# SD CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

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

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

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

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

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

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# SDD CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

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

Application Information						
Contact Informatio	n					
Project No./Name:	Villas By The Sea, PTS# 686049					
Property Address:	1011 Grand Ave., San Diego, CA	92109				
Applicant Name/Co.: Villas By The Sea, LLC						
Contact Phone:	(619) 231-9905	Contact Email:	None			
Was a consultant ret Consultant Name:	ained to complete this checklist? Matt Gomes	■ Yes  □ No Contact Phone:	If Yes, complete the following (619) 231-9905			
Company Name:	Golba Architecture	Contact Email:	mgomes@golba.com			
Project Information	1					
1. What is the size of	f the project (acres)?	.56 acres				
2 11	ble proposed land uses: l (indicate # of single-family units):					
	l (indicate # of multi-family units):	40 Dwelling Ur	nits			
🗖 Commerci	al (total square footage):	3,003 square f	eet			
🗆 Industrial (	(total square footage):					
Other (des	-					
3. Is the project or a Transit Priority Ai	portion of the project located in a rea?	🔳 Yes 🛛 No				

4. Provide a brief description of the project proposed:

Demolition of an existing commercial structure and the construction of a 3 story mixed use development with commercial space, residential lobby and parking on the ground floor and 20 single level for-rent dwelling units on the 2nd and 3rd floors; for a total of 40 for-rent dwelling units.

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



### Step 1: Land Use Consistency

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

Step 1: Land Use Consistency					
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No			
<ul> <li>A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?;<sup>3</sup> <u>OR</u>,</li> <li>B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA)<sup>4</sup> and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; <u>OR</u>,</li> <li>C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</li> </ul>	7				
		<u> </u>			

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

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

The project proposed is consistent with the General Plan which identifies the site as Multiple Use, including Multi Family housing in a mixed use setting. Additionally, the project is consistent with the Pacific Beach Community Plan which designates the site for Community Commercial use and mixed use development. Lastly, the project is consistent with the requirements on the CC-4-2 zone, which allows commercial and residential mixed use developments both by right.

The subject property is located in the middle of a fully developed section of parcels that contain a variety of uses including commercial, retail, restaurant, multi-family residential, education and a house of worship. Furthermore, the site is located in a CC-4-2 zone in Pacific Beach, and in an area where City zoning and the Community Plan encourage mixed-use development such as the proposed project. As previously cited all development will be within the 30-foot coastal height limit and will not encroach or adversely affect the adjacent physical access way used by the public as any access is several blocks to the south of the project site.

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

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

### Step 2: CAP Strategies Consistency

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

Step 2: CAP Strategies Consistency	/		
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. Cool/Green Roofs.			
• Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under <u>California Green Building</u> <u>Standards Code</u> (Attachment A)?; <u>OR</u>			
<ul> <li>Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under <u>California</u> <u>Green Building Standards Code</u>?; <u>OR</u></li> </ul>			
<ul> <li>Would the project include a combination of the above two options?</li> </ul>			
Check "N/A" only if the project does not include a roof component.			
This section does not apply to the commercial component of the proposed project because the commercial spaces are located on the ground level of the three story mixed use structure. The commercial spaces are completely covered by the residential dwelling units above. The residential component of the proposed project will include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values			
emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code per Attachment A, table 1.			

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

2. Plumbing fixtures and fittings			
With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:			
Compact dishwashers: 3.5 gallons per cycle; and     Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.			
	1	1	1

Strategy 3: Bicycling, Walking, Transit & Land Use		
3. Electric Vehicle Charging		
<ul> <li><u>Multiple-family projects of 17 dwelling units or less</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?</li> <li><u>Multiple-family projects of more than 17 dwelling units</u>: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle</li> </ul>		
supply equipment installed to provide active electric vehicle charging stations ready for use by residents?		
<ul> <li><u>Non-residential projects</u>: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?</li> </ul>	7	
Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.		
Per Table 5.106.5.3.3 of the 2016 CALGreen Code; for the commercial component of the proposed project, one parking space shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces to the electrical service and shall be provided with the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by patrons.		
Per CALGreen Sec. 4.106.4.2, Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces (3% of 41 = 2 spaces) provided shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. At least 50% of the required listed cabinet (50% of $2 = 1$ ), boxes and enclosures will have the necessary electric vehicle supply equipment installed to provide active electrical vehicle stations ready for use by the residents.		
Strategy 3: Bicycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses)	1	
4. Bicycle Parking Spaces		
Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ( <u>Chapter 14, Article 2, Division 5</u> )? <sup>6</sup>		
Check "N/A" only if the project is a residential project.		
The commercial component of the proposed development has been designed to exceed the bicycle parking requirements in the San Diego Municipal Code, Chapter 12, Article 2, Division 5; 1spaces are required & 8 spaces are provided.		
The residential component of the proposed development has been designed to exceed the bicycle parking requirements in the San Diego Municipal Code, Chapter 12, Article 2, Division 5; 19 spaces are required & 20 spaces are provided		

