



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **266825**

Title: COPLEY - PRICE FAMILY YMCA

Project Mgr: Black, Laura

(619) 236-6327

Lblack@sandiego.gov



Review Information

Cycle Type: 18 Submitted (Multi-Discipline)	Submitted: 08/01/2012	Deemed Complete on 08/01/2012
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 08/01/2012	
Reviewer: Benally, Rhonda (619) 446-5468	Assigned: 08/01/2012	
Hours of Review: 0.00	Started: 08/03/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/28/2012	
	Completed: 08/21/2012	COMPLETED ON TIME
	Closed: 08/21/2012	

- . The review due date was changed to 08/28/2012 from 08/24/2012 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 5th complete submittal for LDR-Environmental 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-Environmental (9 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 84 reviews, 40.5% were on-time, and 47.5% were on projects at less than < 3 complete submittals.

New Issue Group (1490382)

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	21	Please note additional environmental issues may arise as the review progresses. (From Cycle 6)

Project Issues:

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input checked="" type="checkbox"/>	49	EAS is not able to make a determination at this time pending the submittal of additional information and resolution of the other reviewing disciplines' (LDR-Engineering, LDR-Transportation) issues. (From Cycle 14)

Greenhouse Gas (GHG) Emissions

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input checked="" type="checkbox"/>	50	EAS received "Greenhouse Gas Assessment Copley Family YMCA, San Diego, CA, City Project No. 242653," prepared by LDN Consulting, Inc., June 12, 2012. The report requires the following revisions; (From Cycle 14)
	<input checked="" type="checkbox"/>	51	The report has been revised to include the City's General Plan Policies relating to Climate Change and sustainable development, however the report does not include a discussion of which policies are actually applicable to the project and how the project complies with those policies. The project description does not include the demolition of the existing parking structure, and the construction of a new 3-level, 68,000 square-foot parking structure; please revise to include this project component. (From Cycle 14)

Grading/Excavation/Paleontolog

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input checked="" type="checkbox"/>	52	Based on review of the plans in this submittal there has been a Change in Project Scope, the project proposes the demolition of an existing parking structure, and construction of a new 3-level, approximately 68,000 square-foot parking structure. Therefore, the grading plans needs to be updated to clarify the total amount of grading/excavation (in cubic yards) proposed for the entire project including the maximum depth of cut for the parking structure. Until this information is provided EAS cannot determine if monitoring for paleontological resources will be required. (From Cycle 14)

Noise

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input checked="" type="checkbox"/>	53	Based on the review of the plans in this submittal there has been a Change in Project Scope, the acoustical analysis will need to be updated to include the demolition and construction of a new 3-level parking structure approximately 68,000 square-feet. The report will need to clarify if there are any potential impacts from construction activities of the proposed parking structure on adjacent residential uses. Until EAS receives the revised report this issue cannot be cleared.

(From Cycle 14)

Transportation/Circulation/Par

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>		

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 266825 / Cycle: 18





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Issue

Cleared? Num Issue Text

- 54 EAS received "Traffic Impact Analysis Copley YMCA, San Diego, California," prepared by Linscott Law and Greenspan, June 13, 2012. LDR-Transportation is currently in review of the Traffic Impact Analysis (TIA) under Review Cycle 13. Please refer to LDR-Transportation for additional information. Until EAS receives an approved TIA this issue cannot be cleared. (From Cycle 14)

Water Quality/Drainage Study

Issue

Cleared? Num Issue Text

- 55 EAS received "Water Quality Technical Report for Copley Family YMCA, 4300 El Cajon Blvd, San Diego, CA (May 29, 2012)," and "Drainage Study for Copley Family YMCA (May 25, 2012)," prepared by REC Consulting. LDR-Engineering has indicated the Water Quality Technical Report (WQTR) and Drainage Study (DS) require revisions. Until EAS receives a WQTR and DS that has been reviewed and accepted by LDR-Engineering this issue cannot be cleared. (From Cycle 14)

Review 8/8/2012

Issue

Cleared? Num Issue Text

- 60 EAS is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing discipline's (LDR-Transportation) issues. . (New Issue)

