



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 13, 2019 REPORT NO. HO-19-109

HEARING DATE: November 20, 2019

SUBJECT: STYLLI RESIDENCE CDP/SDP, Process Three Decision

PROJECT NUMBER: [543042](#)

OWNER/APPLICANT: Harry and Nejla Stylli, Trustees of Stylli Family Trust, Owners  
Gary Cohn, Architect/Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve an application to construct an addition and remodel to an existing single-family dwelling unit with an attached three-car garage located at 9046 La Jolla Shores Lane, within the La Jolla Community Planning area?

### Staff Recommendation:

1. Adopt Mitigated Negative Declaration No. 543042 and Adopt the Mitigation Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. 1918491, an amendment to Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571; and
3. Approve Site Development Permit No. 1918492.

Community Planning Group Recommendation: On April 4, 2019, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project, with no conditions (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 543042 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

## BACKGROUND

The 2.41-acre project site is located at 9046 La Jolla Shores Lane, on the west side of the street, which is within the First Public Roadway, and directly adjacent to the Pacific Ocean (Attachment 1). The existing three-story 11,439-square-foot home was built in 1995. The surrounding neighborhood is a mix of one and two-story single dwelling units that form an established residential neighborhood (Attachment 3). The project site is in the RS-1-4 and RS-1-1 zones and is designated Very Low Density Residential (0-5 DU/AC) within the La Jolla Community Plan (Community Plan). The site is also located in the Coastal Overlay Zone (Appealable Area), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway, Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone.

On February 11, 1993, the Planning Commission approved Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571, to allow construction of the existing residence (Attachment 7). The proposed project requires a Coastal Development Permit per San Diego Municipal Code (SDMC) [Section 126.0702](#), to amend Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571 and for the proposed construction on property within the Coastal Overlay Zone. A Site Development Permit is required per SDMC [Section 143.0110](#) for development on a premise containing Environmentally Sensitive Lands (ESL) in the form of Coastal Bluffs.

## DISCUSSION

The project proposes a first and second floor addition and remodel to an existing three-story residence. The addition will add a total 1,894-square-feet to the existing, 11,439-square-foot, two-story single-family residence with an attached three-car garage. The Community Plan designates the site as Very Low Density (0-5 DU/AC) Residential land use (Attachment 2). The proposed residential use of the 2.41-acre property is consistent with that land use designation and density range at 0.41 dwelling units per acre. The existing residence and the proposed development are all located within the RS-1-4 zoned portion of the site. There is no proposed development within the RS-1-1 zoned portion of the site.

### SENSITIVE COASTAL BLUFFS

The site contains Sensitive Coastal Bluffs on the project's west side, which are considered ESL. SDMC [Section 143.0110](#) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge, with a possible reduction to a 25-foot setback when supported by the geotechnical analysis. The proposed development will occur within previously disturbed areas of the site and has been designed to observe a 40-foot bluff edge setback, in conformance with SDMC [Section 143.0143\(f\)\(1\)](#) ("Development Regulations for Sensitive Coastal Bluffs").

The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate overall and the site was found to be suitable for the

proposed development. The coastal bluff area will be protected with the recording of a Covenant of Easement, which is a condition of the permit (Attachment 5, Condition No. 29). A site-specific drainage study was prepared for this project. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. All construction will be built on previously disturbed area with proposed grading quantities of 55 cubic yards of cut, zero cubic yards of fill and 55 cubic yards of export. The proposed residence will be approximately 25 feet, 6 inches in height, in compliance with the allowed 30-foot height limit, pursuant to SDMC Sections 131.0430 and 132.0505.

#### PUBLIC VIEWS

There is a Scenic Overlook adjacent to project site along the southern edge as identified by the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). However, the project site is located within the First Public Roadway and the ocean, along the west side of La Jolla Shores Lane and there is an intermittent view from the public right of way between the structures on the south side of the project. This Intermittent view down the south side setback area, running the full depth of the premises is being preserved and enhanced through the recording of a ten-foot-wide view easement along that side yard setback area as a condition of the permit. All fencing, landscaping, and other improvements in the view corridor will be restricted by a recorded view easement to protect and maintain public view to the ocean in perpetuity (Attachment 5, Condition No. 30). There is no Intermittent view along the north setback area, because the La Jolla Shores Lane public right-of-way ends in a cul-de-sac along the project's southern side. This project conforms to the protected public view regulations, goals, policies and public vantage point figures in the Land Development Code and La Jolla Community Plan and Local Coastal Program Land Use Plan.

#### PUBLIC ACCESS

La Jolla Shores Lane is identified within the Community Plan and Local Coastal Program Land Use Plan as an Alternative Pedestrian Access (Attachment 11). City sidewalks currently exist along the project frontage and will be re-constructed to current standards. These public improvements will provide a safe pedestrian environment and access for the public in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan. In addition to the Alternative Pedestrian Access, there is an existing pedestrian easement recorded along the southern portion of the property for an existing path to a lookout point view of the Pacific Ocean (Attachment 3).

#### CONCLUSION:

This proposed project complies with the development regulations of the RS-1-4 zone (the applicable regulations to where the proposed development is located on the project site), the Environmentally Sensitive Lands regulations, the Beach Parking Impact Overlay Zone regulations and the public access and public views as identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of

approval. Staff recommends the Hearing Officer approve Coastal Development Permit No. 1918491 and Site Development Permit No. 1918492, as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1918491, amending Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571 and Site Development Permit No. 1918492, with modifications.
2. Deny Coastal Development Permit No. 1918491 and Site Development Permit No. 1918492, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

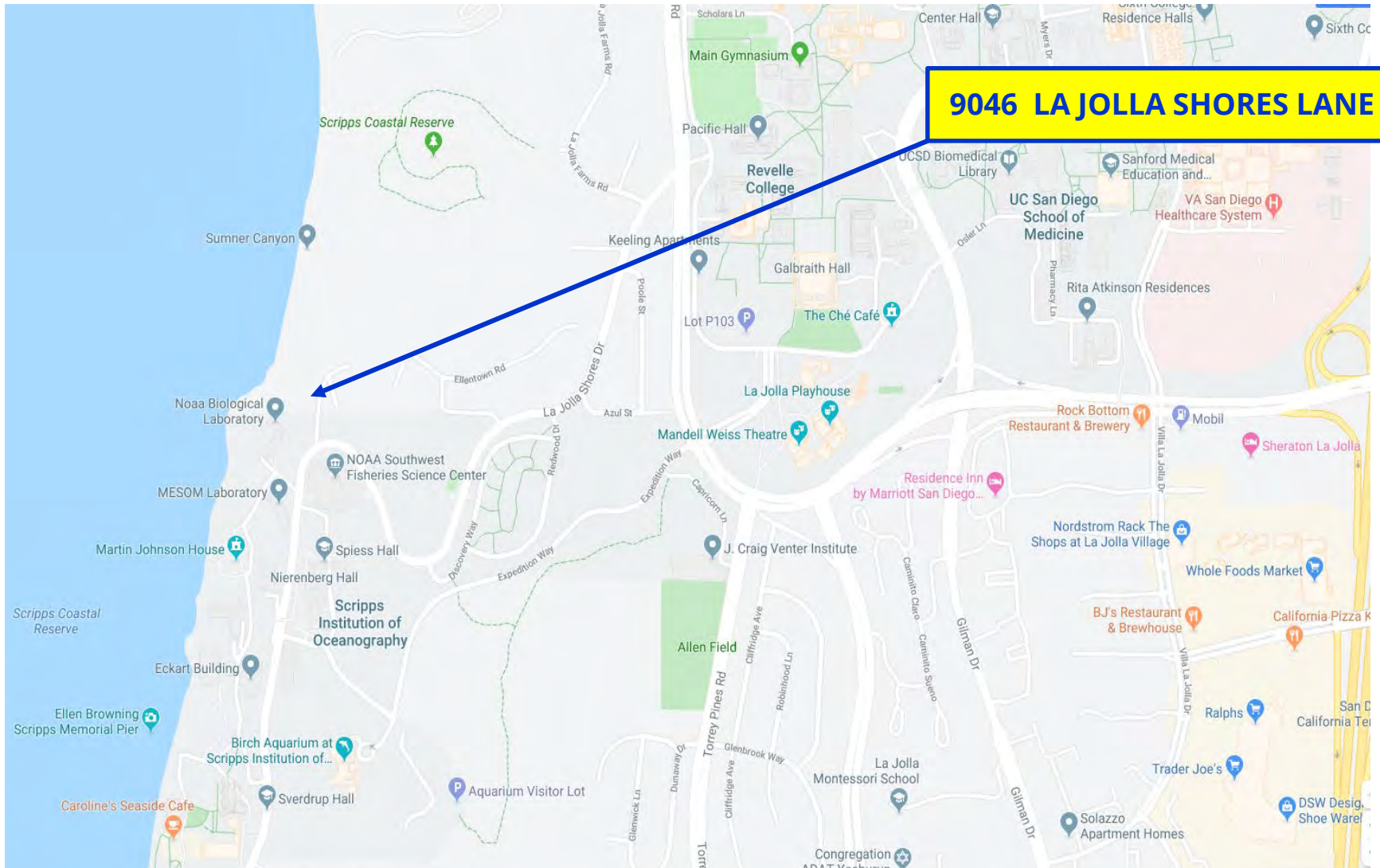


Glenn R. Gargas, Development Project Manager

Attachments:

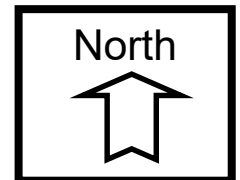
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution
7. Prior Permit CDP/SCR Permit No. 92-0571
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. La Jolla Community Plan – Figure B – Subarea B Scripps – Visual Access
11. La Jolla Community Plan – Figure B – Subarea B Scripps – Physical Access
12. Project Plans

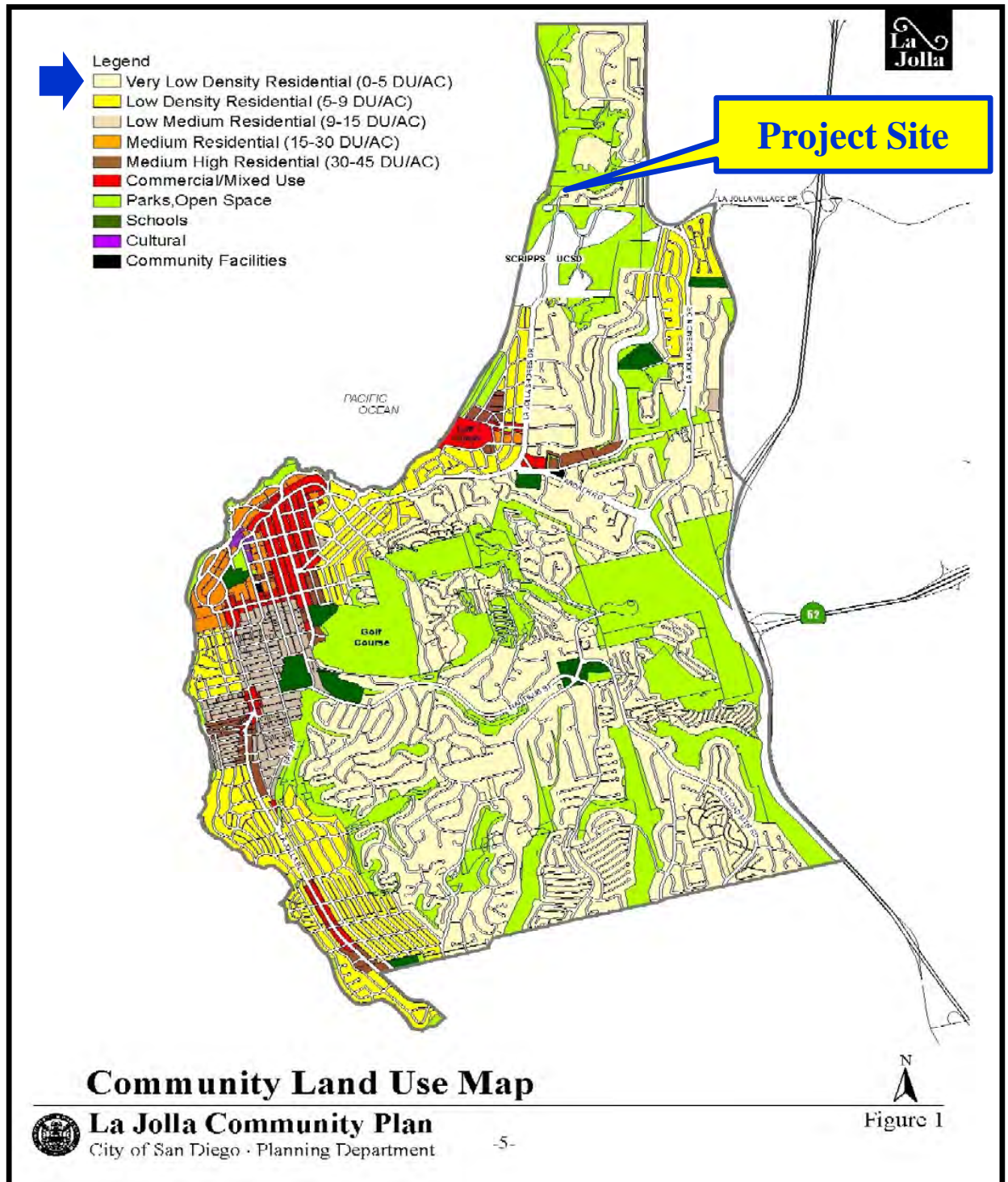




## Project Location Map

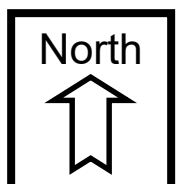
**STYLLI RESIDENCE CDP / SDP - 9046 LA JOLLA SHORES LANE**  
**PROJECT NO. 543042**





## Land Use Map

**STYLLI RESIDENCE CDP / SDP - 9046 LA JOLLA SHORES LANE**  
**PROJECT NO. 543042 La Jolla**

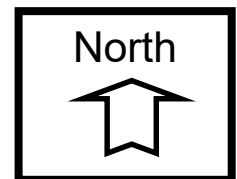






## Aerial Photo

STYLLI RESIDENCE CDP / SDP - 9046 LA JOLLA SHORES LANE  
PROJECT NO. 543042



**HEARING OFFICER RESOLUTION NO. \_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1918491 AND  
SITE DEVELOPMENT PERMIT NO. 1918492  
STYLLI RESIDENCE CDP/SDP - PROJECT NO. 543042  
AN AMENDMENT TO COASTAL DEVELOPMENT PERMIT AND  
SENSITIVE COASTAL RESOURCE PERMIT NO. 92-0571**

WHEREAS, Harry Stylli and Nejla Stylli Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition and remodel to an existing single-family residence with an attached three-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1918491 and 1918492), on portions of a 2.41-acre property;

WHEREAS, the project site is located at 9046 La Jolla Shores Lane, in the RS-1-1 and RS-1-4 Zones, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal Impact and Beach Impact Areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; lot 1 of La Jolla Bluffs, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 8883, filed in the Office of the County Recorder of San Diego County, June 7, 1978.

WHEREAS, on November 20, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1918491, an amendment to Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571, and Site Development Permit No. 1918492, pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1918491, and Site Development Permit No. 1918492, an amendment to Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571:

FINDINGS:

**Coastal Development Permit – San Diego Municipal Code (SDMC) Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 2.41-acre site, located at 9046 La Jolla Shores Lane and currently developed with an existing residence, is located within a developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The site is located on the west side of La Jolla Shores Lane and directly east of the Pacific Ocean. There is no proposed development within the RS-1-1 zoned portion of the site. The project's proposed development is located within the RS-1-4 zone portion of the project site, within the Coastal Overlay Zone (appealable area), Coastal Height Limitation Overlay Zone, Sensitive

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Coastal Overlay Zone, First Public Roadway, Transit Area Overlay Zone and within the La Jolla Community Plan area. The project proposes a first and second story addition to an existing single-family residence and additions to detached garages for a total of 1,894 square feet of new construction. This project is designed to comply with the public access and public views identified for this site by the La Jolla Community Plan and Local Coastal Program Land Use Plan.

There is a Scenic Overlook located along the southern edge of the project site from the La Jolla Shores Lane public right-of-way, as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. A Scenic Overlook is a public view over private properties from a public right-of-way. A Scenic Overlook is not an unobstructed view, this public view over private property still anticipates that the private property can be developed within the allowed development regulations of the underlying zone. The proposed addition to the existing residence is centered in the middle of the project site, setback approximately 40-feet from the southern property line and the addition and remodel of the residence stays within the allowed building envelope, complying with all of the required building setbacks, floor area ratio and under the maximum 30-foot height limit. There are no proposed deviations or variances to the RS-1-4 Zone's development regulations. Thus, the proposed addition will not negatively impact this identified Scenic Overlook.

