

RESOLUTION NUMBER R- **316195**

DATE OF FINAL PASSAGE **MAY 12 2025**

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING COASTAL DEVELOPMENT
PERMIT NO. PMT-3282788 AND SITE DEVELOPMENT
PERMIT NO. PMT-3282789 FOR THE NARRAGANSETT
AVENUE COASTAL ACCESS REPLACEMENT PROJECT NO.
PRJ-1113538.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. The City of San Diego, a Municipal Corporation, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit and Site Development Permit to repair an existing coastal access stairway located at the western terminus of Narragansett Avenue (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval), for the Narragansett Avenue Coastal Access Replacement project.

B. The project site is located within the Ocean Beach Community Plan area, in the Multiple Dwelling Residential (RM 2-4) Zone, and Coastal Overlay (Appealable Area), First Public Roadway, Coastal Height Limit, and Sensitive Coastal Overlay Zones. The project site is legally described as ALL THAT PORTION OF OCEAN BOULEVARD OF MAP 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 SAID COUNTY MAY 28, 1887, SAID OCEAN BOULEVARD DEDICATED TO THE CITY OF SAN DIEGO FOR PUBLIC USE PER SAID MAP, SAID PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF NARRAGANSETT AVENUE AND ITS WESTERLY PROLONGATION AND SOUTHERLY

OF THE NORTHERLY LINE OF NIAGARA AVENUE AND ITS WESTERLY PROLONGATION, SAID AVENUES PER SAID MAP OF OCEAN BEACH. .

C. On May 12, 2025, the Council considered Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789 pursuant to the Land Development Code of the City of San Diego.

D. The Office of the City Attorney prepared this Resolution based on the information provided by City staff including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

E. Under Charter section 280(a)(2) this Resolution is not subject to veto by the Mayor because this matter required the Council to act as a quasi-judicial body where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789:

A. **COASTAL DEVELOPMENT PERMIT – San Diego Municipal Code (SDMC)
Section 126.0708**

1. **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 proposed coastal development project is for the repair of an existing, deteriorated physical access stairway located at the western terminus of

Narragansett Avenue. The project proposes to repair the upper four stairway flights and landings; remove and replace the existing lower stairway and bottom landing with concrete steps and foundation; remove and replace the existing handrail with a new stainless-steel handrail; widen the existing sidewalk at the top of the stairway and install directional signage; and replace portions of an existing chain-link fence. Repairs to the upper four flights of stairs will consist of minor repairs to address existing safety and accessibility concerns and ensure the stairway complies with California Building Code (CBC), Americans with Disabilities Act (ADA), and related regulations. The lowest, fifth flight of stairs and landing will be replaced to ensure the tread, risers, handrails, and landing comply with these laws. The replacement of the lowest stairway and landing will generally follow the existing stairway and landing footprint.

The Physical Coastal Access Element 7.2. of the Ocean Beach Community Plan and Local Coastal Program (Community Plan) contains recommendations to maintain and improve existing vertical public coastal access as needed (Recommendation 7.2.2). The stairway is the existing physical accessway that is legally used by the public and its repair and reconstruction will facilitate safe public coastal access as identified in the Community Plan.

The proposed coastal development is visually compatible with the character of the surrounding bluffs. The degraded stairway shall be repaired and reconstructed to enhance and protect public views along the ocean as specified in the Community Plan. Replacement of an open chain link fence will not impede access to the stairway entrance or restrict coastal views.

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 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.

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

The proposed coastal development is the repair of an existing coastal access stairway and installation of directional signage to provide the public with information regarding the accessible path of travel. An adjacent seawall will be protected in place. To repair and replace the existing non-compliant stairway, minor work will occur where existing improvements are located on the coastal bluff. The improvements have been designed to minimize disturbance to the adjacent coastal bluffs and the limits of work have been established to avoid adverse impacts. Areas outside of the limits of work shown will be marked prior to construction to protect the adjacent coastal bluff from disturbance.

