REPORT TO THE HEARING OFFICER

HEARING DATE: October 15, 2014
REPORT NO. HO 14-059

ATTENTION: Hearing Officer

SUBJECT: BC CAMINO
Project Number: 325514

LOCATION: 6106 Camino De La Costa

APPLICANT: Claude-Anthony Marengo, Marengo Morton Architects

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit (Amendment to Coastal Development Permit No. 91-0332) and Site Development Permit to construct an 2,472 addition and deck to an existing single family home located at 6106 Camino De La Costa within the La Jolla Community Plan area?

Staff Recommendation(s) - APPROVE Coastal Development Permit No. 1137216.

Community Planning Group Recommendation - On December 5, 2013, the La Jolla Community Planning Association voted 17-0-1 to recommend approval of the project without conditions

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303(a). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 26, 2014 and the opportunity to appeal that determination ended September 10, 2014.

BACKGROUND

The project proposes an amendment to Coastal Development Permit (CDP) No. 91-0332 to construct a 2,472 square-foot addition to an existing 5,948 square-foot single family home. The project is located at 6106 Camino De La Costa within RS-1-5 zone in the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone, Sensitive (appealable area), Coastal Resource Overlay Zone (SCROZ), Parking Impact (coastal and beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and Transit Area Overlay Zone within the first public roadway of the La Jolla Community Plan and Local Coastal Program Land
Use Plan. Currently on the site is a single family home constructed in 1994 in accordance with Coastal Development Permit (CDP)/Sensitive Coastal Resource (SCR)/Variance No. 91-0332. The prior development permit allowed for the construction of a 5,865 square-feet, single family residence and two-car garage adjacent to coastal bluffs and the observance of a 10’0” front yard setback where 15’0” is required. Surrounding the site are single family homes and the Pacific Ocean to the west.

A Coastal Development Permit is required for improvements to any structure that would result in an increase of 10-percent or more of interior floor area or an additional improvement of 10 percent or less where an improvement to the structure had previously been exempted from the California Environmental Quality Act (CEQA) and are located within 300 feet of an inland extent of a beach or of the mean high tide line where there is no beach in accordance with San Diego Municipal Code section 126.0704.

A Site Development Permit is required in accordance with SDMC section 143.0110, Table 143-01A, for development on Sensitive Coastal Bluffs.

DISCUSSION

The project proposes the remodel and addition to an existing 5,948 square-foot home. The proposed addition includes the remodel of an existing basement to be converted into a bedroom by adding a bathroom and closet. The first floor will include the conversion of an existing 561 square-foot garage into a den and the addition of a new four car 887 square-foot garage with tandem parking. The second floor proposes a new bedroom above the new garage with bathroom and roof deck and the remodel of an existing master bedroom with his and her bathroom. There also is proposed a cantilevered deck on the first floor which will extend beyond the 25-foot bluff setback but within the 5-foot bluff setback. The footing supporting the deck will not be placed within the 25-foot setback area and the deck will not exceed 36-inches above the natural grade in compliance with the Land Development Code section 143.0143(f)(2).

The proposed four-car car garage will observe a 1-foot setback where 15 feet is required. However the CDP/SCR/Variance No. 91-0332 established the 1-foot setback in which the new development will be adhering to. It was determined from CDP/SCR/Variance No. 91-0332 that unusual circumstances existing in the topography of the subject property limiting reasonable use of the land such as developing the property within the 25-foot bluff setback area. The project is not encroaching in a view corridor. The nearest view corridor identified in the adapted La Jolla Community Plan Local Coastal Program is located approximately 100 feet to the south at the end of Mira Monte Place. However, as conditioned by the new permit, a Deed Restriction preserving a visual corridor 4-feet, 7-inches wide (east side yard) running the full length of property in accordance with the requirements of the Land Development Code section 132.0403(b) and as described in exhibit "A" dated October 15, 2014, will be required.
Conclusion

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1137216/Site Development Permit No. 1358703 with modifications or;

2. **Deny** Coastal Development Permit No. 1137216/Site Development Permit No. 1358703 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

