



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 11, 2015 REPORT NO. HO-15-015
ATTENTION: Hearing Officer
SUBJECT: **MORSE RESIDENCE PROJECT NO. 323667**
LOCATION: 5550 Calumet Avenue
APPLICANT: Samantha Tosti, Martin Architecture

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit and Coastal Development Permit to remodel an existing single family residence to allow a minor addition to the first floor and a new second-story of approximately 1,015 square feet for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting and color coating of a coastal bluff protective device (gunite) at 5550 Calumet Avenue?

Staff Recommendation – **Approve** Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 12:1:1 on November 7, 2013, to recommend approval of the project.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. Section 15301 allows additions to existing structures that would not result in more than a fifty percent increase of the floor area of the structure before the addition. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 10, 2014 and the opportunity to appeal that determination ended December 24, 2014.

BACKGROUND

The La Jolla Community Plan Land Use map designates the site for Low Density Residential use at a density range of 5-9 dwelling units per acre (Attachment 1). The site is located at 5550 Calumet Avenue in the urbanized Bird Rock neighborhood in the La Jolla community

(Attachment 2). The site is zoned RS-1-7 for single family residential development. The site is currently developed with a single family structure constructed in 1952 (Attachment 3). The front yard setback required for this property is determined by Map thereof No. 2799 filed July 11, 1951 and is established as five feet from the property line parallel to the public right-of-way. The Project is consistent with the established setback.

The site contains two bluff protection devices, a permitted sea wall and an unpermitted bluff protective device (gunite). Prior to the City of San Diego having permitting authority for Coastal developments, the California Coastal Commission approved the existing sea wall under Permit No. F0626 in 1973. The existing sea wall was constructed at the base of the coastal bluff face at two sites, 5550 and 5544 Calumet Avenue. The site at 5544 Calumet Avenue was issued a Coastal Development Permit by the California Coastal Commission to allow the construction of the gunite (Attachment 4), yet no permit to install gunite on the bluff face at 5550 Calumet Avenue has been located.

DISCUSSION

The Morse Residence project (Project) proposes to remodel an existing single family residence to allow a minor addition to the first floor and a new second-story of approximately 1,015 square feet for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting and color coating of a coastal bluff protective device (gunite) at 5550 Calumet Avenue (Attachment 5). The site is currently developed with an existing single family home and associated improvements on the property. All new proposed development would occur within the previously developed, level portions of the site. New structural foundations would observe a forty-foot bluff edge setback from the coastal bluff edge as required by the regulations and recommended by the Geologic and Coastal Engineering investigation reports. No natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas would be adversely affected by the proposed Project.

This Coastal Development Permit would authorize after-the-fact the gunite at 5550 Calumet Avenue to remain and protect the bluff, the adjacent property, and the public from injury. Some of the existing improvements westerly of the top of bluff, specifically decks and stairs, do not serve as shoreline protection and the owner has agreed to remove those features pursuant to the recommendation of the La Jolla Community Plan, page 51, Section D. Further, conditions of approval included in the draft Site Development Permit No. 1130955 and Coastal Development Permit No. 1130780 require the removal of these specific previously permitted non-essential features currently west of the bluff edge provided that such removal would not result in damage to the coastal bluff, or otherwise adversely affect the functionality of the existing California Coastal Commission approved seawall and the existing gunite. Additionally the owner proposes to color the existing gunite to more naturally match the adjacent natural bluffs.

The site contains environmentally sensitive lands in the form of a sensitive coastal bluff. The applicant's geotechnical consultant submitted several reports concerning bluff stability, erosion rates, wave run-up analysis, the need to maintain the gunite on the site. The conclusions of these reports indicates the gunite bluff facing and protective features are necessary to mitigate marine

and rainfall erosion and would provide protection for the primary residence for an estimated 75 years. Due to the gunite bluff facing and protective features presence and performance for over 37 years, the setback of forty feet is adequate and would be adequately stable throughout the 75-year life of the proposed development. With regard to the after the fact approval of the gunite, all of the requirements of Municipal Code Section 143.0143 have been met consistent with the geotechnical and coastal bluff evaluation reports prepared by Geotechnical Exploration Inc. and GeoSoils Inc.

Prior to the City of San Diego having permitting authority for Coastal developments, the California Coastal Commission, when it issued the coastal development permit for the gunite at 5544 Calumet Avenue, made all of the necessary findings for gunite installation and retention. It should be noted the gunite protects the existing coastal bluff at both 5550 and 5544 Calumet Avenue from excessive erosion and potential additional bluff failure. However, the gunite is not necessary for or needed to support the proposed additions to the existing home as those proposed additions are beyond the forty foot setback and would be safe from the erosion for the 75 year life expectancy of the additions. Finally, as a result of previous failures, and the extreme vertical face of the failed bluff at 5550 Calumet, removal of the gunite would not only likely damage the bluff, but would potentially expose both homes to damage, and could potentially subject the public to danger due to rocks falling and other dangerous conditions. The Project complies with all the development regulations of the RS-1-7 Zone and Environmentally Sensitive Lands Regulations that apply to this site.

The La Jolla Community Plan (Plan) identifies the site for residential development. The Project is consistent with the designated use identified in the Plan. Further, the Project would be consistent with the single family character of the existing neighborhood as perceived from the public right-of-way. The design of the home would be compatible with the appearance of the existing neighborhood and incorporate façade articulation and architectural details that would improve the aesthetic appeal of the structure when viewed from the street and from along the coast. The proposed home would not adversely affect any visitor-serving or recreational facility. No coastal scenic resources, recreational or visitor-serving facilities exist on the site. Through the review of the proposed Project, the Project was determined to be consistent with the Plan's land use designation, the Plan's design guidelines and the development regulations of the RS-1-7 Zone.

There are no existing physical accessways to the shoreline across the Project site. The La Jolla Community Plan does not identify any proposed public accessway across the site. As such, the proposed coastal development would 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.

There are no designated public views within the existing side yards identified in the Community Plan. Nevertheless, the Project is designed and sited so as not to block or obstruct any view along the side yard setbacks and the side yards are required to be four feet wide and the property owner would be required to record two (2) four-foot wide View Corridor Easements, as shown on Exhibit "A," in accordance with SDMC section 132.0403 along the southerly and northerly side

property lines. The new views created through the private property would be eight feet in combined width. All fencing, landscaping, and other improvements in the view corridors would be restricted by recording the easements to assure the preservation of the public views towards the ocean. The Project would adhere to community goals, not to intrude into any of the identified public view corridors, in that no identified public view corridors are identified in the La Jolla Community Plan across the site. The Project would result in more public viewing opportunities than what exists presently. The new views provided by the Project in the north and south side yards would provide public views to the ocean beyond and prevent a "walling off" or other adverse effect to the community. There would not be any increase in building footprint of the existing structure that would, from a public vantage point, result in public views blockage to or along the ocean. The ridge height of the second story addition would be twenty-four feet six inches high, which is below the maximum permitted height of thirty feet. The Project would not adversely obstruct public views to or along the ocean or other scenic resources.

The Project would have no impact on the public's ability to access coastal areas open to the public and would have no impact upon the public recreation policies of Chapter 3 of the California Coastal Act. The western most portion of the property is a very high nearly vertical previously failed coastal bluff with existing permitted private stairs to the shoreline and ocean below. These private stairs, as well as other non-essential improvements on the bluff, would be removed as shown on the Exhibit "A" to improve the visual appearance and aesthetics of the site to and along the shoreline and as viewed from the beach below and the ocean to the west. The La Jolla Community Plan identifies access to the shoreline from other locations in the neighborhood and not across the subject property. No coastal access is identified by the La Jolla Community Plan from this site.

The Project would be consistent with the land use and would conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed Project would be consistent with the goals identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan for residential development. The proposed structure is designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures. The proposed Project would be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted La Jolla Community Plan, the Environmentally Sensitive Lands regulations, the City's certified Local Coastal Program, and the City of San Diego's Progress Guide and General Plan, which recommend the subject property be developed with single-family residential development in accordance with development regulations of the existing RS-1-7 zone.

The site contains environmentally sensitive lands in the form of sensitive coastal bluffs. Currently, the bluff is protected with air-placed concrete (gunite)(currently unpermitted) and other shoreline protective devices. The existing seawall on site was permitted by California Coastal Commission Development Permit F-0628 in 1973. This Coastal Development Permit would after-the-fact authorize the gunite to remain and protect the bluff, the adjacent property, and the public from injury. Some of the existing improvements westerly of the top of bluff, specifically decks and stairs, do not serve as shoreline protection and the Applicant has agreed to remove those features and patch the gunite pursuant to the recommendation of the La Jolla

Community Plan, page 51, Section D. Further, condition 32 of Site Development Permit No. 1130955 and Coastal Development Permit No. 1130780 and approved Exhibit "A" requires the removal of these specific previously permitted non-essential features currently west of the bluff edge provided that such removal would not result in damage to the coastal bluff, or otherwise adversely affect the functionality of the existing California Coastal Commission approved seawall and the existing gunite (shoreline erosion control). Additionally the existing air-placed concrete (gunite) would be patched and colored to more naturally match the adjacent bluffs. The site is not within or adjacent to the City's Multi-Habitat Planning Area.

The Project site is not located within the FW (Floodway) or FPF (Floodplain Fringe) zones and would not result in undue risk from flooding. The existing drainage system designed for the Project is consistent with requirements of the City Engineer and would minimize risks associated with runoff and erosion by directing all runoff into a drainage system to the public right-of-way and away from the coastal bluff as required by the regulations. The Project site does not contain and is not located adjacent to any natural vegetation which would pose a risk from wildfire nor would result in any undue risk from fire hazards. The site has been previously graded as a result of construction of the existing structure and associated improvements on the property. No further grading of the site is necessary to implement the proposed additions and remodel.

No grading of the site is required to accommodate the proposed development. No sensitive coastal resources or environmentally sensitive areas would be disturbed by the proposed Project. No adjacent public parks or public recreational areas adjacent to and immediately surrounding the subject site would be adversely affected because the proposed development would occur entirely on private property. No impacts to these resources would occur as a result of the development. The Project as designed and conditioned would ensure the sensitive coastal bluff would not be adversely impacted. Technical reports submitted by the applicant's consultants have demonstrated the site is physically suitable for the design and siting of the proposed development and the development would not result in a disturbance to environmentally sensitive lands.

The owners submitted an application to the Development Services Department for a Preliminary Review, PTS# 266243, to determine early on if the existing structure has the potential to be historically significant. As part of the preliminary review undertaken in PTS#266243, the applicant submitted a Historic Resource Research Report prepared by Scott A Moomjian, dated January 2012. The report concluded the house located at 5550 Calumet Avenue is not eligible for designation under any Historic Resources Board Criteria due to a lack of integrity resulting from substantial prior alteration of the house, including: construction of a dining room addition and integral fence along the front elevation that resulted in modification of the roof pitch, installation of a masonry wall at the front with windows, door grilles and chimney; and expansion of the eave across the garage. These alterations significantly altered the original appearance of the home. Therefore, staff concurred with the conclusion of the report that the building is not eligible for designation under any Historic Resources Board Criteria.

Conclusion

The Project neither requests nor requires the approval of any deviation or variance to allow the development as proposed. Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed Site Development Permit and Coastal Development Permit (Attachment 6). The draft Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955 is provided as Attachment 7. Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. **Approve** Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955, **with modifications.**
2. **Deny** Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



John S. Fisher
Development Project Manager
Development Services Department

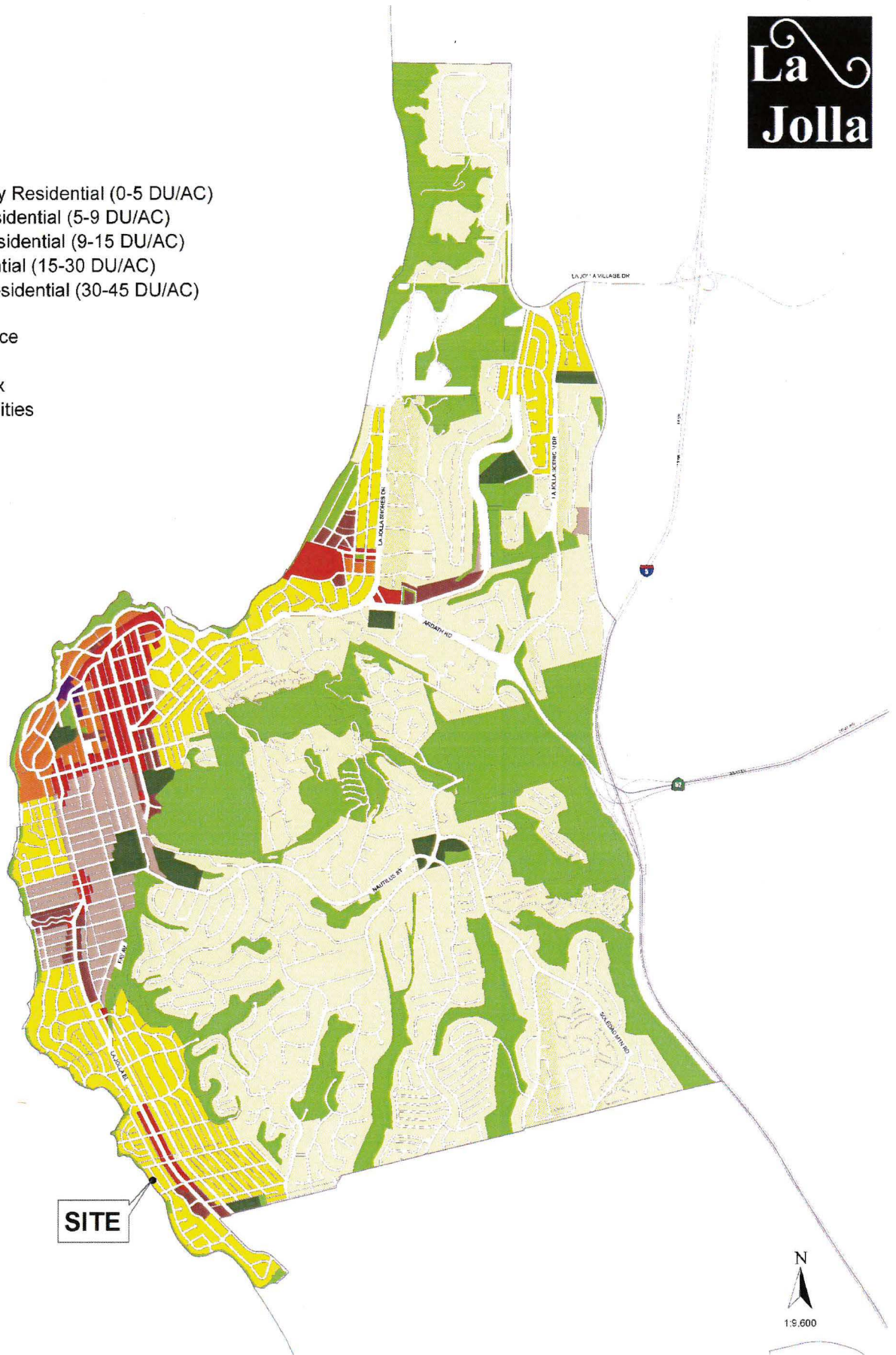
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph & Street view
4. California Coastal Commission approval at 5544 Calumet Avenue
5. Project Plans
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Environmental Exemption
9. Project Data Sheet
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement



Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial
- Parks, Open Space
- Schools
- Cultural Complex
- Community Facilities