The proposed coastal development is located on City-owned property containing sensitive coastal bluffs and shall comply with the Environmentally Sensitive Lands (ESL) Regulations under San Diego Municipal Code (SDMC) section 143.0110. Uses allowed within sensitive coastal bluff areas per SDMC section 143.0130(a)(9) include public stairways, ramps, and other physical beach access facilities, as identified within an applicable land use plan.

City staff has reviewed and accepted the design of the proposed improvements which will minimize disturbance to the adjacent bluffs and is not anticipated to modify the configuration of the existing cliff, to destabilize or result in settlement of adjacent property of the right-of-way, or add a surcharge on existing improvements or structures. The limits of work will be marked prior to construction to protect the coastal bluff from disturbance and will not adversely affect ESL per permit conditions consistent with Section 6.1.1B- Resource Delineation of the Biological Resources Letter Report prepared by Tierra Data Inc.

The project will not encroach into the Pacific Ocean and will have less than significant impacts on sensitive vegetation according to the City of San Diego Biology Guidelines and as documented in the Biological Resources Letter Report prepared by Tierra Data Inc. and reviewed and accepted by City staff in February 2024. Additionally, the project will implement pre-construction avoidance and minimization measures to ensure that construction fencing and Stormwater Best Management Practices (BMPs) are installed. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. 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 proposed coastal development project will implement the recommendations of the Community Plan by preserving and protecting limited public access points to the beach identified as important resources. The Community Plan does not contain specific recommendations for the site but does identify the need to provide and maintain beach access. The project is consistent with Ocean Beach Community Plan and Local Coastal Program Conservation and Recreation Elements (pages RE-63, CE-90, CE-94, CE-95) which call for the maintenance and enhancement of physical public access to the coastline and beach, including public stairways and ramps that provide access to the beach and bluff top. This project is also consistent with Community Plan Policy UD 4.6.2, which encourages visual and physical coastal access to beaches through public improvements at the end of streets. A key component for adequate access is the maintenance of existing facilities including stairways, pathways, and parking areas. This project will protect the adjacent bluffs through the repair and replacement of the damaged stairway, providing a defined point of access to the beach at this location.

The project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. SDMC section 143.0143(h) permits essential public facilities including stairways and other physical beach access facilities on a coastal bluff face if identified in an approved Land Use Plan and provided the facility is designed to minimize impacts to the bluff face and beach area. Vertical coastal access from the street to the shoreline is identified in the Community Plan. The project proposes repairs to, and replacement of, portions of an existing stairway historically used by the public to restore access to the beach and designed to minimize impacts to the bluff face and beach area. Specifically, City staff has reviewed and accepted the design of the proposed improvements which will minimize disturbance to the adjacent bluffs and is not anticipated to modify the configuration of the existing cliff, to destabilize or result in settlement of adjacent property of the right-of-way, or add a surcharge on existing improvements or structures. The limits of work will be marked prior to construction to protect the coastal bluff from disturbance and will not adversely affect the coastal bluff, per permit conditions consistent with Section 6.1.1B- Resource Delineation of the Biological Resources Letter Report prepared by Tierra Data Inc.

As the project complies with the recommendations of the Community Plan and is designed to meet all applicable regulations, 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.

- 4. 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 current public access stairway located at the western terminus of Narragansett Avenue between the first public roadway and the shoreline fails to provide safe public access. The proposed project will repair the upper four flights of stairs and replace the lower flight of stairs and restore safe public access. Per the project plans, construction activities will occur in a manner that minimizes parking space impacts and vehicular access impacts while ensuring the adjacent roadways and access points remain open continuously.