[Signature]

William Zounes,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. CDP/SCR/Variance No. 91-0332
Aerial Photograph (Birds Eye)
BC Camino- Project No. 315514
6106 Camino De La Costa
## PROJECT DATA SHEET

<table>
<thead>
<tr>
<th><strong>PROJECT NAME:</strong></th>
<th>BC Camino</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT DESCRIPTION:</strong></td>
<td>The project proposes an amendment to Coastal Development Permit (CDP) No. 91-0332 to construct a 2,472 square-foot addition to an existing 5,948 square-foot single family home.</td>
</tr>
<tr>
<td><strong>COMMUNITY PLAN AREA:</strong></td>
<td>La Jolla</td>
</tr>
<tr>
<td><strong>DISCRETIONARY ACTIONS:</strong></td>
<td>Coastal Development Permit/Site Development Permit</td>
</tr>
<tr>
<td><strong>COMMUNITY PLAN LAND USE DESIGNATION:</strong></td>
<td>Residential</td>
</tr>
</tbody>
</table>

### ZONING INFORMATION:

- **ZONE:** RS-1-5 Zone
- **HEIGHT LIMIT:** 30 feet
- **LOT SIZE:** 0.38-acres
- **FLOOR AREA RATIO:** varies
- **FRONT SETBACK:** 20 feet (normal)/1-foot with pre-existing variance.
- **SIDE SETBACK:** 0.08 of lot frontage
- **STREETSIDE SETBACK:** 0.10 of lot frontage
- **REAR SETBACK:** 20 feet
- **PARKING:** 2 spaces required

### ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th><strong>ADJACENT PROPERTIES</strong></th>
<th><strong>LAND USE DESIGNATION &amp; ZONE</strong></th>
<th><strong>EXISTING LAND USE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NORTH:</strong> Single Family, RM-1-4</td>
<td>Single Family dwellings</td>
<td></td>
</tr>
<tr>
<td><strong>SOUTH:</strong> Single Family, RM-1-5</td>
<td>Single Family dwellings</td>
<td></td>
</tr>
<tr>
<td><strong>EAST:</strong> Single Family, RM-1-4</td>
<td>Single Family dwellings</td>
<td></td>
</tr>
<tr>
<td><strong>WEST:</strong> Single Family, RM-1-4</td>
<td>Single Family dwellings</td>
<td></td>
</tr>
</tbody>
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### DEVIATIONS OR VARIANCES REQUESTED:

- 1-foot setback approved with CDP/Variance No. 91-0332

### COMMUNITY PLANNING GROUP RECOMMENDATION:

On December 5, 2013, the La Jolla Community Planning Association voted 17-0-1 to recommend approval of the project.
TOPOGRAPHICAL SURVEY
6106 CAMINO DE LA COSTA, LA JOLLA CA. 92037

BENCHMARK

Elevation:
42.765f

Datum: Mean Sea Level

BASE OF BEARINGS
THE BASE OF BEARING FOR THIS SURVEY IS CENTERLINE OF CAMINO DE LA COSTA AS SHOWN ON THE MAP OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THROU NO. 1810.

EASEMENTS
EXISTING EASEMENT
LOCATION OF MEAN HIGH WATER
LOCATION OF ELEVATION CONTOURS
LOCATION OF BRASS PLUG
LOCATION OF SHEET 1 OF 1 SHEET

SCALE: 1" = 20'

PROPERTY
OWNER:
BC5 CAMINO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

STAMPED "LS4863".

ALTA LAND SURVEYING, INC.
6178 Beaumont Summit Dr.
La Mesa, CA 91941
Phone/Fax: (619) 572-2622
http://www.alta-land.com

DATE: 6/30/14
MIGUEL A. MARIEZ
REGISTERED SURVEYOR

AT 11.0' OFFSET TO PL.
UNLESS OTHERWISE NOTED.

