were sent to the planning group as a courtesy and they will be apprised in writing of the project decision. The planning group will retain appeal rights of the staff decision. (New Issue)

