



# Remaining Cycle Issues

7/25/08 1:16 pm

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

L64A-003A-2

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## Project Information

**Project Nbr:** 150694      **Title:** ARCO 1995 RANCHO BERNARDO RD  
**Project Mgr:** Grabski, Patricia      (619) 446-5277      pgrabski@sandiego.gov



## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Wastewater	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> King, Janet (619) 533-4258	<b>Assigned:</b> 06/20/2008	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 07/08/2008	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/08/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Wastewater on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Wastewater (None of which are new)
- . The reviewer has not signed off 1 job.
- . Last month LDR-Wastewater performed 80 reviews, 88.8% were on-time, and 57.8% were on projects at less than < 3 complete submittals.

### COMMENTS:

No outstanding Issues

### CUP CONDITIONS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide. (From Cycle 2)
<input type="checkbox"/>	7	Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (From Cycle 2)
<input type="checkbox"/>	8	Prior to the issuance of any public improvement permits, an Industrial Waste Permit shall be provided from the Metropolitan Wastewater Department (858-654-4106) for this site. (From Cycle 2)
<input type="checkbox"/>	9	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer laterals. (From Cycle 2)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Tripp, Bill (619) 446-5273	<b>Assigned:</b> 06/25/2008	
<b>Hours of Review:</b> 5.00	<b>Started:</b> 07/10/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/11/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 per agreement with customer.
- . 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 26 outstanding review issues with LDR-Planning Review (3 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 117 reviews, 78.6% were on-time, and 44.1% were on projects at less than < 3 complete submittals.

## Project Scope

No outstanding Issues

## Permits Required

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	A Conditional Use Permit (CUP) is required by LDC Sections 131.0520, 131.0522, Table 131-05B). This Permit is processed pursuant to decision Process 3 for hearing and decision by a Hearing Officer whose decision may be appealed to the Planning Commission. The decision of the Planning Commission on the project is not subject to appeal, reference LDC Section 126.0303(a).
<input type="checkbox"/>	6	Please provide a copy of the recorded CUP under which the station currently operates. (From Cycle 2) A Conditional Use Permit, decision Process 3, may be required to accommodate the requested Alcoholic Beverage Outlet. Additional information related to city wide crime rate and concentration of licenses is being requested.
<input type="checkbox"/>	20	This project should be routed to the Police Department for review and comment. (From Cycle 2) Building articulation - LDC Section 131.0554 -  demonstrate compliance on plans (From Cycle 2)

## Supplemental Regulations

### Alcoholic Beverage Outlets

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	The request to sell alcoholic beverages for off-site consumption shall be regulated as an alcoholic beverage outlet subject to LDC Section 141.0502.  Alcoholic Beverage Outlets are permitted as a Limited use by LDC Sections 131.0520, 131.0522 and Table 131-05B, subject to the regulations in Section 141.0502(b).  Exemptions - IF the alcoholic beverage outlet was in existence on 12-20-95, and complies with the provisions of LDC Section 141.0502(a)(4), it MAY BE exempt from the provisions of LDC Section 141.0502. Please provide a copy of license information to enable a determination. (From Cycle 2)
<input type="checkbox"/>	33	Limited Use Regulations - LDC Sect 141.0502(b) - Alcoholic beverage outlets are NOT permitted in any of the following locations:  (1)  (A) Within a census tract, or within 600-ft of a census tract, where the general crime rate exceeds the city wide average general crime rate by more than 20%;  (B) Within a census tract, or within 600-ft of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code Section 23958.4;  continued ... (From Cycle 2)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	34	This project shall be reviewed by the San Diego Police Department and the following information submitted to Planning Review for a determination as to whether a CUP is required.
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Please provide information related to LDC Section 141.0502(b)(1)(A) and (B), consisting of concentration of alcoholic beverage outlets within the census tract and the crime rate as related to the city wide average. (From Cycle 2)

## CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	38	LDC Sections 141.0502(b)(3) through (12) -
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1. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on premises with an alcoholic beverage outlet.

2. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the owner or operator. (From Cycle 2)

<input type="checkbox"/>	39	3. The owner or operator shall provide illumination, at a minimum level of 0.4 footcandles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties. (From Cycle 2)
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<input type="checkbox"/>	40	4. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.
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5. A maximum of 33% of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, and all advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet. (From Cycle 2)

<input type="checkbox"/>	41	6. The owner or operator of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises."
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7. The owner or operator shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.

(From Cycle 2)

<input type="checkbox"/>	42	8. The owner or operator shall provide trash receptacles, conveniently located for use by patrols, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon each receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in parking areas under the control of the owner or operator. (From Cycle 2)
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<input type="checkbox"/>	43	9. The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
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10. Off-street parking shall be provided in accordance with the requirements for retail sales uses (reference LDC Table 142-05D). (From Cycle 2)

<input type="checkbox"/>	44	Should a CUP be required, the San Diego Police Department shall provide a recommendation on the proposed use and location of the alcoholic beverage outlet. The applicant will be provided a copy of the recommendation at least 7 calendar days before the date of the public hearing. The decision maker will review and consider the recommendation before making a decision on the application. (From Cycle 2)
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<input type="checkbox"/>	45	The decision maker may request that the State of California Department of Alcoholic Beverage Control impose restrictions on any alcohol sales license to be issued or renewed by the state. The decision maker's request shall be based on an evaluation of conditions in the area of the property of the alcoholic beverage outlet, including the concentration of alcoholic beverage outlets, high crime rate, or any other conditions in the area that would be aggravated by the sale of alcoholic beverages.
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(From Cycle 2)

<input type="checkbox"/>	46	Off street parking shall be provided in accordance with the requirements for retail sales uses in LDC Table 142.05D.
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(From Cycle 2)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	Conditions addressing the following issues may be imposed by the decision maker:  (A) Entertainment uses or activities or amusement devices on the premises;  (B) Separation, monitoring, or design of the area devoted to alcoholic beverage sales;  (C) Hours of operation;  (D) Security measures; and  (E) Lighting, litter, graffiti or nuisance abatement, or any other special requirements for the premises. (From Cycle 2)
<input type="checkbox"/>	48	The owner or operator shall post a copy of the CUP conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency. (From Cycle 2)
<input type="checkbox"/>	49	The CUP shall include a date on which the permit will expire and become void. This date shall not be less than 10 years from the approval date of the CUP. (From Cycle 2)
<input type="checkbox"/>	50	26. No fewer than seven (7) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department. (From Cycle 2)
<input type="checkbox"/>	51	All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations. (From Cycle 2)
<input type="checkbox"/>	52	35. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.  (From Cycle 2)
<input type="checkbox"/>	53	Merchandise, materials, and products for sale shall be stored and displayed only within an enclosed building, except that motor oil, tires, batteries, and other automotive supplies may be displayed at pump islands or adjacent to a building if the display or storage racks and containers are designed to appear as an integral part of the pump island or building exterior.  (From Cycle 2)
<input type="checkbox"/>	54	When a service station is abandoned or the use changes, the property owner shall remove the underground tanks in accordance with the procedures of the City of San Diego Fire Department and the County of San Diego Health Services Department. (From Cycle 2)

## Signage

No outstanding Issues

## 2nd Review 7-08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	59	Provide data from the Police Department related to crime rate and license concentration so that a determination can be made whether a CUP is required for an Alcoholic Beverage Outlet.
<input type="checkbox"/>	60	SECOND REQUEST (New Issue) Related to Comment 20 - Building Articulation -  Please demonstrate compliance with this requirement. Compliance can be demonstrated by providing information such as that included in Table and Diagram 131-05F, in a tabular or matrix format. (New Issue)
<input type="checkbox"/>	61	Signage - provide a development summary which provides the following information for comparison -  signage allowed under city-wide signage regulations; and proposed signage  This comparison is required so that a determination can be made whether the proposed signage exceeds that allowed under city-wide. If the proposed signage exceeds that allowed under city-wide, a deviation or variance may be required.  An analysis may indicate city-wide signage is more liberal and effect a decision to eliminate the proposed signage from this project. (New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Benally, Rhonda (619) 446-5468	<b>Assigned:</b> 06/23/2008	
<b>Hours of Review:</b> 0.00	<b>Started:</b> 07/14/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/16/2008	
	<b>Completed:</b> 07/17/2008	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Environmental (9 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 96 reviews, 72.9% were on-time, and 52.9% were on projects at less than < 3 complete submittals.