LEGAL ABBREVIATIONS
A/C = AIR CONDITIONING
BDR = BUILDING HEIGHT
BHV = BUILDING HEIGHT VITATION
CON = CONCRETE
DRN = DRAIN INLET
EM = ELECTRIC METER
FF = FINISH FLOOR
GM = GAS METER/REGULATOR
PL = PROPERTY LINE
PP = POWER POLE
SLB = STREET LIGHT BOX
SMH = SEWER MANHOLE
TC = TOP FACE OF CURB
TW = TOP WALK
TC = TOP FACE OF CURB AT DRIVEWAY TRANSITION

405.24' SPOT ELEVATION
Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel: (858) 459-3769
Fax: (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Desa

Front Yard Landscaping

General Site Notes

- Storm Water Quality Notes & Construction BMPs
- Soils Report Recommendations
- Site Plan Legend

Scale 1/8" = 1'-0"

Please review and approve.

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel: (858) 459-3769
Fax: (858) 459-3768

Michael Morton AIA
Claude Anthony Marengo Desa

Proposed Site Plan

Sheet 3 of 12
DEMOLITION NOTES FOR COASTAL EXEMPTION

A. At least 50% of the exterior walls of the basement are of non-combustible material. East face must be left standing and in place throughout construction, and reinstalled after the demolition is completed.

B. The wall may remain in place as an exterior wall if the combustible portion may be used as interior wall and kept in a "faux brick" configuration with any new wall.

C. Any interior wall located within a bay window or recess of the wall is considered to be a combustible portion that may be removed while sealing the bay to keep out debris. Bay windows may be removed in place with sealed in place.

D. Adequate ventilation should be provided for the basement to ensure proper air circulation.

E. All windows and doors should be properly sealed during the demolition process.

F. Asbestos-containing materials should be properly sealed during the demolition process.

G. The wall may remain in place as an exterior wall if the combustible portion may be used as interior wall and kept in a "faux brick" configuration with any new wall.

H. The wall may remain in place as an exterior wall if the combustible portion may be used as interior wall and kept in a "faux brick" configuration with any new wall.
FLOOR PLAN NOTES

FLOOR PLAN LEGEND
PROPOSED ROOF PLAN

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

Morten Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel: (858) 459-3758
Fax: (858) 459-3768

Michael Morton
AIA
Claude Anthony
Tyrone

MARENGO MORTON
12/15/05
Page 10 of 16

ROOF PLAN

SHEET 12 OF 16

MARENGO MORTON
ARCHITECTS
7724 GIRARD AVE.
SECOND FLOOR
LA JOLLA, CA 92037
TEL: (858) 459-3758
FAX: (858) 459-3768

MICHAEL MORTON
AIA
CLAUDE ANTHONY
TYRONE
OTE

HIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT. THE STRUCTURE MUST NOT EXCEED 30 FEET. SECTION JD 01005 1 AND JD 01005 2.

HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, RADIATOR OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

EXISTING ELEVATION/ELEVATION TO FUTURE FLOOR ELEVATION.

ELEV. 10.00' 45.00' TO TIP OF PROPOSED GARAGE RIDGE ELEVATION 56.17'.

ELEVATION 49.11' TO POINT OF HIGHEST ROOF ELEVATION. PIPE, VENT, RADIATOR OR OTHER PROJECTION MUST NOT EXCEED 10' ABOVE GRADE.

PROPOSED EAST COURTYARD ELEVATION

PROPOSED WEST COURTYARD ELEVATION
COASTAL
Morton
Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael
Morton
AIA
Claude Anthony

A-6.2
This Coastal Development Permit No. 1137216/Site Development Permit No. 1358703 Amendment to Coastal Development Permit/Sensitive Coastal Resource Permit/Variance No. 91-0332 is granted by the Hearing Officer of the City of San Diego to BC5 CAMINO, LLC, Owner, and, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone(s) of the La Jolla Community Plan. The project site is legally described as: Lot 11, Block 1A, La Jolla Hermosa, Map No. 1810;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing 5,948 square-foot single family home by adding room additions, decks and a tandem garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2014, on file in the Development Services Department.

