



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 19, 2023 REPORT NO. HO-23-037

HEARING DATE: July 26, 2023

SUBJECT: ZAMA LIVE ENTERTAINMENT CUP, Process Three Decision

PROJECT NUMBER: [1050027](#)

OWNER/APPLICANT: A.Y. Wong Management Co. (Owner)
Amazonia Restaurant Ventures, LLC (Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow indoor live entertainment at Zama Restaurant ("Project") located at [465-467 Fifth Avenue](#) within the Horton/Gaslamp neighborhood of the [Downtown Community Planning \(DCP\) area](#) (Council District 3)?

Staff Recommendation: **APPROVE** Conditional Use Permit No. 3172084.

Community Planning Group Recommendation: On October 19, 2022, the Downtown Community Planning Council voted 9-0, with 1 abstention, to recommend approval of the Project without conditions (Attachment 7).

Other Recommendations: On September 27, 2022, the San Diego Police Department recommended approval of the Project with conditions (Attachment 9), which have been incorporated into the draft permit (Attachment 6).

Environmental Review: On June 8, 2023, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-

04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. All environmental documents for the Downtown Community Plan area are available on the City of San Diego website (<https://www.sandiego.gov/ceqa/final>) and the Urban Division website (<https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>). This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA.

Fiscal Impact Statement: No fiscal impact; Project is privately owned and funded.

Code Enforcement Impact: None; no active code enforcement cases on the property.

Housing Impact Statement: None; no housing units currently on the property and no new construction is proposed as part of the Project.

BACKGROUND

The Project is located on the 10,000 square-foot site (Attachment 1) at the southeast corner of Fifth Avenue and Island Avenue within the boundaries of the Gaslamp Quarter Planned District (GQPD) (Attachment 2) in the Horton/Gaslamp neighborhood of the DCP area. The site is surrounded by a mixture of uses including retail, restaurants, hotels, residential, and other live entertainment venues.



The existing building, known as the Nanking Café Building, is a contributing resource to the nationally and locally designated historic Gaslamp District (Historical District Contributing Site #127-025) and the Chinese/Asian Thematic Historic District (Historic District Contributing Site #207-005). A full-service restaurant and bar called Zama operates in the one-story building originally constructed in 1877, with an associated sushi lounge on the first floor of the adjacent two-story mixed-use building. The second floor of the two-story building contains a hotel.

Pursuant to Gaslamp Quarter Planned District Ordinance (GQPDO) Section [157.0305\(c\)\(2\)\(A\)](#), establishments providing performances by live non-acoustic musicians, disc jockeys, or patron dancing are required to obtain approval of a CUP. A CUP is a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to San Diego Municipal Code (SDMC) Section [126.0305](#), Findings for Conditional Use Permit Approval, the decision maker may approve a CUP if the decision maker finds that the proposed use: 1) will not adversely affect the applicable land use plan; 2) will not be detrimental to the public health, safety, and welfare; 3) will comply with the regulations of the SDMC Land Development Code; and 4) is appropriate at the proposed location.

DISCUSSION

Project Description:

The Applicant is seeking to allow live entertainment in the Zama bar/restaurant. The proposed live entertainment will be limited to the existing bar/restaurant space as amplified background music for patrons. A designated DJ booth area has been identified in the attic above the storage room on the southeastern corner of the bar/restaurant where DJs will set up their equipment (see Sheet AA300 and AA603 of Attachment 10). The proposed hours of live entertainment are consistent with the other live entertainment CUPs in the vicinity: up until 1:30 AM seven days per week. The business will remain a restaurant while open and will not transition into a nightclub. A small, dedicated dance floor on the east side of the bar area is proposed. No new construction is being proposed as a part of this Project. The doors and windows will remain closed during the live entertainment. A Project narrative and plans have been included as Attachment 10 to this report.

The Applicant also provided a Noise Impact Analysis that evaluated potential noise and vibration impacts to the surrounding neighborhood (Attachment 11). The Noise Impact Analysis found that live music played at 77 decibels inside the restaurant with the doors and windows closed resulted in noise levels of 49.8 decibels at the property line, which does not exceed the SDMC Noise Ordinance limit of 60 decibels for mixed-use/commercial districts. No sound attenuating improvements were recommended. There are no residential uses on the same site or immediately adjacent to the Project site.

Permits Required

- Conditional Use Permit per SDMC Section 157.0305(c)(2)(A) for performances by live non-acoustic musicians, disc jockeys, or patron dancing.

Neighborhood Context

The Horton/Gaslamp neighborhood offers a variety of entertainment, shopping, arts, cultural, and dining experiences. The Gaslamp Quarter was Downtown’s first commercial and business center and now operates as San Diego’s prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars that draw tourists and residents alike. The Gaslamp Quarter is a National Register Historic District, and its historic buildings serve the entertainment uses well by providing a fine-grained, pedestrian-scaled environment and recalling the district’s colorful past.

As San Diego’s prime entertainment destination, the Gaslamp Quarter hosts many establishments with live entertainment. Within one block of the Project site, eleven establishments have been granted CUPs for live entertainment, as listed in the table below and as shown in the vicinity map (Attachment 4).

Address	CUP No.
454 Sixth Ave	2005-47AA
550 J St	2017-13
415 Market St	2011-37
421 Market St	2011-27
560 Fifth Ave	2008-36
548 Fifth Ave	2003-10
535 Fourth Ave	2014-37
555 Market St	2015-27
437 J St	2018-10
340 Fifth Ave	2005-26
338 7th Ave	40-0927A

Community Plan Analysis:

The Project is consistent with multiple DCP goals and policies for Downtown and the Horton/Gaslamp neighborhood, including:

- 3.1-G-2 - Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 3.5-P-2 - Emphasize neighborhood character in each district, to promote diversity and complexity.
- 6.4-G-1 - Maintain Horton/Gaslamp as an entertainment and shopping district, with broad mix of uses, high activity, and wide-ranging appeal.

Project-Related Issues:

No significant issues or major concerns were identified during the review of the Project by City staff. To address any potential adverse impacts of the proposed live entertainment, standard operational conditions are included in the draft permit to ensure that the use is not detrimental to the neighborhood, including:

- Live entertainment shall be limited to no later than 1:30 AM seven days per week.
- Live entertainment may consist of amplified live music from disc jockeys, musicians, or live bands located indoors only (no outdoor live entertainment).
- All doors and windows must be closed when live entertainment occurs.
- Per SDPD, security staff must be provided during the hours of live entertainment.

CONCLUSION

Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC. Staff has provided a draft resolution with findings (Attachment 5) and draft permit with conditions (Attachment 6) and recommends the Hearing Officer APPROVE CUP No. 3172084.

ALTERNATIVES

1. Approve CUP No. 3172084, with modifications.
2. Deny CUP No. 3172084, if the findings required to approve the project cannot be affirmed.

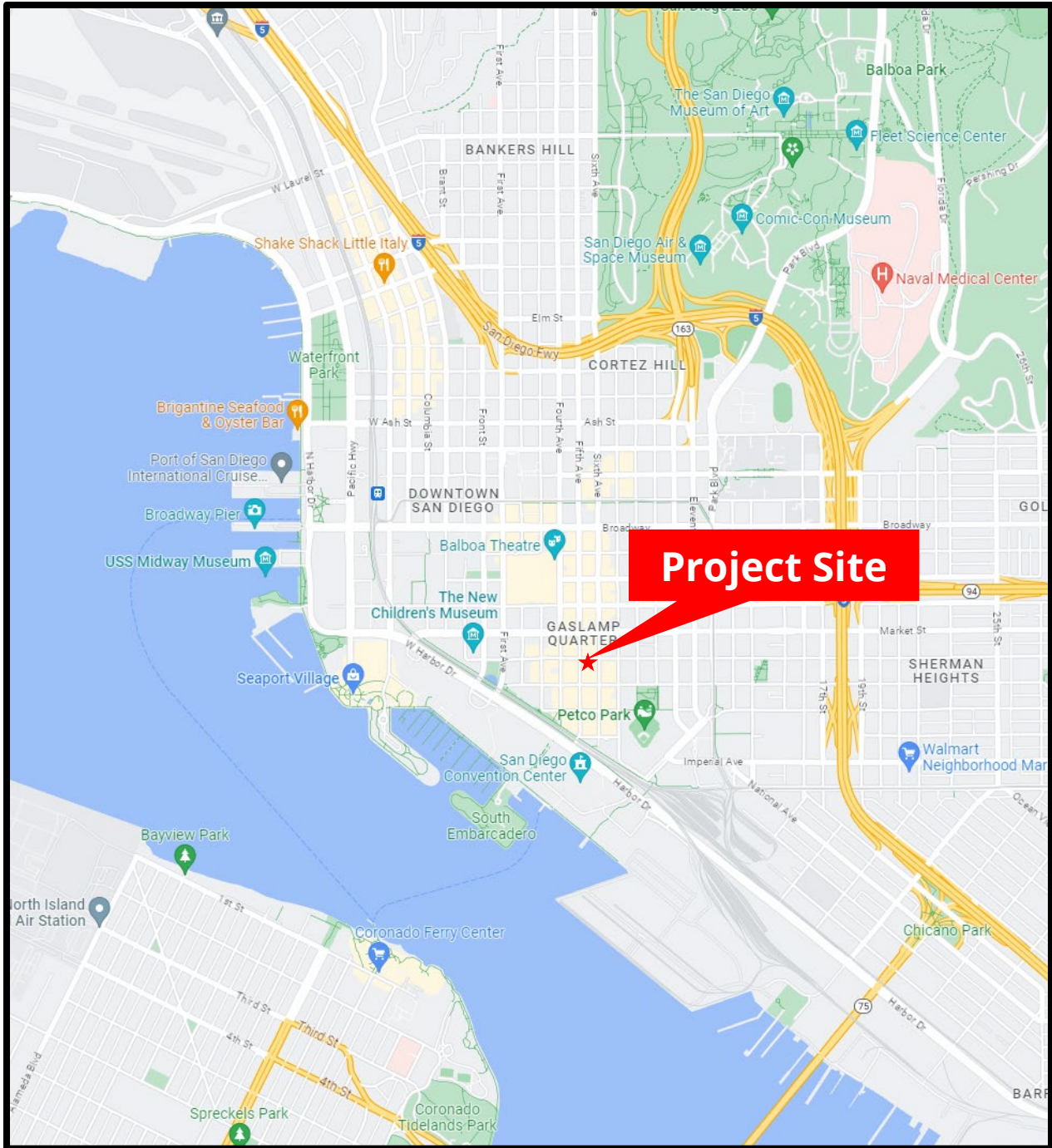
Respectfully submitted,



Jacob Basinger
Assistant Planner, Urban Division
Development Services Department

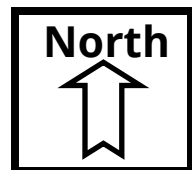
Attachments

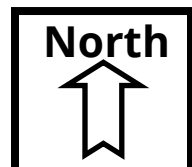
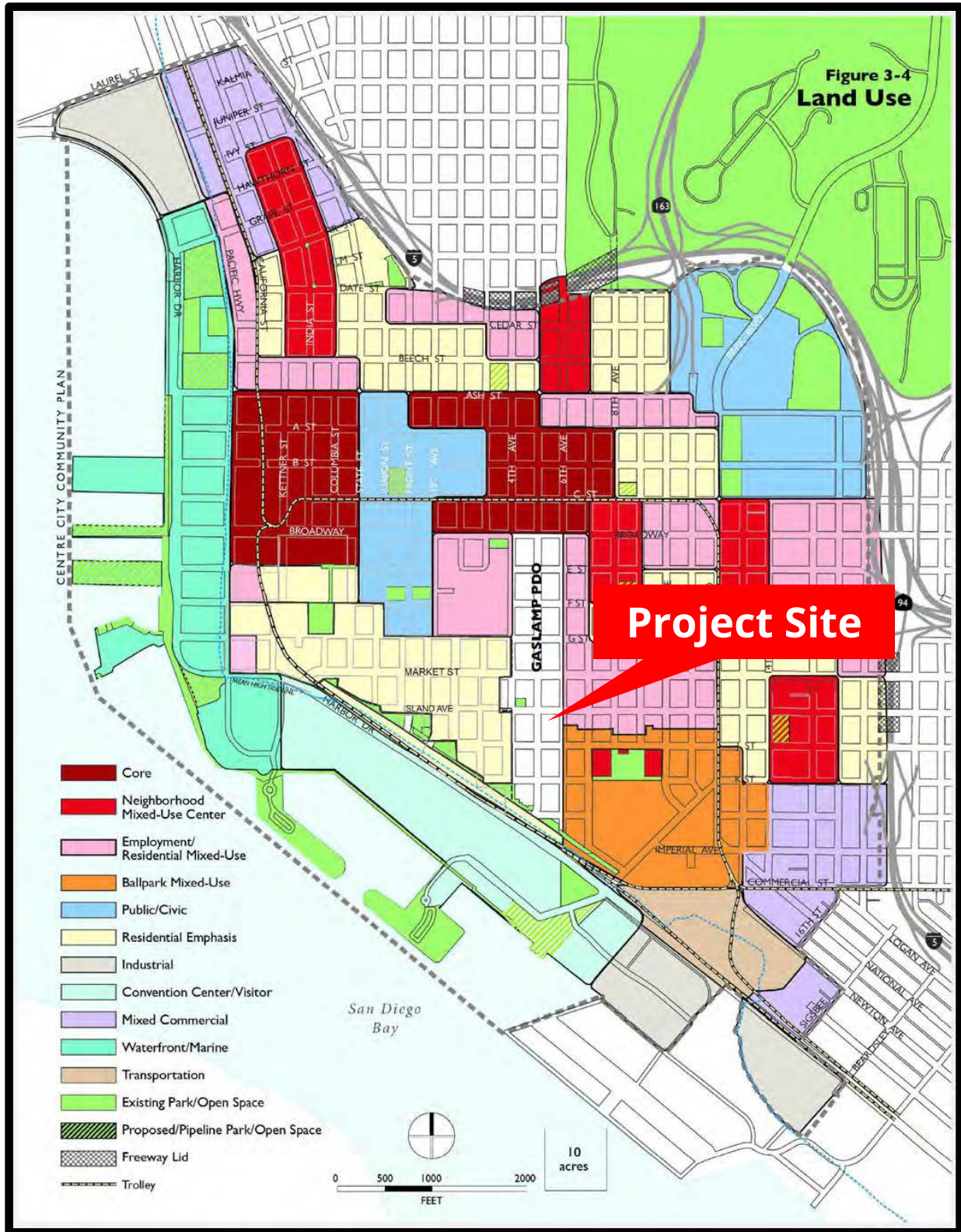
1. Project Location Map
2. Land Use Map
3. Aerial Photograph
4. Live Entertainment Vicinity Map
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. San Diego Police Department Recommendation
10. Project Plans
11. Noise Impact Analysis