### **XIS 4/24/08 1st Rev**

No outstanding Issues

### **Review 7/17/08**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	EAS is not able to make a determination pending additional information. Also, the project is pending resolution of the other reviewing disciplines (i.e. LDR-Planning, Long Range Planning, LDR-Engineering and LDR-Landscaping) issues. EAS did not receive responses to EAS letter dated May 21, 2008, therefore the following issues remain outstanding. Please respond to comments listed below; (New Issue)

### **Health and Human Safety**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	SECOND REQUEST The proposed project is located in proximity of residential development northeast of this site. The project site is located on the San Diego County Environmental Assessment Case Listings (2007) for Hazardous Materials which lists three closed cases and that the drinking water aquifer was impacted. Provide clearance letters to show that these issues were resolved. Provide EAS staff with a copy of the closure letter(s) from the County of San Diego, Department of Environmental Health. (New Issue)
<input type="checkbox"/>	4	In addition, the applicant needs to complete Development Services Department (DSD) form DS-3163, "Hazardous Materials Questionnaire." See DSD Information Bulletin 116 for more information. Provide a copy of this questionnaire to EAS Staff in your next submittal. (New Issue)

### **Land Use/Neighborhood Characte**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	SECOND REQUEST The project proposes to update an existing CUP that has been in effect since approximately 1996 and includes a request to allow some operations 24-hours a day, the sale of alcoholic beverage sales and a new car wash on the premises. LDR-Planning has indicated the project shall be reviewed by the San Diego Police Department in regards to alcoholic beverage outlets. Please note, EAS cannot sign of this issue until Police (vice detail) and the LDR-Planning clear related issues. (New Issue)

### **Noise**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	SECOND REQUEST The City's CEQA Significance Determination Threshold Guidelines states that if a project generates noise levels at the property line which exceed the City's Noise Ordinance Standards is considered potentially significant (such as carwash or project operating noisy equipment). The City's Noise Abatement and Control regulations indicates that the noise threshold for commercial zones as 65 decibel (dB) level between 7 a.m. to 7 p.m., and 60 dB between 7 p.m. and 7 a.m. (New Issue)
<input type="checkbox"/>	7	(Continued) Therefore provide either an acoustical analysis or additional information (e.g. equipment noise specification or data) delineating the noise decibel levels emitted from various distances from the car wash facility. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 150694 / Cycle: 6





# Remaining Cycle Issues

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## Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	LDR-Transportation indicated in their comments that they have reviewed a Draft Traffic Study, dated February 2008 prepared by Cornerstone Engineering, and that the City's Transportation Reviewer considered the report adequate. Provide a copy of Traffic Study to EAS Staff. (New Issue)

## Grading Data

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	LDR-Engineering has indicated the grading data provided on the Grading Plan (Sheet GG-2) is incomplete. Refer to LDR-Engineering for additional comments. (New Issue)

## New Issue Group (967153)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Please note additional environmental issues may arise as the review progresses. (New Issue)





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Hempton, Alexander (619) 446-5349	<b>Assigned:</b> 06/25/2008	
<b>Hours of Review:</b> 1.50	<b>Started:</b> 06/25/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/11/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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-Landscaping 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-Landscaping (2 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 77 reviews, 85.7% were on-time, and 41.9% were on projects at less than < 3 complete submittals.