The project shall include:

a. 949 square-foot addition to the first floor;

b. 566 square-foot addition to the second floor;

c. 887 square-foot garage addition;

d. 69 square-foot basement addition;
e. Cantilevered deck;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. Closure of one existing driveway; and

e. 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.

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 building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with City standard curb, gutter and sidewalk, adjacent to the site on Camino De La Costa, satisfactory to the City Engineer.

13. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to install a maximum of 12-foot wide City standard driveway, on Camino De La Costa, per Standard Drawing SDG-159, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard full-height curb and gutter, along the project frontage on Camino De La Costa, per Standard Drawing SDG-151, satisfactory to the City Engineer.

15. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

16. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. 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 Municipal Code, into the construction plans or specifications.

19. 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 Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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
Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

22. If any landscaping, especially bluff or slope landscaping (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size to the satisfaction of the Development Services Department within 30 days of damage.

23. The Owner/Permittee shall ensure that all proposed and existing landscaping, especially landscaping adjacent to the coastal bluffs and steep slopes, shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

**PLANNING/DESIGN REQUIREMENTS:**

24. Owner/Permittee shall maintain a minimum of two 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.

25. 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.

26. At grade accessory structures and landscape features customary and incidental to residential uses shall not be closer than five feet to the coastal bluff edge, in accordance with the requirements of the Land Development Code.

27. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

28. Prior to the issuance of construction permits, the Owners/Permittees shall record a deed restriction preserving a visual corridor 4-feet, 7-inches wide (East) along the side yard running full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and identified on exhibit "A" for Coastal Development Permit No. 1137216/Site Development Permit NO. 1358703 dated October 15, 2014.
29. No development shall be permitted on the coastal bluff face.

30. All drainage from the improvements on the premises shall be directed away from any coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas shall be appropriately collected and discharge in order to reduce, control, or mitigate erosion of the coastal bluff.

31. Prior to the issuance of any building permits the Owner/Permittee shall record a deed restriction waiving all future rights to shoreline protective devices associated with the subject property.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A"; (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

GEOLOGY REQUIREMENTS

33. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 Development Services Department of the City of San Diego on October 15, 2014
Attachment 6
Draft Permit with Conditions

Permit Type/PTS Approval No.: CDP No. 1137216/SDP No. 1358703
Date of Approval: October 15, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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.

By

BC5 CAMINO, LLC

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.
WHEREAS, BC5 CAMINO, LLC Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing single family home by adding room additions, decks and a tandem garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1137216/Site Development Permit No. 1358703), on a portions of a 0.38-acre site;

WHEREAS, the project site is located at 6106 Camino De La Costa in the RS-1-5 zone(s) of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 11, Block 1A, La Jolla Hermosa, Map No. 1810;

WHEREAS, on October 15, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1137216 pursuant to the Land Development Code of the City of San Diego;

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 15303(a) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated October 15, 2014.

FINDINGS:

**Coastal Development Permit - 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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.
All of the proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program. The subject property is not identified in the City of San Diego's adopted Local Coastal Program (LCP) Land Use Plan as a public accessway. The project is surrounded by single family homes and the Pacific Ocean to the west. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical accessway.

In accordance with San Diego Municipal Code Section 132.0403(b), there is a potential view to the Pacific Ocean through the side yard of the property. Therefore a deed restriction will be required as a condition of the Coastal Development Permit preserving a visual corridor 4-feet, 7-inches wide (east side yard) running full length of property from Camino De La Costa to the Pacific Ocean. 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 and will enhance 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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The proposed project is located in a built, urban environment. The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. A portion of the existing home currently extends into the 40-foot bluff setback area. A portion of the addition will be located within of the coastal bluff area but within the established footprint of the existing home and will not affect any established view corridors or the coastal bluff face. A cantilever deck will extend above the 25-foot bluff setback area at a maximum height three feet but without penetrating footings into the bluff area. Because of the aforementioned development restrictions to the coastal bluff area, the proposed remodel and building additions including a new deck will not impact environmental resources adjacent and on the site. The project was exempt from the California Environmental Quality Act (CEQA) under section 15303(a). 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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.
Attachment 7

