



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 25, 2021 REPORT NO. HO-21-039

HEARING DATE: September 1, 2021

SUBJECT: Tuszynski Residence CDP/SDP, Process Three Decision

PROJECT NUMBER: [611654](#)

OWNER/APPLICANT: Mark Tuszynski, Owner / Austin & Associates, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a 444 square-foot addition to an existing one-story, 2,479 square-foot single family residence located at 5692 Dolphin Place within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932.

Community Planning Group Recommendation: On April 1, 2021, the La Jolla Community Planning Association recommended 15-0-1 to support the project (Attachment 7).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 – Existing Facilities. The environmental exemption determination for this project was made on June 23, 2021, and the opportunity to appeal the determination ended on July 8, 2021. There were no appeals to the environmental determination (Attachment 6).

### BACKGROUND

The 0.17-acre site is located at 5692 Dolphin Place and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla community. The project site is in the RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazards Zones 47 and 53, FEMA 100-year Floodplain, and contains environmentally sensitive lands (sensitive coastal bluff) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas (Attachments 1-3).



The existing residence is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. The decision within the appealable area of the Coastal Overlay Zone is a Process Three, Hearing Officer decision, pursuant to SDMC Section [126.0707](#). Pursuant to SDMC Section [126.0502](#), a Site Development Permit decided in accordance with a Process Three is required on sites where environmentally sensitive lands are present.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the entire consolidated decision is appealable to the Coastal Commission.

## DISCUSSION

The project proposes a 444 square-foot addition to an existing one-story, 2,479 square-foot single family residence for a total of 2,923 square-feet. The project was designed to comply with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section (SDMC) [127.0106\(c\)](#). Structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section [126.0707](#), provided that all such new additions or improvements themselves do not increase the degree of non-conformity.

The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations. The addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The addition is consistent with the site's land use designation of low-density residential uses (5-9 dwelling units per acre). The project site is located in the First Public Roadway and is adjacent to the Bird Rock Pier. Public access is limited along portions of the waterfront due to steep slopes and sensitive rock formations. The site is also located within a visual corridor or public vantage point as identified in the Community Plan. The Community Plan specifies that public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with this Community Plan goal by preserving the view corridors of the side yards through a deed restriction. The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zone and Proposition D.



The project site is outside of the Multiple Habitat Planning Area and does not adversely impact Environmentally Sensitive Lands. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include dedicating an additional five feet along the public right-of-way adjacent to the site; obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; closure of all non-utilized driveways and the installation of a City standard driveway, sidewalk, curb and gutter; executing in favor of the City a hold harmless agreement, including a waiver of liability for the project; submitting a geotechnical report that addresses the construction plans; and implementing storm water construction best management practices.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932, with modifications.
2. Deny Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