Project Location Map

Zama Live Entertainment, Project No. 1050027
465-467 Fifth Avenue

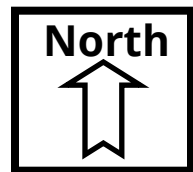






Aerial Photo

**Zama Live Entertainment, Project No. 1050027
465-467 Fifth Avenue**



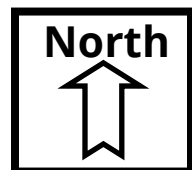


 = Existing Conditional Use Permit for Live Entertainment



Live Entertainment Vicinity Map

Zama Live Entertainment, Project No. 1050027
465-467 Fifth Avenue



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3172084
ZAMA LIVE ENTERTAINMENT - PROJECT NO. 1050027

WHEREAS, A.Y. WONG MANAGEMENT CO., Owner, and AMAZONIA RESTAURANT VENTURES, LLC, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) for indoor live entertainment in the Zama Restaurant ("Project"), as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3172084;

WHEREAS, the 10,000 square-foot Project site is located at 465-467 Fifth Avenue in the Gaslamp Quarter Planned District (GQPD) and Gaslamp/Horton neighborhood of the Downtown Community Plan (DCP) ("Downtown") area;

WHEREAS, the Project site is legally described as Lots A and B of Block 113 of Horton's Addition according to Map thereof made by L.L. Lockling on file in the Office of the County Recorder of San Diego County;

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City

ATTACHMENT 5

Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561);

WHEREAS, Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA.

WHEREAS, on July 26, 2023, the Hearing Officer of the City of San Diego considered CUP No. 3172084 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 3172084:

Findings for a Conditional Use Permit – SDMC Section 126.0305

a. The proposed development will not adversely affect the applicable land use plan.

The proposed development consists of a CUP request for indoor live entertainment in the Zama Restaurant. The Project site is located at the southeast corner of Fifth Avenue and Island Avenue within the GQPD and the Horton/Gaslamp neighborhood of the DCP area.

Live entertainment is permitted in the GQPD with approval of a CUP, pursuant to Gaslamp Quarter Planned District Ordinance (GQPDO) Section 157.0305(c)(2)(A). Conditions of approval have been incorporated into the permit, including restrictions on the hours of live entertainment, increased security, and noise abatement measures such as keeping the windows and doors closed, to ensure that the Project complies with the provisions of the GQPDO and San Diego Municipal Code (SDMC) to ensure that the proposed use does not create a nuisance for neighbors.

Per the DCP, the Horton/Gaslamp neighborhood offers a variety of entertainment, shopping, arts, cultural, and dining experiences. The Gaslamp Quarter was Downtown's first commercial and business center and now operates as San Diego's prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars that draw visitors and residents alike. The Project provides a live entertainment venue that is consistent with other establishments in the neighborhood and the goals of the DCP to maintain Gaslamp as an entertainment district (DCP Goal 6.4-G-1). Within one block of the Project site, eleven establishments have been granted CUPs for live entertainment. The Gaslamp Quarter is a National Register Historic District, and its historic buildings serve the entertainment uses well by providing a fine-grained, pedestrian-scaled environment and recalling the district's colorful past. No new construction is proposed as part of the Project; therefore, the building will retain its historic character as a contributing structure to the district.

Live entertainment in the Zama Restaurant will enhance the mixed-use nature of the neighborhood by increasing the entertainment experiences available for patrons of the Gaslamp Quarter and Downtown as a whole. This is consistent with DCP Goals 3.1-G-2, to provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services, and 3.5-G-2, to foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them, because the live entertainment will contribute to the mix of uses by adding an entertainment aspect to the existing restaurant space, while also furthering the Horton/Gaslamp neighborhood's unique qualities as an entertainment district by providing another entertainment venue for residents and visitors alike.

Similarly, the project is consistent with Policy 3.5-P-2 to emphasize neighborhood character in each district. The Zama Restaurant is housed within a contributing resource to both the Gaslamp Quarter National Register Historic District (Historical District Contributing Site #127-025) and the Chinese/Asian Thematic Historic District (Historic District Contributing Site #207-005). No new construction is proposed as part of the Project; therefore, the building will retain its historic character as a contributing structure to the districts. Moreover, the Gaslamp Quarter is identified by the DCP as an entertainment and shopping district. By providing on-site live entertainment activity, and therefore increasing the use of the historical building, this Project will further emphasize the Gaslamp Quarter's unique neighborhood character as a historical district and live entertainment destination.

This Project will also further DCP Goal 6.4-G-1, to maintain the Horton/Gaslamp neighborhood as an entertainment and shopping district, with a broad mix of uses, high activity, and wide-ranging appeal. By providing a live entertainment venue, the Project will continue to foster the neighborhood's character as an entertainment district and increase activity within the Gaslamp Quarter.

Because live entertainment is permitted with the approval of a CUP in the GQPD and the Project advances the goals and policies of the Horton/Gaslamp neighborhood as described above, the proposed use will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed development will not be detrimental to the public health, safety, and welfare because conditions of approval will be implemented to ensure that the indoor live entertainment will not become a nuisance to the community. These conditions are consistent with other nearby CUPs for live entertainment and include limiting the hours that live entertainment can occur, specifying what kinds of live entertainment are allowed on the premise, specifying where the live entertainment can occur within the premise, and providing adequate security to monitor patron behavior. Moreover, measures to abate the noise impact of live entertainment on the area will be required, including keeping the doors and windows closed throughout the duration of live entertainment. A Noise Impact Analysis was prepared for the Project that found that live music played at 77 decibels inside the restaurant with the doors and windows closed resulted in noise levels of 49.8 decibels at the property line, which does not exceed the 60-decibel noise limit for mixed-use/commercial districts as established in the Noise Ordinance of SDMC Section 59.5.0401.

The conditions of approval and noise abatement measures will ensure that the live entertainment use does not become a nuisance to the surrounding neighborhood, and therefore will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Project complies with the Land Development Code (LDC) because the proposed live entertainment is allowed in the GQPD with approval of a CUP (SDMC Section 157.0305(c)(2)(A)). No deviations from LDC requirements are proposed as part of the Project. The Project was reviewed by multiple City disciplines that determined the indoor live entertainment is consistent with the GQPDO and the DCP with approval of a CUP. Moreover, when operated in compliance with the San Diego Police Department's (SDPD) conditions of approval, which include providing security and monitoring patron conduct, the use will be consistent with all recommendations of the SDPD. The proposed use will also be required to obtain any other applicable government approvals and comply with the applicable requirements of the State Department of Alcoholic Beverage Control and the SDPD. By obtaining a CUP and complying with the conditions of approval, the proposed live entertainment will be compliant with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

Live entertainment is appropriate at the proposed location because the Project is located within the Gaslamp Quarter, which the DCP describes as San Diego's prime entertainment and celebration destination. By providing live entertainment, the Project furthers the DCP goals for the neighborhood to be a high-activity, mixed-use entertainment destination (DCP Goal 6.4-G-1) because it provides an additional entertainment attraction in the neighborhood for use by residents and visitors. Furthermore, the live entertainment is appropriate for the location because the building is situated within a mixed-use area where a number of similar venues with live entertainment already co-exist with the Gaslamp Quarter's existing mix of uses. In a one-block radius surrounding the Project site, eleven establishments currently hold CUPs for live entertainment. The proposed Project will be consistent with those already-permitted establishments, with similar hours of operation, noise monitoring and abatement measures, and security conditions. Therefore, the proposed live entertainment is appropriate for the location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. 3172084 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3172084, a copy of which is attached hereto and made a part hereof.

Jacob Basinger
Assistant Planner, Urban Division
Development Services Department

Adopted on: July 26, 2023

IO#: 24009253

ATTACHMENT: Conditional Use Permit No. 3172084

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009253

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3172084
ZAMA LIVE ENTERTAINMENT PROJECT NO. 1050027
HEARING OFFICER

This Conditional Use Permit No. 3172084 is granted by the Hearing Officer of the City of San Diego ("City") to A.Y. WONG MANAGEMENT CO., Owner, and AMAZONIA RESTAURANT VENTURES, LLC, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0305. The 10,000 square-foot site is located at 465-467 Fifth Avenue in the Gaslamp Quarter Planned District and within the Horton/Gaslamp neighborhood of the Downtown Community Plan area. The project site is legally described as: Lots A and B of Block 113 of Horton's Addition according to Map thereof made by L.L. Lockling on file in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow indoor live entertainment in the building as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2023, on file in the Development Services Department (DSD).

The project shall include:

- a. Indoor live entertainment in the building located at 465-467 Fifth Avenue.
- b. Public and private accessory improvements determined by DSD to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 9, 2026.

ATTACHMENT 6

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and

the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing sidewalk café, adjacent to the site on 5th Avenue, satisfactory to the City Engineer.

LIVE ENTERTAINMENT REQUIREMENTS:

13. The primary use of the site is a restaurant. The intended use shall be in conformance with permitted uses as outlined in the Gaslamp Quarter Planned District Ordinance (SDMC Section 157.0304) and all other relevant regulations in the SDMC. Any proposed change in use shall be reviewed and approved by the City. Any significant remodel or tenant improvements shall be reviewed by the City for consistency with the uses as approved in this Permit.
14. Live entertainment shall occur no later than 1:30 a.m. seven days per week.
15. All live entertainment shall take place indoors and be confined to the interior of the building. All doors and windows shall remain closed whenever live entertainment is occurring, except for normal ingress and egress, and in case of emergency. No music shall be permitted in the sidewalk café area.
16. All live music and entertainment must be conducted in compliance with all applicable SDMC permits and regulations. If required, San Diego Police Department regulatory permits shall be obtained.
17. Sound and amplification equipment shall be monitored during business hours to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the noise

ATTACHMENT 6

abatement standards of the SDMC and the City's Noise Ordinance (SDMC Section 59.5.0401). In the event that a noise or vibration complaint is filed, the appropriate decision maker shall evaluate the complaints and if it is determined that the business is potentially creating a nuisance to the neighborhood, a duly noticed hearing shall be scheduled. After receiving public testimony, the City Hearing Officer may revoke or modify the permit.

18. During the hours of live entertainment, the Permittee shall employ one security officer for every fifty (50) patrons of the live entertainment venue(s). The security officers shall wear clothing that identifies them as security officers and shall be on duty from the time live entertainment and dancing begins until one-half hour after the live entertainment ceases. Their primary duty shall be to patrol the interior and the exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.
19. During the hours of live entertainment, a minimum of one (1) additional security officer shall be required for the entrance to that portion of the premises designated for live entertainment.
20. During the hours of live entertainment, the Permittee shall post a minimum of one (1) additional security guard for every twenty (20) or fewer patrons who are awaiting admission or exiting the premises.
21. Any queuing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight (8) feet on all sidewalk areas. Any queuing may not obstruct access to any other business.
22. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy.
23. A point of contact shall be kept on file with the City in case any complaints arise. Complaints shall be responded to by the Owner/Permittee within 24 hours.
24. This Permit may be revoked by the City of San Diego if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City of San Diego, this permit may be revoked after the holding of a public hearing.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

ATTACHMENT 6

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 26, 2023 and Resolution No. ____.

Permit Type/PTS Approval No.: PMT-3172084

Date of Approval: July 26, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jacob Basinger
 Assistant Planner, Urban Division
 Development Services Department

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

A.Y. WONG MANAGEMENT CO.

Owner

By _____

NAME:

TITLE:

AMAZONIA RESTAURANT VENTURES, LLC


Permittee

By _____

NAME:

TITLE:

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
Project Name: Zama Live Entertainment CUP			Project Number: PRJ-1050027		
Community: Downtown					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: October 19, 2022	
# of Members Yes 9		# of Members No		# of Members Abstain 1	
Conditions or Recommendations: N/A					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Manny Rodriguez					
TITLE: Executive Secretary, Downtown Community Planning				DATE: October 25, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
---	---	---	---

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: LIVE ENTERTAINMENT **Project No. For City Use Only:** _____
Project Address: 465-467 5TH AVE, SAN DIEGO, CA, 92101

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 202127110407
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
Name of Individual: A.Y. WONG MANAGEMENT CO. Owner Tenant/Lessee Successor Agency
Street Address: PO BOX 421414
City: SAN DIEGO State: CA Zip: 92142
Phone No.: 619-316-1303 Fax No.: N/A Email: FIFTH.ISLAND453@YAHOO.C
Signature: _____ Date: 12/22/21
Additional pages Attached: Yes No

Applicant
Name of Individual: AMAZONIA RESTAURANT VENTURES, LLC Owner Tenant/Lessee Successor Agency
Street Address: 465-467 5TH AVENUE
City: SAN DIEGO State: CA Zip: 92101
Phone No.: 619-370-9841 Fax No.: N/A Email: modenainvestments@cox.net
Signature: _____ Date: 12/21/2021
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

From: Mcelroy, Adam <amcelroy@pd.sandiego.gov>
Sent: Tuesday, September 27, 2022 8:53 AM
To: Alexander, James <JamesA@sandiego.gov>
Cc: Mccurry, Benjamin <bmccurry@pd.sandiego.gov>
Subject: RE: Thank you, RE: Offline Reviewer Form - Zama Live Entertainment (1050027)

Good Morning Mr. Alexander,

I don't have any particular concerns at this location regarding live-entertainment. However items I would likely try to incorporate into this permit would be the following:

1. Security while providing live entertainment shall be 1 to every 50 patrons.
2. Security shall be responsible to line queuing management in order to allow sidewalk thoroughfare.
3. While providing live entertainment, all doors and windows must be closed except for normal ingress and egress, and in case of emergency.
4. All music and or noise generated by the permittee shall be confined to the interior of the building. (no rooftop or patio entertainment)

Thank you for allowing us to contribute to this permit.

