



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 29, 2023 REPORT NO. HO-23-046
HEARING DATE: September 6, 2023
SUBJECT: Mattamal Accessory Dwelling Unit. Process Three Decision
PROJECT NUMBER: [695193](#)
REFERENCE: Coastal Development Permit No. [2181750](#), Project No. [610368](#)
OWNER/APPLICANT: RAJU GEORGE MATTAMAL, Owner/Permittee

SUMMARY

Issue: Should the Hearing Officer approve an amendment to a Coastal Development Permit for the construction of a new 430 square-foot accessory dwelling unit above an existing detached two-car garage on a 0.08-acre project site located at [5018 and 5018 ½ Narragansett Avenue](#) in the [Ocean Beach Community Planning](#) area?

Proposed Actions:

1. Approve Coastal Development Permit No. 2576263, an amendment to Coastal Development Permit No. 2181750.

Fiscal Considerations: There are no City expenditures being approved with this action. All processing costs are paid through a deposit account by the applicant.

Community Planning Group Recommendation: On November 2, 2022, the Ocean Beach Community Planning Group voted 0-10 with no abstentions to recommend denial of the proposed project. The reason for the denial is discussed herein.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 2, 2022, and the opportunity to appeal that determination ended December 16, 2022.

BACKGROUND

The 0.08-acre site is a single parcel located at 5018 and 5018 ½ Narragansett Avenue in the RM-2-4 Base Zone (Residential - Multiple Unit), Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach & Coastal), Transit Priority Area, Airport Influence Area (Review Area 1-San Diego international Airport), and the FAA Noticing Area Overlay Zones within the Ocean Beach Community Plan and Local Coastal Program (Community Plan) area.

The Project site is designated Medium Density Residential which allows 15-29 dwelling units per acre per [Figure 2.1, p. LU-18](#) in the Community Plan. The Project site is within an urban, developed neighborhood, surrounded by a mix of single and multi-family development on all sides similarly zoned RM-2-4 and the Newport Commercial District is a few blocks to the northeast. An unnamed alley runs along the rear/northeast of the site (Attachment 1-3).

On May 29, 2019, Coastal Development Permit (CDP) No. [2181750](#), Project No. [610368](#) was approved for the demolition of two existing one-bedroom detached dwelling units and a two-car garage and construction of a duplex consisting of two attached two-bedroom, two-bathroom dwelling units of 1,028-square-feet each, and a shared detached 393-square-foot, two-car garage for a total development of 2,449 square-feet (Attachment 7). CDP No. 2181750 was utilized and the site is currently developed with the described duplex and detached garage.

DISCUSSION

Permits Required:

An amendment to CDP No. 218750 is required pursuant to San Diego Municipal Code (SDMC) Sections [126.0114\(c\)](#), [126.0702\(a\)](#), and [126.0707\(b\)](#), due to the project's location within the Coastal Overlay Zone (Appealable Area) for a project that proposes an accessory dwelling unit that is not completely contained in the existing primary structure in accordance with a Process 3 decision by the Hearing Officer pursuant to SDMC [112.0103](#), and appealable to the Planning Commission and the California Coastal Commission. [126.0704\(a\)\(9\)](#), and [126.0707\(b\)](#), due to the project's location within the Coastal Overlay Zone (Appealable Area) for a project that proposes an accessory dwelling unit that is not completely contained in the existing primary structure in accordance with a Process 3 decision by the Hearing Officer pursuant to SDMC [112.0103](#), and appealable to the Planning Commission and the California Coastal Commission.

Project Description:

The proposed project includes the construction of a 430-square-foot, one-bedroom, one-bathroom accessory dwelling unit (ADU) above the existing one-story detached two-car garage. The existing duplex will remain. All conditions of the previous CDP, approved by the Hearing Officer on May 29, 2019, remain in effect.

The project site is located approximately 777 feet from the Pacific Ocean and is identified within the first public roadway and the sea within the Coastal Overlay Zone ([Figure 1.2, p. IN-9](#)). The 5000 block of Narragansett Avenue is not identified as a framed view, view cone, or scenic outlook ([Figure 4.4, p. UD-57](#)). The proposed development will not impact public coastal views and does not contain any physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program.

The proposed ADU includes offsetting planes and a sloped roof to reduce the bulk and scale of the project. The ADU and garage have a tan stucco exterior matching the existing duplex. The proposed project complies with the setbacks of the base zone and Coastal Height Limit with a maximum height of 22 feet, 7.5 inches, which is in conformance with the Coastal Height Overlay 30-foot height restriction. The previously approved CDP provides four vehicular parking spaces as required, which will remain. No additional parking is required for the proposed one-bedroom ADU per SDMC Section 141.0302(b)(3).

Community Planning Group:

On November 2, 2022, the Ocean Beach Community Planning Group voted 0-10 with no abstentions to recommend denial of the proposed project based on the proposed project purportedly exceeding the allowed gross floor area in the coastal zone.

The San Diego Municipal Code (SDMC) [Table 131.04G](#), Footnote 29, uses a maximum floor area ratio (FAR) of 0.70 for 1-2 dwelling units in the RM-2-4 zone for sites within the Ocean Beach Community Plan area. The 3,500-square-foot project site contains an existing duplex and detached garage totaling 2,449 square-feet which equals 69.97% gross floor area, which complies with the maximum .70 FAR. Per state law and SDMC Section 141.0302(c)(2)(D), an ADU may exceed the total gross floor area of a premises, including those in the Coastal Overlay Zone, however, the ADU shall be limited to a maximum of 800 square-feet of gross floor area, therefore, the addition of a 430-square-foot ADU is permitted.

Conclusion:

Staff has reviewed the proposal, including all issues identified through the review process, and determined that all project issues have been adequately addressed. The project as proposed would conform to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and permit conditions (Attachments 4 and 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 2576263, an amendment to Coastal Development Permit No. 2181750.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2576263, with modifications.
2. Deny Coastal Development Permit No. 2576263, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



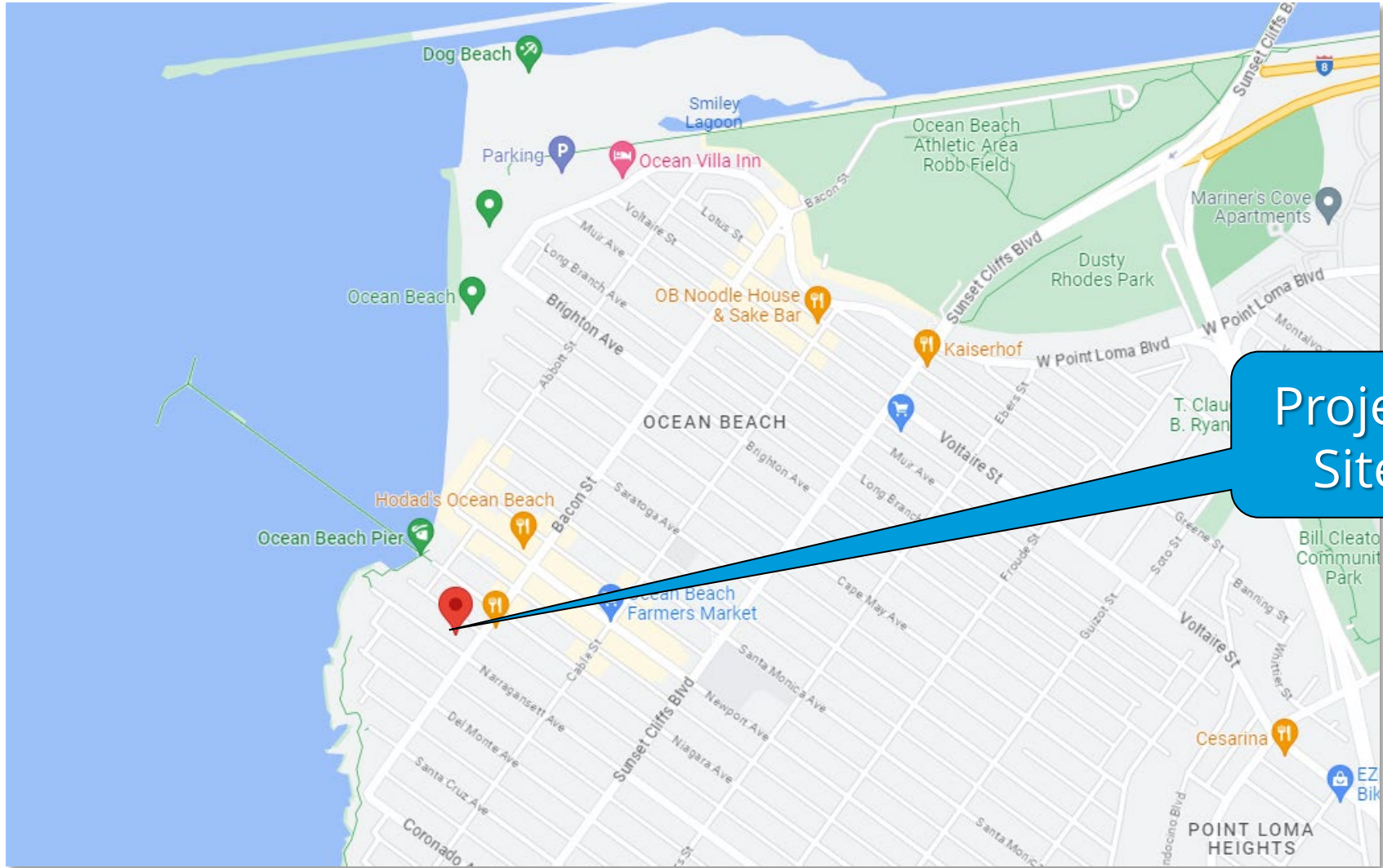
Chandra Y. Clady
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Ocean Beach Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Previous Recorded Coastal Development Permit No. 2181750
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Development Plans