Greenhouse Gas (GHG) Emissions

Issue

Cleared? Num Issue Text

- 61 EAS received "Greenhouse Gas Assessment Copley Family YMCA, San Diego, CA, City Project No. 242653," prepared by LDN Consulting, Inc., August 2, 2012. The report requires revisions. On August 8, 2012, EAS left a voicemail message for the consultant regarding revisions to the report. Please resubmit the revised report to EAS in your next project submittal. Should you have any additional questions please contact the EAS analyst at RBenally@sandiego.gov or 619-446-5468. (New Issue)

Noise

Issue

Cleared? Num Issue Text

- 62 EAS received "Noise Study Copley Family YMCA San Diego, CA, City Project No. 242653," prepared by LDN Consulting, August 2, 2012. EAS accepts this report with the following minor revision: (New Issue)
- 63 The updated acoustical report concludes no impacts are anticipated and no mitigation is required from operational noise levels, traffic noise levels, and construction noise levels. However, as a project feature, the report indicates a 4 foot high planter wall would be placed along Fairmont Avenue and Meade Avenue between the pool area and the street, and a 4 foot high solid wall would surround the soccer arena. (New Issue)
- 64 (Continued)

It is difficult to differentiate the project features on Figures 1-2 of the report and on the Site Plan. Please provide a clearer figure and denote these features as either a color code and/or as a symbol in the acoustical report. Also ensure these features are shown on the Site Plan. Please provide the revised report to EAS in your next submittal. (New Issue)

Transportation/Circulation/Par

Issue

Cleared? Num Issue Text

- 65 EAS received "Traffic Impact Analysis Copley YMCA, San Diego, California," prepared by Linscott Law and Greenspan, July 30, 2012. LDR-Transportation is currently in review of the Traffic Impact Analysis (TIA) under Review Cycle 19. Please refer to LDR-Transportation for additional information. Until EAS receives an approved TIA this issue cannot be cleared. (New Issue)

Water Quality/Drainage Study

Issue

Cleared? Num Issue Text

- 66 EAS received "Water Quality Technical Report for Copley Family YMCA, 4300 El Cajon Blvd, San Diego, CA (July 26, 2012)," prepared by REC Consulting. LDR-Engineering has accepted the WQTR and Drainage Study (dated July 3, 2012) submitted. (New Issue)

Grading/Excavation/Paleontolog

Issue

Cleared? Num Issue Text

- 67 The Total Earthwork Quantities on the Preliminary Grading and Drainage Plan (Sheet DD1.2) states the project proposes a total of 2,148 cubic yards of cut at a maximum depth of 7 feet, and 1,787 cubic yards of fill at a maximum depth of 4 feet. In addition, the Response to Assessment letter from the applicant states "No additional grading will occur due to replace of parking garage. The new structures "footprint" will be smaller than existing and footing design etc, will be consistent with the new bldg." (New Issue)





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<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	68	(Continued)

Based on the information provided the project does not meet the thresholds for paleontological resources therefore monitoring will not be required.
(New Issue)





L64A-003A

Review Information

Cycle Type: 18 Submitted (Multi-Discipline)	Submitted: 08/01/2012	Deemed Complete on 08/01/2012
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 08/01/2012	
Reviewer: Ocen, Julius (619) 446-5295	Assigned: 08/01/2012	
Hours of Review: 3.00	Started: 08/09/2012	
Next Review Method: Conditions	Review Due: 08/13/2012	
	Completed: 08/20/2012	COMPLETED LATE
	Closed: 08/21/2012	

- . The review due date was changed to 08/28/2012 from 08/24/2012 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 5th complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 60 reviews, 91.7% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

Engineering Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (From Cycle 8)
<input type="checkbox"/>	9	This project proposes to export 336 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i). (From Cycle 8)
<input type="checkbox"/>	10	Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 8)
<input type="checkbox"/>	11	Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer. (From Cycle 8)
<input type="checkbox"/>	12	Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer. (From Cycle 8)
<input type="checkbox"/>	13	Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.... (From Cycle 8)
<input type="checkbox"/>	14 A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ. (From Cycle 8)
<input type="checkbox"/>	15	All driveways and curb openings shall comply with City Standard Drawings G-14A, G-16 and SDG-100 and satisfactory to the city engineer. (From Cycle 8)
<input type="checkbox"/>	16	Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond replacement of all damaged sidewalk, maintaining the existing sidewalk scoring pattern adjacent to the site on, satisfactory to the City Engineer. (From Cycle 8)

3rd Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Engineering Review' review, please call Julius Ocen at (619) 446-5295. Project Nbr: 266825 / Cycle: 18