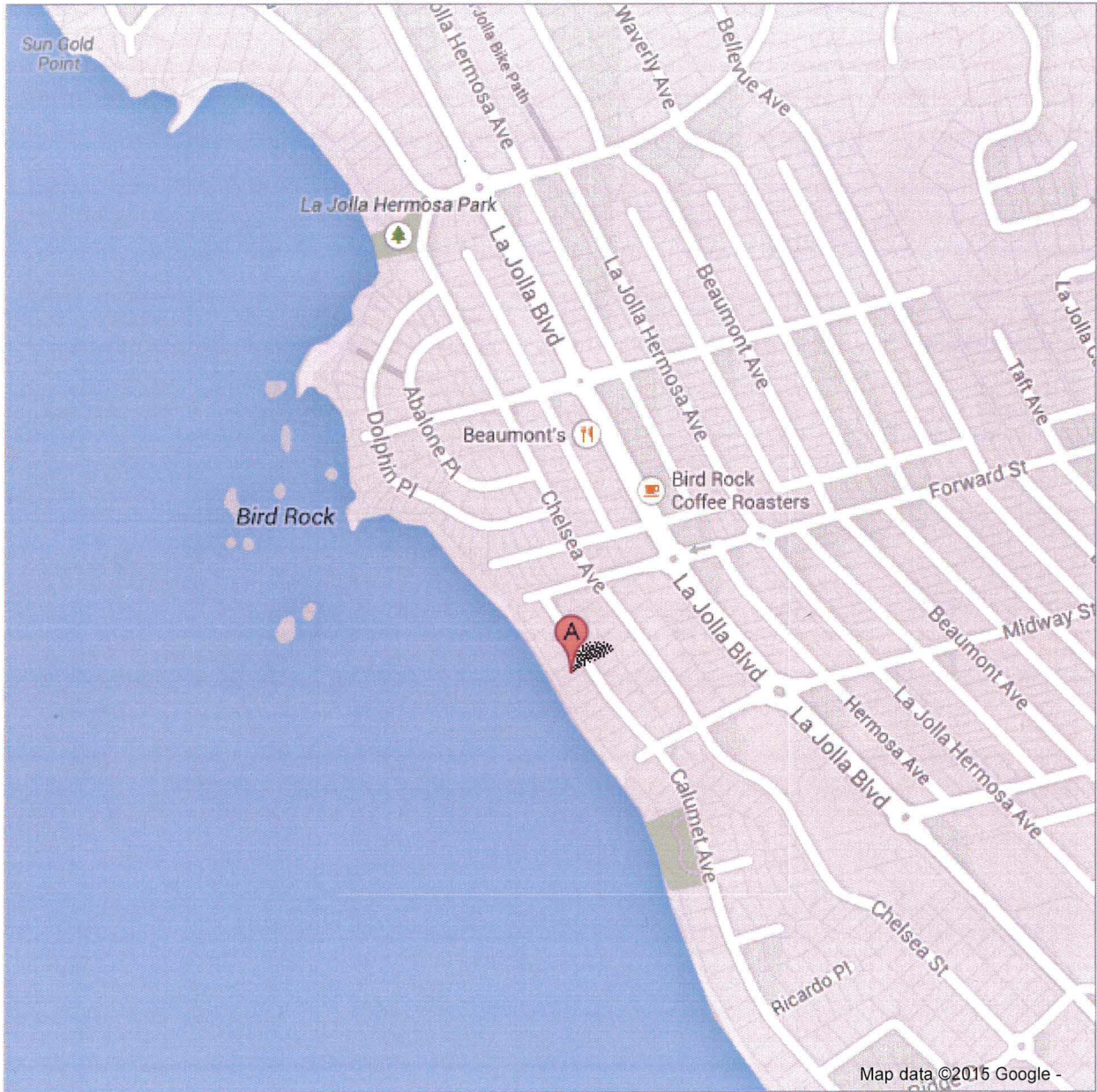
Community Land Use Map



La Jolla Community Plan
 City of San Diego Planning Department

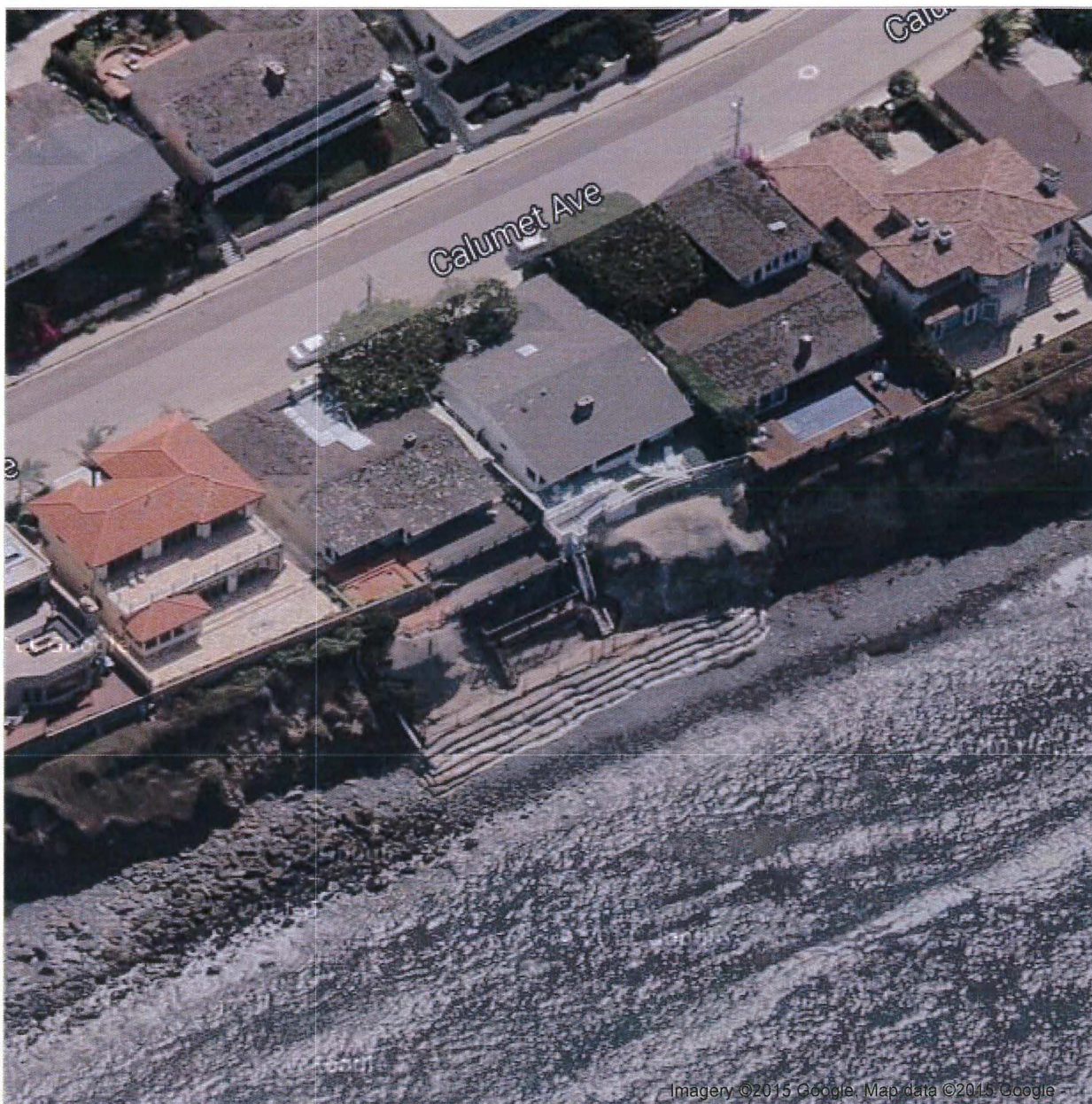
ATTACHMENT 2

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ATTACHMENT 3

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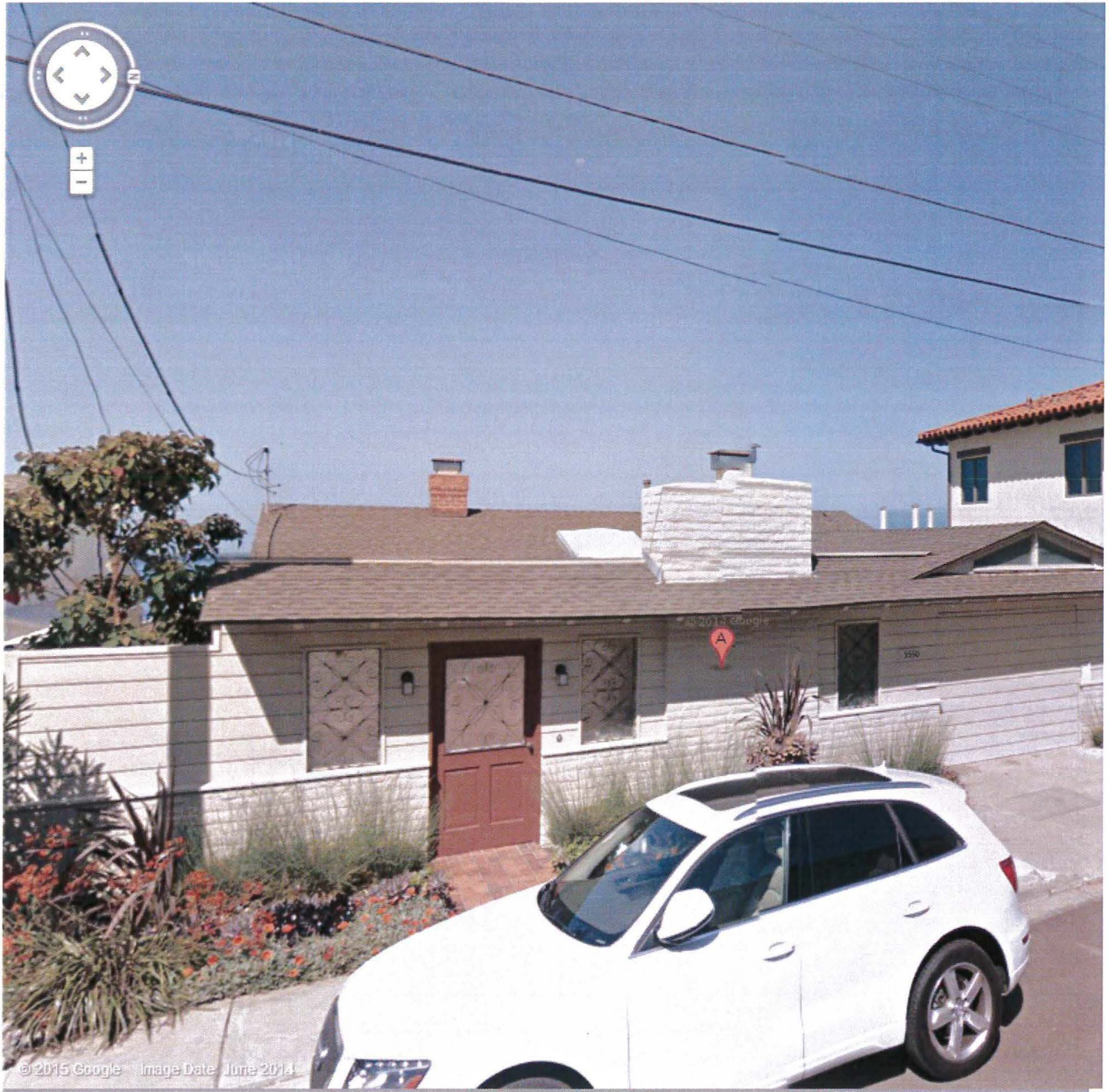
ATTACHMENT 3

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ATTACHMENT 3

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SAN DIEGO COAST REGIONAL COMMISSION
 Minutes
 Regular Meeting
 Friday, August 3, 1973 - 9:15 a.m.
 State Building
 1350 Front Street
 San Diego, California 92101

MEMBERS PRESENT:

Malcolm A. Love, Chairman
 Cornelius Dutcher
 Jeffery Frautschy
 Robert Frazee
 F. Gilbert Johnson
 Evan Jones
 Elmer Keen
 Rolland McNeely
 Leslie Parker
 Tom Pearson

MEMBERS ABSENT:

Lou Conde

EXECUTIVE DIRECTOR:

Thomas A. Crandall

SECRETARY:

Daniel Gorfain

STAFF:

Rod Donnelly
 William Healy
 Paul Howard
 Michael Ward

COUNSEL:

Douglas B. Noble
 Attorney General Rep.
 Los Angeles

CALL TO ORDER

The meeting of August 3, 1973, was called to order at 9:17 by Chairman Love.

APPROVAL OF MINUTES

MOTION MADE, SECONDED, and CARRIED to approve the minutes of July 20, 1973, and July 27, 1973.

EXECUTIVE DIRECTOR'S REPORT

Mr. Crandall said development permit applications have slowed down, with only 40 being received over the last two weeks. One exemption was received during that period of time. A total of 776 development permit applications and 123 claims of exemption have been received to date.

The agenda of August 17 should be light unless there is a carry over from today's meeting. Only four regular calendar items have been scheduled for that meeting.

Mr. Crandall reviewed the planned tentative agenda for August 31, 1973. The staff will prepare comments and recommendations on the CPO coastline plan draft for review by the Commission which will probably take half a day. A field trip to La Jolla, Mission Beach, and the Sunset Cliffs area is tentatively planned for the afternoon session.

Mr. Frazee asked when the carry-over items from today's agenda will be heard in light of the special hearing on the San Onofre units on August 10, 1973.

F0626 11' high concrete sea protection about 10'-12' beyond the cliff toe.
 Site is Calumet Street between Midway and Forward Street from 5544 to
 5564 Calumet, La Jolla.
 Applicant - Cliffside Protection Group, B. G. Hildyard

Mr. Crandall said the bluffs do require some type of protection. It appears that the proposed development will provide the necessary protection and is engineeringly sound as well as aesthetically more pleasing than rip rap. Therefore, staff recommended approval of the project, with the noted conditions: that any nylon bagging be removed after the concrete sets; staff be permitted to inspect the footing prior to pumping of the concrete to verify that the extension will be no more than 12' onto the beach from the cliff toe; concrete be colored tan to approximate the color of the adjacent cliffs; each end of the project be designed to prevent wave energy being directed against adjacent unprotected cliffs.

MOTION MADE and SECONDED to approve this project with the noted conditions.

Mr. Frazee asked if it would be better to keep the nylon bags on. However, Mr. Crandall said at some time the bagging will rip and become unsightly, and perhaps dangerous. Removal of the bagging will not weaken the structure in any way. Mr. Keen asked if the public would be able to walk on the structure. Mr. Crandall said yes, and it would provide more public access on the beach as the area where the structure is to be built is quite steep now and almost impossible to walk on. The proposed structure will provide steps that can be walked on easily. Mr. Parker said it would create a sidewalk for the public. Mr. Frautschy noted that this is a very innovative technique, and may prove to be an effective substitute for rip rap along this coast.

* Mr. Pearson returned to the meeting.

MOTION voted upon and CARRIED to approve this project with noted conditions by a vote of 10 yes (Dutcher, Frautschy, Frazee, Johnson, Jones, Keen, McNeely, Parker, Pearson, and Love), 0 no, 0 abstention.

F0629 343 condominiums on 13.4 acres. Five detached buildings are proposed.
 Site is Nimitz Boulevard and Voltaire Street, Point Loma, San Diego.
 Applicant - Loma Portal Development Company and Swan Constructors

Mr. Crandall said staff contacted the City Parks and Recreation Department to determine if there was a possibility that this site would be used for a public park. The City stated they planned no such use of the site. The Peninsula Plan did include a park in this area. Staff, therefore, recommended approval with conditions (landscaping include screening of project from Nimitz Boulevard and Voltaire with 15 gallon trees to include the endemic species, torrey pines and western sycamore, as well as food bearing trees for the birds common to the Famosa Street Slough, such as Toyons, Elderberry, Pyrocanthus, and Podocarpus). He also stated most of the increased traffic will be away from the main arteries that the public uses for access to beaches.

MOTION MADE and SECONDED to approve this project with the stated conditions.

Mr. Pearson made a correction to the recommendation which stated 5 gallon trees; this should be changed to 15 gallon trees.

MOTION voted on and CARRIED by a vote of 10 yes (Dutcher, Frautschy, Frazee, Johnson, Jones, Keen, McNeely, Parker, Pearson, and Love), 0 no, 0 abstention to approve the project with noted conditions.

SAN DIEGO COAST REGIONAL COMMISSION
 Minutes
 Special Hearing
 Friday, July 27, 1973 - 9:15 a.m.
 State Building
 1350 Front Street
 San Diego, California 92101

MEMBERS PRESENT:

Malcolm A. Love, Chairman
 Jeffery D. Frautschy
 Robert C. Frazee
 F. Gilbert Johnson
 Evan V. Jones
 Elmer Keen
 Rolland M. McNeely
 Les Parker
 Tom B. Pearson

EXECUTIVE DIRECTOR:

Thomas A. Crandall

SECRETARY:

Daniel Gorfain

STAFF:

William Healy
 Paul B. Howard
 Michael Ward

MEMBERS ABSENT:

Lou Conde
 Cornelius G. Dutcher

CALL TO ORDER:

Chairman Love called the meeting of July 27, 1973, to order at 9:17 a.m.

APPROVAL OF AGENDA:

The agenda for the meeting of July 27, 1973, was approved.

EXECUTIVE DIRECTOR'S REPORT

Mr. Crandall said Mr. Noble, representative of the Attorney General's office, was ill and would not be attending today. If any legal matters came up, they would be deferred until the next meeting.

Mr. Crandall reminded those in attendance that this meeting was a continuance of last week's regular hearing. All items scheduled on the agenda were public hearing items. The Commission has adopted a policy whereby the applicant will have eight minutes to present his project, with the opposition having a total of eight minutes to present their views. The time limits will be waived where testimony is valid and pertinent; testimony should not be repetitive.

REGULAR CALENDAR ITEMS

FOO46 A three story, two building, 91 unit condominium project, consisting of 18 three bedroom units, 33 two bedroom units, and 48 one bedroom units. 141 off-street parking spaces are being provided. Site is east side of and immediately adjacent to Nimitz Boulevard at the end of Soto Street, which is a cul-de-sac, in San Diego.
 Applicant - The Portofino

Mr. Crandall made several corrections to the project summary: breakdown of bedroom units is 17 three-bedroom units; 48 two-bedroom units; 26 one-bedroom units. 137 off-street parking spaces will be provided.

Public Hearing Opened:

The applicant was not present. No objections were raised against the project.

Public Hearing Closed.

FO622 17 unit condominium with 9 one-bedroom units, 7 two-bedroom units, and 1 three-bedroom units. 26 underground parking spaces will be provided and recreation facilities. Site is 4011 Fanuel Street, southeast corner of Fanuel and La Palma, Pacific Beach, San Diego.
Applicant - Augusto Angelucci, Fanuel Street Development Company

Mr. Crandall said the concern of the staff is for the extension of Fanuel Street as it will encroach on the public right-of-way and the beach.

Public Hearing Opened:

Ruth Peyton, Pacific Beach Planners. Mrs. Peyton raised a point of order and said this application was deficient according to Section 13210 of the Act. The applicant must get permits for discretionary actions, in this case, encroachment of the street, and right-of-way of the public.

Mr. Gorfain reviewed the actions of the City as saying they would grant a permit for development if the applicant would extend the street and make improvements. If the applicant agrees to this stipulation, he will not need a discretionary approval from the city. The staff has already checked into this matter.

Howard Dwort asked that this item be trailed because of the applicant's absence.

FO626 11 foot high sea wall extending about 10'-12' beyond the cliff toe and 200' long. Site is Calumet Street between Midway and Forward Street from 5544 to 5564 Calumet, La Jolla.
Applicant - Cliffside Protection Group, B. C. Hildyard

Mr. Crandall said the wall would serve as protection for 4 lots against wave erosion. One letter of opposition was received from R. L. Miller who said action of this type is not undesirable if it is deemed necessary by competent engineers. He added that a dedicated right-of-way owned by the City is located between the subject properties and the ocean. Any protection work will encroach on this public property, and should be done only if found essential by government engineers without a financial interest in the work. He also objected to the unsightliness of concrete walls on the beach.

Public Hearing Opened:

Bing Hildyard, applicant. Mr. Hildyard said he is a Consulting Engineer and has worked in coastal engineering for the State of California as well as several other states. He stated there is a very bad erosion problem in this area and some type of protection is needed. Some caves are now endangering the bluff. Last year, 4' of the cliff was lost to erosion. Even though other property owners do not want to join in the wall, the Army Corps of Engineers has said that in the future, they will have to do something about protection of their homes also. The place where the wall is to be constructed is now cobbles and it is almost impossible to walk there because of the incline. He has an encroachment permit from the city for the wall. A rock revetment wall was built many years ago which was further from the cliff than this project will. A vertical sea wall is

Probably the worst thing that could be put in. The type of wall the applicant is proposing is not used on this coast. It consists of large nylon bags that are pumped full of concrete. Each block will weigh approximately eight tons and will be stronger than rip rap. The blocks will be laid in steps back to the cliff.

Mr. Jones asked if the permit granted for a sea wall in this area several weeks ago was of the same type as this wall. Mr. Hildyard said it was not; however, this wall is some distance away. Mr. Jones said he thought the applicant should use the same type of sea wall, and keep the protection walls consistent in the area. Mr. Hildyard said he did not feel a vertical wall would work in this area. Water tends to erode in front of a vertical wall.

Mr. Hildyard said he has consulted with Scripps Institute and they feel this type of wall will be much better than those now used on this coast. It will not encroach on as much beach as conventional walls (vertical and rip rap). The concrete blocks will be much smoother and easy to walk on. They can be used to sit on or store belongings while sunbathing. They will be constructed on a 4 to 1 slope where it is now very difficult to walk. Mr. Keen asked if the wall could be built on the cliff. Mr. Hildyard said that would be very difficult because of the type method used in constructing the blocks. Mr. Keen asked why it couldn't be right at the cliff, because concrete can be formed. Mr. Hildyard said this may only serve to irritate the erosion problem.

Mr. Frautschy said he went over the plans with the applicant and feels this is a good method of cliff and beach protection. The wall will be both attractive and functional as it is in a step-like structure.

Mr. Keen asked if this will require more beach for construction. Mr. Frautschy said it will use a little more, but this beach is not very accessible to the public and is not all sandy. Mr. Hildyard said it is almost impossible to walk on the portion of the beach that would be used for construction of the wall.

Wayne Johnson, General Building Contractor, San Diego. Mr. Johnson said he would like to add to Mr. Miller's letter that was read. He and his neighbors were not informed of the construction of this wall by Mr. Hildyard, but first knew of it when they received the notice of hearing from the Regional Commission. He feels the necessity for a sea wall should be determined by a public engineer. The concrete when placed in will be moist and may cause the land to slide creating possible damage to other properties. A bag wall is not a permanent design. The bags may tear, exposing the color of the concrete. The problem that occurs is not from erosion, but from poor drainage. The problem with the loss of the cliff was a drainage problem from the neighbor, not cliff erosion. At a meeting of the City Planning Commission, it was discovered that a stopped-up sewer was causing soil saturation, which caused the land to slide.

Mr. Keen asked if an emergency permit was not granted for the other sea wall. Mr. Crandall said an emergency permit was issued only for that portion of the wall where serious erosion was threatening the property. A regular permit was granted by the Commission for the remainder of the wall through public hearing and voting.

Mr. Frautschy said there are drainage problems involved, but the erosion problem has been plaguing the area since the 1950's.

Mr. Johnson said he would not oppose the project if a public engineer determined there was a real erosion problem.

Mr. Frautschy asked what would be done about accelerated erosion at the ends of the walls. Mr. Hildyard said the ends of the wall will be brought to the cliff which will eliminate this erosion.

Mr. Keen said he is opposed to piecemeal solutions to problems along the coastline, and said all the walls should be the same to preserve uniformity. Mr. Hildyard said a vertical wall of this type needs support.

Public Hearing Closed.

FO629 343 condominium on 13.4 acres. Five detached building are proposed. Site is Nimitz Boulevard and Voltaire Street, Point Loma, San Diego. Applicant - Loma Portal Development Company and Swan Constructors

Mr. Crandall said the staff was concerned with increased traffic, that the area was being increasingly developed by high density projects.

Mr. Jones said this project is just barely within the boundaries of the coastal zone.

Public Hearing Opened:

Victor Druskin, attorney for applicant. Mr. Druskin showed two photos of the site and neighboring projects. They hope to landscape 40% of the site. 32% will be used for building, and 4% for recreational areas, and the remainder for parking. The staff is concerned about increased traffic. The density is to be 26 units per acre. Much of the traffic in Ocean Beach is beach traffic. Residents of the project should not affect the traffic significantly. Mr. Druskin reviewed the road changes that will be made. They will assist in widening of Voltaire and eliminate an eye sore from the area. The project will add substantial numbers of consumers to the numerous commercial facilities on Voltaire, thereby improving the economy.

Ted Kessner, member of the Planning Committee for the Peninsula. Mr. Kessner said the general plan called for a large park in this area.

Betty Jean Bish, 1010 Devonshire Drive, San Diego. Ms. Bish said this project will drain the community resources, and that this area is being overdeveloped.

Linda Smith, Ocean Beach Ecology Action Committee. Ms. Smith said the objection of her group is the traffic problem. 3,164 trips per day would be made according to city standards. The applicant spoke to widening Voltaire. This area already has its share of traffic, and widening it would only increase traffic problems. No EIR was required by the City for this large project. The burden of proof has not been met by the applicant.

Mr. Keen asked about the acquisition of this site for a park. Ms. Smith said she didn't know, that the planner she spoke to would know. Mr. Keen asked if there were any other parks in the area. She said Robb Field was the only park in Ocean Beach.

Ms. Smith objected to the applicant saying he is on the edge of the permit boundary and his project should be considered lightly. As long as any of the project is located inside the boundaries, it should be considered the same as any other project.



STATE OF CALIFORNIA--CALIFORNIA COASTAL COMMISSION

EDMUND G. BROWN, JR., Governor

SAN DIEGO COAST REGIONAL COMMISSION

6154 MISSION GORGE ROAD, SUITE 220
SAN DIEGO, CALIFORNIA 92120--TEL. (714) 280-6992ROBERT C. FRAZEE
ChairmanVIRGINIA BRIDGE
Vice ChairmanJEFFERY D. FRAUTSCHY
Representative to the
California Coastal CommissionTHOMAS A. CRANDALL
Executive DirectorPROJECT SUMMARY

CONTROL NO: F5130

APPLICANT: Mrs. Emma Collins
5544 Calumet Avenue
La Jolla, CA. 92037

PROJECT LOCATION: 5544 Calumet Avenue, La Jolla

Next Door

PROJECT DESCRIPTION: For erosion control purposes, the application of 3 inches of reinforced gunite to the face of the bluff from the top of an existing concrete seawall to the base of an existing wall behind the top of the bluff, a vertical distance of approximately 34 feet.

OTHER REQUIRED APPROVALS: None

STAFF NOTES:

1. Project and Site Description - The bluff top site is a 5,000 sq. ft. (record) R-1 lot located on Calumet Avenue just south of Bird Rock. Wave action, slides and weathering have caused bluff recession on the west end of the property. A wood deck, concrete patio and small retained lawn area occupy the space between the existing residence and the bluff edge. The distance between the house and the bluff edge varies from 12 to 20 ft. The distance between the yard improvements, including a 6 ft. high block retaining wall which provides lateral support for the patio and lawn varies from 0 to 7 feet. A 16-ft. high seawall (FO626 approved in 1973) protects the base of the 50-ft. high seacliff from wave action. This seawall extends for 100 linear feet to protect the subject property and the north adjacent property. A steep stairway to the top of the seawall (originally to the beach) was constructed many years ago down the north side of the property. The bluff face appears to have stabilized in the immediate area of the stairway. The applicant proposes to stabilize the remainder of the bluff face within the confines of her property by the application of 3 inches of reinforced gunite. The gunite is proposed to cover the area from the top of the existing seawall to the base of the retaining wall behind the bluff edge, and from the existing stairway on the north to the south property line.
2. Geology and Bluff Stability - A geotechnical reconnaissance of the site was performed for the applicant by Mr. Robert Prater, civil engineer (see attached letter). According to Mr. Prater, the seacliff is composed of the Bay Point Formation. This is a Pleistocene marine terrace deposit, moderately well consolidated, having moderately high permeability. The slope stability is fair at low angles, but it is unusually susceptible to runoff erosion. Mr. Prater, noting that the City's Seismic safety study classifies these cliffs as being generally stable, states that "it is not likely that [the cliff] will be subject to a large mass instability." Prater recommends that "the most effective and aesthetic means by which to minimize continued sloughing and ravelling will be to cover the cliff face with a layer of gunite." This will "increase its overall stability by helping to minimize the infiltration of surface water."
3. Nearby Protective Works - To combat wave erosion, the Army Corps of Engineers placed rip rap along the base of the seacliff about 300 ft. north of the site in 1968. In 1973, the an emergency permit was granted for a seawall enlargement about 250 ft. north of the site. The seawall at the subject site was erected in 1973 under Permit No. FO626. Several nearby

PROJECT SUMMARY, F5130

Page 2

property owners have attempted to stabilize bluff faces with gunite. During a site inspection, large pieces of gunite which appeared to have sloughed off the cliff were observed lying on the beach within 150 ft. of the subject site. These chunks of broken gunite did not appear to have been reinforced. Near Bird Rock proper one property owner has gunited the seacliff to such an extent that it has been visually and functionally transformed from a bluff to a large over-side drain.

4. Similar Project - In November, 1976, the Commission approved a bluff stabilization project on Camino de la Costa, about $3\frac{1}{2}$ blocks north of the subject site. In that project, F4242 - Malamud, the bluff face was to be trimmed back from the top of the underlying Pt. Loma sandstone formation to the edge of a concrete patio with slope ratios varying from 1/3:1 to 1:1 (horizontal to vertical). The bluff face was then to be hydroseeded with deep rooting native species for erosion control. Although the subject site is lacking the underlying stable sandstone formation, the existing seawall simulates that configuration. It is not known whether slopes as flat as 1:1 could be obtained from the top of the seawall to the base of the retaining wall.

5. Applicable Policies of the Coastal Act - The policies in Chapter 3 of the California Coastal Act of 1976 which may apply to the proposed development include:

Section 30235 - "...seawalls, cliff retaining walls, and other such construction that alter natural shoreline processes shall be permitted when required...to protect existing structures... and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply..."

Section 30251 - "The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas...shall be subordinate to the character of its setting."

Section 30253 - "New development shall....assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs..."