Project Location Map



Mattamal ADU - 5018 Narragansett Avenue- Project Number 695193



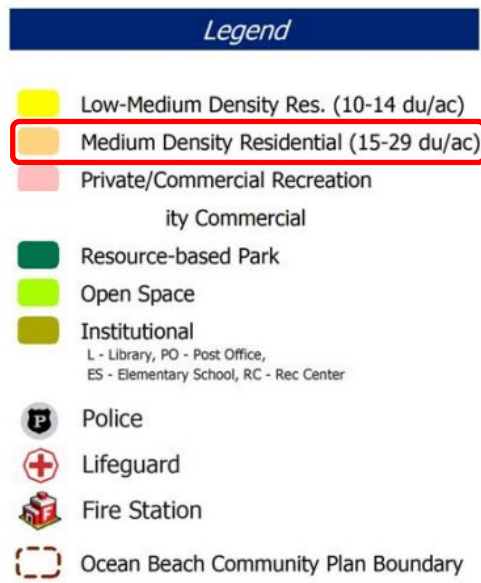
Aerial Photo



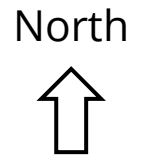
Mattamal ADU - 5018 Narragansett Avenue- Project Number 695193

Ocean Beach Community Plan

Figure 2.1



Project Site



Mattamal ADU - 5018 Narragansett Avenue- Project Number 695193

HEARING OFFICER RESOLUTION NO. HO-23-046
COASTAL DEVELOPMENT PERMIT NO. 2576263
MATTAMAL ACCESSORY DWELLING UNIT - PROJECT NO. 695193
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2181750

WHEREAS, RAJU GEORGE MATTAMAL, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 430-square-foot accessory dwelling unit above an existing detached two-car garage on a site with an existing duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2576263, an amendment to Coastal Development Permit No. 2181750) on portions of a 0.08-acre site;

WHEREAS, the project site is located at 5018 and 5018 ½ Narragansett Avenue in the RM-2-4 Base Zone (Residential - Multiple Unit). Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay (Beach and Coastal), Transit Priority Area, Airport Influence Area (Review Area 1-San Diego International Airport), and the FAA Noticing Area Overlay Zones, within the Ocean Beach Community Planning area;

WHEREAS, the project site is legally described as LOT 33 IN BLOCK 71 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 28, 1887. APN NO. 448-082-0900;

WHEREAS, on December 2, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of

Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 6, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2576263, an amendment to Coastal Development Permit No. 2181750, 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 Coastal Development Permit No. 2576263:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program (LCP) land use plan.**

The 0.08-acre site is a single parcel located at 5018 and 5018 ½ Narragansett Avenue in the RM-2-4 Base Zone (Residential - Multiple Unit), Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone (Beach and Coastal), First Public Roadway, , Transit Priority Area, Airport Influence Area (Review Area 1-San Diego International Airport, and the FAA Noticing Area Overlay Zones within the Ocean Beach Community Plan and Local Coastal Program (Community Plan).

The proposed project is an amendment to Coastal Development Permit (CDP) No. 2181750 which was approved by the Hearing Officer on May 29, 2023. The proposed project includes the construction of a 430-square-foot, one-bedroom, one-bathroom accessory dwelling unit (ADU) above the existing one-story detached two-car garage. The existing duplex and garage permitted under CDP No. 2181750 will remain.

The project site is located approximately 777 feet from the Pacific Ocean and is identified within the first public roadway and the sea within the Coastal Overlay Zone (Figure 1.2, p. IN-9). The site is closer to Bacon Street in proximity and is surrounded by residential development on both sides. The project maintains sidewalk access along Narragansett Avenue and access along the unnamed alley at the rear/northeast portion of the site and will not encroach upon any physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

The proposed ADU includes offsetting planes and a sloped roof to lessen the bulk and scale of the project. The proposed project will conform with the 30-foot coastal height limit restriction and required setbacks of the base zone and with a maximum height of 22 feet and 7.5 inches and maintenance of existing setbacks. The proposed development will not impact any public coastal view. The 5000 block of Narragansett Avenue is not identified as a framed view, view cone, or scenic outlook in the Community Plan (Figure 4.4, p. UD-57). Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the LCP; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the LCP.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site is located mid-block in an urban developed area. The site has been previously graded and is currently developed with an existing duplex consisting of two 1,028-square-foot attached dwelling units each consisting of two-bedrooms and two bathrooms, and a shared detached 393-square-foot, two-car garage for a total development of 2,449 square-feet (Attachment 7). The site does not contain any Environmentally Sensitive lands as defined in Land Development Code Section 113.0103. The site does not contain any sensitive riparian habitat or other identified habitat community or sensitive biological resources. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.08-acre site is located at 5018 and 5018 ½ Narragansett Avenue in the RM-2-4 Base Zone (Residential - Multiple Unit) and the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Area, Airport Influence Area (Review Area 1-San Diego International Airport), FAA Noticing Area Overlay Zones within the Ocean Beach Community Plan and Local Coastal Program (Community Plan).

On May 29, 2019, CDP No. 2181750, Project No. 610368 was approved for the demolition of two existing one-bedroom detached dwelling units and a two-car garage and construction of a duplex consisting of two 1,028-square-foot attached dwelling units each consisting of two-bedrooms and two bathrooms, and a shared detached 393-square-foot, two-car garage for a total development of 2,449 square-feet (Attachment 7). CDP No. 2181750 was utilized, and the site is currently developed with the described duplex and detached garage. The proposed project is for the construction of a 430 square-foot, one-bedroom, one-bathroom ADU above the existing one-story detached two-car garage. The existing duplex will remain.

The Community Plan recommendation 2.1.3 states that “new residential developments should be constructed within the density ranges identified in the Plan and meet adopted parking standards” (p. LU-20). The project site is designated Medium Density Residential which allows 15-29 dwelling units per acre) per Figure 2.1, p. LU-18 in the Community Plan and provides for both single and multifamily housing within a medium density range. The project results in a density of approximately 29 dwelling units per acre and therefore implements the prescribed density. The Project site is within an urban, developed neighborhood, surrounded by a mix of single and multi-family development on all sides similarly zoned RM-2-4. The previously approved CDP provides four vehicular parking spaces as required, which will remain. No additional parking is required for the proposed one-bedroom ADU per SDMC Section 141.0302(b)(3).

The Community Plan recommendation 4.1.1 calls for building bulk to be minimized through "the use of vertical and horizontal offsets" (p. UD-47). It also identifies the proposed site as part of “South Ocean Beach Residential Subarea" (Figure 4.1, p. UD-48). This area is characterized as having a mix of multi-family development and older single-family homes (p. UD-49). The proposed ADU implements these recommendations by including offsetting planes and a sloped roof to reduce the bulk and scale of the project. The ADU and garage include tan stucco exterior to match the existing duplex. The proposed project is designed and will conform with the setbacks of the base zone and Coastal Height Limit with a maximum height of 22 feet, 7.5 inches which is in conformance with the Coastal Height Overlay 30-foot height restriction.

The project does not request or require any deviations or variances from the applicable regulations of the land use plan. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is located approximately 777 feet from the Pacific Ocean and is identified within the first public roadway and the sea within the Coastal Overlay Zone (Figure 1.2 p. IN-9). The site is closer to Bacon Street in proximity and is surrounded by residential development on both sides. The project maintains sidewalk access along Narragansett Avenue and access along the unnamed alley at the rear/northeast portion of the project site and, as detailed in Finding A.1.a., incorporated here by reference, will not encroach upon any physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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, Coastal Development Permit No. 2576263, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2576263, a copy of which is attached hereto and made a part hereof.

