



L64A-003A

Project Information

Project Nbr: 239065 **Title:** PEELING TENTATIVE MAP
Project Mgr: Fitzgerald, PJ (619) 446-5107 pfitzgerald@sandiego.gov



Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/20/2012	
Reviewer: Abalos, Raynard (619) 446-5377	Assigned: 04/20/2012	
Hours of Review: 1.00	Started: 05/24/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 06/01/2012	COMPLETED LATE
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 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 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 5 outstanding review issues with LDR-Planning Review (1 of which are new issues).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Planning Review performed 119 reviews, 70.6% were on-time, and 56.2% were on projects at less than < 3 complete submittals.

1st Rev July 2011

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is located within the RS-1-7 zone, the Airport Approach Overlay Zone, the FAA Part 77 Notification Area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area), and the Peninsula Community Plan Area. [Info Only - No Response Required] (From Cycle 5)
<input checked="" type="checkbox"/>	2	The project proposes to subdivide 2 existing lots into 4 lots and a remainder lot, to demolish an existing garage and to construct a new garage. [Info Only - No Response Required] (From Cycle 5)
<input checked="" type="checkbox"/>	3	City mapping software shows that this site contains sensitive biological resources as defined in SDMC 113.0103 (see "ESL" below for comments). (From Cycle 5)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	The project requires a Process Two Coastal Development Permit for development (subdivision, demolition of garage, construction of garage) within the Non-Appealable Area of the Coastal Overlay Zone. (From Cycle 5)
<input checked="" type="checkbox"/>	5	The Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC 126.0708(a). If the project deviates from the applicable ESL regulations, the findings in SDMC 126.0708(b) shall also be made (see "ESL" below for comments). (From Cycle 5)
<input checked="" type="checkbox"/>	6	The project proposes a Process Three Tentative Parcel Map. The Tentative Parcel Map may be approved or conditionally approved only if the decision maker makes all the findings in SDMC 125.0440 (see Map-Check's review for comments). (From Cycle 5)
<input checked="" type="checkbox"/>	7	The project requires a Process Four Site Development Permit (SDP) for a subdivision on land that contains Environmentally Sensitive Lands (ESL- sensitive biological resources). See "ESL" below for discussion. (From Cycle 5)
<input checked="" type="checkbox"/>	8	A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC 126.0504(a) and (b). If the project proposes to deviate from the applicable ESL regulations, the findings in SDMC 126.0504(c) shall also be made. (From Cycle 5)
<input checked="" type="checkbox"/>	9	When an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC 111.0105. The findings required for approval of each permit shall be considered individually, consistent with SDMC 126.0105. (From Cycle 5)
<input checked="" type="checkbox"/>	10	The project shall be processed in accordance with Process Four, with the Planning Commission as the decision maker. The decision may be appealed to the City Council in accordance with SDMC 112.0508. (From Cycle 5)

Development Reqs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	The proposed parcels comply with the lot width, depth, and lot area requirements of the applicable RS-1-7 zone. (From Cycle 5)





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Issue

Cleared? Num Issue Text

- 12 Because the existing development will remain, with the exception of proposed demo of the garage and construction of a new one, the existing and proposed development shall comply with the regulations of the RS-1-7 zone. Specifically, the project shall demonstrate that the existing development (including the proposed garage) will comply with the new FAR requirements resulting from the subdivision. (From Cycle 5)
- 13 On the plans, label the existing residences on Parcels 1 and the Remainder Parcel "existing/to remain" and provide the existing/proposed gross floor area and FAR based on the proposed lot area. Ensure that the FAR does not exceed the allowable FAR. (From Cycle 5)
- 14 Revise the table under "Zoning" on Sheet 1 to identify the existing GFA and FAR for Parcel 1 and the Remainder Parcel. (From Cycle 5)