Sincerely,

Adam

Adam McElroy 5505
Police Officer/SDPD Vice
619 531-2435



640 WEST BEECH STREET, STE. 3-B
SAN DIEGO, CA 92101
619-852-4690

DECEMBER 29, 2022

JAMES ALEXANDER
SENIOR PLANNER
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT - URBAN DIVISION
1222 FIRST AVENUE
SAN DIEGO, CA 92101

RE: CONDITIONAL USE PERMIT - LIVE ENTERTAINMENT;

DEAR MR. ALEXANDER:

ON BEHALF OF AMAZONIA RESTAURANT VENTURES, LLC (DBA- ZAMA RESTAURANT), LOCATED AT 465 5TH AVENUE, SAN DIEGO, CA 92101, I AM SUBMITTING A CONDITIONAL USE PERMIT (CUP) APPLICATION FOR LIVE ENTERTAINMENT.

WHAT ARE THE PROPOSED HOURS OF LIVE ENTERTAINMENT? **11:00AM TO 1:30AM;**

WHAT TYPES OF LIVE ENTERTAINMENT ARE PROPOSED? **DISC JOCKEY AND DANCING ONLY - NO LIVE BAND;**

WILL THERE BE A DEDICATED DANCE FLOOR? **YES, A SMALL AREA;**

WILL THE LIVE ENTERTAINMENT OCCUR IN BOTH SIDES OF THE ESTABLISHMENT (BAR/RESTAURANT AT CORNER AND SUSHI BAR TO ITS SOUTH) AND PLEASE CLARIFY WHETHER THERE ARE ONE OR TWO ADDRESSES FOR THE TWO VENUES AND WHAT THE ADDRESSES ARE? **LIVE ENTERTAINMENT WILL BE TO THE EAST OF THE BAR AREA. PER THE LEASE, THERE ARE TWO ADDRESSES - 465-467 5TH AVENUE, SAN DIEGO, CA 92101.**

WHAT IS THE PRIMARY USE OF THE ESTABLISHMENT? DESCRIBE. **THE PRIMARY USE IS A RESTAURANT WITH DISC JOCKEY AND DANCING AS AN ANCILLARY COMPONENT;**

DESCRIBE THE INTENT OF THE LIVE ENTERTAINMENT. WILL IT BE BACKGROUND MUSIC FOR DINERS (WILL MADE-TO-ORDER FOOD BE SERVED DURING THE HOURS OF LIVE ENTERTAINMENT?) OR WILL THE RESTAURANT TRANSITION TO A NIGHTCLUB WITH A DANCE FLOOR AT A CERTAIN POINT? **THE PROPOSED LIVE ENTERTAINMENT WILL BE BACKGROUND FOR DINERS;**

WILL THERE BE ANY NOISE-ATTENUATING IMPROVEMENTS MADE TO THE BUILDING? AND WHAT IS THE PLAN TO PREVENT EXCESSIVE NOISE? **NO NOISE ATTENUATING IMPROVEMENTS WILL BE MADE. PER THE ACOUSTICAL STUDY, THE DOORS AND WINDOWS WILL BE CLOSED WHEN THERE IS LIVE ENTERTAINMENT.**

THANK YOU FOR YOUR CONSIDERATION AND IF I CAN BE OF FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT ME DIRECTLY AT (619) 852-4690.

KIND REGARDS,

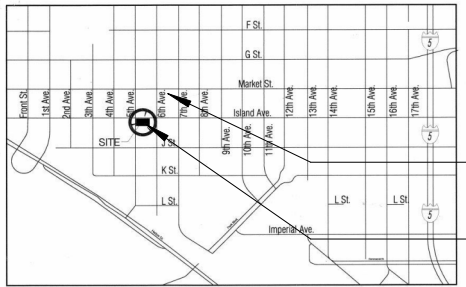
Marco Polo Cortés

MARCO POLO CORTÉS
PRESIDENT

ZAMA RESTAURANT CUP FOR LIVE ENTERTAINMENT DEVELOPMENT PLAN SUBMITTAL



TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662



NEAREST
TRANSIT STOP

PROJECT
LOCATION



PROJECT ADDRESS: 467 5TH AVE SAN DIEGO CA 92101
APN: 535-084-01-00
LEGAL DESCRIPTION: LOT A & B OF BLOCK 113 OF HORTON'S ADDITION
EXISTING USE: 3676.5 SF RESTAURANT
ZONE: GQPD-GASLAMP-QTR
OCC CLASSIFICATION: A-2 RESTAURANT(EXISTING TO REMAIN)
CONSTRUCTION TYPE: TYPE V-B UNSPRINKLERED (EXISTING TO REMAIN)
SPINKLER: NO
PROPOSED BUILDING HEIGHT: 2 STORIES 30 FEET HIGH (EXISTING TO REMAIN)
YEAR BUILT: 1994

SCOPE OF WORK:

- 1. CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT - DISC JOCKEY ONLY
- 2. HOURS OF LIVE ENTERTAINMENT: 11:00AM to 2:00AM
- 3. REMOVAL OF UNPERMITTED SIDEWALK CAFE

REQUIRED DISCRETIONARY PERMITS

- 1. CUP FOR LIVE ENTERTAINMENT



WATER AND SEWER NOTES

1. NO PROPOSED WATER SERVICES AND SEWER LATERAL. ALL EXISTING WATER SERVICES AND SEWER LATERALS ARE EXISTING TO BE REMAINED.

UNDER SEPRATE PERMIT

1. RESTAURANT TENANT IMPROVEMENT HAS BEEN APPROVED IN PRJ-1053024

ARCHITECT:
TUCKER SADLER ARCHITECT
1620 FIFTH AVENUE SUITE 200
SAN DIEGO CA 92101

MEP ENGINEERS
NAZARENE ENGINEERING
2514 JAMACHA RD SUITE 502-182
EL CAJON CA 92019

OWNER
AMAZONIA RESTAURANT
VENTURES LLC
ALESSANDRO MINUTELLA
656 FIFTH AVE SUITE D
SAN DIEGO CA 92101

SHEET INDEX - Development...

Sheet	Sheet Name
-------	------------

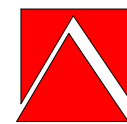
AA100	PROJECT INFORMATION
AA200	EXISTING SITE PLAN
AA300	PROPOSED SITE PLAN
AA400	EXISTING FLOOR PLAN
AA401	FLOOR PLAN
AA500	EXISTING CONDITION
AA501	DAY TIME PERSPECTIVE
AA502	NIGHT TIME PERSPECTIVE
AA503	INTERIOR SPACE
AA601	ELEVATIONS
AA602	SECTIONS
AA603	DJ BOOTH PLAN & SECTION
AA701	LIVE ENTERTAINMENT NOTES

ZAMA SIDEWALK CAFE

SHEET TITLE:
PROJECT INFORMATION

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA100



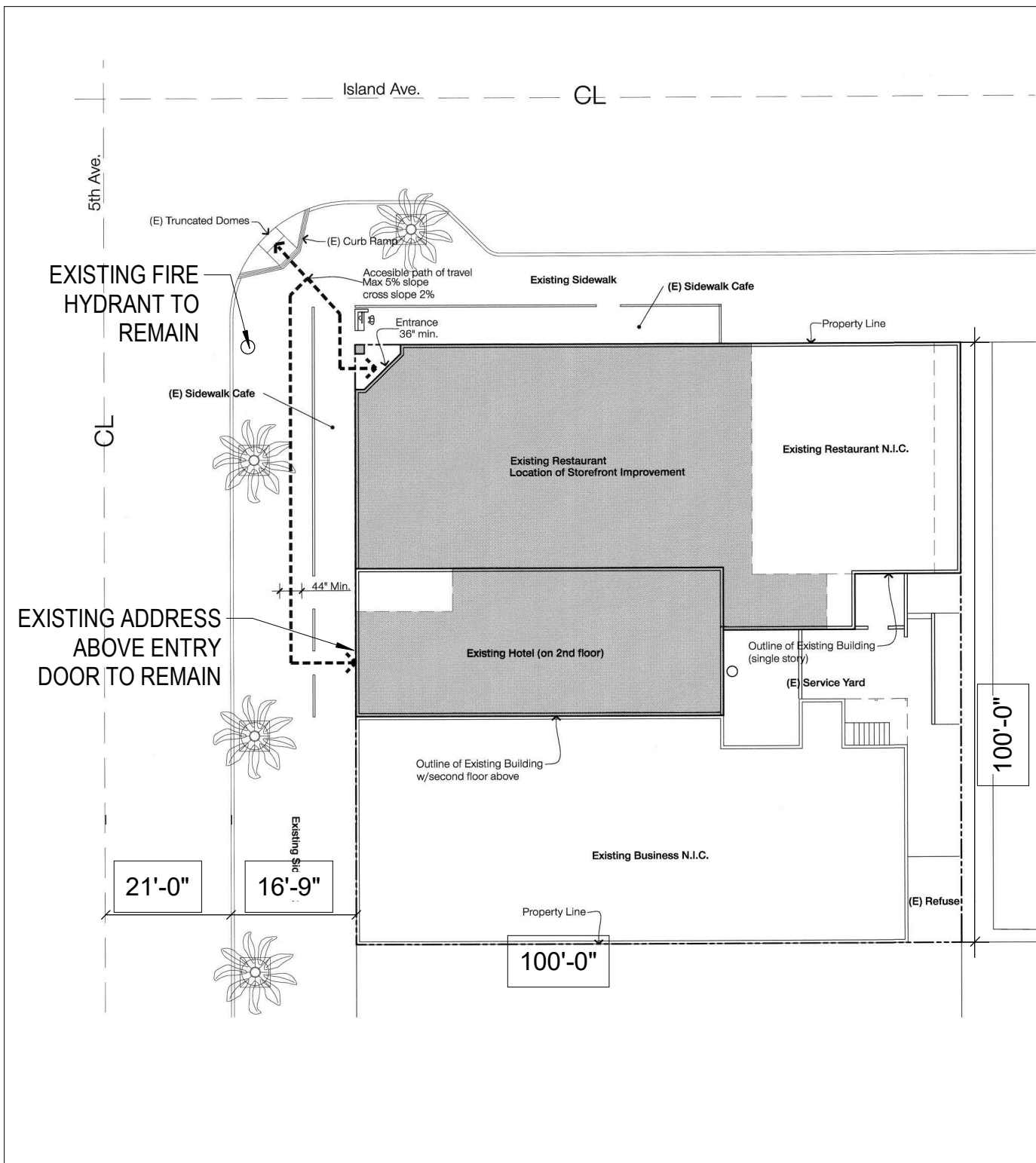
TUCKER SADLER
 1620 Fifth Ave, Suite 200
 San Diego, CA, 92101
 (P) 619 . 236 . 1662

ZAMA SIDEWALK CAFE

SHEET TITLE:
EXISTING SITE PLAN

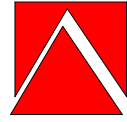
PROJECT NUMBER:
 22147
 DATE:
 11-21-2022

