



Cycle Issues DRAFT

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

L64A-003B

Project Information

Project Nbr: 693412 **Title:** Digital - Bathey Project
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/21/2022	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 11/22/2022	
	Started: 12/20/2022	
Hours of Review: 0.50	Review Due: 12/07/2022	
Next Review Method: Conditions	Completed: 12/20/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (3 of which are new issues).

1st Rev 111021

Land Use Rev

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	LJ Community Plan includes Commercial Development recommendations that are applicable. Show conformance with recommendations a. - m. on pages 86-87. (From Cycle 2)

Zoning Rev

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	Unit 2 - Proposed deck on top of garage may not encroach into the RYSB. (From Cycle 2)
<input checked="" type="checkbox"/>	8	Unit 2 - Proposed deck on the north side of the building may not encroach into the SYSB. (From Cycle 2)
<input checked="" type="checkbox"/>	12	More comments will follow in subsequent reviews when the requested corrections and information are provided at resubmittal. (From Cycle 2)

Recheck

Zoning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	Plans are showing two Junior ADU's on a site. JADU's are limited to one JADU on a site with an existing or proposed single dwelling unit. Plans show two dwelling units, which a JADU would not be permitted. The project must be in compliance with the ADU and JADU regulations within the Coastal Overlay Zone as Ordinance O-21254 has not been certified by the Coastal Commission as part of the Local Coastal Program. A scope change will be required to show conformance to all applicable regulations within the Coastal Overlay Zone. (From Cycle 6)
<input checked="" type="checkbox"/>	13	See Comments #7 and #8. Deck may not encroach into required setbacks. (From Cycle 6)
<input checked="" type="checkbox"/>	15	Dwelling unit and Junior Unit in the rear is encroaching into the 15 foot rear yard setback. Remove encroachments from the rear yard setback. (From Cycle 6)
<input checked="" type="checkbox"/>	16	Per SDMC 159.0103 Where not otherwise specified in the La Jolla Planned District, Chapter 13 Base Zone Regulations apply. Garage in the rear yard setback may not encroach and be attached to the dwelling unit per SDMC 131.0461(a)(12)(C). (From Cycle 6)

Third Review

Zoning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Scope has changed to propose two units with a commercial space and rename the JADU's to ADU's. Project is in conformance to the LJPDO. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	The ADU may not be sold or conveyed separately from the primary dwelling units. (New Issue)
<input type="checkbox"/>	19	The ADU shall not be used for a rental term of less than 31 consecutive days. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 693412 / Cycle: 8





L64A-003B

Review Information

Table with review details: Cycle Type (8 Submitted), Submitted (11/21/2022), Reviewing Discipline (LDR-Landscaping), Cycle Distributed (11/21/2022), Reviewer (Neri, Daniel), Assigned (11/22/2022), Hours of Review (2.00), Started (12/27/2022), Next Review Method (Conditions), Review Due (12/07/2022), Completed (12/27/2022), Closed.

- The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
The reviewer has requested more documents be submitted.
Your project still has 6 outstanding review issues with LDR-Landscaping (7 of which are new issues).

1st Review (Cycle 2)

LDC Regs

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 3 issues related to landscape requirements and descriptions.

2nd Review

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 3 issues related to elevation labels, water line conflicts, and landscape calculations.

3rd Review - 12/27/2022

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 1 issue: All issues have been addressed. Project cleared for hearing.

Draft Permit Conditions

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 issues related to construction permit requirements for grading and landscape improvements.

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 693412 / Cycle: 8





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, 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 Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6. (New Issue)
<input type="checkbox"/>	38	In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.' (New Issue)
<input type="checkbox"/>	39	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. (New Issue)
<input type="checkbox"/>	40	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace 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 (New Issue)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/21/2022	
Reviewer: Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	Assigned: 12/01/2022	
	Started: 12/29/2022	
Hours of Review: 4.50	Review Due: 12/07/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/29/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (5 of which are new issues).