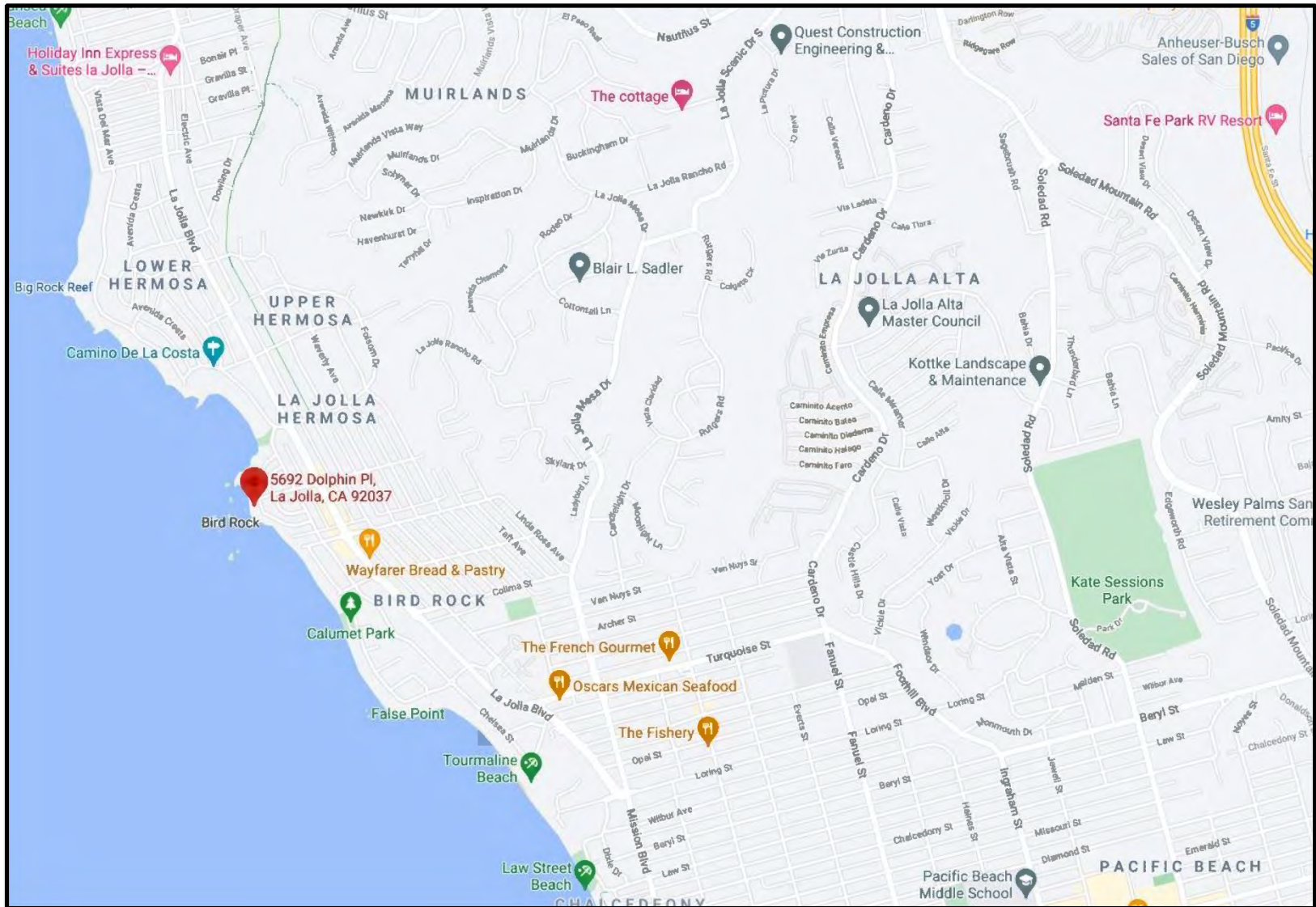


Xavier Del Valle, Development Project Manager

#### Attachments:

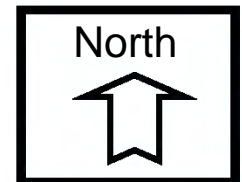
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Right to Appeal for CEQA Exemption
7. Community Planning Association Recommendation
8. Ownership Disclosure Statement
9. Project Plans





## Project Location Map

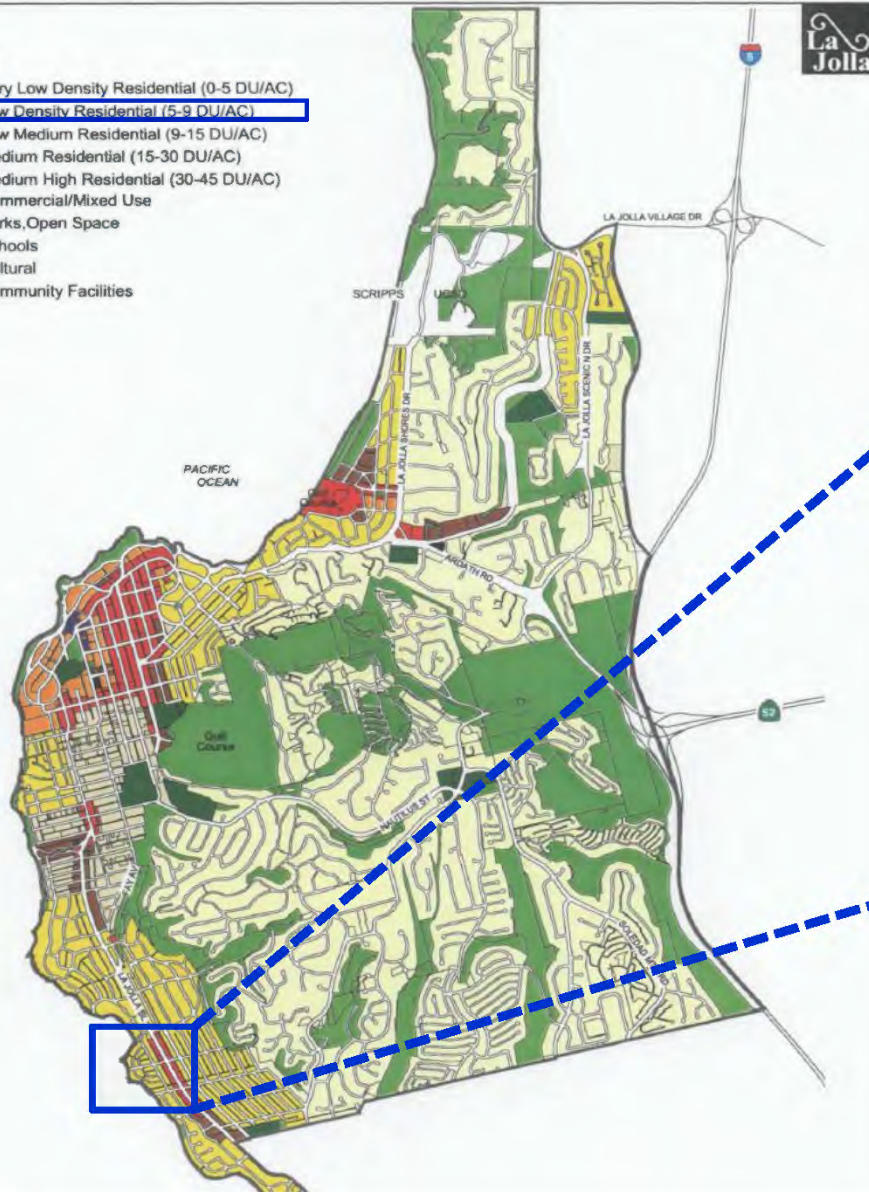
Tuszynski Residence CDP/SDP  
Project No. 611654 - 5692 Dolphin Place