DRAWING NUMBER:
AA200

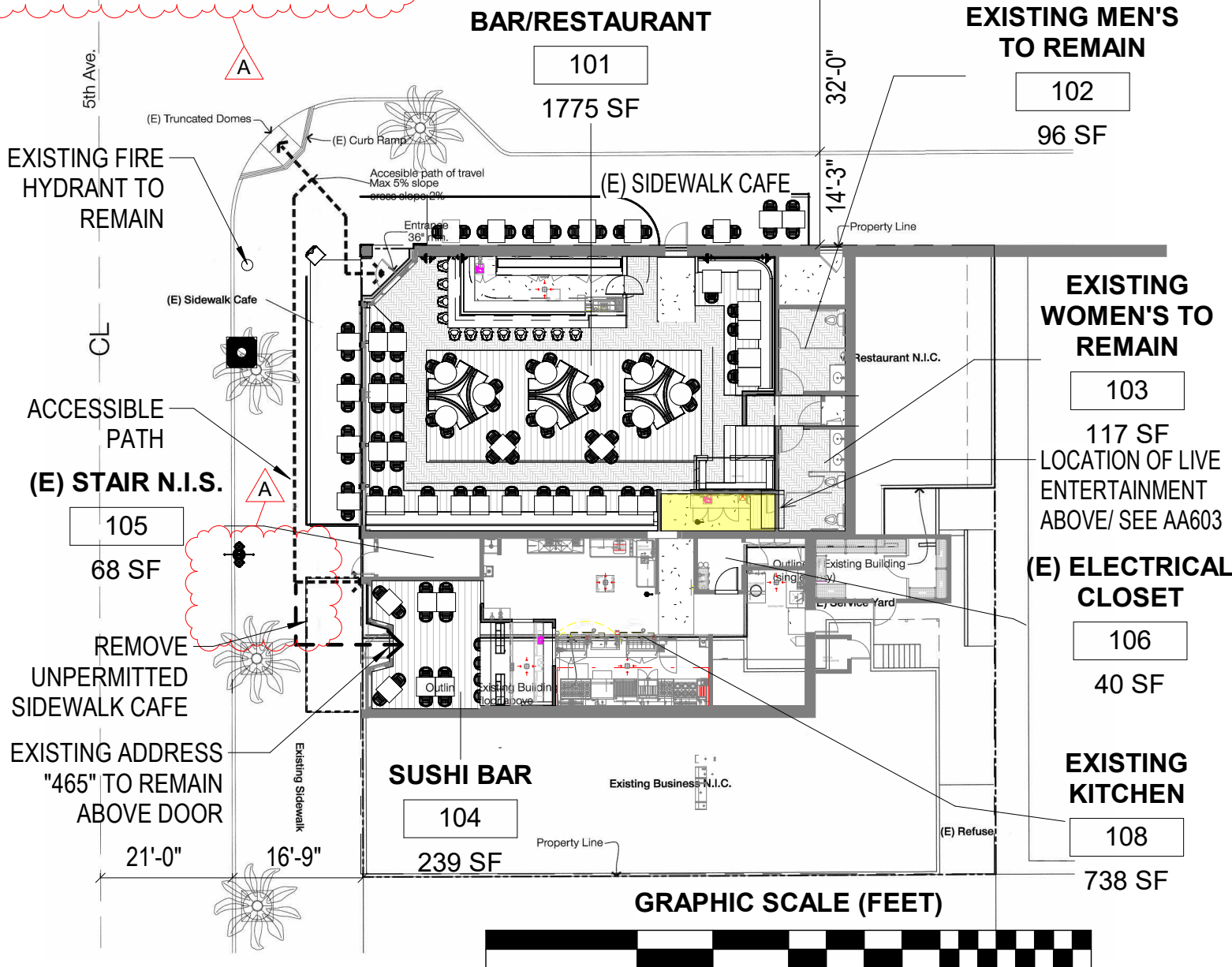


NOTE: ALL EXISTING WATER SERVICES AND SEWER LATERALS ARE EXISTING AND TO BE REMAINED.

TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662



ZAMA SIDEWALK CAFE



GRAPHIC SCALE (FEET)

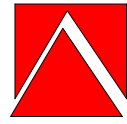


1 PROPOSED T.I. SITEPLAN
1" = 20'-0"

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA300



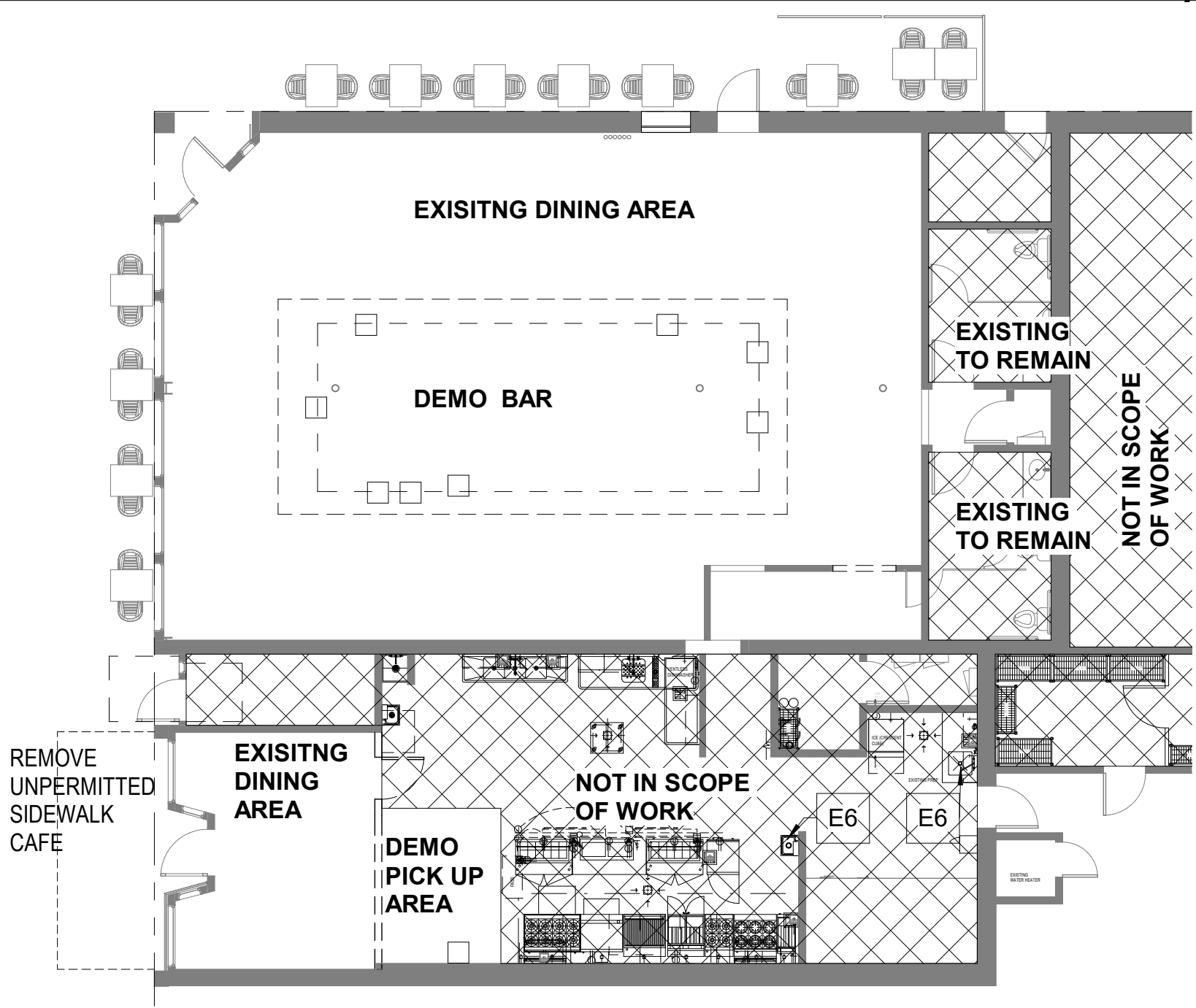
TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ZAMA SIDEWALK CAFE

SHEET TITLE:
EXISTING FLOOR PLAN

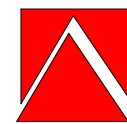
PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA400

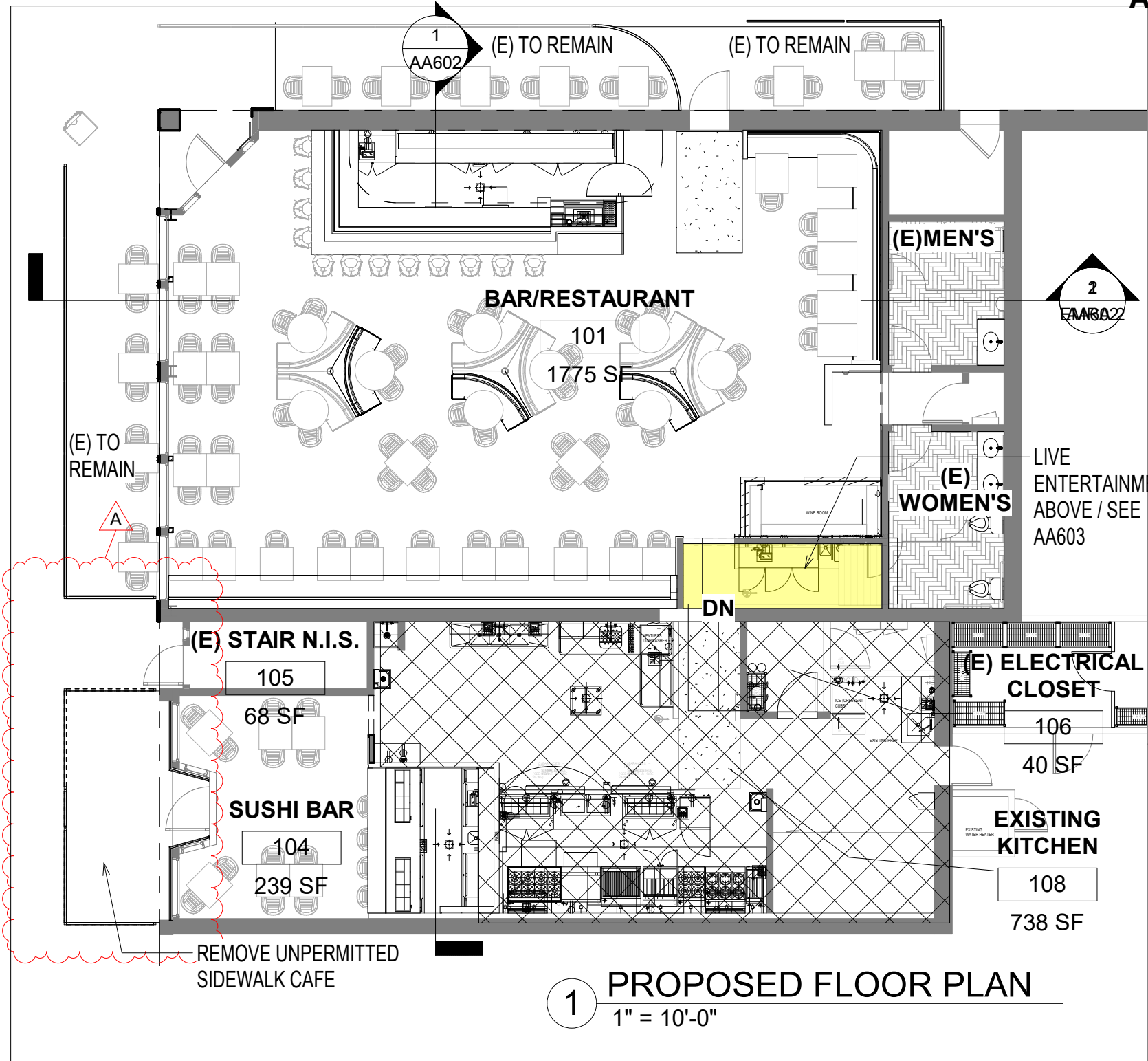


1 DEMOLITION PLAN
1" = 10'-0"

TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

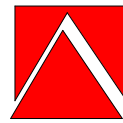


ZAMA SIDEWALK CAFE



1 PROPOSED FLOOR PLAN
1" = 10'-0"

SHEET TITLE:	FLOOR PLAN
PROJECT NUMBER:	22147
DATE:	11-21-2022
DRAWING NUMBER:	AA401



TUCKER SADLER

1620 Fifth Ave., Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ZAMA SIDEWALK
CAFE

SHEET TITLE:

EXISTING
CONDITION

PROJECT NUMBER:

22147

DATE:

11-21-2022

DRAWING NUMBER:

AA500

5/1/2023 3:21:30 PM



EXISTING PHOTOGRAPH OF NORTH/WEST CORNER



TUCKER SADLER
1620 Fifth Ave., Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

**PAINT ON EXTERIOR FACADE
ALL BUILDING FEATURES
TO REMAIN THE SAME**



**ZAMA SIDEWALK
CAFE**

SHEET TITLE:
**DAY TIME
PERSPECTIVE**

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA501

CONCEPT - DAY TIME PERSPECTIVE AT NORTH/WEST CORNER



TUCKER SADLER

1620 Fifth Ave., Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ZAMA SIDEWALK CAFE



COPNCEPT - NIGHT TIME PERSPECTIVE AT NORTH/WEST CORNER

SHEET TITLE:

NIGHT TIME PERSPECTIVE

PROJECT NUMBER:

22147

DATE:

11-21-2022

DRAWING NUMBER:

AA502



TUCKER SADLER
1620 Fifth Ave., Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