Draft Resolution with Findings

The proposed project is consistent with the land use designations of the Community Plan by continuing to maintain an existing single family residence without increasing the density range of 5-9 dwelling units per acre as identified within the La Jolla Community Plan. The additions would meet the goals of the La Jolla/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches. The proposed addition will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the La Jolla Community Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The project site is located between the nearest public road and the shoreline of a body of water. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act as the site does not contain a physical public access way. The project does not propose to encroach into any public access way to the ocean and all improvements and additions will be contained on site. The project is a private development on privately owned land. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

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

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The proposed project is consistent with the land use designations of the Community Plan by continuing to maintain an existing single family residence without increasing the density range of 5-9 dwelling units per acre as identified within the La Jolla Community Plan. The additions would meet the goals of the La Jolla/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches. The proposed addition will meet the land use regulations of the
certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, landscape, and, floor area ratio. Therefore, the proposed development is in conformity with the La Jolla Community Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The project was exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301(a) (new construction) which allows for the construction of one single family in a residential zone. The project is adding square footage to an existing single-family residence on a site where there will be no impact sensitive environmental resources.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvements, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The permit for the project will require a deed restricting required side yard setback areas to form functional view corridors and prevent future development from obstructing views to the ocean and creating a walled effect. Therefore, the proposed project conforms to the development regulations and will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The proposed project is located entirely within private property. The project does not exceed the 30 foot height limit and conforms to the required zoning regulations to include parking, wall and fence height, and landscaping. A one-foot front yard setback was established in accordance with CDP/SCR/Variance NO. 91-0223 when the existing home was constructed. The proposed addition will maintain the established front yard setback. Therefore the project is in conformance with the underlying zone and land use plan and is not requesting new deviations or variances to the Land Development Code. The proposed development will comply with the applicable regulations of the Land Development Code.
Supplemental Findings--Environmentally Sensitive Lands

1. 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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. A portion of the existing home currently extends into the 40-foot bluff setback area. A portion of the addition will be located within of the coastal bluff area but within the established footprint of the existing home and will not affect any established view corridors. A cantilever deck will extend above the 25-foot bluff setback area at a maximum height three feet but without penetrating footings into the bluff area. The permit controlling this development contains conditions addressing compliance with the City’s regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding BMP filters to collect all run-off and avoid any potential drainage from happening on the public areas from private improvements. The project site is currently developed with an approximate 5,948-square-foot, two-story, single-family residence. The project site is located in an established urban neighborhood and is supplied with all utilities. The land supports no native vegetation and is not in or adjacent to the City’s Multiple Habitat Planning Area. Therefore, 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.

2. 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 project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

It was determined that site is mapped as Geologic Hazard No. 43 which indicates generally unstable, unfavorable jointing, and local high erosion. However, the sites Geotechnical Report dated May 27, 2014 with addendum dated July 10, 2014 by Christian Wheeler Engineering states, that based on the
results from the bluff stability analyses, the existing coastal bluff along the south side of the site is considered to possess minimum factors-of-safety against failure in excess of 1.5, which is the minimum that is generally considered to be stable and there is no undue risk. It's the engineers professional opinion and judgment that the proposed structure will not be subject to significant geologic instability and will not require construction of on shoreline protection measures throughout the economic lifespan of the home. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, 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.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluff. The proposed development will takes place entirely within private property and not encroach on to the coastal bluff or any environmentally sensitive lands. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding BMP filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego’s Multiple Species Conservation Program (MSCP) Subarea Plan;

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore the project is not inconsistent with the City’s MSCP.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.
Attachment 7
Draft Resolution with Findings

The proposed development takes place entirely within private property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect all runoff and avoid any potential drainage from happening on to the public areas from private improvements. Due to the nature of the existing site the project will be excavating 20.6 cubic yards with a net import or of 65.9 cubic yards. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. 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.