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

La Jolla

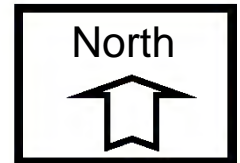


**Project Site**



## Land Use Map

Tuszynski Residence CDP/SDP  
Project No. 611654 - 5692 Dolphin Place

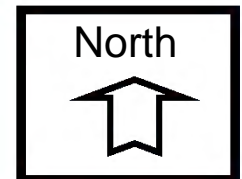






## Aerial Photograph

Tuszynski Residence CDP/SDP  
Project No. 611654 - 5692 Dolphin Place





HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2507931  
SITE DEVELOPMENT PERMIT NO. 2507932  
**TUSZYNSKI RESIDENCE CDP/SDP - PROJECT NO. 611654**  
HEARING OFFICER

WHEREAS, to MARK TUSZYNSKI, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition to a single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932), on portions of a 0.17-acre site;

WHEREAS, the project site is located at 5692 Dolphin Place and is in the RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazards Zones 47 and 53, FEMA 100-year Floodplain, and contains environmentally sensitive lands (sensitive coastal bluff) within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 1 and 2 in Block 1 of resubdivision of Bird Rock City by the sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the Office of the County Recorder of San Diego County, June 10, 1908;

WHEREAS, on June 23, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 – Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;



WHEREAS, on September 1, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932 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. 2507931 and Site Development Permit No. 2507932:

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

**1. Findings for all Coastal Development Permits:**

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project site is located in the First Public Roadway and is adjacent to the Bird Rock Pier. Public access is limited along portions of the waterfront due to the steep slopes and sensitive rock formations. The site is also located within a visual corridor or public vantage point as identified in the Community Plan (Figure 9, p. 35-36). The Community Plan specifies that public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with this Community Plan goal by preserving the view corridors of the side yards through a deed restriction.

The project enhances and protects public views by designing a project that complies with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section 127.0106(c). Structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section 126.0707, provided that all



such new additions or improvements themselves do not increase the degree of non-conformity.

The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations. Therefore, the project 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 project 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.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project site is outside of the Multiple Habitat Planning Area and does not adversely impact Environmentally Sensitive Lands. The proposed addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**c. 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 site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet. The project was designed to comply with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section 127.0106(c). Structures located on a premises that contains or abuts a



coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section 126.0707, provided that all such new additions or improvements themselves do not increase the degree of non-conformity.

The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations. The addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The addition is consistent with the site's land use designation of low-density residential uses (5-9 dwelling units per acre). The project site is located in the First Public Roadway and is adjacent to the Bird Rock Pier. Public access is limited along portions of the waterfront due to the steep slopes and sensitive rock formations. The site is also located within a visual corridor or public vantage point as identified in the Community Plan (Figure 9, p. 35-36). The Community Plan specifies that public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with this Community Plan goal by preserving the view corridors of the side yards through a deed restriction.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zone and Proposition D. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project site is located in the First Public Roadway and is adjacent to the Bird Rock Pier. Public access is limited along portions of the waterfront due to the steep slopes



and sensitive rock formations. The site is also located within a visual corridor or public vantage point as identified in the Community Plan (Figure 9, p. 35-36). The Community Plan specifies that public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with this Community Plan goal by preserving the view corridors of the side yards through a deed restriction.

The project will be developed entirely within private property and will not adversely impact public access or any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet, which is consistent with the site's land use designation of low-density residential uses (5-9 dwelling units per acre). The project site is located in the First Public Roadway and is adjacent to the Bird Rock Pier. Public access is limited along portions of the waterfront due to the steep slopes and sensitive rock formations. The site is also located within a visual corridor or public vantage point as identified in the Community Plan (Figure 9, p. 35-36). The Community Plan specifies that public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks. The project complies with this Community Plan goal by preserving the view corridors of the side yards through a deed restriction.

