

La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting.

Action Item

- Project name: PTS: 482904 Lookout Lots 4, & 5 CDP
- Address and APN(s): 352-012-19-00 and 352-012-20-00
- Project contact name, phone, e-mail: Scott Frantz, 858.869.2865, sfrantz@islandarch.com
- Project description, plus
 - lot size: 7816 sq ft and 5045 sq ft
 - existing structure square footage and FAR (if applicable): N/A
 - proposed square footage and FAR: 3414 sq ft/0.43 and 3718 sq ft/0.74
 - existing and proposed setbacks on all sides:
 - Lot 4: Front: 8'-9 7/8" Side: 1'-4" (below grade)/4'-0"/8'-9 7/8" Rear: 6'-7"
 - Lot 5: Front: 5'-11 3/4" Side: 4'-0"/4'-0 1/2" Rear 4'-8 1/2"
 - height if greater than 1-story (above ground): Lot 4: N/A (one story) Lot 5: 29' 2 1/2" from lowered proposed grade
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): No Specific challenges to PDO conformance during lengthy neighbor meeting, attended by 26 neighbors, and two PRC presentations. Projects meet PDO conformance through creative design while considering local neighborhood's bulk and scale.

The Board Members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Marlon I. Pangilinan
Senior Planner
Planning Department
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619-235-5293
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Remaining Cycle Issues DRAFT

6/7/18 2:27 pm

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

L64A-003B-2

Page 1 of 12

Project Information

Project Nbr: 482904 **Title:** Lookout Lots 4, & 5 CDP
Project Mgr: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/02/2018	
Reviewer: Hatinen, Sarah (619) 446-5394 Shatinen@sandiego.gov	Assigned: 05/03/2018	
	Started: 05/22/2018	
Hours of Review: 4.00	Review Due: 05/23/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/22/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 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 2 outstanding review issues with LDR-Planning Review (1 of which are new issues).

2.13.2018

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	Please provide the community planning group comments. (From Cycle 2)

5.22.2018

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	Please provide the community planning group comments. (New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/02/2018	
Reviewer: Dresser, Morgan (619) 446-5404 Mdresser@sandiego.gov	Assigned: 05/03/2018	
	Started: 05/23/2018	
Hours of Review: 6.00	Review Due: 05/29/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/29/2018	
	Closed:	

- . 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-Environmental (9 of which are new issues).

2nd Review (Cycle 2) 2/18

Project Scope

No outstanding Issues

Land Use

No outstanding Issues

Geologic Conditions

No outstanding Issues

Greenhouse Gas Emissions (GHG)

No outstanding Issues

Historical Resources (Archaeol)

No outstanding Issues

Historical Resources (Built En)

No outstanding Issues

Historical Resources (Tribal C)

No outstanding Issues

Hydrology/Drainage

No outstanding Issues

Transportation

No outstanding Issues

Water Quality

No outstanding Issues

Environmental Determination

No outstanding Issues

3rd Review (Cycle 3) 5/2018

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	Geology has reviewed the Addendum Geotechnical Report and Response to LDR-Geology Cycle 2 Review Memorandum, Proposed Residential Remodel and Single-Family Residences, Parcels 1, 2, 4, & 5, Parcel Map 17817, 7727 Lookout Drive, La Jolla, California, prepared by Christian Wheeler Engineering, dated April 12, 2018. Based on that review, the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review. (New Issue)

Greenhouse Gas Emissions (GHG)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	41	EAS has received the updated CAP Consistency Checklist and has the following edits: 1. Responses are not consistent with the new Checklist, please review responses. The Clean and Renewable Energy section no longer exists. Please respond to each question in the box provided. (New Issue)





Historical Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	42	*SECOND REQUEST* Therefore, upon resubmittal of the project, written acknowledgement by the applicant to implement the mitigation measures related to historical resources (archaeology) is required before a formal environmental determination can be made. (New Issue)

Historical Resources (Built En

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	43	Historic Review staff has requested additional information; please refer to Historic Review comments for additional information and/or clarification. Please provide any new information to EAS. EAS will coordinate with Historic Review staff. (New Issue)