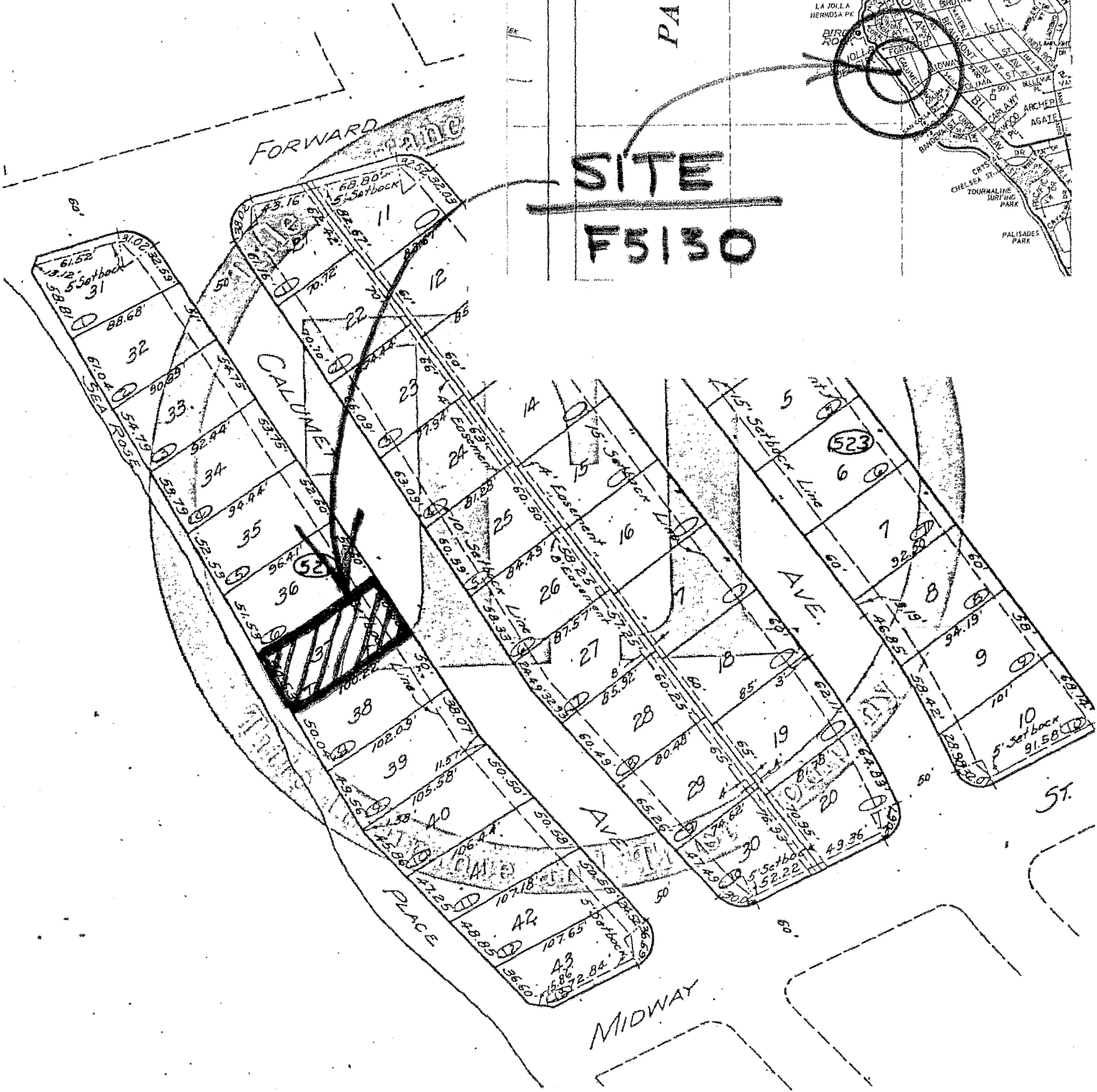
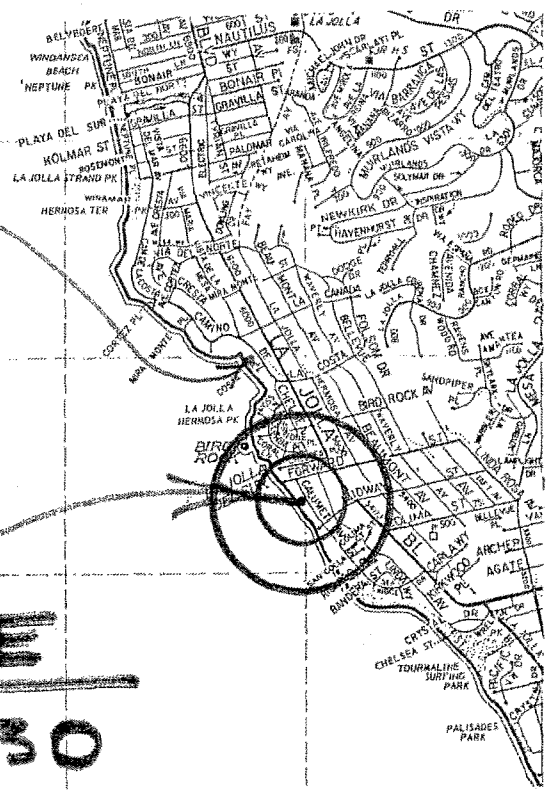
KEY ISSUES:

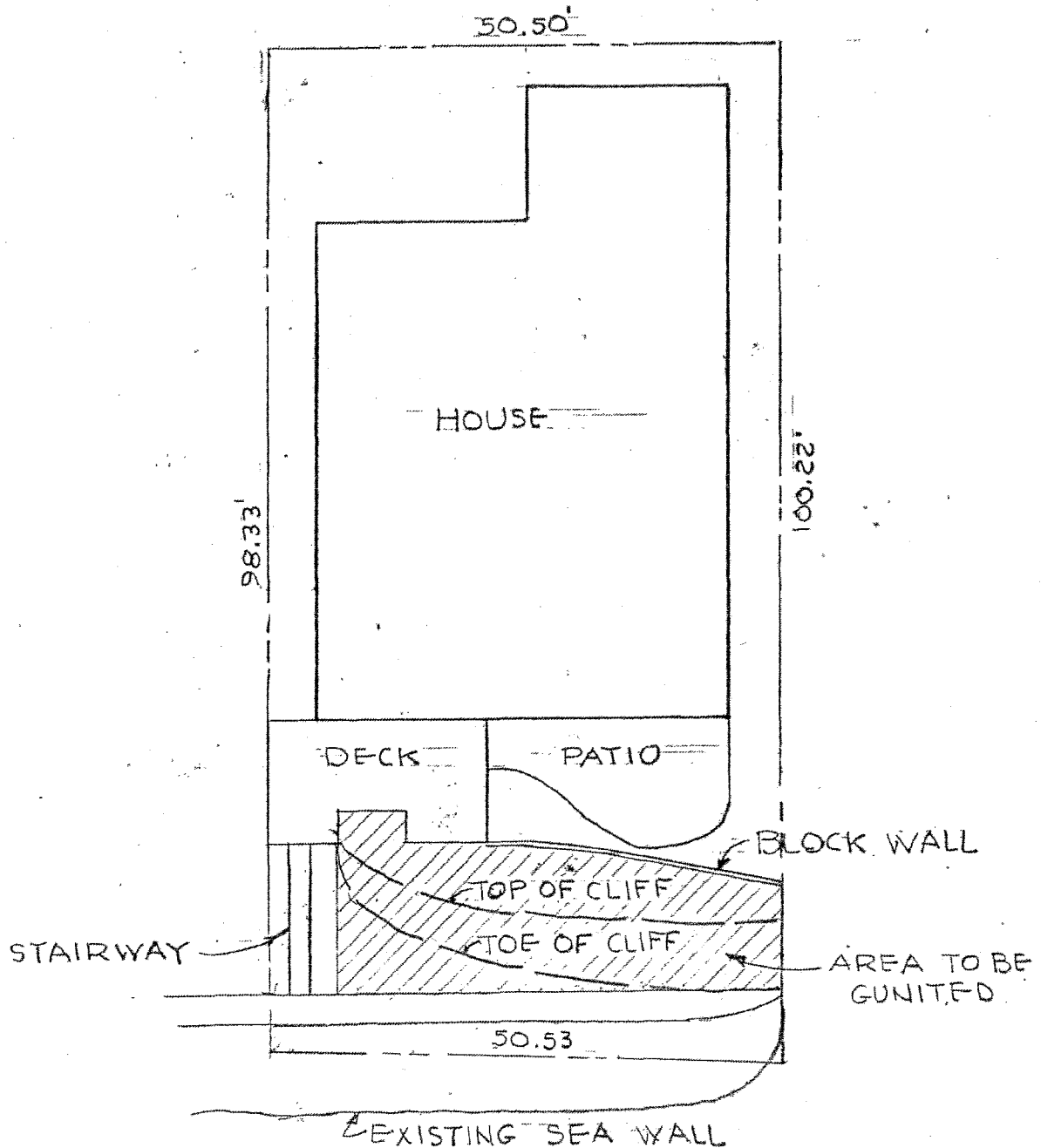
1. How would the design of the proposed gunite blanket deal with the potential of accelerated erosion at the edges and seepage at the top and bottom joins to existing walls?
2. How would a gunite cover contribute visually to the scenic coastal bluffs?
3. Is there an alternate solution to bluff instability which might have less of a visual impact and contribute less to erosion along the side lines of the stabilized area?

(Ref F4242)

PACIFIC OC

SITE
F5130

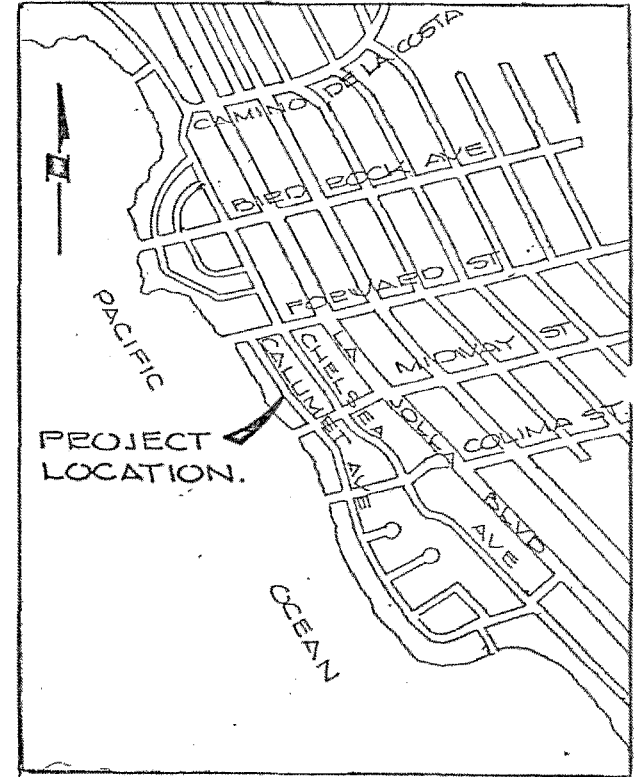
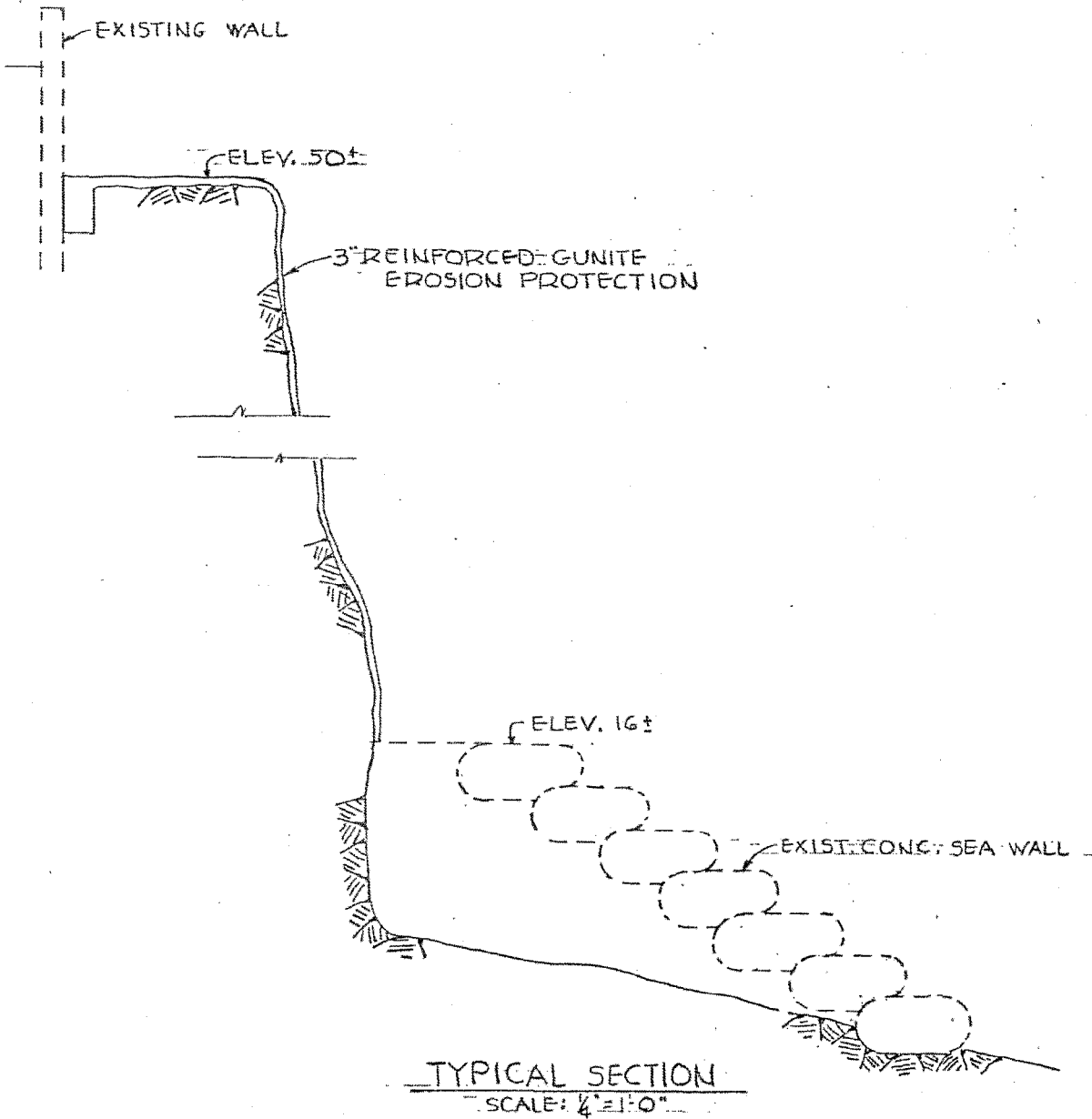




SITE PLAN
Scale: 1/6" = 1'-0"

CLIFF EROSION PROTECTION

EMMA COLLINS
5544 CALUMET
LA JOLLA, CA.



LOCATION MAP

SCALE: 1" = 800'

CLIFF EROSION PROTECTION

EMMA COLLINS
5549 CALUMET
LA JOLLA, CAL.

ROBERT PRATER ASSOCIATES
Consulting Soil, Foundation & Geological Engineers

February 16, 1977
147-2, 1520

Mrs. Charles Collins
5544 Calumet
La Jolla, California 92037

Re: Geotechnical Reconnaissance
for Evaluation of Sea Cliff Erosion
at 5544 Calumet, La Jolla

Dear Mrs. Collins:

As reported to you at the time of our examination of the sea cliff in May of 1976, normal weathering processes (wind, rain and salt water spray) have been the primary cause for the erosion (periodic sloughing and ravelling) of the materials exposed on the cliff face. In our opinion, the most effective and aesthetic means by which to minimize continued sloughing and ravelling will be to cover the cliff face with a layer of gunite.

In light of the fact that the cliff is composed of competent formational materials (Bay Point Formation), it is not likely that it will be subject to a large mass instability; the City of San Diego Seismic Safety Study classifies the cliffs in the vicinity of your residence as being "generally stable." In our opinion, the proposed scheme of covering the cliff face with gunite will increase it's overall stability by helping to minimize the infiltration of surface water.

If you have any questions, please call.

Very truly yours,

ROBERT PRATER ASSOCIATES



Robert Prater, C. E.

RP:rcs

Copies: Addressee (4)

SPECIFICATIONS

The Contractor shall furnish all labor, equipment, and materials required for application of a nominal 3 inch thick layer of pneumatically applied mortar (gunite) to the face of the cliff. Pneumatically applied mortar shall consist of a dry mixture of sand and cement to which water is added immediately prior to discharge from the nozzle of a suitable applicator. The mixture of sand and cement and water is then deposited, under air pressure, upon the surface prepared to receive it.

Prior to application, the entire area to receive the gunite shall be stripped of all vegetation and the area sterilized by spray application of a solution of poly bor-chlorate. The solution shall contain 1-1/2 pounds of the chemical per gallon of water and shall be applied to the area to be treated at the minimum rate of 2 gallons of solution per 100 square feet of area.

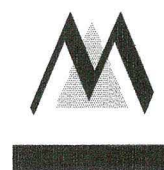
Fine aggregate shall conform to ASTM Designation: C33, 100 percent shall pass the 3/8 inch sieve. Cement shall meet the requirements of ASTM Designation: C150 - Type II. Wire mesh reinforcement shall be 14 gauge. Proportions shall be not leaner than one sack of cement to 3 cubic feet of sand. Gunite to have nozzle finish.

Mixing equipment shall be capable of thoroughly mixing the sand and cement in sufficient quantity to maintain placing continuity, shall be self-cleaning and capable of discharging all mixed material without any carry-over from one batch to another. Delivery equipment, generally called "Cement Gun" shall be of such size and design which has given satisfactory results in similar previous work. The equipment must be capable of discharging mixed material into the base under close control and it must be able to deliver a continuous smooth stream of uniformly-mixed material at the proper velocity to the discharge nozzle, free from slugs of any kind. Discharge nozzle shall be equipped with a manually operated water-ring capable of ready adjustment by the nozzleman to vary the quantity of water. Air compressor shall be of adequate capacity, capable of delivering a supply of clean dry air adequate for maintaining sufficient nozzle velocity for all parts of the work while simultaneously operating a 3/4-inch blow pipe for clearing away rebound. Water pressure at the discharge nozzle shall at all times be at least 15 psi higher than the air pressure at the entrance to the material hose to insure complete wetting of the materials.

Gunite shall emerge from the nozzle in a steady, uninterrupted flow. Should the flow become intermittent for any cause, the nozzleman shall direct it away from the work until it again becomes constant.

At all times while he is applying the gunite, the nozzleman shall have a helper, using a 3/4-inch blow pipe, to remove all rebound, sand, etc. ahead of his work. Under no circumstances shall rebound be worked in under the gunite. The nozzle shall, as much as possible, be held at approximately right angles to the surface and shall be kept at the proper distance from the surface dictated by good practice standards for the type of application, type of nozzle and air pressures employed.

Gunite may not be applied under strong wind conditions, evidenced by the removal of a considerable amount of cement and moisture from the mortar spray between the nozzle and floor, wall or roof. In areas where strong winds prevail, and guniting must proceed, a richer gunite mix than specified must be used. The nozzleman shall work against the direction of the wind to avoid gunite being applied on rebound that has been carried with the wind.



PROJECT TEAM:

ARCHITECT: MARTIN ARCHITECTURE
TIM MARTIN AIA
2333 STATE STREET STE 100
CARLSBAD, CA 92008
760.729.3470

**CIVIL ENGINEER/
SURVEYOR:** CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVE. SUITE J
SAN DIEGO, CA 92126
858.271.9901

GEO-TECHNICAL ENGINEER: GEOTECHNICAL EXPLORATION INC
7420 TRADE STREET
SAN DIEGO, CA 92121
858.549.7222

COASTAL ENGINEER: GEOSOILS, INC.
DAVID W. SKELLY, MS
5741 PALMER WAY
CARLSBAD, CA 92008
760.438.3155

LANDSCAPE ARCHITECT: TODD FRY LANDSCAPE ARCHITECT, ASIA
7920 PRINCESS STREET
LA JOLLA, CA 92037
858.459.8005

PROJECT DATA

SITE ADDRESS: 5550 CALUMET AVENUE
LA JOLLA, CA 92037

APN: 357-521-06

LOT AREA: 5,017 SF (.12 ACRE)

LEGAL DESC: LOT 36 OF CLIFFSIDE, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

OWNER: ROBERT & KAREN MORSE

BASE ZONE: RS-1-7

OVERLAY ZONES: COASTAL; COASTAL HEIGHT LIMIT; FIRST PUBLIC ROADWAY; APPEALABLE AREA
PARKING IMPACT; RESIDENTIAL TANDEM PARKING; TRANSIT AREA
ESL- SENSITIVE COASTAL BLUFFS; SENSITIVE BIOLOGICAL; SENSITIVE COASTAL

OCCUPANCY: R3

CONSTRUCTION TYPE: VB

PARKING: NO. OF SPACES REQUIRED: 2 PROVIDED: 2

BUILDING HEIGHT: 27'-6" (30' MAX)

EASEMENTS & ENCUMBRANCES: NONE

HEIGHT LIMIT: SITE IS LOCATED WEST OF I-5, THE HIGHEST POINT OF THE
ROOF, EQUIPMENT, ANY PIPE VENT, ANTENNA OR ANY OTHER
PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE, AS
MEASURED PER PROP D OF THE SDMCMA

BUS STOPS: THERE ARE NO EXISTING OR PROPOSED BUS/TRANSIT
STATIONS OR STOPS

FIRE DEPT. REQ'MENT:

- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM STREET PER FHPD POLICY P-00-6 (UPC 901.4.4)
- SEE VICINITY MAP FOR HYDRANT LOCATIONS
- 12, 47 & 83



SCOPE OF WORK

- RENOVATIONS & SECOND STORY ADDITION TO EXISTING 1 STORY 2,010 SF SINGLE FAMILY RESIDENCE; EXPANDING EXISTING GARAGE TO PROVIDE 2 CAR PARKING
- AFTER THE FACT APPROVAL FOR EXISTING CONCRETE REINFORCED GUNITE, REMOVAL OF PERMITTED LOWER & MIDDLE DECK; PATCH GUNITE WHERE REQUIRED & WHERE LOWER DECK IS REMOVED; ENHANCE COLOR OF ENTIRE GUNITE FACE TO MATCH THE EXISTING ADJACENT NATURAL LANDFORM CHARACTERISTICS OF THE COASTAL BLUFF; REMOVAL OF VERTICAL ACCESS STAIRS TO BEACH; REMOVAL OF CHAINLINK FENCE @ REAR PL
- NEW STORM DRAINAGE SYSTEM W/ ALL SURFACE RUNOFF ABOVE BLUFF COLLECTED & CONVEYED TO STREET

PREVIOUSLY CONFORMING CONDITIONS

- EXISTING STRUCTURE EXTENDS BEYOND 40' BLUFF EDGE SETBACK
- EXISTING SEAWALL & GUNITED BLUFF FACE
- EXISTING WOOD FRAMED DECKS (3) W/IN 5' BLUFF EDGE SETBACK
- EXISTING CHAIN LINK FENCE @ REAR PROPERTY LINE

REQUIRED DISCRETIONARY PERMIT APPROVAL

- COASTAL DEVELOPMENT PERMIT
- SITE DEVELOPMENT PLAN

SHEET INDEX

- SITE PLAN
- (C2) GRADING & DRAINAGE PLAN
- SITE SECTIONS
- SURVEY
- BLUFF EDGE PLOT PLAN
- DEMO PLAN
- MAIN LEVEL PLAN
- UPPER LEVEL PLAN
- ELEVATIONS
- ELEVATIONS/SECTIONS
- SECTIONS
- ROOF/BUILDING HEIGHT PLAN
- CONCEPTUAL FRAMING PLANS
- LANDSCAPE PLANS
- (L1)

APPLICABLE CODES

2010 CALIFORNIA RESIDENTIAL CODE (CRC)
2010 CALIFORNIA MECHANICAL CODE (CMC)
2010 CALIFORNIA PLUMBING CODE (CPC)
2010 CALIFORNIA ELECTRICAL CODE (CEC)
2010 CALIFORNIA FIRE CODE (CFC)
2008 BUILDING ENERGY EFFICIENCY STANDARDS
CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC)
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PERMIT HISTORY

ORIGINAL HOUSE CONSTRUCTED	1952
WOOD DECK	1966
PATIO & FENCING	1967
RIP RAP & CLIFF PROTECTION	1973
ADDITION @ COURTYARD	1977
PRELIMINARY REVIEW #266243	2012 (HISTORIC-NOT ELIGIBLE)
PRELIMINARY REVIEW #308330	2013 PLANNING - CONFIRM SETBACKS & EXIST GFA

GROSS FLOOR AREA SUMMARY

EXISTING MAIN LEVEL HABITABLE	1,325 SF
EXISTING MAIN LEVEL GARAGE	340 SF
EXISTING COVERED LOGGIA	345 SF
EXISTING MAIN LEVEL GROSS	2,010 SF (CONFIRMED BY PRELIM. REVIEW #308330)

LOT AREA	5,019 SF
MAX ALLOWABLE GFA	5,019 x .59 = 2,961 SF

ANALYSIS OF 50% MAX ADD'N CRITERIA (PER LJ COMMUNITY PLAN)
MAX ADDITION = 2,010 SF x 50% = 1,005 SF
2,010 SF + 1,005 SF = 3,015 SF > 2,961 SF
MAX ALLOWABLE GFA = 2,961 SF (TABLE 131-047 GOVERNS)

PROPOSED BUILDING AREAS

MAIN LEVEL HABITABLE	1,460 SF
UPPER LEVEL HABITABLE	1,015 SF
TOTAL HABITABLE	2,475 SF
GARAGE	435 SF
COVERED LANAI (UNDER HAB.)	25 SF

TOTAL PROPOSED GROSS FLOOR AREA 2,935 SF (2,961 SF ALLOWED)

PROPOSED F.A.R. = 2,935 / 5,019 = .58

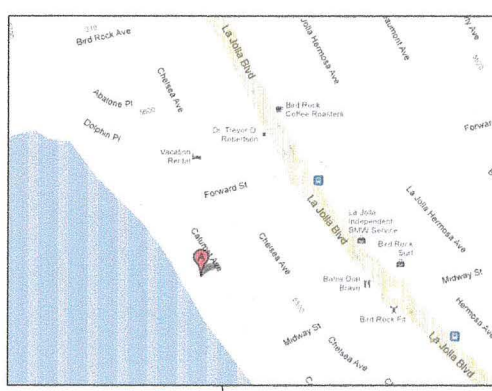
SENSITIVE COASTAL BLUFFS

BLUFF FRONTING THIS PROPERTY IS PROTECTED BY AN EXISTING SEAWALL & BLUFF PROTECTION SYSTEM. PER SDMC SECTION 143.0143, THE 40' BLUFF SETBACK CANNOT BE REDUCED. PROPOSED NEW CONSTRUCTION IS ENTIRELY SUPPORTED BEHIND THIS 40' BLUFF SETBACK (SEE SHEET 13).