Chandra Y. Clady
Development Project Manager
Development Services

Adopted on: September 6, 2023

IO#: 24009013

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: 24009013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2576263
MATTAMAL ACCESSORY DWELLING UNIT - PROJECT NO. 695193
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2181750
HEARING OFFICER

This Coastal Development Permit No. 2576263, amendment to Coastal Development Permit No. 2181750, is granted by the Hearing Officer of the City of San Diego to Raju George Mattamal, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0114 (c), 126.0708, 126.0702(a), 126.0704(a)(9), and 126.0707(b). The 0.08-acre site is located at 5018 and 5018 ½ Narragansett Avenue in the RM-2-4 Zone and the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Area, Airport Influence Area (Review Area 1-San Diego International Airport), and the FAA Noticing Area Overlay Zones within the Ocean Beach Community Plan and Local Coastal Program (Community Plan) area. The project site is legally described as: LOT 33 IN BLOCK 71 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 28, 1887. ASSESSOR'S PARCEL NO. 448-082-0900.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 430-square-foot accessory dwelling unit above an existing detached two-car garage on a site with an existing duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 6, 2023, on file in the Development Services Department.

The project shall include:

- a. Modifications to the previous approval (Project No. 610368) to construct a new 430-square-foot accessory dwelling unit above an existing detached two-car garage;
- b. Public and private accessory improvements determined by the Development Services Department 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 September 20, 2026.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. All conditions of this Coastal Development Permit No. 2576263 shall include applicable conditions from the previous Coastal Development Permit No. 2181750, Resolution No. 610368 approved by the Hearing Officer on May 29, 2019, recorded July 10, 2019, as San Diego County Recorder Document No. 20190273587.
4. 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 the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. 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.
6. This Permit is a covenant running with the subject property and all the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego 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.).
9. 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.

10. 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.

11. All 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.

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.

12. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

16. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

17. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

18. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

19. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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 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 September 6, 2023, and [Approved Resolution Number].

Coastal Development Permit No. 2576263
Date of Approval: September 6, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Chandra Y. Clady
Development Project Manager

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.

RAJU GEORGE MATTAMAL
Owner/Permittee

By _____
Raju George Mattamal
Owner

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

**Previously Recorded
Coastal Development Permit
No. 2181750,
approved May 29, 2019.**

DOC# 2019-0273587



Jul 10, 2019 09:51 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$53.00 (SB2 Atkins: \$0.00)

PAGES: 14

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: 24007964

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2181750

MATTAMAL PROJECT NO. 610368

HEARING OFFICER

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to Raju Mattamal, Owner, and Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0708. The 0.08-acre site is located at 5018 and 5018 ½ Narragansett Avenue in the Residential Multiple Dwelling Unit (RM-2-4) Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Coastal Height Limitation, Parking (Beach & Coastal) Impact, Residential Tandem Parking, Transit Priority Area, Airport Influence Area (Review Area 1), and FAA Noticing Area Overlay Zones within the Ocean Beach Community Plan and Local Coastal Program. The project site is legally described as Lot 33 in Block 71 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 28, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the demolition of two existing one-bedroom detached dwelling units and a two-car garage and the construction of two attached dwelling units and a detached garage described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated May 29, 2019, on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing one-bedroom detached dwelling units and a two-car garage and construction of a duplex consisting of two attached 1,028 square-foot, two-bedroom, two-bathroom dwelling units each, and a shared detached 393 square-foot, two-car garage for a total development of 2,449 square feet;
- b. Landscaping (planting, irrigation and hardscape);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department 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

ORIGINAL

(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 July 1, 2022.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. 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 the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego 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.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

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.

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

13. Prior to issuance of any construction permit for grading, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).
14. Prior to the issuance of any construction permits, the Owner/Permittee shall grant an aviation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the aviation easement form provided by the San Diego County Regional Airport Authority.
15. Prior to submitting construction plans to the City for review, the Owner/Permittee shall place a note on all construction plans indicating that an aviation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the aviation easement.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement (DS-503) and show certification on the construction plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the current Standard specifications for Public Works Construction (the "Green Book") and Regional Supplement Amendments adopted by Regional Standards Committee.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Narragansett Avenue public right-of-way.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Narragansett Avenue.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter four of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

22. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any construction permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, 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 Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

24. In the event that a construction permit for foundation only is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area."

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

27. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to any construction permit being issued, any existing sewer lateral to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify and attest to (via a signed statement on company letterhead) all of the following: "The lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is in all other ways suitable for reuse." If the lateral is not suitable for reuse it must be repaired, removed, replaced, or abandoned and capped.

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 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 May 29, 2019 and Resolution Number HO-7237.

Permit Type/PTS Approval No.: Coastal Development Permit No. 2181750
Date of Approval: May 29, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT




Karen Bucey
Development Project Manager

**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.

Owner/Permittee

By 

Raju Mattamal

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

~~-See attached notarial certificate-~~

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

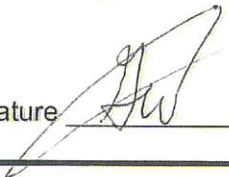
State of California
County of San Diego

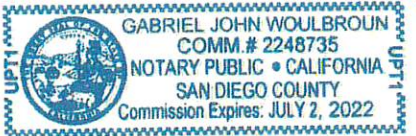
On 05/30/2019 before me, Gabriel John Woulbroun, Notary Public
(insert name and title of the officer)

personally appeared Raju Mattamal
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ORIGINAL

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On Jun 10, 2019 before me, Rose Marie White, Notary Public

personally appeared Karen Bucay Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature Rose Marie White Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date: Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Corporate Officer - Title(s): Partner - Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer is Representing:

ORIGINAL

HEARING OFFICER RESOLUTION NO. HO-7237
COASTAL DEVELOPMENT PERMIT NO. 2181750
MATTAMAL - PROJECT NO. 610368

WHEREAS, RAJU MATTAMAL, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300-square-foot and the construction of two attached dwelling units and a detached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2181750), on portions of a 0.08-acre site;

WHEREAS, the project site is located at 5018 and 5018 ½ Narragansett Avenue in the Residential Multiple Dwelling Unit (RM-2-4) Zone, Coastal (Appealable), First Public Roadway, Coastal Height Limitation, Parking (Beach & Coastal) Impact, Residential Tandem Parking, Transit Priority Area, Airport Influence Area (Review Area 1 - San Diego International Airport), and FAA Noticing Area Overlay Zones, within the Ocean Beach Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Lot 33 in Block 71 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 28, 1887;

WHEREAS, on May 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(Existing Facilities) and 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on May 29, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2181750 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 Coastal Development Permit No. 2181750:

A. COASTAL DEVELOPMENT PERMIT SDMC SECTION 126.0708

1. Findings for all Coastal Development Permits:

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The 0.08-acre project site is located at 5018 and 5018 ½ Narragansett Avenue. The proposed project is the demolition of two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300 square feet and the construction of a residential duplex consisting of two attached, 1,028 square-foot, two-bedroom, two-bathroom dwelling units each and a shared detached 393 square-foot, two-car garage for a total development of 2,449 square feet.

The project site is located 777 feet from the Pacific Ocean, within the First Public Roadway paralleling the sea. Narragansett Avenue at this location is not identified as a framed view, view cone, or scenic outlook within the Ocean Beach Community Plan and Local Coastal Program (Community Plan). The proposed development will not impact public coastal views and does not contain any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

The Community Plan's Urban Design Element recommends the design of multi-story buildings to avoid "walling off" public views and incorporate building articulation techniques including front, side, rear, and upper story step backs, and aligning gable end with view corridor to maximize public coastal views. The project site is not within a view corridor identified in the Community Plan. The proposed duplex will conform with the setback of the base zone and Coastal Height Limit with a maximum height of 29.83 feet in conformance with the Coastal Height Limit Overlay of 30 feet. The duplex provides multiple planes articulated on all sides, step back at the second floor, and varies roof planes to lessen the bulk and scale of the project. Therefore, the project as proposed will not encroach upon any physical accessway and will

enhance and protect public views to and along the ocean and other scenic coastal areas consistent with the certified Local Coastal Program.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The 0.08-acre project site is located at 5018 and 5018 ½ Narragansett Avenue in an urban infill location. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. Additionally, the site is not within the 100-year floodplain. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.08-acre project site is located at 5018 and 5018 ½ Narragansett Avenue. The proposed project is the demolition of two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300 square feet and the construction of a residential duplex consisting of two attached, 1,028 square-foot, two-bedroom, two-bathroom dwelling units each and a shared detached 393 square-foot, two-car garage for a total development of 2,449 square feet.

The Community Plan's Residential Element goals include ensuring that new residential development is constructed within the density range identified in the Community Plan and meets the adopted parking standards. The Community Plan land use designation is Medium Density Residential, at 15-29 dwelling units per acre, which could allow one to two dwelling units on the project site. The proposed development of a duplex is consistent with the land use density and the implementing Residential Multiple Dwelling Unit (RM-2-4) Zone. The development will provide two parking spaces for each dwelling in a tandem configuration. Each unit will have one garage space and one parking space in the driveway outside of the garage for a total parking of four parking spaces, consistent with the parking standards and the Residential Tandem Parking Overlay Zone.

