



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 15, 2019 REPORT NO. HO-19-048

HEARING DATE: May 29, 2019

SUBJECT: Mattamal, Process Three Decision

PROJECT NUMBER: [610368](#)

OWNER/APPLICANT: Raju Mattamal

SUMMARY

Issue: Should the Hearing Officer approve the demolition of the existing structures and construct 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 within the Ocean Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 2181750.

Community Planning Group Recommendation: On February 20, 2019, the Ocean Beach Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 12, 2019, and the opportunity to appeal that determination ended April 29, 2019.

BACKGROUND

The project site is located at 5018 and 5018 ½ Narragansett Avenue, west of Bacon Street (Attachment 1) in the 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 (Community Plan) area.

The project, as currently proposed, requires a Coastal Development Permit per San Diego Municipal Code (SDMC) Section 126.0704(a)(2) for improvements that would result in an increase of 10 percent or more of interior floor area or an increase in building height by more than 10 percent where the structure is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater distance.

DISCUSSION

The project proposes 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 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, to meet the required parking, for a total development of 2,449 square feet.

The Community Plan land use designation for the project site is Medium Density Residential at 15-29 dwelling units per acre (Attachment 2) and is implemented through the Residential Multiple Dwelling Unit (RM-2-4) Zone.

The property was previously reviewed by City staff for historic resources on December 9, 2016 under Project No. 516553, and the property was determined not to be eligible for designation under any Historic Resources Board designation criteria. That determination is good for 5 years from the review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and therefore, the earlier determination remains applicable.

The project site is surrounded by one, two, and three-story single and multiple dwelling unit developments (Attachment 3). 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 view corridor, or scenic outlook within the Community Plan. 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 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 and rear, and upper story step backs, and aligning gable end with view corridor to maximize public coastal views. Though the project site is not a view corridor, the proposed project is designed and will conform with the setbacks of the base zone and Coastal Height Limit with a maximum height of 29.83 feet, which is in conformance with the Coastal Height Overlay of 30 feet height restriction. The project 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.

The building materials include stucco exterior, pitch clay tile roof above the first story and flat roof on the third story, wood doors and windows, vinyl guardrails. The project as proposed, will incorporate roof decks at the third level as well as horizontal and vertical off setting planes and stepped back third story. The proposed residential development is consistent with the bulk, scale, and design of the existing surrounding residential area.

Conclusion:

City staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit, No. 2181750, with modifications.
2. Deny Coastal Development Permit, No. 2181750, if the findings required to approve the project cannot be affirmed.

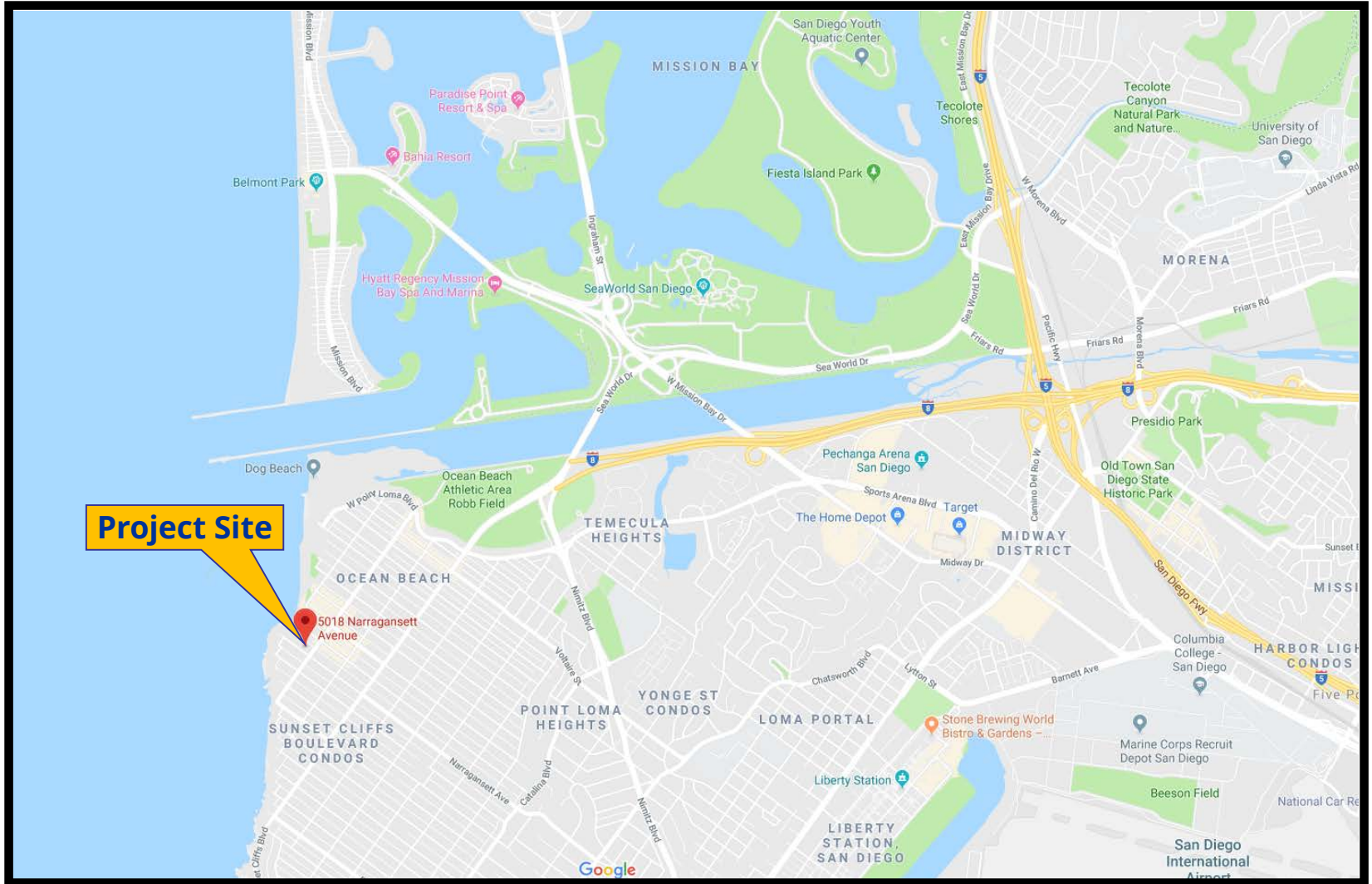
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karen Bucey", is written over a horizontal line.

Karen Bucey, Development Project Manager

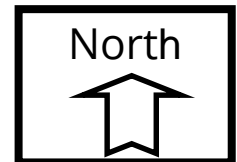
Attachments:

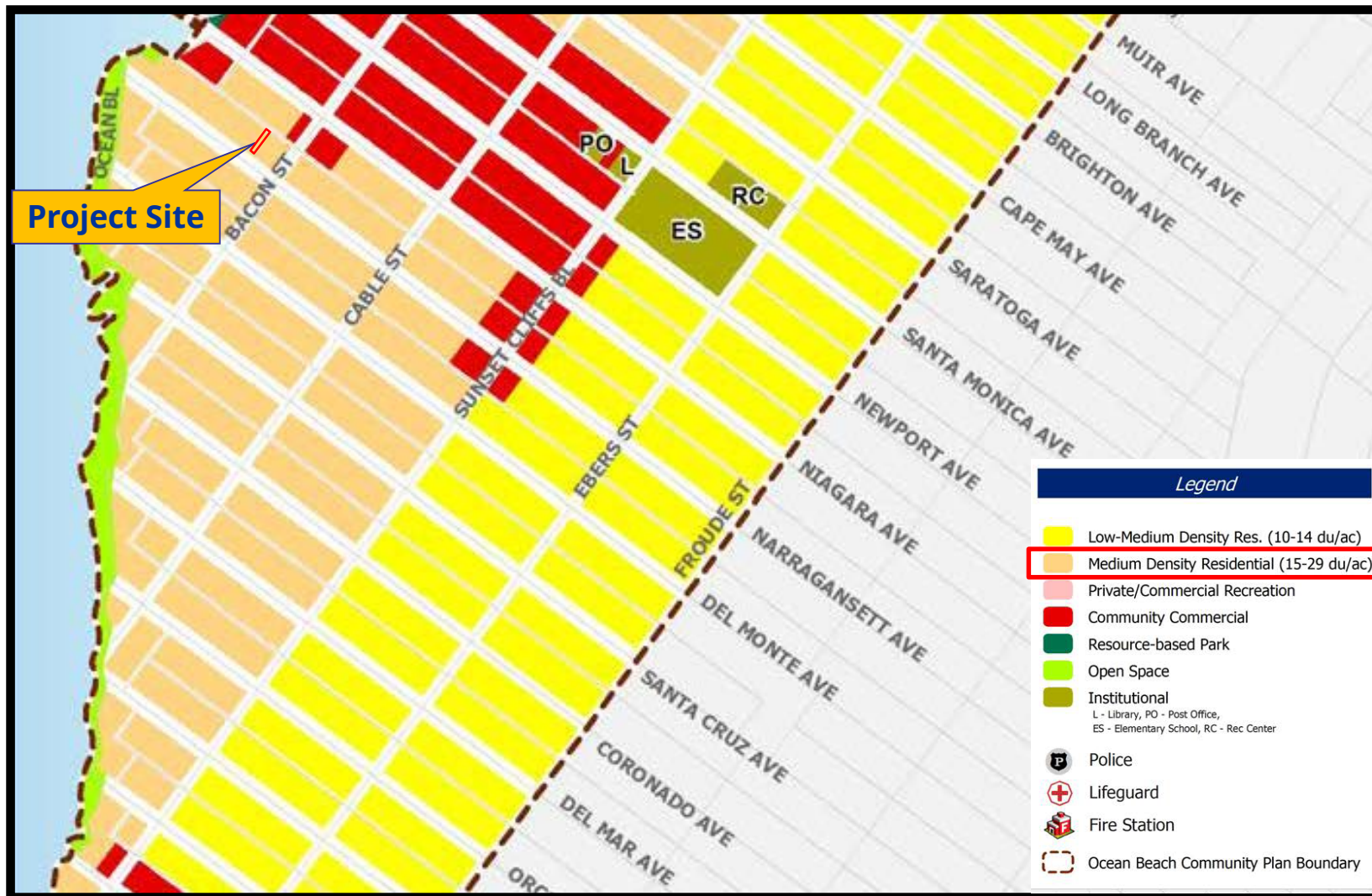
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

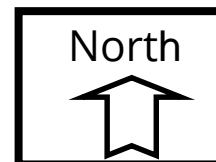
Mattamal; Project No. 610368
5018 Narragansett Avenue

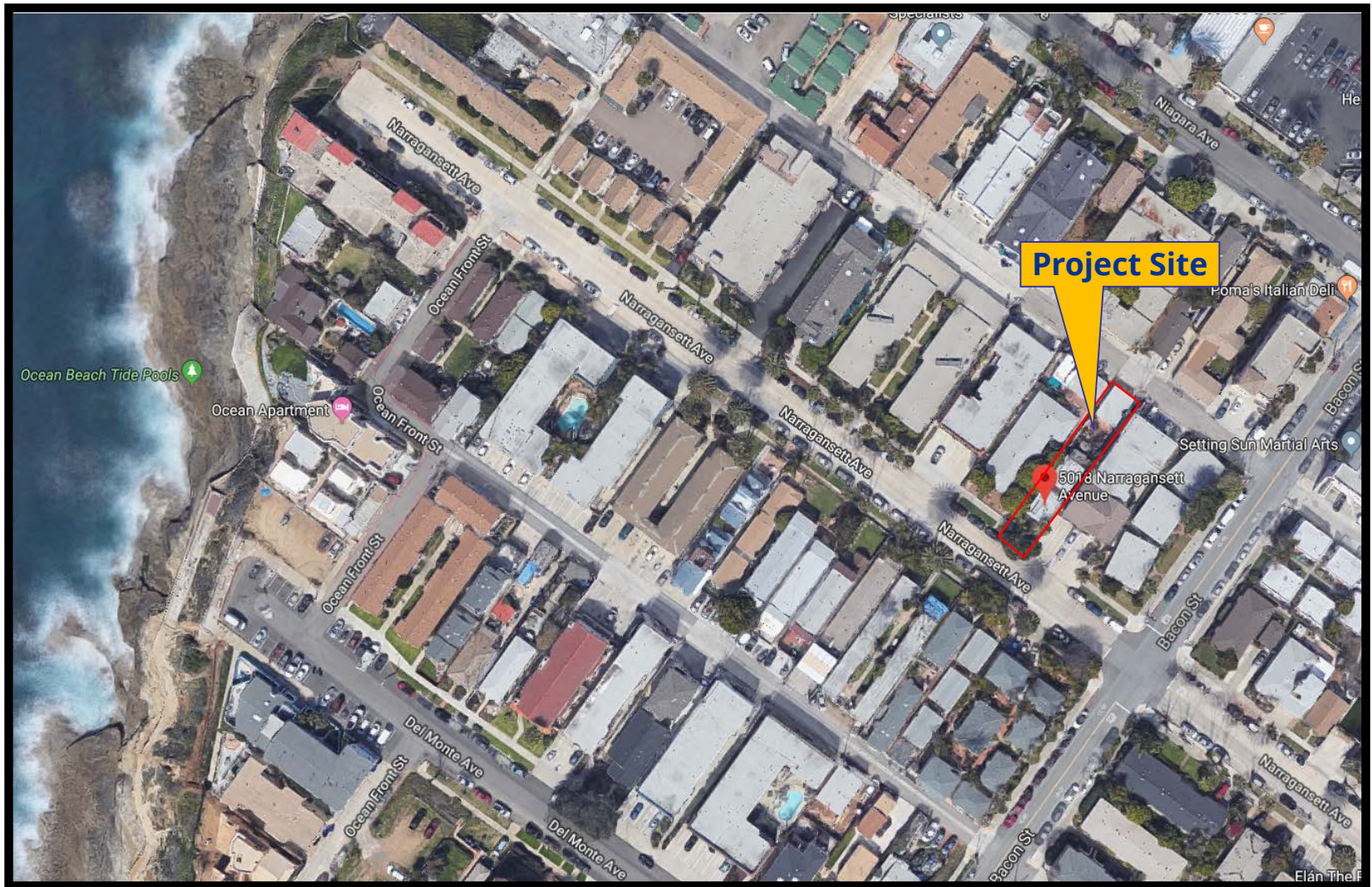




Community Plan Land Use Map

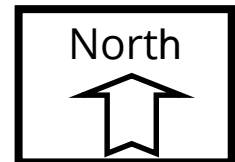
Mattamal; Project No. 610368
5018 Narragansett Avenue





Aerial Photo

Mattamal; Project No. 610368
5018 Narragansett Avenue



HEARING OFFICER RESOLUTION NO. _____
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.

ATTACHMENT 4

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

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

(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 avigation 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 avigation 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 avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation 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-XXXX.