ALL EXISTING ACCESSORY STRUCTURES WITHIN 5' OF THE BLUFF EDGE & DEEMED TO BE NOT NECESSARY FOR THE STABILITY OF THE BLUFF ARE PROPOSED TO BE REMOVED.

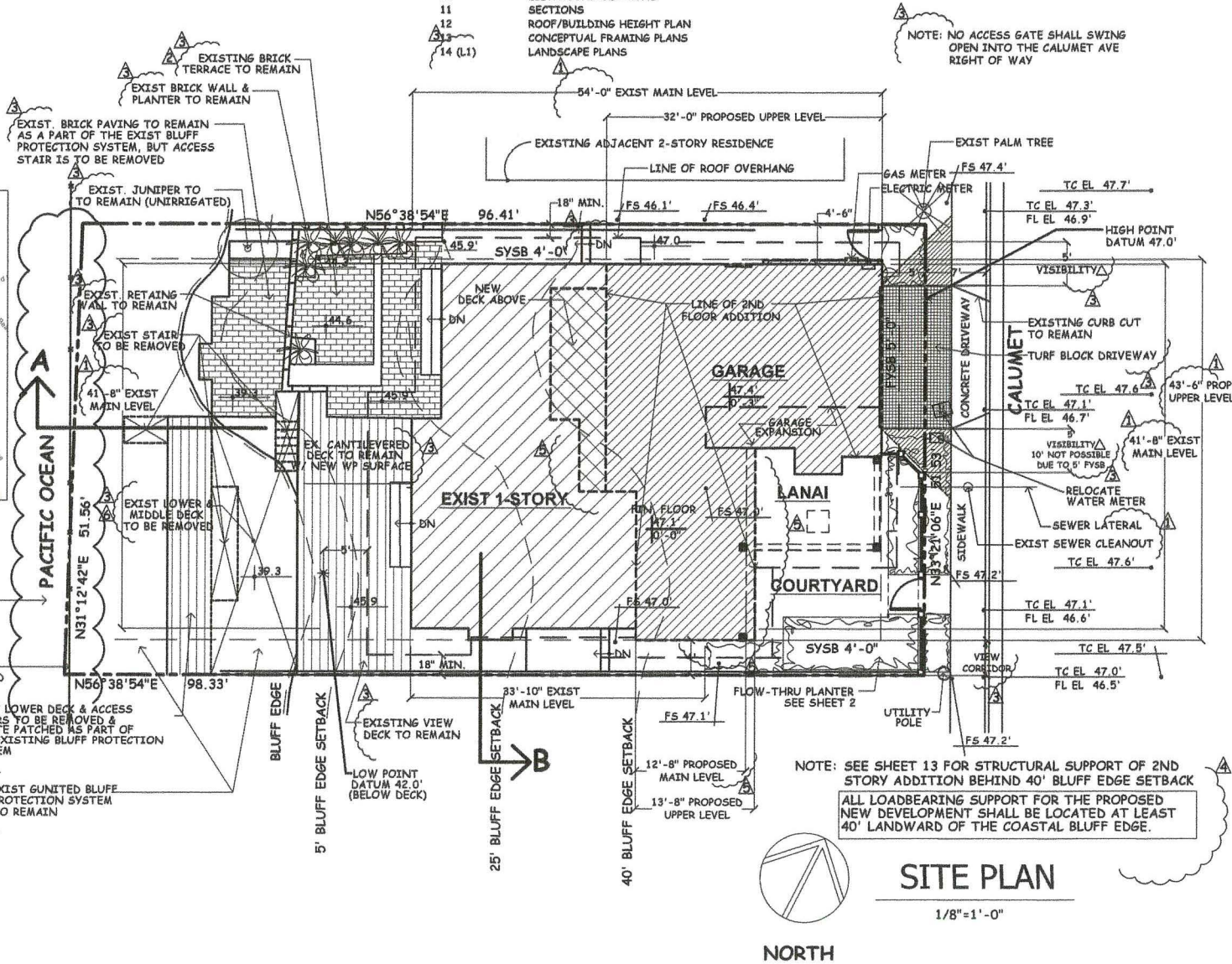
A COVENANT OF EASEMENT FOR ESL REGULATIONS IS REQUIRED TO PRESERVE THE COASTAL BLUFF.

VICINITY MAP:



LEGEND

- EXISTING 1-STORY
- SECOND FLOOR ADDITION
- SECOND LEVEL DECK



SITE PLAN

1/8"=1'-0"



NORTH

NOTE: SEE SHEET 13 FOR STRUCTURAL SUPPORT OF 2ND STORY ADDITION BEHIND 40' BLUFF EDGE SETBACK
ALL LOADBEARING SUPPORT FOR THE PROPOSED NEW DEVELOPMENT SHALL BE LOCATED AT LEAST 40' LANDWARD OF THE COASTAL BLUFF EDGE.

NOTE: NO ACCESS GATE SHALL SWING OPEN INTO THE CALUMET AVE RIGHT OF WAY

LEGAL DESCRIPTION

LOT 36 OF CLIFFSIDE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2786, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 11, 1981.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 887-521-06-00

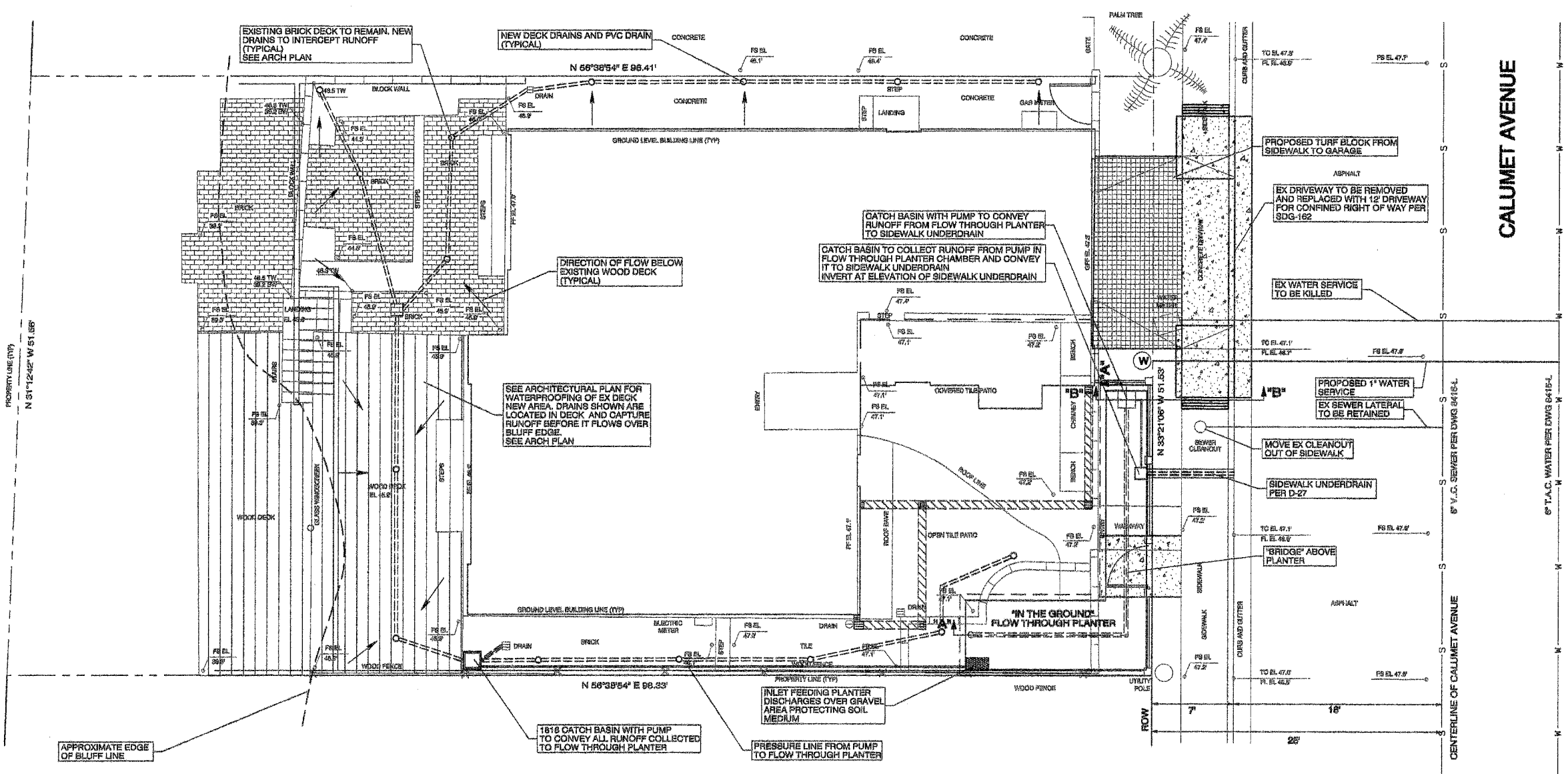
ADDRESS: 5550 CALUMET AVENUE LA JOLLA, CA 92037

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING DATED FEBRUARY 21, 2015, REVISED APRIL 4, 2015.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE. WATER SERVICE IS TO BE RELOCATED OUTSIDE OF DRIVEWAY.
3. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE SOUTHWESTERLY CORNER OF CALUMET AVENUE AND FORWARD STREET. ELEVATION = 40.81' MEAN SEA LEVEL (M.G.V.D. 1929).
4. EXISTING LOT IS ENTIRELY DISTURBED. NO UNDISTURBED AREAS EXIST.

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - -
EXISTING OVERHEAD UTILITY	-E-E-
EXISTING GAS LINE	-G-G-
EXISTING SEWER LINE	-S-S-
EXISTING WATER LINE	-W-W-
EX. SPOT ELEVATION	FB EL. 47.0'
PROPOSED SPOT ELEVATION	27.8 FB
EXISTING RETAINING WALL	-V-V-
AREA/DECK DRAIN	O
PVC DRAIN	---
CATCH BASIN	□
CONCRETE SURFACE	▒
DIRECTION OF DRAINAGE	→
TENTATIVE DOWNSPOUT LOCATION	▲ DS
SIDEWALK UNDERDRAIN PER G-27	▬▬▬
TURF BLOCK DRIVEWAY	▒▒▒



GRADING DATA

AREA OF SITE - 5,017 S.F.
 AREA OF SITE TO BE GRADED - 0 SF
 PERCENT OF SITE TO BE GRADED - 0%

AMOUNT OF CUT - N/A C.Y.
 AMOUNT OF FILL - N/A C.Y.
 AMOUNT OF EXPORT - N/A C.Y.
 MAXIMUM HEIGHT OF FILL - N/A
 MAXIMUM FILL SLOPE RATIO 2:1
 MAXIMUM FILL SLOPE HEIGHT: NONE

MAXIMUM HEIGHT OF CUT N/A
 MAXIMUM HEIGHT OF CUT SLOPE - NONE
 MAXIMUM CUT SLOPE RATIO - 2:1

LENGTH OF SITE RETAINING WALL - NONE
 MAX HEIGHT OF SITE RETAINING WALL - N/A

NO GRADING IS PROPOSED FOR THIS PROJECT

NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.

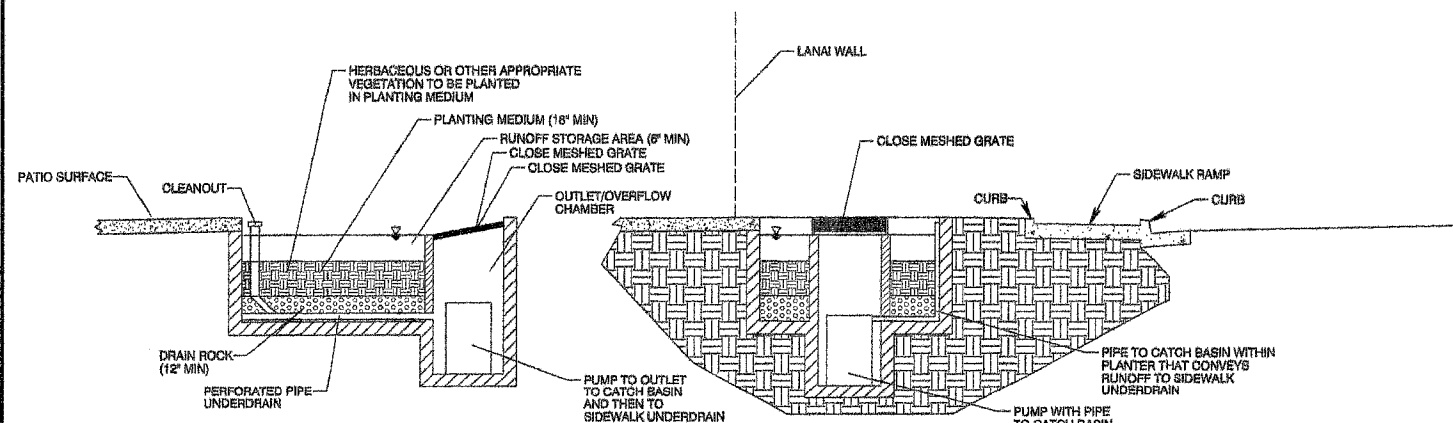
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

AN EMRA WILL BE REQUIRED FOR PRIVATE WALKWAY, TURF BLOCK DRIVEWAY AND SIDEWALK UNDERDRAIN WITHIN THE RIGHT OF WAY

RUNOFF WILL TREATED IN A FLOW THROUGH PLANTER AND PUMPED TO THE CALUMET AVENUE AND THE PUBLIC STORM DRAIN LOCATED THEREIN. IT WILL NOT FLOW OVER THE COASTAL BLUFF.

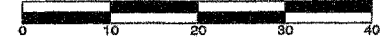
DUE TO THE LOCATION OF EXISTING GARAGE AND ITS PROXIMITY TO THE RIGHT OF WAY A 18' DRIVEWAY IS REQUIRED TO ALLOW FOR USE OF THE GARAGE FOR TWO VEHICLES. A 12' DRIVEWAY WOULD NOT PROVIDE SUFFICIENT WIDTH FOR ACCESS TO AND FROM THE GARAGE



SECTION "A" - "A" FLOW THROUGH PLANTER NOT TO SCALE

SECTION "B" - "B" FLOW THROUGH PLANTER AT UNDERDRAIN NOT TO SCALE

SCALE: 1" = 10'



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 10
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901 FAX (858) 271-8012

Project Address:
 5550 CALUMET AVENUE
 LA JOLLA, CA 92037

Project Name:
 MORSE RESIDENCE

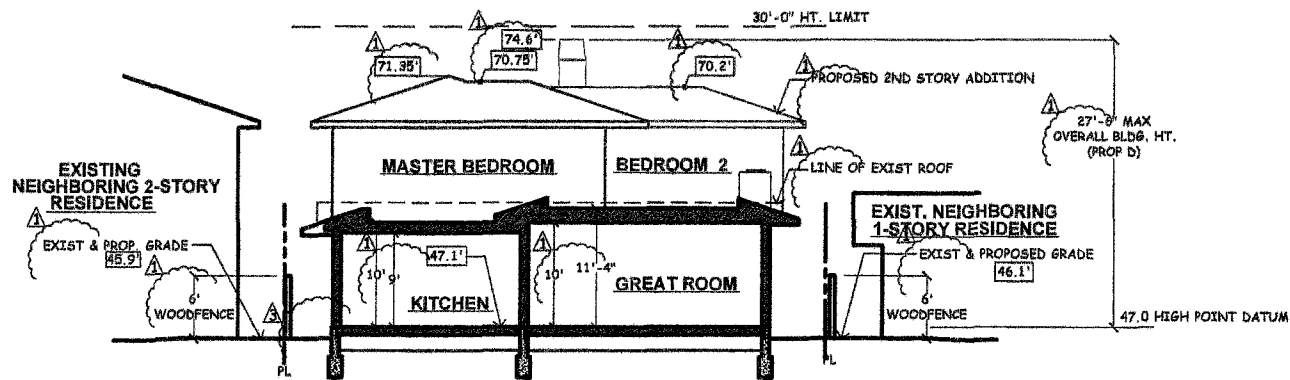
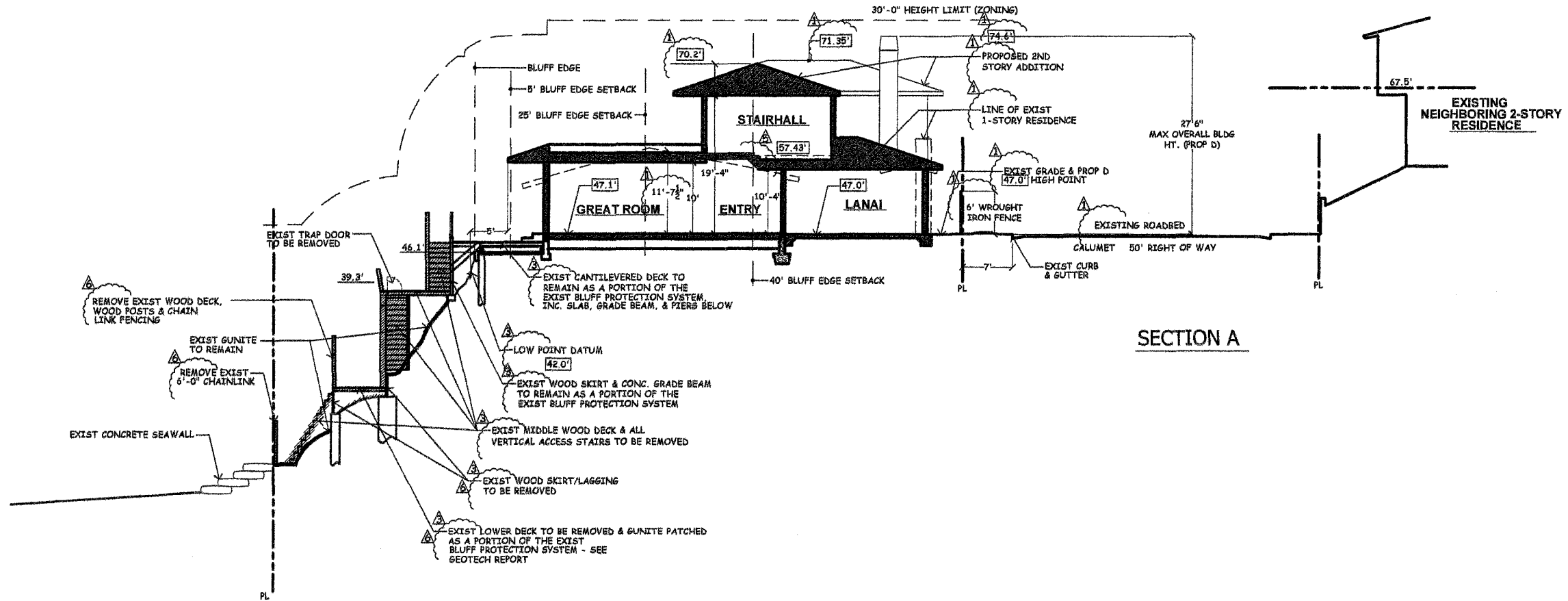
Revision 5:
 Revision 4:
 Revision 3: 09-23-13 REVISE DRIVEWAY
 Revision 2: 09-10-13 ADDRESS CITY COMMENTS
 Revision 1: 05-20-13 ADD EX WALL ELEVATIONS

Sheet Title: DRAINAGE PLAN
 Original Date: MAY 06, 2013
 SHEET 2 OF 14 SHEETS

ANTHONY K. CHRISTENSEN
 PCE 84021
 EXP. 12-31-13

SEPTEMBER 23, 2013
 Date





SECTION B
(LOOKING EAST)

MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

MARTIN ARCHITECTURE

Tim Martin A.I.A.