### 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Utilities: Show all proposed utilities located within the public right-of-way, including underground water, sewer, gas, and overhead and underground electric and telephone cables. [Submittal Requirements] Ensure compliance with Minimum Tree Separation Table. (From Cycle 2)
<input type="checkbox"/>	12	Identify the existing street tree species and be consistent with proposed street trees. (From Cycle 2)

### 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	There is a conflict between the sewer and water lines and required trees. Provide a 10' separation between the trees and sewer line. Provide a 5' separation between trees and water line. Adjust the location of the proposed trees and/or water/sewer lines to meet the requirements of the Minimum Tree Separation Table. (New Issue)
<input type="checkbox"/>	14	Follow-up to previous issue #12: provide a note identifying the existing tree species on the adjacent roads. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Alexander Hempton at( 619) 446-5349. Project Nbr: 150694 / Cycle: 6





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Ocen, Julius (619) 446-5295	<b>Assigned:</b> 06/23/2008	
<b>Hours of Review:</b> 8.10	<b>Started:</b> 07/09/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/10/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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 6 outstanding review issues with LDR-Engineering Review (3 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 93 reviews, 87.1% were on-time, and 41.3% were on projects at less than < 3 complete submittals.

## 📁 Cycle 2 1st Review issues

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Please provide cross-sections of all adjacent streets that shows all elements in the cross-section including the curb to property line distances. Note that the existing pedestrian ramp at the corner of Rancho Bernardo road and Bernardo center Drive shall be replaced with a current city standard pedestrian ramp satisfactory to the city engineer. (From Cycle 2)
<input type="checkbox"/>	4	There are reduced plans included in the WQTR for the hydrology/drainage plan. Please include full sized drawings as part of the review package. (From Cycle 2)
<input type="checkbox"/>	9	The project is proposing the use of type 'A' D-25 curb outlet. Please provide a volume calculation in a preliminary drainage study that clarifies/justifies the use of the curb outlet rather than a sidewalk underdrain per the city's drainage design manual. (From Cycle 2)

## 📁 2nd Review Issues Cycle 6

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	The grading data table is not complete. There will be cut/fill at the new structure foundation and pad areas that will generate soil volumes. Please update the grading table to reflect these conditions. (New Issue)
<input type="checkbox"/>	11	Issue No. 4 is still pending. Please provide requested cross-sections. (New Issue)
<input type="checkbox"/>	13	Issue No. 9 is still pending. Please provide requested information for review. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Julius Ocen at (619) 446-5295. Project Nbr: 150694 / Cycle: 6





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<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Lundquist, Jim (619) 446-5361	<b>Assigned:</b> 06/23/2008	
<b>Hours of Review:</b> 4.00	<b>Started:</b> 07/07/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/07/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 per agreement with customer.
- . 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 2 outstanding review issues with LDR-Transportation Dev (2 of which are new issues).
- . Last month LDR-Transportation Dev performed 59 reviews, 61.0% were on-time, and 39.6% were on projects at less than < 3 complete submittals.

### 43-0287 04/22/08

No outstanding Issues

### 43-0287 05/08/08 TIS

No outstanding Issues

### 43-0287 07/07/08 CONDITIONS

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 6 | CONDITION: No fewer than nine (9) parking spaces shall be permanently maintained on the site within the approximate location shown on the project's Exhibit "A". Include one disabled accessible spaces per CBC Chapter 11A, Section 1118A. Further, 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 City Manager. (New Issue) |
| <input type="checkbox"/> | 7 | CONDITION: The project shall close all non-utilized driveways and replace them with full-height curb, gutter, and sidewalk to the satisfaction of the City Engineer. (New Issue)   |





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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> Fire-Plans Officer	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Medan, Bob (619) 236-6262	<b>Assigned:</b> 06/19/2008	
<b>Hours of Review:</b> 0.50	<b>Started:</b> 06/20/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 06/20/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 per agreement with customer.
- . We request a 3rd complete submittal for Fire-Plans Officer on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plans Officer performed 27 reviews, 92.6% were on-time, and 60.0% were on projects at less than < 3 complete submittals.

### Fire Dept. issues (1st review)

No outstanding Issues

### Fire Dept. issues (2nd review)

No outstanding Issues





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> Plan-Long Range Planning	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Schoenfisch, Brian (619) 533-6457	<b>Assigned:</b> 06/23/2008	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 06/25/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/01/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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 Plan-Long Range Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Plan-Long Range Planning (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month Plan-Long Range Planning performed 47 reviews, 61.7% were on-time, and 41.0% were on projects at less than < 3 complete submittals.