The project proposes a Coastal Development Permit/Site Development Permit (Amendment to CDP/SCR/Variance No. 91-0332) to remodel an existing 5,948 square-foot single family home to include a 949 square-foot addition to the first floor, 566 square-foot addition to the second floor, 887 square-foot garage addition, 69 square-foot basement addition, cantilevered deck, and the closure of one driveway. The 0.38-acre site is located at 6106 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan.

The project was exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301(a) (new construction) which allows for the construction of one single family in a residential zone. The project is adding square footage to an existing single-family residence on a site where there will be no impact to sensitive environmental resources.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project proposes catch basins and BMP filters to collect all run-off and avoid any potential drainage from happening on to the public areas from private improvements. A deed restriction will be required as a condition of the Coastal Development Permit preserving a visual corridor 4-feet, 7-inches wide (East side yard) running full length of property in accordance with the requirements of the San Diego Municipal Code section 132.0403(b) and identified on exhibit "A" for Coastal Development Permit No. 1137216/Site Development Permit NO. 1358703 dated October 15, 2014. Therefore, 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.
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Costal Development Permit No. 1137216/Site Development Permit No. 1358703 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Costal Development Permit No. 1137216/Site Development Permit No. 1358703, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: October 15, 2014

Job Order No. 24003804
Attention: Sandra Teasley, PM  
City of San Diego

Project: BC Camino  
6106 Camino De La Costa  
PN: 325514

Motion: To accept the recommendation of the DPR Committee:  
That Findings can be made for an amendment to the  
Coastal Development Permit and Site Development Permit and Variance (Process 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence 6-0-1  

Vote: 17-0-1

Submitted by: Tony Crisafi, President  
La Jolla CPA  

Date: 11 December 2013
City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 448-5000

Attachment 9
Ownership disclosure Form
Page 1 of 2

Ownership Disclosure Statement

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: BC Camino
Project Address: 6106 Camino de la Costa, La Jolla, CA 92037

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved/excuted by the City Council. 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.

Additional pages attached [ ] Yes [ ] No

Name of Individual (type or print):
- Owner
- Tenant/Lessee
- Redevelopment Agency

Street Address:
City/State/Zip:
Phone No.: Fax No.:
Signature: Date:

Name of Individual (type or print):
- Owner
- Tenant/Lessee
- Redevelopment Agency

Street Address:
City/State/Zip:
Phone No.: Fax No.:
Signature: Date:

Name of Individual (type or print):
- Owner
- Tenant/Lessee
- Redevelopment Agency

Street Address:
City/State/Zip:
Phone No.: Fax No.:
Signature: Date:

Name of Individual (type or print):
- Owner
- Tenant/Lessee
- Redevelopment Agency

Street Address:
City/State/Zip:
Phone No.: Fax No.:
Signature: Date:

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

DS-318 (5-05)
Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

- Corporation
- Limited Liability
- General
- Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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.

Additional pages attached: Yes  No

Corporate/Partnership Name (type or print):

BCS Camino

Owner: Bruce Tabb

Managing Member:

Signature: Date: 5-2-13
This Coastal Development Permit, Sensitive Coastal Resource and Variance No. 91-0332 is granted by the Planning Director of the City of San Diego to William C. Foxley, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a new 5,865-square-foot single-family residence. The variance allows a 1'0" front yard setback where 15'0" is required. Coastal Development located at 6106 Camino de la Costa, described as Lot 11, Block 1A, La Jolla Hermosa, Map No. 1810, in the R1-8000 Zone.

2. The facility shall consist of the following:
   a. a 5,865-square-foot, single-family residence and a two-car garage. The garage will be allowed to be at a 1'0" front yard setback where 15'0" is required.
   b. Landscaping;
   c. Off-street parking; and
   d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer than two off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated January 15, 1992, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
   a. The Permittee signs and returns the permit to the Planning Department; and
   b. The Coastal Development Permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 15, 1992, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated January 15, 1992, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.