2838 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com

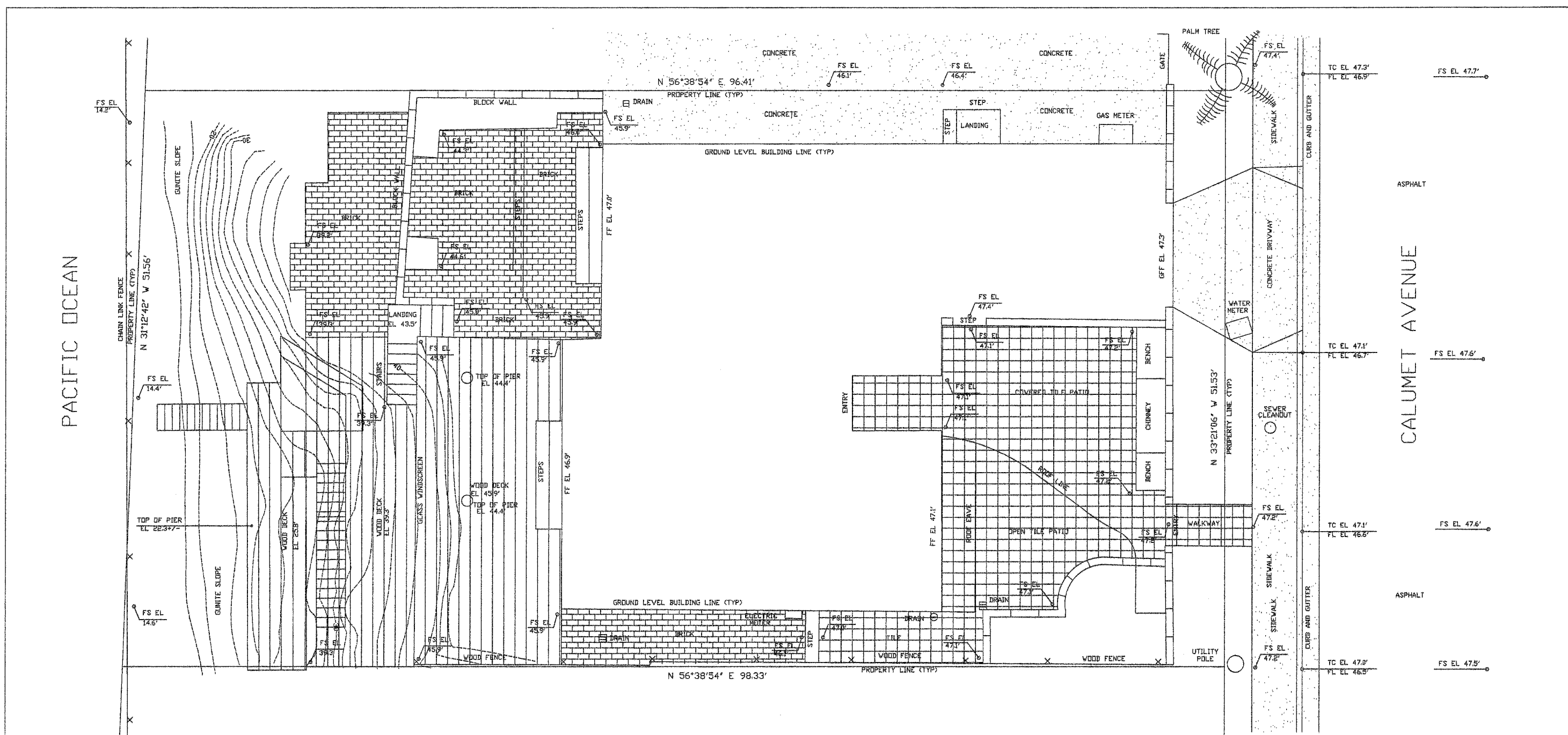
- CDP 5.2.13
- ▲ 5.20.13
- ▲ 9.10.13
- ▲ 01.03.14
- ▲ 01.13.14

SHEET NO.

3

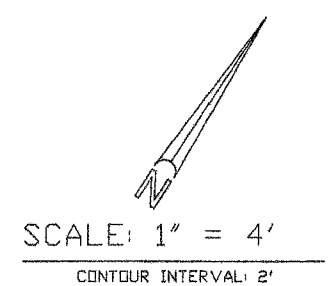
SITE SECTIONS

1/8" = 1'-0"



PACIFIC OCEAN

CALUMET AVENUE



LEGAL DESCRIPTION

LOT 36 OF CLIFFSIDE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2799, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 11, 1951.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE SOUTHWESTERLY CORNER OF CALUMET AVENUE AND FORWARD STREET. ELEVATION = 40.81' MEAN SEA LEVEL (M.G.V.D. 1929).

ABBREVIATIONS

- EL ELEVATION
- FF FINISH FLOOR
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- GFF GARAGE FINISH FLOOR
- TC TOP OF CURB
- TYP TYPICAL

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 5550 CALUMET AVENUE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 357-521-06.
5. THE AREA OF THE SUBJECT PROPERTY IS 0.12 ACRES.

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (659)271-9901 FAX (659)271-8912

Project Address:
5550 CALUMET AVENUE
LA JOLLA, CA 92037

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 8-15-13 ADDED BLUFF TOPD
- Revision 1: 4-4-13 CHANGED SCALE

Project Name:
MRSE RESIDENCE

Original Date: FEBRUARY 21, 2013

Sheet Title:
TOPOGRAPHIC MAP

Sheet 4 of 14

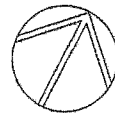
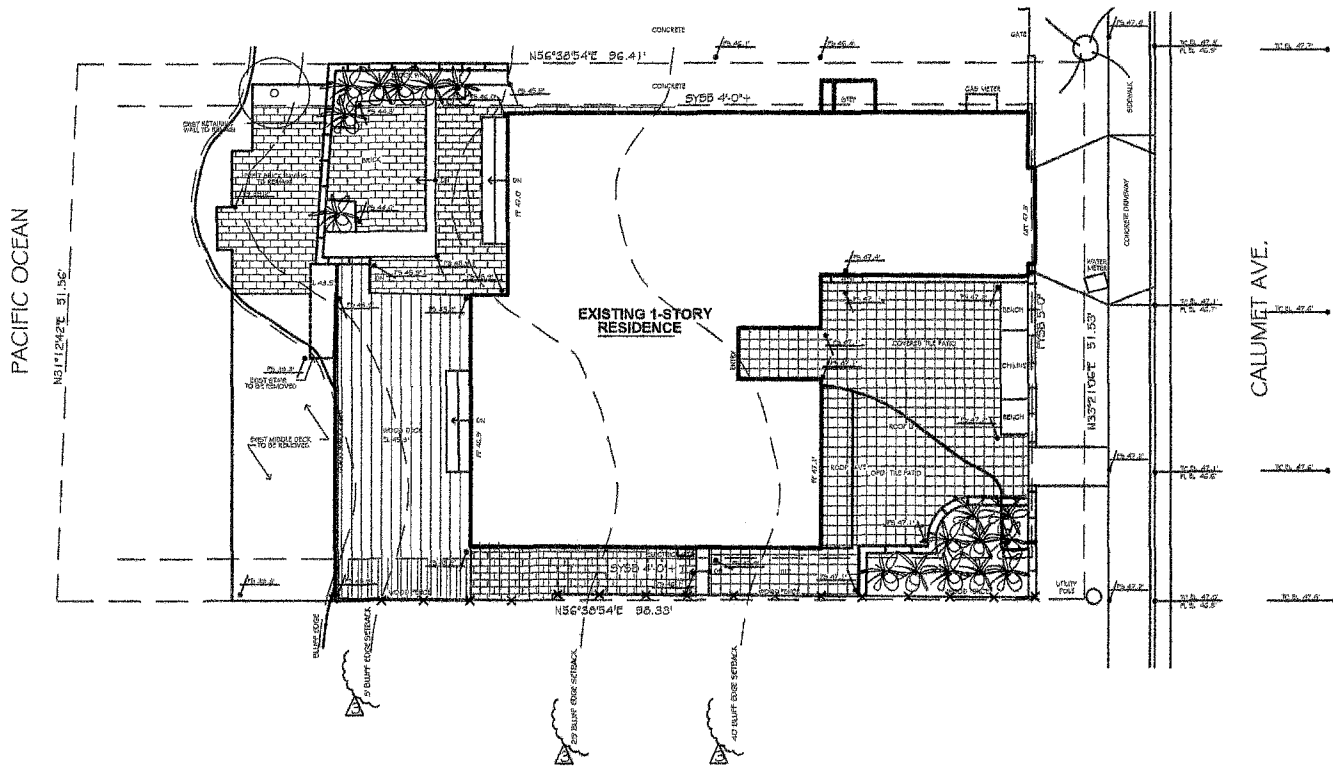
DEPH _____

CE & S CHRISTENSEN ENGINEERING & SURVEYING
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PATRICK F. CHRISTENSEN, P.L.S. 7208 Date 02-21-13

MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA



NORTH

BLUFF EDGE PLOT PLAN

1/8"=1'-0"

CDP 5,2,13
9.10.13

SHEET NO.

5

OF 14

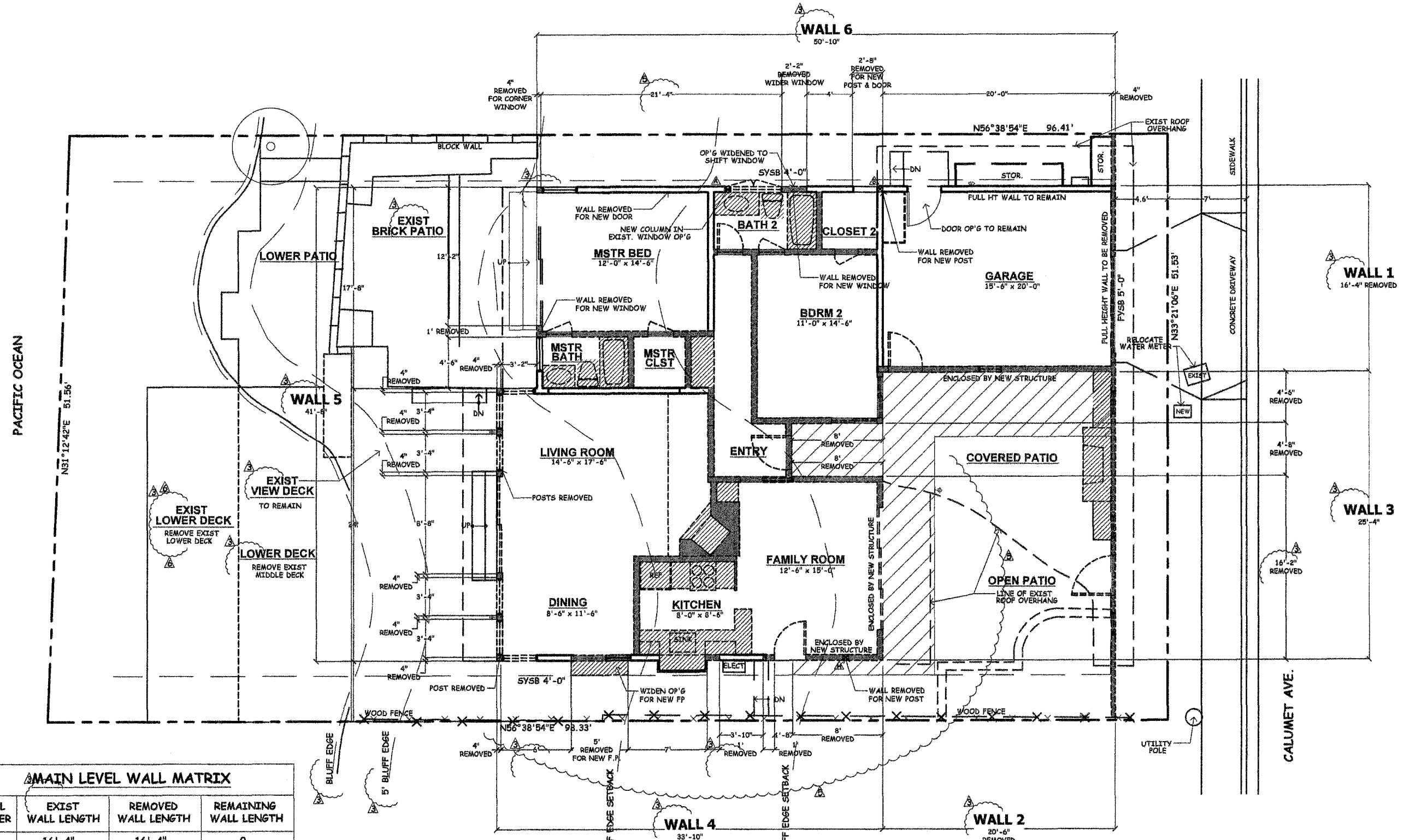


MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

MARTIN ARCHITECTURE
Tim Martin A.I.A.

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CDP 5.2.13
5.20.13
9.10.13
01.03.14
01.13.14



MAIN LEVEL WALL MATRIX

WALL NUMBER	EXIST WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
1	16'-4"	16'-4"	0
2	20'-6"	20'-6"	0
3	41'-4"	41'-4"	0
4	33'-10"	15'-4"	18'-6"
5	45'-2"	3'-8"	41'-6"
6	50'-10"	5'-6"	45'-4"
TOTAL	208'-0"	102'-8"	105'-4"

49% OF ORIGINAL WALL LENGTH TO REMAIN

- DEMOLITION SYMBOL**
- NO CHANGE TO EXISTING EXTERIOR WALL
 - WALL REMOVAL PER DEFINITION OF CITY OF SAN DIEGO
 - EXISTING FIXTURES TO BE REMOVED
 - NEW COLUMN - SEE SHEET 13



DEMO PLAN

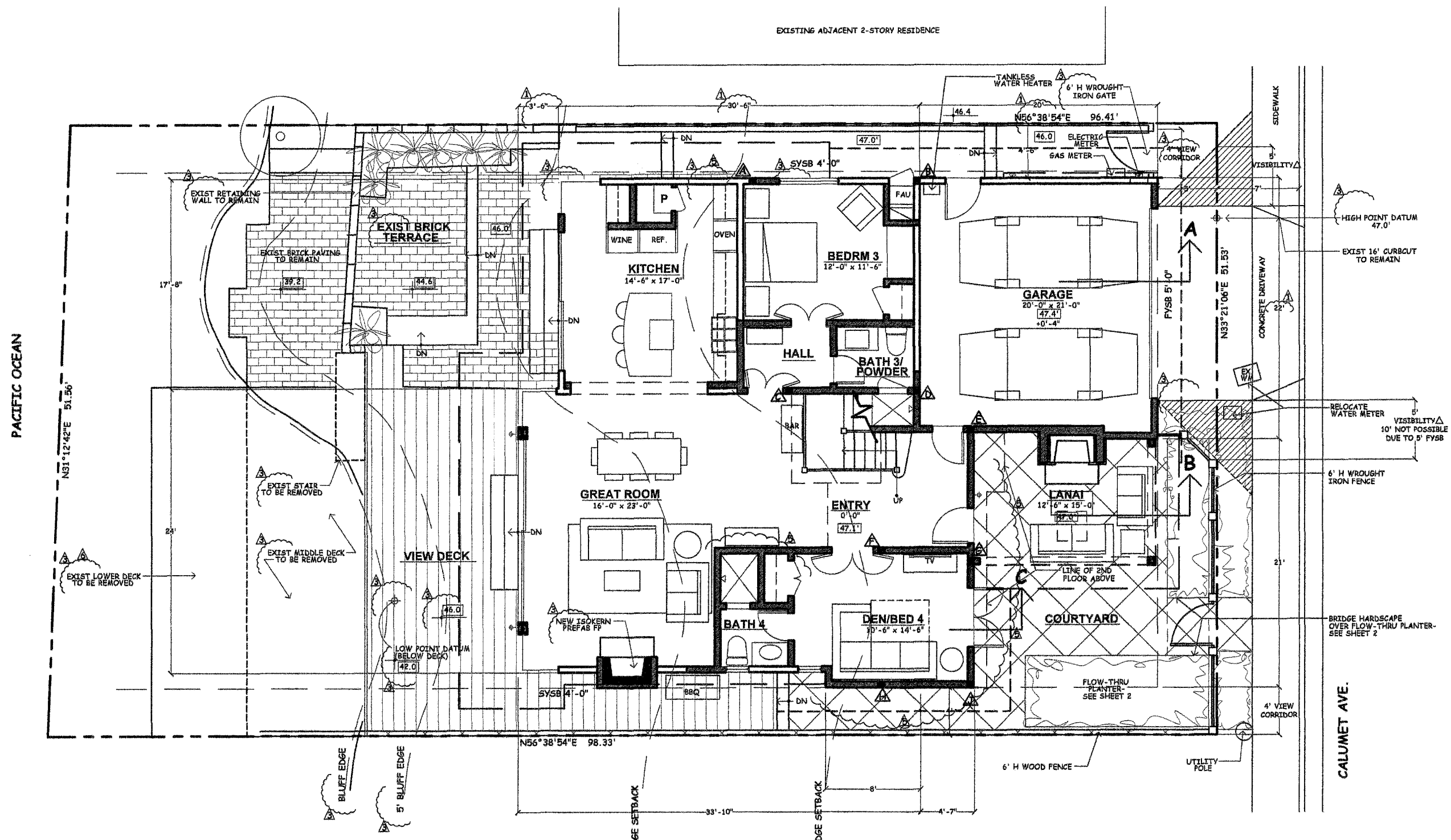
1/4" = 1'-0"



MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

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PROPOSED BUILDING AREAS

MAIN LEVEL HABITABLE	1,460 SF
UPPER LEVEL HABITABLE	1,015 SF
TOTAL HABITABLE	2,475 SF
GARAGE	435 SF
COVERED LANAI (UNDER HAB.)	25 SF
TOTAL PROPOSED GROSS FLOOR AREA	2,935 SF (2,961 SF ALLOWED)

PROPOSED F.A.R. = 2,935 / 5,019 = .58

LEGEND

- EXIST WALLS
- NEW PARTITION
- NEW COLUMN - SEE SHEET 13



MAIN LEVEL PLAN

1/4" = 1'-0"

NOTE: SEE SHEET 13 FOR STRUCTURAL SUPPORT OF 2ND STORY ADDITION BEHIND 40' BLUFF EDGE SETBACK

- CDP 5.2.13
- 5.20.13
- 9.10.13
- 01.03.14
- 01.13.14

SHEET NO. 7

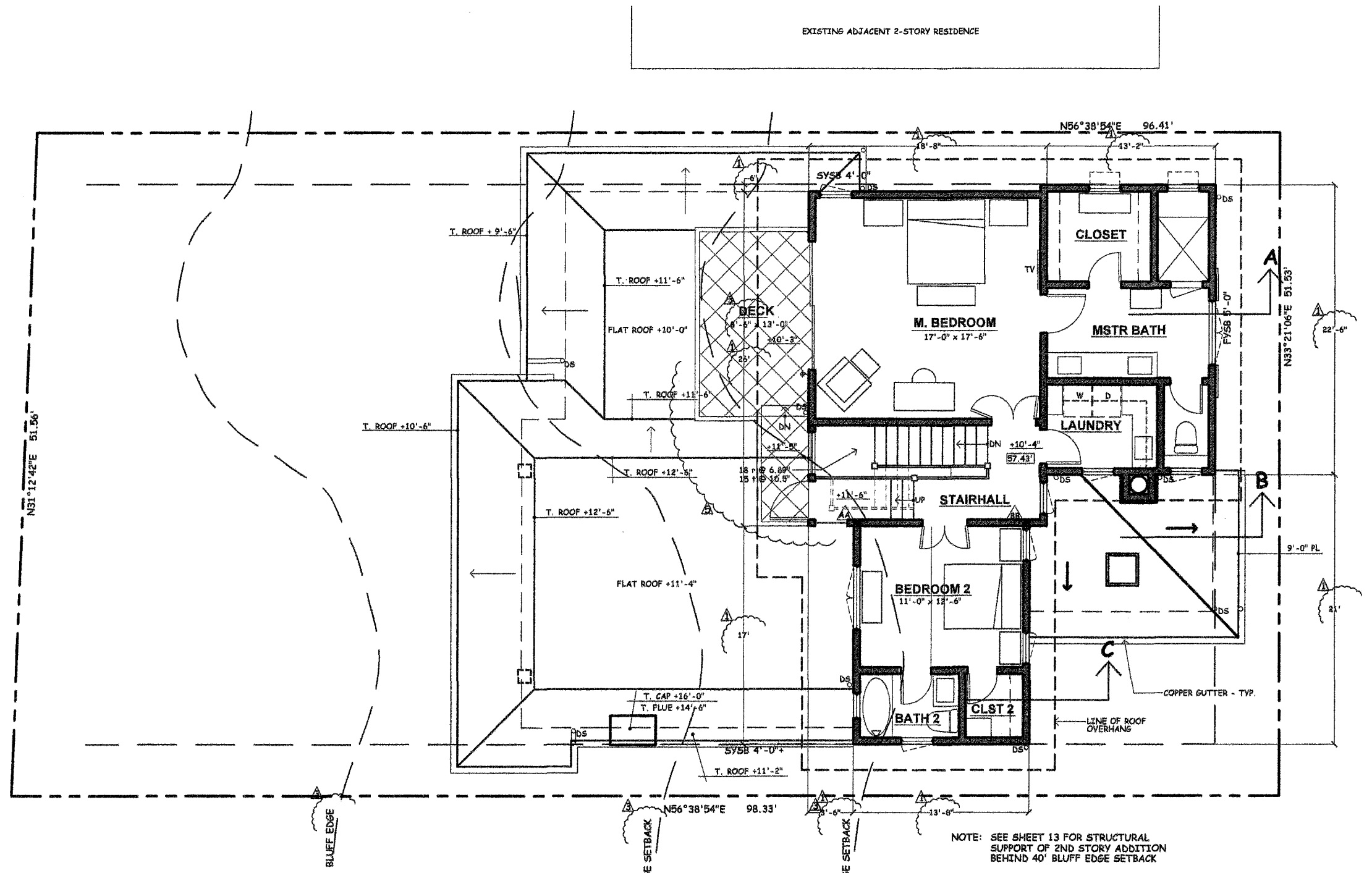


MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

MARTIN M ARCHITECTURE
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CDP 5.2.13
A 5.20.13
A 9.10.13
A 01.03.14