ATTACHMENT 5

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.**

NOTICE OF EXEMPTION

Attachment 6

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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 No.: 610368

Project Title: Mattamal CDP

PROJECT LOCATION-SPECIFIC: The project is located at 5018 and 5018 ½ Narragansett Avenue, SD CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Coastal Development Permit (CDP) to allow for the demolition of two existing one-bedroom detached dwelling units and a two-car garage totaling 1,300-square feet and the construction of two attached dwelling units and a detached garage for a total development of 2,449 square feet. 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 - San Diego International Airport), and FAA Noticing Area Overlay Zones, within the Ocean Beach Community Plan. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Stephanie Lupton, PO Box 2216, San Marcos CA 92079. (760) 224-9704

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: Section 15301 (Existing Facilities) and 15303 (B) (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located within a previously developed site lacking sensitive resources that environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to 15303(b) (New Construction) which allows for the construction of up to six residential units in urbanized areas. In addition, CEQA Section 15301 allows for the demolition of duplexes and other small structures. The project site lacks sensitive environmental resources and the exceptions listed in CEQA Section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Jeff Gonzalez / SENIOR PLANNER
SIGNATURE/TITLE

4/30/2019
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Mattamal - CDP	Project Number: 610368	Distribution Date:
--	----------------------------------	---------------------------

Project Scope/Location:

conversion of two existing one-bedroom, one-story units into a two-story duplex

5018 & 5018 1/2 Narragansett Ave, Ocean Beach

Applicant Name: Stephanie Lupton	Applicant Phone Number: 760-224-9704
--	--

Project Manager: Karen Bucey	Phone #: (819) 446-5049	E-mail Address: Kbucey@sandiego.gov
--	-----------------------------------	---

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	

CONDITIONS:

NAME: Andrea Schlageter	TITLE: Chair
SIGNATURE: 	DATE: 02/20/2019

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

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



City of San Diego
Development Services
 1222 First Ave., MS 302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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 CDP **Project No. For City Use Only:** 610368

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: Raj Mattamal ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 5018 1/2 Narragansett Ave

City: San Diego **State:** CA **Zip:** 92107

Phone No.: 619-226-7258 **Fax No.:** _____ **Email:** raj.mattamal@gmail.com

Signature: R. Mattamal **Date:** _____

Additional pages Attached: ☐ Yes ☒ No

Applicant

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

Street Address: P.O. Box 2216

City: San Marcos **State:** CA **Zip:** 92079

Phone No.: 760-224-9704 **Fax No.:** _____ **Email:** STL-Drafting@gmail.com

Signature: SL **Date:** 7-20-18

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
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DATE	REVISIONS
6.25.18	PROJECT START
6.25.18 THRU 7.11.18	DESIGN REVISIONS
7.23.18	COMPLETENESS REVIEW
8.16.18	CDP SUBMITTAL
9.22.18	CDP CORRECTIONS
1.3.19	CDP CORRECTIONS
3.5.19	CDP LANDSCAPE CORRECTIONS
3.26.19	CDP SQ.FT. CORRECTIONS

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

COASTAL DEVELOPMENT PERMIT:
Mattamal Addition and Remodel
5018 and 5018 1/2 Narragansett Ave
san Diego, CA 92107

PROJECT INFO / SITE PLAN

DRAWN BY:
STEPHANIE LUPTON

A-1

SHEET 1 OF 6

VICINITY MAP



SHEET INDEX

COUNT	#	TITLE
1	A-1	PROJECT INFO / SITE PLAN
2	A-2	DEMOLITION PLANS
3	A-3	PROPOSED FLOOR PLANS / ROOF PLAN
4	A-4	EXTERIOR ELEVATIONS
5	A-5	GARAGE PLANS
6	L-1	LANDSCAPE PLAN

PROJECT INFORMATION

OWNER ADDRESS:

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

PROJECT ADDRESS:

5018 AND 5018 1/2 NARRAGANSETT AVE
SAN DIEGO, CA 92107

ASSESSOR'S PARCEL #:

448-082-04

LEGAL DESCRIPTION:

LOT 33, BLOCK, 71, MAP 2714, 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:	3,500 S.F.
CONSTRUCTION TYPE:	TYPE VB, SPRINKLERED
OCCUPANCY GROUP:	R-3/U
YEAR BUILT:	1947

SCOPE OF WORK:

THIS PROJECT INCLUDES THE CONVERSION OF (2) EXISTING ONE-STORY ONE-BEDROOM DETACHED UNITS INTO A TWO-STORY DUPLEX. EACH UNIT IN THE DUPLEX SHALL HAVE TWO BEDROOMS, 2 BATHROOMS, 240 CU.FT. STORAGE RM, AND A ROOF DECK. IT ALSO INCLUDES THE DEMOLITION AND RECONSTRUCTION OF DETACHED 2-CAR GARAGE.

PROJECT AREAS:

	EXISTING	PROPOSED	
GARAGE	508 S.F.	393 S.F.	564 S.F. - 1st FLR 454 S.F. - 2nd FLR
UNIT 1	396 S.F.	1,028 S.F.	
UNIT 2	396 S.F.	1,028 S.F.	
TOTALS	1,300 S.F.	2,444 S.F.	

FLOOR AREA RATIO:

ALLOWED : 70% = 3,500 x 0.70 = 2,450 S.F.
PROPOSED : 2,444 / 3,500 = 69.97% = 69.97%

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 UNIT = 4 SPACES
EACH UNIT TO HAVE ONE GARAGE PARKING SPACE 9'-6" x 19'-0" AND ONE OPEN PARKING SPACE OFF THE ALLEY 9'-0" WIDE. THE TOTAL LENGTH FOR THE SPACES IN TANDEM WITH GARAGE DOOR IN BETWEEN IS 41'-0".

DEVELOPMENT SUMMARY:

- DISCRETIONARY PERMITS / APPROVALS REQUIRED : COASTAL DEVELOPMENT PERMIT
- GEOLOGIC HAZARD CATEGORY 52
- LANDSCAPE AREA EXISTING = 948 SQ.FT. (ALL REMOVED)
PROPOSED = 563 SQ.FT.
- 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.

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.

GRADING TABLE

AMOUNT OF CUT (FOR FOOTING TRENCH ONLY)	32 C.Y.
MAX DEPTH OF CUT (FOR FOOTINGS ONLY)	24"
AMOUNT OF FILL	0 C.Y.
AMOUNT OF IMPORT	0 C.Y.
AMOUNT OF EXPORT	0 C.Y.

THIS PROJECT PROPOSES NO EXPORT. ALL CUT DIRT WILL BE KEPT ON SITE.

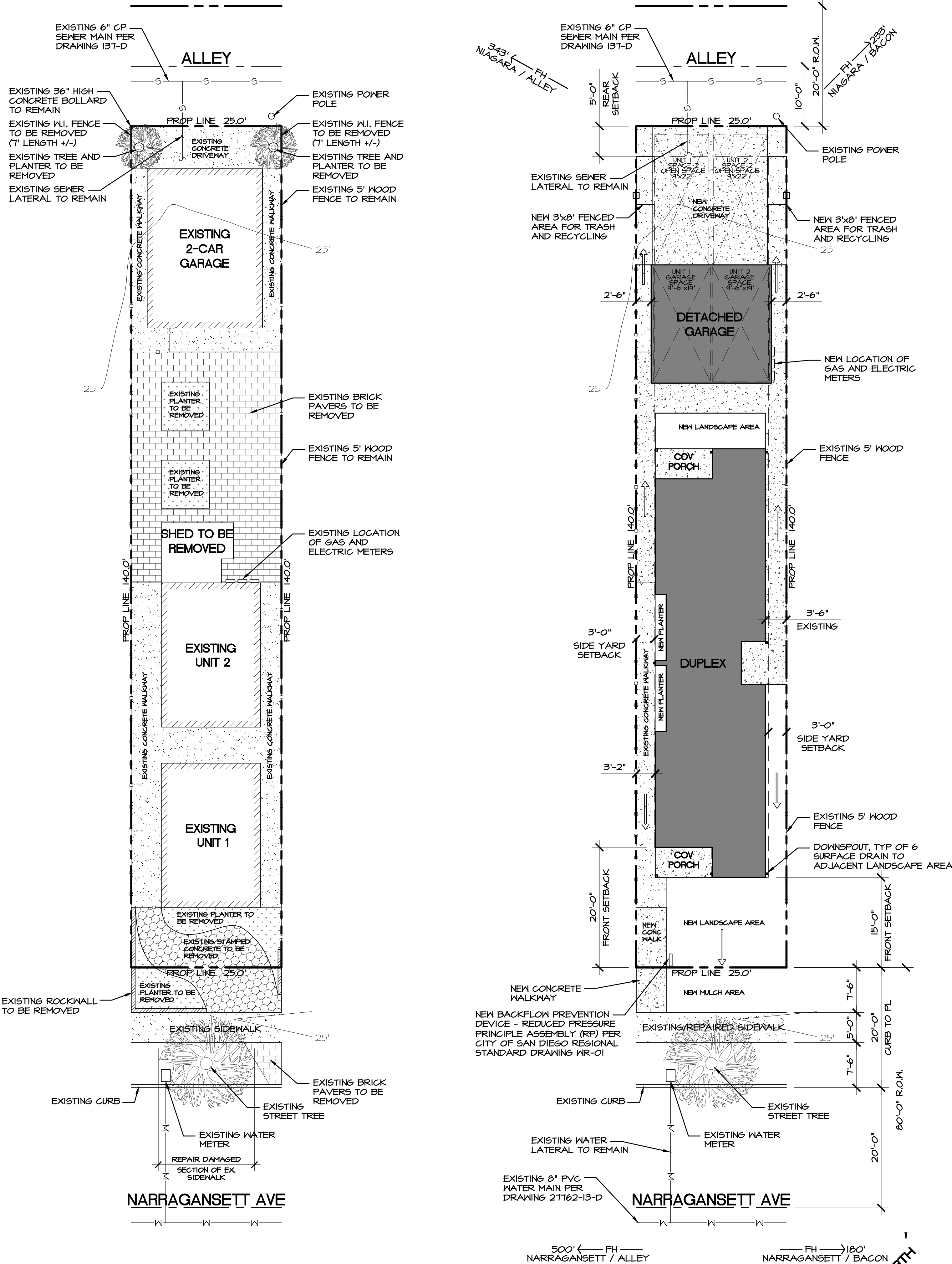
BUILDING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

DIMENSION NOTES:

WRITTEN DIMENSIONS SHALL TAKE PRESEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR IN NO CASE SHALL SCALE THESE DRAWINGS. IF THE CONTRACTOR SHOULD FIND AN ERROR IN THE DIMENSIONS, HE SHALL NOTIFY THE DESIGNER PRIOR TO START OF CONSTRUCTION.



EXISTING SITE PLAN


SCALE : 1" = 10'-0"

*NOTE:
ALL EXISTING AND PROPOSED IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN EMRA

PROPOSED SITE PLAN

SCALE : 1" = 10'-0"

SEE SHEET L-1 FOR ADDITIONAL LANDSCAPE INFORMATION

	CITY OF SAN DIEGO Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	FORM DS-503 Mar 2013
 <h2 style="text-align: center;">Self-Certification Agreement</h2>		
The agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at <div style="text-align: center;">5018 and 5018 1/2 Narragansett Ave (PROPERTY ADDRESS)</div>		
and more particularly described as	Lot 33, Block .71, Map 279, Ocean Beach (LEGAL DESCRIPTION)	(PROJECT APPROVAL NO.)
in the City of San Diego, County of San Diego, State of California [Property].		
<p>Per Section 77.15 of Title 14 of the Code of Federal Regulations (CFR Part 77, no person is required to notify the Federal Aviation Administration (FAA) for any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.</p> <p>The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on their plans along with their signature and registration stamp that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.</p> <p>In consideration of the grant of permission by the City of San Diego to allow the self certification of the determination of no requirement to notify FAA under section 77.15 of Title 14 of the Code of Federal Regulations CFR Part 77, the applicant covenants and agrees with the City of San Diego as follows:</p> <ol style="list-style-type: none">Should it be subsequently determined by the City, Airport Land Use Commission, State, or the Federal Aviation Administration, or any other government agency that the proposed project is required to notify the Federal Aviation Administration under CFR Part 77, the City assumes no responsibility or liability for any changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination of No Hazard to Air Navigation.The applicant certifies that said owner(s) acknowledges and accepts that the construction drawings and documents that are part of the ministerial approval application as well as the construction in the field may have to be revised as necessary to comply with the FAA Determination of Hazard to Air Navigation. The applicant also acknowledges that if a Determination of Presumed Hazard is made by the FAA, that the City will stop all construction until a Determination of No Hazard to Air Navigation is made by the FAA for the project or a permit from the California Department of Transportation is obtained in accordance with Public Utilities Code Section 21659. The applicant acknowledges that this may cost the applicant more money in permitting and construction costs, as well as delays in project construction.Furthermore, the applicant certifies that said owner(s) acknowledges and accepts all responsibility for changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination. The applicant acknowledges and accepts that the City assumes no responsibility for said changes and the impacts that result to the development as a result. The applicant 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,		
<p style="text-align: center;">Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities.</p>		

Page 2 of 2 City of San Diego • Development Services Department • No FAA Notification Self-Certification Agreement

officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval or decision.