Hydrology/ Drainage

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	LDR Engineering Review has requested additional information; please refer to LDR Engineering review comments for additional information and/or clarification. Please provide any new information to EAS with the next submittal. Staff will coordinate with LDR Engineering Review. (New Issue)

Tribal Cultural Resources

No outstanding Issues

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	Engineering Review has determined that a Storm Water Quality Management Plan (SWQMP) is required and is also requesting clarifications/edits to plans; please refer to their comments for additional information. Please provide EAS with any technical reports and/or information with the next submittal. Staff will coordinate with LDR Engineering Review. (New Issue)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)
<input type="checkbox"/>	48	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 05/02/2018	
Reviewer: Neri, Daniel (619) 687-5967 Dneri@sandiego.gov	Assigned: 05/03/2018	
	Started: 05/21/2018	
Hours of Review: 1.00	Review Due: 05/23/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/21/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 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 4 outstanding review issues with LDR-Landscaping (3 of which are new issues).

1st Review - 5/9/2016

No outstanding Issues

2nd Review - 2/12/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	ROW Planting: Please clearly show all planting within the Right Away to include ground covers and shrubs. ROW Planting treatment must be shown. (From Cycle 2)

3rd Review - 5/21/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Tree Legend (Sht. A.1, A2.2): The Landscaping Legend shows a tree symbol for an Olive Tree. However, the plans then list a "Street Tree Legend" and a "Tree Legend on Private Property". This is not clear if the the symbol shown on the Legend is an Olive Tree. Where are the other listed trees being placed? (New Issue)
<input type="checkbox"/>	20	Tree Legend List - Street Trees (Sht. A2.1, A2.2): The Street Tree List still lists trees that are not allowed per district 3 of the La Jolla Community Plan. Please clearly identify the proposed street tree species to conform with the Community Plan. (New Issue)
<input type="checkbox"/>	21	ROW Planting: As per previous issue 16, please show the planting in the ROW. At minimum show location of groundcover with a hatchmark and a list of possible groundcovers specifically for the ROW. (New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 05/02/2018 Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 05/02/2018
Reviewer: Adams, Tamara Assigned: 05/04/2018
(619) 446-5417 Started: 05/23/2018
TAADAMS@sandiego.gov Review Due: 05/23/2018
Hours of Review: 4.50 Completed: 05/23/2018
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 05/31/2018 from 05/29/2018 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 28 outstanding review issues with LDR-Engineering Review (13 of which are new issues).

1st Review issues

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 11 numbered review issues with checkboxes and detailed descriptions of regulatory requirements and project constraints.

For questions regarding the 'LDR-Engineering Review' review, please call Tamara Adams at (619) 446-5417. Project Nbr: 482904 / Cycle: 3





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 12 Revise the Site Plan. Show and call out the proposed Treatment Control BMP's that will be called out in the required SWQMP. (From Cycle 1)
- 23 Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet. Currently, Lookout Drive Right-of-Way is less than 10 feet. Revise the Site Plan and Grading Plan to show and call out the applicant shall dedicate and improve additional right-of-way to provide a 10 feet from curb to property, adjacent to the site on Lookout Drive. Note: No proposed private improvements are in the required dedication area. (From Cycle 1)

2nd Review issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 32 Per the respond letter, the project is resubmitted as two, separate projects, each within the parameters of a Standard Development Project. The respond is not acceptable, because the plans still showed the proposed improvement for two parcels under one project. Therefore, it does not qualify for Standard Development Project. The project is still identified as Priority Project. (From Cycle 2)
- 33 Please address the issues number 1 to 12. Please submit a SWQMP. (From Cycle 2)

3rd Review 5/23/18

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 52 Please follow up with all remaining comments and address them as directed. Please note the following comments are not exclusive and additional comments may be recommended pending further review of any redesign of this project. Should you have any questions/concerns, feel free to contact me at taadams@sandiego.gov.

(New Issue)

Storm Water Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 40 Following up with your response to PDP requirements and classifying the project as a Standard Development, please note that the following is required to make final determination.

(New Issue)
- 41 Sheet C.1: Please provide a breakdown for the Development Data Table to clearly identify the type of proposed surfaces and the square footage for each surface to justify the statement of impervious area < 10000 sqft.