SHEET NO.
8



LEGEND

- EXIST WALLS
- NEW PARTITION
- NEW COLUMN - SEE SHEET 13

NOTE: SEE SHEET 13 FOR STRUCTURAL SUPPORT OF 2ND STORY ADDITION BEHIND 40' BLUFF EDGE SETBACK

UPPER LEVEL HABITABLE AREA 1015 SF



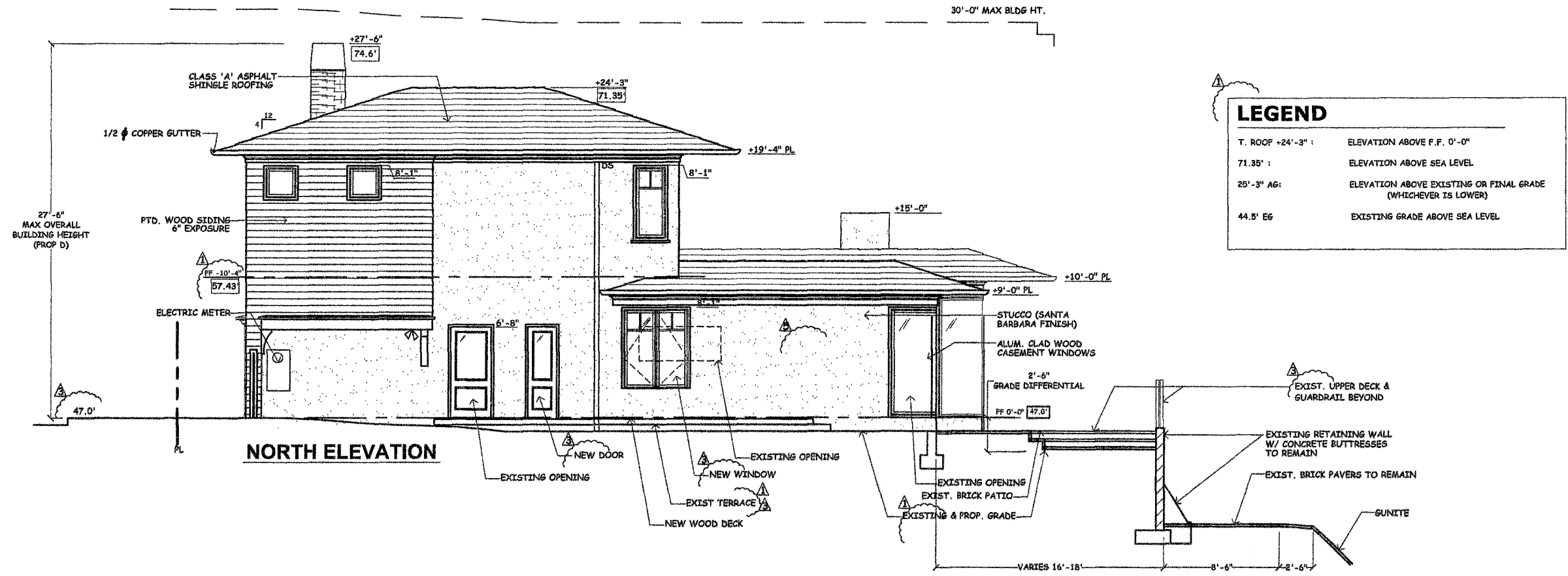
NORTH

UPPER LEVEL PLAN

1/4" = 1'-0"



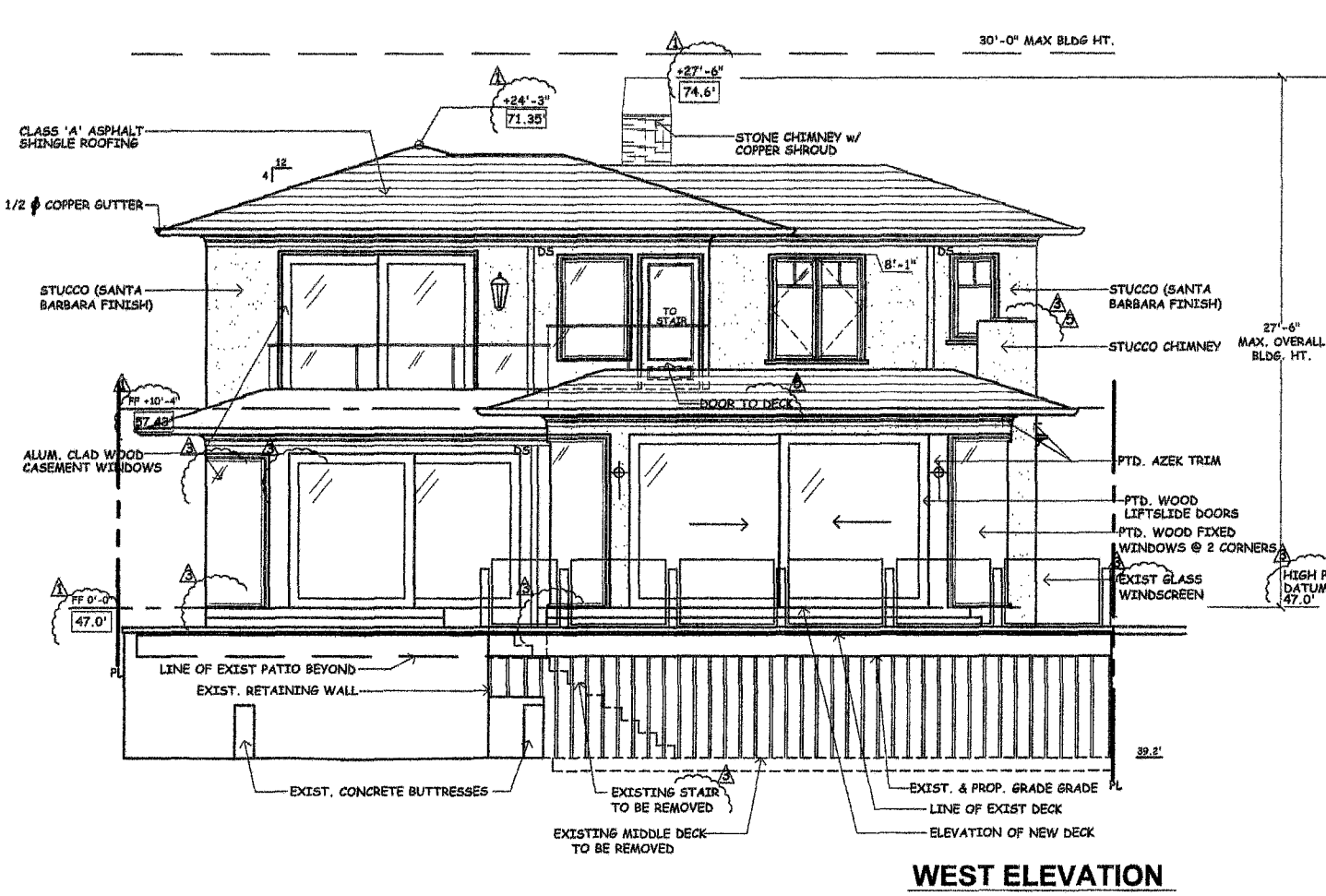
MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA



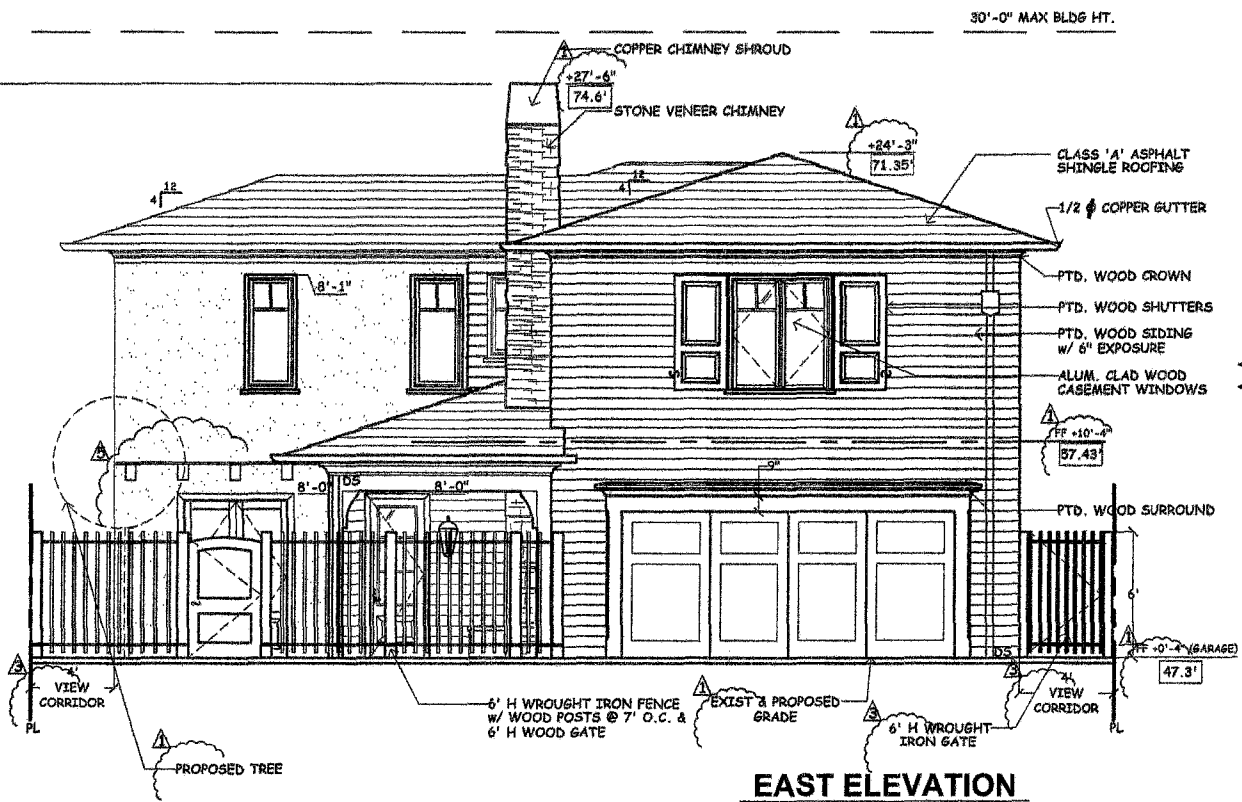
LEGEND

T. ROOF +24'-3"	ELEVATION ABOVE F.F. 0'-0"
71.35'	ELEVATION ABOVE SEA LEVEL
25'-3" AG:	ELEVATION ABOVE EXISTING OR FINAL GRADE (WHICHEVER IS LOWER)
44.5' EG	EXISTING GRADE ABOVE SEA LEVEL

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ELEVATIONS

1/4" = 1'-0"

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CDP 5.2.13
5.20.13
9.10.13
01.03.14

SHEET NO.
9



MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

MARTIN ARCHITECTURE

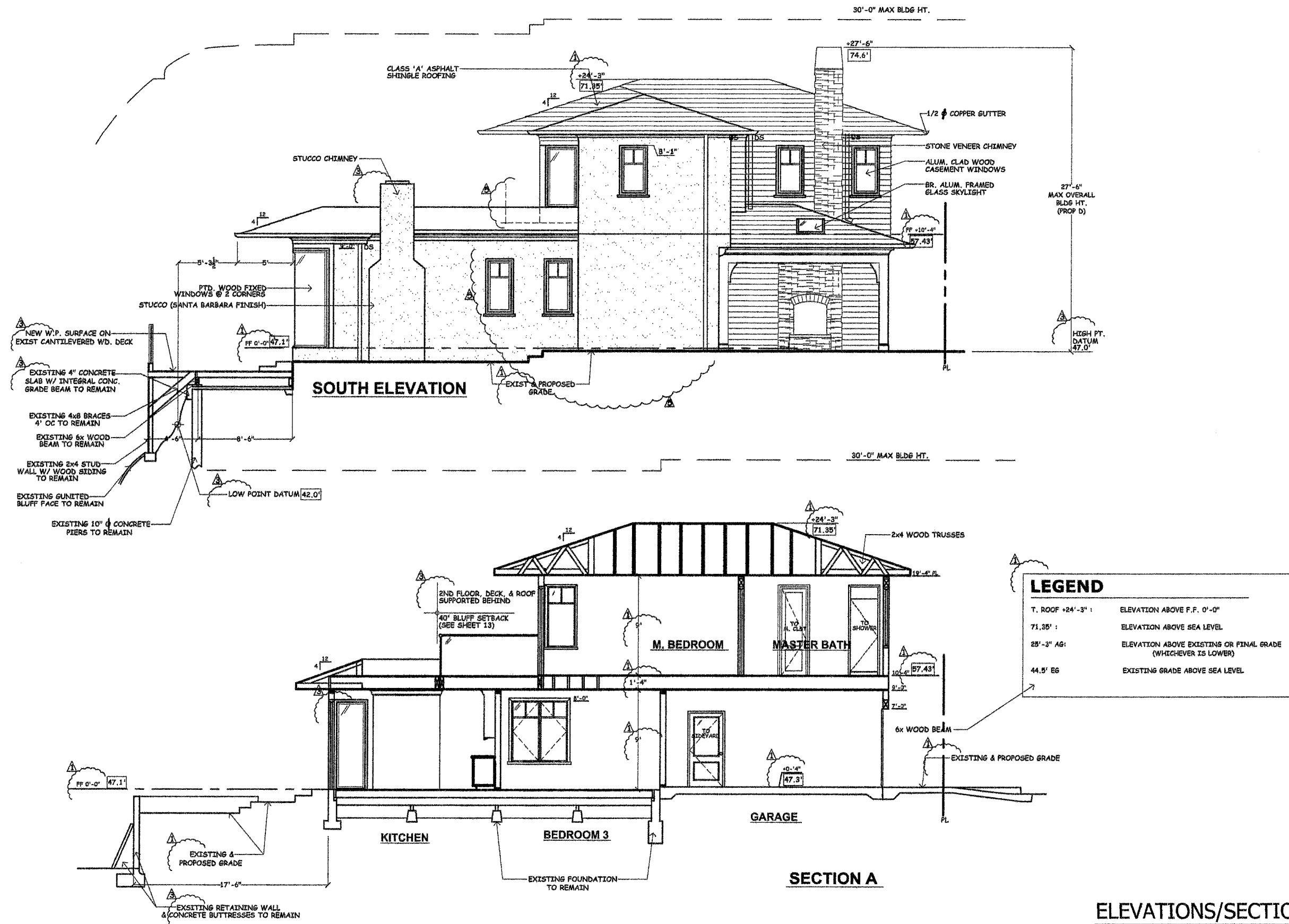
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CDP 5.2.13
5.20.13
9.10.13
01.03.14

SHEET NO.
10

OF 14

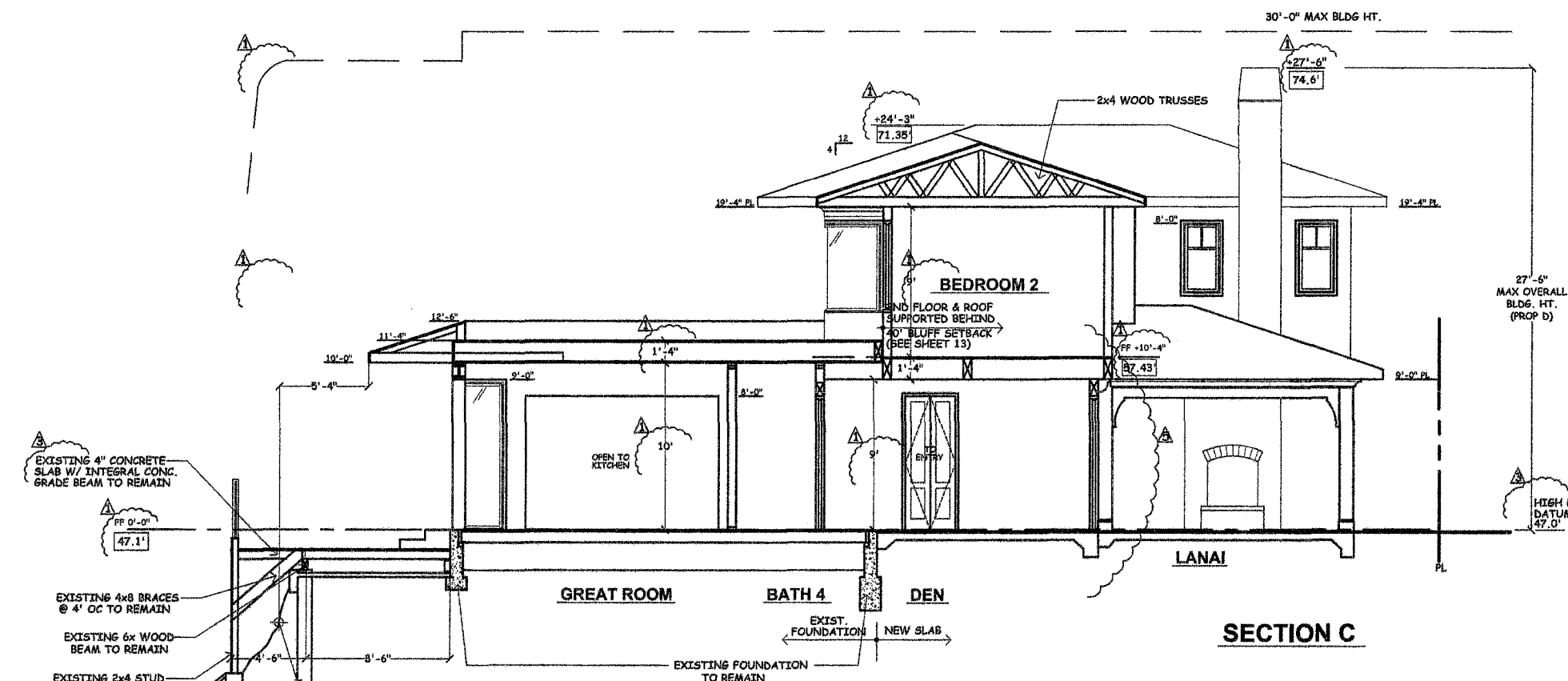


ELEVATIONS/SECTIONS

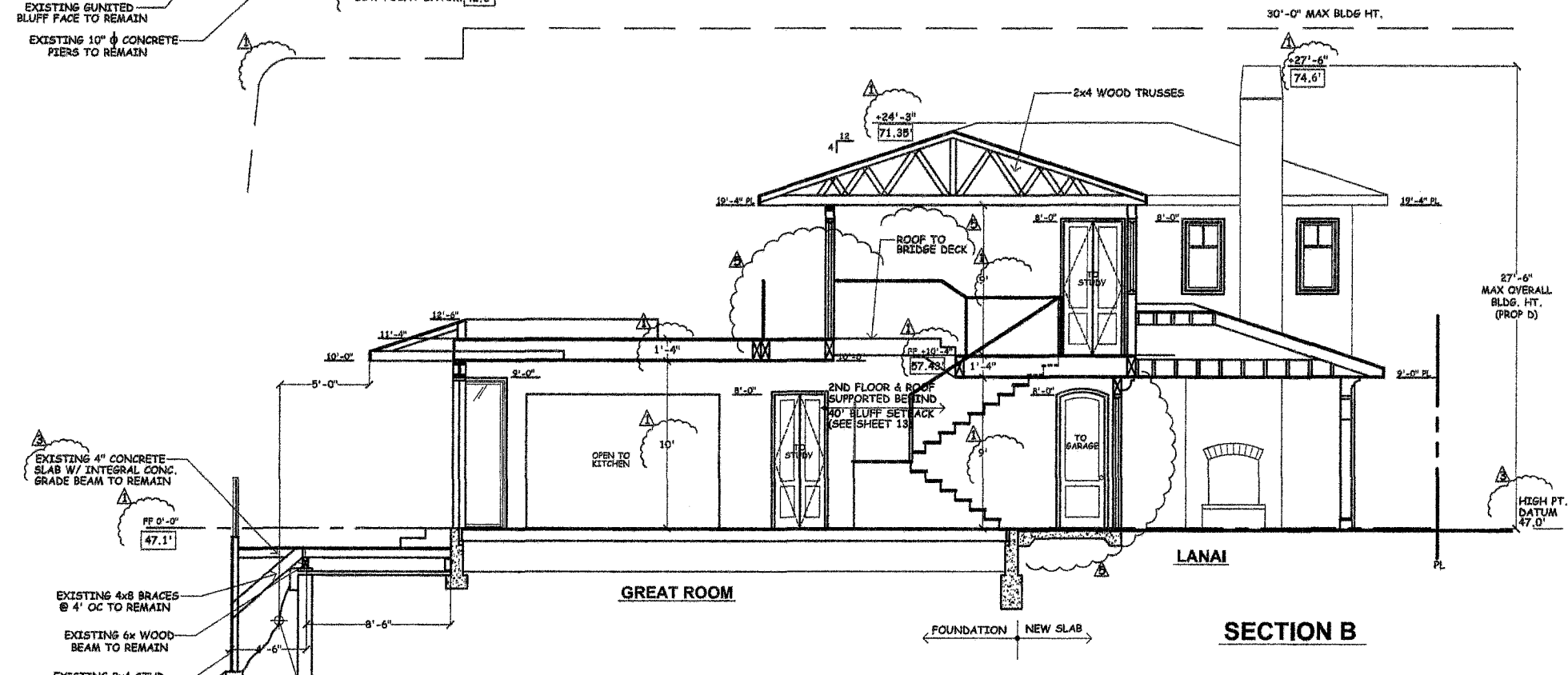
1/4" = 1'-0"



MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA



SECTION C



SECTION B

LEGEND

T. ROOF +24'-3"	ELEVATION ABOVE F.F. 0'-0"
71.35'	ELEVATION ABOVE SEA LEVEL
25'-3" AG	ELEVATION ABOVE EXISTING OR FINAL GRADE (WHICHEVER IS LOWER)
44.5' EG	EXISTING GRADE ABOVE SEA LEVEL

SECTIONS

1/4" = 1'-0"

MARTIN ARCHITECTURE

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9.10.13
01.03.14

SHEET NO.