ESL

Issue

Cleared? Num Issue Text

- 15 Staff reviewed this project site in Preliminary Review Project No. 211868 and determined that the site does not contain steep hillsides as defined in SDMC 113.0103 and the City's Steep Hillside Guidelines. [Info Only - No Response Required] (From Cycle 5)
- 16 City mapping software indicates that the site contains sensitive biological resources. The presence of the resources is confirmed in the submitted bio report (dated June 15, 2011 by Brian F. Smith and Associates, Inc.). (From Cycle 5)
- 17 Per the City's submittal requirements, provide a sheet that shows the boundary lines of the sensitive biological resources, as shown on Figure 8 of the submitted bio report. On the same sheet, show the limits of disturbance including the proposed Zone 1 brush management (see next issue). (From Cycle 5)
- 18 Provide a brush management plan and demonstrate conformance with SDMC 142.0412. The brush management plan shall be reviewed by DSD's Landscape staff and new issues or corrections may result. (From Cycle 5)
- 19 SDMC 143.0141(k) requires sensitive biological resources that are outside of the allowable development area on a premises are to be left in a natural state and used only for those passive activities allowed as a condition of permit approval. (From Cycle 5)
- 20 If the land is not dedicated in fee to the City, identification of permissible passive activities and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in SDMC 143.0152. The U.S. Fish and Wildlife Service and the California Department of Fish and Game are to be named as third party beneficiaries to any covenant of easement recorded pursuant to this section. (From Cycle 5)
- 21 Staff has added a draft condition (see "Draft Condition" below) for the covenant of easement. (From Cycle 5)
- 22 On the site plan, grading plan, and the sheets requested above, delineate and provide a note entitled "Proposed Covenant of Easement for Sensitive Biological Resources," on all areas that contain sensitive biological resources that are outside the limit of disturbance (i.e. northern portions of Parcels 2, 3 and 4). (From Cycle 5)

Draft Condition

Issue

Cleared? Num Issue Text

- 23 Prior to recordation of the final map, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area as shown on Exhibit "A" for sensitive biological resources, in accordance with San Diego Municipal Code Section 143.0141(k), satisfactory to the Development Services Department. (From Cycle 5)

2nd Rev May 2012

Issue

Cleared? Num Issue Text

- 24 Revise the plans per issues 17, 18 and 22 from LDR-Planning's first review above. (New Issue)





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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 04/20/2012	
Reviewer: Lizzi, Philip (619) 446-5159	Assigned: 04/20/2012	
Hours of Review: 3.00	Started: 05/15/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/16/2012	
	Completed: 05/22/2012	COMPLETED LATE
	Closed: 06/05/2012	

- . 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-Environmental 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-Environmental (3 of which are new issues).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Environmental performed 87 reviews, 48.3% were on-time, and 45.0% were on projects at less than < 3 complete submittals.

Environmental Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (From Cycle 5)
<input type="checkbox"/>	2	Geology Staff has requested a geotechnical investigation. Please include any geological information submitted to geology staff to EAS staff. (From Cycle 5)
<input checked="" type="checkbox"/>	3	The grading information provided identified a grading amount less than the City of San Diego's thresholds for Paleontological monitoring. Therefore no monitoring is required. (From Cycle 5)
<input type="checkbox"/>	4	Landscape staff should be included in the next formal submittal. They would be able to make a determination on the brush management proposed. (From Cycle 5)
<input checked="" type="checkbox"/>	5	Biological mitigation is required for this project. Revisions are needed to the biology report. Staff will coordinate with the biologist on mitigation requirements and changes needed to the report. (From Cycle 5)
<input type="checkbox"/>	6	Your review processing timeline will be held in abeyance until the required information has been submitted. For any environmental related questions please contact the environmental planner, Phil Lizzi at 619-446-5159. (From Cycle 5)