The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

4. Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation

Paul S Christenson

(SIGNATURE)

Paul S Christenson, President

(PRINT NAME & TITLE)

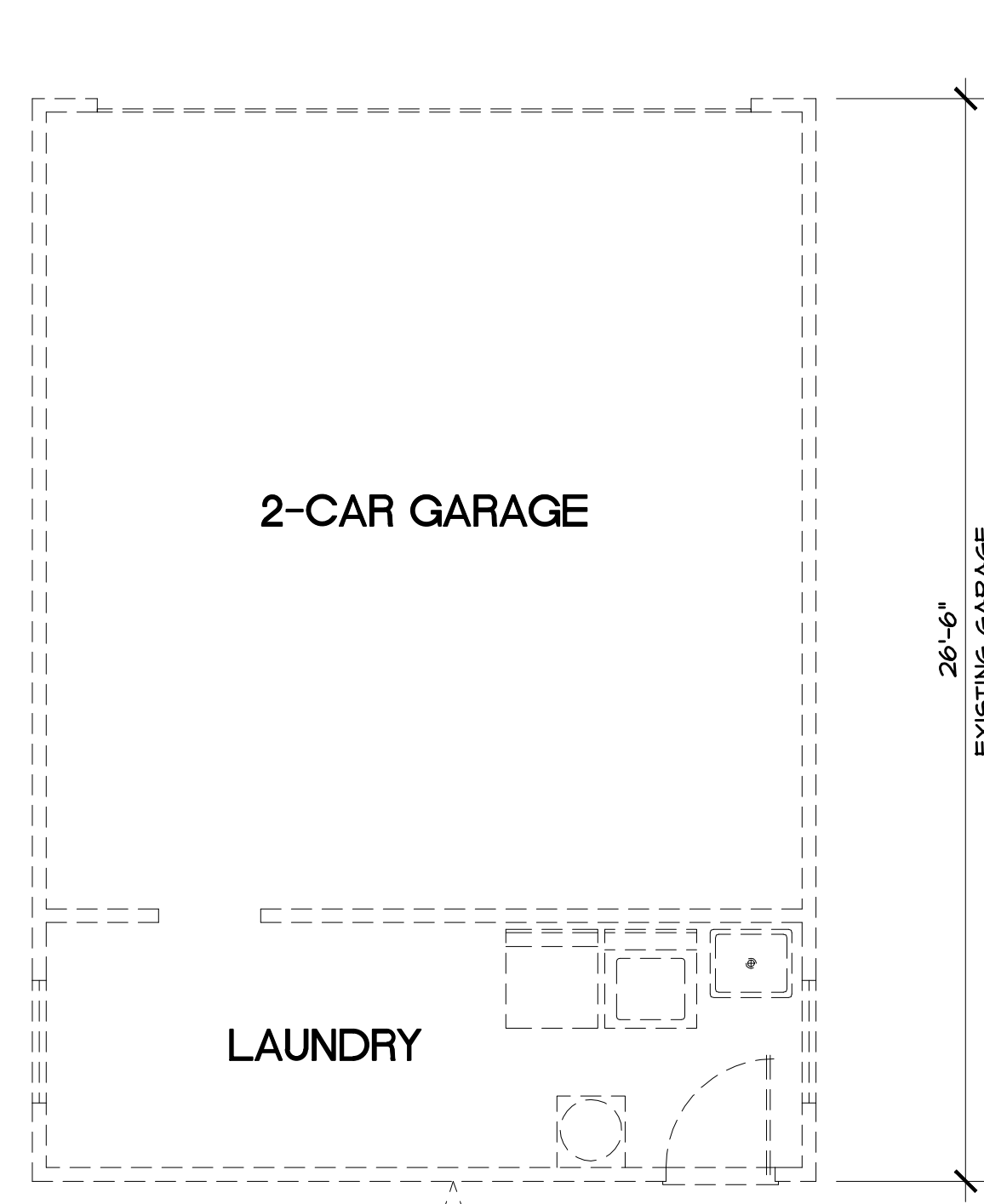
PCSD Engineering

(COMPANY ORGANIZATION NAME)

01/02/19

(DATE)

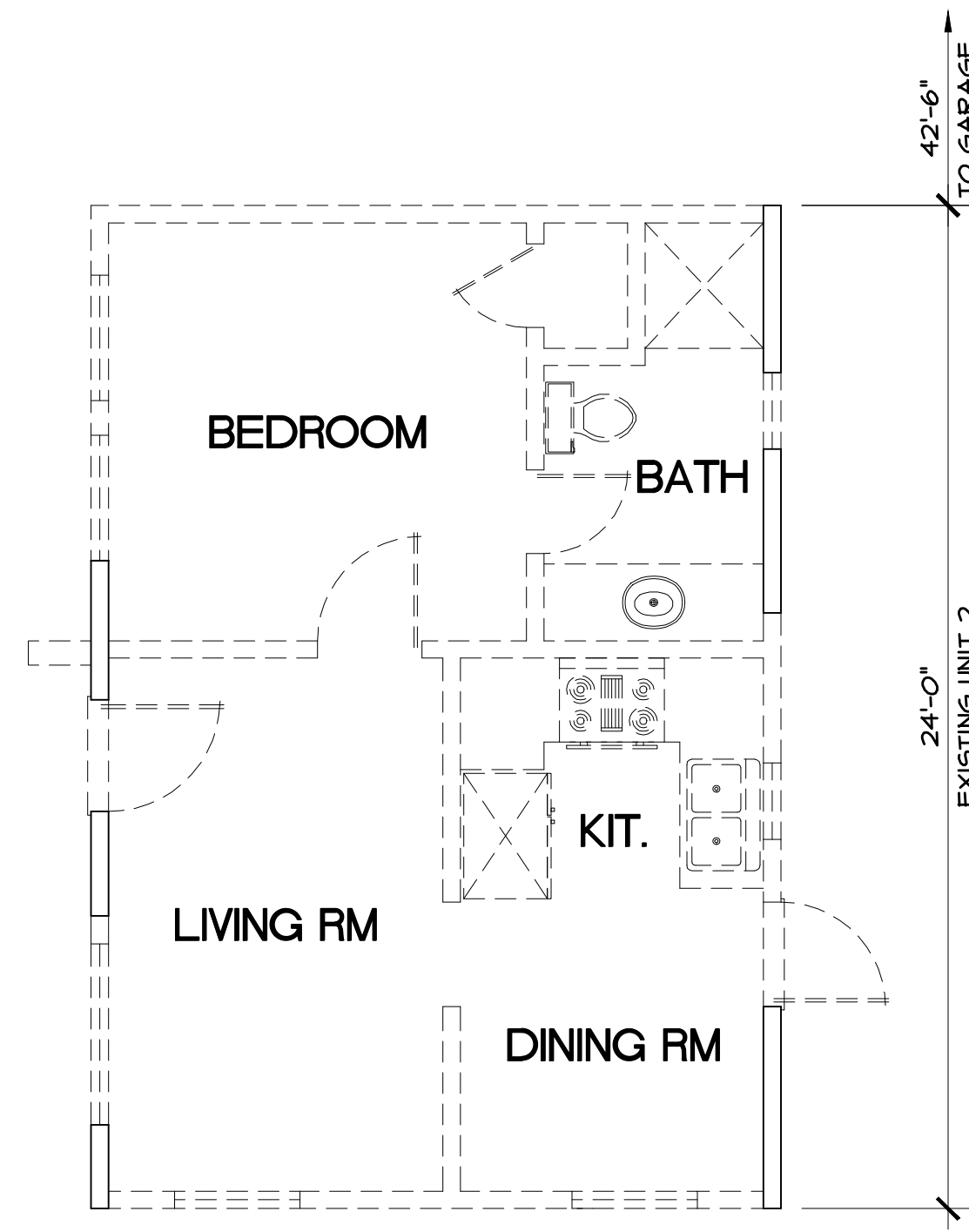
Clear Form



GARAGE DEMO PLAN

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

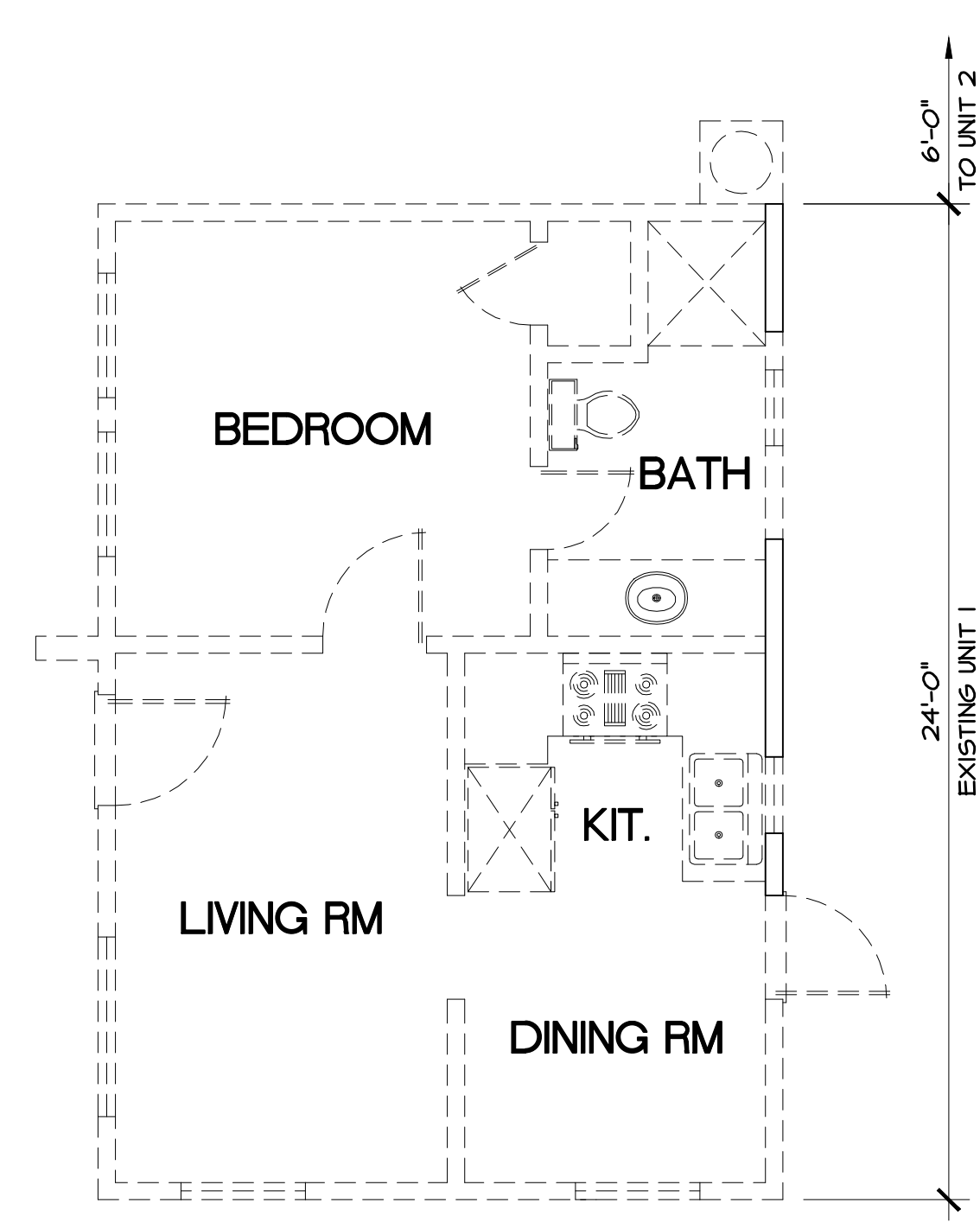
===== EXISTING WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED



UNIT 2 DEMO PLAN

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

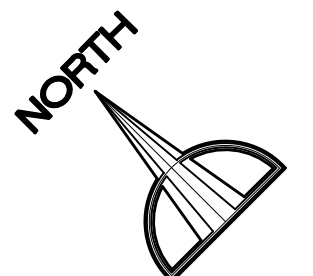
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 - - - - - EXISTING TO BE REMOVED

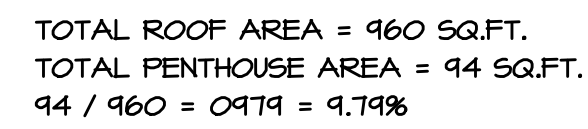


UNIT 1 DEMO PLAN

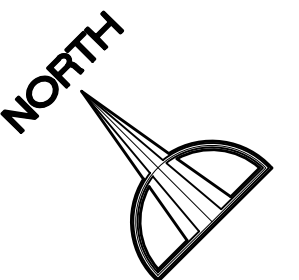
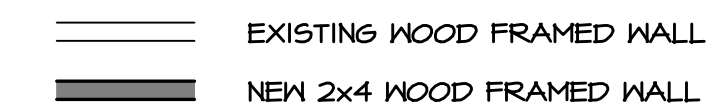
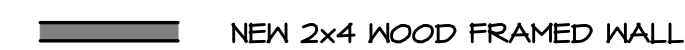
SCALE : 1/4" = 1'-0"

===== EXISTING WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED





 NEW 2x4 WOOD FRAMED WALL



DATE	REVISIONS
6.25.18	PROJECT START
6.25.18 thru 7.1.18	DESIGN REVISIONS
7.23.18	COMPLETENESS REVIEW
8.16.18	CDP SUBMITTAL
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1.3.19	CDP CORRECTIONS
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3.26.19	CDP SQ.FT. CORRECTIONS

PLANS PREPARED BY:
Stephanie Lupton
P.O. BOX 2216
San Marcos, CA 92075
Ph: (760) 224-9104
sljdrafting@gmail.com

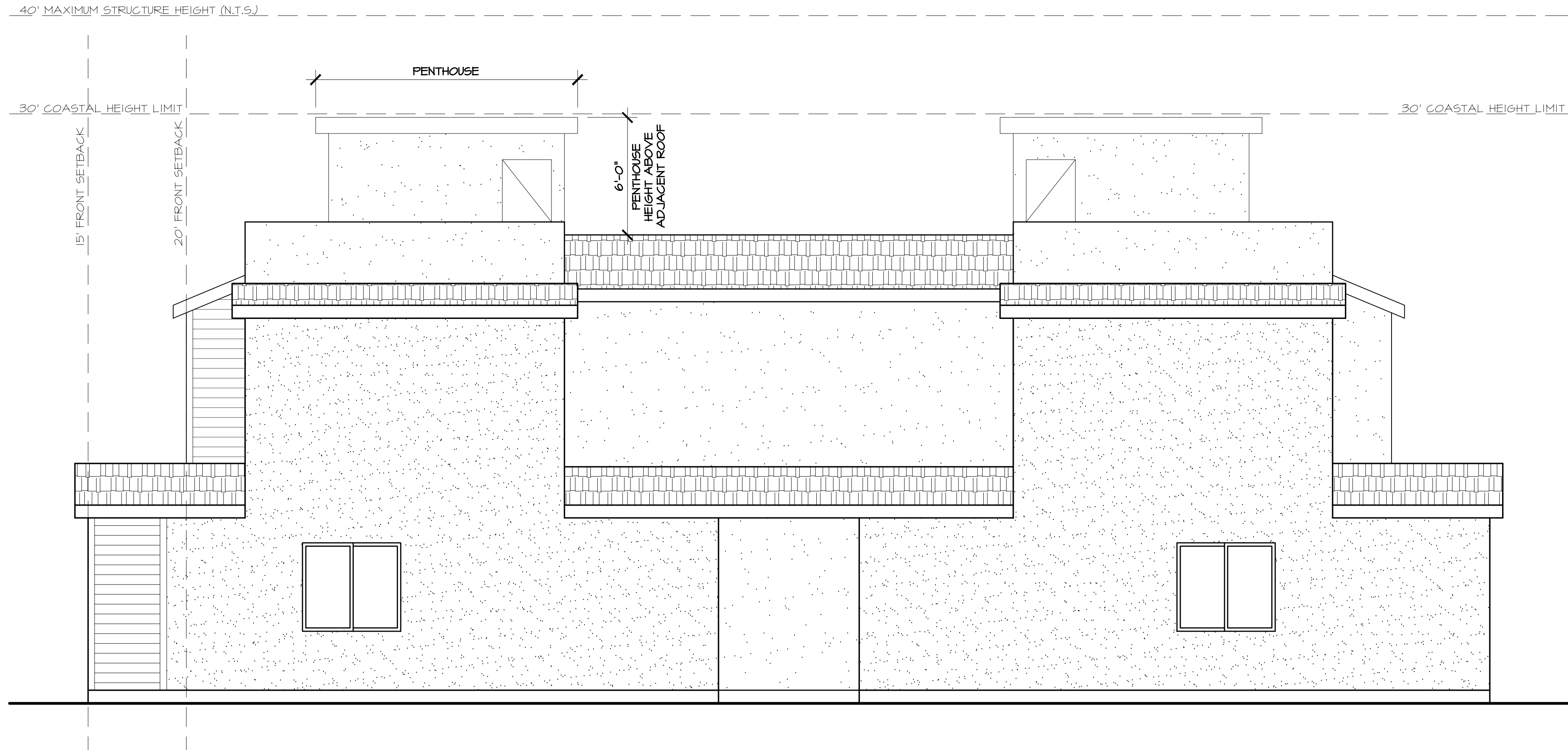
COASTAL DEVELOPMENT PERMIT:
Mattamal Addition and Remodel
5018 and 5018 1/2 Narragansett Ave
san Diego, CA 92107