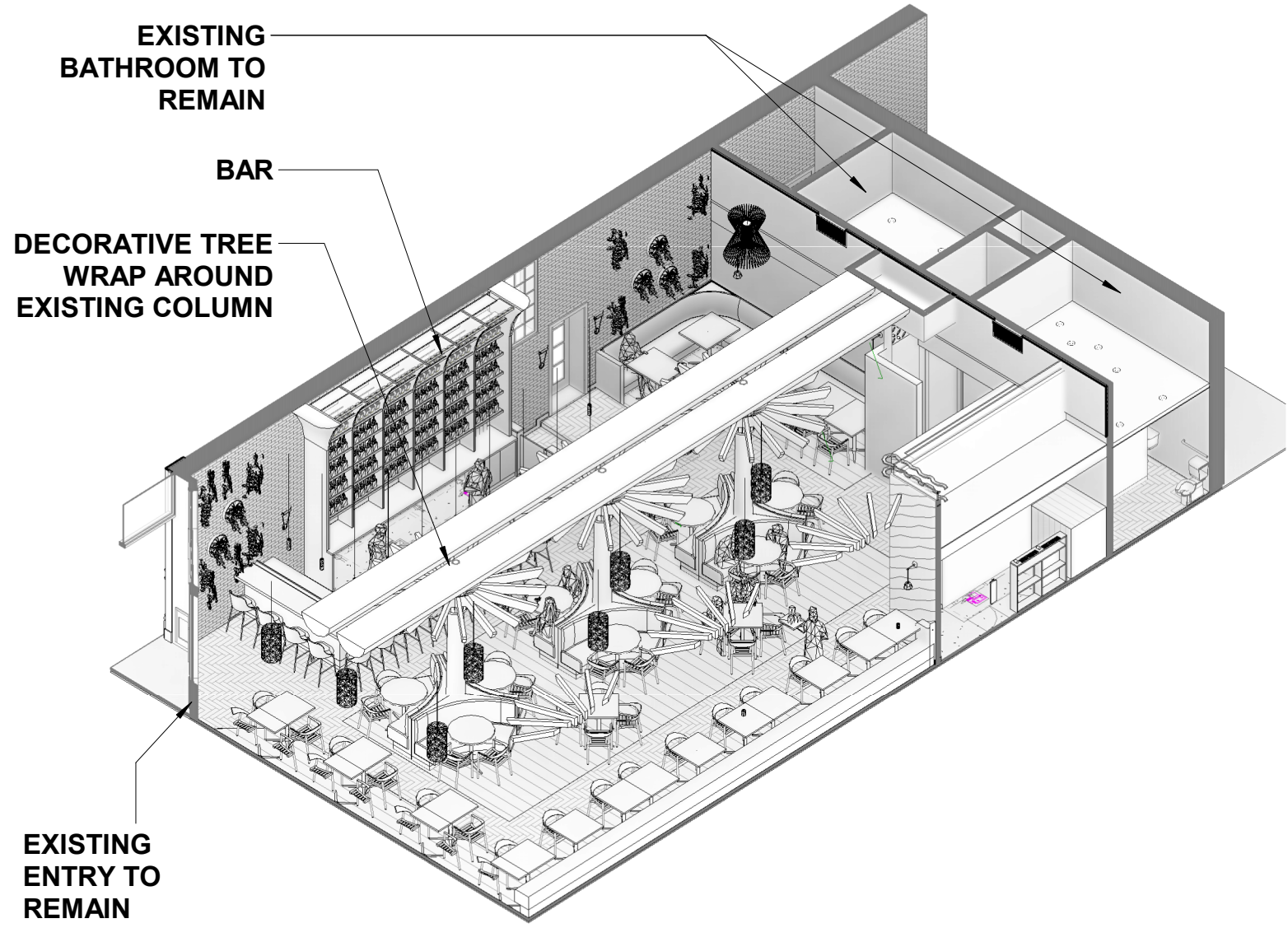
ZAMA SIDEWALK
CAFE

SHEET TITLE:
INTERIOR SPACE

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA503

5/1/2023 3:21:38 PM



EXISTING
BATHROOM TO
REMAIN

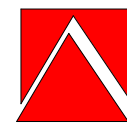
BAR

DECORATIVE TREE
WRAP AROUND
EXISTING COLUMN

EXISTING
ENTRY TO
REMAIN

1 CONCEPTUAL SECTION

TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662



ZAMA SIDEWALK CAFE

SHEET TITLE:
ELEVATIONS

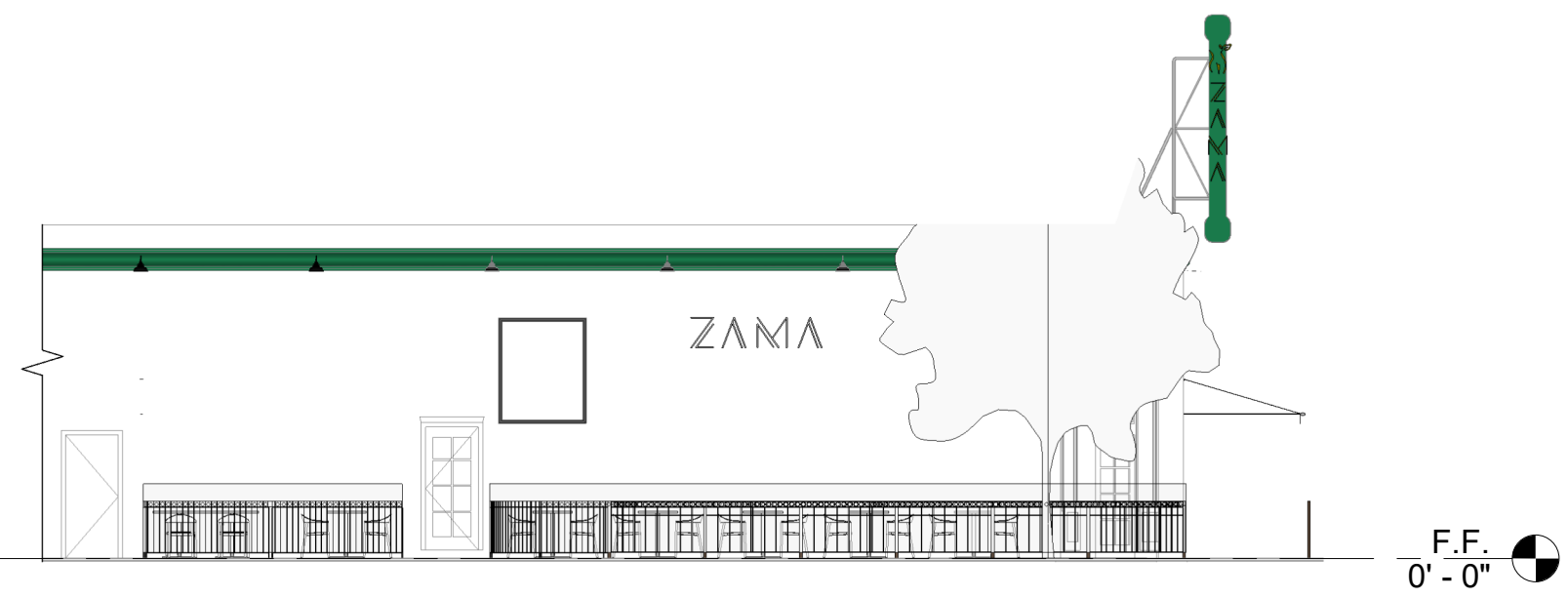
PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA601