Cycle 6

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Landscape staff was not included in this review. They will need to be included in the next review. They will need to evaluate the brush management proposed, street trees, and other planting proposed. EAS staff will need their input prior to making a formal determination. Please see issue 4 from the previous review. (New Issue)
<input type="checkbox"/>	8	Geology staff still has some revisions and clarifications required. EAS staff will coordinate with Geology staff to determine if any impacts would result from this project. (New Issue)
<input type="checkbox"/>	9	EAS staff will also coordinate with Permit staff to determine if this project would comply with the land use of the area. In addition, if permit staff requires changes to the project that adversely affect sensitive resources it could result in different requirements for mitigation. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/20/2012	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 04/20/2012	
Hours of Review: 4.00	Started: 05/07/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 05/10/2012	COMPLETED ON TIME
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 19 outstanding review issues with LDR-Engineering Review (7 of which are new issues).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Engineering Review performed 61 reviews, 83.6% were on-time, and 39.3% 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	Revise the Tentative Map exhibit as follows: Include the following TM Approval number: 858420. (From Cycle 5)
<input checked="" type="checkbox"/>	2	Revise the preliminary grading plan, sheet 2, to remove all parking spaces on Harbor View Drive. These parking spaces cannot be counted toward the onsite parking requirements. (From Cycle 5)
<input checked="" type="checkbox"/>	3	Revise section A-A to clearly identify the proposed 20' Access and Utility Easement as public or private easement. (From Cycle 5)
<input checked="" type="checkbox"/>	4	Revise the driveway profile, on sheet 2, to include the right-of-way line. Verify the vertical curves length along the driveway. Per the City of San Diego Street Design Manual, the minimum acceptable vertical curve is 10 feet of curve for each one percent difference in grade. (From Cycle 5)
<input checked="" type="checkbox"/>	5	If garage doors are proposed for the garage, a minimum of 19 feet long parking spaces are required. Revise the TM exhibits accordingly. (From Cycle 5)
<input checked="" type="checkbox"/>	6	Revise the TM exhibit to show the street lights, nearest the project site, in both directions and on both sides of Harbor View Drive. 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. (From Cycle 5)
<input type="checkbox"/>	7	Revise the preliminary grading plan to show the drainage patterns, collections and discharge points for all onsite drains. In addition, show and call out all proposed Treatment BMPs. (From Cycle 5)
<input checked="" type="checkbox"/>	8	Drainage Study: Include the hydrology map for existing condition. Explain how the increase of 1.23 CFS was obtained for the drainage that discharges onto Harbor View Drive. (From Cycle 5)
<input checked="" type="checkbox"/>	9	Water Quality Study: This project is subject to the regulations contained in the revised City's Storm Water Standards dated January 14, 2011. Revise the report to address all 5 of the possible Low-Impact Development Design BMP's and 15 Source Control BMPs listed in the City of San Diego Storm Water Standards. If any of the BMP's does not apply to your project, state the reason why they do not apply or justify why they are not feasible in your report. (From Cycle 5)

Draft TM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	A Parcel Map shall be recorded in the Office of the County Recorder, prior to the Parcel Map expiration date. (From Cycle 5)
<input type="checkbox"/>	11	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted. (From Cycle 5)
<input type="checkbox"/>	12	The Parcel Map shall comply with the provisions of Coastal Development Permit No. 857839. (From Cycle 5)
<input type="checkbox"/>	13	The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. (From Cycle 5)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage. (From Cycle 5)

Draft CDP Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways with City standard curb, gutter and the same scoring pattern sidewalk, satisfactory to the City Engineer. (From Cycle 5)
<input type="checkbox"/>	16	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of two 12-foot wide driveways, on Harbor View Drive, per Standard Drawing G-14A, G-16 and SDG-100, satisfactory to the City Engineer. (From Cycle 5)
<input type="checkbox"/>	17	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed curb outlet located within the City's right-of-way, satisfactory to the City Engineer. (From Cycle 5)
<input type="checkbox"/>	18	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 5)
<input type="checkbox"/>	19	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 Municipal Code, into the construction plans or specifications. (From Cycle 5)
<input type="checkbox"/>	20	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. (From Cycle 5)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Please revise the TM exhibit and the preliminary grading plan to show the proposed grading contours to support the conceptual building footprints for the residences on parcels 2 thru 4. (New Issue)
<input type="checkbox"/>	22	On the preliminary grading plan, please revise the grading data to call out the correct fill slopes for the conceptual buildings on parcels 2 thru 4. (New Issue)
<input type="checkbox"/>	23	Per the City of San Diego Drainage Design Manual, storm drain pipe shall not run parallel with the slope face. Please revise all plans accordingly. (New Issue)
<input type="checkbox"/>	24	Per the City of San Diego Municipal Code, section 129.0710(b)(2), underground utility connections to a public main shall require a Neighborhood Development Permit in accordance with Section 126.0402(j). (New Issue)
<input type="checkbox"/>	25	Per the City of San Diego Drainage Design Manual, page 21, for the storm drain pipe connection, concrete lug is not allowed if the main pipe is less than 24-inch. A cleanout will be required to connect the 6-inch PVC with the existing 15-inch RCP storm drain. (New Issue)
<input type="checkbox"/>	26	Please see Transportation Development section's comment regarding the required width of the proposed driveway on Harbor View Drive. (New Issue)
<input type="checkbox"/>	27	The drainage report and the Water Quality Study were reviewed and approved. (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: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 04/20/2012	
Reviewer: Arcillas, Antonio (619) 687-5951	Assigned: 04/24/2012	
Hours of Review: 6.00	Started: 05/17/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 05/18/2012	COMPLETED LATE
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Map Check 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-Map Check (14 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Map Check performed 100 reviews, 80.0% were on-time, and 67.7% were on projects at less than < 3 complete submittals.

