



Remaining Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A-2

Project Information

Project Nbr: **119560**

Title: SAN RAFAEL PARISH



Project Mgr: Daly, Tim

(619) 446-5356

tdaly@sandiego.gov

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 03/28/2007 Deemed Complete on 03/28/2007

Reviewing Discipline: LDR-Engineering Review

Cycle Distributed: 03/29/2007

Reviewer: Canning, Jack
(619) 446-5425

Assigned: 04/03/2007

Started: 04/18/2007

Hours of Review: 5.00

Review Due: 04/19/2007

Next Review Method: Submitted (Multi-Discipline)

Completed: 04/19/2007 **COMPLETED ON TIME**

Closed: 05/07/2007

- . 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 9 outstanding review issues with LDR-Engineering Review (4 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 153 reviews, 92.2% were on-time, and 32.9% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 10 | On the Site Plan, the North parking area shows vehicular access to the adjoining north church property. The Grading Plan does not show this access. Revise the Grading Plan to show what parking area changes will be required to provide the vehicular access. (From Cycle 4) |
|--------------------------|----|--|

Conditions (draft)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 13 | All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee. (From Cycle 4) |
| <input type="checkbox"/> | 14 | The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer. (From Cycle 4) |
| <input type="checkbox"/> | 15 | The applicant shall reconstruct the two existing curb returns by adding current City Standard pedestrian ramps Standard Drawing SDG-132 and SDG-133 with truncated domes, adjacent to the site. (From Cycle 4) |
| <input type="checkbox"/> | 16 | Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020. (From Cycle 4) |

Engineering 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|----|---|
| <input type="checkbox"/> | 17 | Per phone conversation with Mark Farrington, vehicular access to the Church parking lot north of the project will not be part of this project.

Remove the proposed parking revisions on Site Plan Sheet 11 to match Grading Plan Sheet 5.

(New Issue) |
| <input type="checkbox"/> | 18 | Per phone conversation with Mark Farrington, the existing fire hydrant in the north parking area will be relocated as a part of this project.

Revise Site Plan Sheet 11.
Change the call out for the fire hydrant to state: RELOCATE EXISTING FIRE HYDRANT.

(New Issue) |
| <input type="checkbox"/> | 19 | Revise the WQTR Treatment Control BMP's Section.
Per Table 5 of the City of San Diego Storm Water Standards Manual, filter inserts are not the most effective BMP for removing the pollutants generated by this project. They are also not the most effective BMP for removing pollutants impacting downstream water bodies.
Please provide justification and alternative analysis in your WQTR as your basis of selection for filter inserts.

(New Issue) |

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 119560 / Cycle: 7



Remaining Cycle Issues



<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Revise the WQTR, Structural Treatment Section. Add Numeric Sizing calculations that verify that the flow-based BMP's chosen for this project have been designed to mitigate the maximum flow rate of run-off per Table 4 of the City of San Diego Storm Water Standards. (New Issue)





Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 03/29/2007	
Reviewer: Lundquist, Jim (619) 446-5361	Assigned: 04/03/2007	
Hours of Review: 4.00	Started: 04/16/2007	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 04/19/2007	
	Completed: 04/16/2007	COMPLETED ON TIME
	Closed: 05/07/2007	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Transportation Dev (7 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 70 reviews, 91.4% were on-time, and 31.7% were on projects at less than < 3 complete submittals.

42-7252 01/19/07 comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Provide a copy of PCD # 99-0243. Provide information on the request to amend PCD. Clearly describe the proposed changes to the PCD #99-0243.
<input type="checkbox"/>	2	Provide copies of the proposed new CUP and PDP. (From Cycle 4) On sheet 1 of 14, the table titled "Parking Lot Calculations", the information provided is a tabulation of the existing parking spaces and the proposed parking spaces on site. Provide a parking table on the site plan per the City Land Development Code (LDC) for the minimum parking requirement for the entire project site not in a transit overlay zone which identifies the number of automobile parking spaces including carpool spaces and accessible spaces; motorcycle spaces; and bicycle spaces with bike lockers with shower facilities available onsite. (From Cycle 4)
<input type="checkbox"/>	3	Additional comments and conditions may be provided pending further review or redesign of this project. (From Cycle 4)