The purpose and intent of Coastal Act Section 30211 is to ensure that the public can access the sea and its associated coastal beaches. The project will repair the upper portion of the stairway, replace the lower portion, and provide new directional signage; thus, enhancing the public access at this location. Based on the proposed improvement to public access, the project is in conformity with the

public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT - SDMC Section 126.0505

1. Findings for all Site Development Permits

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

The proposed development is for the repair of the upper four flights of stairs and landings and replacement of the lowest flight of stairs and bottom landing of the coastal access stairway. By repairing the upper portion of stairs and replacing the lowest portion of stairs and landing to a safe condition for public use this project will improve shoreline access consistent with the goals of the Community Plan as outlined in Findings A.1. and A.3. and incorporated here by reference. The repair of the upper portion of the access stairs and replacement of the lower portion of access stairs will also enhance the visual aesthetics of the existing, deteriorated public facility consistent with the Community Plan Section 4.6.2. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

The proposed development is for the repair and replacement of an existing coastal access stairway at the western terminus Narragansett Avenue. The project has been designed in conformance with all applicable City, state, and federal codes, policies, and regulations whose primary focus is the protection of the public health, safety, and welfare. The existing Narragansett Avenue vertical access point has been deemed unsafe due to its state of deterioration and non-compliance with the current ADA standards and CBC requirements, creating hazardous conditions for prospective users. The project is designed to provide safe pedestrian access to the beach as it will repair the existing damaged stairway to a safe condition. Thus, the project will not be detrimental to public health, safety, or welfare.

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

The project will repair the existing deteriorating coastal access stairway at the western terminus of Narragansett Avenue. The proposed work will include repairs to the four upper stairs and landing and replacement of the lowest stairs and landing compliant with California Building Code and ADA Access Laws. The construction of the lower flight of stairs will be built on raft foundations (continuous slab), which will adjoin with existing improvement in the previously developed stair area. The lower flight of stairs will consist of concrete steps and a

foundation that will be constructed beyond the existing seawall and supported on a very dense, relatively impermeable Point Loma Formation. Stainless steel railings will span the entire stairway. The new, lower structure will have the footing embedded in rock formations and will be independent of the existing masonry seawall.

The project is subject to ESL and Landscape Regulations of the SDMC due to the presence of sensitive coastal bluffs. This proposed stairway repair and reconstruction has been designed in accordance with the applicable regulations of the Land Development Code to minimize alteration of the adjacent sensitive bluffs and topographically resemble natural landforms of the surrounding area. Per the ESL regulations, coastal development on premises containing sensitive coastal bluffs is subject to SDMC section 143.0143(g) and (h) and the Coastal Bluffs and Beaches Guidelines in the Land Development Manual. Development on the face of a sensitive coastal bluff shall only be allowed if it is consistent with the design standards in Section II of the Land Development Code Coastal Bluffs and Beaches Guidelines. These design standards for development on coastal bluffs allow for development of public physical beach access facilities, such as the project.

The project complies with the applicable provisions of the City's Biology Guidelines of the Land Development Code and would not have biological impacts when reviewed for consistency with CEQA or City regulations as documented in the Biological Resources Letter Report prepared by Tierra Data Inc. and reviewed and accepted by the City in February 2024. The project scope occurs within an existing developed stairway and is not adjacent to or within MHPA.

The project complies with application provisions of the City's Historical Resources Guidelines of the Land Development Code. No known archeological sites exist at the site. The City of San Diego Standard Specifications for Public Works Construction, the "Whitebook" provides guidance for proper handling, preservation, and curation of cultural resources should there be any unanticipated discoveries during construction activities.

Pursuant to SDMC section 143.0130(a) and (b), the project is considered a permitted use within sensitive coastal bluff areas and coastal beach areas. Mitigation is not required for impacts to non-vegetated ESL. However, the project will implement pre-construction ESL avoidance and minimization measures to ensure that construction fencing and BMPs are installed correctly. Per Section 6.0- Avoidance, Minimization, and Mitigation Measures of the Biological Resources Letter Report prepared by Tierra Data Inc., this requirement will be implemented in compliance with the City-issued Coastal Development Permit (CDP) and Site Development Permit (SDP) conditions.

The project does not request or require any deviations; therefore, the proposed development will comply with the applicable regulations of the Land

Development Code, including any allowable deviations pursuant to the Land Development Code.