5/1/2023 3:21:42 PM



1 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

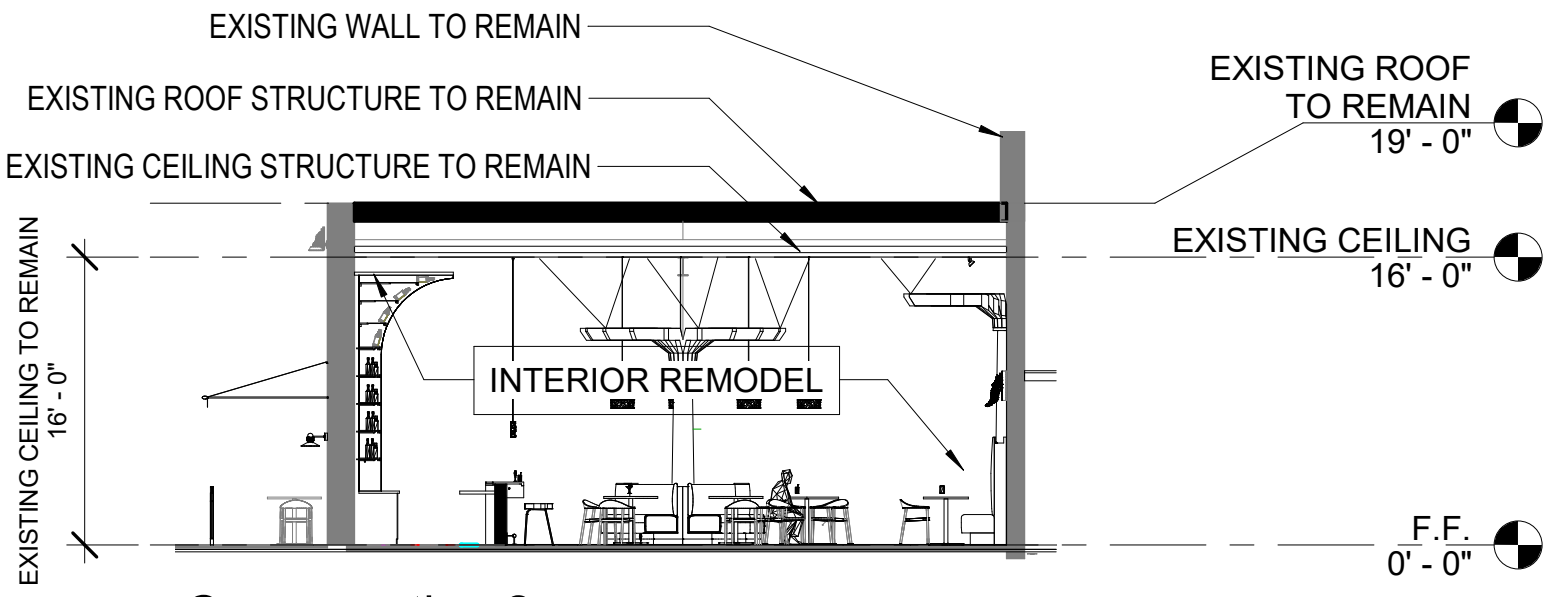


ZAMA SIDEWALK CAFE

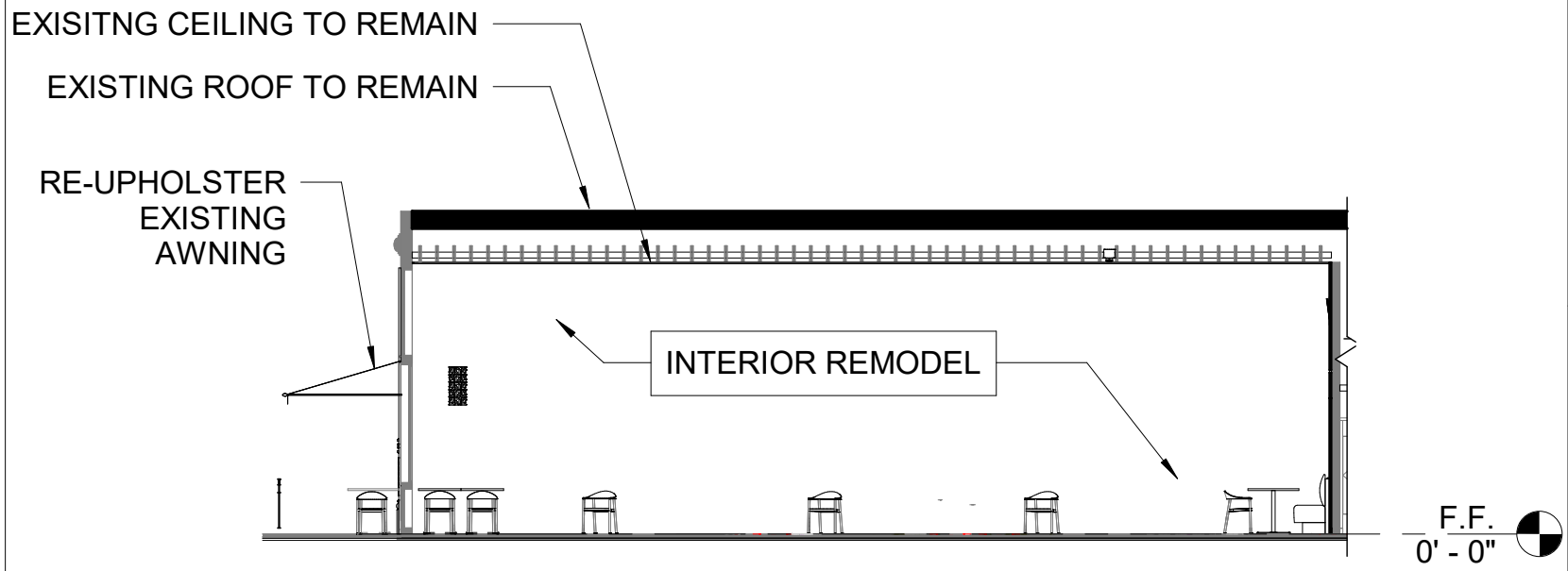
SHEET TITLE:
SECTIONS

PROJECT NUMBER:
22147
DATE:
11-21-2022

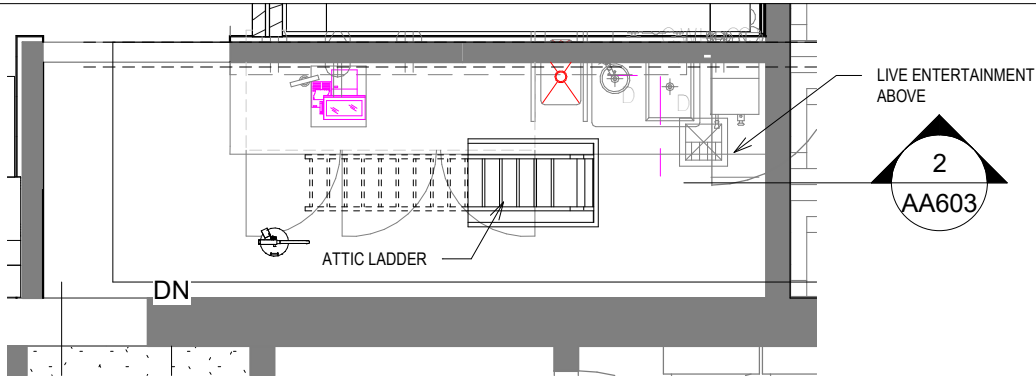
DRAWING NUMBER:
AA602



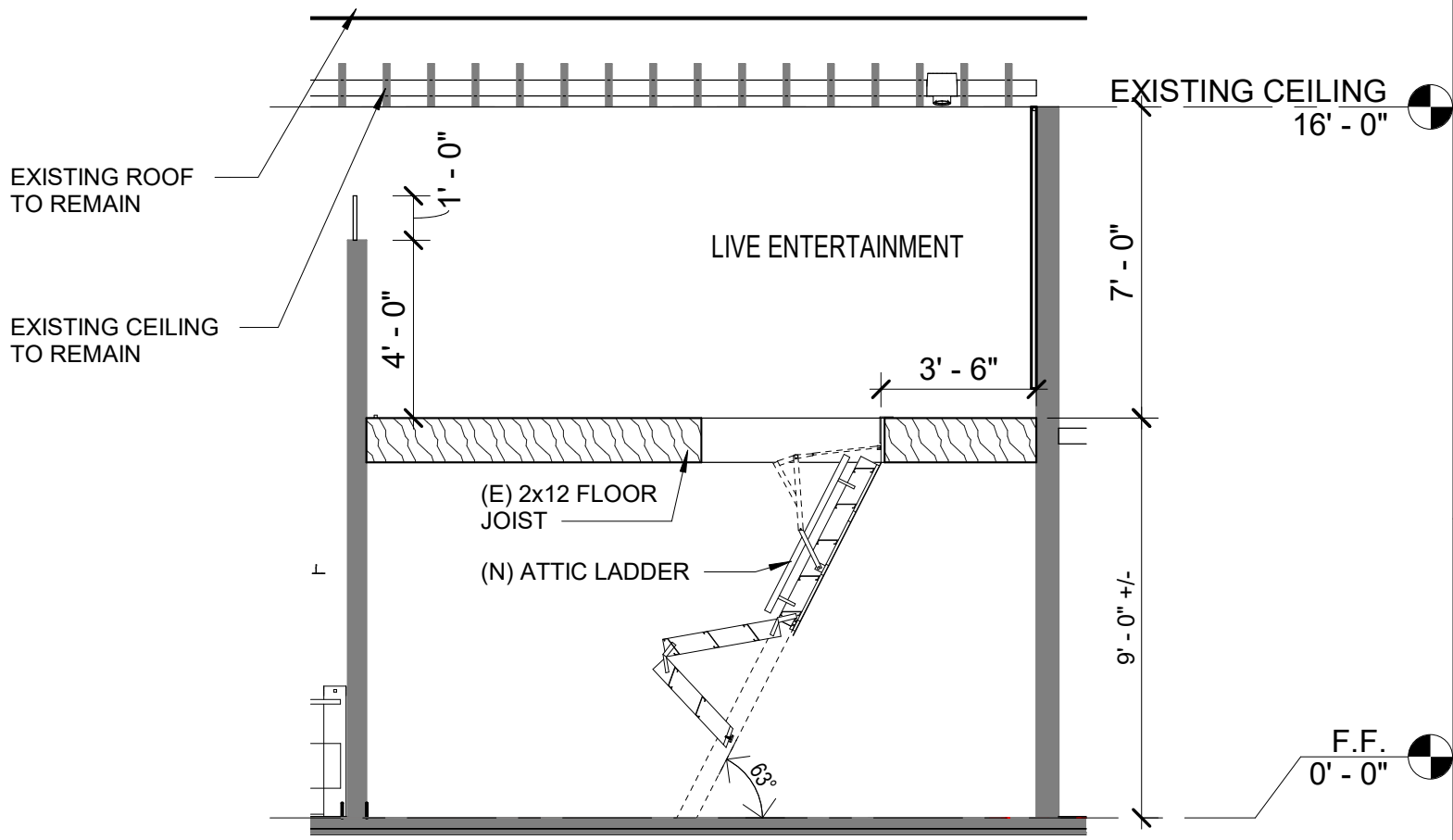
1 Cross section 2
3/32" = 1'-0"



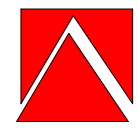
2 Cross section 1
3/32" = 1'-0"



DJ BOOTH 1
1/4" = 1'-0" 1



DJ BOOTH SECTION 2
1/4" = 1'-0" 2



TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ZAMA SIDEWALK CAFE

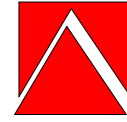
SHEET TITLE:
DJ BOOTH PLAN & SECTION

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:
AA603

LIVE ENTERTAINMENT NOTE:

1. LIVE ENTERTAINMENT SHALL BE LIMITED TO BETWEEN THE HOURS OF 11:00 AM AND 1:30 AM SEVEN DAYS PER WEEK.
2. LIVE ENTERTAINMENT SHALL BE PERMITTED ONLY WITHIN THE CONFINES OF THE BUILDING. ALL DOORS AND WINDOWS SHALL REMAIN CLOSED WHENEVER LIVE ENTERTAINMENT IS OCCURRING IN THE ESTABLISHMENT. AMBIENT MUSIC SHALL BE PERMITTED THROUGHOUT THE RESTAURANT. NO MUSIC SHALL BE PERMITTED INTO THE SIDEWALK CAFE AREA.
3. ALL LIVE MUSIC AND ENTERTAINMENT MUST BE CONDUCTED IN COMPLIANCE WITH ALL APPLICABLE SAN DIEGO MUNICIPAL CODE PERMITS AND REGULATIONS. SAN DIEGO POLICE DEPARTMENT REGULATORY PERMITS SHALL BE OBTAINED.
4. SOUND AND AMPLIFICATION EQUIPMENT SHALL BE MONITORED DURING AND AFTER BUSINESS HOURS TO ENSURE THAT AUDIBLE NOISE REMAINS AT ACCEPTABLE LEVELS. NOISE LEVELS SHALL BE IN CONFORMANCE WITH THE NOISE ABATEMENT STANDARDS OF THE SDMC AND THE CITY OF SAN DIEGO NOISE ORDINANCE. IN THE EVENT THAT A NOISE OR VIBRATION COMPLAINT IS FILLED, THE CITY SHALL EVALUATE THE COMPANIES AND IF IT IS DETERMINED THAT THE BUSINESS IS POTENTIALLY CREATING A NUISANCE TO THE NEIGHBORHOOD, A DULY NOTICED HEARING SHALL BE SCHEDULED. AFTER RECEIVING PUBLIC TESTIMONY, THE HEARING OFFICER MAY REVOKE OR MODIFY THE PERMIT.
5. DURING THE HOURS OF LIVE ENTERTAINMENT, THE PERMITTEE SHALL EMPLOY ONE SECURITY OFFICER FOR EVERY FIFTY (50) PATRONS IN THE PREMISE. THE SECURITY OFFICERS SHALL WEAR CLOTHING THAT IDENTIFIED THEM AS SECURITY OFFICER AND SHALL BE ON DUTY FROM THE TIME LIVE ENTERTAINMENT AND DANCING BEGINS UNTIL ONE-HALF HOUR AFTER THE LIVE ENTERTAINMENT CEASES. THEIR PRIMARY DUTY SHALL BE TO PATROL THE INTERIOR AND THE EXTERIOR OF THE PREMISES IN ORDER TO ALLEVIATE POLICE PROBLEMS, EXCESSIVE NOISE, ABUSIVE BEHAVIOR, DISTURBANCES, AND ANY OTHER VIOLATIONS OF LAW THAT OCCUR ON OR ABOUT THE LICENSED PREMISES.
6. ANY QUEUING OF PATRONS OUTSIDE OF THE ESTABLISHMENT SHALL BE MAINTAINED IN AN ORDERLY MANNER AND SHALL BE SO SITUATED AS TO ALLOW A CLEAR PEDESTRIAN PATH OF AT LEAST EIGHT(8) FEET ON ALL SIDEWALK AREAS. ANY QUEUING MAY NOT OBSTRUCT ACCESS TO ANY OTHER BUSINESS.
7. PATRONS AWAITING ENTRANCES AS WELL AS THOSE LEAVING THE ESTABLISHMENT SHALL BE MONITORED SO AS NOT CREATE A NUISANCE BY OBSTRUCTING THE SIDEWALK IN THE AREA OF THE BUSINESS OR ADJACENT BUSINESS OR BY BEING PUBLICLY INEBRIATED, NOISY OR ROWDY.
8. ALL SERVERS, SECURITY AND EMPLOYEES SHALL BE TRAINED AND CERTIFIED IN RESPONSIBLE ALCOHOLIC BEVERAGE SERVICE POLICIES AND PRACTICES. THIS IS TO INCLUDE STRONG I.D. CHECKING PROCEDURES, NOT SERVING INTOXICATED PATRONS, AND RESPONSIBLE BEVERAGE PRICING, NO PATRON SHALL BE PERMITTED TO REMOVE A PARTIALLY CONSUMED BOTTLE OR DRINK OF ANY TYPE OF ALCOHOLIC BEVERAGE FROM THE PREMISES.
9. THIS PERMIT MAY BE REVOKED BY THE CITY IF THERE IS A MATERIAL BREACH OR DEFAULT IN ANY OF THE CONDITIONS OF THIS PERMIT. IF THE BUSINESS CREATES A NUISANCE TO THE SURROUNDING NEIGHBORHOOD, THIS PERMIT MAY BE REVOKED AFTER THE HOLDING OF A PUBLIC HEARING.
10. "CONDITIONAL" COMMENTS HAVE BEEN PROVIDED ONLY AS INFORMATIONAL DRAFT CONDITIONS OF APPROVAL. NO RESPONSE IS REQUIRED AT THIS TIME. REVISIONS OR ADDITIONAL CONDITIONS MAY BE INCLUDED IN FUTURE REVIEWS, BUT A COPY OF THE DRAFT CONDITIONAL USE PERMIT WILL BE PROVIDED FOR YOUR REVIEW PRIOR TO THE PUBLIC HEARING.



TUCKER SADLER

1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ZAMA SIDEWALK
CAFE

SHEET TITLE:

LIVE
ENTERTAINMENT
NOTES

PROJECT NUMBER:
22147
DATE:
11-21-2022

DRAWING NUMBER:

AA701

SOUND TESTS, ACOUSTICAL ANALYSIS
AND DESIGN FOR THE ZAMA
RESTAURANT RESTAURANT LOCATED
AT 467 FIFTH AVENUE, SUITE D, SAN
DIEGO, CA 9201

To: Mr. Marco POLO cartes
President
MP PERMIT INC.
640 West Beech Street, Site 3 B
San Diego. CA 92101

Mr. Alessandro Minutella
Owner
Zama Restaurant
656 Fifth Avenue, Suite D
San Diego. CA 9201

From: Dr. Leslie E. Penzes
Certified Acoustic Consultant, P. E.

DR. PENZES & ASSOCIATES
18210 Aceituno Street
San Diego, CA 92128

November 4. 2022

TABLE OF CONTENTS

. SUMMARY AND RECOMMENDATIONS	1 - 2
. DISCUSSION	
. Surrounding Properties	3
. General Application of the INA Computer Program	4 - 5
. REFERENCES	6
. PHOTOGRAPHS	Photos AA500, AA501, AA502
. DRAWINGS	Sheets T002, AA100, A301, A302.AA401, AAAA603
. TABLES	1 - 4

SUMMARY AND RECOMMENDATIONS

DR. PENZES & ASSOCIATES
ACOUSTICS & VIBRATION
Reports, Testing and Research

SOUND TESTS, ACOUSTICAL ANALYSIS AND DESIGN FOR THE ZAMA RESTAURANT LOCATED AT 467 FIFTH AVENUE IN SAN DIEGO, CA. 92101

Summary:

A noise survey was performed to determine the noise levels generated by patrons and music from The ZAMA Restaurant at the outside at the property lines of the adjacent existing commercial and residential properties in the course of normal operations (Sheet T002). This noise survey was also performed to determine to see if the noise levels generated by music and patrons from The ZAMA Restaurant comply with the Noise Level Limits mandated by the Noise Ordinance in the Municipal Code of the City of San Diego (Ref.1). The site of the establishment is located on the corner of Fifth Avenue and Island Avenue (Sheet T002).

The ZAMA Restaurant establishment is proposed to offer Bar and Restaurant amenities. During operations, the establishment will provide music generated via an in-house music system (DJ) in inside the building (Sheet AA603). The volume of the music is to be at reasonable sound levels as to allow the patrons to comfortably engage in libation, dining and in normal conversation. This survey involved performing measurements conducted the dimensions of the Windows and Exterior Walls of the present existing building on the site.

The present measured noise levels indicated that the primary noise around the outside area of the site is mainly due to the noise generated by the traffic on Fifth Avenue and Island Avenue.

Based on the following Recommendations with also patron generated noise taken into account, Music played at reasonably normal level does not violate the Noise Ordinance Limits of the City of San Diego (Ref. 1).

RECOMMENDATIONS:

STC RATING OF THE CONSTRUCTION COMPONENTS OF THE ZAMA RESTAURANT

Exterior Walls

. Exterior Walls of the Building is satisfactory.

18210 Aceituno Street, San Diego, California 92128
(858) 592-7374, drpenzes007@gmail.com

Windows

- . Considering the Music, the Existing Windows are satisfactory.

Exterior Doors

- . Entry Doors should be in the Range of STC 26 (Tables 1 and 2).

HVAC SYSTEM

- . Due to the restriction of closed windows, forced ventilation is required. This is established by Air Conditioning System (HVAC) by UBC Code.
- . The Ventilation of the building complies with Section 3203.3 of the California Building Code (CBC).

Dr Leslie E Penzes

Dr. Leslie E. Penzes
Certified Acoustical Consultant, P.E.
November 3, 2022.



DISCUSSION

DISCUSSION

Surrounding Properties

Sheet AA 100 presents the Vicinity Map of the surrounding properties in the area of the ZAMA Restaurant. All of the Building around this Restaurant are COMMERCIAL and RESIDENTIAL BUILDINGS.

Noise analyzes were performed to determine the noise levels generated by music and patrons from inside the ZAMA Restaurant at the surrounding commercial residential property lines. The noise analyzes were also performed to ensure that the noise levels generated from the ZAMA Restaurant comply with the Noise Ordinance of the City of San Diego (Ref. 1). The analysis applied the INA Noise Analysis (INA) Computer Program), which was modified for External Noise Analysis.