11

OF 14



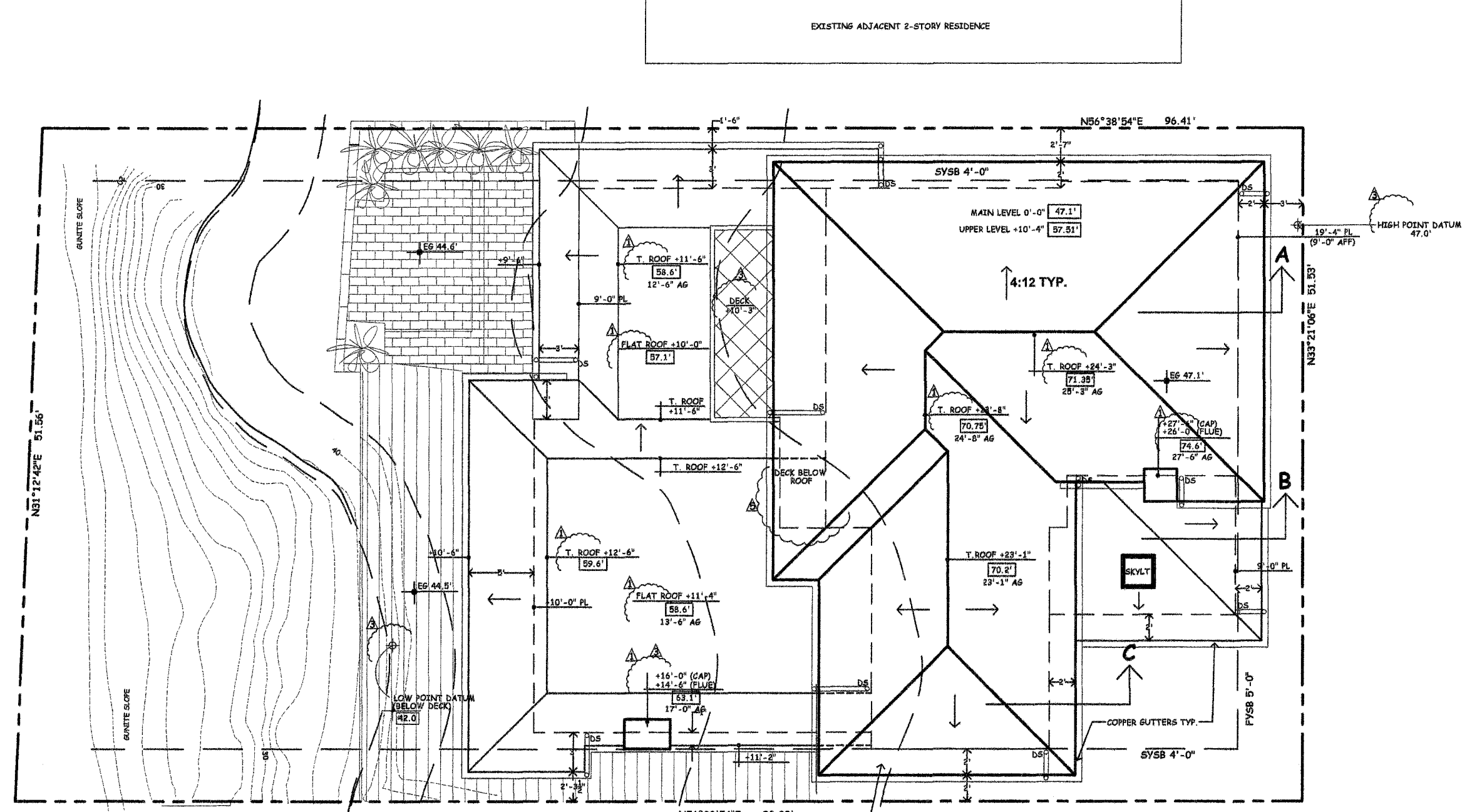
MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

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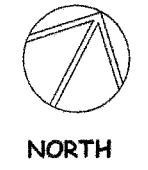
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9.10.13
01.03.14

SHEET NO.
12

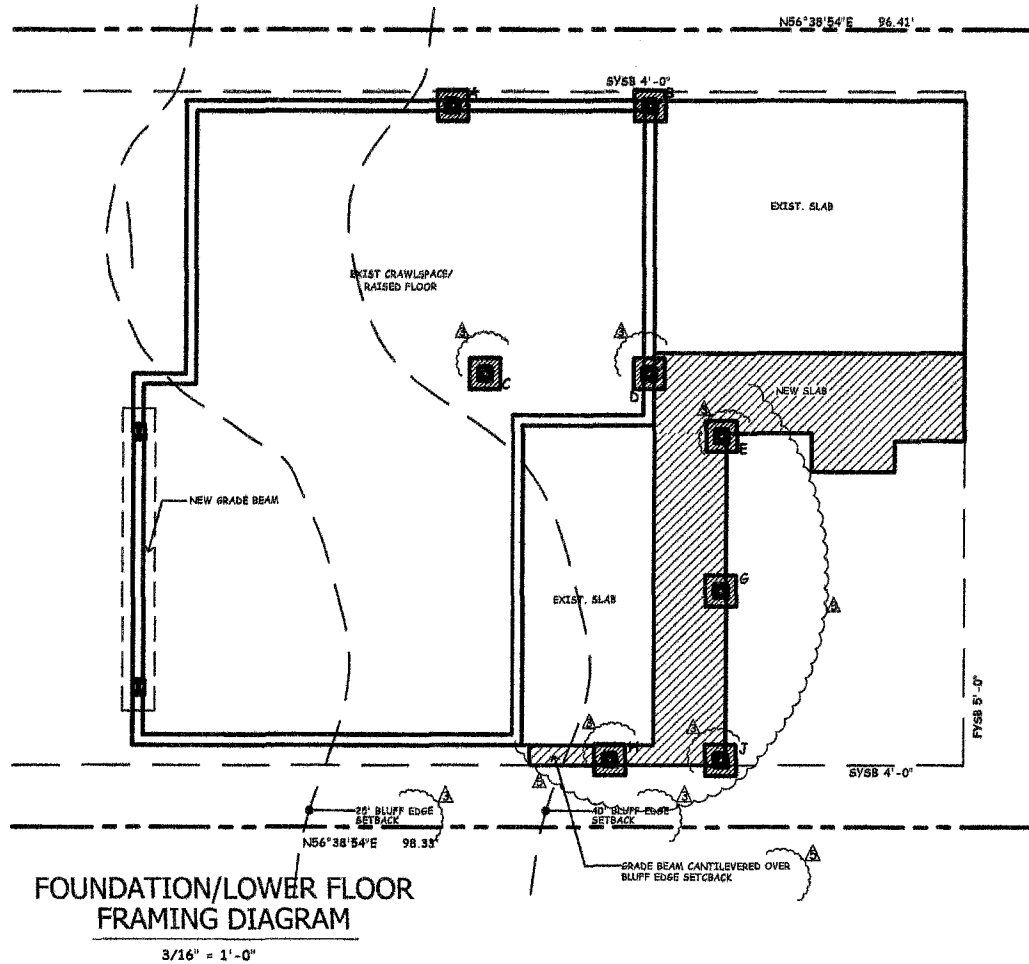
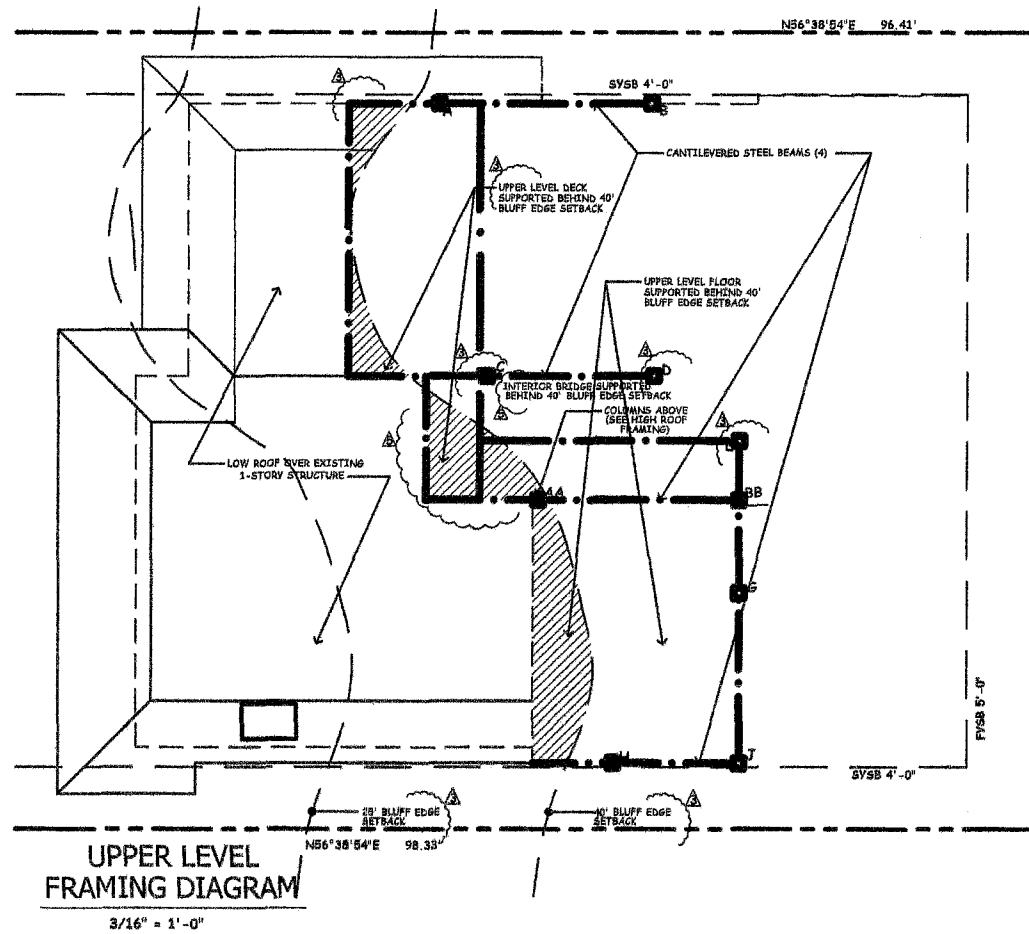
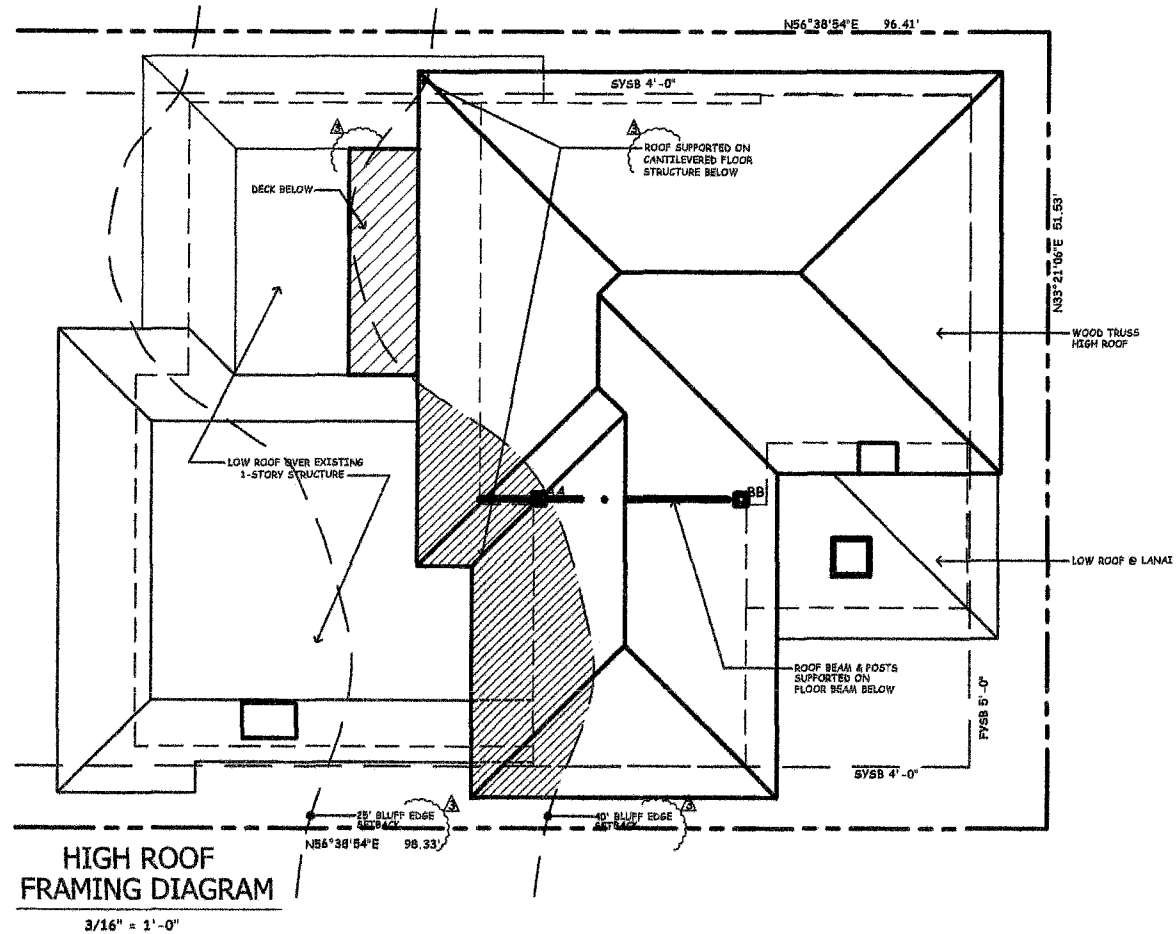


LEGEND

T. ROOF +24'-3"	ELEVATION ABOVE F.F. 0'-0"
71.35'	ELEVATION ABOVE SEA LEVEL
25'-3" AG:	ELEVATION ABOVE EXISTING OR FINAL GRADE (WHICHEVER IS LOWER)
44.5' EG	EXISTING GRADE ABOVE SEA LEVEL



ROOF PLAN/BLDG HT.
1/4" = 1'-0"



ALL LOADBEARING SUPPORT FOR THE PROPOSED NEW DEVELOPMENT SHALL BE LOCATED AT LEAST 40' LANDWARD OF THE COASTAL BLUFF EDGE.

NOTE: ALL CONSTRUCTION SUPPORTED BEHIND 40' BLUFF EDGE SETBACK

CONCEPTUAL FRAMING PLANS
3/16" = 1'-0"

NORTH



MORSE RESIDENCE
5550 CALUMET, LA JOLLA CA

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- 4.11.13
- 9.10.13
- 11.25.13
- 01.03.14

SHEET NO.
13

LANDSCAPE DESIGN STATEMENT:

Goal:

Provide a landscape that enhances the residential quality of Calumet, while specifying low-water and sea-tolerant plants. Using plants to soften the street-side façade, our goal was to bring living plant material to the development.

Objectives:

1. Consistent with the La Jolla PDO, low-water plants are specified.
2. Use plants that thrive in first exposure sea coast conditions.
3. Select plants that relate to human scale and enhance the experience of pedestrians and occupants.
4. Street tree to be consistent with La Jolla Street Tree recommendations for Zone 1.

LANDSCAPE & MAINTENANCE NOTES:

1. The long term maintenance of the project shall be the responsibility of the owner. The landscape areas shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
2. All landscape and irrigation required by this permit shall conform to the City of San Diego's Landscape Requirements Section 142.0400, the Land Development Manual Landscape Standards, and all other landscape related city and regional standards.
3. All canopy trees shall be provided a minimum root zone of 40 s.f. in area.

IRRIGATION SYSTEM NOTES:

1. All planting areas will be irrigated according to plant type and environmental exposure. Planting areas will receive complete water coverage by means of an automatically controlled, electronically operated, underground piped sprinkler system. Irrigation mainline piping shall be plastic (type 1220) schedule 40 or class 315 and class 200 or class 315 lateral lines. Lines will be installed at 18" deep for pressure lines and 12" deep for lateral lines.
2. Drip irrigation and low-emitting spray irrigation heads to be used.

ROOT BARRIER NOTES:

1. Root barrier type to be "Bioberrier" by Reemay Inc. (800) 284-2780.
2. Root barriers are not to be wrapped around root ball of tree.
3. Non-biodegradable root barriers shall be installed around all new street trees. Root barriers may be eliminated where the combination of tree species, soil type, soil area, and drainage conditions can be shown to afford equivalent protection against tree root damage to public improvements (LDC 142.0403).

LANDSCAPE CALCULATIONS

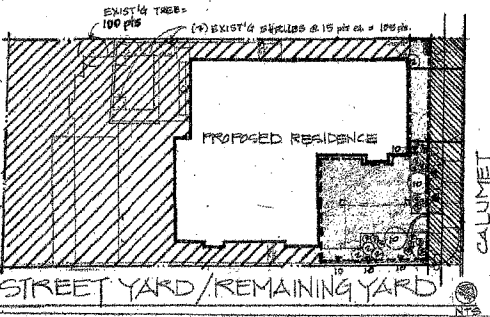
	Required:	Provided/Claimed:
Street Yard:		
Total Area:		746 s.f.
Planting Area:	379 s.f. (50% of total area)	354 s.f.
Excess Points Applied to Reduce Square Footage Requirements per SDCMC 142.0405 (a) (3)	53 max. can be used (25%)	19 s.f.
Plant Points:	37 points (0.05 per total s.f.)	104 points
Points Achieved through Trees:	19 points (1/2 required points)	20 points
Remaining Yard:		
Total Area:		2486.5 s.f.
Planting Area:	40 s.f. (40 s.f. per tree)	82 s.f.
Plant Points:	60 points	205 points
Points Achieved through Trees:	75 points (1/2 required points)	100 points
Vehicular Use Area Within Street Yard:		
Total Area:		105 s.f.
Planting Area (under 9000 s.f.):	(40 s.f. per tree)	20 s.f.
Plant Points:	1 point (0.05 vehicular use area)	18 points
Vehicular Use Area Outside Street Yard:		
Total Area:		100 s.f.
Planting Area:	5 s.f.	40 s.f.
Plant Points:	5 points	12 points
Street Trees in Public Right-of-Way:		
Length of street Frontage:		52 feet
Street Trees:	1 (1 per every 50 feet)	1

MINIMUM TREE SEPARATION DISTANCE

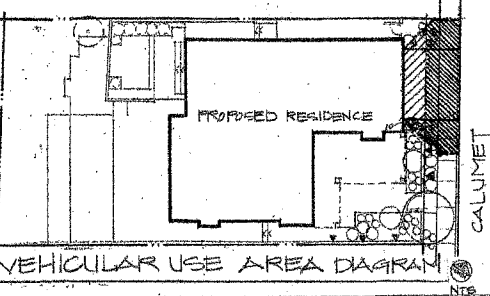
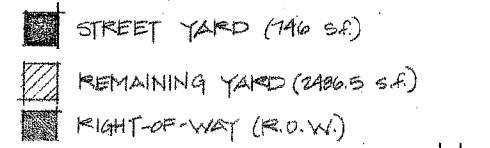
IMPROVEMENT:	MINIMUM DISTANCE TO STREET TREE:
Traffic Signal, Stop Sign	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structure (Transformers, hydrants, utility poles, etc.)	10 feet
Driveways	10 feet
Intersections	25 feet

PLANT LEGEND

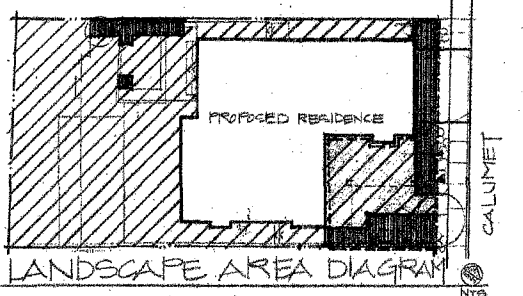
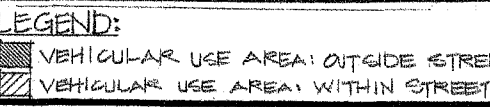
SYMBOL	%	SIZE	BOTANICAL NAME/COMMON NAME	FORM/FUNCTION	SIZE AT MATURITY
TREES & PALMS					
●	100%	24" box	SUCH AS: METROSIDEROS EXCELSUS	STREET TREE	N.Z. CHRISTMAS TREE 20' h. x 20' w.
○	100%	15 gal. alt.	SUCH AS: DRACAENA MARGINATA	SMALL PATIO TREE	12' h. x 8' w.
○	100%	5 gal.	ALOUE FEROX	ACCENT SHRUB	3' x 3'
○	100%	5 gal.	EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	STICKS ON FIRE	
○	33%	5 gal.	SUCH AS: ALOUE PETRICOLA	SMALL ACCENT SHRUB	2' x 2'
○	33%	5 gal.	AGAVE 'BLUE BOY'	STONE ALOUE	
○	33%	5 gal.	ALOUE STRIATA	NCN	
○	100%	5 gal.	SUCH AS: CRASSULA SPP.	LOW MASSING SHRUB	3' h. x 3' w.
○	100%	5 gal.	JADE PLANT	JADE PLANT	
VINES & ESPALLIER					
▲	100%	15 gal.	SUCH AS: MACFADYENA UNGUIS-CATI (ESPALLIER: TRAIN ON WALL/FENCE)	TRELLIS VINE	
▲	100%	15 gal.	MACFADYENA UNGUIS-CATI (ESPALLIER: TRAIN ON WALL/FENCE)	CAT'S CLAW VINE	8' h. x 6' w.
GROUND COVER					
■	100%	1 gal.	SUCH AS: DYMONDIA MARGARETAE	GROUND COVER	SILVER CARPET 2' h. x 6' w.
EXISTING VEGETATION					
○	100%	EXISTING	JUNIPERUS TORULOSA	TORULOSA JUNIPER	10' h. x 8' w. 4" caliper
○	100%	EXISTING	CRASSULA SPP.	JADE PLANT	30" h. x 30" w.



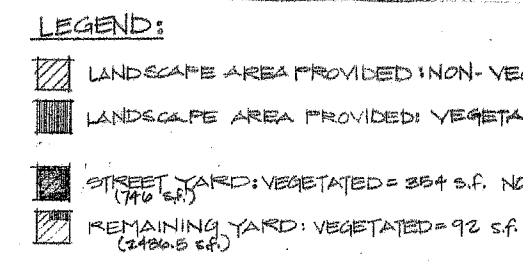
STREET YARD AND REMAINING YARD DIAGRAM



VEHICULAR USE AREA DIAGRAM

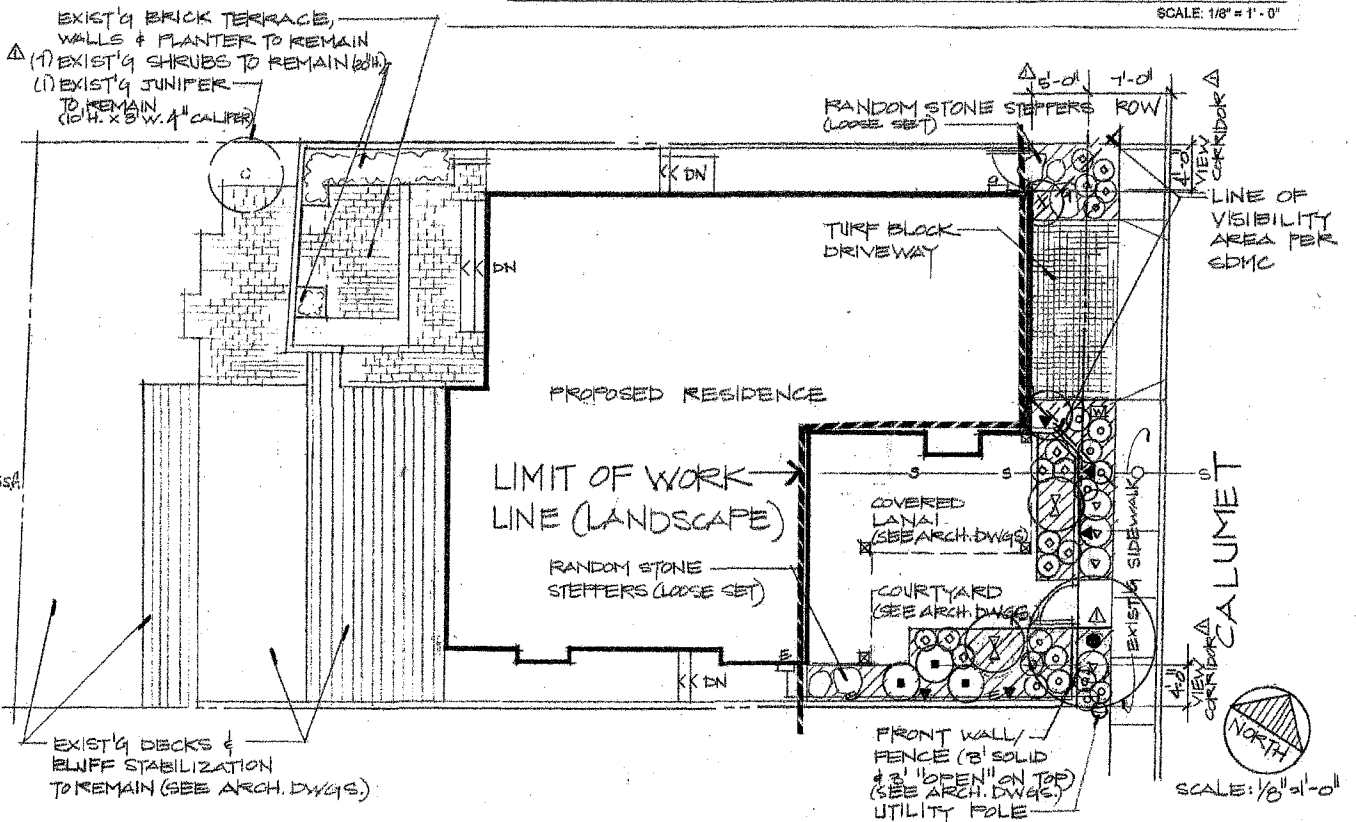


LANDSCAPE AREA DIAGRAM



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/8" = 1' - 0"



MORSE RESIDENCE
5550 CALUMET
LA JOLLA, CA 92037

Written permission on these drawings and hereinafter over the scale and conditions of the job and any office must be notified of any revisions from the dimensions and shop details must be submitted to the office for approval before proceeding with fabrication.