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Please show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project.
		(From Cycle 2)
<input checked="" type="checkbox"/>	13	Also, please provide detailed cross sections for La Jolla Boulevard and Bonair Way. Additional comments may follow upon response.
		(From Cycle 2)
<input checked="" type="checkbox"/>	14	Please show and call out reconstruction of damaged pavement per current city standards in Bonair Way, full width along entire frontage.
		(From Cycle 2)

INFO

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(From Cycle 2)
<input type="checkbox"/>	24	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.
		(From Cycle 2)
<input type="checkbox"/>	25	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov
		(From Cycle 2)

New Issue Group (4551547)

2nd Review- 06/03/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Please note unchecked comments of previous review are still standing and needs to be addressed. (From Cycle 6)
<input checked="" type="checkbox"/>	27	Please note Municipal Code 142.0610(a) requires all public improvements and dedications be up to current City Standards prior to issuance of building permit. (From Cycle 6)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	28	Regarding comment # 11 of previous review required right of way dedication will be according to street classification and based on City of San Diego's Street Design Manual. Please refer to LDR- Transportation's comment and show it on the site plan. (From Cycle 6)
<input checked="" type="checkbox"/>	29	Please provide a detailed dimensioned cross section for La Jolla Blvd and Bonair Way and show dedicated right of way on the former.(second request) (From Cycle 6)
<input checked="" type="checkbox"/>	30	Circling back to comment # 14 , concrete alley pavement must be full width (PL. to PL) , show it accordingly. (From Cycle 6)
<input checked="" type="checkbox"/>	31	Please note SDG&E must review/approve proposed plan due to existing recorded restriction/easement. Please inform the intake to route a copy for their review. (From Cycle 6)
<input checked="" type="checkbox"/>	32	Revise Site Plan AS1.1 and show corner visibility triangle based on dedicated right of way and new property line. (From Cycle 6)
<input checked="" type="checkbox"/>	33	Revise the Site Plan Sheet A1. Add a note that states: 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)
<input type="checkbox"/>	34	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (From Cycle 6)
<input type="checkbox"/>	35	Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning . (From Cycle 6)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	36	Prior to the issuance of any building permit the Owner/Permittee shall dedicate an additional 6.5 feet on La Jolla Blvd to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	37	Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to repave Bonair Way per current City Standards SDG-121 (full width) adjacent to the site satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	38	Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to construct 8' wide sidewalk per current City Standards maintaing the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on LaJolla Blvd. (New Issue)
<input type="checkbox"/>	39	Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer Landscaping/irrigation and existing sidewalk underdrain within La Jolla Blvd. (New Issue)
<input type="checkbox"/>	40	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. (New Issue)





L64A-003B

Review Information

Table with 2 columns: Field Name and Value. Fields include Cycle Type, Submitted, Reviewing Discipline, Cycle Distributed, Reviewer, Assigned, Hours of Review, Started, Next Review Method, Review Due, Completed, and Closed.

- The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
The reviewer has requested more documents be submitted.
Your project still has 3 outstanding review issues with LDR-Transportation Dev (3 of which are new issues).

1st Review - 11/17/21

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 4 rows of review issues related to public improvements, La Jolla Boulevard, parking table, and short-term bicycle parking.

2nd Review - 06/02/22

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 5 rows of review issues related to public improvements, cross sections, and sidewalk dedications on La Jolla Blvd.