Based on the Noise Ordinance of the City of San Diego (Ref. 1), the Noise Limits at the property lines of Commercial areas are:

- 65 dBA from 7:00 AM - 7:00 PM
- 60 dBA from 7:00 PM - 10:00 PM
- 60 dBA from 10:00 PM - 7:00 AM

For Residential (Multi-Family) Property Lines:

- 55 dBA from 7:00 AM - 7:00 PM
- 50 dBA from 7:00 PM - 10:00 PM
- 45 dBA from 10:00 PM - 7:00 AM

Other Residential (Mixed-Use):

- 60 dBA from 7:00 AM - 7:00 PM
- 55 dBA from 7:00 PM - 10:00 PM
- 50 dBA from 10:00 PM - 7:00 AM

NOISE LEVELS OF THE OUTSIDE DINING AREAS

Due to the Coronavirus Covid 19 the Dining Areas of Restaurant is restricted only at the Outside of the Restaurant Building at the streets. For ZAMA Restaurant the general description of the Outside Dining Areas is shown by Sheet XX. The details of the Sitting Areas is presented by Sheets AA500, AA501 and A201.

3.

The Average Noise Level conducting normal conversations provided by Ref. 2, Fig. 14.1, which is 59 dBA at the Maximum. An excellent explanation is also provided by Ref. 2 page 2-12 and Fig. 2.13.

Ref. 3 resents a formula of Noise Reduction between Two Persons conducting conversation as:

$$L,PT = L,P1 + 10\log(1 + 10\text{EXP}(-\text{DEL}/10))$$

where

L,PT = Combined Sound pressure level due to both sources
 L,P1 = the greater of the two sound level contribution
 DEL = The difference between the contributions, all in
 da

The values of this formula is also shown by Fig. 1.5.4 of Ref. 3.

The difference of noise levels between two locations is provided by Ref. 4, page 21.

The combination of Noise at Sitting Location A.10 is 60 da (Table 1). The Noise Level at the Property Line of G Street is 75 Ft from the Sitting Location A.10:

$$\underline{L, \text{equ.}} = 60 - 20\text{LOG}(75/3.3) = \underline{33 \text{ da}}$$

The Noise Level of 33 da is neighligable in comparison to the Night Noise Limit of 60 da at the Property Line.

NOISE LEVELS OF THE ZAMA RESTAURANT

General Application of the INA Computer Program

The Modified INA (Ref. 5) Computer Program is applied to determine the Outside Noise Levels of the Restaurant.

For the Application of the Program a 15 Ft Outside Floor Strip is considered for the Outside Noise Levels of the Building.

Once the Outside Noise Levels of the Building is determined the Noise Levels at the Different locations can be computed by the well known formula of the Distance Reduction D.R. as:
 EDDIG

Table 1 presents the Noise Level of 77 da of the DJ Music Outside Building. The Stucco Wall is based on Ref. 4, page

4.

204, Table TL, Case 9, STC = 37, which modified by the thickness of 5/8":

$$\text{STC} = (5/8) / (1/2) \times 37 = 46 \text{ da}$$

Therefore, the Noise Level the Fifth Avenue Property Line is:

$$\underline{L_{\text{equ.}}} = 77 - 20\text{LOG}(75/3.281) = \underline{49.8 \text{ da} < 50 \text{ da}}$$

This Noise Level is less, then the Commercial Noise Limit of 60 da (Night), even less then the Residential Noise Limit (Mixed Residential) 50 da (Night).

Table 2 provides the BUILDING ELEMENT SOUND TRANSMISSION LOSS INFORMATION.

The Noise Level at the Island Avenue presented by Table 3 as 54dBA at the Outside of the Residential Building:

$$\underline{L_{\text{equ.}}} = 54 - 20\text{LOG}(60/3.281) = \underline{28.8 \text{ da} < 50 \text{ da}}$$

Table 4 provides the BUILDING ELEMENT SOUND TRANSMISSION LOSS INFORMATION.

CONCLUSION

The Noise of DJ Music from the ZARA RESTAURANT has not exceed the Noise Limit of 50 da of the Surrounding Areas.

6.

REFERENCES

REFERENCES

1. San Diego Municipal Code, Chapter 5 Morals and Welfare, Article 9.5, Noise Abatement and Control, Division 4: Limits, 59.5. 0401, Sound Level Limits, September 22, 1976.
2. Handbook of Noise Control. Second Edition. Cyril M. Harris. Ph.D. McGraw-Hill Publishing Company. 1979.
3. NOISE Control. Charles E. Wilson. HSARPER & ROW. PUBLISHING, New York. 1989.
4. ARCHITECTURAL ACOUSTICS, M. David Egan, McGraw-Hill, Inc. 1988.
4. Internal Noise Analysis (INA) Computer Program, Version 2.1, Dr. Alexander Segal, 1990, Licensed to Dr. Leslie E. Penzes.

PHOTOGRAMS

ATTACHMENT 11

SHEET TITLE:
**EXISTING
CONDITION**

PROJECT NUMBER:
22147

DATE:
10-18-2022

DRAWING NUMBER:

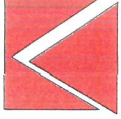
AA500

ZAMA



EXISTING PHOTOGRAPH OF NORTH/WEST CORNER

T U C K E R S A D L E R



1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619 . 236 . 1662

ATTACHMENT 11

SHEET TITLE:
**DAY TIME
PERSPECTIVE**

PROJECT NUMBER:
22147

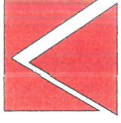
DATE:
10-18-2022

DRAWING NUMBER:

AA501

ZAMA

TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619.236.1662



**PAINT ON EXTERIOR FACADE
ALL BUILDING FEATURES
TO REMAIN THE SAME**



DAY TIME PERSPECTIVE AT NORTH/WEST CORNER

ATTACHMENT 11

SHEET TITLE:
**NIGHT TIME
PERSPECTIVE**

PROJECT NUMBER:
22147

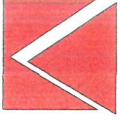
DATE:
10-18-2022

DRAWING NUMBER

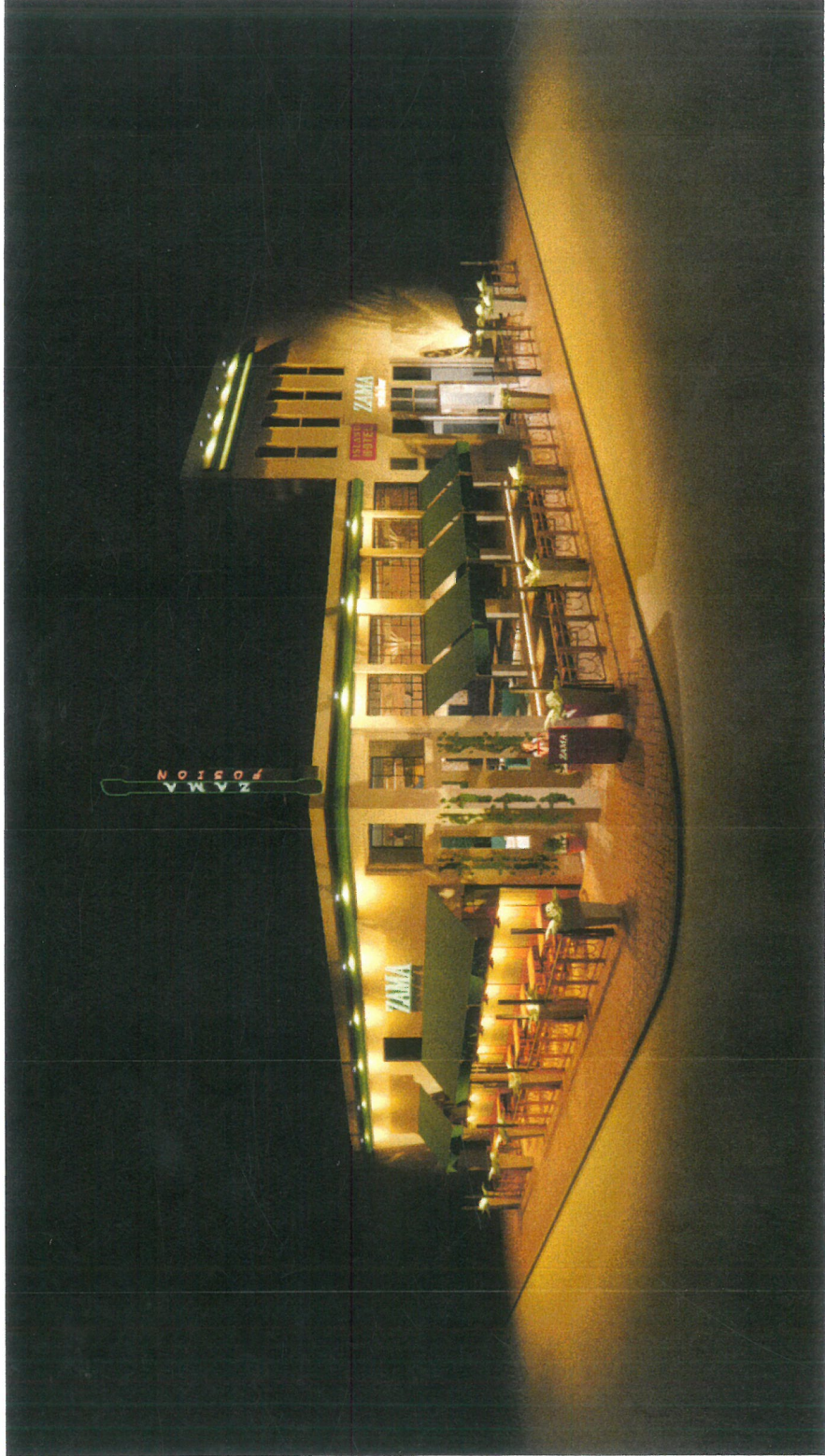
AA502

ZAMA

TUCKER SADLER



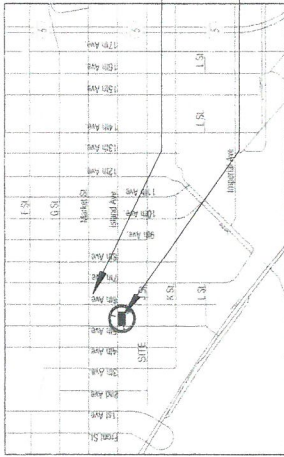
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619.236.1662



NIGHT TIME PERSPECTIVE AT NORTH/WEST CORNER

DRAWINGS

ZAMA RESTAURANT CUP FOR LIVE ENTERTAINMENT DEVELOPMENT PLAN SUBMITTAL



NEAREST
TRANSIT STOP
PROJECT
LOCATION

Vicinity Map

PROJECT ADDRESS: 467 5TH AVE SAN DIEGO CA 92101
APN: 535-084-01-00
LEGAL DESCRIPTION: LOT A & B OF BLOCK 113 OF HORTON'S ADDITION
EXISTING USE: 3676.5 SF RESTAURANT
ZONE: GQPD-GASLAMP-QTR
OCC CLASSIFICATION: A-2 RESTAURANT (EXISTING TO REMAIN)
CONSTRUCTION TYPE: TYPE V-B UNSPRINKLERED (EXISTING TO REMAIN)
SPINKLER: NO
PROPOSED BUILDING HEIGHT: 2 STORIES 30 FEET HIGH (EXISTING TO REMAIN)
YEAR BUILT: 1994

SCOPE OF WORK:

1. CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT - DISC JOCKEY ONLY
2. HOURS OF LIVE ENTERTAINMENT: 11:00AM to 2:00AM

REQUIRED DISCRETIONARY PERMITS

1. CUP FOR LIVE ENTERTAINMENT

UNDER SEPRATE PERMIT

1. RESTAURANT TENANT IMPROVEMENT HAS BEEN APPROVED IN PRJ-1053024

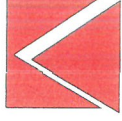
ARCHITECT:
 TUCKER SADLER ARCHITECT
 1620 FIFTH AVENUE SUITE 200
 SAN DIEGO CA 92101

MEP ENGINEERS
 NAZARENE ENGINEERING
 2514 JAMACHA RD SUITE 502-182
 EL CAJON CA 92019

OWNER
 AMAZONIA RESTAURANT
 VENTURES LLC
 ALESSANDRO MINUTELLA
 656 FIFTH AVE SUITE D
 SAN DIEGO CA 92101

SHEET INDEX - Development...