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Todd Fry Landscape Architect AS/LA and were created, evolved and developed for use on, and in connection with, the specified project. None of such information shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Todd Fry Landscape Architect AS/LA.

Sheet No.

L-1

TODD FRY LANDSCAPE ARCHITECT A.S./L.A.
Calif. Lic. # 1370
Hawaii Lic. #8878
La Jolla, CA 92037
920 Princess St.
(858) 459-8005
FAX (858) 459-4279

Date: 9-12-13
Job No.
Drawn By: JF
Checked By: TF

HEARING OFFICER RESOLUTION NO. HO-XX-CCC
SITE DEVELOPMENT PERMIT NO. 1130780 and
COASTAL DEVELOPMENT PERMIT NO. 1131955
MORSE RESIDENCE PROJECT NO. 323667

WHEREAS, Robert J. Morse and Karen B. Morse, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing single family residence to allow an addition to the first floor and a new second-story for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1130780 and 1131955), on portions of a 0.12 acre site;

WHEREAS, the project site is located at 5550 Calumet Avenue in the RS-1-7 zone in the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 36 of Cliffside, according to Map thereof No. 2799, filed July 11, 1951;

WHEREAS, on February 11, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1130955 and Coastal Development Permit No. 1131955 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 10, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, 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 February 11, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan. The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The La Jolla Community Plan (Plan) identifies the site for residential development. The Project is consistent with the designated use identified in the Plan. Further the Project will be consistent with the single family character of the existing neighborhood as perceived from the public right-of-way. The design of the home will be compatible with the appearance of the existing neighborhood and incorporate façade

articulation and architectural details that will improve the aesthetic appeal of the structure when viewed from the street and from along the coast. The proposed home will not adversely affect any visitor-serving or recreational facility. No coastal scenic resources, recreational or visitor-serving facilities were identified on the project site. Therefore, no adverse impacts to such resources will occur as a result of project implementation. The project has been evaluated for compliance with the adopted land use plan and determined to be consistent with the Plan. Through the review of the proposed project, the Project was determined by city staff to be consistent with the Plan's land use designation, the Plan's design guidelines and the development regulations of the RS-1-7 Zone. For these reasons, the Project will not adversely affect the La Jolla Community Plan. For additional information, also refer to Coastal Development Permit (CDP) Findings, Site Development Permit (SDP) Findings 2 and 3 and Supplemental Findings 1 through 6.

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

The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the Project's compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Conditions of approval require compliance with several operational constraints, development controls and the review of all construction plans by professional staff to determine the proposed construction will comply with all regulations. Inspection of the proposed construction will assure construction will be implemented in accordance with the approved plans and the final construction will comply with all regulations and will assure the continued health, safety and general welfare of persons residing or working in the area. For additional information, also refer to CDP Findings, SDP 1 above and 3 below, and Supplemental Findings 1 through 6.

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

The Morse Residence (Project) will remodel an existing single family residence to allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The Project neither requests nor requires the approval of any deviation or variance to allow the development of the Project as proposed. The front yard setback required for this property is determined by Map thereof No. 2799 filed July 11, 1951 and is established as five feet from the property line parallel to the public right-of-way. The Project is consistent with the established setback. With regard to the after the fact approval of the gunite, all of the requirements of Municipal Code Section 143.0143 have been met consistent with the geotechnical and coastal bluff evaluation reports prepared by Geotechnical Exploration Inc. and GeoSoils Inc. referenced in the Supplemental Finding B 1 below. Additionally, prior to the City of San Diego having coastal permit issuance authority for development at the site, the California Coastal Commission, when it issued the coastal development permit for the gunite at 5544 Calumet, made all of the necessary findings for gunite installation and retention. It should be noted that the gunite protects the existing coastal bluff at both 5550 and 5544 Calumet from excessive erosion and potential additional bluff failure. However, the gunite is not necessary for or needed to

support the proposed additions to the existing home as those additions are beyond the forty foot setback and the applicant's licensed design professionals will design the structure to be safe from erosion for the 75 year life expectancy of the additions. Finally, as a result of previous failures, and the extreme vertical face of the failed bluff at 5550 Calumet, the applicant's licensed design professionals stated that removal of the gunite will not only likely damage the bluff, but will potentially expose both homes to damage, and could potentially subject the public to danger due to rocks falling and other dangerous conditions. The Project complies with all the development regulations of the RS-1-7 Zone and Environmentally Sensitive Lands Regulations that apply to this site. With the adoption of the permit conditions, the proposed addition and remodel of the single family structure will be in conformance with all relevant regulations including floor area ratio, setbacks, height, parking and all other relevant regulations. Conceptual plans submitted by the applicant have been determined to be in compliance with all development regulations relevant to the site. No deviations or variance is required to approve the Project. Therefore, the proposed Project will comply with the applicable regulations of the Land Development Code. For additional information, also refer to CDP Findings, SDP Findings 1 and 2 above and Supplemental Findings Findings1 through 6.

B. 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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The project site is located between the first public roadway and the Pacific Ocean. The project site contains environmentally sensitive lands in the form of a sensitive coastal bluff. The applicant's geotechnical consultant submitted several reports concerning bluff stability, erosion rates, wave run-up analysis, the need to maintain the gunite on the site. The conclusions of these reports indicates the gunite bluff facing and protective features are necessary to mitigate marine and rainfall erosion and will provide protection for the primary residence for an estimated 75 years. The technical reports show that due to its presence and excellent performance for over 37 years, the project related setback of forty feet is adequate and will be adequately stable throughout the 75-year life of the proposed development. With regard to the after the fact approval of the gunite, all of the requirements of Municipal Code Section 143.0143 have been met consistent with the geotechnical and coastal bluff evaluation reports prepared by Geotechnical Exploration Inc. and GeoSoils Inc. Additionally, prior to the City of San Diego having coastal permit issuance authority for development at the site, the California Coastal Commission, when it issued the coastal development permit for the gunite at 5544 Calumet, made all of the necessary findings for gunite installation and retention. It should be noted that the gunite protects the existing coastal bluff at both 5550 Calumet and 5544 Calumet from excessive erosion and potential bluff failure. However, the gunite is not necessary, for, or needed to, support the proposed additions to the existing home as those additions are beyond the forty foot setback and will be safe from the erosion for the 75 year life expectancy of the additions. Finally, as a result of previous failures, and the extreme vertical face of the failed bluff at 5550 Calumet, the applicant's licensed design professionals stated that removal of the gunite will not only likely damage the bluff, but will potentially expose both homes to damage, and will potentially subject the public to danger due to rocks falling and other dangerous conditions. The geotechnical reports for the proposed Morse Residence were accepted and meet the requirements to allow the approval of the proposed project.

The Revised Drainage Study, dated September 10, 2013, prepared by Antony Christensen, Registered Civil Engineer, of Christensen Engineering, for the proposed Morse Residence was reviewed and accepted. The project meets the Basic Objectives and Basic Policy on drainage design required by the City of San Diego Drainage Manual. The project manages increases in runoff discharge rates and durations that are likely to cause increased erosion, silt pollution generation or other impacts to beneficial uses and stream habitat due to increased erosive force. The Water Quality Study, dated May 06, 2013, prepared by Antony Christensen, RCE of Christensen Engineering for the proposed Morse Residence was accepted as adequate. The Site Design Best Management Practices (BMPs) and Source Control BMPs analysis is adequate and adheres to the City of San Diego Storm Water Standards. The Water Quality Study was accepted as adequate.

No grading of the site is required to accommodate the proposed development. No sensitive coastal resources or environmentally sensitive areas will be disturbed by the proposed project.

No adjacent public parks or public recreational areas adjacent to and immediately surrounding the subject site will be adversely affected because the proposed development will occur on private property. No impacts to these resources will occur as a result of the development. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted.

Technical reports submitted by the applicant's consultants have demonstrated the site is physically suitable for the design and siting of the proposed development and the development will not result in a disturbance to environmentally sensitive lands. For additional information, also refer to CDP and SDP Findings and Supplemental Findings 2 through 6 below.

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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The Project will utilize existing foundations to the greatest extent possible and will not grade the site except wherever necessary to excavate for new foundations landward of the forty foot Coastal Bluff edge. The existing home is located on a relatively flat building pad with an air-placed concrete (gunite) covered steep coastal bluff on the western part of the property that leads to a shoreline erosion control device and the rocky shoreline below. The site is located partially in Geologic Hazard Category 53, level or sloping terrain with unfavorable geologic structure, low to moderate risk, and partially in Geologic Hazard Category 47, coastal bluffs, generally stable with favorable geologic structure with minor or no erosion, according to the City of San Diego Maps.

The project site contains environmentally sensitive lands in the form of sensitive coastal bluffs. Currently, the bluff is protected with air-placed concrete (currently unpermitted) and other shoreline protective devices. The existing seawall on site was permitted by California Coastal Commission Development Permit F-0628 in 1973. This Coastal Development Permit will after-the-fact authorize the gunite to remain and protect the bluff, the adjacent property, and the public from injury. Some of the existing improvements westerly of the top of bluff, specifically decks and stairs, do not serve as shoreline protection and the Applicant has agreed to remove those features and patch the gunite pursuant to the recommendation of the La Jolla Community Plan, page 51, Section D. Further, condition 32 of Site Development Permit No. 1130955 and Coastal Development Permit No. 1130780 and approved Exhibit "A" requires the removal of these specific previously permitted non-essential features currently west of

the bluff edge provided that such removal will not result in damage to the coastal bluff, or otherwise adversely affect the functionality of the existing California Coastal Commission approved seawall and the existing gunite (shoreline erosion control). Additionally the existing air-placed concrete (gunite) will be patched and colored to more naturally match the adjacent bluffs.

The proposed new structural foundations and all new development will observe a forty foot bluff edge setback as required by the regulations and recommended by the referenced geologic and Coastal Engineering investigation report. As referenced above, the gunite is not needed to protect the proposed additions and, as conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. In addition, all drainage will be directed away from the coastal bluff in order to reduce, control or mitigate erosion of, and other impacts from runoff to the coastal bluff and shoreline below as shown on the approved plans.

The project site has been previously graded as a result of construction of the existing structure and associated improvements on the property. No further grading of the site is necessary to implement the proposed additions and remodel.

The Project site is not located within the FW (Floodway) or FPF (Floodplain Fringe) zones and will not result in undue risk from flooding. The existing drainage system designed for the Project is consistent with requirements of the City Engineer and will minimize risks associated with runoff and erosion by directing all runoff into a drainage system and to the public right-of-way and away from the coastal bluff. The Project site does not contain and is not located adjacent to any natural vegetation which will pose a risk from wildfire and will not result in undue risk from fire hazards. The proposed Project 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. For additional information refer to CDP and SDP Findings, and Supplemental Findings 1 above and 3 through 6 below.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. All new construction will occur on areas of the site that have been previously developed and will not impact the adjacent coastal bluff face. No development will occur on the adjacent coastal bluff face. Therefore, the proposed development will be sited, designed and constructed to prevent adverse impacts on any adjacent environmentally sensitive lands. No adverse impacts on adjacent environmentally sensitive lands, including coastal bluffs, will occur as a result of the Project. For additional information refer to CDP and SDP Findings, and Supplemental Findings 1 through 2 above and 4 through 6 below.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The Project site is not within the Multi-Habitat Planning Area of the Multiple Species Conservation Program Subarea Plan and will have no effect upon the Multiple Species Conservation Program Subarea Plan. In this way the Project will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan. For additional information refer to CDP and SDP Findings, and Supplemental Findings 1 through 3 above and 5 through 6 below.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. All runoff from the site which occurs as a result of precipitation will be collected into a drain system and directed to the gutter or storm water system in the public right-of-way. No runoff from the site which occurs as a result of precipitation and/or irrigation will be allowed down the face of the coastal bluff. In that all runoff from the site that occurs as a result of precipitation will be directed to a storm drain system, the Project will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply. For additional information refer to CDP and SDP Findings, and Supplemental Findings 1-4 above and 6 below.

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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower level bluff decks. The proposed project is exempt from the California Environmental Quality Act and no mitigation is required pursuant to CEQA. Conditions of the permit have been written to ensure compliance with applicable regulations of the San Diego Municipal Code as tailored to the project. 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. For additional information refer to CDP and SDP Findings, and Supplemental Findings 1-5 above.

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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The Project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan as there is no existing physical access way legally used by the public or any proposed public access ways located on the private property.

There are no existing physical accessways to the shoreline across the Project site. The La Jolla Community Plan does not identify any proposed public accessway across the site. As such, 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.

There are no designated public views within the existing side yards identified in the Community Plan. Nevertheless, the project is designed and sited so as not to block or obstruct any view along the side yard setbacks and the side yards are required to be four feet wide and the property owner will be required to

record two (2) four-foot wide View Corridor Easements, as shown on Exhibit "A," in accordance with SDMC section 132.0403 along the southerly and northerly side property lines. The new views created through the private property will be eight feet in combined width. All fencing, landscaping, and other improvements in the view corridors will be restricted by recording the easement to assure the preservation of the public views towards the ocean. The Project will adhere to community goals not to intrude into any of the identified public view corridors, in that no identified public view corridors are identified in the La Jolla Community Plan across the site. The Project will result in more public viewing opportunities than what exists presently. The new views provided by the project in the north and south side yards will provide public views to the ocean beyond and prevent a "walling off" or other adverse effect to the community. The Project will not obstruct any coastal or scenic views from any public vantage point. There will not be any increase in building footprint of the existing structure that will, from a public vantage point, result in public views blockage to or along the ocean. The ridge height of the second story addition will be twenty-four feet six inches high, which is below the maximum permitted height of thirty feet. Therefore, it has been concluded that implementation of the Project will not adversely obstruct public views to, or along the ocean or other scenic resources.

As such, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Development 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. For additional information refer to Findings 2-4 below and SDP Findings above.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The proposed additions are not located on the portion of the property containing the sensitive coastal bluff. The Project site is located in urbanized area of the La Jolla Community Plan. The developed site does not contain sensitive biological resources. The site is not within or adjacent to the City's Multi-Habitat Planning Area. The proposed project site contains a sensitive coastal bluff which is an environmentally sensitive landform. The Project is designed in such a way so as to have no adverse effect upon the bluff and therefore the proposed project will not adversely affect environmentally sensitive lands. The project will comply with the relevant sensitive coastal regulations. All development will be confined to areas of the site which have been already disturbed by the previous development and use of the site and all load-bearing support for the proposed new development will be located forty-foot landward of the coastal bluff edge. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. The new residence will conform with all applicable provisions of the Municipal Code and certified Local Coastal Program. No deviations or variances are requested or required to approve the Project. Therefore, the proposed development will not adversely affect environmentally sensitive lands. For additional information, refer to Findings 1 above and 3 and 4 below and SDP Findings.

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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The

project is located in an area identified in the La Jolla Community Plan as Low Density Residential designated for residential uses at a range of 5-9 dwelling units per acre. The proposed residence will be consistent with the land use and will conform to all the requirements of the RS-1-7 zone, the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed project will be consistent with the goals identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan for residential development. The proposed structure is designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures. The proposed project will be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted La Jolla Community Plan, the Environmentally Sensitive Lands regulations, the City's certified Local Coastal Program, and the City of San Diego's Progress Guide and General Plan, which recommend the subject property be developed with single-family residential development in accordance with development regulations of the existing RS-1-7 zone. The proposed project will comply with all applicable provisions of the Municipal Code and certified Local Coastal Program and deviations or variances are not requested. Therefore, the proposed development is in conformity with the City's certified Local Coastal Program Land Use Plan and any other applicable adopted plans and programs in effect for this site. For additional information, refer to Finding 1 through 2 above and 4 below, and SDP Findings above.

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 Morse Residence (Project) will allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet and the after the fact permitting of a coastal bluff protective device (gunite) and the removal of permitted stairs and mid and lower bluff decks. The proposed development will have no impact on the public's ability to access coastal areas open to the public and will have no impact upon the public recreation policies of Chapter 3 of the California Coastal Act. The western most portion of the property is a very high nearly vertical previously failed coastal bluff with existing permitted private stairs to the shoreline and ocean below. These private stairs, as well as other non-essential improvements on the bluff, will be removed as shown on Exhibit "A" to improve the visual appearance and aesthetics of the site to and along the shoreline and as viewed from the beach below and the ocean to the west. The La Jolla Community Plan identifies access to the shoreline from other locations in the neighborhood and not across the subject property. No coastal access is identified by the La Jolla Community Plan from this site. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. For additional information, refer to CDP Finding 1 through 3 above and SDP Findings.

BE IT FURTHER RESOLVED that, the Hearing Office hereby acknowledges the CEQA Exemption and based on the testimony at the hearing and the various reports, studies and correspondence in the public record, and based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1130780 and 1131955, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on:

Job Order No. 24003769

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003769

SITE DEVELOPMENT PERMIT NO. 1130780 and
COASTAL DEVELOPMENT PERMIT NO. 1131955
MORSE RESIDENCE PROJECT NO. 323667
HEARING OFFICER

This Site Development Permit No. 1130780 and Coastal Development Permit No. 1131955 is granted by the Hearing Officer of the City of San Diego to Robert J. Morse and Karen B. Morse, Husband and Wife as Community Property with right of Survivorship, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.12-acre site is located at 5550 Calumet Avenue in the RS-1-7 Zone of the La Jolla Community Plan area. The project site is legally described as Lot 36 of Cliffside, according to Map thereof No. 2799, filed July 11, 1951.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing single family residence to allow an addition to the first floor and a new second-story floor for a total gross floor area of approximately 2,935 square feet described and the after-the-fact permitting and color coating and repair if necessary of a coastal bluff protective device identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Remodel an existing single family residence to allow a minor addition to the first floor and a new second-story of approximately 1,015 square feet for a total gross floor area of approximately 2,935 square feet and the after-the-fact permitting and color coating and repair if necessary of a coastal bluff protective device (gunite);

- b. The removal of the permitted stairs, mid and lower bluff decks, and other non-essential improvements west of the top of the coastal bluff and minor patching as referenced on Exhibit "A";
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- 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. This permit must be utilized by [ENTER DATE including the appeal time].
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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. The project proposes to export no material from the project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with the approved Exhibit "A", satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the existing driveway will be reconstructed with a twelve-foot wide current City Standard SDG-162 Concrete Driveway for Confined Right-of-Way adjacent to the site on Calumet Avenue, satisfactory to the City Engineer.
16. 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.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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 E of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy and is subject to approval of by the Geology Section of Development Services. All load-bearing support for the proposed new development shall be located at least forty-feet landward from the coastal bluff edge.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction or Building or Grading Permit, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to and is subject to approval of the Development Services Department. The construction documents shall conform to the approved Exhibit "A." Construction plans shall provide and identify a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

20. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

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. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

23. If any required landscape, including existing or new plantings, hardscape, landscape features, or other landscape improvements, indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty days of damage or Certificate of Occupancy.

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. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

27. Prior to the issuance of any construction permits, the Owner/Permittee shall record two (2) four-foot wide View Corridor Easements, as shown on Exhibit "A," in accordance with SDMC section 132.0403.

28. 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.

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

30. Proposed 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.

31. Open fencing and landscaping may be permitted within the view corridors, provided such improvements do not significantly obstruct public views of the ocean. Landscape within this visual corridor shall be planted and maintained not exceed three feet in height in order to preserve public views.

32. The Owner/Permittee shall obtain a demolition permit for all private improvements located westerly of the top of the bluff that are shown to be removed on the approved Exhibit "A." The removal of these improvements shall be done without damaging the coastal bluff. It shall be the responsibility of the Owner/Permittee to properly remove and dispose of any and all debris resulting from such removal. The coastal bluff protective device (gunite) shall be patched if necessary and colored to more naturally match the adjacent bluffs.

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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: SDP No. 1130780 and SDP No. 1131955
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

Karen B. Morse
Owner/Permittee

By _____
Karen B. Morse
Owner

Robert J. Morse
Owner/Permittee

By _____
Robert J. Morse
Owner

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

NOTICE OF EXEMPTION

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

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 323667

PROJECT TITLE: Morse Residence

PROJECT LOCATION-SPECIFIC: 5550 Calumet Avenue, La Jolla, CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to remodel an existing 2,010 square-foot, one-story single family residence, construct a 925 square-foot first and second story addition, and reconstruct an existing wood deck on a 0.12-acre site. The project also includes an after the fact approval for an existing concrete reinforced Gunitite wall on the bluff face. The project is located within the RS-1-7 zone, Coastal Overlay zone (Appealable), Coastal Height and Sensitive Coastal Overlay, Environmentally Sensitive Lands – Sensitive Coastal Bluffs, Parking Impact Overlay, Residential Tandem Parking Overlay, Geologic Hazard Categories 12, 47 and 53, Transit Area Overlay and First Public Roadway within the La Jolla Community Plan area; in Council District 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Robert Morse, 9012 Bald Eagle Drive, Las Vegas, NV 89134, (703) 981-8961

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL
 DECLARED EMERGENCY
 EMERGENCY PROJECT
 CATEGORICAL EXEMPTION: SECTION 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15301 of CEQA Guidelines. Section 15301 allows additions to existing structures that would not result in more than a 50 percent increase of the floor area of the structure before the addition. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



SIGNATURE/DEPUTY DIRECTOR

DECEMBER 10, 2014
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

PROJECT DATA SHEET

PROJECT NAME:	Morse Residence	
PROJECT DESCRIPTION:	Renovation and addition to single family structure, permitting after-the-fact gunite on the coastal bluff.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit & Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30 foot maximum height limit. LOT SIZE: 5,000 square-foot minimum lot size. FLOOR AREA RATIO: 0.59 FRONT SETBACK: Established setback of 5 feet per Map No. 2799. SIDE SETBACK: 4 feet. STREETSIDE SETBACK: NA REAR SETBACK: 13 feet. PARKING: 2 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential/ RS-1-7	Single family residential
SOUTH:	Low Density Residential/ RS-1-7	Single family residential
EAST:	Low Density Residential/ RS-1-7	Single family residential
WEST:	Pacific Ocean	Varies
DEVIATIONS OR VARIANCES REQUESTED:	None proposed.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 12:1:1 on November 7, 2013, to recommend approval of the project	



P.O. BOX 889
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 7 November 2013

Attention: John Fisher, PM
City of San Diego

Project: Morse Residence
5550 Calmet Ave.
PN: 323667

Motion: To accept the recommendations of the DPR Committee:
Findings can be made to recommend a Coastal
Development Permit and Site Development Permit to
construct an addition at the first and second stories, and
reconstruct existing wood deck 6-0-1

Vote: 12-1-1

12 November 2013

Submitted by: Tony Crisafi, President
La Jolla CPA

Date



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

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 **Project No. For City Use Only**
 morse residence 323667

Project Address:
 5550 CAIUMET, La Jolla CA

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 / executed 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):
 Robert J. Morse
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3344 Peachtree Rd #3501
 City/State/Zip: Atlanta GA 30326
 Phone No: 703 981 8961 Fax No:
 Signature: [Signature] Date: 4/7/13

Name of Individual (type or print):
 Karen B Morse
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3344 Peachtree Rd #3501
 City/State/Zip: Atlanta GA 30326
 Phone No: 703 615 4750 Fax No:
 Signature: [Signature] Date: 4/7/13

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: