



# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

Project Nbr: **260180**

Title: SANTA MONICA PROJECT



Project Mgr: Fitzgerald, PJ

(619) 446-5107

pfitzgerald@sandiego.gov

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> Plan-Facilities Financing	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Galvez III, Oscar (619) 533-3685	<b>Assigned:</b> 11/25/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 12/05/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 12/22/2011	
	<b>Completed:</b> 12/05/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Plan-Facilities Financing (all of which are new).
- . Last month Plan-Facilities Financing performed 50 reviews, 96.0% were on-time, and 98.0% were on projects at less than < 3 complete submittals.

## Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A Development Impact Fee (DIF) is required at building permit issuance based upon the determination that the project will result in an increase of dwelling unit(s) over what currently exists on the site. The currently adopted Ocean DIF rate for residential development is \$3,146 per unit. (New Issue)
<input type="checkbox"/>	2	In addition, a Regional Transportation Congestion Improvement Program (RTCIP) fee of \$2,474 per single-family unit will be assessed. These fees were adopted by Resolution #303554 on April 14, 2008. This fee is applicable only on new residential development. (New Issue)
<input type="checkbox"/>	3	Fees are subject to change upon Council approval of an update to the Public Facilities Financing Plan and/or at the beginning of the new fiscal year (July 1), requiring developer's verification of fees prior to finalization of the building permit process. Contact: Oscar Galvez III, Facilities Financing Project Manager, at (619) 533-3685. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Robles, Jeff (619) 446-5225	<b>Assigned:</b> 11/22/2011	
<b>Hours of Review:</b> 3.50	<b>Started:</b> 12/28/2011	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 12/22/2011	
	<b>Completed:</b> 01/20/2012	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Conditions.
- . 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 5 jobs.
- . Last month LDR-Landscaping performed 51 reviews, 64.7% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

### 1st Review (Cycle 2)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Landscaping conforms to previously approved Exhibit "A", PTS 85366, CDP 354270 and Variance No. 354271 (New Issue)
<input checked="" type="checkbox"/>	2	LDR-Landscaping has no further issues unless there is a modification to the proposed CDP and Variance. (New Issue)

### Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	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. (New Issue)
<input type="checkbox"/>	4	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"/>	5	Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. (New Issue)
<input type="checkbox"/>	6	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 unless specifically noted in this Permit. 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"/>	7	Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee " Street Tree Permit, and/or Encroachment Maintenance Removal Agreement, EMRA, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees. (New Issue)
<input type="checkbox"/>	8	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. (New Issue)
<input type="checkbox"/>	9	All Street Trees shall have no branches below 7 feet. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Keshavarzi, Mahmood (619) 533-4692	<b>Assigned:</b> 11/28/2011	
<b>Hours of Review:</b> 4.00	<b>Started:</b> 12/19/2011	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 12/22/2011	
	<b>Completed:</b> 12/22/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 5 jobs.
- . Last month PUD-Water & Sewer Dev performed 60 reviews, 93.3% were on-time, and 71.9% were on projects at less than < 3 complete submittals.

## Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection of the existing unused water and sewer services adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	2	Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	3	The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Tripp, Bill (619) 446-5273	<b>Assigned:</b> 11/28/2011	
<b>Hours of Review:</b> 4.00	<b>Started:</b> 12/21/2011	
<b>Next Review Method:</b> LDR-Planning Review(Appmt.)	<b>Review Due:</b> 12/22/2011	
	<b>Completed:</b> 12/22/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 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: LDR-Planning Review(Appmt.).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 5 jobs.
- . Last month LDR-Planning Review performed 125 reviews, 63.2% were on-time, and 45.6% were on projects at less than < 3 complete submittals.

## Review 12.22.11

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

<input type="checkbox"/>	1	Planning Review has reviewed the history of the site with regard to the previously approved project, and the proposed project. No changes in circumstance have been identified. Provided the extent of previously approved Variances has not changed/intensified, Planning Review can support the project.
--------------------------	---	--

The previous CDP file has been requested from the DPM. Once obtained and reviewed, a final determination will be made whether any changes have been made to the project.