The project also complies with the Community Plan goal of addressing transitions between the bulk and scale of new and older development in residential areas, and maintaining the existing 30-foot height limit of the single dwelling unit zone and Proposition D. Therefore, the proposed development will not adversely affect the applicable land use plan.



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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project will not be detrimental to the public health, safety, and welfare. The proposed addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include dedicating an additional five feet along the public right-of-way adjacent to the site; obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; closure of all non-utilized driveways and the installation of a City standard driveway, sidewalk, curb and gutter; executing in favor of the City a hold harmless agreement, including a waiver of liability for the project; submitting a geotechnical investigation report that addresses the construction plans; and implementing storm water construction best management practices. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project was designed to comply with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section (SDMC) [127.0106\(c\)](#). Structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section 126.0707, provided that all such new additions or improvements themselves do not increase the degree of non-conformity. The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and



the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations. No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.

**2. Supplemental Findings – Environmentally Sensitive Lands Findings:**

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project site is outside of the Multiple Habitat Planning Area and does not adversely impact Environmentally Sensitive Lands. The project was designed to comply with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section (SDMC) [127.0106\(c\)](#). Structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section 126.0707, provided that all such new additions or improvements themselves do not increase the degree of non-conformity. The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations.

The proposed addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. 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.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community



Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The proposed addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include dedicating an additional five feet along the public right-of-way adjacent to the site; obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; closure of all non-utilized driveways and the installation of a City standard driveway, sidewalk, curb and gutter; executing in favor of the City a hold harmless agreement, including a waiver of liability for the project; submitting a geotechnical investigation report that addresses the construction plans; and implementing storm water construction best management practices. Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.**

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project site is outside of the Multiple Habitat Planning Area and does not adversely impact Environmentally Sensitive Lands. The project was designed to comply with all the development standards required by the underlying RS-1-7 Zone and San Diego Municipal Code Section (SDMC) [127.0106\(c\)](#). Structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with SDMC Section 126.0707, provided that all such new additions or improvements themselves do not increase the degree of non-conformity.

The proposed addition is under 500 square feet, more than 50% of the existing structure exterior walls will remain, and the addition will not increase the gross floor area by more than 50% in compliance with the previously conforming regulations.



The addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the proposed development will be sited and designed to prevent adverse impact on any adjacent environmentally sensitive lands.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet. The project site is outside of the Multiple Habitat Planning Area and there are no vernal pools. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan the Vernal Pool Habitat Conservation Plan.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet.

The project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed addition is setback beyond the 40-foot coastal bluff setback limit and is conditioned to prohibit development on the face of the sensitive coastal bluff. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site is located at 5692 Dolphin Place, and is developed with a one-story, 2,479 square-foot single family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community



Plan) areas. The project includes a 444 square-foot addition to the one-story residence for a total of 2,923 square-feet. The project site is outside of the Multiple Habitat Planning Area and does not adversely impact Environmentally Sensitive Lands. No mitigation is required.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on September 1, 2021

IO#: 24007930



**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: 24007930

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2507931  
SITE DEVELOPMENT PERMIT NO. 2507932  
**TUSZYNSKI RESIDENCE CDP/SDP - PROJECT NO. 611654**  
HEARING OFFICER

This Coastal Development Permit No. 2507931 and Site Development Permit No. 2507932 is granted by the Hearing Officer of the City of San Diego to MARK TUSZYNSKI, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 and 126.0502. The 0.17-acre site is in the RS-1-7 Zone, Coastal (Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazards Zones 47 and 53, FEMA 100-year Floodplain, and contains environmentally sensitive lands (sensitive coastal bluff) within the La Jolla Community Plan. The project site is legally described as: Lots 1 and 2 in Block 1 of resubdivision of Bird Rock City by the sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the Office of the County Recorder of San Diego County, June 10, 1908.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition to a single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 1, 2021, on file in the Development Services Department.

The project shall include:

- a. A 444 square-foot addition to an existing one-story, 2,479 square-foot single-family residence for a total of 2,923 square-feet; and
- b. 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 September 16, 2024.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. 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:**

13. Prior to the issuance of any construction permits, the Owner/Permittee shall grant to the City a five-foot wide Irrevocable Offer of Dedication adjacent to the site on Dolphin Place, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the brick paver, landscape and irrigation located within the public right-of-way, satisfactory to the City Engineer.



15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the non-utilized driveway on Bird Rock Avenue and the construction of a City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with a City standard driveway adjacent to the site on Dolphin Place, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.