2. **Supplemental Findings - Environmentally Sensitive Lands**

- a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed development is designed to repair the areas of distress and deterioration along the upper four flights and reconstruct the lowest flight of stairs of an existing coastal access stairway. The stairway has deteriorated after years of service in the erosive coastal environment and shows signs of spalled concrete, exposed rebar, and damaged handrails. The upper four flights of stairs will be repaired to restore the existing structure, while the lowest flight of stairs will be demolished and removed from the site and be fully reconstructed for compliance with current California Building Code and ADA Access Laws. The lower flight of stairs will consist of concrete steps and a foundation that will be constructed beyond the existing seawall and supported on a very dense, relatively impermeable Point Loma Formation. The existing handrail will be removed and replaced with a new stainless-steel handrail adhering to the current access laws. This project will install a directional sign on a widened sidewalk segment adjacent to the top landing.

The siting of the project is already established since there is a history of physical coastal access from Narragansett Avenue to the shoreline via the existing stairway at this location. Additionally, the physical coastal access stairway is suitable for the location to allow access from Narragansett Avenue to the shoreline. City staff has reviewed and accepted the design of the proposed improvements which will minimize disturbance to the adjacent bluffs and is not anticipated to modify the configuration of the existing cliff, to destabilize or result in settlement of adjacent property of the right-of-way, or add surcharge on existing improvements or structures. The proposed improvements are the minimum necessary to replace the stairway and provide safe public access.

The project will protect in place, and has been designed to avoid impacts to, the existing seawall and minimize disturbance to the existing sensitive coastal bluff to the greatest extent feasible. Therefore, the project will result in minimum disturbance to environmentally sensitive lands.

- b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The existing stairway consists of four upper flights of stairs and one lower stair segment. The upper portion will be repaired, and the lower portion will be fully replaced. The bottom flight of stairs and landing will be supported by a raft

foundation that is embedded into the Point Loma Formation. The proposed project design will avoid impacts on the existing seawall by embedding the foundation straight into the formation. In addition, the project will protect-in-place the seawall during construction. This design approach will provide a facility that minimizes impacts to the bluff face of the sensitive coastal bluff.

The proposed project is located on a coastal bluff overlooking the Pacific Ocean, beach areas, and within the mostly developed areas at the western terminus of Narragansett Avenue. The project is adjacent to the street terminus with single, and multi-family residences on either side of Narragansett Avenue at the top of the stairway and is not located within the City's Brush Management Zone (BMZ).

The project site is within the underlying Geologic Hazard Zone 43 (Coastal Bluff) which is defined by the San Diego Municipal Code, Land Development Code as "generally unstable: unfavorable jointing, local high erosion" and 52 (Other Terrain) which is defined as "other level areas, gently sloping to steep terrain, favorable geologic structure, low risk." A Report of Geotechnical Investigation was prepared for the project, and reviewed and accepted by staff, by Allied Geotechnical Engineers, Inc., dated October 10, 2023. The report concludes that neither classification is anticipated to detrimentally impact the proposed project. In addition, the report also concludes that there are no known (mapped) ancient landslides in the project study area. Therefore, landslides are not considered a significant risk at the project site.

Lastly, bluff erosion and periodic rock falls on the sea cliffs are an ongoing concern at the project site. However, per Section 5.1.4 of the Geotechnical Investigation Narragansett Avenue Access Stairs Project Report prepared by Allied Geotechnical Engineers, Inc. on October 10, 2023, the proposed project is not anticipated to increase the risk of bluff erosion and periodic rock falls as project improvements are limited to the existing developed stairway and replacement of the bottom landing. These stairway improvements will provide protection for the bluff and limit erosion on the adjacent slopes by providing a designated access route from Narragansett Avenue to the rocky shoreline. In addition, the project will require a Water Pollution Control Plan (WPCP), which will include measures to control erosion during and following construction.