The Community Plan Urban Design Element recommends that the building bulk should be minimized through the use of vertical and horizontal offsets and other architectural features, including step backs and articulation which serve to break up building facades and provide a visual hierarchy of design elements. The duplex bulk and scale is reduced through the use of an articulated building façade including stepped back entrances, architectural porch trellis, stepped back second floor, and pitch and flat roofs. The front façade includes horizontal hardy board siding and the sides and rear of the duplex is stucco finished. The architectural elements reduce the bulk and scale of the structure and blend the development in to the community character and one- and two-story structures in the immediate vicinity.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

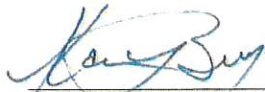
d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.08-acre project site is located at 5018 and 5018 ½ Narragansett Avenue. The proposed project is the demolition of two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300 square feet and the construction of a residential duplex consisting of two attached, 1,028 square-foot, two-bedroom, two-bathroom dwelling units each and a shared detached 393 square-foot, two-car garage for a total development of 2,449 square feet.

The subject project's property is located between the first public roadway and the sea, as well as within the Coastal Appealable and Coastal Height Limit Overlay Zones. An improved public access way is located at the western foot of Narragansett Avenue approximately 410 feet to the west of the project site. Additional public access is available to the north at Niagara Avenue and to the south at Del Monte Avenue. Public access points allow views to and along the beach and ocean. The proposed development will be contained within the private property and observe the setbacks of the zone. No physical access used by the public or any public access identified in the Local Coastal Program exists on, or through, the site. As such, the project will not encroach upon any existing or proposed physical access way legally utilized by the public. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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 the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2181750 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. 2181750, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: May 29, 2019

IO#: 24007964

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Dig Mattamal ADU CDP / 695193

SCH No.: Not Applicable

Project Location-Specific: 5018 Narragansett Ave., San Diego, CA 92107

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for the construction of a 453-square-foot accessory dwelling unit above an existing 2-car garage. An existing duplex would remain on the site. The 0.08-acre site is located at 5018 Narragansett Avenue in the RM-2-4 Zone (Residential - Multiple Unit) and the Coastal Overlay Zone (Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Residential Tandem Parking, Transit Priority Area, and Ocean Beach Cottage Emerging District within the Ocean Beach Community Plan area in Council District 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Raj Mattamal, 5018 ½ Narragansett Ave., San Diego, CA 92107, 619-462-0133

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: 15303 (New construction or conversion of small structures)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) which allows for the development of second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption; and where the exceptions listed in Section 15300.2 would not apply.

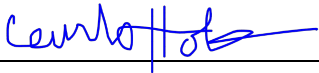
Lead Agency Contact Person: Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

Senior Planner

7/6/2023

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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		Community Planning Committee Distribution Form
	Project Name: Mattmal ADU CDP		Project Number: 695193
Community: Ocean Beach			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input 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 checked="" type="checkbox"/> Vote to Deny		Date of Vote: November 02, 2022	
# of Members Yes 0	# of Members No 10	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Andrea Schlageter			
TITLE: Chair, Ocean Beach Planning Board		DATE: November 11, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



Ocean Beach Planning Board

Wednesday, November 2, 2022 / Ocean Beach Recreational Center - 4726 Santa Monica Ave, Ocean Beach CA 92107

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)			
X 1E Tracy Dezenzo	X 3E Virginia Wilson	__ 5E Numan Stotz	X(LATE) 7E Nicole Ueno
__ 1O vacant	__ 3O Chris Chalupsky	X 5O George McCalla	__ 7O vacant
X 2E Stephanie Villamizar	__ 4E vacant	X 6E Kevin Hastings	X ALE Andrea Schlageter
X 2O Richard Merriman	__ 4O Craig Klein	X(LATE) 6O Tom Gawronksi	X ALO Susan Booth

CALLED TO ORDER AT 6:01 PM / ADJOURN 7:33 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

8/0/0. Yea: TD SV RM VW GM KH AS SB. Absent: CC, CK, NS, TG, NU

Modification: Add Action Item #5 to meeting if time allows.

MINUTES MODIFICATIONS & APPROVAL

TD/GM 8/0/0. Yea: TD SV RM VW GM KH AS SB. Absent: CC, CK, NS, TG, NU

Modification: Typo: Mandy Havlik.

REPRESENTATIVES REPORT

AS announcements – All representatives absent

- Drug awareness
- vacinne

NON-AGENDA PUBLIC COMMENT

None

AGENDA

Action Item #1: Mission Bay Parks Committee Zero Tolerance Letter

Danny Goya Presenting for Mission Bay Parks:

- Mission Bay Parks discussing zero tolerance letter.
 - Zero tolerance for drug use in parks and libraries.
 - Will be sent to Todd Gloria and all council members.

KH/TD: Moved to support letter.

TD/GM 10/0/0. Yea: TD SV RM VW GM KH TG NU AS SB. Absent: CC, CK, NS



Ocean Beach Planning Board

Wednesday, November 2, 2022 / Ocean Beach Recreational Center - 4726 Santa Monica Ave, Ocean Beach CA 92107

Action Item #2: Float in the Holiday Parade

TD/kh: Moved to pass on the float

10/0/0 Yea: TD SV RM VW GM KH TG NU AS SB. Absent: CC, CK, NS

Action Item #3: Project at 5018 Narragansett Ave PTS#695193

KH presenting on summary or progress on project.

Project Designer presenting on behalf of owner of the project:

KH/TD: Recommendation for denial of project based on exceeding f.a.r. in coastal zone.

10/0/0 Yea: TD SV RM VW GM KH TG NU AS SB. Absent: CC, CK, NS

Action Item #4: Continuation of Budget Request Discussion

The board will review the application for a Coastal Development Permit to demolish an existing detached garage at an existing single-family residence and construct a new 1,200 S.F. 2-story ADU with attached Garage, second floor deck and roof deck, at 4953 Coronado Avenue. The motion from the PRC was: Recommend approval of project contingent on meeting the FAR requirement in Code Section 131.0446(e).

Kim Grant presented the project.

KH: summarized previous recommendations and issues brought up by PRC and public comment.

Public: West and east neighbors/landlords made comments on property lines, easements, new fence heights and sunlight that neighbors/tenants will now have.

TD/RM: Motion to take items discussed to draft budget letter to submit.

10/0/0 Yea: TD SV RM VW GM KH TG NU AS SB. Absent: CC, CK, NS

Action Item #5: Appoint New Board Member – D1 - Anthony

Action Item was added to the agenda at the beginning of this meeting.

GM/NU: Motion to appoint Anthony as District 1 Representative

10/0/0 Yea: TD SV RM VW GM KH TG NU AS SB. Absent: CC, CK, NS


OFFICER / SUBCOMMITTEE REPORTS

Chair: no announcements.

Vice Chair: no announcements.

Treasurer: (absent)

LIAISON REPORTS

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

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: Mattamal ADU **Project No. For City Use Only:** _____

Project Address: 5018 and 5018 1/2 Narragansett Ave

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 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: Raju Mattamal Owner Tenant/Lessee Successor Agency

Street Address: 5018 1/2 Narragansett Ave

City: San Diego State: CA Zip: 92107

Phone No.: 215-839-8725 Fax No.: _____ Email: RMATTAMAL@GMAIL.COM

Signature: [Signature] Date: 9/13/2021

Additional pages Attached: Yes No

Applicant

Name of Individual: Stephanie Lupton Owner Tenant/Lessee Successor Agency

Street Address: POBox 2216

City: San Marcos State: CA Zip: 92079

Phone No.: 760-224-9704 Fax No.: _____ Email: sjldrafting@gmail.com

Signature: Stephanie Lupton Digital signed by Stephanie Lupton Date: 2021.09.13 14:25:05 -0700 Date: 9/13/21

