



Cycle Issues

11/29/11 9:28 am

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

L64A-003A

Project Information

Project Nbr: 258647 **Title:** DILUIGI RESIDENCE
Project Mgr: Fitzgerald, PJ (619) 446-5107 pfitzgerald@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/13/2011	Deemed Complete on 10/20/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/20/2011	
Reviewer: Braun, Corey (619) 446-5311	Assigned: 10/21/2011	
Hours of Review: 3.50	Started: 11/10/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/18/2011	
	Completed: 11/18/2011	COMPLETED ON TIME
	Closed: 11/29/2011	

- . The review due date was changed to 11/23/2011 from 11/23/2011 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Planning Review 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 LDR-Planning Review performed 139 reviews, 59.0% were on-time, and 52.8% were on projects at less than < 3 complete submittals.

1st Review 11/18/11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	LDR-Planning has reviewed the proposal to demolish an existing single dwelling unit and construct a new 5,244-square-foot dwelling unit in the RS-1-4 zone within the Peninsula Community Planning area. There are no Planning issues with this proposal as currently designed. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Corey Braun at (619) 446-5311. Project Nbr: 258647 / Cycle: 2





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/13/2011	Deemed Complete on 10/20/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/20/2011	
Reviewer: Szymanski, Jeffrey (619) 446-5324	Assigned: 10/21/2011	
Hours of Review: 2.00	Started: 11/23/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/23/2011	
	Completed: 11/23/2011	COMPLETED ON TIME
	Closed: 11/29/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental 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-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 81 reviews, 38.3% were on-time, and 48.7% were on projects at less than < 3 complete submittals.

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) of the Entitlements Division has reviewed the above referenced project and has determined that additional information is required for Historical Resources, Built Environment before an environmental determination can be made . Until the above issues have been addressed, the environmental processing time line will be held in abeyance. A determination of Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on this information. (New Issue)

Historical Resources Built Env

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Please see comments from Plan Historic. It was determined that an Historical Resources Research Report is required. Please submit a copy to EAS for concurrent review with Plan Historic Staff. Impacts to Historical Resources may constitute a significant Environmental impact. (New Issue)





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Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/13/2011	Deemed Complete on 10/20/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 10/20/2011	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 10/21/2011	
Hours of Review: 4.00	Started: 11/10/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/18/2011	
	Completed: 11/10/2011	COMPLETED ON TIME
	Closed: 11/29/2011	

- . The review due date was changed to 11/23/2011 from 11/23/2011 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 2nd 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 11 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 57 reviews, 91.2% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please submit the grant deed and title report for the project site to verify whether if the property is on the legal lot. (New Issue)
<input type="checkbox"/>	2	Please provide a copy of the easement drawings for both parcel 2 and parcel 3 as shown on the site plan. (New Issue)
<input type="checkbox"/>	3	The subject development is a standard BMPs project which requires the applicant to submit a Water Quality Study in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how Low Impact Development (LID) AND Source Control have been incorporated to the project, selection and the responsible party for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	4	The report shall document how each item of the Low Impact Development and Source Control BMPs are being implemented on the project. If any of the listed BMPs are not incorporated into the project, justification of their omission is required. (New Issue)
<input type="checkbox"/>	5	The report will also need to address water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge.
		The Storm Water Standards are available online at : http://www.sandiego.gov/development-services/news/pdf/stormwatermanual.pdf (New Issue)
<input type="checkbox"/>	6	Revise the site plan, sheet 1, to show the legal descriptions for all adjacent properties. (New Issue)
<input type="checkbox"/>	7	Adjacent to the southerly driveway, is there a private access easement connecting the driveway with the existing easement? If yes, please call it out. If no, a private easement will be required between the two properties owners. (New Issue)
<input type="checkbox"/>	8	Revise the site plan to show all existing utilities serving the project site. Please also call out the existing sewer easement adjacent to the project site as shown on City drawing 6681-B. (New Issue)
<input type="checkbox"/>	9	Revise the lower level and the main level floor plan on sheet 3 to show the dimension of the parking spaces within the proposed garages. (New Issue)
<input type="checkbox"/>	10	Revise the grading data on the site plan to verify the maximum height of fill slope. Based on the cross-section "A-A" on sheet 4, the planting area adjacent to the pool is being raised more than 5 feet. (New Issue)
<input type="checkbox"/>	11	Revise the site plan, sheet 1, to explain how the drainage from the driveways will be collected and treated. (New Issue)