Except for the beach, the project site is not within the San Diego County FEMA Flood Insurance Rate Map (FIRM) Zone X, which is defined as "areas determined to be outside the 500-year floodplain." The geotechnical report also concluded that the potential for flooding damage at the project site is considered low. In addition, the project is not located within a tsunami inundation area.

The project will minimize disturbance to natural landforms by designing the proposed improvements independent of the existing seawall. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**
See Coastal Development Permit Finding A.2. and Site Development Permit Finding B.1.c., incorporated here by reference. The stairway consists of four upper flights and one lower stair segment. The four upper portions will be repaired and the one lower portion will be fully replaced. The bottom flight of stairs and landing will be supported by a raft foundation that is embedded into the Point Loma Formation. The proposed project design will avoid impacts on the existing seawall by embedding the foundation straight into the formation. In addition, the project will protect in place the existing seawall during construction. Repair work will take place on the existing stairway and replacement work will generally follow the existing stairway footprint. Coastal bluffs are considered a sensitive resource under the ESL regulations. All improvements are designed to minimize disturbance to the adjacent bluffs and the limits of work would minimize impacts to ESL. Areas outside of the limits shown will be staked prior to construction to protect the adjacent bluff from disturbance. Therefore, the project will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.
- d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**
The project is within the geographic boundary of the Multiple Species Conservation Program (MSCP) Subarea Plan; however, the site is outside of the Multi-Habitat Planning Area (MHPA), will have less than significant impacts to sensitive vegetation as defined by the City of San Diego Biology Guidelines and as documented in the Biological Resources Letter Report prepared by Tierra Data Inc., and reviewed and accepted by the City in February 2024, and will not impact any vernal pools as no vernal pools are located on the project site. Therefore, the project will be consistent with the MSCP Subarea Plan and is not subject to the Vernal Pool Habitat Conservation Plan (VPHCP).
- e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**
The proposed project consists of repairing the areas of distress and deterioration along the upper four flights of the existing stair structure, as well as a full replacement of the lower flight of stairs that extends past the existing seawall that is non-compliant with the California Building Code and ADA Access Laws. This project will install directional signs at the top of the stairway to provide the public with information regarding the accessible path of travel to an accessible beach. The replacement of the lower flight of stairs will generally follow the existing stairway footprint while protecting in place the seawall.

These stairway improvements will provide protection for the bluff and limit erosion on the adjacent slopes by providing a designated access route from Narragansett Avenue to the rocky shoreline. In addition, the project will require a Water Pollution Control Plan (WPCP), which will include measures to control erosion during and following construction. The project proposes to repair the upper four flights of stairs and replace the existing lower flight of stairs without any proposed change to the existing seawall. The proposed stairway would have a footprint consistent with the existing stairway, and thus would not increase existing structures within the bluff. The replacement of the lower flight of stairs will generally follow the existing stairway footprint and slightly increase the presence of concrete structures immediately west of the sea wall, but this is necessary to meet current codes and safety requirements to allow safe access to the rocky shoreline below. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

- f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

This project consists of repairing the areas of distress and deterioration along the upper four flights of the existing access stairway, as well as a full replacement of the lower flight of stairs that extends past the existing seawall that is non-compliant with the California Building Code and ADA Access Laws. This project will also install directional signs at the top of the stairway to provide the public with information regarding the accessible path of travel to an accessible beach. The repairs will take place within the existing stairway footprint for the upper four flights of the stairway and the replacement of the lower flight of stairs will generally follow the existing stairway footprint while protecting in place the seawall.

As documented in the Biological Resources Letter Report prepared by Tierra Data Inc., and reviewed and accepted by the City, mitigation is not required for impacts to developed land and non-native vegetation communities. No significant impacts to sensitive vegetation communities, special-status species, designated critical habitats, jurisdictional resources, wildlife corridors/habitat linkages, or nurseries are expected to result from the proposed project. The project will implement pre-construction avoidance and minimization measures to ensure that construction fencing and best management practices (BMPs) are installed correctly. Implementation of the recommended avoidance and minimization measures by the City Biologist would include preconstruction meeting attendance, resource delineation, and an education session with the construction crew. The proposed avoidance and minimization measures for the project are reasonably related to and are calculated to alleviate potential negative impacts associated with the proposed development.