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

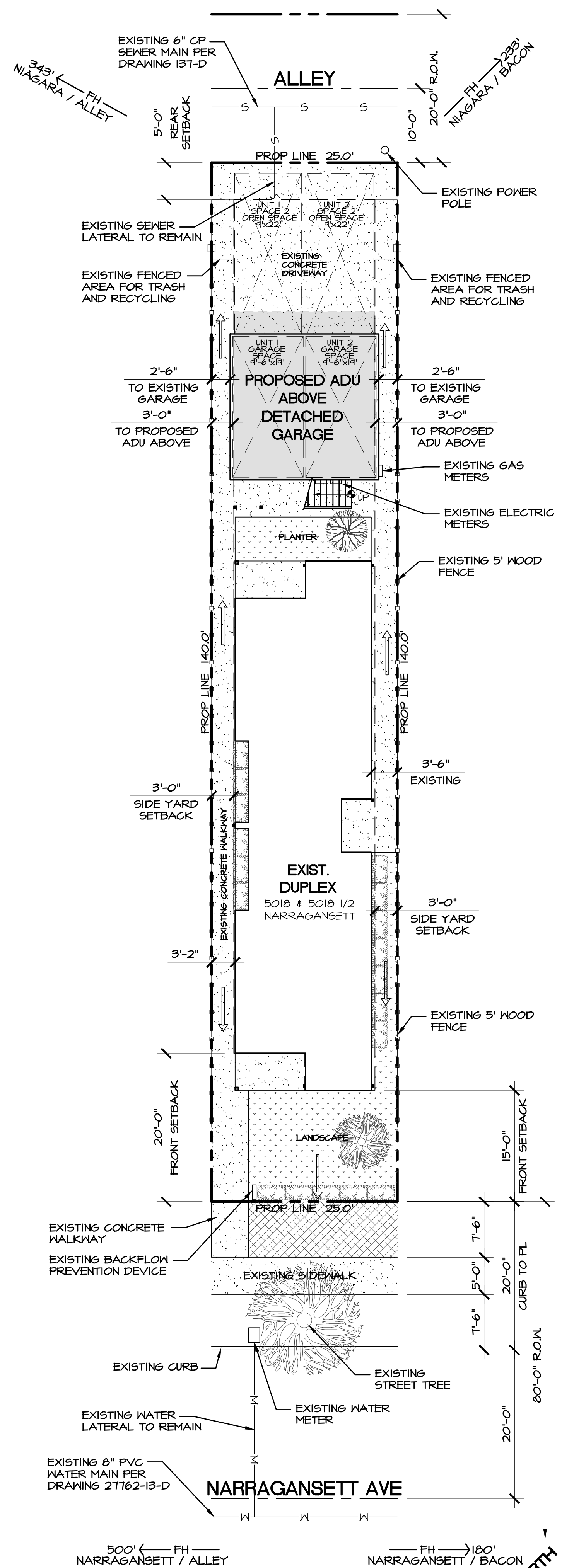
Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE NOTES:

1. SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM BUILDING
2. WATER EXPELLED FROM ROOF DOWNSPOUTS SHALL SURFACE DRAIN TO ADJACENT LANDSCAPING AREAS
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6

BMP NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, 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.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PARTS 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

VICINITY MAP



SHEET INDEX

COUNT	#	TITLE
1	A-1	PROJECT INFO / SITE PLAN
2	A-2	PROPOSED FLOOR PLANS / ROOF PLAN / EXTERIOR ELEVATIONS

PROJECT INFORMATION

OWNER ADDRESS:

RAJ MATTAMAL
5018 1/2 NARRAGANSETT AVE
SAN DIEGO, CA 92107

PROJECT ADDRESS:

NARRAGANSETT AVE
SAN DIEGO, CA 92107

ASSESSOR'S PARCEL #:

448-082-04

LEGAL DESCRIPTION:

LOT 33, BLOCK, 71, MAP 279, OCEAN BEACH

PROJECT DATA:

ZONING: RM-2-4
OVERLAY ZONES: AIRPORT APPROACH, AIRPORT INFLUENCE AREA, COASTAL HEIGHT LIMIT, COASTAL (CITY), FIRST PUBLIC ROAD-WAY, PARKING IMPACT (COASTAL & BEACH), RESIDENTIAL TANDEM PARKING, TRANSIT AREA (PRIORITY), OCEAN BEACH COTTAGE EMERGING DISTRICT

LOT AREA: 3500 S.F.
CONSTRUCTION TYPE: TYPE VB, SPRINKLERED
OCCUPANCY GROUP: R-3/U
YEAR BUILT: 2019

SCOPE OF WORK:

THIS PROJECT INCLUDES THE CONSTRUCTION OF AN ADU ABOVE EXISTING DETACHED GARAGE

PROJECT AREAS:

	EXISTING	PROPOSED	
GARAGE	343 S.F.		
UNIT 1	1,028 S.F.		5018 NARRAGANSETT AVE
UNIT 2	1,028 S.F.		5018 1/2 NARRAGANSETT AVE
ADU (ABOVE GARAGE)		430 S.F.	____ NARRAGANSETT AVE
TOTALS	2,441 S.F.	430 S.F.	

FLOOR AREA RATIO:

ALLOWED: 10% = 3500 x 0.10 = 2,450 S.F.
PROPOSED: 2,441 / 3500 = .697% + 430 ADDITIONAL ALLOWED FOR ADU

PARKING REQUIREMENTS:

REQUIRED WITHIN BEACH PARKING IMPACT: 2 BEDROOM UNIT: 2.25 SPACES x 2 = 4.5 SPACES
REQUIRED WITHIN TRANSIT AREA PRIORITY: 2 BEDROOM UNIT: 1.75 SPACES x 2 = 3.5 SPACES
PROVIDED: 2 SPACES PER DUPLEX UNIT = 4 SPACES
*NO ADDITIONAL PARKING REQUIRED FOR PROPOSED 1 BEDROOM ADU

DEVELOPMENT SUMMARY:

- DISCRETIONARY PERMITS / APPROVALS REQUIRED: COASTAL DEVELOPMENT PERMIT
- GEOLOGIC HAZARD CATEGORY 52
- LANDSCAPE AREA EXISTING = 563 SQ.FT. (NO CHANGE)
- NO EXISTING EASEMENTS ON SUBJECT PROPERTY
- NO TRANSIT STOPS ADJACENT TO SUBJECT PROPERTY

NOISE COMPATIBILITY CRITERIA:

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS.

DATE	REVISIONS
4.22.21	PROJECT START
4.28.21 thru 5.12.21	DESIGN REVISIONS
7.5.21	CDP COMPLETENESS REVIEW
9.16.21	CDP SUBMITTAL
0.17.22	CDP RESUBMITTAL

STRUCTURAL ENGINEERING BY:
PCSD Engineering Corporation
Paul Christensen
3523 Coastalview Ct.
Carlsbad, CA 92008
Ph: (760) 207-1895
Paul.pcsd@gmail.com

PLANS PREPARED BY:
Stephanie Lupton
P.O. BOX 2216
San Marcos, CA 92079
Ph: (760) 224-9104
sljdrafting@gmail.com

COASTAL DEVELOPMENT PERMIT:
Mattamal ADU
____ Narragansett Ave
San Diego, CA 92107