7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

8. This Coastal Development Permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

9. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

11. To the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by the City of San Diego after January 11, 1990. The owner/permittee may challenge the legality of the imposition of future requirements pursuant to this condition at the time such future requirements and their impact on the project are defined.
12. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

13. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the replacement of damaged/raised sidewalk, adjacent to this site on Camino de la Costa, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the applicant shall:
   a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
   b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

15. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

16. This property may be subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.

17. All mitigation measures listed in the Negative Declaration 91-0332 are incorporated as conditions within this permit by reference.

18. All drainage shall be directed towards the street (Camino de la Costa).

19. Prior to the issuance of building permits, the permittee shall grant the City a public access easement on all property westerly of the top of the Bluff.

20. Prior to the issuance of building permits, the permittee shall enter into an agreement for the preservation of the coastal bluff.

21. Prior to the issuance of building permits, the permittee shall execute and record a waiver of public liability for the approved development.

22. Unless appealed this Coastal Development Permit shall become effective on the eleventh day following the decision of the Planning Director.

23. Unless appealed this Coastal Development Permit shall become effective on the eleventh working day following receipt by the
Coastal Commission of the Notice of Final Action.

24. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

25. Unless appealed, this Coastal Development Permit shall become effective on December 30, 1991.

26. In the event that 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 the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

APPROVED by the Planning Director of the City of San Diego on January 15, 1992.
PLANNING DIRECTOR RESOLUTION NO. 9278
COASTAL DEVELOPMENT, SENSITIVE COASTAL RESOURCE PERMIT
AND VARIANCE NO. 91-0332

WHEREAS, WILLIAM C. FOXLEY, Owner/Permittee, filed an application for a Sensitive Coastal Resource Permit and Variance to develop subject property located at 6106 Camino de la Costa in the La Jolla Community Plan, described as Lot 11, Block 1A, La Jolla Hermosa, Map No. 1810, in the R1-8000 Zone; and

WHEREAS, on January 15, 1992, the Planning Director of the City of San Diego considered Coastal Development Permit, Sensitive Coastal Resource Permit and Variance No. 91-0332 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Director of the City of San Diego as follows:

1. That the Planning Director adopts the following written Findings, dated January 15, 1992.

COASTAL DEVELOPMENT FINDINGS:

a. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted LCP Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The nearest visual corridor identified in the adopted La Jolla Community Plan Local Coastal Program addendum is located approximately 100 feet to the south at the end of Mira Monte Place. Construction of the residence would not adversely affect this view corridor. Nor does any physical accessways cross the site.

b. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources. As identified in the Environmental Negative Declaration No. 91-0332, the project will not adversely affect these resources.

c. The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom.

d. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources.
resources. The project is located entirely on private property and will not adversely affect recreational or visitor-serving facilities or coastal scenic resources.

e. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.

f. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The project proposes approximately 190 cubic yards of fill and 110 cubic yards of cut, resulting in a net import of 80 cubic yards. A retaining wall ranging from two to six feet in height is proposed to support the patio area. And the existing retaining wall located along the bluff top will remain as is to avoid any damage to this area involved in it's removal. In addition, the proposed drainage plan indicates that all runoff would be directed towards the street away from the coastal bluff areas. Also, a geotechnical report has been reviewed and approved by the City Engineering Department which indicates that the project would not contribute to nor be affected by geological, erosional or flood hazards. And this site is not located in a fire hazard area.

g. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. Property to the north, east, and south is developed with custom single-family homes. The proposed residences conform to the development regulations of the underlying zone and the coastal regulations. The project would be similar in size and scale to the homes in the immediate vicinity.

h. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs.