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 693412 / Cycle: 8





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	30	Drafting - La Jolla Blvd: Please revise Sheet AS1.1 to modify 12 ft wide "vehicle turning lane" callout to "two-way left-turn lane". (From Cycle 6)
<input checked="" type="checkbox"/>	31	Parking Ratios: Per response to Issues 10 & 11, applicant states that parking ratios are shown on Sheet AS1.1. However, this has not been completed. Please revise Sheet AS1.1 parking calculations to state the minimum parking ratios required per code for each type of parking. (2nd request) (From Cycle 6)
<input checked="" type="checkbox"/>	32	Automobile Parking (Commercial Office): Sheet AS1.1 states that 1 commercial parking space is required. However, per scope change to only propose commercial office, the minimum required parking ratio is 2.9 spaces/1,000 sf per SDMC Table 142-05G, or 2 spaces. The proposed 1 off-street commercial space and 1 accessible on-street space are adequate to satisfy this requirement. Please revise Sheet AS1.1 parking calculations to state this. (From Cycle 6)
<input checked="" type="checkbox"/>	33	On-street Accessible Parking Space: AS1.1 proposes 1 accessible on-street parking space with 9 ft x 21 ft dimensions. Per email correspondence with applicant on 03/17/22, please revise parking space length to satisfy the minimum 24 ft requirement per SDM-117. Please also callout/note on the plans that the space will be constructed per City Standard Drawings (i.e. blue painted curb and identification sign). (2nd request) (From Cycle 6)
<input checked="" type="checkbox"/>	34	Short-Term Bicycle Parking (Commercial Office): Sheet AS1.1 states that 1 nonresidential short-term bike space is required and 2 spaces are proposed. CAP Checklist Strategy 3, Item 4 states that 2 short-term bike spaces are proposed in public ROW. However, per previous Issue 15 and SDMC Section 142.0530(e)(1)(A), a minimum of 2 nonresidential short-term spaces are required and per Strategy 3, Item 4, more than the minimum of 2 are required (i.e. 3 spaces). Please revise plans and CAP Checklist to state the correct number of nonresidential short-term bike spaces required and proposed, and show (From Cycle 6)
<input checked="" type="checkbox"/>	35	Short-Term Bicycle Parking (Commercial Office, continued): and call out all proposed short-term bicycle parking spaces on site, not in public ROW, per SDMC Section 142.0530(e)(1)(B). (2nd request) (From Cycle 6)
<input checked="" type="checkbox"/>	36	Long-Term Bicycle Parking (Commercial Office): Sheet AS1.1 states that 1 nonresidential long-term bike space is required and 2 spaces are proposed. As CAP Checklist Strategy 3, Item 5 states that the project will not accommodate over 10 employees (per previous Issue 16), long-term bicycle parking spaces are not required per SDMC Section 142.0530(e)(2)(A). Please revise plans and CAP Checklist Strategy 3, Item 4 as necessary to remove nonresidential long-term space requirement. (From Cycle 6)
<input checked="" type="checkbox"/>	37	Motorcycle Parking (Residential): This comment supersedes previous Issue 17. Sheet AS1.1 lists 1 minimum required residential motorcycle space with 1 space proposed. However, the project is not required to provide residential motorcycle spaces per SDMC Table 142-05C (0.1*2=0.2). Please revise to remove this requirement. (From Cycle 6)
<input checked="" type="checkbox"/>	38	Motorcycle Parking (Commercial Office): This comment also supersedes previous Issue 17. Per response to Issue 17, applicant states that 2 nonresidential motorcycle spaces are proposed. However, Sheet AS1.1 lists 1 minimum required nonresidential motorcycle space with 1 space proposed. Please revise to state the correct minimum of 2 motorcycle spaces for the proposed commercial office, per SDMC Section 142.0530(g). The proposed motorcycle space dimensions are adequate. (From Cycle 6)
<input checked="" type="checkbox"/>	39	CAP Consistency Checklist - EV Charging: Please revise CAP Consistency Checklist Strategy 3, Item 3 to select N/A and state that the project is required to provide fewer than 10 parking spaces. (From Cycle 6)
<input checked="" type="checkbox"/>	40	CAP Consistency Checklist - Designated Parking Spaces: Please revise CAP Consistency Checklist Strategy 3, Item 6 to select Yes and state that the project is required to provide 0 designated parking spaces when required to provide 0-9 nonresidential spaces. (From Cycle 6)

Draft Conditions - 12/19/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	41	All on-site parking stalls and aisle widths 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 authorized by the appropriate City decision maker in accordance with the SDMC. (New Issue)
<input type="checkbox"/>	42	Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 6.5 feet along the Tyrian Street/La Jolla Boulevard frontage to provide a minimum 10-foot curb-to-property-line distance, as shown on Exhibit "A", satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	43	Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of one (1) current City Standard on-street accessible parallel parking space along the Tyrian Street/La Jolla Boulevard frontage as shown on Exhibit "A", satisfactory to the City Engineer. (New Issue)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/21/2022	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 11/21/2022	
	Started: 11/21/2022	
Hours of Review: 1.00	Review Due: 12/14/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/22/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Community Planning Group (None of which are new)

📁 11-09-21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (From Cycle 6)
<input type="checkbox"/>	7	If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (From Cycle 6)
<input type="checkbox"/>	8	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (From Cycle 6)

📁 La Jolla Community Plan Area

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count. (From Cycle 2)





L64A-003B

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 11/21/2022	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 11/21/2022	
	Started: 12/13/2022	
Hours of Review: 4.00	Review Due: 12/07/2022	
Next Review Method: Conditions	Completed: 12/13/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with PUD-Water & Sewer Dev (1 of which are new issues).