CDP/TPM

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Show Martinez Street and Harbor View Drive in the Vicinity Map. Change Nad27 Coordinates to LC 203-1696. Use correct Doc.# for the easement for light and air over lot 5. Break lines that cross over information shown on the TM Exhibit See redlines for additional comments and return them with the next review. (From Cycle 5)

Required documents

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Supply corner record 15952 and a prelim. title report that covers lot 5 Block 5 map 958. (From Cycle 5)

TM Exhibit Issues

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The establishment of the Basis of Bearings based on a corner record is not acceptable due to the fact that a corner record is not tied to CCS '83 and no procedure of survey is usually employed to prepare such corner record and not to mention, CR 15952 which is being used for the Basis of Bearings is more than a mile away from the project site. (New Issue)
<input type="checkbox"/>	4	Please verify the locations of the easements noted as items 6 & 7 in the title report if they are indeed outside the properties being proposed for subdivision. If so, then they should not be noted in the title report since the title report is intended for the 3 lots proposed for subdivision. (New Issue)
<input type="checkbox"/>	5	Indicate the limits and/or width of the SDG&E easement noted as item 8 in the title report. (New Issue)
<input type="checkbox"/>	6	Verify and indicate the area covered by the Covenant of Easement noted as item 9 in the title report. (New Issue)
<input type="checkbox"/>	7	Provide an updated Preliminary Title Report that is not older than three months at time of submittal. (New Issue)
<input type="checkbox"/>	8	Change the L.C. to 202-1695 and CCS '83 to 1842-6255. (New Issue)
<input type="checkbox"/>	15	See additional comments on redlined check print. Please return check print with next submittal. (New Issue)

Mapping - Draft TM Conditions

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	This project is a subdivision of a 0.97-acre site, consisting of existing three (3) lots, into four (4) parcels and a remainder parcel which requires a Parcel Map to be processed and filed with the County Recorder. (New Issue)
<input type="checkbox"/>	10	The Parcel Map shall be recorded with the County Recorder prior to the expiration date of the Tentative Parcel Map (if approved). (New Issue)
<input type="checkbox"/>	11	A clear and detailed Procedure of Survey shall be shown on the Parcel Map with enough existing monumentations to hold and/or use to establish the exterior boundary of the property(ies) being proposed for subdivision. (New Issue)
<input type="checkbox"/>	12	The Parcel Map shall be based on a field survey in accordance with the LDC 144.0311(d) and SMA 66448, and all property corners shall be marked with durable survey monuments in accordance with LDC 144.0130. (New Issue)
<input type="checkbox"/>	13	The establishment of the Basis of Bearings and CCS '83 ties to be shown on the Parcel Map shall be in accordance with the City of San Diego Mapping & Land Title Document Preparation Manual, Chapter 3, and the CA Public Resources Code Section 8801 et.seq. (New Issue)

For questions regarding the 'LDR-Map Check' review, please call Antonio Arcillas at (619) 687-5951. Project Nbr: 239065 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to Subdivision Map Act, Section 66492. A current original tax certificate recorded with the San Diego County Recorder must be provided to satisfy this condition. (New Issue)
<input type="checkbox"/>	16	Prior to the recordation of the Parcel Map, all conditions listed in the approved resolution of conditions shall be satisfied or assured, to the satisfaction of the City Engineer, unless otherwise noted. (New Issue)





Cycle Issues

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Development Services

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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 04/20/2012	
Reviewer: French, Tanner (619) 446-5493	Assigned: 04/20/2012	
Hours of Review: 7.00	Started: 05/10/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 05/11/2012	COMPLETED ON TIME
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Transportation Dev (4 of which are new issues).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Transportation Dev performed 32 reviews, 81.3% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