SENSITIVE COASTAL RESOURCE FINDINGS:

a. The proposed development will be sited, designed and constructed to minimize, if not preclude, adverse impacts upon sensitive coastal resources and environmentally sensitive areas. As outlined above in Sections A through E of the Coastal Findings, the project will be sited, designed and constructed to minimize impacts upon sensitive coastal resources and environmentally sensitive areas.
b. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted community plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. As outlined in Finding A of the Coastal Findings, the project will not encroach upon any public accessways, nor will it obstruct views of scenic coastal resources from public vantage points.

c. The proposed development will minimize the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The project will minimize the alteration of natural landforms and will not result in undue risk from geologic, erosional, flood or fire hazards. (see Section F, Coastal Findings).

d. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Shoreline protective works will be designated to be the minimum necessary to adequately protect existing principal structures, to reduce beach consumption and to minimize shoreline encroachment. A geotechnical report has been reviewed and approved by the City Engineering Department which indicates that the project will not contribute to the erosion of public beaches nor will it impact local shoreline sand supply.

e. The proposed development will not adversely affect the General Plan, the Local Coastal Program, or any other applicable adopted plans and programs. The project conforms with all applicable plans, programs and policies (see Section H of Coastal Findings).

VARIANCE FINDINGS:

This variance is to allow the construction of a single-family dwelling observing a 1'0" frontyard setback where 15'0" is required.

a. Subject property is on the west side of Camino De La Costa between Miramonte Place and Avenida Cortez. The lot slopes in a westerly direction to the cliffs approximately 80'-0" to 100'-0" from the front property line and continues to drop off into the Pacific Ocean which is approximately 35'-0" below subject lot. Camino De La Costa is a 50'-0" right-of-way, paved 26'-0" with 12'-0" curb-to-property-line distance. Curbs and sidewalks are installed. The property is in the Coastal Zone and the coastal height limit and has been zoned R1-5000 since 1931.
Applicants proposal is to construct a single-family dwelling as close as he can possibly be to the front property line. There will also be a two-car garage. This dwelling will observe at the closest point a 1'-0" frontyard where 15'-0" is required. Unusual circumstances were established in the topography of the subject property and the development of surrounding properties. This basically would be just a matter of a 1'-0" from a dwelling from the adjacent property to the north.

b. In view of the foregoing the variance approved is the minimum necessary to allow reasonable use of the property.

c. The variance has been considered under the provisions of the zoning ordinance. This variance is viewed as fulfilling the purpose and intent of the zoning regulations and with conditions imposed, is not seen as injurious to the neighborhood.

d. Due to the minimal nature of this request, adverse impacts on the General Plan for the City of San Diego are not anticipated.

If any condition of this permit is violated, or if the same be not complied with in every respect, then this variance shall be subject to revocation.

Failure to utilize such variance within the thirty-six (36) month period will automatically void the same, in accordance with Municipal Code Section 101.0508.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Director, Coastal Development Permit No. 91-0332, Sensitive Coastal Resource Permit and Variance No. 91-0332 is hereby GRANTED to William C. Foxley, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development Permit No. 91-0332, Sensitive Coastal Resource Permit and Variance No. 91-0332, a copy of which is attached hereto and made a part hereof.

Patricia Grabski, AICP
Senior Planner
WHEREAS, on July 25, 1991, MR. WILLIAM C. FOXLEY, an Individual, Owner/Permittee submitted applications to the Planning Department for a Coastal Development Permit, Sensitive Coastal Resource Permit and a Variance; and

WHEREAS, the permits were set for a public hearing to be conducted by the Planning Director of the City of San Diego; and

WHEREAS, the issues were heard by the Planning Director on January 15, 1992; and

WHEREAS, the Planning Director of the City of San Diego considered the issues discussed in Negative Declaration No. 91-0332; NOW THEREFORE,

BE IT RESOLVED, by the Planning Director of the City of San Diego, that it is hereby certified that Negative Declaration No. 91-0332 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Director.

BE IT FURTHER RESOLVED that the Planning Director finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

Patricia Grabski, AICP
Senior Planner
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On April 8, 1992 before me, BARBARA J. HUBBARD (Notary Public), personally appeared PATRICIA GRABSKI, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

STATE OF COLORADO
CITY AND COUNTY OF DENVER

On 20th April, 1992 before me, Margaret Fee——— (Name of Notary Public) personally appeared William C. Foxley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature (Seal)

My commission expires: 9/18/95