42-7252 04/16/07 comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Provide evidence of the square footage allocation of the pad for the the proposed project. (New Issue)
<input type="checkbox"/>	5	Provide evidence that the proposed parking is adequate for the proposed project. (New Issue)
<input type="checkbox"/>	6	Provide the shared parking agreement. Does the existing church have a shared parking agreement with this neighboring site? (New Issue)
<input type="checkbox"/>	7	Provide any shared access agreement(s) for the proposed project. (New Issue)
<input type="checkbox"/>	8	The parking title sheet lists two parking calculations for the existing church - one for 180 spaces and one for 196 spaces. Please provide actual numbers. If the church is proposing to modify their existing site, it is part of this PCD and this application? (New Issue)
<input type="checkbox"/>	9	Please address the unanswered portions of comments 1 and 2 above. (New Issue)
<input type="checkbox"/>	10	(Repeat) Additional comments and conditions may be provided pending further review or redesign of this project. (New Issue)





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L64A-003A-2

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: Fire-Plans Officer	Cycle Distributed: 03/29/2007	
Reviewer: Medan, Bob (619) 236-6262	Assigned: 04/02/2007	
Hours of Review: 0.50	Started: 04/03/2007	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 04/19/2007	
	Completed: 04/03/2007	COMPLETED ON TIME
	Closed: 05/07/2007	

- . 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 43 reviews, 95.3% were on-time, and 54.1% 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

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L64A-003A-2

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/29/2007	
Reviewer: Daly, Tim (619) 446-5356	Assigned: 05/07/2007	
Hours of Review: 0.10	Started: 05/07/2007	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 04/19/2007	
	Completed: 05/07/2007	COMPLETED LATE
	Closed: 05/07/2007	

- . 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 126 reviews, 50.0% were on-time, and 38.8% were on projects at less than < 3 complete submittals.

Rho. Bernardo

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Jim Denton, Chair of the Rancho Bernardo Community Planning Board at (858) 385-0150 to inquire about the community planning group meeting dates, times and location for community review of this project at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents. (From Cycle 4)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/29/2007	
Reviewer: Oakley, Jeffrey (619) 446-5355	Assigned: 04/03/2007	
Hours of Review: 6.00	Started: 04/12/2007	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 04/19/2007	
	Completed: 04/17/2007	COMPLETED ON TIME
	Closed: 05/07/2007	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 3rd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-Landscaping (11 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 231 reviews, 90.0% were on-time, and 65.8% were on projects at less than < 3 complete submittals.

Landscape 1st Review

General Information

No outstanding Issues

Submittal Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Legend: Provide the following information in the legend, by category (e.g., trees, shrubs and groundcover): - Symbol for all proposed plant materials. - Botanical names and common names. (Provide more than 2 selections under each symbol.) - Quantities of plant material and on-center spacing for groundcovers. - Mature height/spread of trees and shrubs. - Form and Function of each plant symbol - Symbols for existing plant material to remain - Breakdown in percentages of the various container sizes for each symbol (e.g., 25%, 24" box; 50%, 15 gallon; 25%, 5 gallon) (From Cycle 4)
<input type="checkbox"/>	16	DESIGN STATEMENT: Provide a design statement that verbally describes the theme and/or design intent of the project, covering such items as planting themes, site amenities, recreational open space, pedestrian circulation, pedestrian scale, ADA considerations, water conservation, etc. (LDM 11.1.8). Please include how the proposed landscape (including street tree species) is consistent with the surroundings (or if not, then clarify). (From Cycle 4)

Rancho Bernardo Community Plan

No outstanding Issues

Landscape/Irrigation Regulation

General Yard Requirements

No outstanding Issues

Vehicular Use Area and Points

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Provide one 24-inch box tree within 30 feet of each parking space. Provide a minimum root zone of 40 square feet for each tree. The minimum dimension in any direction must be at least 5 feet (i.e., a min. 5' x 8' inside, clear dimension). Refer to Table 142-04D. (From Cycle 4)

Water Conservation

No outstanding Issues

Revegetation Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	34	Provide Note on Landscape Development Plan : All slope revegetation shall be planted in accordance with the standards referenced within the Land Development Manual - Landscape Standards. (From Cycle 4)

Standard Required Notes

No outstanding Issues

2nd Review

For questions regarding the 'LDR-Landscaping' review, please call Jeffrey Oakley at (619) 446-5355. Project Nbr: 119560 / Cycle: 7