PTS 239065 // 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Frontage Improvements: Please provide dimensions for the existing curb, gutter and sidewalk along the project's frontage of Harbor View Drive. The developer shall construct full-height curb and gutter along the property frontage of Harbor View Drive and construct a 5 foot sidewalk, satisfactory to the City Engineer. (From Cycle 5)
<input checked="" type="checkbox"/>	3	Driveway on Harbor View Drive: The main driveway for Parcels 1, 2, 3 and 4 on Harbor View Drive should be 20 feet wide. (From Cycle 5)
<input checked="" type="checkbox"/>	4	Parking - Driveways: Please provide minimum driveway lengths of 20 feet for parcels 1, 2, 3 and 4. Parking should be held on site rather than along the access aisle. (From Cycle 5)
<input checked="" type="checkbox"/>	5	Parking - Remainder Parcel: Please provide, or show, a minimum of 2 on site parking spaces for the Remainder Parcel. (From Cycle 5)
<input checked="" type="checkbox"/>	6	Access Aisle - Turn Around: A turn around area should be provided at the easterly end of the proposed access aisle. (From Cycle 5)
<input checked="" type="checkbox"/>	7	Access Aisle - Profile: There are gradients shown on the "Driveway Profile" on Sheet 2 of 4 that are too large and without proper transitions. Please refer to Land Development Code (LDC) Section 142.0560 (9) for information regarding driveway gradient regulations. (From Cycle 5)

2nd Review // 05.11.2012

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Driveway on Harbor View Drive: Please refer to comment 3 from the previous review. Per Land Development Code (LDC) Section 142.0560 Table 142-05L the driveway (curb cut, not only the drive aisle) for Parcels 1, 2, 3 and 4 should be 20 feet wide. (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	<p>Access Aisle - Turn Around:</p> <p>The 27 foot area at the easterly end of the proposed access aisle does not constitute as a turn around area. Per LDC Section 142.0560 (d) (3), aisles that do not provide through circulation should provide a turnaround area at the end of the aisle that has a minimum area equivalent to a parking space and that is clearly marked to prohibit parking; meaning, the required width would be equivalent to the drive aisle width + 18 feet.</p>
<input type="checkbox"/>	11	<p>(New Issue) Joint Use Driveway/Mutual Access Agreement (Shared Driveway):</p> <p>If access between lots is to be allowed, please provide a Joint Use Driveway/Mutual Access Easement Agreement among all affected parties. This form is used for the agreement between multiple property owners sharing the same driveway due to the location of the property line dividing their lots.</p>
<input type="checkbox"/>	12	<p>(New Issue) Contact Information (Information only, no action required):</p> <p>Additional comments and conditions may be provided pending further review or redesign of this project. Please feel free to contact Tanner French for any Transportation related issues.</p> <p>Phone: 619.446.5493</p> <p>Email: tfrench@sanidiego.gov (New Issue)</p>





Cycle Issues

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Development Services
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Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/20/2012	
Reviewer: Fitzgerald, PJ (619) 446-5107	Assigned: 06/05/2012	
Hours of Review: 0.20	Started: 06/05/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 06/05/2012	COMPLETED LATE
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . 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 51 reviews, 52.9% were on-time, and 54.9% were on projects at less than < 3 complete submittals.

Peninsula CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | Please contact Suhail Khalil, Chair for the Peninsula Community Planning Board [(619) 224-1527 (W) morningstar.resvc@cox.net, http://pcpb.net] 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. (From Cycle 5) |
| <input type="checkbox"/> | 2 | June 2012:
Please note the new Chair of the Peninsula CPG is: |

GEOFF PAGE, CHAIR P.O. BOX 7994 SAN DIEGO, CA 92167 (619) 694-7993 pcpbem@gmail.com
<http://pcpb.net/> (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: LDR-Geology	Cycle Distributed: 04/20/2012	
Reviewer: Thomas, Patrick (619) 446-5296	Assigned: 04/23/2012	
Hours of Review: 3.00	Started: 04/23/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/11/2012	
	Completed: 05/10/2012	COMPLETED ON TIME
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Geology 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-Geology (7 of which are new issues).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Geology performed 57 reviews, 98.2% were on-time, and 68.2% were on projects at less than < 3 complete submittals.

1st Review/Cycle 5 Information

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is located within geologic hazard zones 12 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 12 is characterized by potentially active faulting. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. (From Cycle 5)

1st Review/Cycle 5 References

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Preliminary Opinion of Hillside Disturbance, Peeling Property, 3340 Harbor View Drive, APN 531-641-05-00, San Diego, California, prepared by Geotechnical Exploration Inc., dated May 10, 2010 (their project no. 10-9864.2). Response to Cycle Issue Review of Hillside Disturbance, Supplemental Information and Updated Opinions, Peeling Property, 3340 Harbor View Drive, APN 531-641-05-00, San Diego, California, prepared by Geotechnical Exploration Inc., dated September 13, 2010 (their project no. 10-9864.1). (From Cycle 5)
<input checked="" type="checkbox"/>	3	Tentative Parcel Map/Preliminary Grading Plan Proposed Site Plan and Sections, Peeling Property, 3340/3328 Harbor View Drive, San Diego, California; prepared by Christensen Engineering & Surveying, dated May 10, 2011. (From Cycle 5)