PROPOSED ELEVATIONS

DRAWN BY:
STEPHANIE LUPTON

A-4

SHEET 4 OF 6



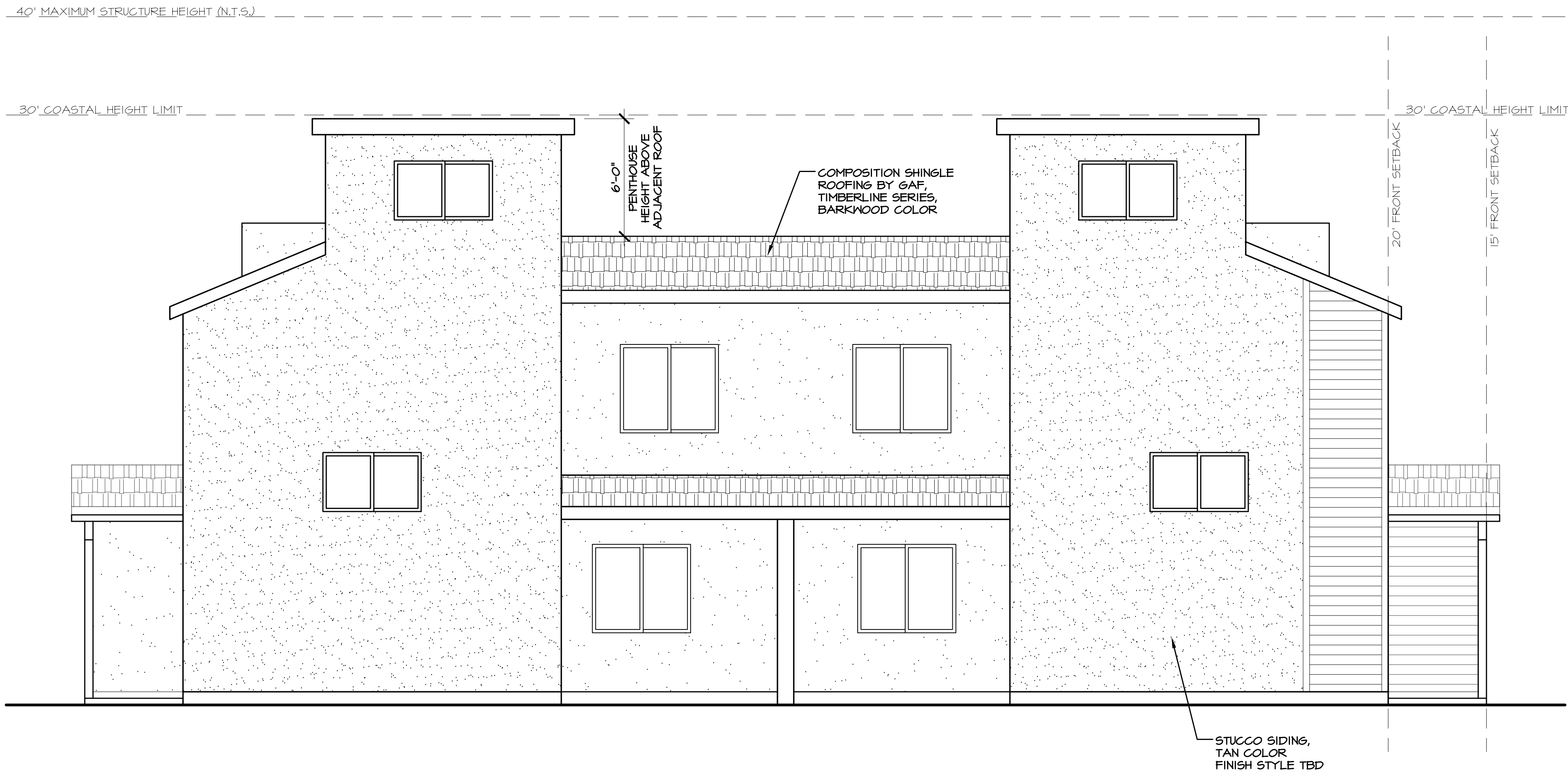
SOUTHEAST (right) ELEVATION

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



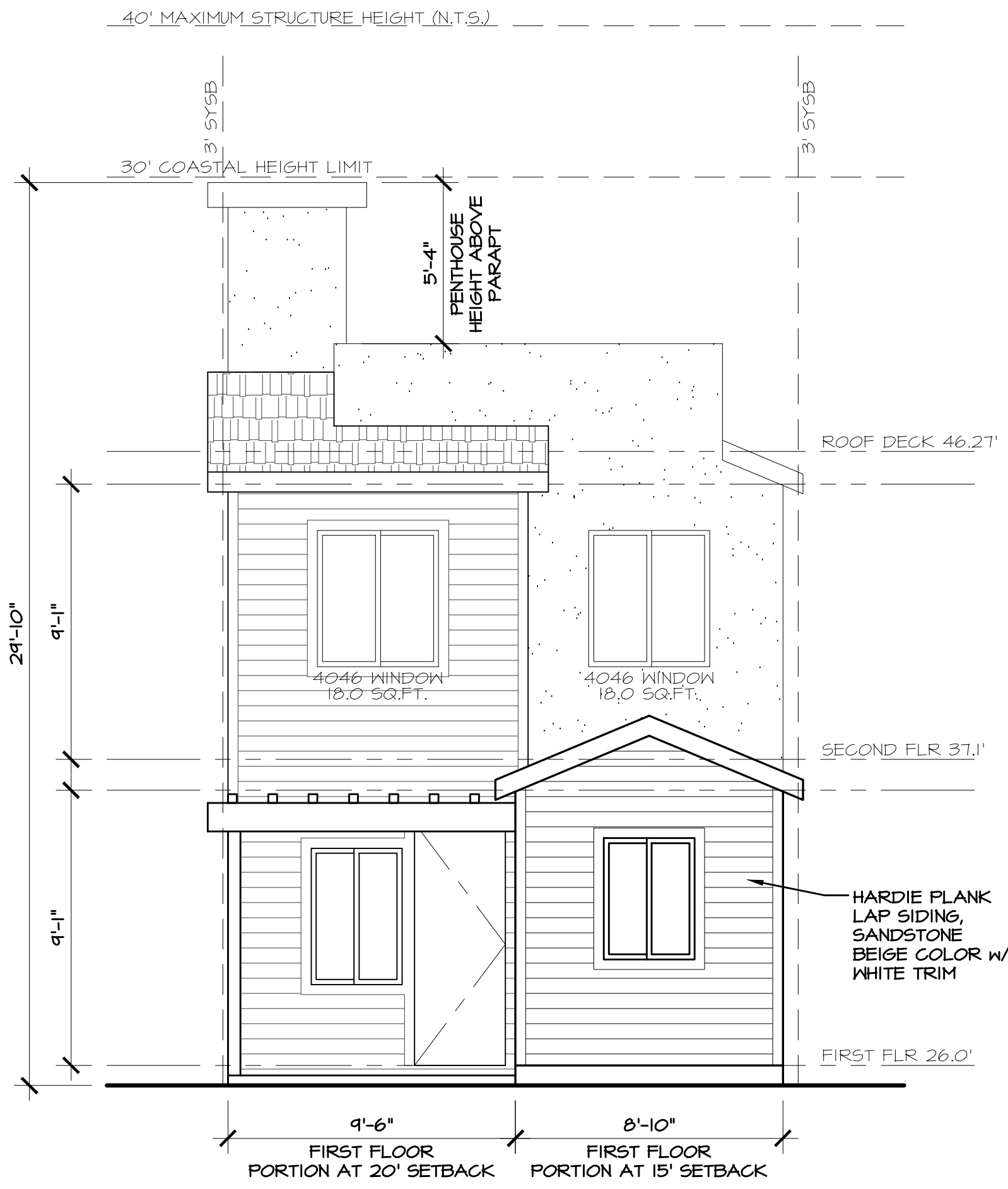
NORTHEAST (rear) ELEVATION

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



NORTHWEST (left) ELEVATION

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



SOUTHWEST (front) ELEVATION

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

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sjl@draftingsignal.com

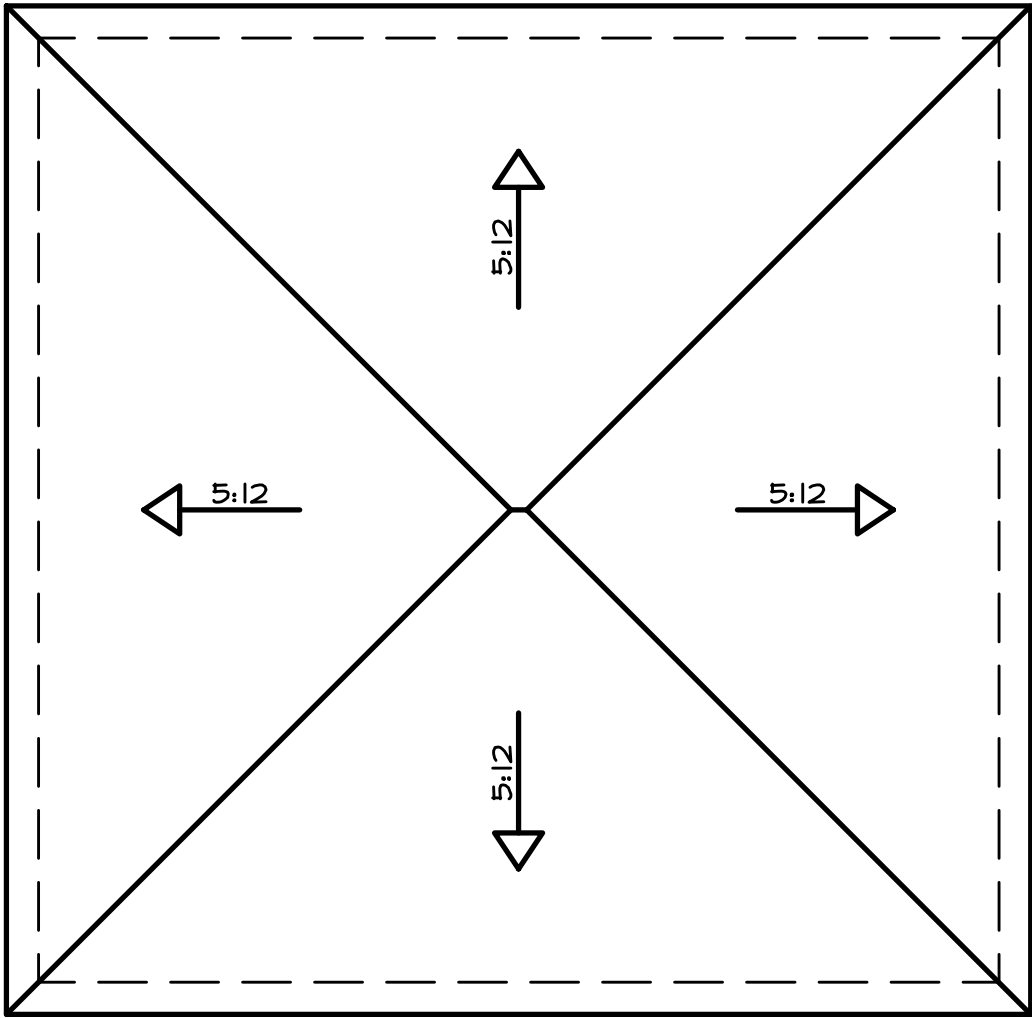
COASTAL DEVELOPMENT PERMIT:
Mattamal Addition and Remodel
5018 and 5018 1/2 Narragansett Ave
san Diego, CA 92107