**LANDSCAPE REQUIREMENTS:**

18. Plant material used on or adjacent to coastal bluffs shall be native/naturalized or other drought-tolerant plant species to minimize the need for irrigation. Permanent irrigation is not permitted on the coastal bluffs.

19. A distance of five feet from the coastal bluff edge may be granted for at-grade landscape features to the satisfaction of the Development Services Department.

20. Landscaping within the view corridor may be installed provided such improvements do not significantly obstruct public views to the ocean. Landscaping shall be maintained such that during growing stage and at maturity, the landscaping will not encroach into the view corridor or obstruct public views to the ocean.

**PLANNING/DESIGN REQUIREMENTS:**

21. The parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a waiver of future shoreline protection.

23. A visual corridor of not less than the side yard setbacks and running the full depth of the premises shall be preserved without permanent obstructions. Open fencing and landscaping may be permitted within the view corridors and visual accessways provided such improvements do not significantly obstruct public views of the ocean. Landscaping shall be planted and maintained to preserve public views.



24. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement, in a form and content acceptable to the Development Services Department Director, or designated representative which shall provide that the applicant understands the following:

- a) No new accessory structures and landscape features customary and incidental to residential uses shall be developed within five feet of the bluff top;
- b) The site may be subject to extraordinary hazard from coastal bluff erosion and the applicant assumes the liability from such hazards; and
- c) 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. The 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 successor and assigns.

25. All new development, including buildings and accessory structures, shall be set back at least 40 feet from the coastal bluff edge.

26. No development shall be permitted on the coastal bluff face.

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

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. 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.

**GEOLOGY REQUIREMENTS:**

25. 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 September 1, 2021 and [Approved Resolution Number].



## ATTACHMENT 5

Coastal Development Permit No. 2507931  
Site Development Permit No. 2507932  
Date of Approval: September 1, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Xavier Del Valle  
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 \_\_\_\_\_  
MARK TUSZYNSKI

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





THE CITY OF SAN DIEGO

Date of Notice: June 23, 2021

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007930

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**PROJECT NAME / NUMBER:** Tuszyński Residence / 611654

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** The project is located at 5692 Dolphin Place, La Jolla CA

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) and Site Development Permit (SDP) to allow for a 444-square-foot, second-floor addition to an existing one-story, 2,479-square-foot single dwelling unit located at 5692 Dolphin Place. The 0.17-acre site is in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the development.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Development Services Department

**ENVIRONMENTAL DETERMINATION:** 15301 (e) (1) (Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15301 (e) (1) (Existing Facilities). Section 15303 (e) (1) applies to projects where additions to existing structures do not increase the existing floor area by more than 50 percent. Since the project would only add 444 square feet to the existing 2,479 square foot structure the exemption applies. The project site has been previously developed and sensitive resources would not be impacted by the project and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:**

Xavier Del Valle

**MAILING ADDRESS:**

1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER / EMAIL:**

619-557-7941 / [XDelValle@sandiego.gov](mailto:XDelValle@sandiego.gov)

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On June 23, 2021 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is July 8, 2021. During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

This information will be made available in alternative formats upon request.



Page 3		City of San Diego • Information Bulletin 620		May 2020						
		City of San Diego Development Services		<b>Community Planning Committee Distribution Form</b>						
Project Name: 5692 Dolphin Pl.			Project Number: 611654							
Community: La Jolla										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny										
# of Members Yes		# of Members No		# of Members Abstain						
15		0		1						
Conditions or Recommendations: Approved on consent, 4/1/2021										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME: Suzanne Weissman										
TITLE: Secretary, LJCPA				DATE: April 03, 2021						
Attach additional pages if necessary (maximum 3 attachments).										



	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM</b>  <b>DS-318</b>  October 2017
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**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:** TUSZYNSKI RESIDENCE **Project No. For City Use Only:** 611651

**Project Address:** 5692 DOLPHIN PLACE, LA JOLLA, CA 92037

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: MARK TUSZYNSKI ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 5692 DOLPHIN PLACE

City: LAJOLLA State: CA Zip: 92037

Phone No.: 619-886-1217 Fax No.: \_\_\_\_\_ Email: mtuszynski@ucsd.edu

Signature:  Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☒ No

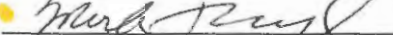
**Applicant**

Name of Individual: OWNER ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: MARK TUSZYNSKI ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 5692 DOLPHIN PLACE