(New Issue)
- 42 Please note that according to the current City of San Diego Storm Water Standards, green roofs do not reduce impervious area when determining projects storm water designated category (i.e. Standard, Priority Development Project, not subject to permanent storm water BMP's). Green roofs reduce the impervious area when calculating the site DCV. Therefore, green roofs do not exempt projects from the PDP requirements.

(New Issue)
- 43 In order to qualify for a Green Roof, the design must comply with the requirements in the City of San Diego Storm Water Standards. Callout the Green Roof Std in accordance with the City of San Diego Storm Water Standards.

(New Issue)
- 44 With your next submittal, please provide details and cross section for the Green Roof and callout on plans.

(New Issue)

Right of Way & Easements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 45 For all third party easement vacation/dedication and work proposed involving a thrid party, please provide an approval from these agencies with your next submittal.

(New Issue)
- 46 Please provide specific dimintions and type of easement for call outs stating "portion public utility easement to be vacated"

(New Issue)





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	Please provide a separate sheet that identifies the outline of the proposed buildings and identifies all easements to be vacated and dedicated. C.1 is cluttered with information, this sheet shall address grading, drainage, storm water, and frontage improvements.
		(New Issue)
<input type="checkbox"/>	48	Please follow up with comment 23 and provide 10' curb to PL, additional street dedication to be addressed by the Transportation Development reviewer.
		(New Issue)

Drainage Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	49	Please note that a maximum of 2 sidewalk underdrains (D-27) per parcel is allowed. Please utilize curb outlets (D-25) and revise the report and the plans accordingly.
		(New Issue)
<input type="checkbox"/>	50	Please provide backup calculations for the C-Value of 0.55 used for the proposed condition. The report shall be prepared per either the County of San Diego Hydrology Manual or per the City of San Diego Drainage Design Manual.
		(New Issue)
<input type="checkbox"/>	51	Please revise the report and the plans accordingly and note that further comments may follow pending reviewing your response to the above comments.
		(New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 05/02/2018	
Reviewer: Santos, Mary Rose (619) 446-5367 MCSantos@sandiego.gov	Assigned: 05/03/2018	
	Started: 05/23/2018	
Hours of Review: 3.00	Review Due: 05/31/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/23/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 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 1 outstanding review issues with LDR-Transportation Dev (1 of which are new issues).

24006606 - 1st Review

No outstanding Issues

2nd Review - 02/13/2018

Project Scope:

No outstanding Issues

Plan Revisions:

No outstanding Issues

Additional Information Needed:

No outstanding Issues

Additional Comments (informati

No outstanding Issues

DRAFT CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	15	All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 by the appropriate City decision maker in accordance with the SDMC. (New Issue)
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Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/02/2018	
Reviewer: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov	Assigned: 05/06/2018	
	Started: 05/06/2018	
Hours of Review: 0.10	Review Due: 05/23/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed:	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (None of which are new)

La Jolla - May 2016

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association at 858.456.7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning 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 provided the group a copy of the project plans and documents. (From Cycle 1) [Recommended]
<input type="checkbox"/>	2	Projects within La Jolla Shores require a recommendation from the La Jolla Shores Planned District Advisory Board, in addition to the La Jolla Community Planning Association (LDC Section 1510.0105(b)). Contact the City Planner Marlon Pangilinan at 619-235-5293 or MPangilinan@sandiego.gov when ready to schedule your project before the LJSPBAB, which meets the third Tuesday of the month. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (From Cycle 1)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: LDR-Geology	Cycle Distributed: 05/02/2018	
Reviewer: Thomas, Patrick (619) 446-5296 pathomas@sandiego.gov	Assigned: 05/02/2018	
	Started: 05/15/2018	
Hours of Review: 2.00	Review Due: 05/23/2018	
Next Review Method: Conditions	Completed: 05/18/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 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.
- . Your project still has 6 outstanding review issues with LDR-Geology (4 of which are new issues).