## Long Range Planning

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Both the rear building elevation and the east building elevation should be more visually-interesting, as they will be partially visible. This can be achieved by simple measures such as the planting of vines or the subtle introduction of color. (From Cycle 2)

## 2nd Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The above issue has not been addressed. Further, the additional signage under the faux arches on both the east and west sides of the front elevation does not relate to the community character. The General Plan's Urban Design Element encourages the use of materials and finishes that reinforce a sense of quality and permanence. The building should be designed as to contribute to a positive neighborhood character and relate to the neighborhood and community context. (New Issue)





# Remaining Cycle Issues

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

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Grabski, Patricia (619) 446-5277	<b>Assigned:</b> 07/22/2008	
<b>Hours of Review:</b> 5.00	<b>Started:</b> 07/22/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/22/2008	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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 Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 82 reviews, 65.9% were on-time, and 42.1% were on projects at less than < 3 complete submittals.

## Ranch Bernardo

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A formal recommendation has not been received from the Rancho Bernardo Community Planning Board. Please contact Ellen Willis, chair of the Rancho Bernardo Community Planning Board, at 858-451-6288 or via email at ebwetc@aol.com, to arrange a formal presentation of the project and obtain their recommendation. The Rancho Bernardo Community Planning Board is to submit the Community Planning Committee Distribution Form Part 2 with vote count, date of vote with signature of chair or secretary, or provide the approved meeting minutes with vote count to the Project Manager. (From Cycle 2)





## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> LDR-Water Review	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Gascon, Chris (619) 533-7417	<b>Assigned:</b> 06/23/2008	
<b>Hours of Review:</b> 1.50	<b>Started:</b> 07/09/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/11/2008	
	<b>Completed:</b> 07/09/2008	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/24/2008	

- . The review due date was changed to 07/18/2008 from 07/18/2008 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-Water Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Water Review (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Water Review performed 95 reviews, 91.6% were on-time, and 54.5% were on projects at less than < 3 complete submittals.

### Comments from Water Review Sec

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	8	If you have any questions regarding the Water Review Section comments, please contact Associate Civil Engineer Chris Gascon at (619) 533-7417. (From Cycle 2)

### Draft CUP Conditions - Water

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	9	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) as needed, and the removal of any existing unused services, within the Bernardo Center Drive right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 2)
	<input type="checkbox"/>	10	If a new water service is required, prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a 12-inch diameter water main in Bernardo Center Drive right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. All new required water services to the project site will connect to the 12-inch diameter water main. (From Cycle 2)
	<input type="checkbox"/>	11	Prior to the issuance of any building permits, 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) within the development, in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 2)
	<input type="checkbox"/>	12	Prior to the issuance of any certificates of occupancy, the public water facilities, necessary to serve this development, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 2)
	<input type="checkbox"/>	13	The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," shall be modified at final engineering in accordance with accepted studies and standards. (From Cycle 2)

### 2nd Review - Water Review Sect

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	14	In response to comment numbers 9 and 10 of the June 18, 2008 letter from Gary Engineering, until the applicant provides an approved water meter data card which can verify that the existing water service to the site can adequately serve the proposed project, the draft permit conditions for the installation of a new water service, removal off all unused water service(s) and the construction of a 12-inch diameter water main in Bernardo Center Drive must remain. (New Issue)





# Remaining Cycle Issues

7/25/08 1:16 pm

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

L64A-003A-2

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## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/18/2008	Deemed Complete on 06/19/2008
<b>Reviewing Discipline:</b> SDPD-Vice	<b>Cycle Distributed:</b> 06/19/2008	
<b>Reviewer:</b> Grabski, Patricia (619) 446-5277	<b>Assigned:</b> 07/22/2008	
<b>Hours of Review:</b> 5.00	<b>Started:</b> 07/22/2008	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 07/18/2008	
	<b>Completed:</b> 07/22/2008	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/24/2008	

- . We request a 2nd complete submittal for SDPD-Vice on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month SDPD-Vice performed 2 reviews, 50.0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

## New Issue Group (968827)

No outstanding Issues