City: LAJOLLA State: CA Zip: 92037

Phone No.: 619-886-1217 Fax No.: \_\_\_\_\_ Email: mtuszynski@ucsd.edu

Signature:  Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☒ No



COASTAL DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT

FOR  
MARK TUSZYNSKI  
5692 DOLPHIN PL., LA JOLLA, CA. 92037


REVISIONS	BY
08-22-2019	OQ
07-21-2020	OQ
11-18-2020	OQ

COASTAL DEVELOPMENT PERMIT

SITE DEVELOPMENT PERMIT

FOR MARK TUSZYNSKI

5692 DOLPHIN PL., LA JOLLA, CA. 92037

	<div>APPLICABLE CODES</div> <div>LIST OF 2019 CALIFORNIA CODE OF REGULATIONS</div> <div>2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R. 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, PART 7, TITLE 24 C.C.R. 2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24 C.C.R. 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.</div>	<div>VICINITY MAP</div> <div></div>	<div>SCOPE OF WORK</div> <div>BUILD AN ADDITION FOR THE MAIN RESIDENCE CONSISTING OF: TWO BEDROOM WITH BATHROOM EACH ONE.</div>
	<div>PROJECT CONSULTANTS</div> <div>DESIGNER:  AUSTIN &amp; ASSOCIATES ALAN LLOYD AUSTIN 1622 PIONEER WAY EL CAJON, CA 92020 619-440-3624</div>	<div>SITE DATA</div> <div>MAP: 1138 A.P.N. 351-421-01-00 LOT 1 &amp; 2 BLK 1, MAP 1138 BIRD ROCK ZONE: RS-1-T SITE: 5692 DOLPHIN PL., LA JOLLA, CA 92037 LOT SIZE: 7,711 S.F. TYPE OF CONSTRUCTION : V-B OCCUPANCY: R-3 / U GEOLOGIC HAZARD CATEGORY: 52</div> <div>ZONE - RS-1-T: SETBACKS: FRONT (DOLPHIN PL.) = 15'-0" INTERIOR SIDE = 5'-7 1/2" STREET SIDE ( BIRD ROCK AV.) = 7'-0" REAR (PACIFIC OCEAN) = 15'-0"</div> <div>EXISTING TOTALS: MAIN RESIDENCE AREA= 1,114 SQ. FT. DETACH GARAGE= 244 SQ. FT. MAIN HOUSE PORCH= 310 SQ. FT. FAR EXEMPT  GUEST HOUSE= 862 SQ. FT. GUEST HOUSE GARAGE= 209 SQ. FT. GUEST HOUSE PORCH= 184 SQ. FT. FAR EXEMPT GAZEBO= 215 SQ. FT. FAR EXEMPT  TOTAL AREA USED FOR F.A.R.= 2479 SQ. FT. TOTAL AREA USED FOR LOT C.= 3188 SQ. FT.</div> <div>PROPOSED TOTALS: MAIN HOUSE ADDITION: ADDITION = 444 SQ. FT.  TOTAL AREA FOR FAR 2,923 SQ. FT.  ALLOWABLE FAR = 2,923 S. F. LOT SIZE 7,711 S.F.= 0.38 F.A.R.</div> <div>LEGAL:  AP.N. : 351-421-01-00 LOTS 1 &amp; 2 BLK 1, MAP 1138 BIRD ROCK</div> <div>OWNER:  TUSZYNSKI, MARK 5692 DOLPHIN PL. LA JOLLA, CA 92037 (619) 886-1217</div>	<div>SCOPE OF WORK</div> <div>BUILD AN ADDITION FOR THE MAIN RESIDENCE CONSISTING OF: TWO BEDROOM WITH BATHROOM EACH ONE.</div> <div>SHEET INDEX</div> <div>T TITLE SHEET P PLOT PLAN A-0 EXISTING FLOOR PLAN A-0.1 DEMOLITION FLOOR PLAN A-1 PROPOSED FLOOR PLAN A-2 ELEVATIONS NORTH &amp; WEST A-3 ELEVATIONS SOUTH &amp; WEST A-4 ROOF PLAN A-5 SECTION "A"</div> <div>COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT FOR MARK TUSZYNSKI 5692 DOLPHIN PL., LA JOLLA, CA. 92037</div> <div>ISSUE DATE</div> <div>CITY COMPLETENESS REVIEW FULL CITY SUBMITTAL</div> <div>1 OF 9</div>

AUSTIN & ASSOCIATES

ALAN LLOYD AUSTIN

1622 PIONEER WAY EL CAJON CA. 92020  
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN  
MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN

Ph. (619)440-3624

AL  
BD

DRAWN BY:  
M.V.

CHECKED BY:  
ALA

DATE:  
02-04-20

SCALE:  
AS NOTED

JOB NO.  
TUSZYNSKI

T

TUSZYNSKI



NOTE:

THIS PROJECT AND ALL WORK SHALL COMPLY WITH THE FOLLOWING:  
2016 CALIFORNIA BUILDING CODE (CBC)  
CALIFORNIA RESIDENTIAL CODE (CRC)  
CALIFORNIA MECHANICAL CODE (CMC)  
CALIFORNIA PLUMBING CODE (CPC)  
CALIFORNIA FIRE CODE (CFC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)  
2016 CALIFORNIA ENERGY CODE  
AND ALL APPLICABLE COUNTY/CITIES OF SAN DIEGO CODES.