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	The WQTR is page 15 is claiming exemption based on the matrix 1, 2, 3 and 4. Please reproduce the matrix as it appears on page 4-21 and highlight the exemption path. (From Cycle 14)
<input checked="" type="checkbox"/>	19	The WQTR page 15 is claiming exemption based on decrease in pervious areas and that the project does not increase peak discharge rate into South Las Chollas Creek. Please note that the applicability determination matrix node 3 and 4 states: (From Cycle 14)
<input checked="" type="checkbox"/>	20	Projects may be exempt from hydromodification criteria if the proposed project reduces the pre-project impervious area and if unmitigated post-project outflows (outflows without detention routing) to each outlet location are less as compared to the pre-project condition. The pre and post-project hydrologic analysis should be conducted for the 2 and 10-year design storms and follow single-event methodology set forth in the San Diego Hydrology Manual. This scenario may apply to redevelopment projects in particular. The report needs to include the 2 and 10 year design storms. (From Cycle 14)
<input checked="" type="checkbox"/>	21	Please provide the calculations analysis as part of section 4.4 that resulted in the conclusion that the post development impervious area is less than the pre development area. (From Cycle 14)
<input checked="" type="checkbox"/>	22	(From Cycle 14)

4th Review Issues

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	The WQTR dated July 26 2012 and the drainage study dated July 3 2012 has been approved. (New Issue)





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L64A-003A

Review Information

Cycle Type: 18 Submitted (Multi-Discipline)	Submitted: 08/01/2012	Deemed Complete on 08/01/2012
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 08/01/2012	
Reviewer: French, Tanner (619) 446-5493	Assigned: 08/01/2012	
Hours of Review: 4.00	Started: 08/13/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/13/2012	
	Completed: 08/13/2012	COMPLETED ON TIME
	Closed: 08/21/2012	

- . The review due date was changed to 08/28/2012 from 08/24/2012 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 5th 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 3 outstanding review issues with LDR-Transportation Dev (3 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 32 reviews, 75.0% were on-time, and 31.0% were on projects at less than < 3 complete submittals.

3rd Review // 07.10.2012

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 34 | <p>Parking:</p> <p>Please add information regarding required accessible parking and provided accessible parking under the "Parking Calculation" heading on Sheet DD1. The required accessible parking is seven spaces (including one van accessible space), and the provided accessible parking is seven spaces (including one van accessible space).</p> |
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 | | |
| <input checked="" type="checkbox"/> | 35 | <p>(From Cycle 14)</p> <p>Parking:</p> <p>Please change the required motorcycle and bicycle parking under the "Parking Calculation" heading on Sheet DD1 to five spaces. The requirement is based on the 230 overall required spaces and not the 300 provided spaces; thus $230 \cdot .02 = 4.6$ (5).</p> |
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 | | |
| <input checked="" type="checkbox"/> | 36 | <p>(From Cycle 14)</p> <p>Accessible Parking:</p> <p>Please label the van accessible parking space(s), in addition to the standard accessible spaces.</p> |
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| <input checked="" type="checkbox"/> | 37 | <p>(From Cycle 14)</p> <p>Project Frontage:</p> <p>Please refer to Comment 24 from the previous cycle. At a minimum please include the existing striping for the project's four fronting roadways on Sheet DD1.3. The cross sections are shown; therefore, the information should be available for the plan view drawing as well.</p> |
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 | | |
| <input checked="" type="checkbox"/> | 38 | <p>(From Cycle 14)</p> <p>Project Frontage:</p> <p>Please show all existing pedestrian ramps at the curbs adjacent to the project's four corners.</p> |
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 | | |
| <input checked="" type="checkbox"/> | 39 | <p>(From Cycle 14)</p> <p>Project Frontage - On Street Parking:</p> <p>Please refer to Comment 30 from the previous cycle. Rather than showing actual on-street parking delineation (T's) please just note how many spaces are available. Include Meade Avenue and El Cajon Boulevard as well as 43rd Street and Fairmount Avenue.</p> |
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 | | |
| <input checked="" type="checkbox"/> | 40 | <p>(From Cycle 14)</p> <p>Driveways - One Way Driveways:</p> <p>Please include proper signage (MUTCD R5-1, R5-1a) for the one-way exit driveway shown on 43rd Street on Sheet DD1, and make a note on the same sheet that the directional arrows shown for both the one-way exit and entrance driveways will be added as part of the project. This refers only to the arrows at the driveways, not the multitude of other arrows showing travel direction. (3rd Request) (From Cycle 14)</p> |