PROJECT INFO / SITE PLAN

A-1
SHEET 1 OF 2

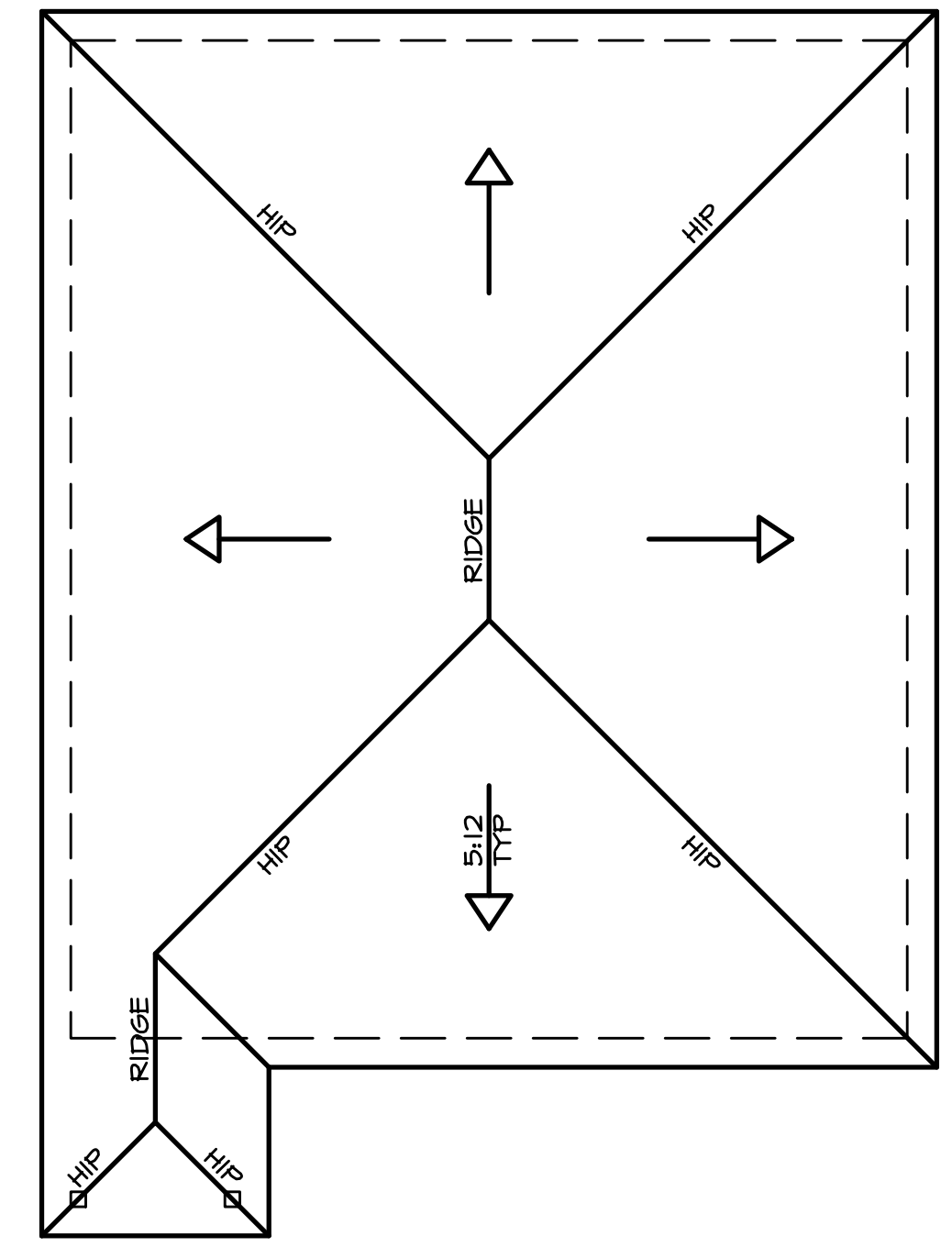
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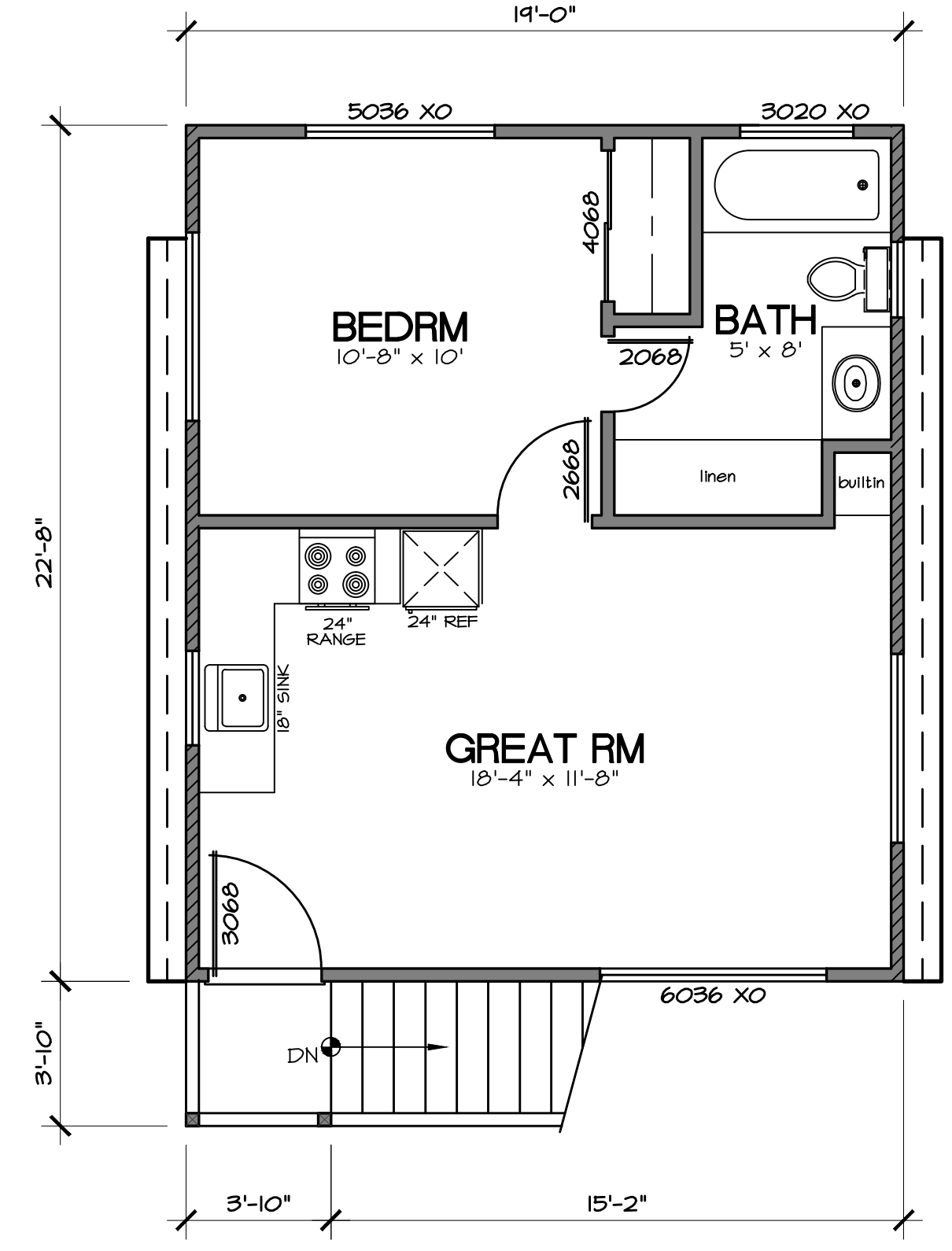
PLANS PREPARED BY:
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 San Marcos, CA 92079
 Ph: (760) 724-9104
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 San Diego, CA 92107