The same Scenic Overlook view area is also an intermittent view area along the public right of way between the structures. The Intermittent view down the south side setback area is being preserved and enhanced through the recording of a 10-foot wide view easement along that setback area as a condition of the permit. The permit has been conditioned to specify that all existing/proposed vegetation placed in the side yard shall not exceed the requisite three-foot height limit and that any proposed fencing in the side yards shall be a minimum of 75 percent open which will create, enhance, and protect public views. There is no Intermittent view along the north setback area, because the La Jolla Shores Lane public right-of-way ends in a cul-de-sac along the project's southern side. This public view improvement to the south side of the site will also enhance the previously identified Scenic Overlook by recording the 10-foot wide view easement along the southern property line.

The west side of La Jolla Shores Lane also contains an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the La Jolla Shores Lane public right-of-way. This pedestrian access is existing in the form of a public sidewalk and it will remain open and available for public use. Thus, the proposed project as designed will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project proposes first and second story additions to an existing residential single dwelling unit for a total of 1,894 square feet of new construction to the existing residence, on a 2.41-acre lot. The project site is located within an urbanized area of La Jolla, was previously graded and has been developed with a residence since 1995. A review of resource maps, aerial and street level

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photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands.

The project site contains environmentally sensitive resources in the form of coastal bluffs on the project's west side. Minor excavation will occur to implement the proposed project. The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils that are suited for the proposed structure and associated improvements. Incorporation of proper engineering design will ensure that the potential for geologic impacts from regional hazards will not be significant. No natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas will be adversely affected by the proposed project.

The proposed development is not located on the coastal beach or within a special flood hazard area. The proposed development will occur within previously disturbed areas of the site and has been designed to observe a 40-foot bluff edge setback, as allowed by San Diego Municipal Code (SDMC) Section 143.0143(f)(1) ("Development Regulations for Sensitive Coastal Bluffs"). The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate overall and the site was found to be suitable for the proposed development at the 40-foot bluff setback. The western portion of the site that contains the coastal bluffs area that will be protected with the recording of a Covenant of Easement, which is a condition of the permit. Site drainage currently exists and is designed to drain toward the La Jolla Shores Lane public street right-of-way. The environmental review determined that this project may have a significant environmental effect on Historical Resources (Archaeology) and Tribal, Cultural Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Historical Resources (Archaeology) and Tribal Cultural Resources, to reduce the potential impacts to a level below significance. The project was previously graded and proposed addition only propose 55 cubic yards of cut and export grading to the site.

Given the limited nature of the development, the proposed addition to the existing single-family residence will not result in substantial adverse impacts to coastal resources. Thus, this proposed coastal development will not adversely affect Environmentally Sensitive Lands.

### **3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project proposes a first and second story addition to an existing single-family residence for a total of 1,894 square feet of new construction, on a 2.41-acre lot. The project is in an area identified as Very Low Density Residential (0-5 DU/AC) land use designation by the La Jolla Community Plan. The proposed development is consistent with the land use and conforms to all the requirements of the RS-1-4 zone (the applicable zone for where the proposed development is located on the project site), the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed project would adhere to community goals as it has been designed in a manner to not negatively impact any



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identified public views or public access. The proposed development has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures. The proposed development complies with all development regulations and will observe height and setback requirements.

The site is on the west side of La Jolla Shores Lane which has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the La Jolla Shores Lane public right-of-way. This pedestrian access is existing in the form of a public sidewalk and it will remain open and available for public use.

The project site also has a Scenic Overlook, which is a view over private properties from a public right-of-way located along the southern edge to the project site, as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. A Scenic Overlook is not an unobstructed view, this public view over private property still anticipates that the private property can be developed within the allowed development regulations of the underlying zone. The proposed addition to the existing residence is centered in the middle of the project site, setback approximately 40-feet from the southern property line and the addition remodel of the residence stays within the allowed building envelope, complying with all of the required building setbacks, floor area ratio and under the maximum 30-foot height limit. There are no proposed deviations or variances to the RS-1-4 Zone's development regulations. Thus, the proposed addition will not negatively impact this identified Scenic Overlook.

There is an intermittent view from the public right of way between the structures along the western side of the streetscape. Intermittent views down the north and south side setback areas of this project site are being preserved and enhanced through the recording of view easements along those setback areas as a condition of the permit. The permit has been conditioned to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit and that any proposed fencing in the side yards shall be a minimum of 75 percent open, which will create, enhance, and protect public views. This public view improvement to the along the south side of the site will also improve the previously identified Scenic Overlook by removing existing vegetation along the southern property line.

A 40-foot coastal bluff edge setback can be supported for the project based upon evidence contained in the geologic investigation report concluding that the project has been designed so that it will not be subject to or contribute to significant geologic instability. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate overall and the site was found to be suitable for the proposed development at the 40-foot bluff setback. The project as designed and conditioned will ensure the coastal bluff will not be adversely impacted by the proposed development. The proposed addition/remodel to the residence will conform to all the applicable development regulations of the Municipal Code.

The proposed project is consistent with the recommended land use, and development standards in effect for the subject property per the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan, and the City of San Diego's Progress Guide and General Plan, which recommend that the subject property be developed with single-family residential development in accordance with



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development regulations of the RS-1-4 zone. The proposed project will comply with all applicable provisions of the Municipal Code and the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan, and no deviations or variances are requested. Thus, this proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 2.41-acre site, currently developed with an existing residence, is located within a developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The project site is located within the first public road (Torrey Pines Road) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is in an area where there are intermittent views along that public right of way between the structures. An Intermittent view down the south side setback area is being preserve and enhance through the recording of view easement along the southern setback area as a condition of the permit. The project site is in an area identified as containing Alternative Pedestrian Access along the La Jolla Shores Lane street frontage. City-standard sidewalks currently exist and will remain along the project frontage, providing a safe pedestrian environment and access for the public in conformance with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed development is located completely on private property and will not obstruct or negatively impact public access or public recreation. Due to these factors the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

### **Site Development Permit – Section 126.0505**

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot. The La Jolla Community Plan designates this lot for single-family residential development. The project site is within the RS-1-4 and RS-1-1 zones of the La Jolla Community Plan area within the Coastal Overlay Zone (appealable area), Coastal Height Limit, and the First Public Roadway and within the boundaries of the La Jolla Community Plan. The existing residence and the proposed development is located on the RS-1-4 zoned portion of the property. The City of San Diego Progress Guide and General Plan, La Jolla Community Plan and LCP all apply to the land use designation for this site as low density residential with regulations for minimum lot size and dimensional criteria. The project entails the construction of additions and remodel of an existing single-family residence on a previously developed ocean front lot. 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 when viewed from the street and along the coast.

There is a Scenic Overlook, a view over private properties from a public right-of-way identified along the southern edge to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. A Scenic Overlook is not an unobstructed view, this public view over private

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property still anticipates that the private property can be developed within the allowed development regulations of the underlying zone. The proposed addition will not negatively impact this public view. The proposed addition to the existing residence is centered in the middle of the project site, having a side yard setback of approximately 40-feet from the southern property line and the addition remodel of the residence stays within the allowed building envelope and under the maximum 30-foot height limit.

The proposed development plans will not conflict with these land use plans. Through the review of the proposed project, it was determined to be consistent with the plan's land use designation and the development regulations of the RS-1-4 Zone. Therefore, the proposed development will not adversely affect the applicable Land Use Plan.

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction to the existing single-family structures over existing basement, on a 2.41-acre lot. This project has been designed to comply with all the applicable development regulations. The subject site is developed and zoned for, and surrounded by, single-family residential use. The permit controlling the development and continued use of the development proposed for this site contains conditions addressing project compliance with the City's 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.

The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate overall and the site was found to be suitable for the proposed development at the 40-foot bluff setback. The proposed addition/remodeled structure will meet current safety standards to minimize risk from geologic hazards.

The existing residence has a brush management plan in place. The addition and remodel is designed to conform with the existing brush management plan with no additional modifications. The brush management plan will aid in public health and safety. A site-specific drainage study was prepared for this project. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff and to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the 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. All aspects of the development comply with the land use regulations so that the proposed development with the conditions of the permit, which include compliance with all applicable building codes, regulations, and standards, will not be detrimental to the public health, safety, and welfare.

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot. This project complies with the development regulations of the RS-1-4 Zone, and the Local Coastal Program in the La Jolla. The scale, design and character incorporated into the proposed home are consistent with the scale, design and character of the existing single-family development in the surrounding area. The proposed home will incorporate building materials and colors consistent with existing homes in the vicinity. The proposed project will be visually compatible with the architectural materials and varied design themes of existing one and two story residential developments along this coastal zone.

There is a Scenic Overlook, a view over private properties from a public right-of-way identified along the southern edge to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. A Scenic Overlook is not an unobstructed view, this public view over private property still anticipates that the private property can be developed within the allowed development regulations of the underlying zone. The proposed addition to the existing residence is centered in the middle of the project site, having a side yard setback of approximately 40-feet from the southern property line and the addition remodel of the residence stays within the allowed building envelope and under the maximum 30-foot height limit. The project site is located within the First Public Roadway and the ocean, along the west side of La Jolla Shores Lane and there is an intermittent view from the public right of way between the structures on the south side of the project. This Intermittent view down the south side setback area, running the full depth of the premises is being preserved and enhanced through the recording of a ten-foot-wide view easement along that side yard setback area as a condition of the permit. All fencing, landscaping, and other improvements in the view corridor will be restricted by a recorded view easement to protect and maintain public view to the ocean in perpetuity. There is no Intermittent view along the north setback area, because the La Jolla Shores Lane public right-of-way ends in a cul-de-sac along the project's southern side. The proposed development complies with all development regulations and will observe height and setback requirements. The proposed home will enhance the visual quality of the site and surrounding area.

With the adoption of the permit conditions, the proposed addition to the single-family residence will be in conformance with all relevant regulations including floor area ratio, setbacks, height, parking and all other relevant regulations. The development of the project has been designed to comply with the land use regulations of the City of San Diego and the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed development complies with the applicable regulations of the San Diego Municipal Code/Land Development Code.

**Supplemental Findings--Environmentally Sensitive Lands - Section 126.0505(b)**

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

The project site is located within an urbanized area of La Jolla, which has been previously graded and has been developed with a residence since 1995. The project proposes a first and second story

## ATTACHMENT 4

addition to an existing single-family dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot containing ESL in the form of Sensitive Coastal Bluffs located along the western portion of the project site. The proposed addition to the existing residence is centered in the middle of the project site, having a side yard setback of approximately 40-feet from the southern property line and more than 40 feet from the Sensitive Coastal Bluffs. The project proposes a minimal amount of grading for building addition foundations only. A Geologic Report and addendums were prepared and reviewed that address geologic hazards for the Stylli Residence project site by SCST Engineering, May 2017. It was determined that the project site is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches and Steep Slopes Guidelines. Compliance with the City's Geology permit conditions will ensure that proposed coastal development will be built to reduce the potential for geologic impacts from regional hazards. A site-specific drainage study was prepared for this project. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff and to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction to the existing single-family structures over existing basement, on a 2.41-acre lot. The site is located at 9046 La Jolla Shores Lane, RS-1-1 and RS-1-4 Zones, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone.

The existing residence has a brush management plan in place. The addition remodel was designed to conform with the existing brush management plan with no additional modifications. This brush management plan will aid in minimizing fire hazards.

A Geologic Report and addendums were prepared and reviewed that address geologic hazards for the Stylli Residence project site by SCST Engineering, May 2017. It was determined that the project site is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City of San Diego's Coastal Bluffs and Beaches and Steep Slopes Guidelines. Compliance with the City's Geology permit conditions will ensure that new structures will be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot.

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs along the project site's western edge. The proposed development will take place entirely within private property and not encroach on to the coastal bluffs or any environmentally sensitive lands. The western portion of the site that contains the coastal bluffs area that will remain and be protected with the recording of a Covenant of Easement, which is a condition of the permit. A site-specific drainage study was prepared for this project. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff and to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff and to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. The project site was previously graded, and the residential addition proposes a minimal amount of grading for the building foundations only. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

### **4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot.

The project site is located in a developed urban area and is adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). However, the proposed addition to the existing residence would not occur more than 150 feet away from the MHPA and sensitive vegetation. There were no identified impacts to this adjacent area. Therefore, the project is consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project site does not contain any vernal pools and is not subject to the VPHCP.

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot. The proposed development takes place entirely within private property and stays within the area of existing development. The existing residence is located eastward of a high coastal bluff approximately 260 feet in elevation above the coastal beaches located approximately 340 feet to the west of the proposed development. Demolition and construction activities for the proposed addition and remodel would temporarily expose soils to increase erosion potential. The project is required to comply with the City's Storm Water Standards which requires the implementation of appropriate best management practices (BMPs). Grading activities are required to comply with the City of San Diego Grading Ordinance as well the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs is also required for post-construction consistent with the City's regulations.

A site-specific drainage study was prepared for this project. Under the existing conditions, approximately half of the site drains southeasterly and westerly to the southwest corner where it collects into a slot drain, which drains over the bluff when at capacity. The remaining half of the site drains to the storm water drainage system on La Jolla Shores Lane. The proposed development would maintain the amount of discharge and would redirect stormwater previously directed towards the bluff and to the storm water drainage system located within the La Jolla Shores Lane public right-of-way. The project site was previously graded and the residential addition proposes a minimal amount of grading for the building foundations only. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

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

The project proposes a first and second story addition to an existing residential single dwelling unit for a total of 1,894 square feet of new construction on a 2.41-acre lot. A Mitigated Negative Declaration was prepared for the project as it was determined that the proposed development could have a significant impact on the following areas:

- Historical Resources (Archaeology) and Tribal Cultural Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to Historical Resources (Archaeology) and Tribal Cultural Resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1918491, amending Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571, and Site Development Permit No. 1918492 are hereby GRANTED by the Hearing Officer

## **ATTACHMENT 4**

to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1918491 and 1918492, a copy of which is attached hereto and made a part hereof.

---

Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: November 20, 2019.

Job Order No. 24007222



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24007222

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT NO. 1918491 AND SITE DEVELOPMENT PERMIT NO. 1918492**  
**STYLLI RESIDENCE - PROJECT NO. 543042 - MMRP**  
**AMENDMENT TO COASTAL DEVELOPMENT PERMIT AND**  
**SENSITIVE COASTAL RESOURCES PERMIT NO. 92-0571**  
**HEARING OFFICER**

This Coastal Development Permit No. 1918491 and Site Development Permit No. 1918492, an amendment to Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571, is granted by the Hearing Officer of the City of San Diego to Harry Stylli and Nejla Stylli Family Trust dated September 15, 2006, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707 and 126.0502. The 2.41-acre site is located at 9046 La Jolla Shores Lane, in the RS-1-4 and RS-1-1 zones, the Coastal Overlay Zone (Appealable), the Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact and Beach-Impact), Sensitive Coastal Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and is within the La Jolla Community Plan area. The project site is legally described as: lot 1 of La Jolla Bluffs, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8883, filed in the Office of the County Recorder of San Diego County, June 7, 1978.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition remodel to an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2019, on file in the Development Services Department.  
The project shall include:

- a. To construct an addition and remodel of an existing, 11,439-square-foot two-story single-family residence to add 826-square-feet on the upper level and add 1,068-square-feet to the lower level on a 2.41-acre property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, patio and walkways; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December \_\_, 2022 (Pending Coastal Commission Appeal Period).
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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 543042, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 543042, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archaeology), and Tribal Cultural Resources

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private walkway, wall, landscape and mailbox in the La Jolla Shores Lane Right-of-Way.

17. Prior to the issuance of any building permits, the Owner/Permittee shall reconstruct existing curb ramp at the northwest of La Jolla Shores Lane, with current City Standard, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall construct new 4-foot-wide concrete sidewalk (pedestrian access) per current City Standard, along the property frontage on La Jolla Shores Lane, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to lower the existing mailbox 3 feet maximum, adjacent to the site on La Jolla Shores Lane, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance

with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

22. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

24. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind, and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

### **PLANNING/DESIGN REQUIREMENTS:**

27. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. 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 and Steep Hillsides, 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."

30. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 10-foot wide View Corridor Easement along the Southern property side setback as shown on Exhibit "A," in accordance with SDMC section 132.0403.

31. Open fencing and landscaping may be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors shall be planted and maintained to preserve and enhance public views to the ocean.

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

33. 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.

34. All terms and conditions of Coastal Development Permit and Sensitive Coastal Resources Permit No. 92-0571 shall remain in effect as modified by this approval.

**GEOLOGY REQUIREMENT:**

35. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2019, by Resolution No.

\_\_\_\_\_.