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Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/13/2011	Deemed Complete on 10/20/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/20/2011	
Reviewer: Fitzgerald, PJ (619) 446-5107	Assigned: 10/24/2011	
Hours of Review: 0.30	Started: 10/24/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/18/2011	
	Completed: 10/24/2011	COMPLETED ON TIME
	Closed: 11/29/2011	

- . The review due date was changed to 11/23/2011 from 11/23/2011 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 2nd 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 (all of which are new).
- . Last month Community Planning Group performed 48 reviews, 62.5% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

Peninsula CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Helen Kinnaird, acting Chair of the Peninsula Community Planning Board, at (619) 987-7831 to make arrangements to present your project for review at their next available meeting. 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 notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





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Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/13/2011	Deemed Complete on 10/20/2011
Reviewing Discipline: Plan-Historic	Cycle Distributed: 10/20/2011	
Reviewer: Oakley, Jeffrey (619) 236-6582	Assigned: 10/20/2011	
Hours of Review: 1.00	Started: 11/17/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/18/2011	
	Completed: 11/17/2011	COMPLETED ON TIME
	Closed: 11/29/2011	

- . The review due date was changed to 11/23/2011 from 11/23/2011 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 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with Plan-Historic (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Plan-Historic performed 171 reviews, 90.1% were on-time, and 94.4% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This Potential Historical Resource Review is required by San Diego Municipal Code Section 143.0212, which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/hrbcriteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	5	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	6	The property located at 746 Armada Terrace is not an individually designated resource and is not located within a designated historic district. (New Issue)
<input type="checkbox"/>	7	However, the property appears eligible for designation under one or more designation criteria. As such, any work must be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to avoid adverse impacts to the potential resource. The Standards can be viewed at the following website: (New Issue)
<input type="checkbox"/>	8	http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm http://www.nps.gov/history/hps/tps/download/standards_guidelines.pdf (pages 68-122) (Info Only, No Response Required) (New Issue)
<input type="checkbox"/>	9	The project proposes the following scope of work: Demolish the existing single-family residence. (Info Only, No Response Required) (New Issue)
<input type="checkbox"/>	10	An Historical Resources Research Report is required. The report must provide a complete analysis as described in the Historical Research Report Guidelines. Guidelines for the preparation of the report can be found on the City's website: (New Issue)

For questions regarding the 'Plan-Historic' review, please call Jeffrey Oakley at (619) 236-6582. Project Nbr: 258647 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	For discretionary permits: http://www.sandiego.gov/planning/programs/historical/pdf/hrbtechreport.pdf If the applicant is interested in hiring a consultant to complete the report, a list of consultants can also be found on the website: http://www.sandiego.gov/planning/programs/historical/pdf/otherdocs/revised1004consultantlist.pdf (New Issue)
<input type="checkbox"/>	12	Staff will review the submitted report and determine whether or not the building is eligible for designation. If not, no further action will be required. If staff determines that the building is eligible for designation, the property will be docketed for a hearing before the Historical Resources Board for a final determination of historical significance consistent with SDMC Section 143.0212(d). (New Issue)
<input type="checkbox"/>	13	Once the report is prepared, re-submit your project to the Development Services Department for routing and review. Should you have any questions regarding these comments, please contact the "Reviewer" listed in bold at the top of this cycle issues report. (New Issue)