482904-1 (5/17/2016)

Issues

No outstanding Issues

482904-2 (2/13/2018)

References

No outstanding Issues

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Submit an addendum geotechnical report that specifically addresses the following issues and is prepared in accordance with the City's "Guidelines for Geotechnical Reports." http://www.sandiego.gov/development-services/industry/pdf/geoguidelines.pdf (From Cycle 2)
<input type="checkbox"/>	13	The referenced geotechnical report dated December 5, 2017 provides geologic cross sections A-A' and B-B' which indicate contacts between units (Qop3/Qop4 and Qop3/Qop2) that appear to be truncated. Provide an explanation for the terminated contacts illustrated in the cross sections. Clarify if stratigraphic continuity exists across the site. (From Cycle 2)
<input type="checkbox"/>	14	The geotechnical consultant states that "the proposed site development should be safe to occupy with respect to geologic hazards." The geotechnical consultant must indicate whether or not the proposed site development will be safe to occupy with respect to geologic hazards. (From Cycle 2)
<input type="checkbox"/>	15	Submit original quality prints and digital copies (on CD/DVD/or USB data storage device) of the geotechnical investigation reports listed as "References" and the requested addendum geotechnical document for our records. (From Cycle 2)

482904-3 (5/18/2018)

References

No outstanding Issues

Comments

No outstanding Issues

Proposed Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	<p>GEOLOGY REQUIREMENTS:</p> <p>The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits. (New Issue)</p>
<input type="checkbox"/>	20	The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out. (New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: Plan-Historic	Cycle Distributed: 05/02/2018	
Reviewer: Brown, Jodie (619) 533-6300 JDBROWN@sandiego.gov	Assigned: 05/03/2018	
	Started: 05/23/2018	
Hours of Review: 0.50	Review Due: 05/23/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/23/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 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 5 outstanding review issues with Plan-Historic (1 of which are new issues).

051716

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site located at 7727 Lookout Drive and Parcels 4 is a designated historic resource and is listed as HRB Site #1125. The proposed project also involves work on Parcels 2 and 4. As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(e)(2). (Info Only; No Response or Action Required) (From Cycle 1)
<input type="checkbox"/>	2	The U.S. Secretary of the Interior's Standards can be viewed at the following website: http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm http://www.nps.gov/history/hps/tps/download/standards_guidelines.pdf (pages 68-122) (For Reference Only, No Response or Action Required) (From Cycle 1)
<input type="checkbox"/>	3	The project application proposes the following scope of work: Site Development Permit and Coastal Development Permit for the development of three detached residential units totaling 14,326 sq ft on three existing vacant parcels at and adjacent to 7729 Lookout Dr. . (Info Only; No Response or Action Required) (From Cycle 1)

021518

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Per issue #9 the particulars of the landscape and the hardscape were not provided except in general terms. Please provide more information on these items as they relate to Parcel 4 and in particular the patio area and the green roof on top of the garage and living/dining room area. (From Cycle 2)

052318

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Based on the section detail provided showing the designated resource and the proposed new construction with the planter, staff is concerned that the planter with the proposed plants is going to block the historic view from the designated resource. The plants for this location should be re-considered and lower, ground level plants. Revise the plan to include lower plants. (New Issue)





Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 05/02/2018	Deemed Complete on 05/02/2018
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 05/02/2018	
Reviewer: Rastakhiz, Mehdi (619) 446-5420 mrastakhiz@sandiego.gov	Assigned: 05/02/2018	
	Started: 05/22/2018	
Hours of Review: 3.10	Review Due: 05/23/2018	
Next Review Method: Conditions	Completed: 05/23/2018	
	Closed:	

- . The review due date was changed to 05/31/2018 from 05/29/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with PUD-Water & Sewer Dev (8 of which are new issues).

First Review Comments:

No outstanding Issues

Second Review Comments:

No outstanding Issues

Draft Permit Conditions:

No outstanding Issues

Permit Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, private sewer laterals, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement. (New Issue)
<input type="checkbox"/>	32	Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground 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. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue)
<input type="checkbox"/>	33	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 at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. (New Issue)
<input type="checkbox"/>	34	Prior to the issuance of any building permits, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond. (New Issue)
<input type="checkbox"/>	35	All on-site water and sewer facilities shall be private. (New Issue)
<input type="checkbox"/>	36	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input type="checkbox"/>	37	All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue)
<input type="checkbox"/>	38	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)