Further comments may be made. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Lizzi, Philip (619) 446-5159	<b>Assigned:</b> 11/22/2011	
<b>Hours of Review:</b> 6.00	<b>Started:</b> 01/09/2012	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 01/25/2012	
	<b>Completed:</b> 01/30/2012	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.
- . 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 2 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 5 jobs.
- . Last month LDR-Environmental performed 84 reviews, 41.7% were on-time, and 45.0% were on projects at less than < 3 complete submittals.

## Cycle 2 Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Environmental (EAS) staff will coordinate with Historic Resources Board (HRB) staff to determine if any impacts would occur. (New Issue)
<input type="checkbox"/>	2	EAS staff will consult with competent City staff to determine if any archaeological impacts would occur. (New Issue)
<input checked="" type="checkbox"/>	3	Please provide a full site plan of all four residences on it. It would be easier to examine the entire site with all 4 lots on one sheet. (New Issue)
<input checked="" type="checkbox"/>	4	Once the remaining issues have been completed, EAS staff will be able to make a formal determination. If there are any questions please contact the environmental planner, Phil Lizzi at 619-446-5159. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Philip Lizzi at (619) 446-5159. Project Nbr: 260180 / Cycle: 2





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Ocen, Julius (619) 446-5295	<b>Assigned:</b> 11/28/2011	
<b>Hours of Review:</b> 9.20	<b>Started:</b> 12/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 01/30/2012	
	<b>Completed:</b> 01/23/2012	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 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 7 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 5 jobs.
- . Last month LDR-Engineering Review performed 74 reviews, 91.9% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

## 1st Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The existing alley apron is non standard. Please revise plans to show replacement of the alley apron including the pedestrian ramps per city standards G-17, G-27, 28, 29, and 30 satisfactory to the city engineer. (New Issue)
<input type="checkbox"/>	2	This project is subject to Standard Permanent Storm Water BMP requirements as identified in the City's "Land Development Manual - Storm Water Standards" (available online at <a href="http://www.sandiego.gov/development-services/industry/stormwater.shtml">http://www.sandiego.gov/development-services/industry/stormwater.shtml</a> ) (New Issue)
<input type="checkbox"/>	3	Please provide an analysis (Water Quality Study) of the project's anticipated pollutants of concern with the next project submittal. The analysis needs to "Identify Pollutants from the Project Area" and address how "Low Impact Development (LID)" and "Source Control BMP's will be incorporated into the project. (New Issue)
<input type="checkbox"/>	4	ADD NOTE TO PLANS:  Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	5	ADD NOTE TO PLANS:  Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	6	This project is proposing its BMPs bioswales including the private PVCs drainage in the public right-of-way. The project is a Standard project under the City's Storm Water Standards and does not require a structural treatment control BMP (bioswales). However, the bioswales can be incorporated into the project if desired..... (New Issue)
<input type="checkbox"/>	7	.....The bioswales and the private PVC cannot be located in the public right-of-way. Please revise plans accordingly to relocate or remove the bioswales from the public right-of-way. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/08/2011	Deemed Complete on 11/22/2011
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 11/22/2011	
<b>Reviewer:</b> Fitzgerald, PJ (619) 446-5107	<b>Assigned:</b> 01/03/2012	
<b>Hours of Review:</b> 0.30	<b>Started:</b> 01/03/2012	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 12/22/2011	
	<b>Completed:</b> 01/03/2012	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/01/2012	

- . The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Conditions.
- . 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 56 reviews, 48.2% were on-time, and 46.4% were on projects at less than < 3 complete submittals.

## Ocean Beach CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Ocean Beach Planning Board [Giovanni Ingolia, Chair, OBPB, P.O. Box 7090, San Diego Ca 92167, (619) 994-8539] to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





L64A-003A

Review Information

Table with 3 columns: Field Name, Value, and Status. Fields include Cycle Type, Submitted, Reviewing Discipline, Cycle Distributed, Reviewer, Assigned, Hours of Review, Started, Next Review Method, Review Due, Completed, and Closed.

- List of review notes: 'The review due date was changed to 01/30/2012 from 01/04/2012 per agreement with customer.', 'The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.', etc.

1st Review

Table with 3 columns: Cleared?, Num, Issue Text. Contains 9 numbered items with checkboxes and detailed issue descriptions regarding historical resource reviews.

For questions regarding the 'Plan-Historic' review, please call Jeffrey Oakley at (619) 236-6582. Project Nbr: 260180 / Cycle: 2