DETACHED GARAGE PLANS

DRAWN BY:
STEPHANIE LUPTON

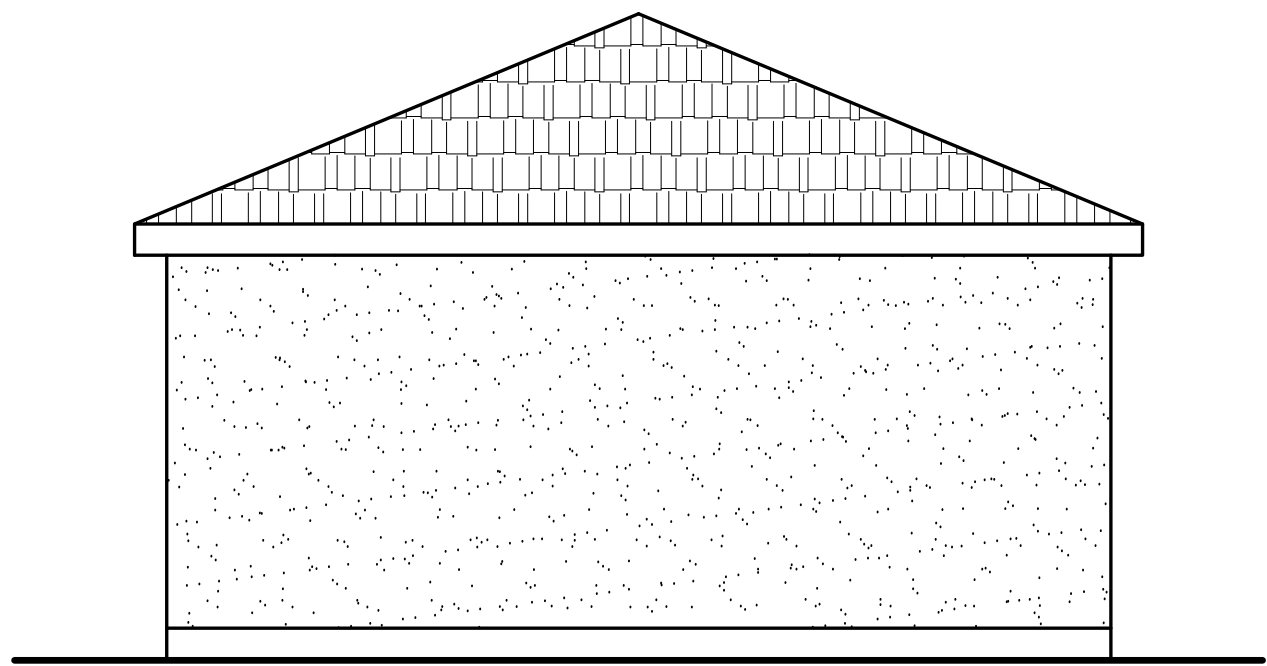
A-5

SHEET 5 OF 6



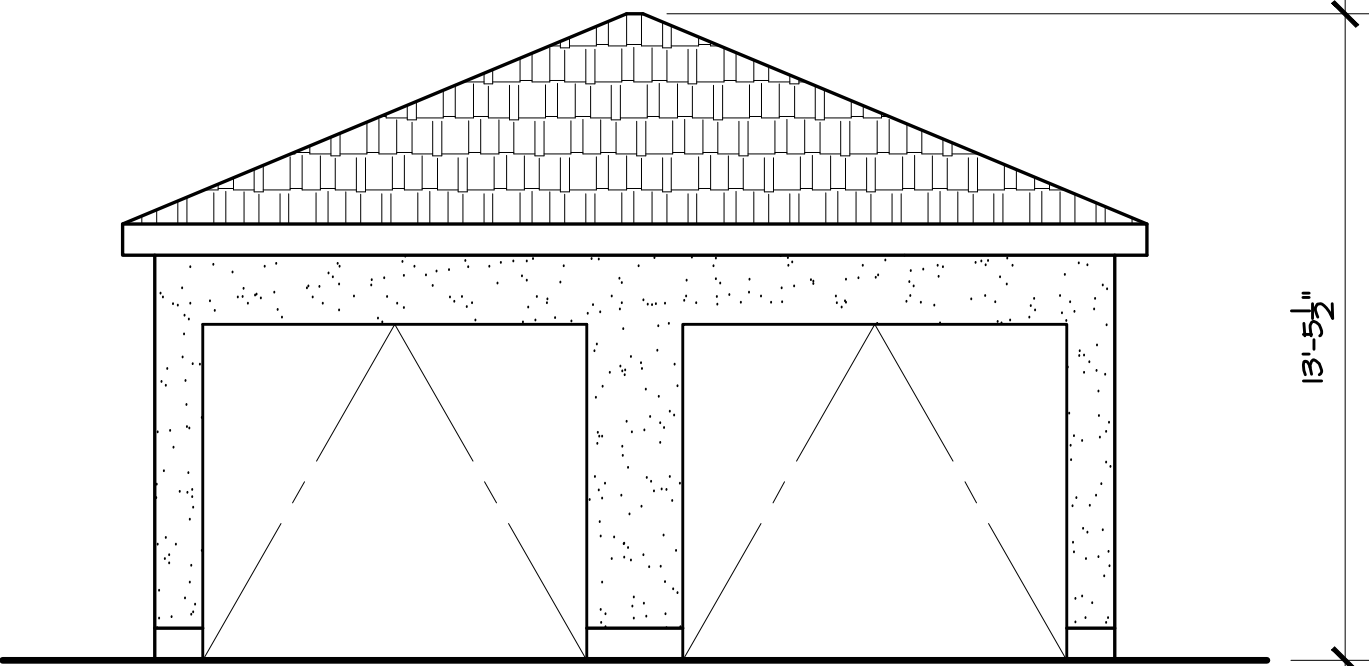
ROOF PLAN

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



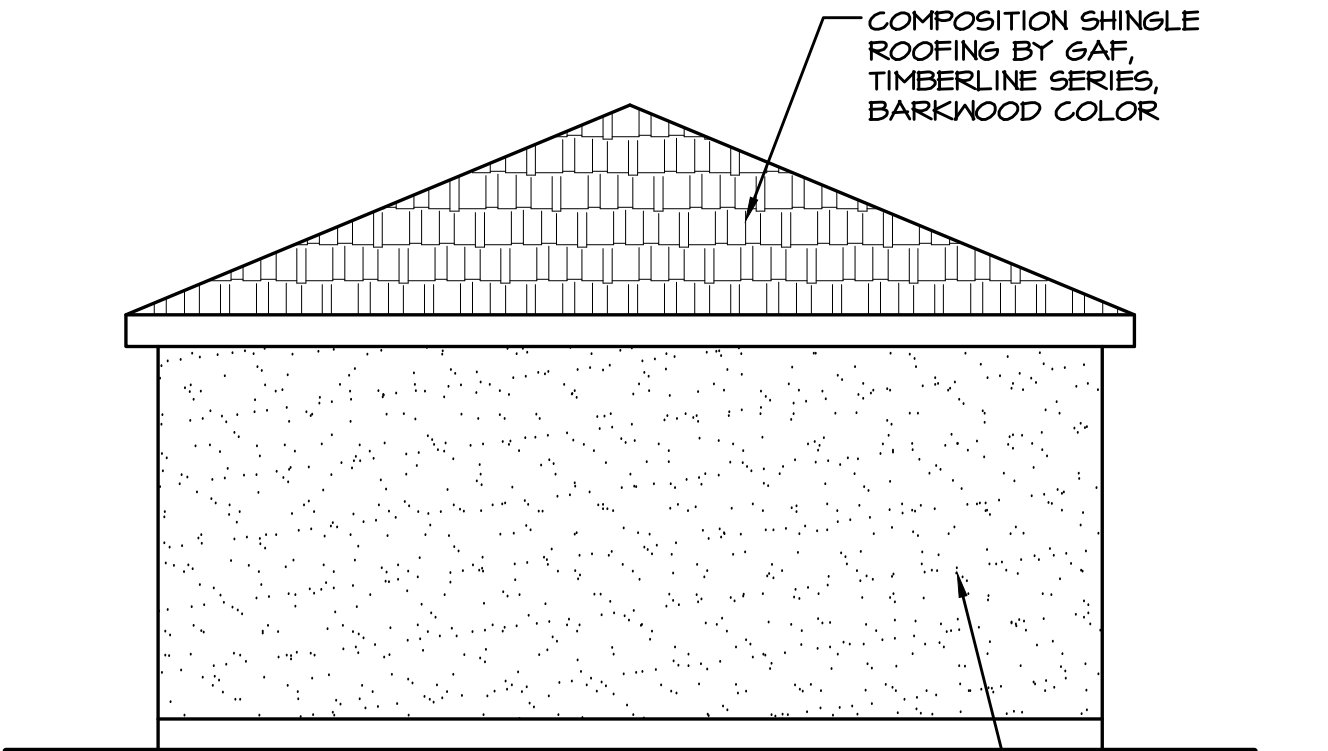
SOUTHEAST (right)
ELEVATION

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



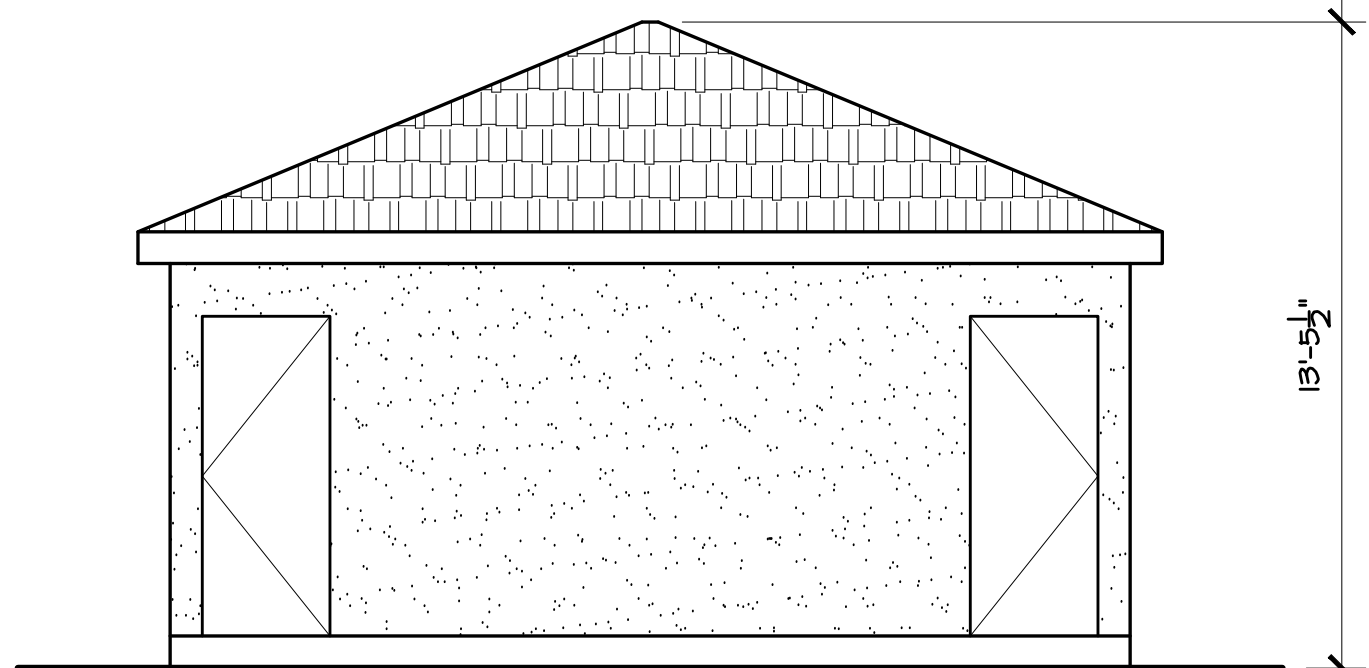
NORTHEAST (rear)
ELEVATION

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



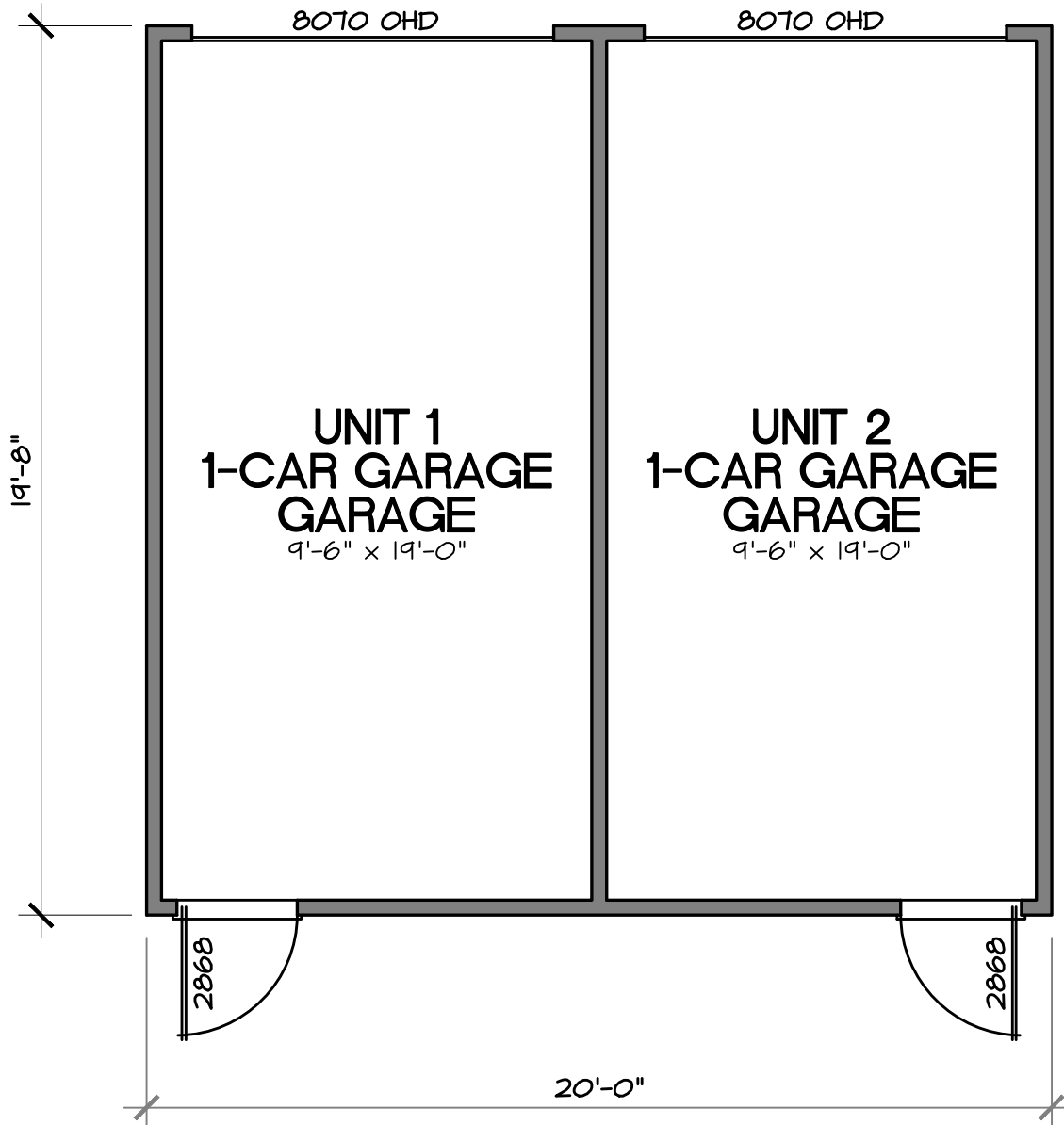
NORTHWEST (left)
ELEVATION

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



SOUTHWEST (front)
ELEVATION

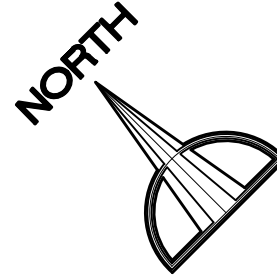
SCALE : 1/4" = 1'-0"



FLOOR PLAN

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

EXISTING WOOD FRAMED WALL
NEW 2x4 WOOD FRAMED WALL



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10.22.18	CDP CORRECTIONS
1.3.19	CDP CORRECTIONS
3.5.19	CDP LANDSCAP CORRECTIONS
3.26.19	CDP SQ.FT. CORRECTIONS

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

COASTAL DEVELOPMENT PERMIT:
Mattamal Addition and Remodel
5018 and 5018 1/2 Narragansett Ave
san Diego, CA 92107

LANDSCAPE PLAN

DRAWN BY:
STEPHANIE LUPTON

ALLEY

PROP LINE 25.0'

DETACHED GARAGE

NEW LAWN,
100 SQ.FT.

COV PORCH

NEW 36" BOX TREE -
40 SQ.FT.
(50 POINTS)

PROP LINE 140.0'

DUPLEX

PROP LINE 140.0'

NEW 5 GALLON SHRUB,
TYPICAL OF 6 IN SIDE YARD
(2 POINTS EACH)

REMAINING YARD

STREET YARD

COV PORCH

NEW 5 GALLON SHRUB,
TYPICAL OF 1 IN SIDE YARD
(2 POINTS EACH)

NEW 24" BOX TREE
(20 POINTS)

NEW 5 GALLON SHRUB,
TYPICAL OF 5 IN STREET
YARD (2 POINTS EACH)

PROP LINE 25.0'

NEW 3" MULCH MIN.

EXISTING STREET TREE
- 12" MOUNTAIN ASH
(SORBUS ACUPARIA)

NARRAGANSETT AVE

LANDSCAPE PLAN

SCALE : 1" = 10'-0"

LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE
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 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET IMPROVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MINIMUM TREE SEPARATION DISTANCES:
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
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- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION.
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LANDSCAPING CALCS:

-TOTAL LANDSCAPE AREA 563 SQ.FT.