SITE PLAN NOTE:

- A. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- B. THE PROJECT PROPOSES TO EXPORT NO MATERIAL FROM THE PROJECT SITE. ANY EXCAVATED MATERIAL THAT IS EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2015 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARD COMMITTEE.
- C. NO PERMANENT STRUCTURE IS ALLOWED WITHIN THE EASEMENT LIMIT.
- D. NO GRADING IS PROPOSED FOR THIS PROJECT.
- E. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-20-6 (UFC 301.44).
- F. (1) NEW DRIVEWAYS TO BE RECONSTRUCTED TO CURRENT CITY STANDARDS
- G. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- H. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- I. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, TO RECONSTRUCT THE EXISTING DRIVEWAY TO ADA COMPLIANT AND CURRENT CITY STANDARD.
- J. PLANT MATERIAL USED ON OR ADJACENT TO COASTAL BLUFFS SHALL BE NATIVE/NATURALIZED OR OTHER DROUGHT-TOLERANT PLANT SPECIES TO MINIMIZE THE NEED FOR IRRIGATION. PERMANENT IRRIGATION IS NOT PERMITTED ON COASTAL BLUFFS.
- K. LANDSCAPING WITHIN THE VIEW CORRIDOR MAY BE INSTALLED PROVIDED SUCH IMPROVEMENTS DO NOT SIGNIFICANTLY OBSTRUCT PUBLIC VIEWS TO THE OCEAN. LANDSCAPING SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT ENDOURCH INTO THE VIEW CORRIDOR OR OBSTRUCTED PUBLIC VIEWS TO THE OCEAN.

PLOT PLAN

SCALE: 1"= 10'-0"



LEGEND

- BOUNDARY
- FLOW LINE
- CONCRETE MASONRY UNIT WALL
- GATE
- CONCRETE
- BRICK
- EXISTING DWELLING

- 1 SEWER MANHOLE  
2 UTILITY VAULT  
3 ELECTRIC VAULT  
4 BOLLARD  
5 SEWER CLEANOUT  
6 DRAIN  
7 ELECTRIC TRANSFORMER  
8 LAMP POST  
9 AT&T PEDESTAL  
10 SDG&E VAULT  
11 TELECOMM PEDESTAL  
12 WATER METER  
13 CAGE W/BACKFLOW PREVENTER  
14 IRRIGATION CONTROL VALVE  
15 MISCELLANEOUS  
16 CHIMNEY  
17 HEATER  
18 INLET BOX  
19 FIRE HYDRANTS

ZONE - RS-1-1:

- SETBACKS:  
FRONT (DOLPHIN PL.) = 15'-0"  
INTERIOR SIDE = 5'-1 1/2"  
STREET SIDE ( BIRD ROCK AV.) = 7'-0"  
REAR (PACIFIC OCEAN) = 13'-0"

EXISTING TOTALS:

- MAIN RESIDENCE AREA = 114 SQ. FT.  
DETACH GARAGE = 294 SQ. FT.  
MAIN HOUSE PORCH = 310 SQ. FT. FAR EXEMPT

- GUEST HOUSE = 862 SQ. FT.  
GUEST HOUSE GARAGE = 203 SQ. FT.  
GUEST HOUSE PORCH = 184 SQ. FT. FAR EXEMPT  
GAZEBO = 215 SQ. FT. FAR EXEMPT

- TOTAL AREA USED FOR F.A.R. = 2419 SQ. FT.  
TOTAL AREA USED FOR LOT C = 3188 SQ. FT.

PROPOSED TOTALS:

MAIN HOUSE ADDITION:

- ADDITION = 444 SQ. FT.  
TOTAL AREA FOR FAR = 2,923 SQ. FT.

ALLOWABLE FAR = 2,923 S. F. LOT SIZE 1.711 SF = 0.38 FAR

HARD SLOPE:

- FRONT YARD AREA = 1,053.75 SQ. FT.  
ALLOWED HARDSCAPE AREA = 632.25 SQ. FT.  
EXISTING HARDSCAPE AREA = 83.7 SQ. FT. = 13 %  
NO CHANGE TO EXISTING HARDSCAPE AREA