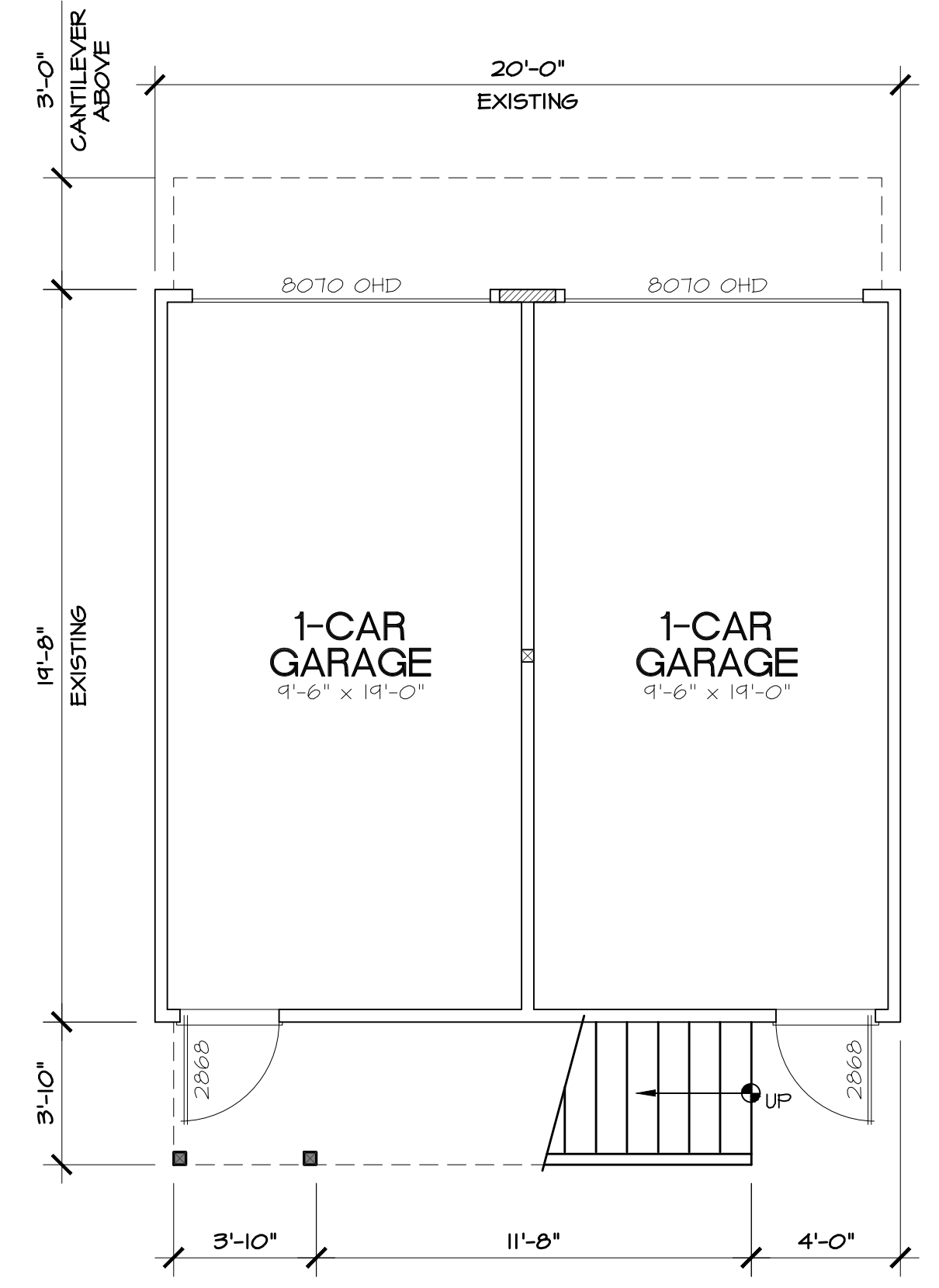
ADU PLANS / ELEVATIONS



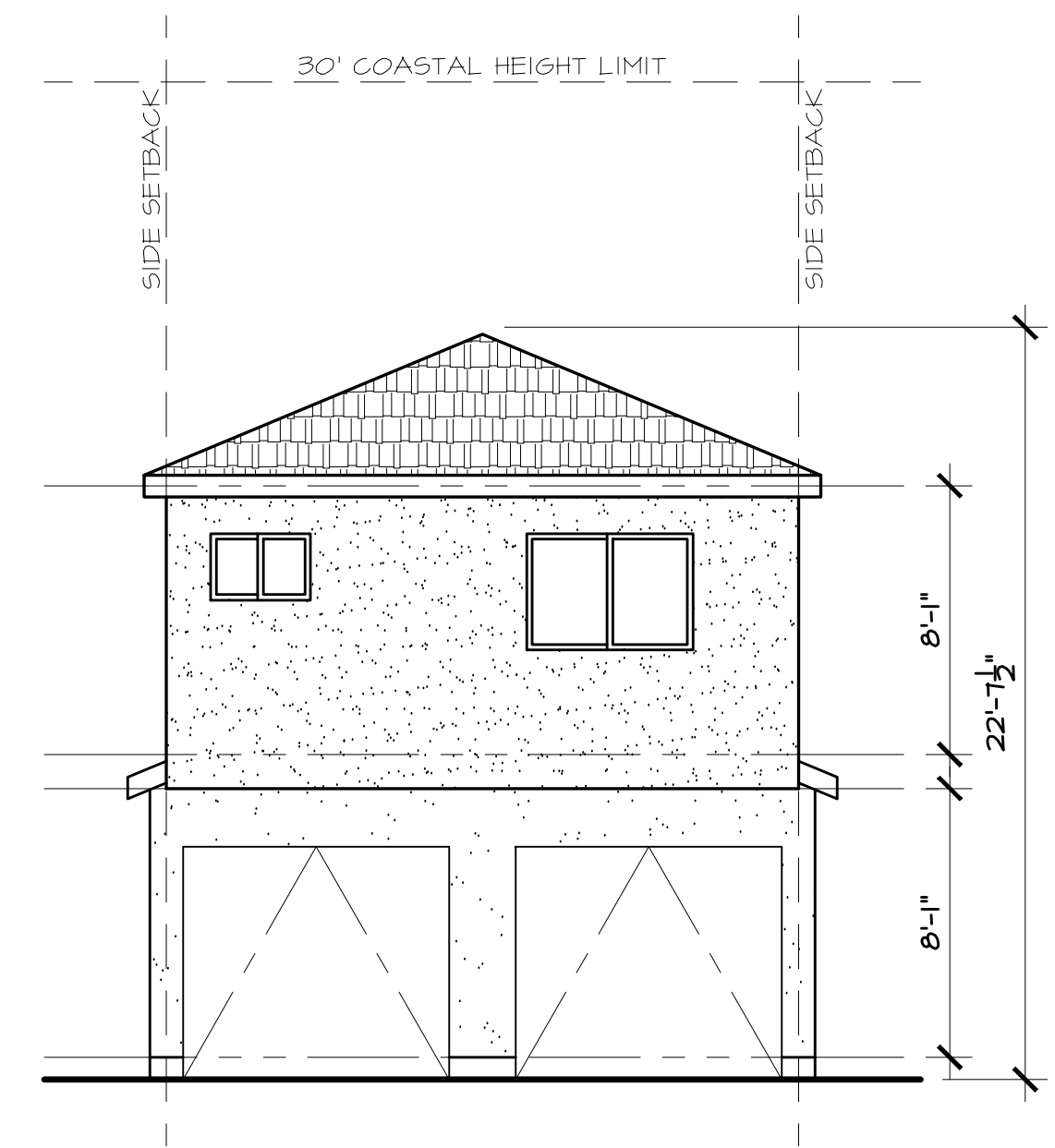
ROOF PLAN
 SCALE : 1/4" = 1'-0"



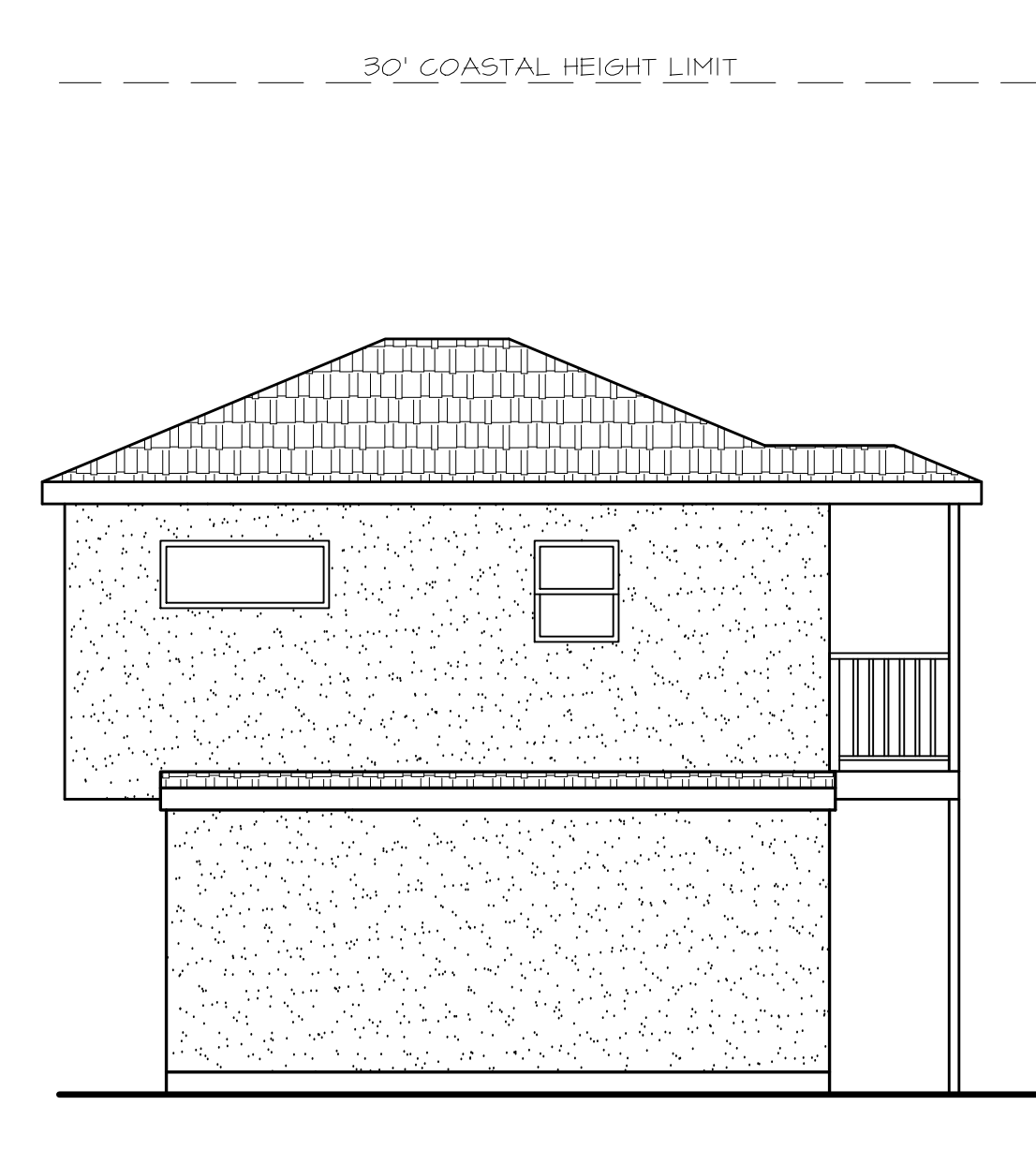
**PROPOSED ADU
 SECOND FLOOR PLAN**
 SCALE : 1/4" = 1'-0"
 — PROPOSED 2x4 WOOD FRAMED WALL
 // 1-HR FIRE RATED WALL PER DETAIL