4th Review // 08.13.2012

For questions regarding the 'LDR-Transportation Dev' review, please call Tanner French at (619) 446-5493. Project Nbr: 266825 / Cycle: 18





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	41	<p>Project Frontage:</p> <p>Please refer to Comments 24 and 37 from previous cycles. On Sheet DD1.3 please show the existing roadway striping for all four streets fronting the proposed project. The response to Comment 37 in the 7/31/12 comment letter states, "There is NO existing street parking stripes at the site". This request is not about striping for parking rather bike lanes, travel lanes, turn lanes, median widths, etc.</p>
<input type="checkbox"/>	42	<p>(New Issue)</p> <p>Project Frontage - On Street Parking:</p> <p>Please refer to Comments 30 and 39 from previous cycles. On Sheet DD1.3 please do not show the on-street parking delineation (T's), as this will most likely not be implemented by the project. Please simply note on that sheet how many on-street parking spaces will be available when the proposed project is built.</p>
<input type="checkbox"/>	43	<p>(New Issue)</p> <p>Next Review Method / Contact (Information only, no action required):</p> <p>In order to facilitate the final review, Transportation Development will accept PDF'ed corrections via email for the next review cycle rather than a full site plan submittal. Please feel free to contact Tanner French with any questions regarding the review.</p> <p>Phone: 619.446.5493</p> <p>Email: tfrench@sanidiego.gov (New Issue)</p>





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 18 Submitted (Multi-Discipline)	Submitted: 08/01/2012	Deemed Complete on 08/01/2012
Reviewing Discipline: Community Planning Group	Cycle Distributed: 08/01/2012	
Reviewer: Black, Laura (619) 236-6327	Assigned: 08/02/2012	
	Started: 08/02/2012	
Hours of Review: 0.50	Review Due: 08/13/2012	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/02/2012	COMPLETED ON TIME
	Closed: 08/21/2012	

- . The review due date was changed to 08/28/2012 from 08/24/2012 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 5th 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 2 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 51 reviews, 52.9% were on-time, and 44.0% were on projects at less than < 3 complete submittals.

Kensington-Talmadge Community

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Kensington-Talmadge Planning Group, David Moty, 619.255.2882 or email kentapc@yahoo.com, to make arrangements to present your project for review at their next available meeting. This Community Plannig 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. (From Cycle 6)
<input type="checkbox"/>	2	Please forward the recommendation from the Kensington-Talmadge community planning group to the project manager. (From Cycle 8)





L64A-003A

Review Information

Cycle Type: 18 Submitted (Multi-Discipline)	Submitted: 08/01/2012	Deemed Complete on 08/01/2012
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 08/01/2012	
Reviewer: Spindell, Glenn (619) 446-5353	Assigned: 08/01/2012	
	Started: 08/06/2012	
Hours of Review: 0.50	Review Due: 08/13/2012	
Next Review Method: Conditions	Completed: 08/06/2012	COMPLETED ON TIME
	Closed: 08/21/2012	

- . The review due date was changed to 08/28/2012 from 08/24/2012 per agreement with customer.
- . We request a 5th complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Landscaping (None of which are new)
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 41 reviews, 73.2% were on-time, and 48.6% were on projects at less than < 3 complete submittals.

Review 011812

2nd Review

3rd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17	Street Trees: the selected species, Arbutus var. 'Marina' (common name Marina Madrone) is acceptable per the City's Street Tree Selection Guide. The planting area provided by tree grates, however, shall be revised from 4'x4' to 5'x5' per this guide. (From Cycle 14)
<input checked="" type="checkbox"/>	18	Per SDMC 142.0403[b][5]), a minimum root zone of 40 square feet, with a minimum dimension of 5 feet, is required. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements. Please revise plans and planting details accordingly. (From Cycle 14)

Draft Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. (From Cycle 8)
<input type="checkbox"/>	13	Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 14 (From Cycle 8)
<input type="checkbox"/>	14	Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees. (From Cycle 8)
<input type="checkbox"/>	15	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. Severe pruning or "topping" of trees is not permitted. (From Cycle 8)
<input type="checkbox"/>	16	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy. (From Cycle 8)