Sheet	Sheet Name
AA100	PROJECT INFORMATION
AA200	EXISTING SITE PLAN
AA300	PROPOSED SITE PLAN
AA400	EXISTING FLOOR PLAN
AA401	FLOOR PLAN
AA500	EXISTING CONDITION
AA501	DAY TIME PERSPECTIVE
AA502	NIGHT TIME PERSPECTIVE
AA503	INTERIOR SPACE
AA601	ELEVATIONS
AA602	SECTIONS
AA603	DJ BOOTH PLAN & SECTION
AA701	LIVE ENTERTAINMENT NOTES



TUCKER SADLER
 1620 Fifth Ave, Suite 200
 San Diego, CA, 92101
 (P) 619 . 236 . 1662

ZAMA

ATTACHMENT 11

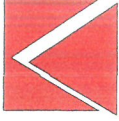
SHEET TITLE:
 PROJECT INFORMATION

PROJECT NUMBER:
 22147
 DATE:
 10-18-2022

DRAWING NUMBER:
 AA100

ATTACHMENT 11

TUCKER SADLER



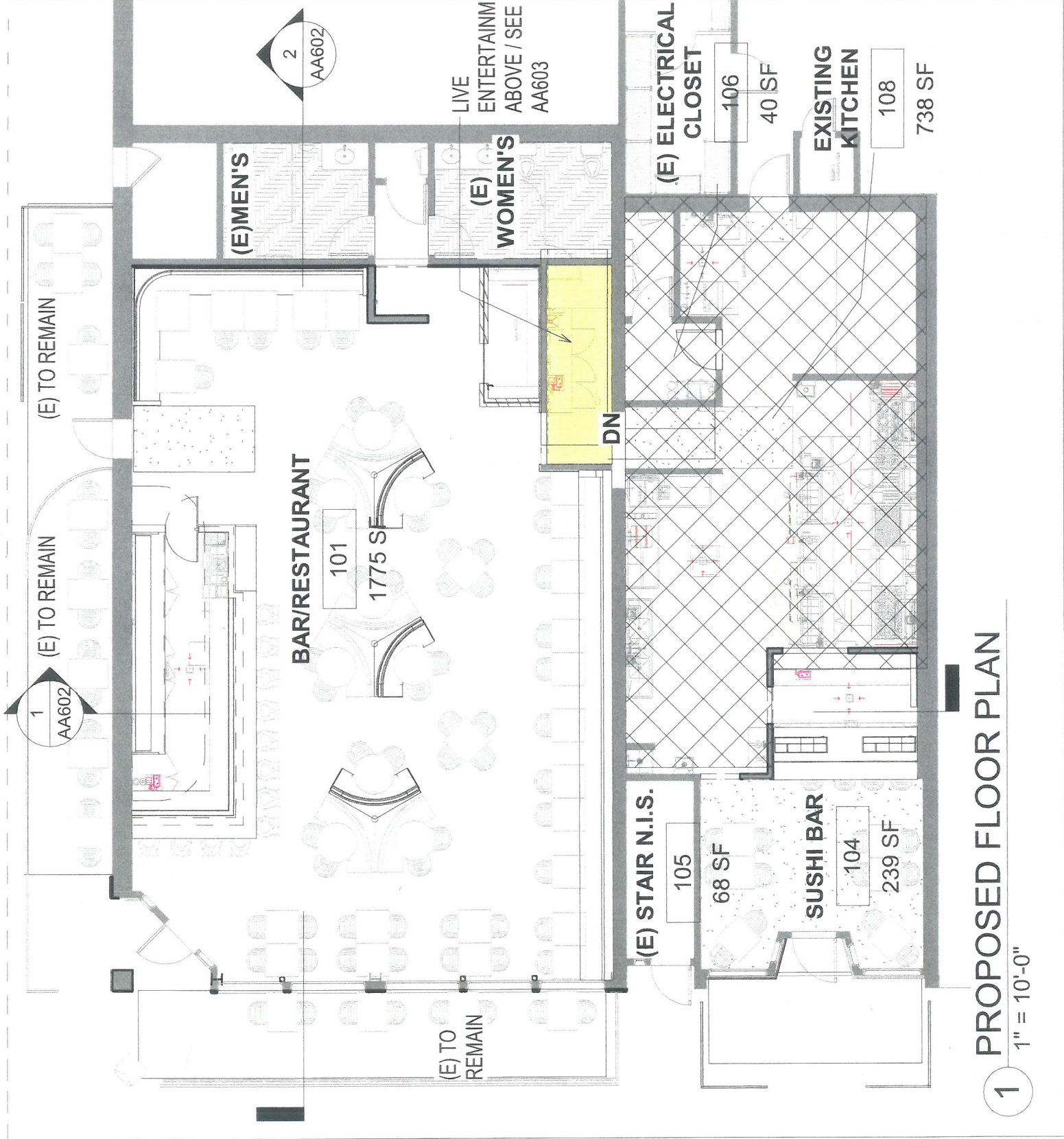
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619.236.1662

ZAMA

SHEET TITLE:
FLOOR PLAN

PROJECT NUMBER:
22147
DATE:
10-18-2022

DRAWING NUMBER:
AA401



(E) TO REMAIN

(E) TO REMAIN

(E) MEN'S

(E) WOMEN'S

LIVE ENTERTAINMENT ABOVE / SEE AA603

(E) ELECTRICAL CLOSET

EXISTING KITCHEN

(E) STAIR N.I.S.

SUSHI BAR

1
AA602

2
AA602

101
1775 SF

105
68 SF

104
239 SF

106
40 SF

108
738 SF

1
PROPOSED FLOOR PLAN
1" = 10'-0"

ATTACHMENT 11

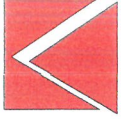
SHEET TITLE:
DJ BOOTH PLAN & SECTION

PROJECT NUMBER:
22147
DATE:
10-18-2022

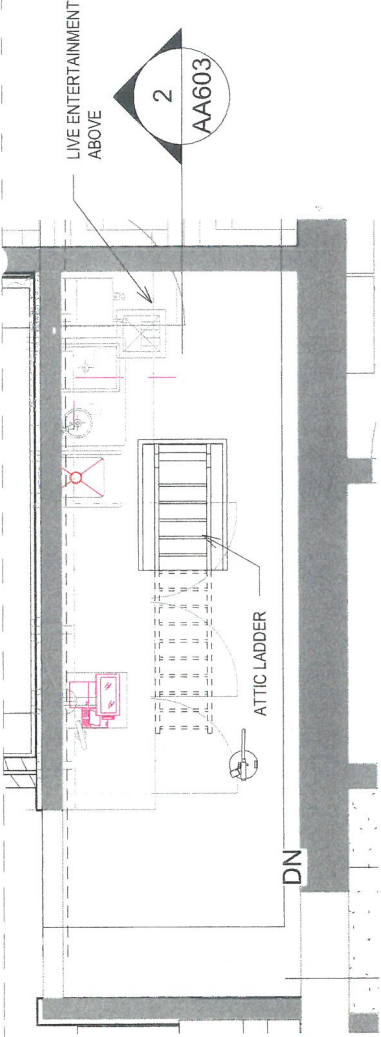
DRAWING NUMBER:

AA603

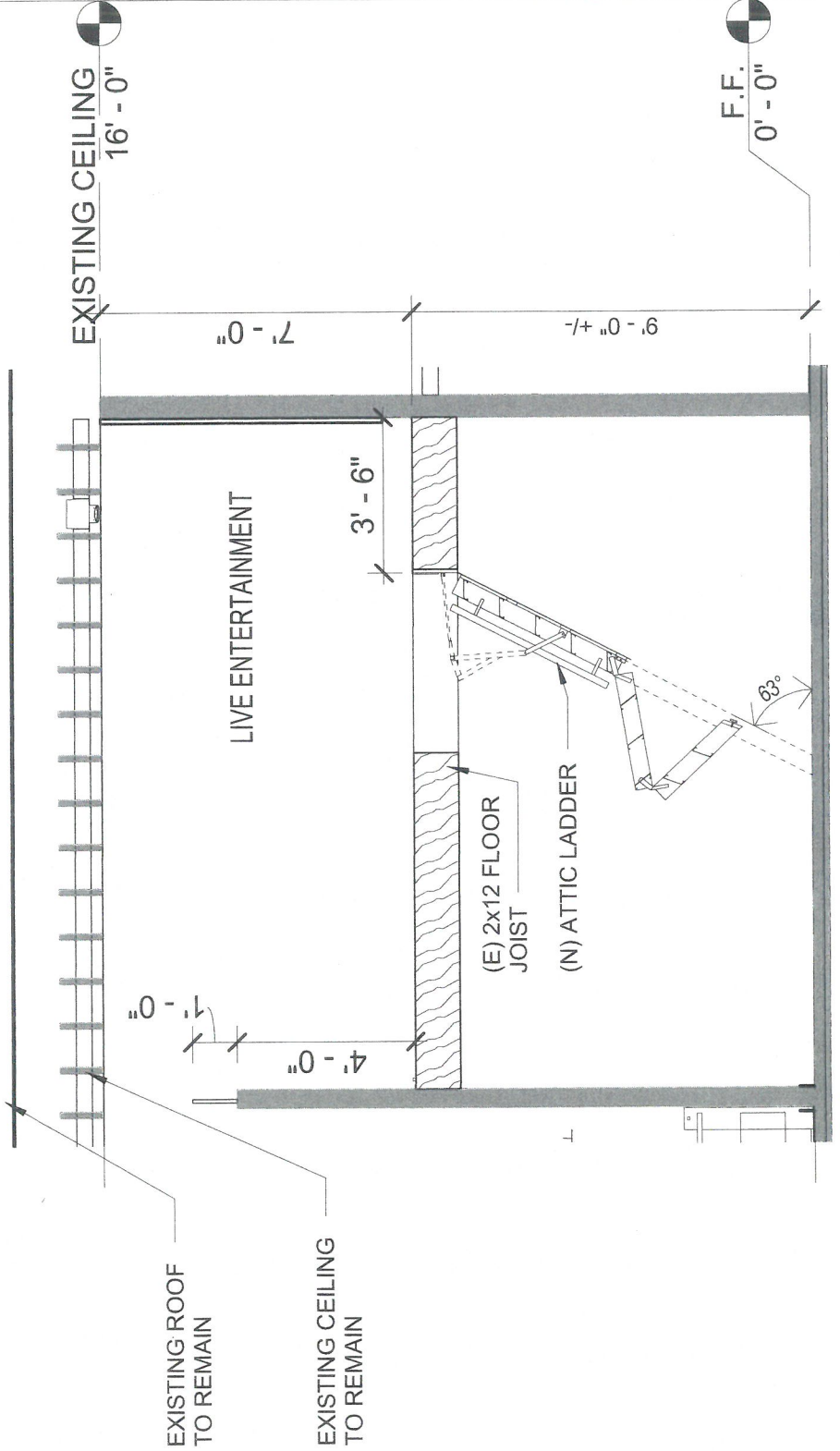
TUCKER SADLER
1620 Fifth Ave, Suite 200
San Diego, CA, 92101
(P) 619.236.1662



ZAMA



DJ BOOTH 1
1/4" = 1'-0"



DJ BOOTH SECTION 2
1/4" = 1'-0"

TABLES

COMPUTER SIMULATIONS

Dr. Leslie E. Penzes

10-23-2022
REPORT-

ATTACHMENT

TABLE 1

RESULTS OF INTERIOR NOISE ANALYSIS

Location - SIDE TO FIFTH AVENUE

Noise Source - TRAFFIC NOISE (NBS, 1978)

	Octave Band Center Frequency, Hz					
	125	250	500	1000	2000	4000
A-weighted Exterior Noise Spectrum (re total A-weighted level of 100 dB)	86.0	90.7	93.5	95.8	92.7	87.0
Room Sound Absorption in Sabins	450	450	450	450	450	450

BUILDING FACADE REFLECTION CORRECTION - 0.0 dB
QUALITY CORRECTION - 3.0 dB

NOISE TRANSMISSION THROUGH CONSTRUCTIONS

#	Building Element Information			Exterior NOISE	Interior NOISE with Construction		
	NAME	STC	AREA SQ. FT		CLOSED	OPEN	%
1.	ORDINARY WINDOW	15	224.0	85	73	73	0
2.	ORDINARY WINDOW	15	120.0	85	70	70	0
3.	ORDINARY WINDOW	15	178.0	85	72	72	0
4.	FRENCH WOOD DOOR	26	22.0	85	49	67	40
5.	FRENCH WOOD DOOR	26	44.0	85	52	52	0
6.	STUCCO WALL	46	303.0	85	47	47	0

INTERIOR NOISE LEVEL IN THE ROOM

77 77

10-23-2022
REPORT-

Dr. Leslie E. Penzes

ATTACHMENT

TABLE 2

BUILDING ELEMENTS SOUND TRANSMISSION LOSS INFORMATION

SOUND TRANSMISSION LOSS AT OCTAVE BAND CENTER FREQUENCY						
125	250	500	1000	2000	4000	

1. STUCCO WALL-WOOD STUD, CAVITY INSULATION, NBS, W-50-71						
STC = 46						
27	42	44	46	49	54	
2. FRENCH WOOD DOOR-3/32" GLASS, BRASS WEATHER STRIP, NBS, W-94-71						
STC = 26; Construction is operable for ventilation						
21	24	27	27	24	28	
3. ORDINARY WINDOW-LOW QUALITY UNMITIGATED WINDOW						
STC = 15; Construction is operable for ventilation						
10	9	12	14	18	21	

Dr. Leslie E. Penzes

10-23-2022
REPORT-

ATTACHMENT

TABLE 3

RESULTS OF INTERIOR NOISE ANALYSIS

Location - SIDE TO ISLAND AVENUE

Noise Source - TRAFFIC NOISE (NBS, 1978)

	Octave Band Center Frequency, Hz					
	125	250	500	1000	2000	4000
A-weighted Exterior Noise Spectrum (re total A-weighted level of 100 dB)	86.0	90.7	93.5	95.8	92.7	87.0
Room Sound Absorption in Sabins	450	450	450	450	450	450

BUILDING FACADE REFLECTION CORRECTION - 0.0 dB
QUALITY CORRECTION - 3.0 dB

NOISE TRANSMISSION THROUGH CONSTRUCTIONS

#	Building Element Information NAME	Building Element Information		Exterior NOISE	Interior NOISE with Construction		
		STC	AREA SQ. FT		CLOSED	OPEN	%
1.	STUCCO WALL	46	1100.0	85	52	52	0
2.	FRENCH WOOD DOOR	26	22.0	85	49	49	0

INTERIOR NOISE LEVEL IN THE ROOM 54 54

10-23-2022
REPORT-4

Dr. Leslie E. Penzes

ATTACHMENT

TABLE 4

BUILDING ELEMENTS SOUND TRANSMISSION LOSS INFORMATION

SOUND TRANSMISSION LOSS AT OCTAVE BAND CENTER FREQUENCY						
125	250	500	1000	2000	4000	

1. STUCCO WALL-WOOD STUD, CAVITY INSULATION, NBS, W-50-71						
STC = 46						
27	42	44	46	49	54	
2. FRENCH WOOD DOOR-3/32" GLASS, BRASS WEATHER STRIP, NBS, W-94-71						
STC = 26; Construction is operable for ventilation						
21	24	27	27	24	28	