**ATTACHMENT 5**

Permit Type/PTS Approval No.: CDP No. 1918491 and SDP No. 1918492  
Date of Approval: Nov. 20, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner/Permittee

By \_\_\_\_\_  
Harry Stylli  
Trustee of The Harry and Nejia Stylli  
Family Trust

Owner/Permittee

By \_\_\_\_\_  
Nejia Stylli  
Trustee of The Harry and Nejia Stylli  
Family Trust

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

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON NOVEMBER 20, 2019

WHEREAS, on May 31, 2017, Harry Stylli submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the Stylli Residence CDP/SDP (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on November 20, 2019, and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 543042 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_  
GLENN GARGAS, DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit and Site Development Permit

PROJECT NO. 543042

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 543042 shall be made conditions of Coastal Development Permit and Site Development Permit as may be further described below.

**A. GENERAL REQUIREMENTS – PART I: Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II: Post Plan Check (After permit issuance/Prior to start of construction)**

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist, Qualified Native American Monitor***

**Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – (858) 627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 543042 and/or Environmental Document No. 543042 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### Historical Resources (Archaeology)

#### I. Prior to Permit Issuance

##### A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to

Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.



**B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

2. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site

conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

**III. During Construction**

**A. Monitor(s) Shall be Present During Grading/Excavation/Trenching**

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

**B. Discovery Notification Process**

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final

Monitoring Report. The letter shall also indicate that that no further work is required.

**IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

**A. Notification**

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

**B. Isolate discovery site**

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

**C. If Human Remains **ARE** determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.

2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site; OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the land owner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface distribution THEN,
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by

PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

**D. If Human Remains are **NOT** Native American**

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**V. Night and/or Weekend Work**

**A. If night and/or weekend work is included in the contract**

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record

the information on the CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV - Discovery of Human Remains shall be followed.
  - e. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other**

**complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.



- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**Tribal Cultural Resources**

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).



COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 92-0571  
POTIKER RESIDENCE  
PLANNING COMMISSION

This Coastal Development/Sensitive Coastal Resource Permit is granted by the Planning Commission of the City of San Diego to HUGHES L. POTIKER, an individual, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct Coastal Development located at 9046 La Jolla Shores Lane, described as Lot 1 of Map No. 8883, in the R-1-10,000 Zone.

2. The facility shall consist of the following:

- a. A 8,257 Square-foot, two-story single family residence with 1,591 square-foot basement;
- b. Landscaping;
- c. Off-street parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer than two (2) off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated February 11, 1993, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department; and
- b. The Coastal Development Permit is recorded in the office of the County Recorder.

5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plan shall be in substantial conformity to Exhibit "A" dated February 11, 1993, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is

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to be maintained in a disease, weed and litter free condition at all times.

6. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 11, 1993, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

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

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

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

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

11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

12. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the closure of all non-utilized curb openings and installation of standard City driveway for access to the site, per City Standard Drawing G-16 (maximum 30-foot width), satisfactory to the City Engineer.

13. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

14. Prior to building occupancy, the applicant shall assure that site drainage is directed away from the coastal bluff and toward

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the public street or storm drain system, satisfactory to the City Engineer.

15. Prior to building occupancy, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

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

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

18. Prior to issuance of grading permits for the site, a licensed geotechnical engineer shall review grading plans for compliance with the recommendations presented in the "Report of Soil Investigation and Geotechnical Investigation Proposed Residential Site, La Jolla Bluffs Lot 1, 9046 La Jolla Shores Lane", prepared by Southern California Soil and Testing, Inc., dated August 21, 1992. The engineer shall sign a note on the plans indicating that they comply with the report.

19. Prior to issuance of building permits, a final geotechnical report shall be submitted for review and approval by the Building Inspection Department (Structural Division). To ensure compliance with this condition, grading and building plans shall be reviewed and approved by the Environmental Analysis Section (EAS) of the Planning Department, prior to issuance of grading and building permits.

20. Prior to the issuance of grading permits, EAS staff shall review the grading plans to ensure that the following notation has been provided:

- a. A qualified paleontologist shall be present at pre-grading meetings to discuss grading plans with the contractors.
- b. A qualified paleontologist shall be retained to perform periodic inspections of excavations and, if necessary, salvage exposed fossils. The paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations. The frequency of inspections would depend on the rate of excavation, the materials excavated, and the abundance of fossils.

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- c. The paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil to facilitate evaluation and salvage, when necessary. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- d. Provisions for preparation and curation shall be made before the fossils are donated to their final repository.
- e. All fossils collected should be donated to a public, non-profit institution with a research interest in the materials such as the San Diego Natural History Museum.

21. Prior to the issuance of building permits, a report shall be submitted to the Planning Department summarizing the results of the monitoring, even if negative. Implementation of these measures shall be made a condition of the Coastal Development/Sensitive Coastal Resource Permit.

22. The full height masonry wall, located south of the residence and northwest of the Public Access Easement (established pursuant to Special Condition No. 1 of Coastal Development Permit number F-6086 issued by the California Coastal Commission), is required to be setback a minimum of 15 feet from the top of the bluff, as indicated on Exhibit "A" dated February 11, 1993 and filed in the office of the Planning Department.

23. All plant materials located within 25 feet of the top of bluff, as indicated on Exhibit "A" dated February 11, 1993 and filed in the office of the Planning Department, shall be limited to species which at maturity reach a height no greater than approximately 2 feet.

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

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

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be

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invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

APPROVED by the Planning Commission of the City of San Diego on February 11, 1993.

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PLANNING COMMISSION RESOLUTION NO. 1067-PC  
COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 92-0571

WHEREAS, HUGHES L. POTIKER, an individual, Owner/Permittee, filed an application for a Coastal Development Permit to develop subject property located at 9046 La Jolla Shores Lane, described as Lot 1 of Map No. 8883, in the R-1-10,000 Zone; and

WHEREAS, on February 11, 1993, the Planning Commission of the City of San Diego considered Coastal Development/Sensitive Coastal Resource Permit No. 92-0571 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

1. That the Planning Commission adopts the following written Findings, dated February 11, 1993.

FINDINGS:

- a. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted LCP Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The proposed development will not encroach upon any existing or proposed physical public accessway identified as such in the La Jolla Community Plan. The project site is adjacent to an identified public viewpoint, however, the project will not obstruct views to and along the ocean from the public vantage point.
- b. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources.  
The proposed development is not located on or near any marine resources, environmentally sensitive areas. The Environmental Mitigated Negative Declaration prepared for this site has identified the potential for paleontology to be present on the site. However, a mitigation monitoring program has been designed so that both geology and paleontology will be monitored during the grading and construction of the project. Therefore, these resources will not be adversely affected by the proposed development.
- c. The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom.

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The Environmental Mitigated Negative Declaration prepared for this project, has identified the potential for paleontology to be present on the site. However, a mitigation monitoring program has been designed so that both geology and paleontology will be monitored during the grading and construction of the project. The proposed development is required to meet the intent of the Resource Protection Ordinance by monitoring potential resources, and salvaging such resources should there be any present on the site.

- d. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources. The proposed development is located adjacent to a public viewpoint as identified by the La Jolla Community Plan and Local Coastal Program. However, the project does not propose to encroach upon, adversely affect or restrict views from the public viewpoint.
- e. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources. Again, the proposed development is located adjacent to a public viewpoint, as identified in the La Jolla Community Plan and Local Coastal Program. However, the project will not encroach on the existing viewpoint, nor will it block the views currently available to the public from the vantage point. In addition the project proposes fencing and landscape to buffer the development from public view. Therefore, it is not anticipated that the proposed development will adversely impact any scenic resources located near the site. No environmentally sensitive habitats have been identified on or adjacent to the site.
- f. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The proposed development is located on a previously disturbed site, on which grading will be required. However, due to the existing slope and the type of previous disturbance to the site, the proposed grading will redirect all drainage from the to the street, where most of it currently travels over the bluff. Therefore, the development will reduce the existing risks from geologic and erosional forces and will not create new risks or flood and fire hazards.
- g. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The proposed development is a two-story single family residence, setback 41 feet from the top of the bluff. The surrounding developments are two and three story single family residences. Given the surrounding developments, the proposed



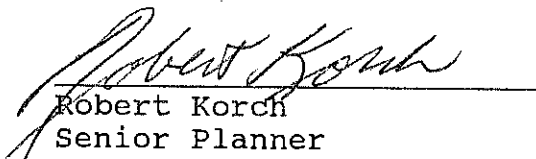
development will be visually compatible with the surrounding neighborhood.

- h. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs. The proposed development conforms to the Coastal Development and Sensitive Coastal Resource Ordinances, the La Jolla Community Plan and Local Coastal Program and the regulations of the R-1-10,000 zone.

Sensitive Coastal Resource Findings:

- a. The proposed development will be sited, designed and constructed to minimize, if not preclude, adverse impacts upon sensitive coastal resources and environmentally sensitive areas. The single-family residence will be setback, from the bluff edge, a minimum of 41 feet, and use drought tolerant landscape species adjacent to the top of bluff. In addition, a sump pump shall be installed to divert drainage of the site to the street.
- b. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed development is designed so that drainage will be directed away from the bluff, and will therefore not contribute to the erosion of public beaches nor will it impact local shoreline sand supply.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development/Sensitive Coastal Resource Permit No. 92-0571 is hereby GRANTED to HUGHES L. POTIKER, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development/Sensitive Coastal Resource Permit No. 92-0571, a copy of which is attached hereto and made a part hereof.

  
Robert Korch  
Senior Planner

Adopted on: February 11, 1993

ORIGINAL

RESOLUTION NUMBER R- 1066-PCADOPTED ON February 11, 1993

WHEREAS, on August 6, 1992, MR. HUGHES L. POTIKER submitted an application to the Planning Department for a Coastal Development/Sensitive Coastal Resource Permit;

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on February 11, 1993; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 92-0571; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 92-0571 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By:

  
Robert Korch, Senior Planner

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

ORIGINAL

## EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM  
POTIKER RESIDENCE COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT  
DEP No. 92-0571

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1988) during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the Mitigated Negative Declaration (DEP No. 92-0571) shall be made conditions of Coastal Development/Sensitive Coastal Resource Permit 92-0571 as may be further described below.

Geology

- a) Prior to issuance of grading permits for the site, a licensed geotechnical engineer shall review grading plans for compliance with the recommendations presented in the "Report of Soil Investigation and Geotechnical Investigation Proposed Residential Site, La Jolla Bluffs Lot 1, 9046 La Jolla Shores Lane", prepared by Southern California Soil and Testing, Inc., dated August 21, 1992. The engineer shall sign a note on the plans indicating that they comply with the report.
- b) Prior to issuance of building permits, a final geotechnical report shall be submitted for review and approval by the Building Inspection Department (Structural Division).

To ensure compliance with this condition, grading and building plans shall be reviewed and approved by the Development and Environmental Planning Department, Environmental Analysis Section, prior to issuance of grading and building permits, respectively.

Paleontology

Prior to issuance of grading permits, EAS staff shall review the grading plans to ensure that the following notation has been provided:

- a) A qualified paleontologist shall be present at pre-grading meetings to discuss grading plans with the contractors.
- b) A qualified paleontologist shall be retained to perform periodic inspections of excavations and, if necessary, salvage exposed fossils. The paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations. The frequency of inspections would depend on the rate of excavation, the materials excavated, and the abundance of fossils.
- c) The paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil to facilitate evaluation and salvage, when necessary. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- d) Provisions for preparation and curation shall be made before the fossils are donated to their final repository.
- e) All fossils collected should be donated to a public, non-profit institution with a research interest in the materials such as the San Diego Natural History Museum.

Prior to the issuance of building permits, a report shall be submitted to the Planning Department summarizing the results of the monitoring, even if negative. Implementation of these measures shall be made a condition of the Coastal Development/Sensitive Coastal Resource Permit.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

ORIGINAL

ATTACHMENT 7  
Type/Number of Document SCR/CNP 92-0571  
Date of Approval February 11, 1993  
Number of Pages 12

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

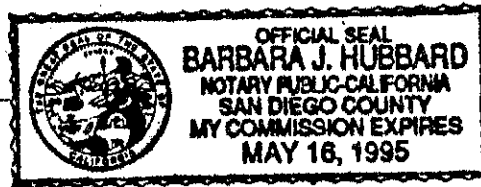
Robert Korch  
ROBERT KORCH, Senior Planner

On April 5, 1993 before me, BARBARA J. HUBBARD (Notary Public), personally appeared ROBERT KORCH, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Barbara J. Hubbard  
Barbara J. Hubbard



## PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed

Hughes L. Potiker

Typed Name Hughes L. Potiker

Signed

Typed Name

STATE OF

CALIFORNIA

COUNTY OF

SAN DIEGO

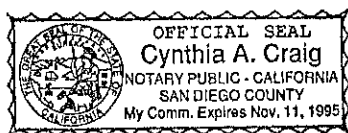
On April 23, 1993 before me, CYNTHIA A. CRAIG (Name of Notary Public) personally appeared HUGHES L. POTIKER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Cynthia A. Craig

(Seal)



ORIGINAL



## La Jolla Community Planning Association

May 21, 2019

To: Glen Gargas  
email: ggargas@sandiego.gov

RE: Stylii - 9046 La Jolla Shores Lane (Project # 543042)

On April 4, 2019, at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Stylii Residence (Project # 543042) as an Action Item on the Consent Agenda.

10.4 Coastal Development Permit & Site Development Permit to construct a 1,943 square foot addition to an existing 9,799 square foot single dwelling unit for a total of 11,742 square feet.

DPR Motion: Findings can be made for a CDP & SDP as presented. Vote: 5-0-1.

The LJCPA voted on consent to accept the recommendation of the DPR: 15-0-1

Sincerely,

Tony Crisafi  
President, LJCPA



THE CITY OF SAN DIEGO

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

STULLI RESIDENCE

Project No. For City Use Only

543042

Project Address:

9046 LA JOLLA SHORES LANE

## 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):

HARRY STULLI

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

9046 La Jolla Shores Lane

City/State/Zip:

La Jolla CA 92037

Phone No:

858 699 3000

Fax No:

Signature:

Date:

03/15/17

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):

ANDREA STULLI

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

9046 La Jolla Shores Lane

City/State/Zip:

La Jolla CA 92037

Phone No:

858 699 7880

Fax No:

Signature:

Date:

03/15/17

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

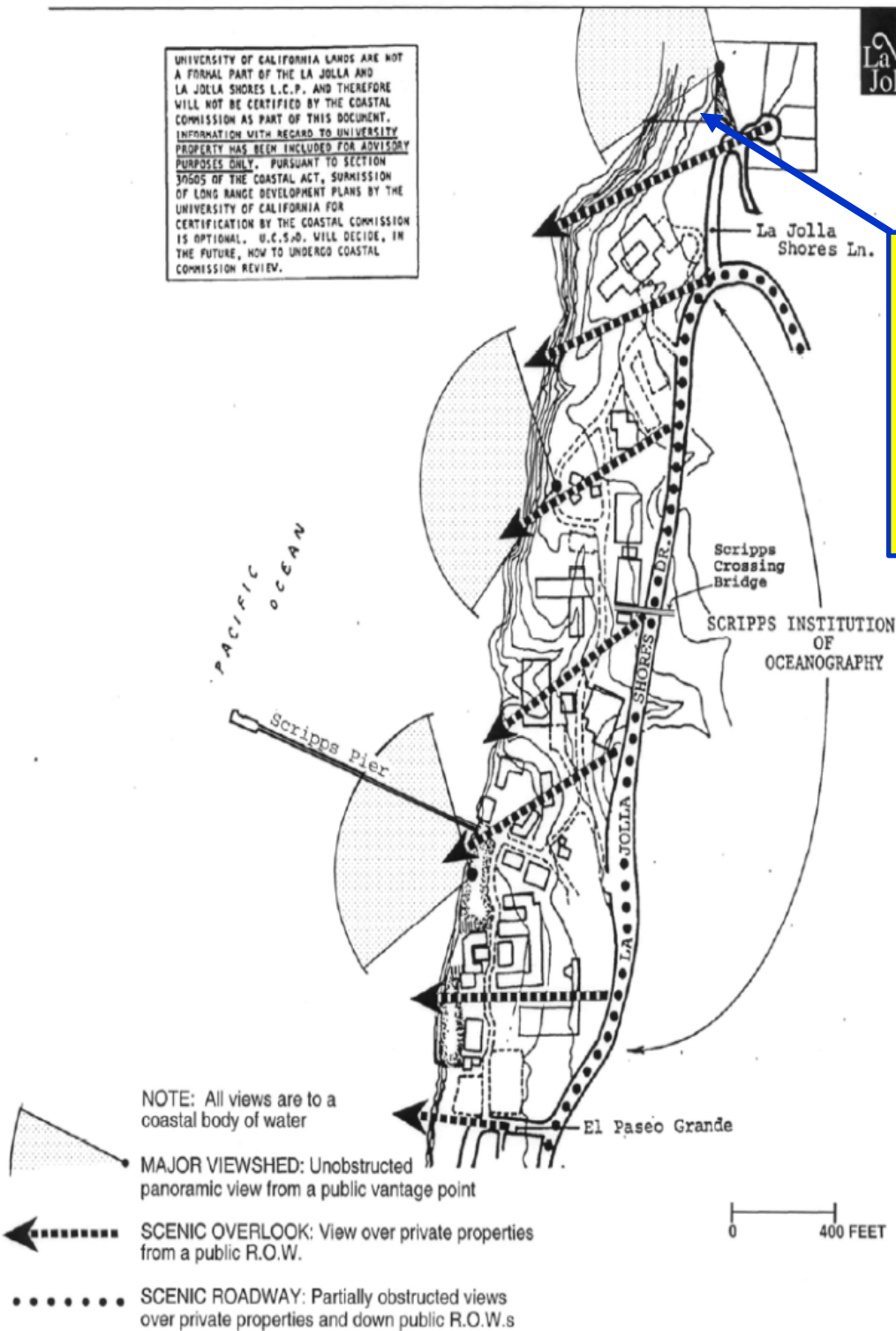
Date:

UNIVERSITY OF CALIFORNIA LANDS ARE NOT A FORMAL PART OF THE LA JOLLA AND LA JOLLA SHORES L.C.P., AND THEREFORE WILL NOT BE CERTIFIED BY THE COASTAL COMMISSION AS PART OF THIS DOCUMENT.

INFORMATION WITH REGARD TO UNIVERSITY PROPERTY HAS BEEN INCLUDED FOR ADVISORY PURPOSES ONLY. PURSUANT TO SECTION 30605 OF THE COASTAL ACT, SUBMISSION OF LONG RANGE DEVELOPMENT PLANS BY THE UNIVERSITY OF CALIFORNIA FOR CERTIFICATION BY THE COASTAL COMMISSION IS OPTIONAL. U.C.S.D. WILL DECIDE, IN THE FUTURE, HOW TO UNDERGO COASTAL COMMISSION REVIEW.



**PROJECT SITE**



## Subarea B: Scripps - Visual Access



**La Jolla Community Plan**  
City of San Diego - Planning Department

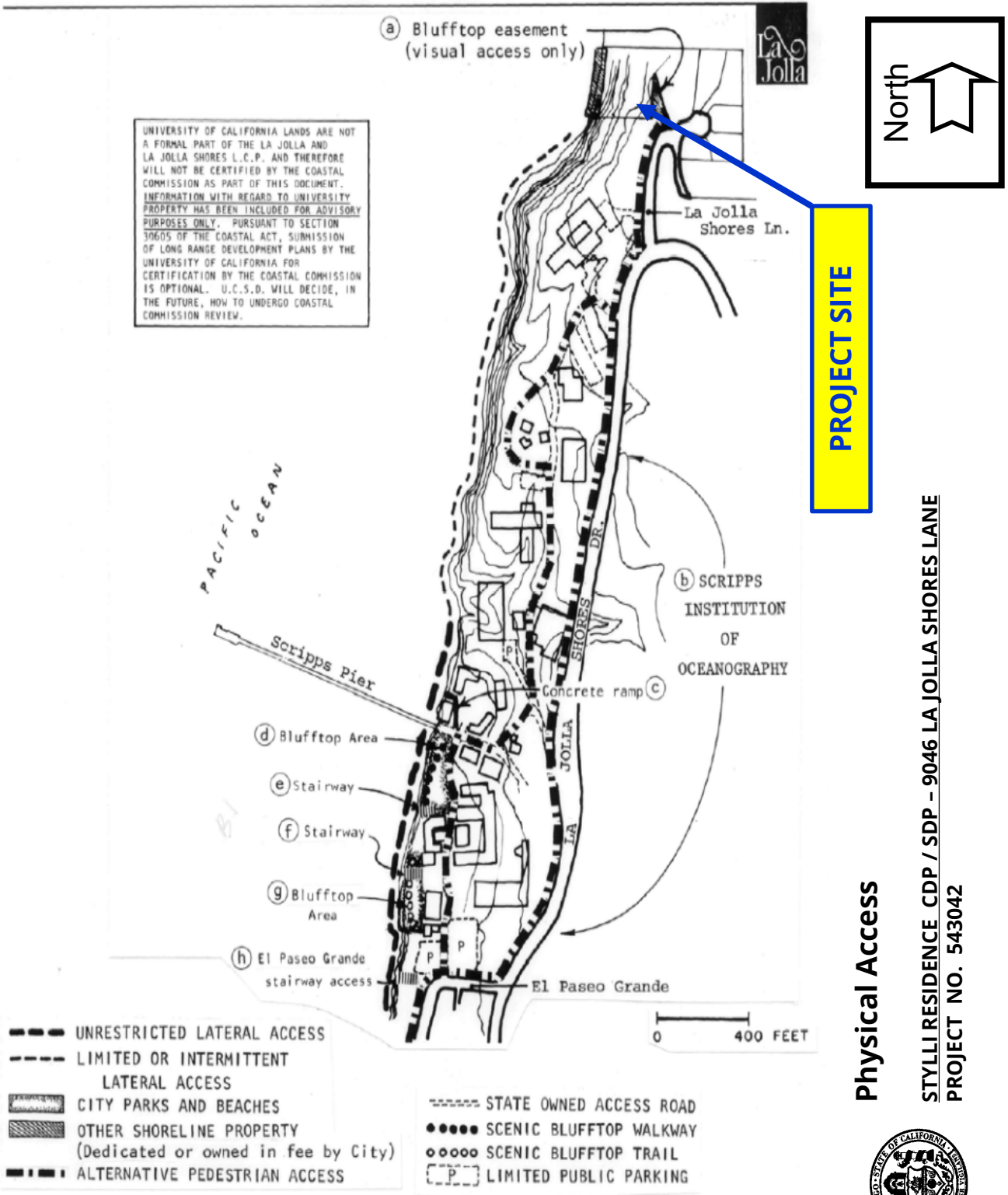
Figure B

## Visual Access

STYLLI RESIDENCE CDP / SDP - 9046 LA JOLLA SHORES LANE  
PROJECT NO. 543042







Subarea B: Scripps - Physical Access



La Jolla Community Plan  
City of San Diego • Planning Department

Figure B

Physical Access

STYLLI RESIDENCE CDP / SDP - 9046 LA JOLLA SHORES LANE  
PROJECT NO. 543042





PROJECT TEAM

ARCHITECTURAL DESIGNER:  
KEN RONCHETTI DESIGN  
POST OFFICE BOX 474  
RANCHO SANTA FE, CA 92067  
CONTACT PERSON: KEN RONCHETTI  
EMAIL: keronchettidesign.com

ARCHITECT:  
COHN + ASSOCIATES  
512 VIA DE LA VALLE, SUITE 208  
SOLANA BEACH, CA 92075  
CONTACT PERSON: GARY COHN  
EMAIL: gary@cohn-arch.com

STRUCTURAL ENGINEER:  
EAD, INC.  
512 VIA DE LA VALLE, SUITE 208  
SOLANA BEACH, CA 92075  
CONTACT PERSON: JOHN IMANDIOUST  
EMAIL: JOHNIMANDIOUST.COM

SOILS ENGINEER:  
SCST  
6280 RIVERDALE STREET  
SAN DIEGO, CA 92120  
PH: (619) 280-4921

TITLE 24 ENERGY CALCULATIONS:  
SOUTHLAND ENERGY CONSULTANTS  
1441 GLENNEYRE STREET  
LAGUNA BEACH, CA 92651  
CONTACT PERSON: PAUL KANDARIAN  
PH: (949) 491-3541  
FX: (949) 491-3210

CONTRACTOR:  
McGUINNESS CONSTRUCTION, INC  
17451 HIGHLANDER DRIVE  
ROMONA, CA 92065  
CONTACT PERSON: DAVE McGUINNESS  
PH: (619) 508-7645

SOIL DISTURBANCE

TOTAL AMOUNT OF SITE  
TO BE DISTURBED: 1,581 S.F.  
% OF TOTAL SITE: 1.5%  
AMOUNT OF CUT: 55 CU. YDS.  
MAXIMUM DEPTH OF CUT: 5'  
AMOUNT OF FILL: 0 CU. YDS.  
AMOUNT OF EXPORT: 55 CU. YDS.

BUILDING AREA

EXISTING UPPER LEVEL: 6,445 S.F.  
NEW AREA AT UPPER LEVEL: 826 S.F.  
TOTAL AT UPPER LEVEL: 7,271 S.F.  
EXISTING LOWER LEVEL (LIVING): 2,286 S.F.  
EXISTING GARAGE/ENCLOSED STAIR AT LOWER LEVEL: 1,117 S.F.  
NEW AREA AT LOWER LEVEL (GARAGE): 1,068 S.F.  
TOTAL AT LOWER LEVEL: 4,471 S.F.  
TOTAL EXISTING / REMODEL AND ADDITION: 11,742 S.F.

F.A.R.

TOTAL EXISTING / REMODEL AND ADDITION: 11,742 S.F.  
BASEMENT EXEMPT SQFT: 1,541 S.F.  
TOTAL NOT INCLUDING BASEMENT: 10,151 S.F.

ALLOWED F.A.R.

38,062 SF X 0.45 = 17,128 ALLOWED  
PROJECT IS 10,151 SF. 10,151 / 31,062 = 32.6%  
THEREFORE F.A.R. OKAY

LOT COVERAGE

LOT SIZE GROSS: 104,914 SF \* 8.855 SF = 8.4%  
LOT SIZE NET: 38,062 SF \* 8.855 SF = 32.2%  
ALLOWED LOT COVERAGE 50% < 23.2%

SCOPE OF WORK

ADDITION AND ALTERATION TO AN EXISTING  
2-STORY SINGLE FAMILY RESIDENCE

- ADDITION OF GUEST ROOM
- ADDITION OF DECKS AND OFFICE AT THE SECOND LEVEL
- ENLARGEMENT OF EXISTING GARAGE AT THE FIRST LEVEL
- NO GRADING INVOLVED IN PROJECT
- NO LANDSCAPING MODIFICATIONS TO PROJECT
- MODIFICATION TO THE EXISTING COASTAL DEVELOPMENT PERMIT / SENSITIVE COASTAL RESOURCE PERMIT # 92-0571
- SITE DEVELOPMENT PERMIT FOR ESL

DISCRETIONARY APPROVALS

MODIFICATION TO THE EXISTING COASTAL DEVELOPMENT PERMIT / SENSITIVE COASTAL RESOURCE PERMIT # 92-0571

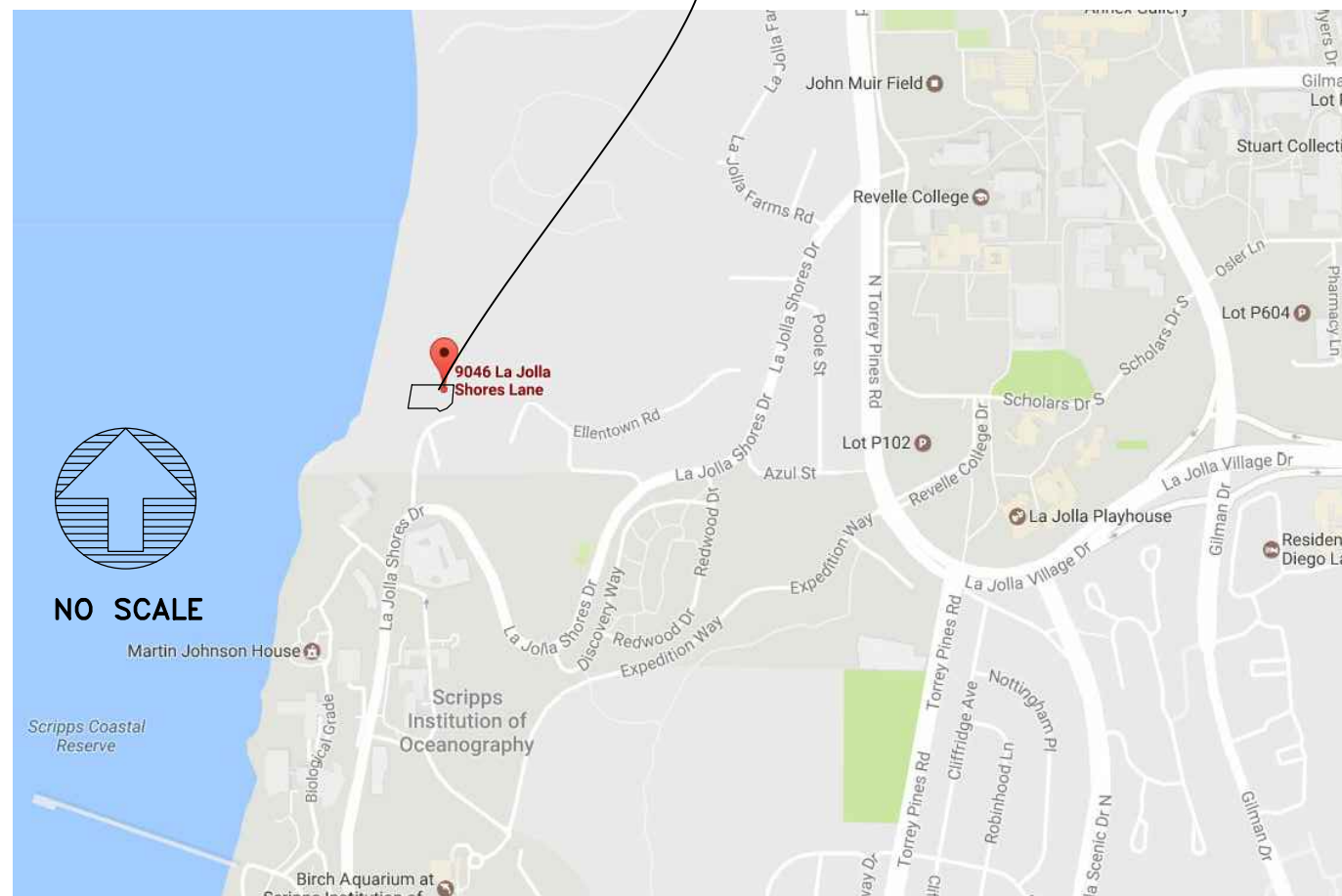
SETBACK	RS-1-1	RS-1-4
FRONT	25'-0"	20'-0"
SIDE (EAST)	20'-5"	24'-8"
SIDE (WEST)	20'-5"	7'-0"
REAR	25'-0"	20'-0"
CUL-DE-SAC	N/A	15'-0"

\*SIDE SETBACK DETERMINED BY:  
0.08 \* 196' (MAX. LOT WIDTH) = 15'-8"  
PER FOOTNOTE (2) OF TABLE 191-0409 THE COMBINED  
TOTAL OF THE SIDE SETBACKS MAY BE REALLOCATED  
24'-8" + 7'-0" = 31'-4" (15'-8" \* 2 = 31'-4")  
\*\*CUL-DE-SAC ALLOWS SETBACK TO BE REDUCED BY 5'-0"

PROJECT DATA

SITE ADDRESS: 9046 LA JOLLA SHORES LN.  
LA JOLLA, CALIFORNIA 92037  
ASSESSORS PARCEL NO.: 344-030-19  
GOVERNING CODE: 2016 C.R.C.  
CONSTRUCTION TYPE: TYPE V-B  
LEGAL DESCRIPTION: LOT 1 LA JOLLA BLUFFS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 8883, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1978  
ZONE: RS-1-1 AND RS-1-4  
OVERLAY ZONES: COASTAL / COASTAL HEIGHT / FIRE BRUSH ZONES 300' BUFFER / FIRE HAZARD SEVERITY ZONE FIRST PUBLIC ROADWAY / PARKING IMPACT / RESIDENTIAL TANDEM  
YES  
SPRINKLER: 2  
STORIES: R3  
OCCUPANCY GROUP: SINGLE FAMILY RESIDENCE  
USE (EXISTING & PROPOSED): 104,914 SF / 2.41 AC GROSS  
LOT SIZE: 38,062 SF / 0.87 AC NET  
21. 41, 53  
SEOLOGIC HAZARDS CATEGORY: 1945  
YEAR BUILT: HARRY STYLLI AND NEILLA STYLLI TRUST  
OWNER: 9046 LA JOLLA SHORES LANE  
LA JOLLA, CA 92037

PROJECT SITE  
9046 LA JOLLA SHORES LN.



VICINITY MAP

- A1 SITE PLAN
- A1.1 PARTIAL SITE PLAN
- A1.2 SITE SECTION-A
- A1.3 SITE SECTION-B
- A2 LOWER FLOOR PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 LOWER FLOOR-EXTERIOR DIMENSION PLAN
- A2.3 MAIN FLOOR-EXTERIOR DIMENSION PLAN
- A3 ROOF PLAN
- A4 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- PDP1 PRELIMINARY DRAINAGE PLAN SHT 1 OF 2
- PDP2 PRELIMINARY DRAINAGE PLAN SHT 2 OF 2

SHEET INDEX

NOTES:

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

ALL SITE WALLS & FENCES ARE EXISTING TO REMAIN & WILL REMAIN UNCHANGED

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FT IN HEIGHT. (EXCEPT FOR EXISTING WALLS TO REMAIN) PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONST. BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CH 14 ART 2 DIV 1 OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN. THE MPPC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONST. BMP STANDARDS CH 4 OF THE CITY'S STORM WATER STANDARDS.

ANY NEW LANDSCAPING SHALL BE NO TALLER THAN 24" IN HEIGHT

EXISTING WATER AND SEWER SERVICES TO REMAIN.

ADDITION TO COMPLY WITH CRC 331 VERIFY COMPLIANCE WITH STRUCTURAL REVIEW AND THAT DECK IS NON-COMBUSTIBLE.

HARDSCAPE AT FRONT YARD SETBACK

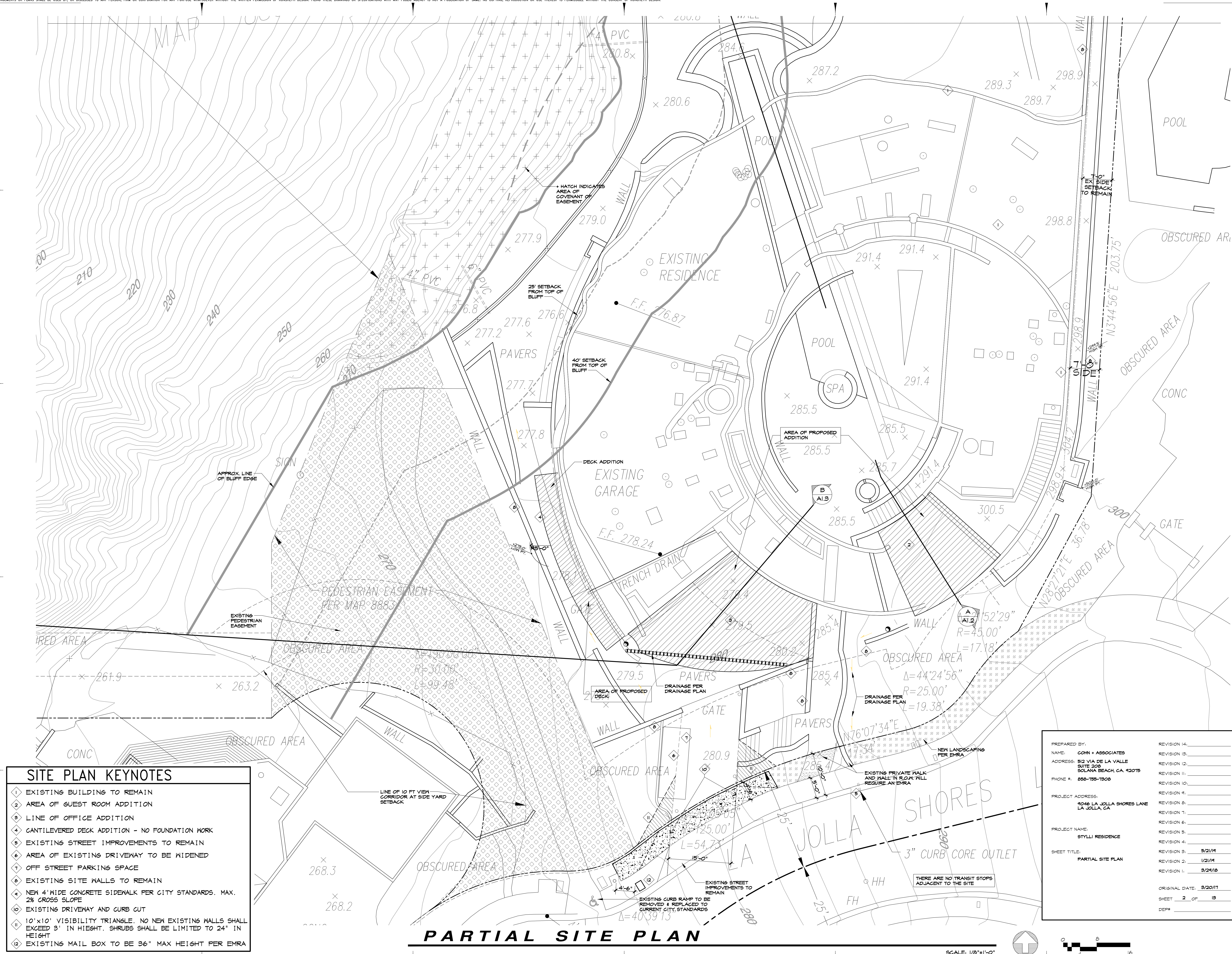
TOTAL AREA IN FRONT YARD SETBACK: 2,714 SQFT / 906 SQFT = 32.6%  
THIS IS LESS THAN THE ALLOWED 60%

PREPARED BY:	NAME: COHN + ASSOCIATES	REVISION 14:	
ADDRESS:	512 VIA DE LA VALLE SOLANA BEACH, CA. 92075	REVISION 13:	
PHONE #:	858-755-1308	REVISION 12:	
PROJECT ADDRESS:	9046 LA JOLLA SHORES LANE LA JOLLA, CA	REVISION 11:	
PROJECT NAME:	STYLLI RESIDENCE	REVISION 10:	
SHEET TITLE:	SITE PLAN	REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	5/21/14
		REVISION 4:	1/21/14
		REVISION 3:	9/24/13
		REVISION 2:	
		REVISION 1:	
ORIGINAL DATE:	9/20/17		
SHEET	1 OF 19		
DEP#:			

SITE PLAN

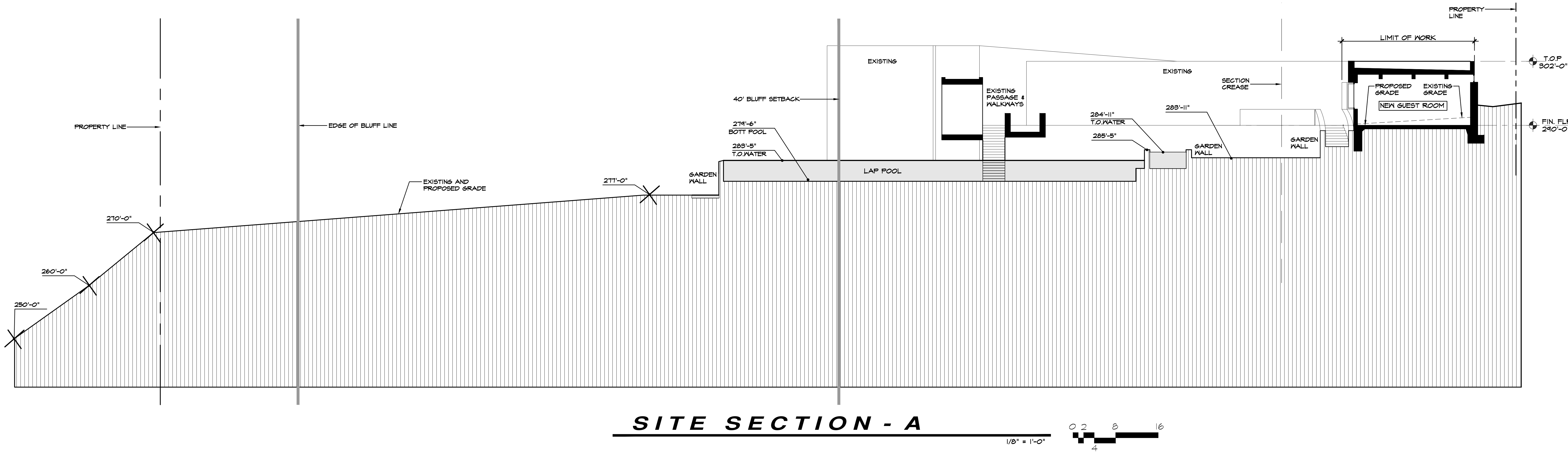
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REVISIONS

△ TEXT TEXT

△

△

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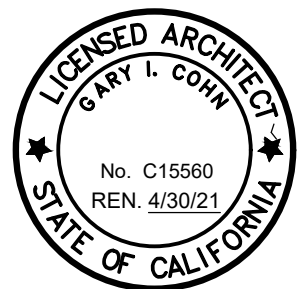
△

POST OFFICE BOX 474  
RANCHO SANTA FE  
CA 92067 USA  
PHONE 858.771.1441

STYLLI RESIDENCE

9046 LA JOLLA SHORES LANE LA JOLLA, CA

KEN RONCHETTI  
DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING

15250 SAN DIEGO AVENUE, SUITE 200  
SAN DIEGO, CALIFORNIA 92128  
619.755.3880 F 619.755.3880

PREPARED BY:	REVISION 14:
NAME: COHN + ASSOCIATES	REVISION 13:
ADDRESS: 512 VIA DE LA VALLE	REVISION 12:
SUITE 200	REVISION 11:
SOLANA BEACH, CA. 92075	REVISION 10:
PHONE #: 658-755-7808	REVISION 9:
PROJECT ADDRESS:	REVISION 8:
9046 LA JOLLA SHORES LANE	REVISION 7:
LA JOLLA, CA	REVISION 6:
PROJECT NAME:	REVISION 5:
STYLLI RESIDENCE	REVISION 4:
SHEET TITLE:	REVISION 3: 5/21/19
SECTIONS	REVISION 2: 1/21/19
	REVISION 1: 9/29/18
	ORIGINAL DATE: 9/20/17
	SHEET 9 OF 13
	DEPN

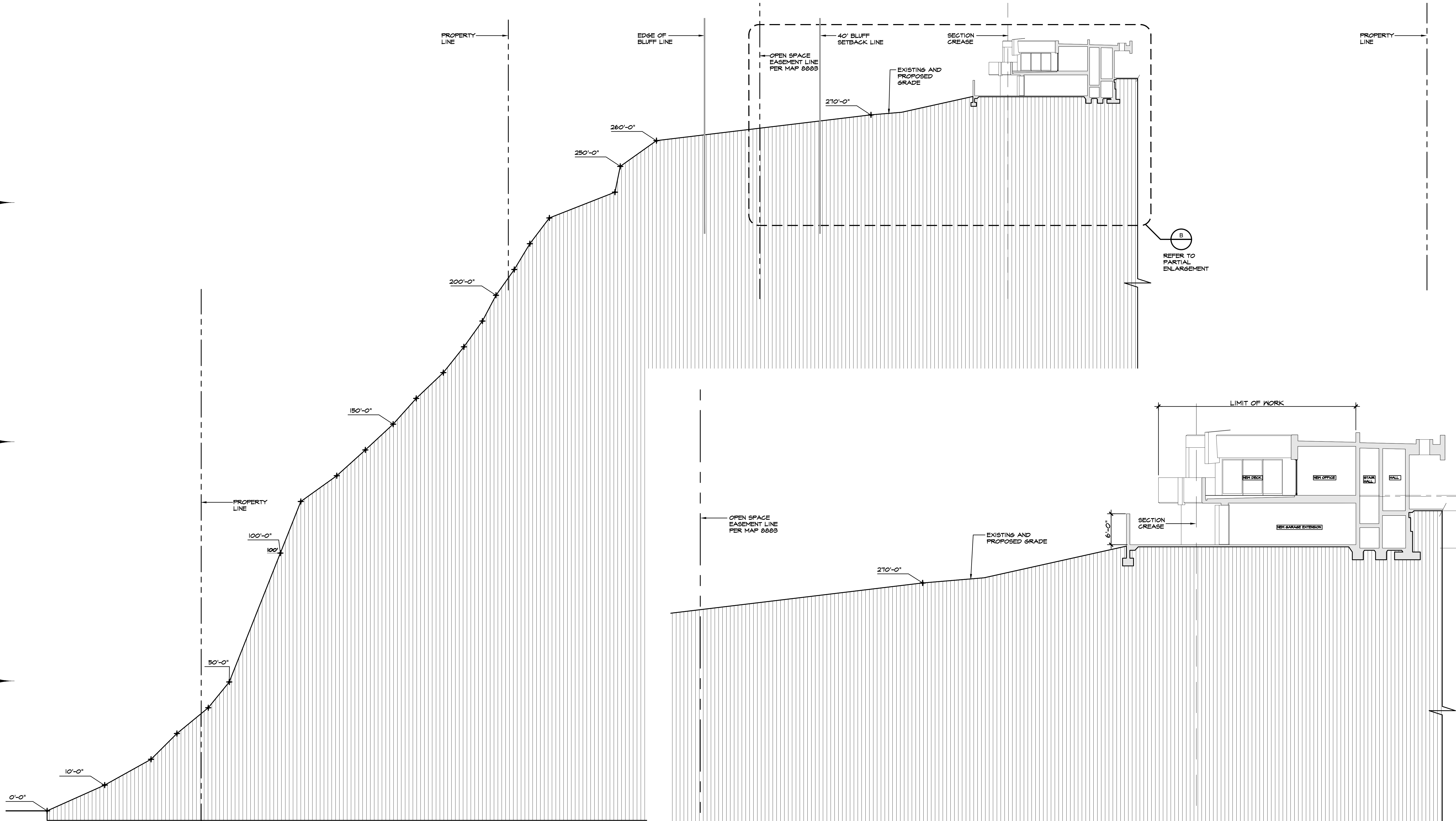
3/20/2017  
DATE

1/8" = 1'-0"  
SCALE

BC  
DRAWN BY

A1.2  
REFERENCE

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RONCHETTI DESIGN AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONCHETTI DESIGN. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF RONCHETTI DESIGN.



SITE SECTION - B

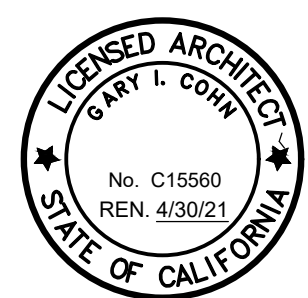
PARTIAL ENLARGED SITE SECTION - B

PREPARED BY:	NAME:	COHN + ASSOCIATES	REVISION 14:	
ADDRESS:	512 VIA DE LA VALLE	SUITE 208	REVISION 13:	
PHONE #:	858-755-1808	SOLANA BEACH, CA. 92075	REVISION 12:	
PROJECT ADDRESS:	9046 LA JOLLA SHORES LANE	LA JOLLA, CA	REVISION 11:	
PROJECT NAME:	STYLLI RESIDENCE		REVISION 10:	
SHEET TITLE:	SECTIONS		REVISION 9:	
			REVISION 8:	
			REVISION 7:	
			REVISION 6:	
			REVISION 5:	
			REVISION 4:	
			REVISION 3:	5/21/19
			REVISION 2:	1/21/19
			REVISION 1:	9/29/18
			ORIGINAL DATE:	9/20/17
			SHEET	4 OF 13
			DEPT:	

REVISIONS	
△	TEXT TEXT
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POST OFFICE BOX 474	
RANCHO SANTA FE	
CA 92067 USA	
PHONE 858.771.1441	

STYLLI RESIDENCE  
9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

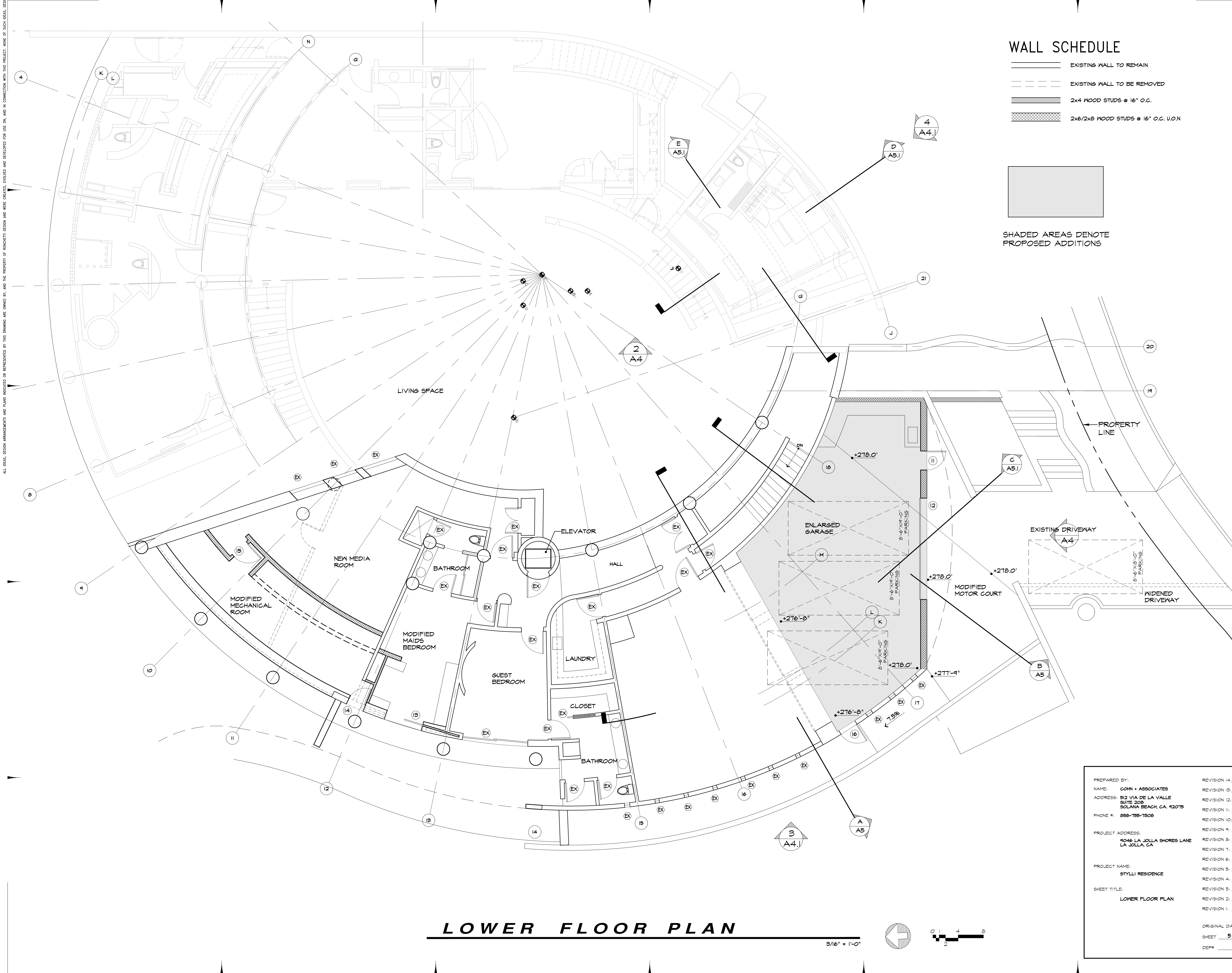
KEN RONCHETTI  
DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING  
512 VIA DE LA VALLE, SUITE 208  
SOLANA BEACH, CA 92075  
858.755.1808 F. 858.755.1808

3/20/2017  
DATE  
VARIES  
SCALE  
BC  
DRAWN BY  
A1.3  
REFERENCE

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WALL SCHEDULE

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 2x4 WOOD STUDS @ 16" O.C.
- 2x6/2x8 WOOD STUDS @ 16" O.C. U.O.N.



SHADED AREAS DENOTE PROPOSED ADDITIONS

REVISIONS

NO.	DATE	DESCRIPTION
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POST OFFICE BOX 474  
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CA 92067 USA  
PHONE 858.771.1441

STYLLI RESIDENCE

9046 LA JOLLA SHORES LANE LA JOLLA, CA

KEN RONCHETTI DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING  
1000 AVENUE OF THE STARS  
SUITE 1000  
LA JOLLA, CA 92037  
TEL: 858.771.1441  
F: 858.771.1442

PREPARED BY: NAME: COHN + ASSOCIATES ADDRESS: 812 VIA DE LA VALLE SUITE 200 SOLANA BEACH, CA. 92075 PHONE #: 858-755-7808	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: 5/21/19 REVISION 2: 1/21/19 REVISION 1: 9/24/18
PROJECT ADDRESS: 9046 LA JOLLA SHORES LANE LA JOLLA, CA	ORIGINAL DATE: 9/20/17
PROJECT NAME: STYLLI RESIDENCE	SHEET 5 OF 13
SHEET TITLE: LOWER FLOOR PLAN	DEP# _____

3/20/17  
DATE

3/16" = 1'-0"  
SCALE

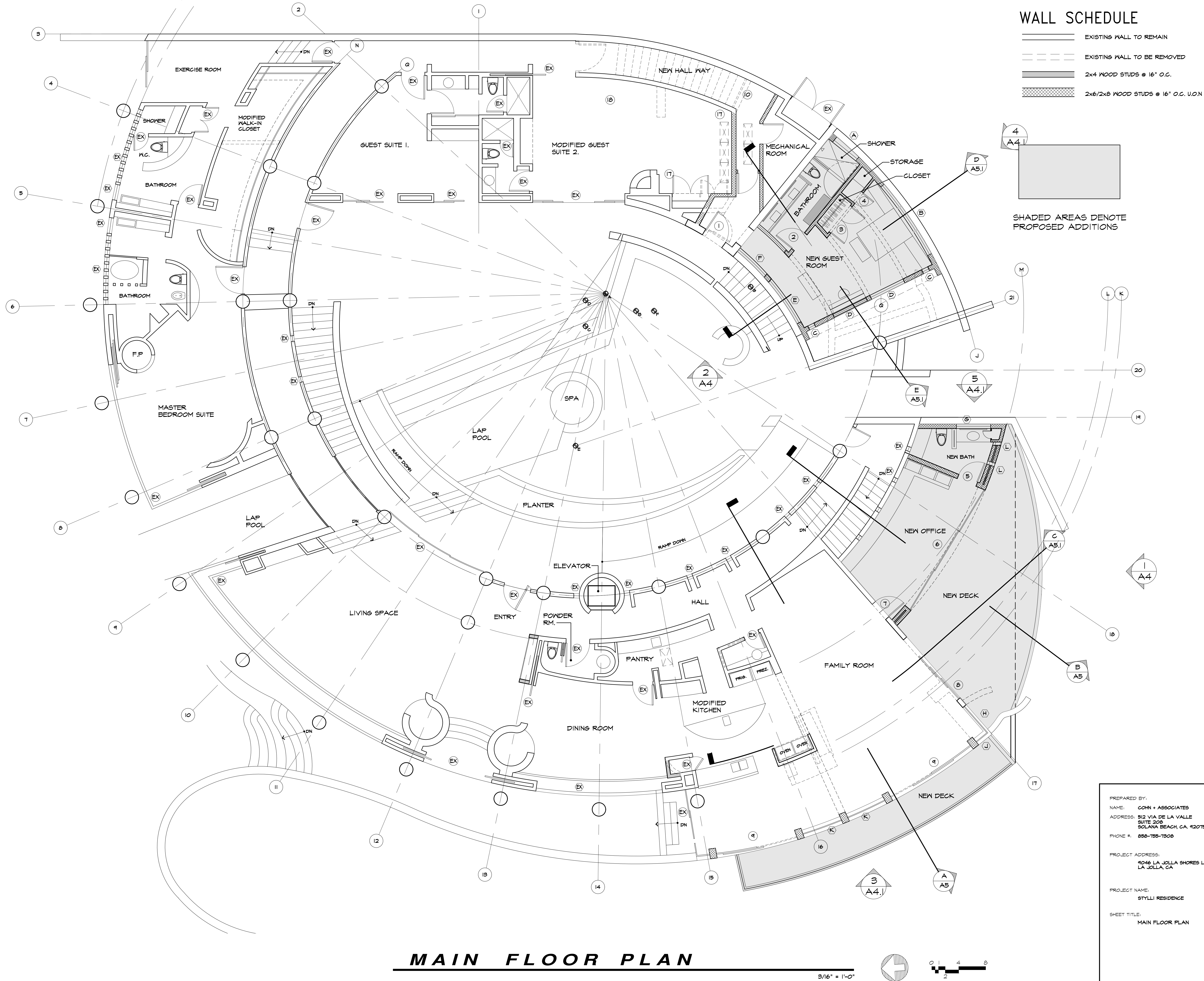
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DRAWN BY

A2  
REFERENCE



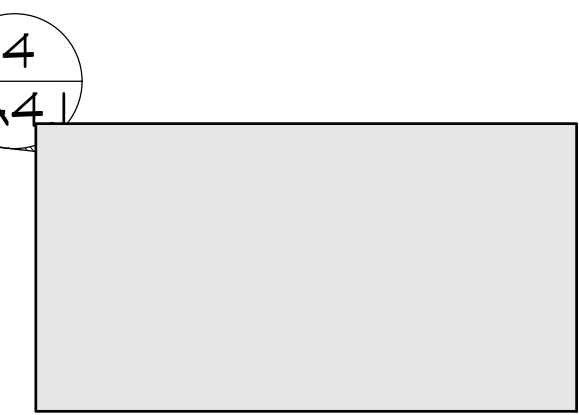
ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONCHETTI DESIGN. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF RONCHETTI DESIGN.

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WALL SCHEDULE

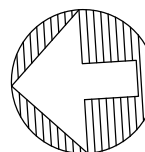
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 2x4 WOOD STUDS @ 16" O.C.
- 2x6/2x8 WOOD STUDS @ 16" O.C. U.O.N



SHADED AREAS DENOTE PROPOSED ADDITIONS

MAIN FLOOR PLAN

3/16" = 1'-0"



PREPARED BY:	NAME:	COHN + ASSOCIATES	REVISION 14:	
ADDRESS:	512 VIA DE LA VALLE	SUITE 208	REVISION 13:	
PHONE #:	858-755-7808	SOLANA BEACH, CA. 92075	REVISION 12:	
PROJECT ADDRESS:	9046 LA JOLLA SHORES LANE	LA JOLLA, CA	REVISION 11:	
PROJECT NAME:	STYLLI RESIDENCE		REVISION 10:	
SHEET TITLE:	MAIN FLOOR PLAN		REVISION 9:	
			REVISION 8:	
			REVISION 7:	
			REVISION 6:	
			REVISION 5:	
			REVISION 4:	
			REVISION 3:	5/21/14
			REVISION 2:	1/21/14
			REVISION 1:	9/24/10
			ORIGINAL DATE:	9/20/11
			SHEET	6 OF 13
			DEPT:	

REVISIONS

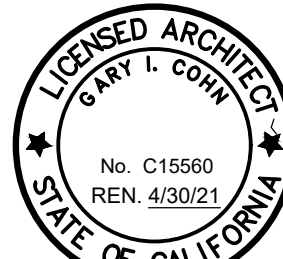
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CA 92067 USA  
PHONE 858.771.1441

STYLLI RESIDENCE

9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

KEN RONCHETTI  
DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING

15500 SAN MARINO AVENUE  
SUITE 200  
SAN MARINO, CA 91103  
TEL: 818.755.7808

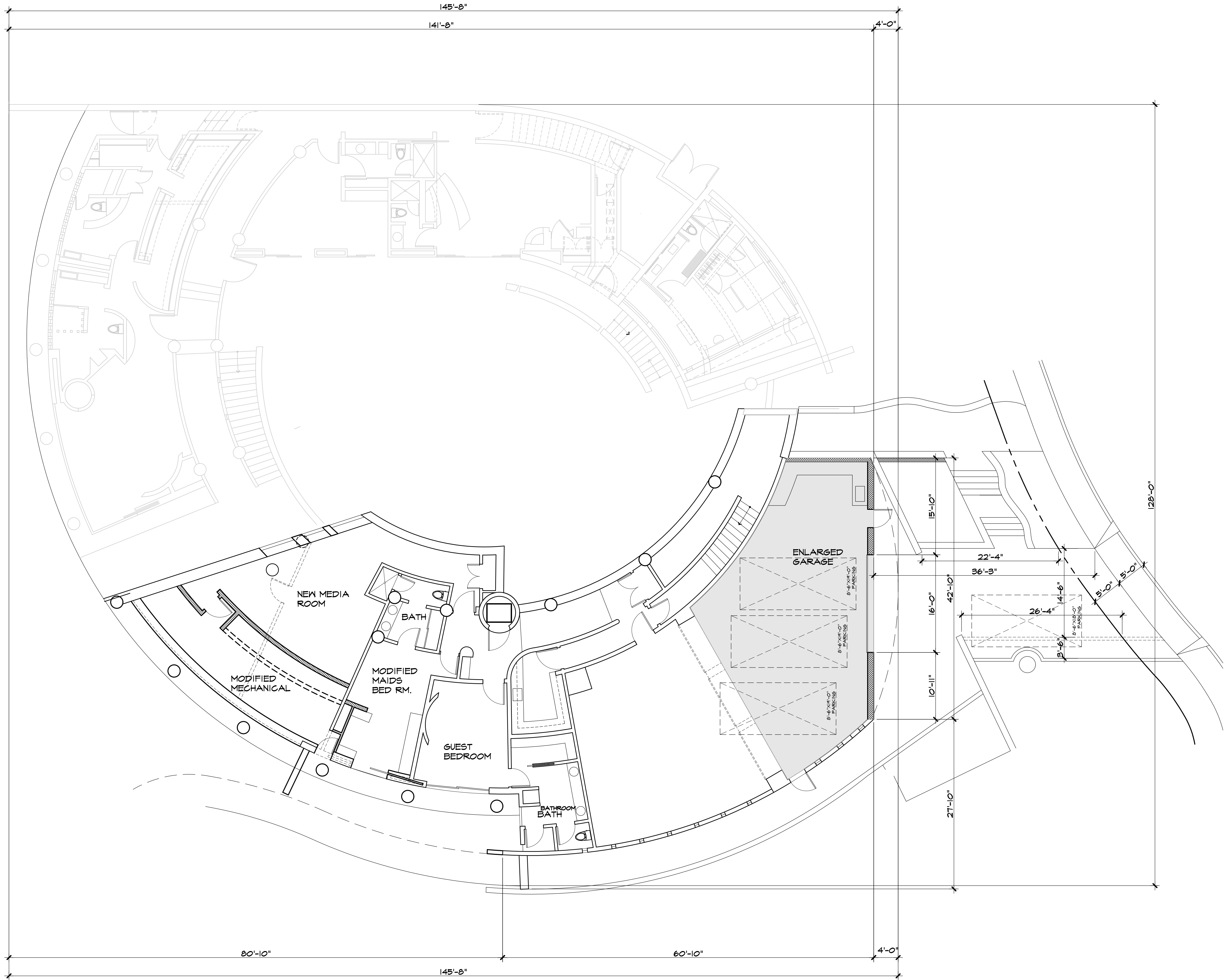
3/20/17  
DATE

3/16" = 1'-0"  
SCALE

BC  
DRAWN BY

A2.1  
REFERENCE

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WALL SCHEDULE

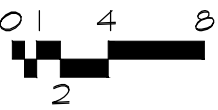
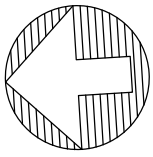
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 2x4 WOOD STUDS @ 16" O.C.
- 2x6/2x8 WOOD STUDS @ 16" O.C. U.O.N



SHADED AREAS DENOTE PROPOSED ADDITIONS

LOWER FLOOR - EXTERIOR DIMENSION PLAN

1/8" = 1'-0"



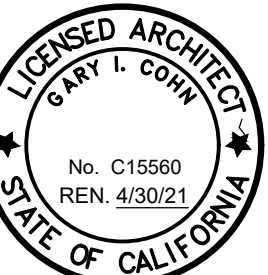
PREPARED BY:	NAME: COHN + ASSOCIATES	REVISION 14:	
ADDRESS: 512 VIA DE LA VALLE SUITE 208 SOLANA BEACH, CA. 92075	PHONE #: 858-755-7808	REVISION 13:	
PROJECT ADDRESS: 9046 LA JOLLA SHORES LANE LA JOLLA, CA	PROJECT NAME: STYLLI RESIDENCE	REVISION 12:	
SHEET TITLE: LOWER FLOOR - EXTERIOR DIMENSION PLAN	REVISION 11:	REVISION 10:	
	REVISION 9:	REVISION 8:	
	REVISION 7:	REVISION 6:	
	REVISION 5:	REVISION 4:	
	REVISION 3: 5/21/19	REVISION 2:	1/21/19
	REVISION 1: 9/29/18	ORIGINAL DATE:	9/20/17
	SHEET 7 OF 13	DATE	9/20/17
	DEP#	SCALE	1/8" = 1'-0"
		DRAWN BY	BC
		REFERENCE	A2.2

REVISIONS	TEXT
1	
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RANCHO SANTA FE  
CA 92067 USA  
PHONE 858.771.1441

STYLLI RESIDENCE  
9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

KEN RONCHETTI  
DESIGN

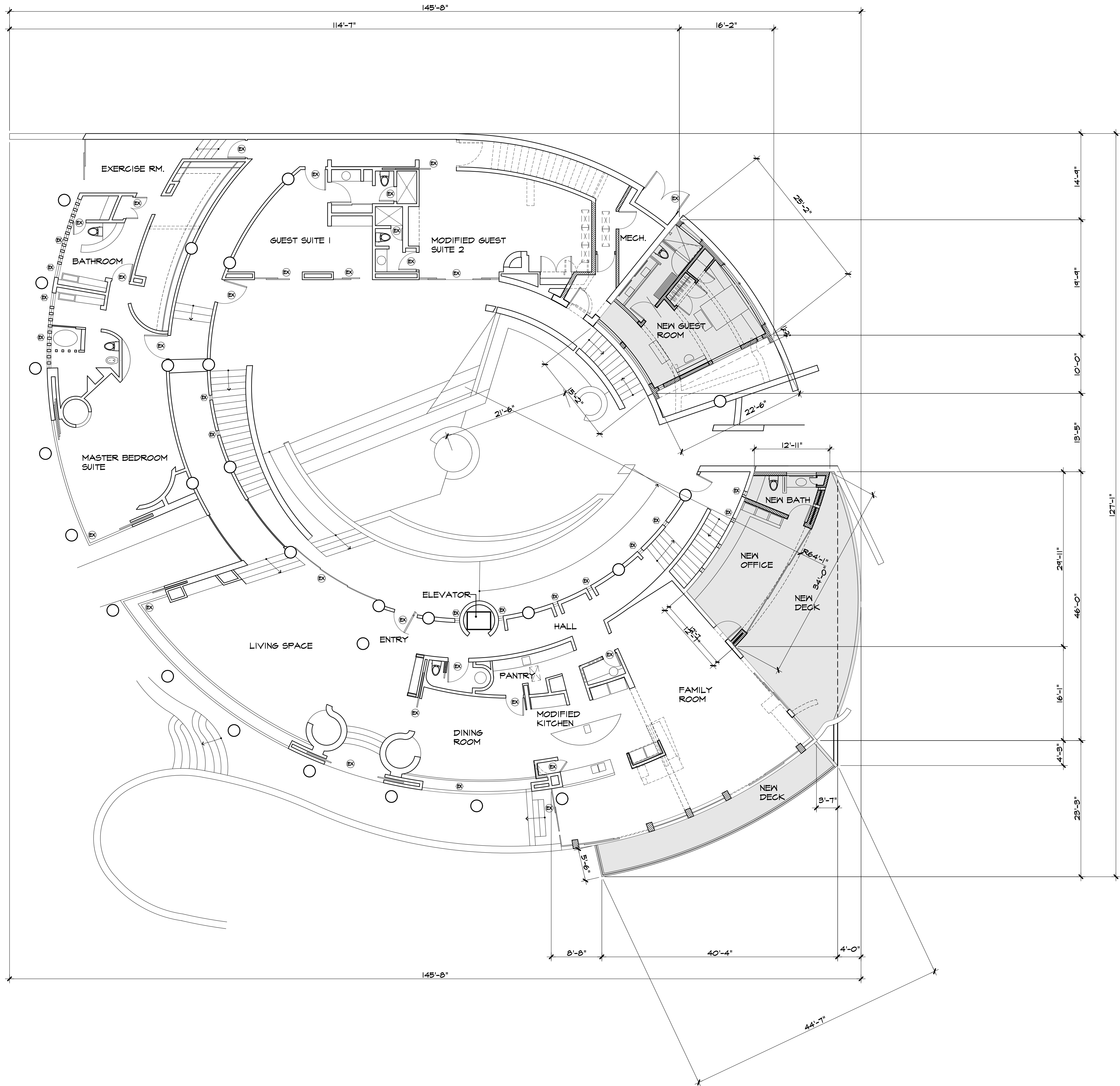


COHN + ASSOCIATES  
ARCHITECTURE PLANNING  
15500 SAN MARINO AVENUE  
SUITE 100  
SAN MARINO, CA 91103  
TEL: 626.355.1000

9/20/17  
DATE  
1/8" = 1'-0"  
SCALE  
BC  
DRAWN BY  
A2.2  
REFERENCE

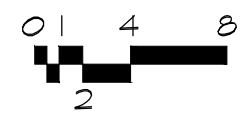
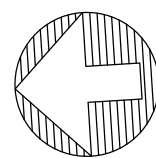


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MAIN FLOOR - EXTERIOR DIMENSION PLAN

1/8" = 1'-0"



WALL SCHEDULE

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 2x4 WOOD STUDS @ 16" O.C.
- 2x6/2x8 WOOD STUDS @ 16" O.C. U.O.N

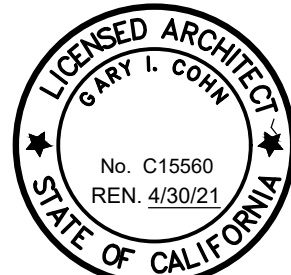


SHADED AREAS DENOTE PROPOSED ADDITIONS

REVISIONS	
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POST OFFICE BOX 474 RANCHO SANTA FE CA 92067 USA PHONE 858.771.1441	

STYLLI RESIDENCE  
9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

KEN RONCHETTI  
DESIGN

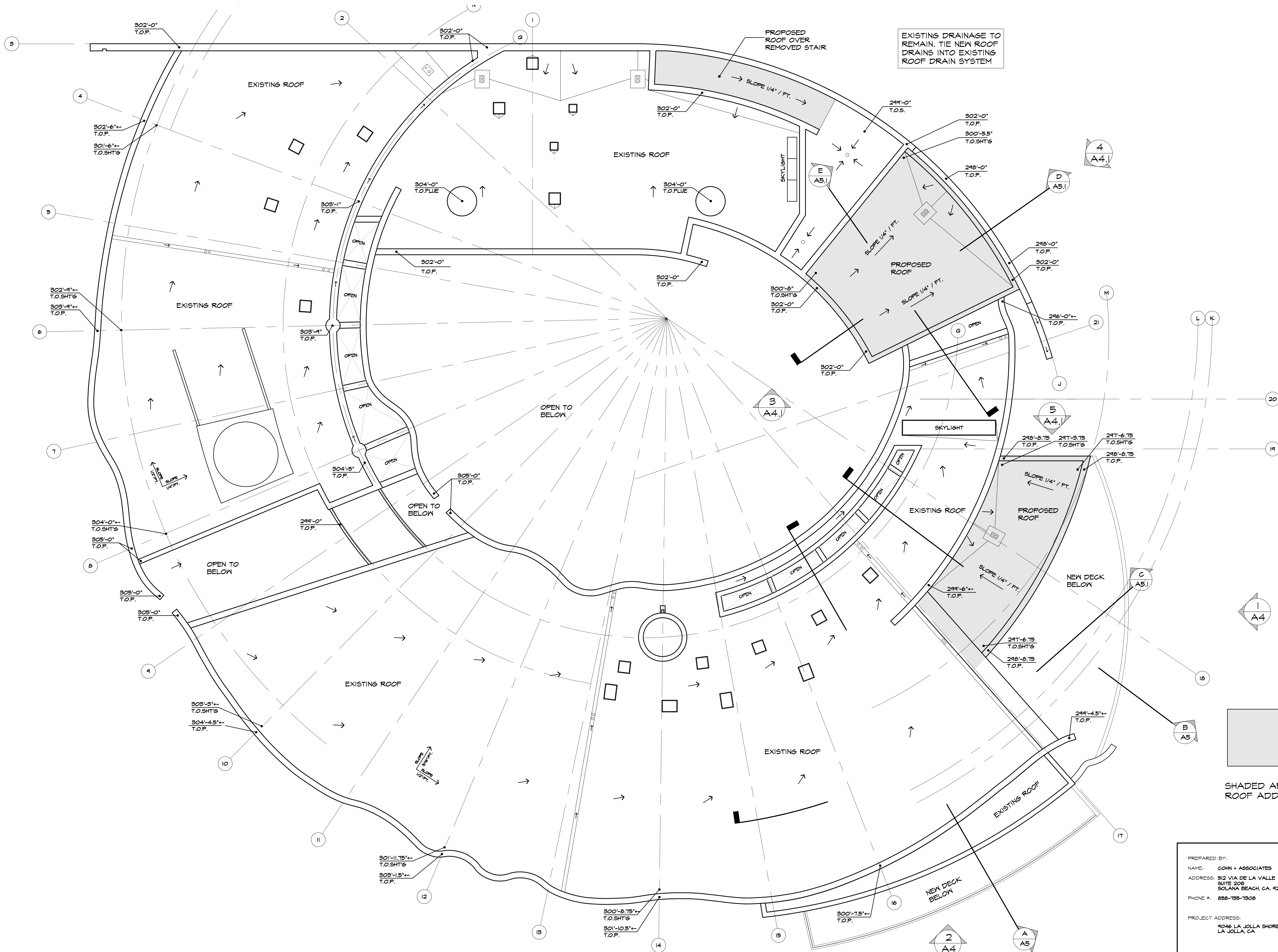


COHN + ASSOCIATES  
ARCHITECTURE + PLANNING  
15500 SAN DIEGO AVENUE, SUITE 200  
SAN DIEGO, CALIFORNIA 92128  
TEL: 619.594.1000

PREPARED BY: NAME: COHN + ASSOCIATES ADDRESS: 512 VIA DE LA VALLE SUITE 200 SOLANA BEACH, CA. 92075 PHONE #: 858-755-7808	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: 5/21/19 REVISION 2: 1/21/19 REVISION 1: 9/29/18
PROJECT ADDRESS: 9046 LA JOLLA SHORES LANE LA JOLLA, CA	ORIGINAL DATE: 9/20/17
PROJECT NAME: STYLLI RESIDENCE	SHEET 8 OF 13
SHEET TITLE: MAIN FLOOR PLAN - EXTERIOR DIMENSION PLAN	DEF# _____

9/20/17  
DATE  
1/8" = 1'-0"  
SCALE  
BC  
DRAWN BY  
A2.3  
REFERENCE

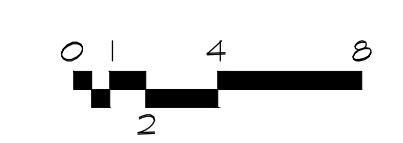
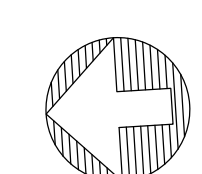
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SHADED AREAS DENOTE  
ROOF ADDITIONS

# ROOF PLAN

3/16" = 1'-0"



PREPARED BY: NAME: <b>COHN + ASSOCIATES</b> ADDRESS: <b>512 VIA DE LA VALLE SUITE 208 SOLANA BEACH, CA. 92075</b> PHONE #: <b>858-755-7808</b>	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: <b>5/21/14</b> REVISION 2: <b>1/21/14</b> REVISION 1: <b>9/24/10</b>
PROJECT ADDRESS: <b>9046 LA JOLLA SHORES LANE LA JOLLA, CA</b>	ORIGINAL DATE: <b>9/20/11</b>
PROJECT NAME: <b>STYLLI RESIDENCE</b>	SHEET <b>9</b> OF <b>13</b>
SHEET TITLE: <b>ROOF PLAN</b>	DEPT: _____

REVISIONS	TEXT
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△	_____
△	_____
△	_____

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RANCHO SANTA FE  
CA 92067 USA  
PHONE 858.771.1441

**KEN RONCHETTI  
DESIGN**

**STYLLI RESIDENCE**

9046 LA JOLLA SHORES LANE LA JOLLA, CA



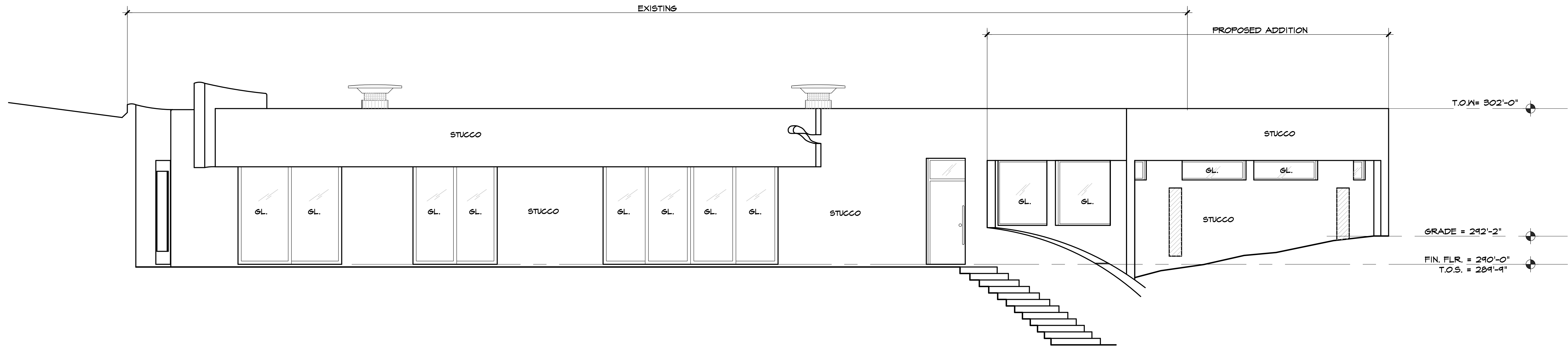
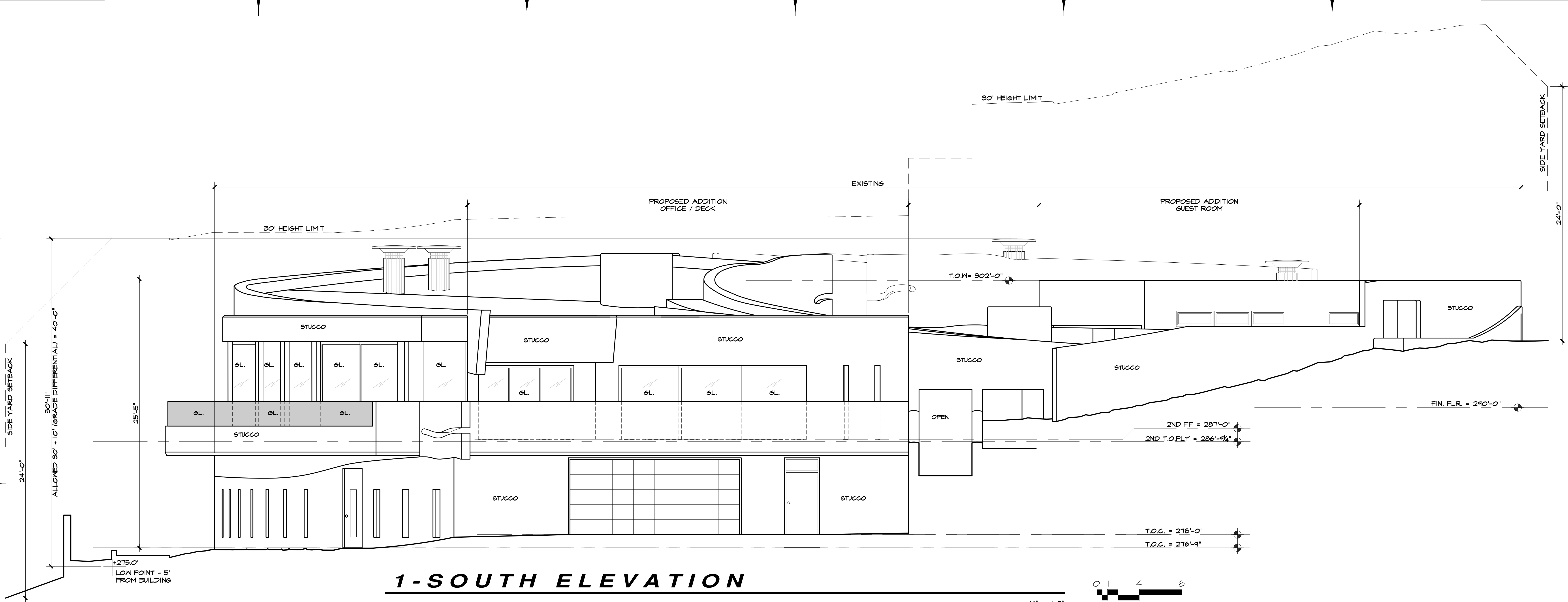
9/20/11  
DATE

3/16" = 1'-0"  
SCALE

BC  
DRAWN BY

A3  
REFERENCE

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REVISIONS

TEXT TEXT

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RANCHO SANTA FE  
CA 92067 USA  
PHONE 858.771.1441

STYLLI RESIDENCE

9046 LA JOLLA SHORES LANE LA JOLLA, CA

KEN RONCHETTI DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING

15500 SAN MARINO AVENUE  
SAN MARINO, CALIFORNIA 91103  
(818) 355-1000

PREPARED BY: NAME: <b>COHN + ASSOCIATES</b> ADDRESS: <b>512 VIA DE LA VALLE SUITE 208 SOLANA BEACH, CA. 92075</b> PHONE #: <b>858-755-7808</b>	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: <b>5/21/14</b> REVISION 2: <b>1/21/14</b> REVISION 1: <b>9/24/10</b>
PROJECT ADDRESS: <b>9046 LA JOLLA SHORES LANE LA JOLLA, CA</b>	ORIGINAL DATE: <b>9/20/11</b>
PROJECT NAME: <b>STYLLI RESIDENCE</b>	SHEET <b>10</b> OF <b>13</b>
SHEET TITLE: <b>EXTERIOR ELEVATIONS</b>	DATE: _____

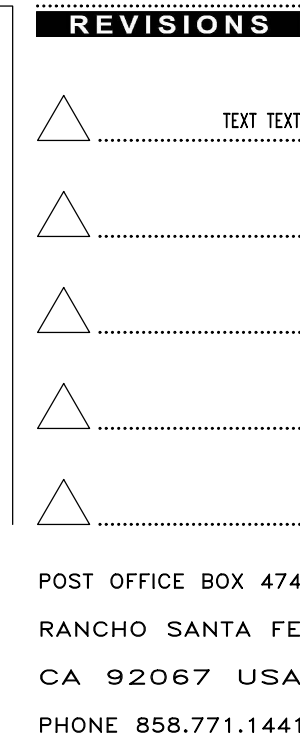
3/20/2017  
DATE

1/4" = 1'-0"  
SCALE

BC  
DRAWN BY

A4  
REFERENCE

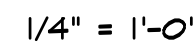




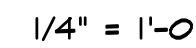
**STYLLI RESIDENCE**  
9046 LA JOLLA SHORES LANE LA JOLLA, CA

$$1/4'' = 1'-0''$$

NOTE: STUCCO COLOR = LIGHT CREAM  
GARAGE DOORS AND SOLID FLUSH  
DOORS, PAINTED TO MATCH STUCCO



NOTE: STUCCO COLOR = LIGHT CREAM  
GARAGE DOORS AND SOLID FLUSH  
DOORS, PAINTED TO MATCH STUCCO



NOTE: STUCCO COLOR = LIGHT CREAM  
GARAGE DOORS AND SOLID FLUSH  
DOORS, PAINTED TO MATCH STUCCO

PREPARED BY:

NAME: COHN + ASSOCIATES

ADDRESS: 912 VIA DE LA VALLE  
SUITE 206  
SOLANA BEACH, CA. 92075

PHONE #: 858-759-1308

PROJECT ADDRESS:  
  
4046 LA JOLLA SHORES LANE  
LA JOLLA, CA

PROJECT NAME:  
  
STYLLI RESIDENCE

SHEET TITLE:  
  
EXTERIOR ELEVATIONS

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

REVISION 6:

REVISION 7:

REVISION 8:

REVISION 9:

REVISION 10:

ORIGINAL DATE: 3/20/11

SHEET II OF IS

DEP#

**COHN + ASSOCIATES**  
ARCHITECTURE PLANNING  
512 MI. DE LA VALLE SUITE 208  
SOLANA BEACH, CALIFORNIA 92083  
951/755-7200 F. 951/755-5999

3/20/2017  
DATE

1/4" = 1'-0"  
SCALE

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DRAWN BY

A4.1  
REFERENCE



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PHONE 858.771.1441

STYLLI RESIDENCE  
9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

KEN RONCHETTI  
DESIGN



COHN + ASSOCIATES  
ARCHITECTURE PLANNING  
2167 NEWCASTLE AVENUE SUITE 103  
CARLSBAD, CA 92008  
TEL: 760.436-8600 FAX: 760.436-8603

3/28/18  
DATE

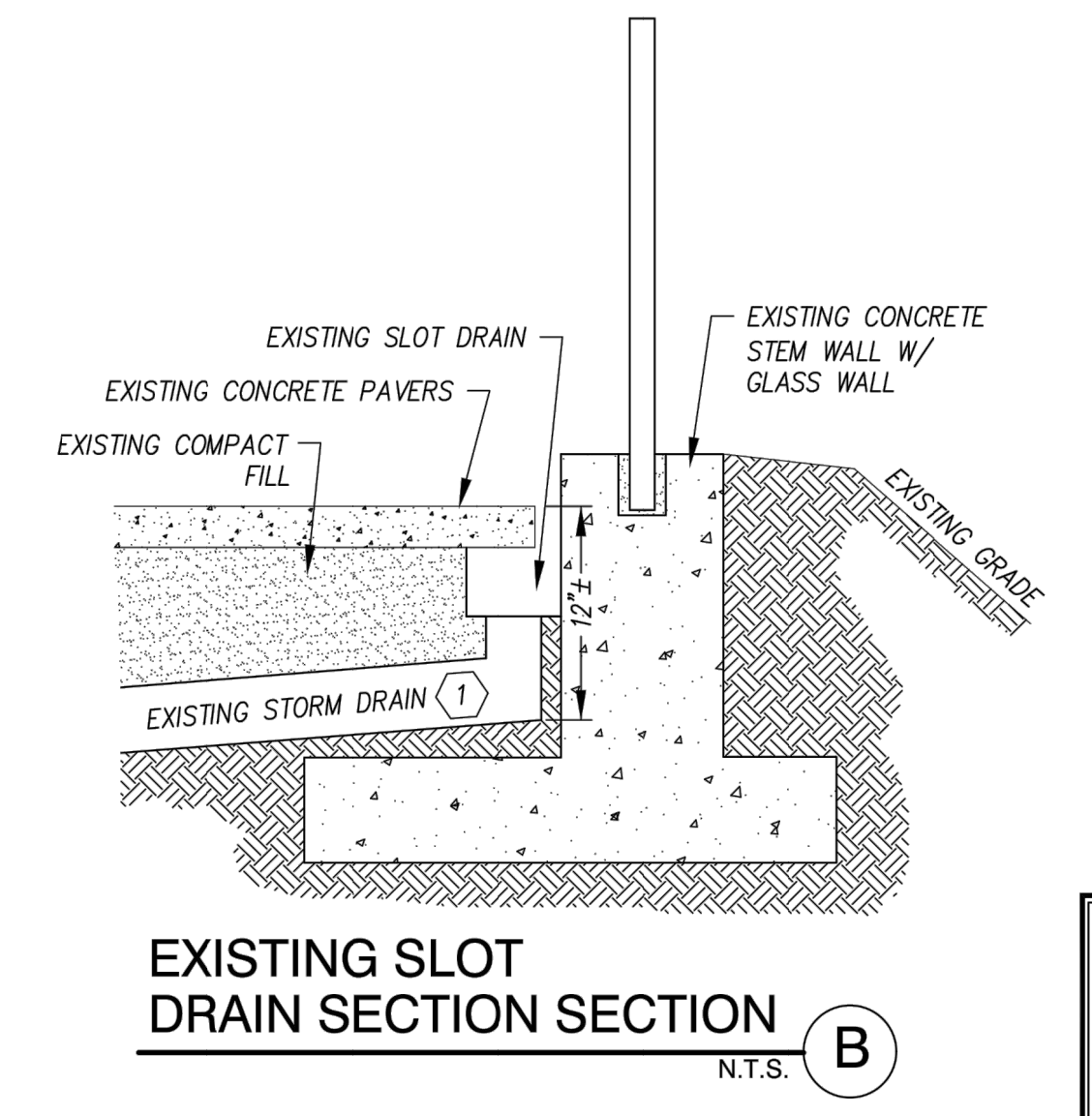
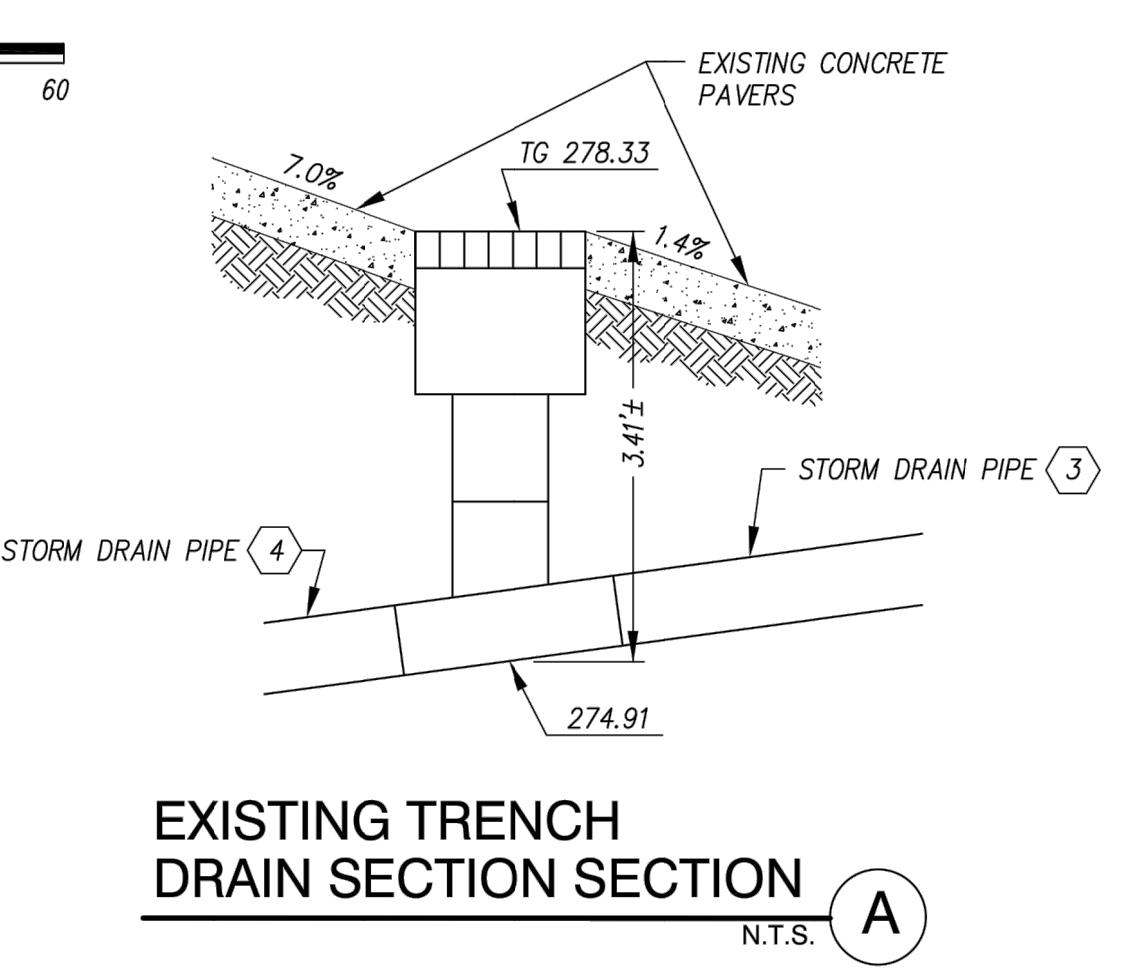
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Ms  
DRAWN BY

PDP1  
REFERENCE

# PRELIMINARY DRAINAGE PLAN FOR STYLLI RESIDENCE

SHEET 1 OF 2





REVISIONS

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RANCHO SANTA FE  
CA 92067 USA  
PHONE 858.771.1441

KEN RONCHETTI DESIGN  
STYLLI RESIDENCE  
9046 LA JOLLA SHORES LANE  
LA JOLLA, CA

COHN + ASSOCIATES  
ARCHITECTURE PLANNING  
2167 NEWCASTLE AVENUE SUITE 103  
CARLSBAD, CA 92008  
TEL: 760.436-8500 FAX: 760.436-8603

3/28/18  
DATE  
SCALE  
DRAWN BY  
PDP2  
REFERENCE

SHEET 2 OF 2

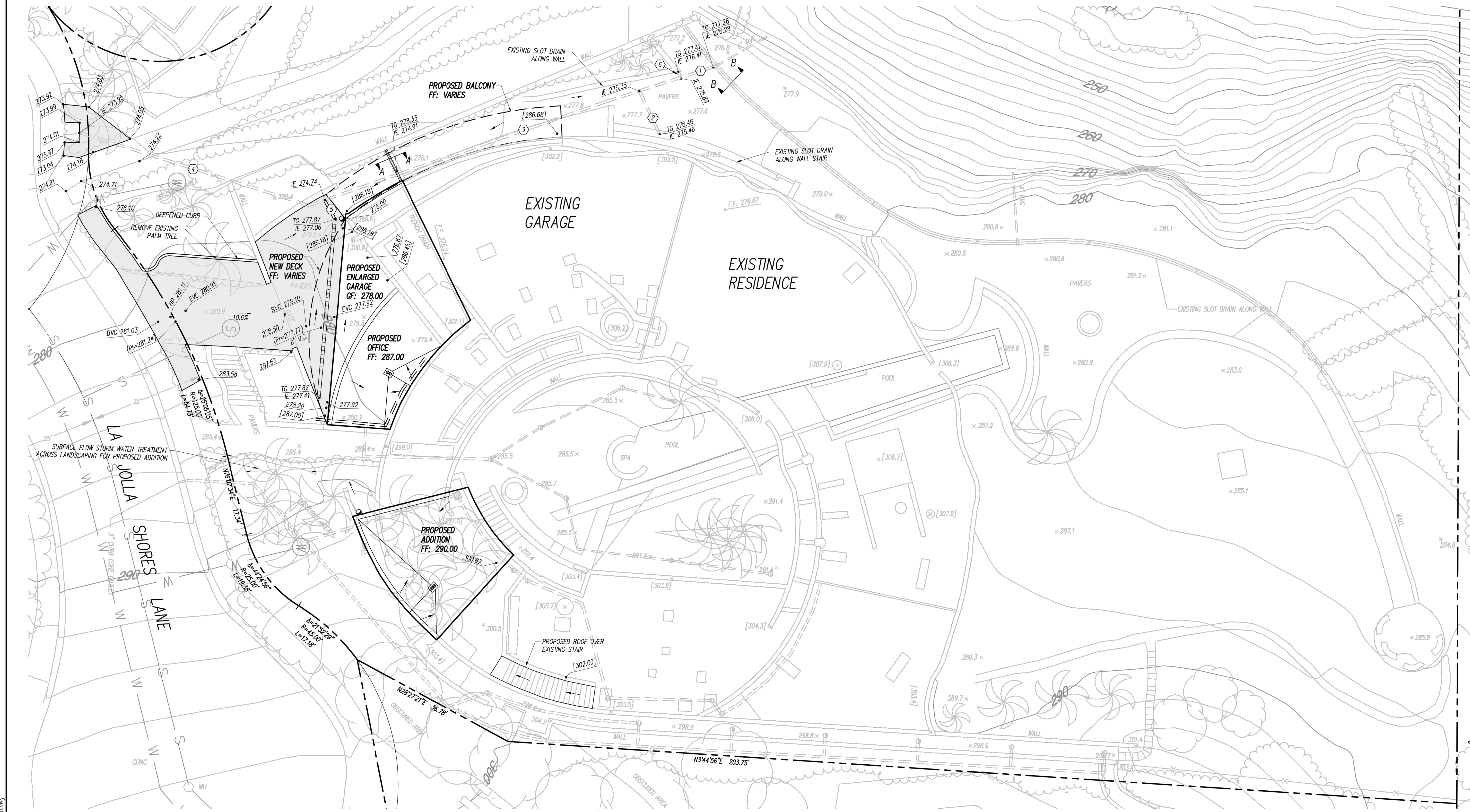
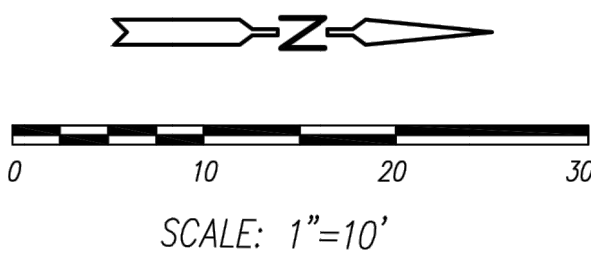
PRELIMINARY DRAINAGE PLAN  
FOR STYLLI RESIDENCE

STORM DRAIN DATA TABLE

No.	LENGTH	DESCRIPTION
1	18.0'	6" PVT PVC (SDR 35 MIN) @ 4.9% (*)
2	10.0'	6" PVT PVC (SDR 35 MIN) @ 1.1% (*)
3	49.0'	8" PVT PVC (SDR 35 MIN) @ 1.0% (*)
4	69.0'	8" PVT PVC (SDR 35 MIN) @ 2.4% (*)
5	6.0'	6" PVT PVC (SDR 35 MIN) @ 36.7%
6	1.0'	6" PVT PVC (SDR 35 MIN) @ 52.0% (*)

NOTE:

(\*) CONTRACTOR TO CONFIRM EXISTING STORM DRAIN SYSTEM IS FUNCTIONING AND ALLOWS FOR DRAINING AS SHOWN ON THIS PRELIMINARY DRAINAGE PLAN TO INCLUDE EXISTING PIPE LOCATIONS, PIPE SIZES, AND PIPE SLOPES.



JOB NO. 17-049 9/27/2018  
SOWARDS & BROWN ENGINEERING  
CONSULTING ENGINEERS  
2167 NEWCASTLE AVENUE SUITE 103  
CARLSBAD, CA 92008  
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62 - FOR REF. ONLY	REVISION 2:
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	SHEET 13 OF 13
	DEP#