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

3. Based on these findings adopted by the Council, Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789 are granted to City of San Diego, a Municipal Corporation, Owner/Permittee, under the terms and conditions set forth in Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789, a copy of which is attached to and made a part of this Resolution by reference.

APPROVED: HEATHER FERBERT, City Attorney

By 
Jeanne L. MacKinnon
Deputy City Attorney

JLM:amt
April 8, 2025
Or.Dept: DSD
Doc. No. 4015542

Attachment: Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
MAY 12 2025

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: WBS# B-18026.02.06 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3282788
SITE DEVELOPMENT PERMIT NO. PMT-3282789
NARRAGANSETT AVENUE COASTAL ACCESS REPLACEMENT
PROJECT NO. PRJ-1113538
CITY COUNCIL

This Coastal Development Permit No. PMT-3282788 and Site Development Permit No. PMT-3282789 is granted by the City Council of the City of San Diego to the City of San Diego, a Municipal Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 126.0505. The 0.02-acre site is located in the public right-of-way at the western terminus of Narragansett Avenue in the Multiple Dwelling Residential (RM 2-4) Zone, and Coastal (Appealable Area), First Public Roadway, Coastal Height Limit, and Sensitive Coastal Overlay Zones of the Ocean Beach Community Plan area. The project site is legally described as: ALL THAT PORTION OF OCEAN BOULEVARD OF MAP 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 SAID COUNTY MAY 28, 1887, SAID OCEAN BOULEVARD DEDICATED TO THE CITY OF SAN DIEGO FOR PUBLIC USE PER SAID MAP, SAID PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF NARRAGANSETT AVENUE AND ITS WESTERLY PROLONGATION AND SOUTHERLY OF THE NORTHERLY LINE OF NIAGARA AVENUE AND ITS WESTERLY PROLONGATION, SAID AVENUES PER SAID MAP OF OCEAN BEACH.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to repair and replace the existing coastal access stairway described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2025, on file in the Development Services Department.

The project shall include:

- a. Repair the upper four stairway flights and landings; remove and replace the existing lower stairway and bottom landing with concrete steps and foundation; remove and replace the existing handrail with a new stainless-steel handrail; widen the existing sidewalk at the top of the stairway, and install directional signage;
- b. Replace portions of an existing chain-link fence; and

- c. 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 6 years (72) 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 72-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 May 30, 2031.
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 building, 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.

ENVIRONMENTALLY SENSITIVE LANDS REQUIREMENTS:

11. The project shall comply with all applicable environmental regulations including but not limited to those in the Contract Documents as well as the latest City Landscape Standards, Biology Guidelines, Sewer Design Guidelines, and Environmentally Sensitive Lands Guidelines and Municipal Code Landscape Sections §142.0401.

12. The Contract Documents shall specify requirements for Biological Resources Protection During Construction such as a Biological Monitoring Exhibit, pre-construction meetings, pre-construction surveys, construction monitoring, construction limits fencing, flagging, or signage and post-impact reports.

13. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the Biological Resources Letter Report (February 2024) shall be adhered to, to the satisfaction of the City Engineer. All pre-construction avoidance and minimization measures described in Section 6.0 of the report shall be implemented.

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.

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 City Council of the City of San Diego on May 12, 2025, and R-316195.

Permit Type/PRJ Approval No.: CDP No. PMT-3282788
SDP No. PMT-3282789
Date of Approval: May 12, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

CATHERINE ROM
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.

City of San Diego, a Municipal Corporation
Owner/Permittee

By _____
Negin Afagh
Associate Engineer,
Engineering & Capital Projects

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

Passed by the Council of The City of San Diego on MAY 12 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 12 2025.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- **316195**