1st Review/Cycle 5 Issues

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	A geotechnical investigation must be submitted for review of the proposed development. All geologic hazards that have the potential to affect the site must be addressed in the geotechnical report. (From Cycle 5)
<input checked="" type="checkbox"/>	5	The geotechnical investigation must provide an explicit opinion by the geotechnical consultant of record whether or not an "active" or "potentially active" fault trace passes beneath the proposed lot improvements. The opinion must be supported by adequate data. (From Cycle 5)
<input checked="" type="checkbox"/>	6	The geotechnical consultant must comment whether or not the proposed project as recommended will measurably destabilize neighboring properties or induce the settlement of adjacent structures. (From Cycle 5)
<input checked="" type="checkbox"/>	7	The geotechnical consultant recommends additional exploration with respect to the stability of the existing slopes at the site. The geotechnical investigation report must demonstrate that the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. (From Cycle 5)
<input checked="" type="checkbox"/>	8	The geotechnical investigation must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (From Cycle 5)

2nd Review/Cycle 6 References

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Tentative Parcel Map/Preliminary Grading Plan Proposed Site Plan and Sections, Peeling Property, 3340/3328 Harbor View Drive, San Diego, California; prepared by Christensen Engineering & Surveying, dated May 10, 2011, revised September 18, 2011. Report of Preliminary Geologic and Geotechnical Investigation, Peeling Properties, 3328 and 3340 Harbor View Drive, San Diego, California, prepared by Geotechnical Exploration Inc., dated April 9, 2012 (their project no. 10-9864). (New Issue)

For questions regarding the 'LDR-Geology' review, please call Patrick Thomas at (619) 446-5296. Project Nbr: 239065 / Cycle: 6





L64A-003A

2nd Review/Cycle 6 Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	An addendum geotechnical report must be submitted for review of the proposed development. (New Issue)
<input type="checkbox"/>	11	The addendum report must indicate where the fault exploration trench is located on the Geologic Map. Clarify if it is the geotechnical consultants' opinion that no active or potentially active faults underlie the proposed lot improvements (3328 through 3340 Harbor View Drive). (New Issue)
<input type="checkbox"/>	12	The Geologic Map indicates two borings labeled B-1. Clarify which boring was performed for the subject project and provide logs for each boring. Describe the shallow landslide feature in the boring log. (New Issue)
<input type="checkbox"/>	13	Show the landslide limits on the Geologic Map. (New Issue)
<input type="checkbox"/>	14	The geotechnical consultant must comment whether or not the proposed project as recommended will measurably destabilize neighboring properties or induce the settlement of adjacent structures. (New Issue)
<input type="checkbox"/>	15	The geotechnical investigation must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 04/20/2012	Deemed Complete on 04/20/2012
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 04/20/2012	
Reviewer: Keshavarzi, Mahmood (619) 533-4692	Assigned: 04/23/2012	
Hours of Review: 4.00	Started: 05/09/2012	
Next Review Method: Conditions	Review Due: 05/11/2012	
	Completed: 05/10/2012	COMPLETED ON TIME
	Closed: 06/05/2012	

- . The review due date was changed to 05/16/2012 from 05/16/2012 per agreement with customer.
- . We request a 3rd complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with PUD-Water & Sewer Dev (6 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 88 reviews, 92.0% were on-time, and 82.4% were on projects at less than < 3 complete submittals.

1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Sheet 2 of 4: Please add "PRIVATE" to utility easement, sewer force laterals and water services on section A-A. (From Cycle 5)
<input checked="" type="checkbox"/>	7	Sheet 2 of 4: Call out the proposed sewer force laterals as "PRIVATE". (From Cycle 5)
<input checked="" type="checkbox"/>	8	Sheet 2 of 4: Please add the following note; "The Subdivider shall process encroachment maintenance and removal agreements, for all private water and sewer service within the public right-of-way". (From Cycle 5)

CDP Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and the design and construction of new water services, outside of any driveway, and the disconnection at the water main of the existing unused water service, if required adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	10	The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	11	All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue)
<input type="checkbox"/>	12	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed private sewer service within the public right-of-way, in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	13	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"/>	14	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 Facility Design Guidelines and City regulations, standards and practices. (New Issue)