1st Review; Cycle 2:

Actionable Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	The submitted documents do not contain enough detail regarding the development's proposed use of public water & sewer facilities to facilitate a complete review by PUD. Each submittal must include enough information to establish the manner and the degree of utilization for both the existing and proposed versions of development.

(From Cycle 2)

2nd Review; Cycle 6:

Actionable Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Please provide a Sewer Planning Study indicating how the private sewer lateral service connections utilizing the existing active public sewer main will be accomodated prior to the public main being abandoned and its associated easement vacated.
		"1. A new water meter/ service and sewer line is proposed. The existing sewer easement line is to be abandoned. Video of the sewer line not in use can be provided." - Please email a link to the video.
		(From Cycle 6)
<input checked="" type="checkbox"/>	14	On the Site Plan, within that portion of any public or private water or sewer easement (including public ROWs) which lie on the property under review (or, contiguous to the property under review if the easement is private and was recorded on the adjacent property's title in favor of the property under review), please locate and label all existing and proposed water and sewer facilities and associated appurtenances both PUBLIC and PRIVATE (e.g. PUBLIC WATER MAIN, PUBLIC WATER METER, PRIVATE BACKFLOW PREVENTER, PRIVATE FIRE MAIN, PRIVATE FIRE HYDRANT, PUBLIC SEWER MAIN, PRIVATE SEWER MAIN, PRIV (From Cycle 6)
<input checked="" type="checkbox"/>	15	On the Site Plan, please locate & label all existing water services as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN, EXISTING WATER SERVICE TO BE RETAINED, EXISTING WATER SERVICE TO BE REMOVED, OR, EXISTING WATER SERVICE TO BE PRIVATIZED, and;

On the Site Plan, please locate all existing sewer services and label as:
EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE, EXISTING SEWER LATERAL TO BE RETAINED, EXISTING SEWER LATERAL TO BE REMOVED, OR EXISTING SEWER LATERAL TO BE PRIVATIZED.

(From Cycle 6)

<input checked="" type="checkbox"/>	16	On the Site Plan, within the public ROW, please label any existing sewer lateral located within 10' of either a proposed water service* or an existing/ proposed tree, or within 3' of an existing or proposed driveway as: TO BE ABANDONED AT THE PROPERTY LINE. *Note: An exception allows the horizontal edge-to-edge to be reduced to 5' providing that at any given perpendicular distance from the property line into the public ROW: the bottom elevation of the water pipe is at least 1' higher than the top of the sewer pipe and the minimum pavement slope from the water pipe to the sewer pipe is 2%.
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(From Cycle 6)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17	Private water & sewer mains and service laterals which lay across more than one lot are not permitted unless no other reasonable alternative exists. For those that already exist, or which are being proposed, please locate and label the pipeline On the Site Plan & TM within a private utility easement of reasonable width (normally 6' min. for sewer, 4' for water) and provide a note on both the Title Sheet and Site Plan which clearly indicates which authority will be used for its design (Uniform Plumbing Code or City of San Diego Facility Design Guidelines).

(From Cycle 6)

<input checked="" type="checkbox"/>	18	If the project will be proposing private sewer service laterals across lot lines, please clearly locate and label both the private sewer service laterals the associated private sewer easements (e.g. PROPOSED PRIVATE SEWER SERVICE LATERAL FOR PARCEL #2, and 6' WIDE PRIVATE SEWER EASEMENT ON PARCEL #1 IN FAVOR OF PARCEL #2).
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Notes:

The minimum width required for the entire length of any proposed private sewer easement is equal to the maximum depth of cover required plus one foot (1').

The minimum slope required for any private sewer lateral is 2%.

(From Cycle 6)

3rd Review; Cycle 8:

Draft Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed or abandoned, or ensured the construction or abandonment of via permit and bond, any water and sewer facilities which are either recommended for construction or abandonment within the Project's PUD approved Sewer and Water Studies, or proposed for construction or abandonment within the Project's City approved EXHIBIT 'A'.