-STREET YARD CALCULATIONS-
AREA REQUIREMENT

TOTAL YARD AREA = 445 SQ.FT.
TOTAL LANDSCAPE AREA PROVIDED = 315 SQ.FT.
315 / 445 = 0.71 = 71% PROVIDED

POINT REQUIREMENT

445 x .05 = 22.25 REQUIRED POINTS
(1) 24" BOX TREE = 20 POINTS
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30 POINTS PROVIDED

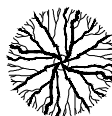
-REMAINING YARD CALCULATIONS-
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40 SQ.FT. PER TREE
40 SQ.FT. PROVIDED

POINT REQUIREMENT

60 POINTS REQUIRED FOR SINGLE STRUCTURE RESIDENTIAL DUPLEX
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NEW 5 GALLON SHRUB
'COMPACTA' - HOLLY
(2 POINTS EACH)
TOTAL OF 18 ON SITE

 THE CITY OF SAN DIEGO	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	<div style="display: flex; justify-content: space-between;"><div>FORM DS-503</div><div>No FAA Notification Self-Certification Agreement</div></div> <div style="text-align: right; margin-top: 5px;">Mar 2013</div>

This agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at

5018 and 5018 1/2 Narragansett Ave

(PROPERTY ADDRESS)

and more particularly described as

Lot 33, Block 71, Map 279, Ocean Beach
(LEGAL DESCRIPTION)

(PROJECT APPROVAL NO.)

in the City of San Diego, County of San Diego, State of California [Property].


Per Section 77.15 of Title 14 of the Code of Federal Regulations ([CFR Part 77](#)), no person is required to notify the Federal Aviation Administration (FAA) for any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

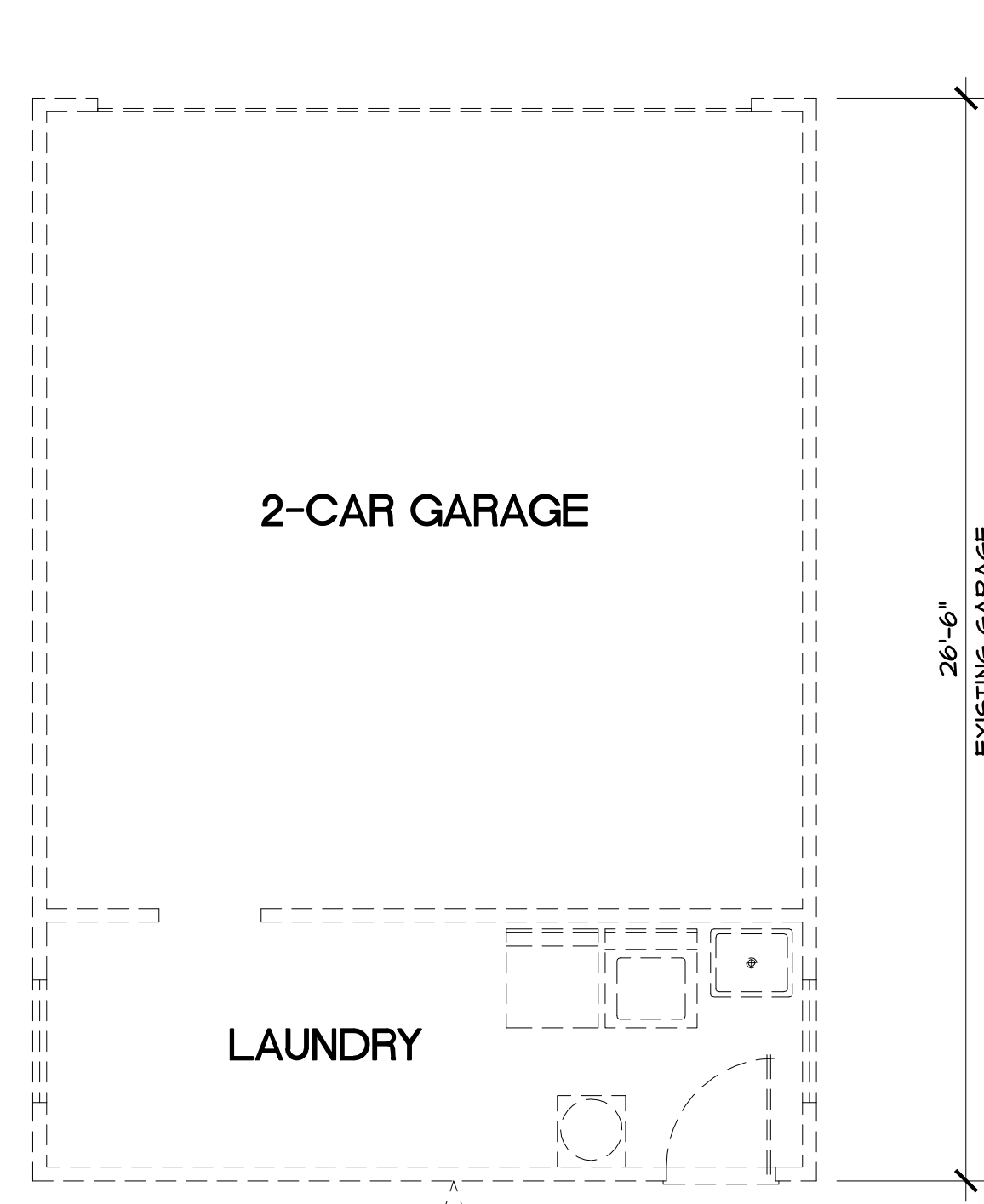
The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on their plans along with their signature and registration stamp that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations [CFR Part 77](#), notification is not required.

In consideration of the grant of permission by the City of San Diego to allow the self certification of the determination of no requirement to notify FAA under section 77.15 of Title 14 of the Code of Federal Regulations [CFR Part 77](#), the applicant covenants and agrees with the City of San Diego as follows:

1. Should it be subsequently determined by the City, Airport Land Use Commission, State, or the Federal Aviation Administration, or any other government agency that the proposed project is required to notify the Federal Aviation Administration under [CFR Part 77](#), the City assumes no responsibility or liability for any changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination of No Hazard to Air Navigation.
2. The applicant certifies that said owner(s) acknowledges and accepts that the construction drawings and documents that are part of the ministerial approval application as well as the construction in the field may have to be revised as necessary to comply with the FAA Determination of Hazard to Air Navigation. The applicant also acknowledges that if a Determination of Presumed Hazard is made by the FAA, that the City will stop all construction until a Determination of No Hazard to Air Navigation is made by the FAA for the project or a permit from the California Department of Transportation is obtained in accordance with Public Utilities Code Section 21659. The applicant acknowledges that this may cost the applicant more money in permitting and construction costs, as well as delays in project construction.
3. Furthermore, the applicant certifies that said owner(s) acknowledges and accepts all responsibility for changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination. The applicant acknowledges and accepts that the City assumes no responsibility for said changes and the impacts that result to the development as a result. The applicant 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,

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

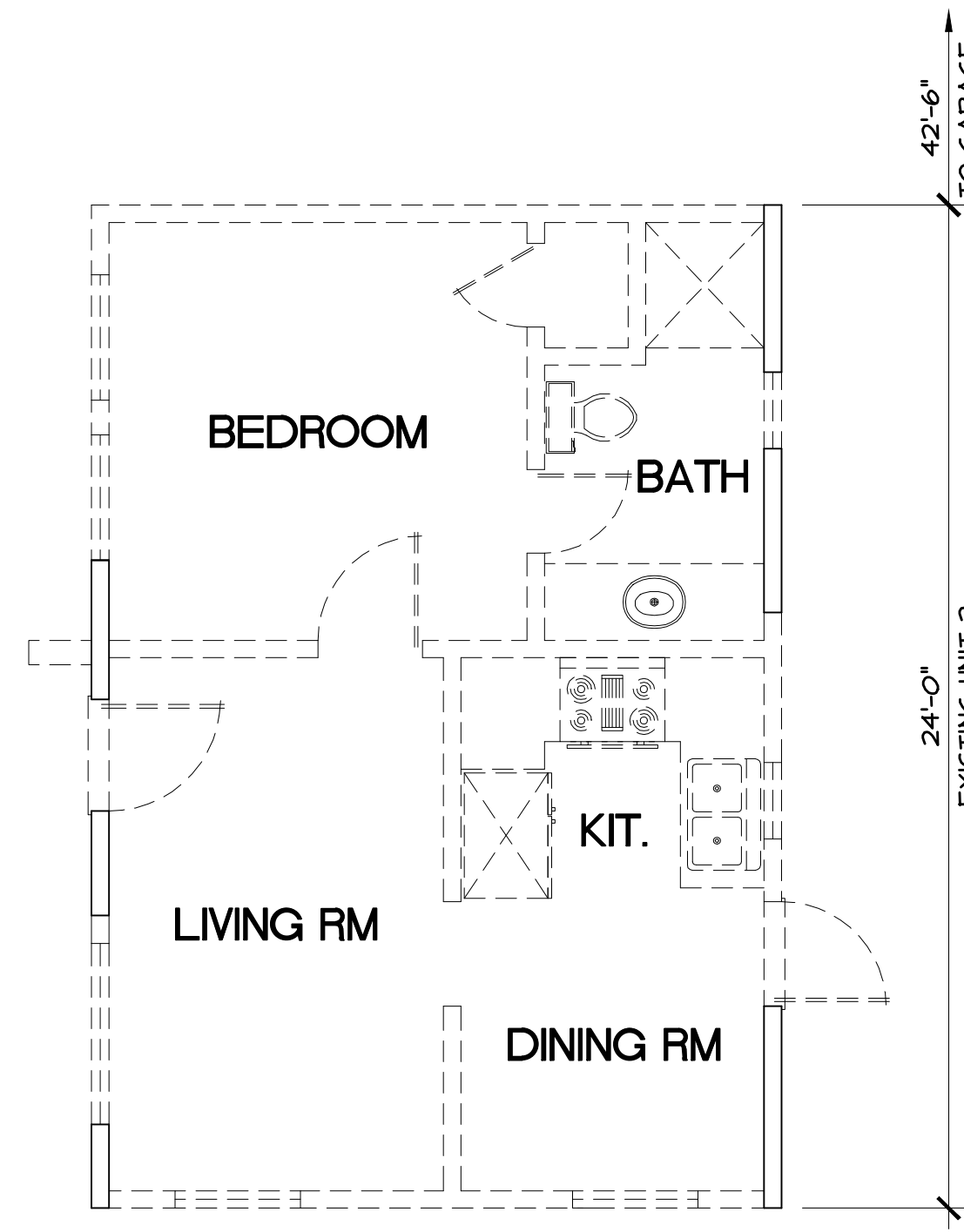
Page 2 of 2 City of San Diego • Development Services Department • No FAA Notification Self-Certification Agreement	
<p>officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval or decision.</p> <p>The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.</p>	<p>4. Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation</p>
<hr/> <div style="text-align: center;">  <small>(SIGNATURE)</small> </div> <hr/> <div style="text-align: center; margin-top: 20px;"> Paul S Christenson, President <small>(PRINT NAME & TITLE)</small> </div> <hr/> <div style="text-align: center; margin-top: 20px;"> PCSD Engineering <small>(COMPANY ORGANIZATION NAME)</small> </div> <hr/> <div style="text-align: center; margin-top: 20px;"> 01/02/19 <small>(DATE)</small> </div> <hr/>	
<div style="border: 2px solid black; background-color: #f0f0f0; padding: 10px; display: inline-block;"> Clear Form </div>	



GARAGE DEMO PLAN

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

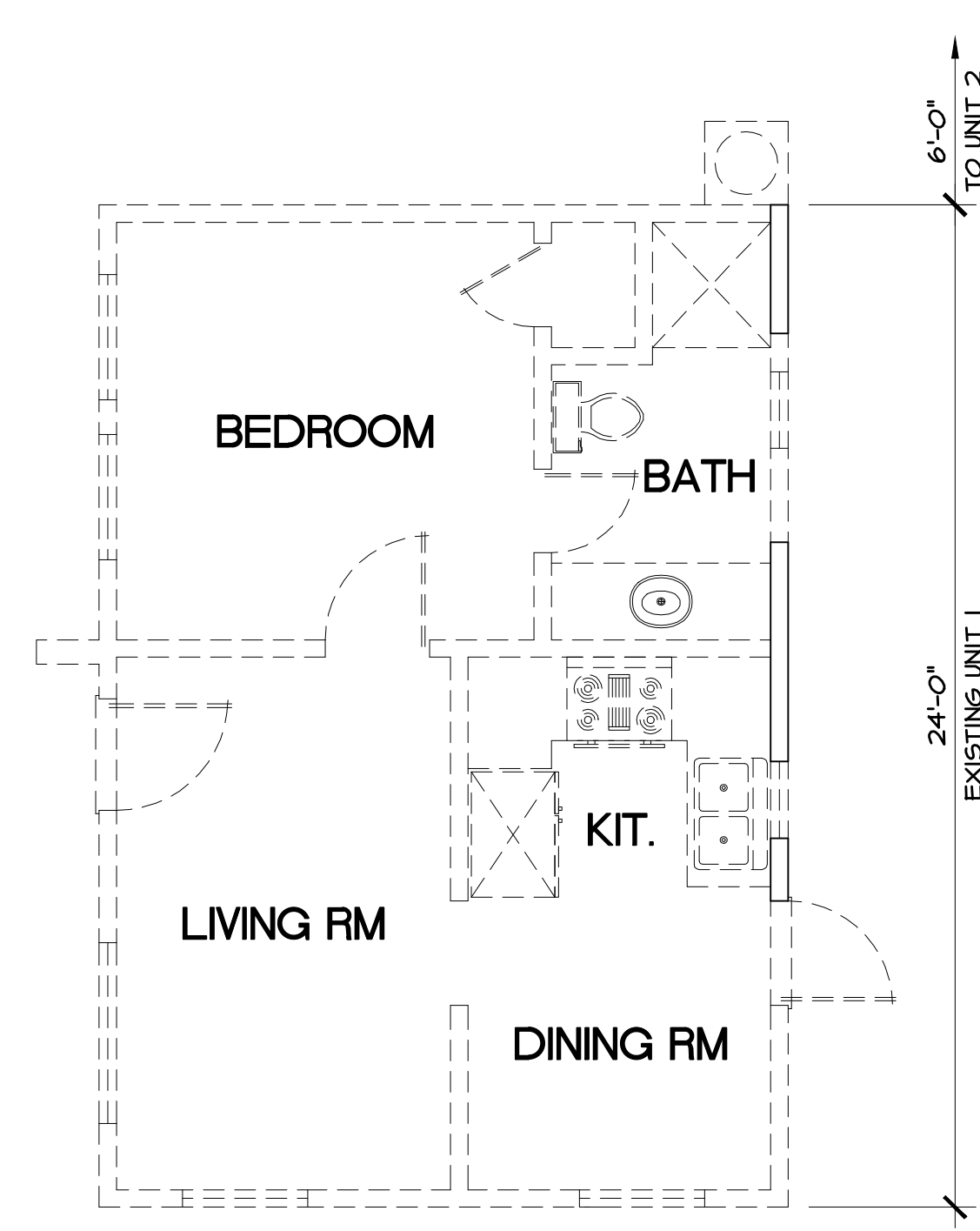
===== EXISTING WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED



UNIT 2 DEMO PLAN

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

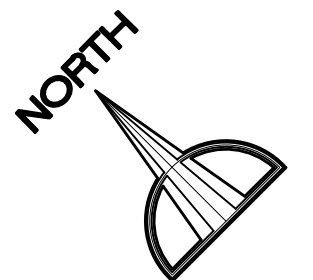
===== EXISTING WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED



UNIT 1 DEMO PLAN

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

===== EXISTING WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED

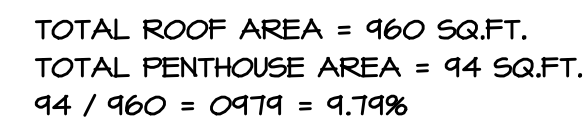


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PROPOSED FLOOR PLANS

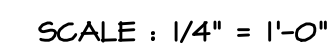
A-3

PAGE 3 OF 6

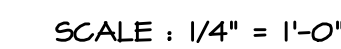


SCALE : 1/4" = 1'-0"

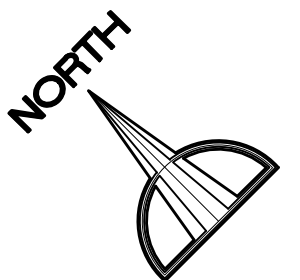
 NEW 2x4 WOOD FRAMED WALL



 NEW 2x4 WOOD FRAMED WALL



 EXISTING WOOD FRAMED WALL
 NEW 2x4 WOOD FRAMED WALL



DATE	REVISIONS
6.25.18	PROJECT START
6.25.18 thru 7.11.18	DESIGN REVISIONS
7.23.18	COMPLETENESS REVIEW
8.16.18	CDP SUBMITTAL
9.22.18	CDP CORRECTIONS
1.3.19	CDP CORRECTIONS

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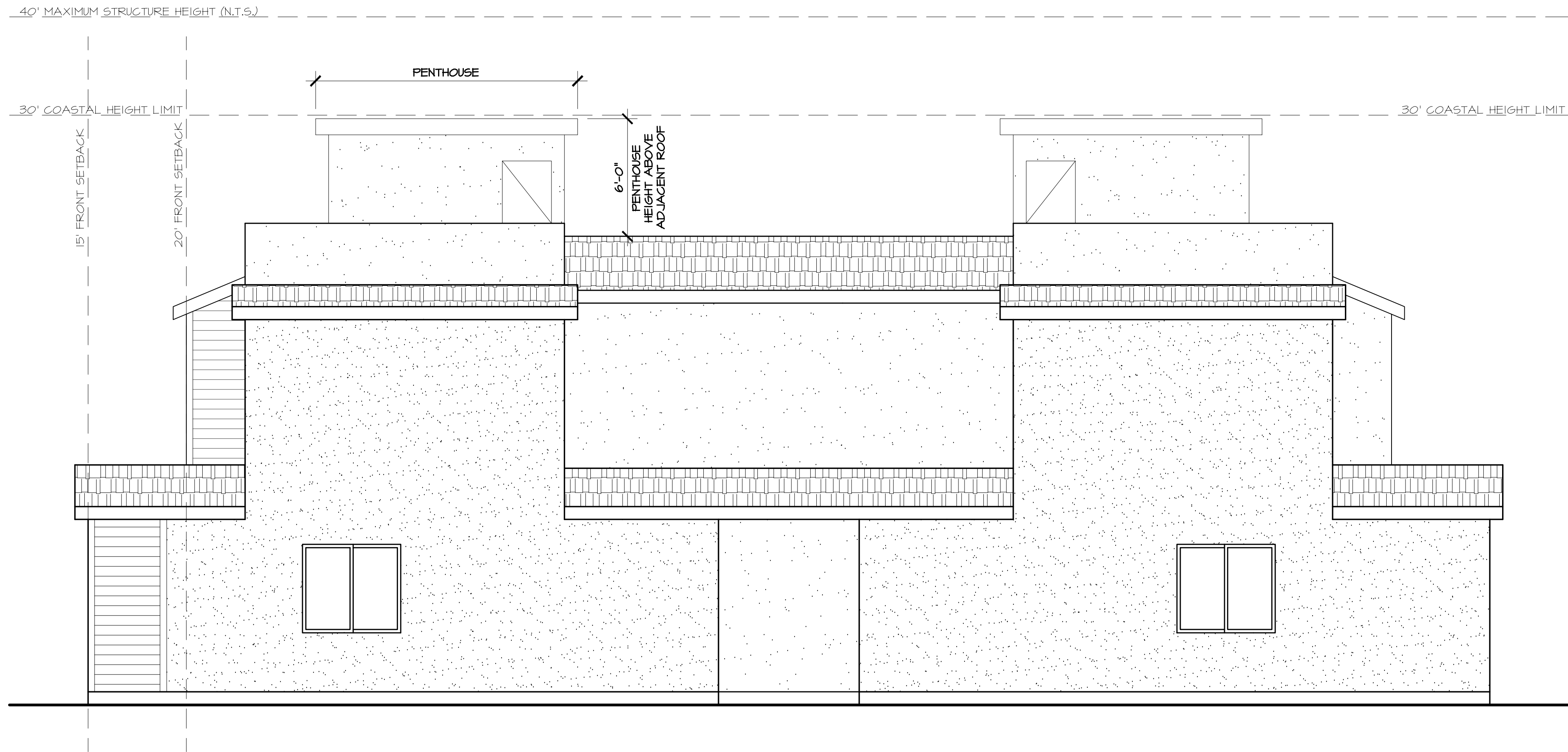
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san Diego, CA 92107

PROPOSED ELEVATIONS

DRAWN BY:
STEPHANIE LUPTON

A-4

SHEET 4 OF 6



SOUTHEAST (right) ELEVATION

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



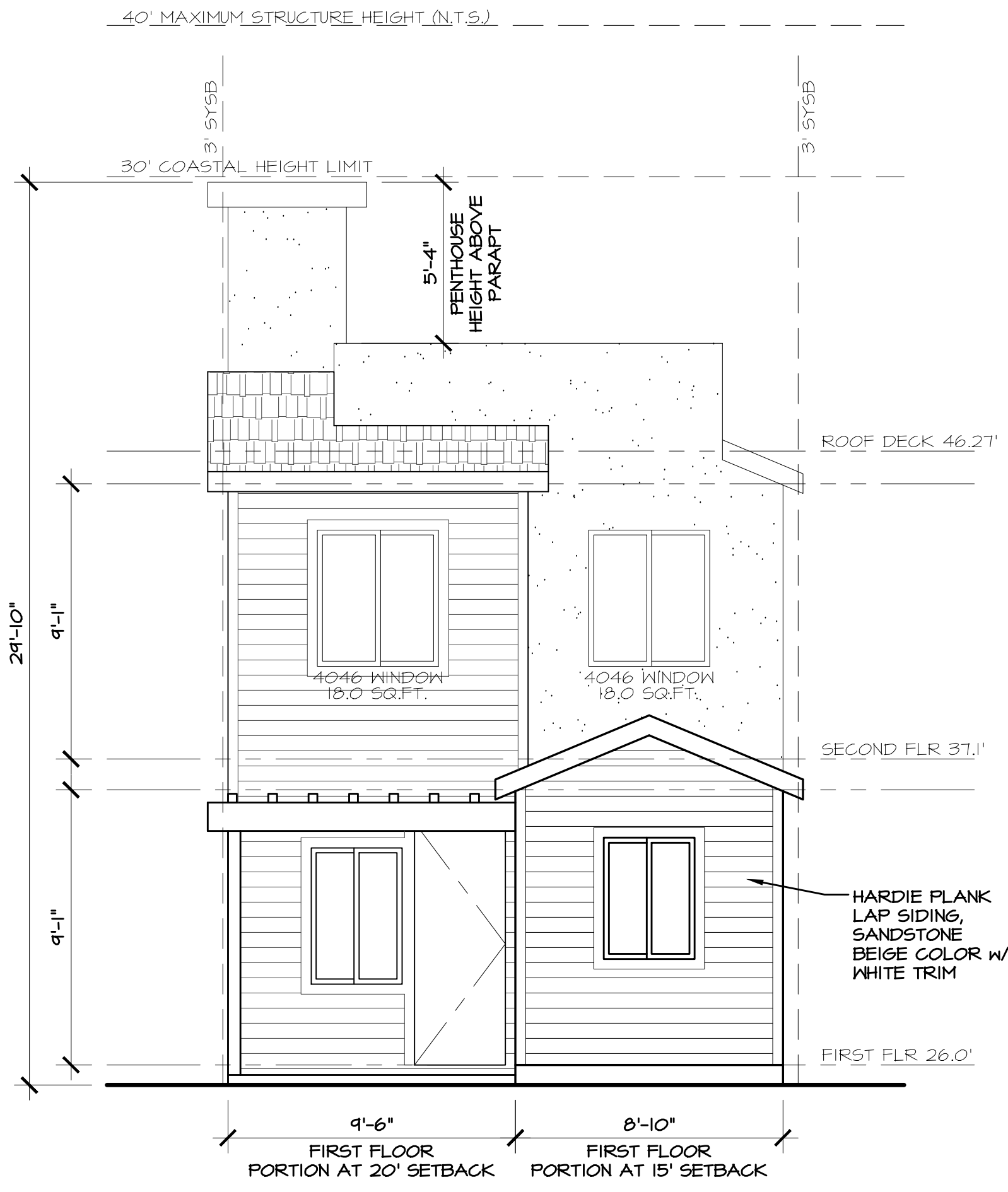
NORTHEAST (rear) ELEVATION

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



NORTHWEST (left) ELEVATION

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



SOUTHWEST (front) ELEVATION

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

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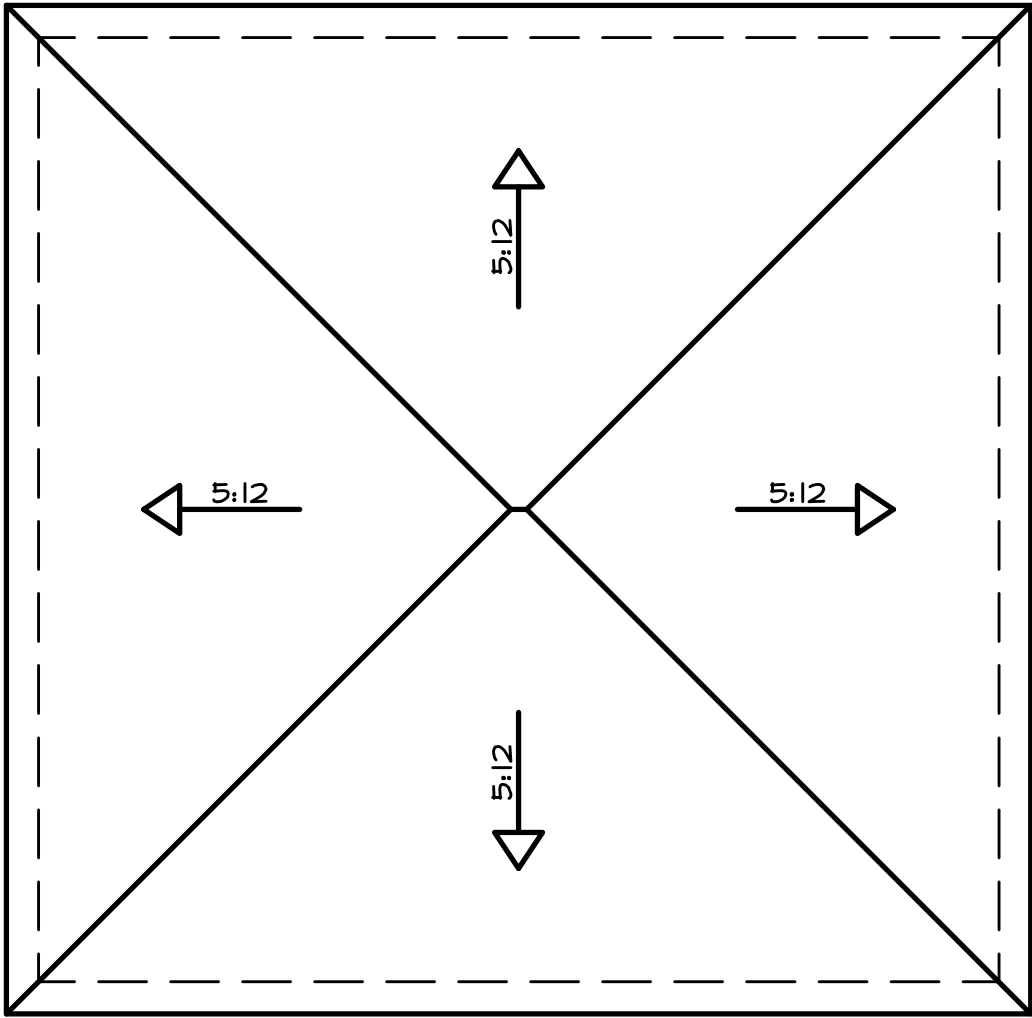
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DETACHED GARAGE PLANS

