



# Cycle Issues DRAFT

4/26/22 11:07 am

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THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003B

## Project Information

**Project Nbr:** 673278      **Title:** Digital - 7310 & 7312 Fay  
**Project Mgr:** Rom, Catherine      (619) 446-5277      crom@sandiego.gov

\*672278\*

## Review Information

<b>Cycle Type:</b> 7 Conditions	<b>Submitted:</b>
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b>
<b>Reviewer:</b> Jimenez, Meryl (619) 446-5098 MBJimenez@sandiego.gov	<b>Assigned:</b>
<b>Hours of Review:</b> 0.00	<b>Started:</b>
<b>Next Review Method:</b> Conditions	<b>Review Due:</b>
	<b>Completed:</b>
	<b>Closed:</b>

- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with PUD-Water & Sewer Dev (None of which are new)

## 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 new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. (From Cycle 4)
<input type="checkbox"/>	2	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 Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. (From Cycle 4)
<input type="checkbox"/>	3	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (From Cycle 4)
<input type="checkbox"/>	4	All proposed private water and sewer facilities 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. (From Cycle 4)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Meryl Jimenez at (619) 446-5098. Project Nbr: 673278 / Cycle: 7





L64A-003B

## Review Information

**Cycle Type:** 7 Conditions  
**Reviewing Discipline:** LDR-Engineering Review  
**Reviewer:**

**Submitted:**  
**Cycle Distributed:**  
**Assigned:**  
**Started:**  
**Review Due:**  
**Completed:**  
**Closed:**

**Hours of Review:** 0.00  
**Next Review Method:** Conditions

- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-Engineering Review (None of which are new)

## 2nd Review

### Conditions

#### CDP/SDP conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	The Coastal Development Permit and Site Development Permit shall comply with the conditions of the Final Map for Fay Tentative Map No. 2513092. (From Cycle 6)
<input type="checkbox"/>	14	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private walkway, landscape and irrigation located within the Fay Avenue's right-of-way, satisfactory to the City Engineer.  (From Cycle 6)
<input type="checkbox"/>	15	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing curb, and replacement with current City standard curb & gutter, adjacent to the site on Fay Avenue, satisfactory to the City Engineer. (From Cycle 6)
<input type="checkbox"/>	16	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk with current City standard sidewalk, adjacent to the site on Fay Avenue, satisfactory to the City Engineer. (From Cycle 6)
<input type="checkbox"/>	17	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement the existing alley with current City standard concrete alley, adjacent to the site, satisfactory to the City Engineer. (From Cycle 6)
<input type="checkbox"/>	18	The drainage system proposed for this subdivision, as shown on the Tentative Map Exhibit, is subject to approval by the City Engineer. (From Cycle 6)
<input type="checkbox"/>	19	Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 6)
<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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.  (From Cycle 6)

#### TM conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	The Final Map shall comply with the provisions of Coastal Development Permit No. 2513090 and Site Development Permit No. 2513091. (From Cycle 6)
<input type="checkbox"/>	22	The Subdivider shall obtain 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 Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. (From Cycle 6)
<input type="checkbox"/>	23	The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot  (From Cycle 6)

#### Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Whereas the map proposes the subdivision of 0.1608 acres site into two (2) lots for 2 units residential development.  (From Cycle 6)





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Issue

Cleared? Num Issue Text

25 The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that:

(From Cycle 6)

26 (B) The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. (From Cycle 6)

**Streetlight Determination**

Issue

Cleared? Num Issue Text

27 Engineering Review has determined that new streetlights are not required, since the project is less than 4 lots.

(From Cycle 6)





# Cycle Issues DRAFT

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THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

## Review Information

**Cycle Type:** 7 Conditions

**Reviewing Discipline:** LDR-Transportation Dev

**Reviewer:**

**Hours of Review:** 0.00

**Next Review Method:** Conditions

**Submitted:**

**Cycle Distributed:**

**Assigned:**

**Started:**

**Review Due:**

**Completed:**

**Closed:**

- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Transportation Dev (None of which are new)

## 2nd Review - 09/20/21

### Draft Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	All on-site parking stalls shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC. (From Cycle 6)





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## Review Information

**Cycle Type:** 7 Conditions  
**Reviewing Discipline:** LDR-Map Check  
**Reviewer:** Ocampo, Saturnino  
(619) 446-5310  
Socampo@sandiego.gov  
**Hours of Review:** 0.00  
**Next Review Method:** Conditions

**Submitted:**  
**Cycle Distributed:**  
**Assigned:**  
**Started:**  
**Review Due:**  
**Completed:**  
**Closed:**

- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Map Check (None of which are new)

## TM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	This project proposes the subdivision of 0.1608 acre property into 2 parcels and requires a Tentative Map which may be approved, conditionally approved, or denied in accordance with Process 3 pursuant to the City of San Diego Land Development Code section 125.0430. (From Cycle 4)
<input type="checkbox"/>	7	Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.1608 acres properties into 2 Parcels shall be recorded at the San Diego County Recorder's Office. (From Cycle 4)
<input type="checkbox"/>	8	Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
		If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map. (From Cycle 4)
<input type="checkbox"/>	9	The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
		All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes. (From Cycle 4)
<input type="checkbox"/>	10	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
		(From Cycle 4)
<input type="checkbox"/>	11	The Parcel Map shall: <ul style="list-style-type: none"> <li>a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (From Cycle 4)</li> </ul>
<input type="checkbox"/>	12	(continued) <ul style="list-style-type: none"> <li>b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map. (From Cycle 4)</li> </ul>