(New Issue)





L64A-003B

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 11/21/2022	
Reviewer: Najeeb, Anna (619) 446-5308 ANajeeb@sandiego.gov	Assigned: 11/22/2022	
	Started: 12/02/2022	
Hours of Review: 2.00	Review Due: 12/07/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/02/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 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.
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Map Check (6 of which are new issues).

📁 1st review 6/8/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Show/plot all existing easements as listed in the title report. Make sure the type of easement, recording information and grantee are also indicated to determine whether the easement is granted for private or public use. Clearly identify and show the limits of all public easements on the exhibit that are being proposed to be vacated. If no limits are provided please state if it is a blanket Easement. Clearly label and show the limits of all public easements on the exhibit that are being proposed to be dedicated or granted. (From Cycle 6)
<input type="checkbox"/>	2	Please add a Basis of Bearings (BoB) Statement on sheet 1. If possible, use the underlying map for the basis of bearings. The link below (page 32 et seq) is the City's Mapping & Land Title Document Preparation Manual that discusses the requirements for basis of bearings and the various standard statements for BoB. https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf (From Cycle 6)
<input type="checkbox"/>	3	Plans must be stamped by a Licensed Land Surveyor or a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code). (From Cycle 6)
<input checked="" type="checkbox"/>	4	Please add to the Title sheet of the Costal development permit plan the following approval numbers. CDP NO. 2573646 Easement Vacation: 2592608 (From Cycle 6)

📁 2nd review 12/2/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The City authorizes vacating applicable public service easements under a designated "Process Two" alternative process pursuant to M.C. §125.1030(b). Under the Process Two vacation process, City staff review the public service easement vacation under the express findings criteria set forth in M.C. §125.1040. Under the provisions of M.C. §125.1030(b), City staff decisions are appealable directly to the City Council. If the vacation is approved, the City shall provide a resolution and any accompanying documents, including Quit Claim deeds, to the County Recorder for recordation. (New Issue)
<input type="checkbox"/>	6	Please provide all pertinent mapping and reference documents affecting the proposed public right-of-way vacation. Please contact the project manager for further assistant. See link below for project submittal requirements. https://www.sandiego.gov/sites/default/files/dsdpsm_sec_05.pdf#page=5 (New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	LAND DEVELOPMENT MANUAL VOLUME I, CHAPTER 1 PROJECT SUBMITTAL REQUIREMENTS SECTION 5 SUBDIVISION APPROVALS https://www.sandiego.gov/sites/default/files/dsdpsm_sec_05.pdf MUNICIPAL CODE SUBDIVISION PROCEDURES, CHAPTER 12, ARTICLE 5, DIVISION 10, EASEMENT VACATIONS https://www.sandiego.gov/sites/default/files/dsdpsm_sec_05.pdf (New Issue)
<input type="checkbox"/>	8	EXHIBIT 'B' -Please format plan drawing and content information in accord with City Design Guideline Standards. City of San Diego Design Standards require easement acquisitions and content information be formatted in accordance to City "Design Guidelines and Templates" B-Sheet exhibit plat standards. Please see City "Design Guidelines & Templates / D-Sheet Grading and Improvement Plans / For Dedication-B-Sheet", for easement acquisition reference information and Exhibit "B" plat template: https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates (New Issue)
<input type="checkbox"/>	9	EXHIBIT 'A' - LEGAL DESCRIPTION FORMAT Please provide a project legal description formatted on standard 8"x11" letter size medium containing the following elements: title, general caption, legal description body, reference clause, and Surveyor signature/stamp. (New Issue)
<input type="checkbox"/>	10	Please provide a Preliminary Title Report, issued and dated within a 3-month time period, covering the underlying land encumbered by the proposed subject easement vacation. (New Issue)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 11/21/2022	Deemed Complete on 11/21/2022
Reviewing Discipline: SDG&E	Cycle Distributed: 11/21/2022	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 11/21/2022	
	Started: 11/21/2022	
Hours of Review: 0.50	Review Due: 12/07/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/21/2022	
	Closed:	

- . The review due date was changed to 12/14/2022 from 12/21/2022 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . The reviewer has requested more documents be submitted.

Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	In email dated 11/10/2022, SDG&E determined that there are no conflicts with the project and SDG&E. Applicant directed to ensure that all SDG&E easements be kept clear and free from any obstructions. Also, existing SDG&E facilities need to be clearly marked and protected during construction. (New Issue)