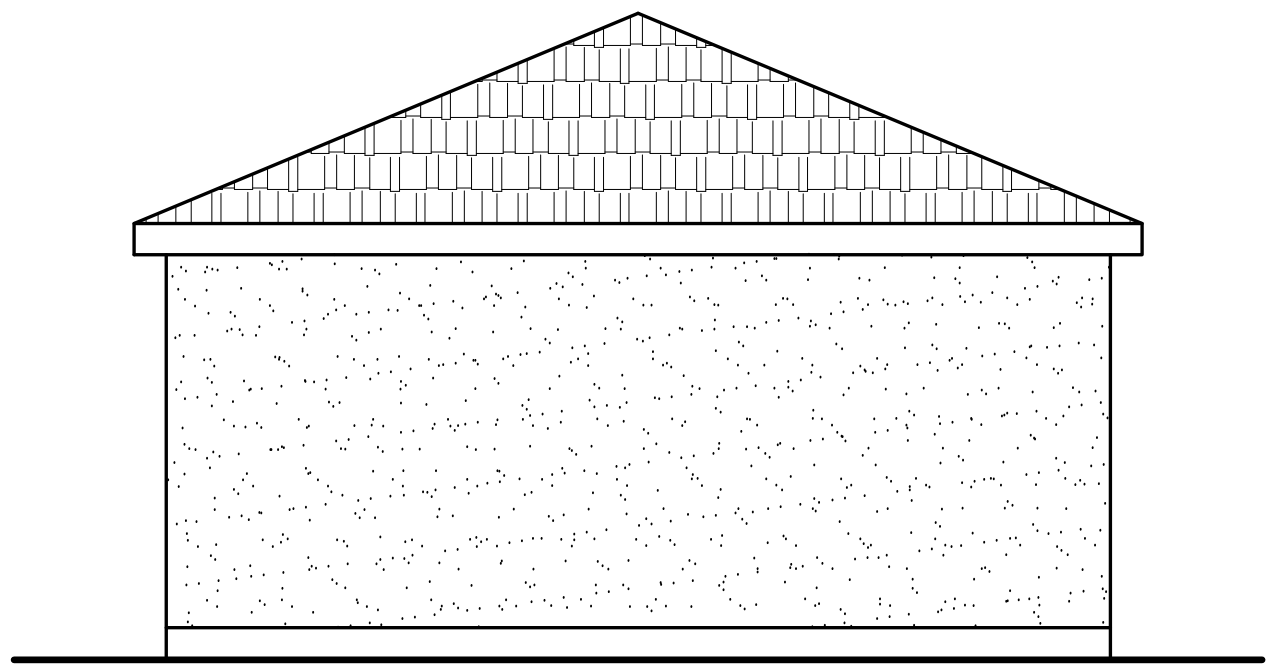
DRAWN BY:
STEPHANIE LUPTON

A-5



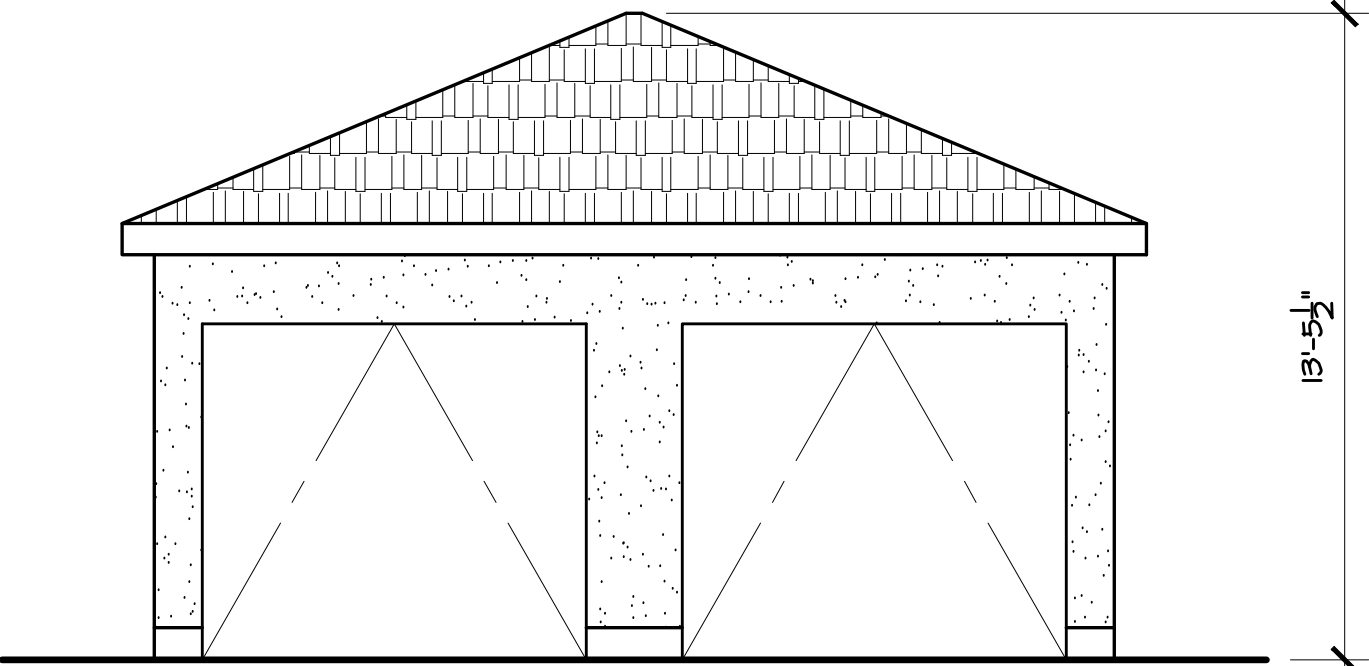
ROOF PLAN

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



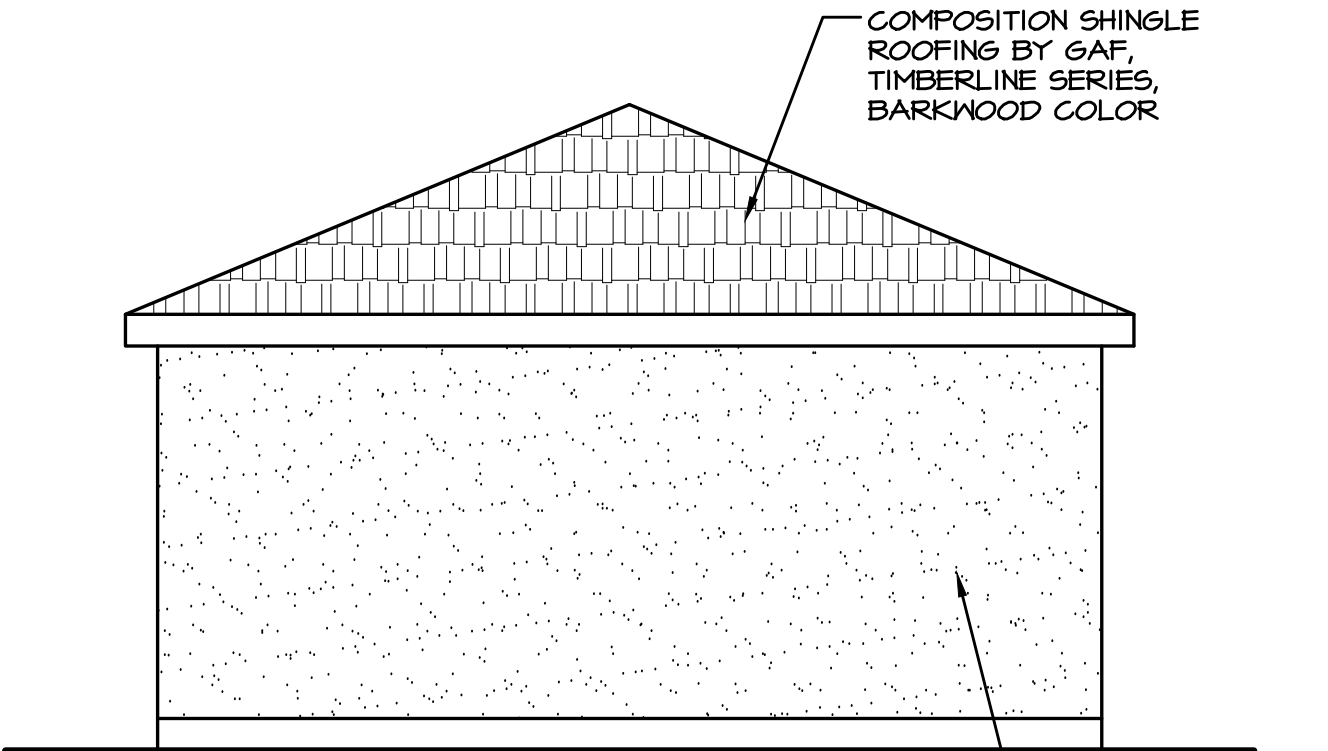
SOUTHEAST (right)
ELEVATION

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



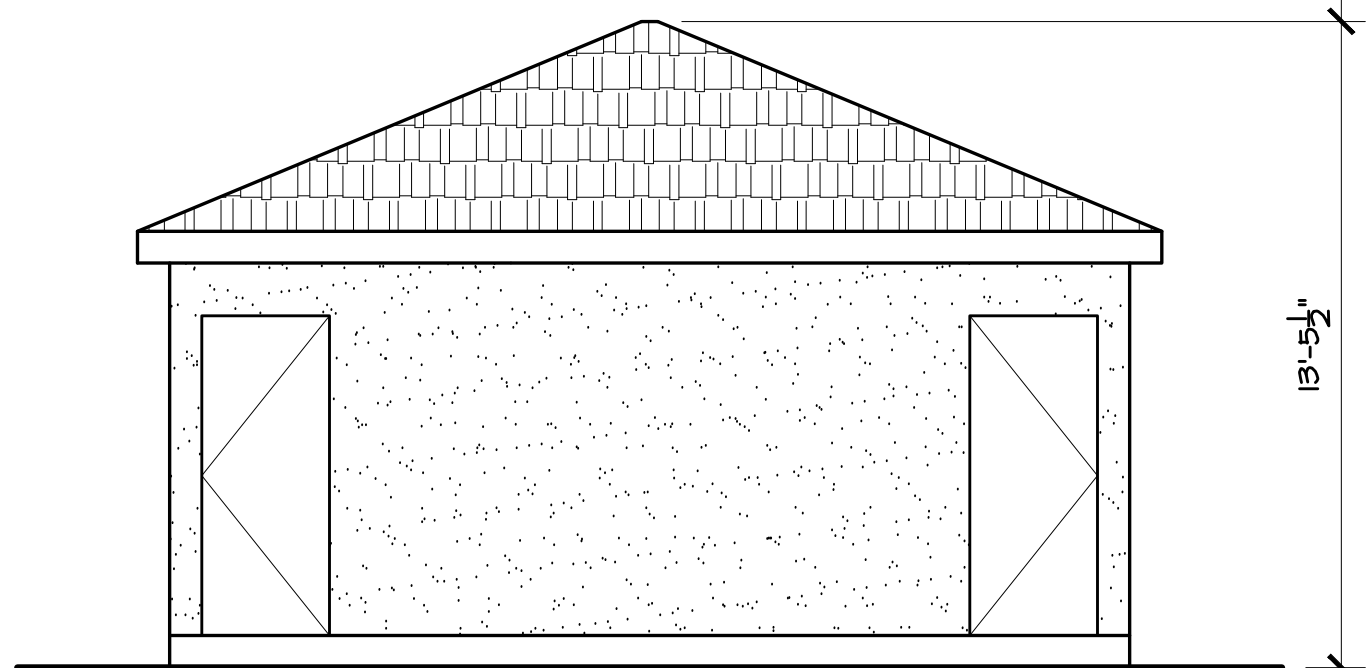
NORTHEAST (rear)
ELEVATION

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



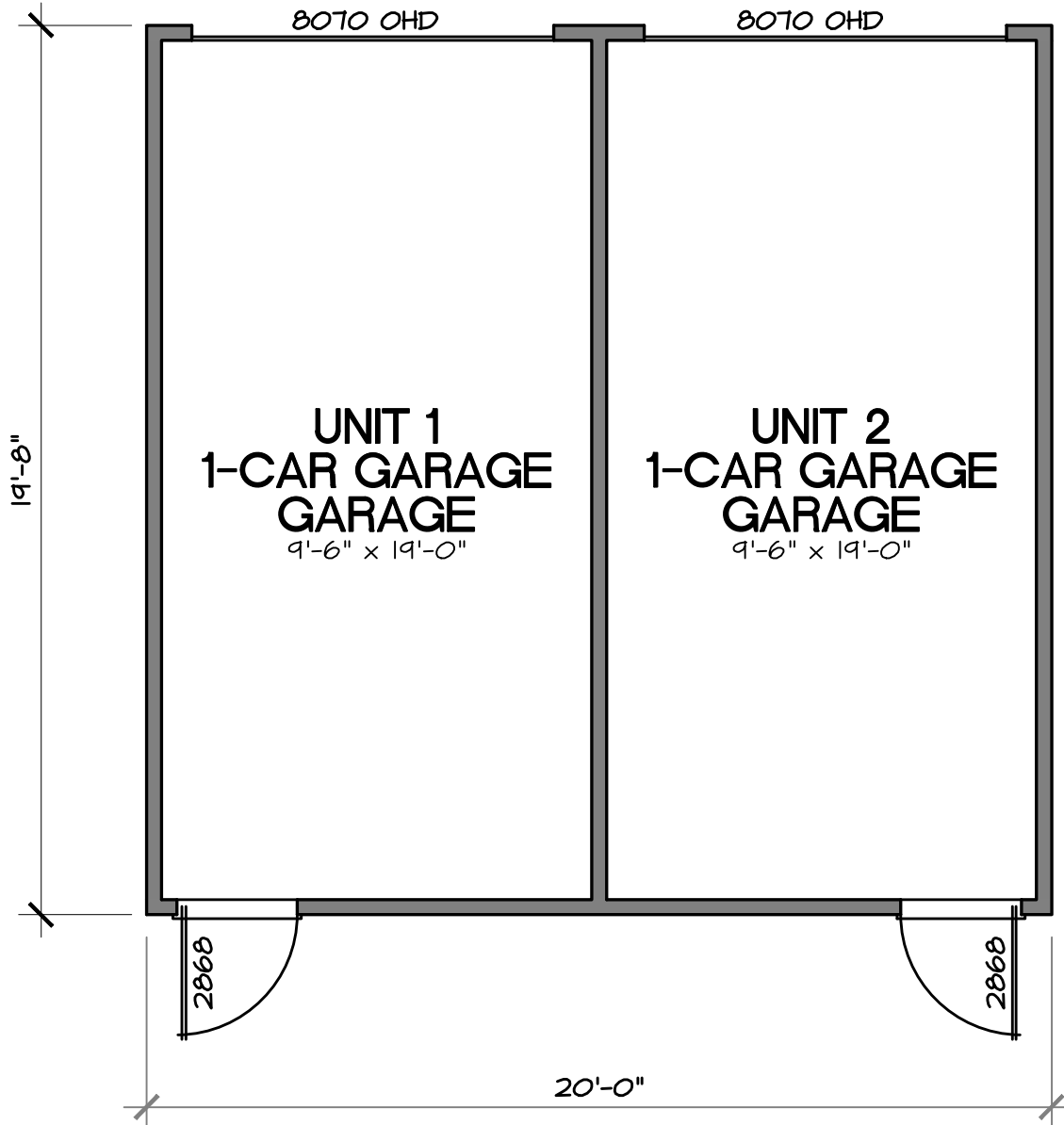
NORTHWEST (left)
ELEVATION

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



SOUTHWEST (front)
ELEVATION

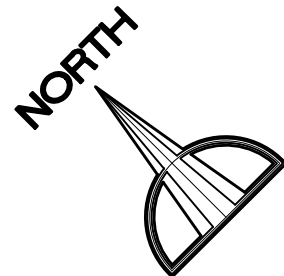
SCALE : 1/4" = 1'-0"



FLOOR PLAN

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EXISTING WOOD FRAMED WALL
NEW 2x4 WOOD FRAMED WALL



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PROP LINE 140.0'

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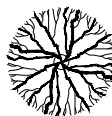
STREET YARD

NARRAGANSETT AVE

LANDSCAPE PLAN

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PLANT LEGEND:



NEW 36" BOX TREE
'PODOCARPUS GRACILIOR' - FERN PINE
(50 POINTS)
TOTAL OF 1 ON SITE



NEW 15 GALLON TREE
'PODOCARPUS GRACILIOR' - FERN PINE
(10 POINTS)
TOTAL OF 1 ON SITE



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'COMPACTA' - HOLLY
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TOTAL OF 22 ON SITE

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