<sup>&</sup>lt;sup>6</sup> Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

	Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required			
	0-10	0	0			
	11-50	1 shower stall	2			
	51-100	1 shower stall	3			
	101-200	1 shower stall	4			
	Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant- occupants			V
onreside employe The co	ential development thes).	onent of the dev	or if it does not includ te over 10 tenant occu elopment as pro nt occupants; the	pants posed		

If the project designated		se in a TPA, would the project p low-emitting, fuel-efficient, and with the following table?			
	Number of Required Parking Spaces	Number of Designated Parking Spaces			
	0-9	0			
	10-25	2			
	26-50	4			
	51-75	6			
	76-100	9			
	101-150	11	-		
	151-200	18	-		
	201 and over	At least 10% of total			
be consider spaces are t addition to Check "N/A"	red eligible for designated pa to be provided within the ove it.	stickers from expired HOV lane rking spaces. The required desi erall minimum parking requiren ntial project, or if it does not ind	gnated parking nent, not in		
total of 2 project i low-emit therefore	1 automobile parking s not required to prov tting, fuel-efficient or	of the development req spaces, per the above vide any spaces design carpool/vanpool vehicle ct is in compliance with	table the ated for es, the table.		

7.	Transportation Demand Management Program			
	If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:			
	At least one of the following components:			
	Parking cash out program			
	<ul> <li>Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools</li> </ul>			
	<ul> <li>Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development</li> </ul>			
	And at least three of the following components:			
	<ul> <li>Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees</li> </ul>			
	On-site carsharing vehicle(s) or bikesharing			
	Flexible or alternative work hours			
	Telework program			
	Transit, carpool, and vanpool subsidies			
	Pre-tax deduction for transit or vanpool fares and bicycle commute costs	_	_	
	<ul> <li>Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?</li> </ul>			V
	Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).			
	Transportation Demand Management Program – The commercial component of the proposed development will not accommodate more than 50 tenant-occupants; therefore this section does not apply to the proposed development. This section does not apply to the residential component of the proposed project.			

## Step 3: Project CAP Conformance Evaluation (if applicable)

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

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

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?
- 2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit? Considerations for this question:
  - Does the proposed project support/incorporate identified transit routes and stops/stations?
  - Does the project include transit priority measures?
- 3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities? <u>Considerations for this question:</u>
  - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
  - Does the proposed project urban design include features for walkability to promote a transit supportive environment?

#### 4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities? Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
- 5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development? <u>Considerations for this question:</u>
  - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
  - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
  - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

#### 6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage? Considerations for this question:

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

This section does not apply to the proposed development; the affirmative response to Step 1: Land Use Consistency is with regards to question "A".

## SD CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

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

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Law Diag Desidential	≤2:12	0.55	0.75	64
Low-Rise Residential	> 2:12	0.20	0.75	16
High-Rise Residential Buildings,	≤2:12	0.55	0.75	64
Hotels and Motels	> 2:12	0.20	0.75	16
Nex Desidential	≤2:12	0.55	0.75	64
Non-Residential	> 2:12	0.20	0.75	16

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

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

Table 2	Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures an Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
	Fixture Type	Maximum Flow Rate			
	Showerheads	1.8 gpm @ 80 psi			
	Lavatory Faucets	0.35 gpm @60 psi			
	Kitchen Faucets	1.6 gpm @ 60 psi			
	Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]			
	Metering Faucets	0.18 gallons/cycle			
	Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]			
	Gravity Tank-type Water Closets	1.12 gallons/flush			
	Flushometer Tank Water Closets	1.12 gallons/flush			
	Flushometer Valve Water Closets	1.12 gallons/flush			
	Electromechanical Hydraulic Water Closets	1.12 gallons/flush			
	Urinals	0.5 gallons/flush			
Source: Adapted	from the California Green Building Standards Code (CAI Green) Tier 1	non-residential voluntary measures shown in Tables A5 303 2 3 1 and			

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

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

Acronyms:

gpm = gallons per minute psi = pounds per square inch (unit of pressure)

in. = inch

	es and Fixtures for Commercial Application ittings supporting Strategy 1: Energy & V	-				
Appliance/Fixture Type	Standard					
Clothes Washers	Maximum Water I (WF) that will reduce the use of below the California Energy Comm for commercial clothes washers of the California Code of	water by 10 percent hissions' WF standards s located in Title 20				
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)				
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)				
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)				
Combination Ovens	Consume no more than 10 gallons per hour (3	8 L/h) in the full operational mode.				
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006) Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. Be equipped with an integral automatic shutoff. Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.						
the <u>California Plumbing Code</u> for definitions of each applia	Source: Adapted from the <u>California Green Building Standards Code</u> (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the <u>California Plumbing Code</u> for definitions of each appliance/fixture type.					
Acronyms: L = liter L/h = liters per hour L/s = liters per second psi = pounds per square inch (unit of pressure) kPa = kilopascal (unit of pressure)						