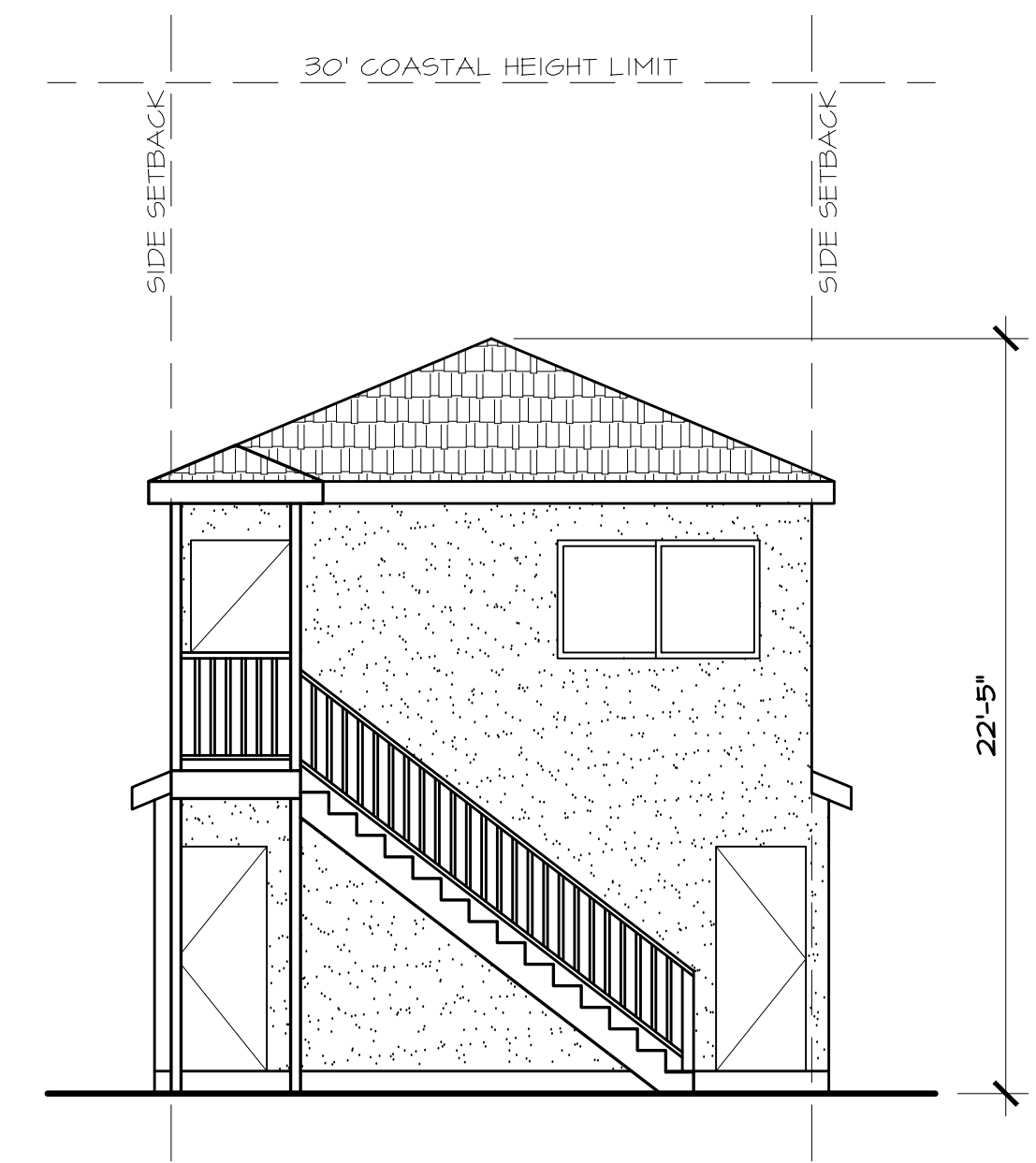
**EXISTING GARAGES
 FIRST FLOOR PLAN**
 SCALE : 1/4" = 1'-0"
 --- EXISTING WOOD FRAMED WALL



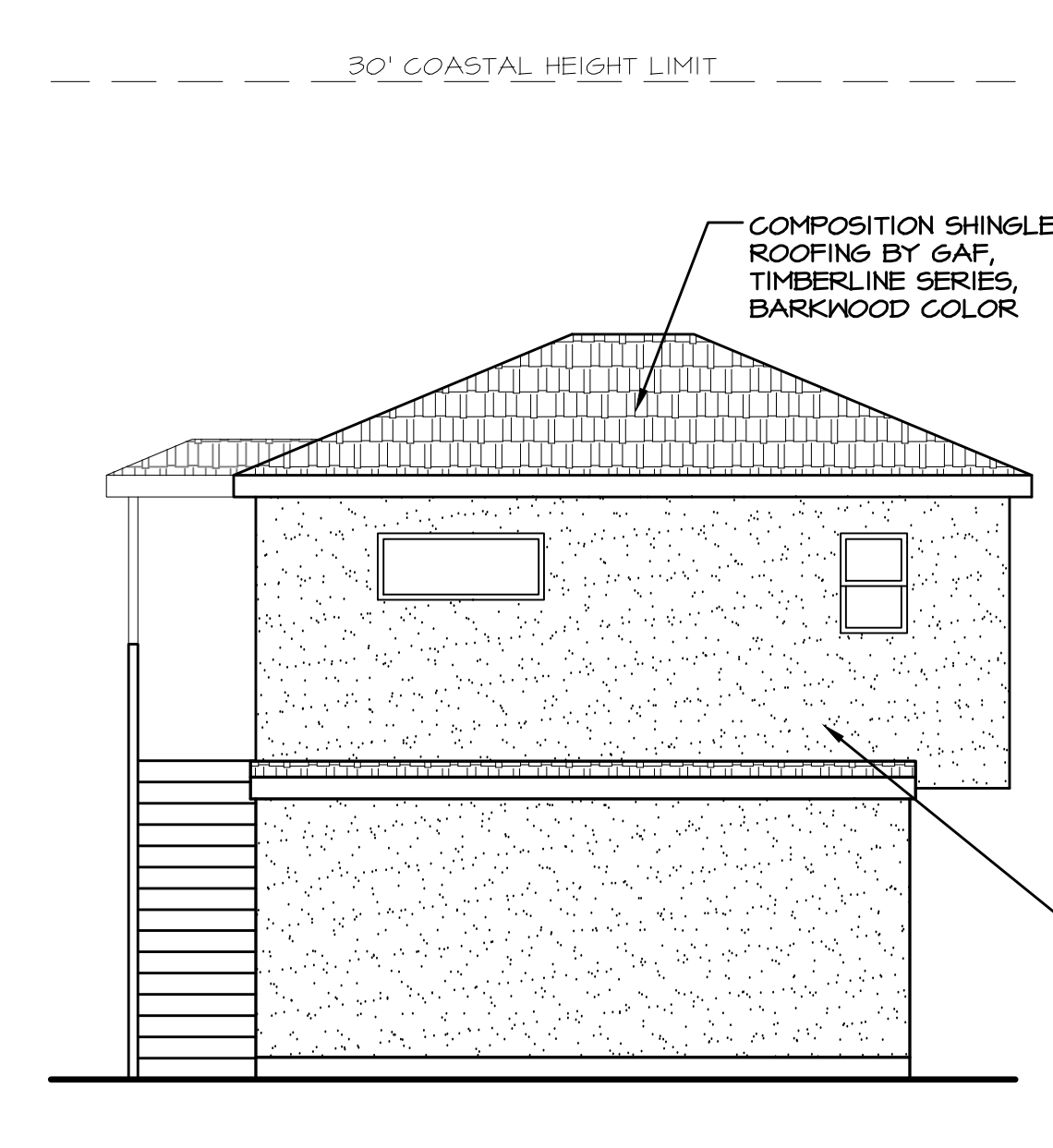
**NORTHEAST (rear)
 ELEVATION**
 SCALE : 3/16" = 1'-0"



**NORTHWEST (left)
 ELEVATION**
 SCALE : 3/16" = 1'-0"



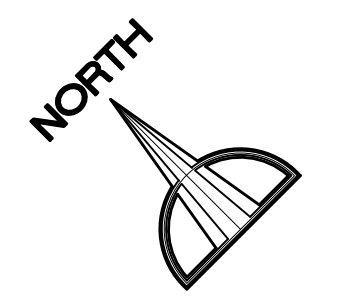
**SOUTHWEST (front)
 ELEVATION**
 SCALE : 3/16" = 1'-0"



**SOUTHEAST (right)
 ELEVATION**
 SCALE : 3/16" = 1'-0"

COMPOSITION SHINGLE
 ROOFING BY GAF,
 TIMBERLINE SERIES,
 BARKWOOD COLOR

STUCCO SIDING,
 TAN COLOR
 FINISH STYLE :
 MATCH EXISTING
 DUPLEX





CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: _____

Property Address: _____

Applicant Name/Co.: _____

Contact Phone: _____ Contact Email: _____

Was a consultant retained to complete this checklist? Yes No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? _____

2. Identify all applicable proposed land uses:

Residential (indicate # of single-family units): _____

Residential (indicate # of multi-family units): _____

Commercial (total square footage): _____

Industrial (total square footage): _____

Other (describe): _____

3. Is the project or a portion of the project located in a Transit Priority Area? Yes No

4. Provide a brief description of the project proposed:

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u>		
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; <u>OR</u>	<input type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If **"Yes,"** proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

⁴ This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁵ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 10px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁵ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings*

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table A5.303.2.3.1 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section A5.303.3 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

Strategy 3: Bicycling, Walking, Transit & Land Use

3. *Electric Vehicle Charging*

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

4. *Bicycle Parking Spaces*

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.

⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

7. *Transportation Demand Management Program*

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST

ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> .	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none"> • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less. 	

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Acronyms:

L = liter

L/h = liters per hour

L/s = liters per second

psi = pounds per square inch (unit of pressure)

kPa = kilopascal (unit of pressure)