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	45	Please address the following issues prior to resubmittal. You may want to contact the Landscape Planner (Jeff Oakley) at (619) 446-5355 with any comments or questions. (New Issue)
<input type="checkbox"/>	46	Since the existing PCD No. 99-0243 is being Amended with a Planned Development Permit [PDP], please review Section 143.0410 of the Planned Development Permit Regulations for all landscape-related requirements for developments requesting a PDP. (New Issue)
<input type="checkbox"/>	47	Previous Issue No. 9: It is difficult to interpret the Plant Legend with the overlapping road and slope contour graphics. Please provide a clear Plant Legend. It also appears that the information for the proposed "Crape Myrtle" is missing. It also appears that the quantities for the proposed tree and shrub species are missing as well. Please revise the Plant Legend to address all these issues. [Continued to next issue] (New Issue)
<input type="checkbox"/>	48	It appears that the Form and Function has not been provided for all trees and shrubs. Please provide the form and function for all plant material. PLANT FORM: Define trees and shrubs by Form. Typical Forms describe shape and may include: Narrow, Oval, Pyramidal, Round, Spreading or Vase-Shaped. PLANT FUNCTION: Define trees and shrubs by Function. Typical Functions describe purpose and may include: Shade, Screen, Accent, Speciman or Scale. (New Issue)
<input type="checkbox"/>	49	Previous Issue No. 16: Please revise the first sentence of the "Design Concept Statement" to say the following: "The proposed project is part of Approved Planned Commercial Development No. 99-0243, which shall be amended by a Conditional Use Permit and Planned Development Permit." (New Issue)
<input type="checkbox"/>	50	Previous Issue No. 24: It appears that portions of the proposed Vehicular Use Area [VUA] are not meeting the tree spacing requirement per Table 142-04D. Keep in mind that trees used to satisfy this requirement shall be located in the Vehicular Use Area or within the parking lot and not on the perimeter. (New Issue)
<input type="checkbox"/>	51	Previous Issue No. 34: Please revise Note No. 7 on Sheet L-1 to reference the Land Development Manual; Landscape Standards not the Land Development Plan. (New Issue)
<input type="checkbox"/>	52	Provide the following note on Sheet L-1: "All proposed irrigation systems will use an approved rain sensor shutoff device. [142.0403]" (New Issue)
<input type="checkbox"/>	53	It appears that some of the arrows for the "Limit of Project Disturbance Lines" are pointing at the wrong dashed line. Please correct this upon resubmittal. (New Issue)
<input type="checkbox"/>	54	It appears from the Slope Analysis (Sheet C-3) that there are slopes greater than 25% on portions of the project site. Per Section 142.0411 and Table 142-04F, please provide native or naturalized hydroseed mixes for these sloped areas. If the slopes are 4:1 or greater, provide native or naturalized ground cover consisting of rooted cuttings. For hydroseed mixes, indicate pounds per acre and percent pure live seed. (New Issue)
<input type="checkbox"/>	55	Draft Landscape Conditions shall be provided on the next review cycle. (New Issue)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: LDR-Wastewater	Cycle Distributed: 03/29/2007	
Reviewer: King, Janet (619) 533-4258	Assigned: 04/02/2007	
Hours of Review: 1.00	Started: 04/17/2007	
Next Review Method: Conditions	Review Due: 04/19/2007	
	Completed: 04/17/2007	COMPLETED ON TIME
	Closed: 05/07/2007	

- . 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 3 outstanding review issues with LDR-Wastewater (3 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Wastewater performed 89 reviews, 91.0% were on-time, and 62.1% were on projects at less than < 3 complete submittals.

COMMENTS:

No outstanding Issues

CONDITIONS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Prior to the issuance of any engineering permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for private sewer facilities serving this site located in or over the public easement. (New Issue)
<input type="checkbox"/>	7	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. (New Issue)
<input type="checkbox"/>	8	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. (New Issue)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 03/28/2007	Deemed Complete on 03/28/2007
Reviewing Discipline: LDR-Water Review	Cycle Distributed: 03/29/2007	
Reviewer: Tsang, Melvin (619) 533-4689	Assigned: 04/02/2007	
Hours of Review: 3.00	Started: 04/17/2007	
Next Review Method: Conditions	Review Due: 04/19/2007	
	Completed: 04/17/2007	COMPLETED ON TIME
	Closed: 05/07/2007	

- . We request a 3rd complete submittal for LDR-Water Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Water Review (None of which are new)
- . Last month LDR-Water Review performed 115 reviews, 94.8% were on-time, and 59.4% were on projects at less than < 3 complete submittals.

Comments from Water Review

No outstanding Issues

Final CUP/PDP Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	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) outside of any driveway, and the disconnection at the water main of any existing unused water service adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 4) [Recommended]
<input type="checkbox"/>	8	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 serving the project, in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 4) [Recommended]
<input type="checkbox"/>	9	Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer. (From Cycle 4) [Recommended]
<input type="checkbox"/>	10	The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A", shall be modified at final engineering to comply with standards. (From Cycle 4) [Recommended]