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SITE DEVELOPMENT PERMIT

FOR  
MARK TUSZYNSKI  
5692 DOLPHIN PL., LA JOLLA, CA. 92037

ISSUE

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ALAN LLOYD AUSTIN

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AUSTIN & ASSOCIATES

1622 PIONEER WAY EL CAJON CA. 92020  
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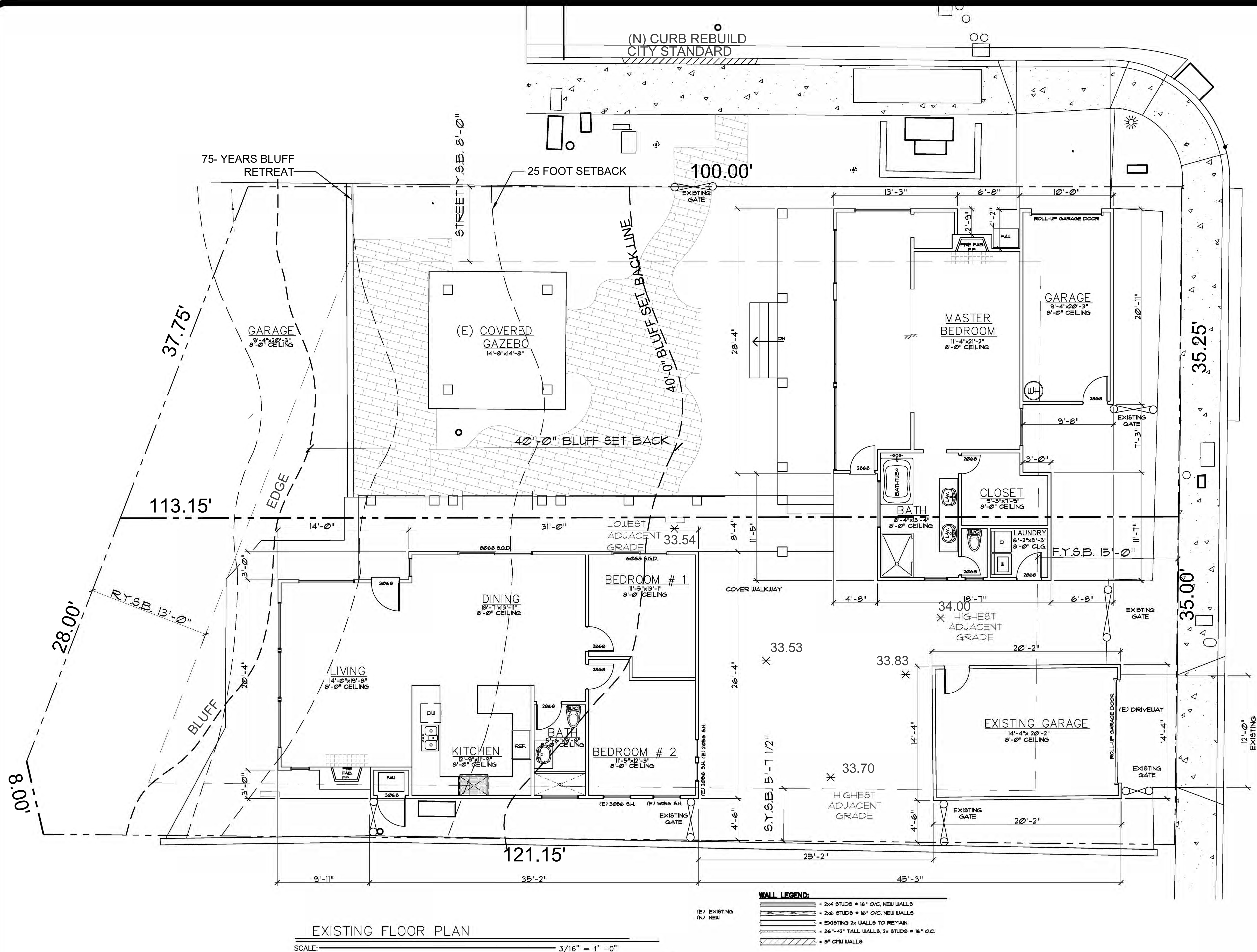
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<b>EXISTING TOTALS:</b>	
MAIN RESIDENCE AREA =	1,114 SQ. FT.
DETACH GARAGE =	234 SQ. FT.
MAIN HOUSE PORCH =	310 SQ. FT. FAR EXEMPT
GUEST HOUSE = 862 SQ. FT.	
GUEST HOUSE GARAGE =	209 SQ. FT.
GUEST HOUSE PORCH =	184 SQ. FT. FAR EXEMPT
GAZEBO =	215 SQ. FT. FAR EXEMPT
TOTAL AREA USED FOR FAR = 2,419 SQ. FT.	
TOTAL AREA USED FOR LOT C =	3,188 SQ. FT.
<b>PROPOSED TOTALS:</b>	
MAIN HOUSE ADDITION = 444 SQ. FT.	
TOTAL AREA FOR FAR = 2,923 SQ. FT.	
ALLOWABLE FAR = 2,923 S.F. LOT SIZE 1,111 S.F. = 0.38 FAR	

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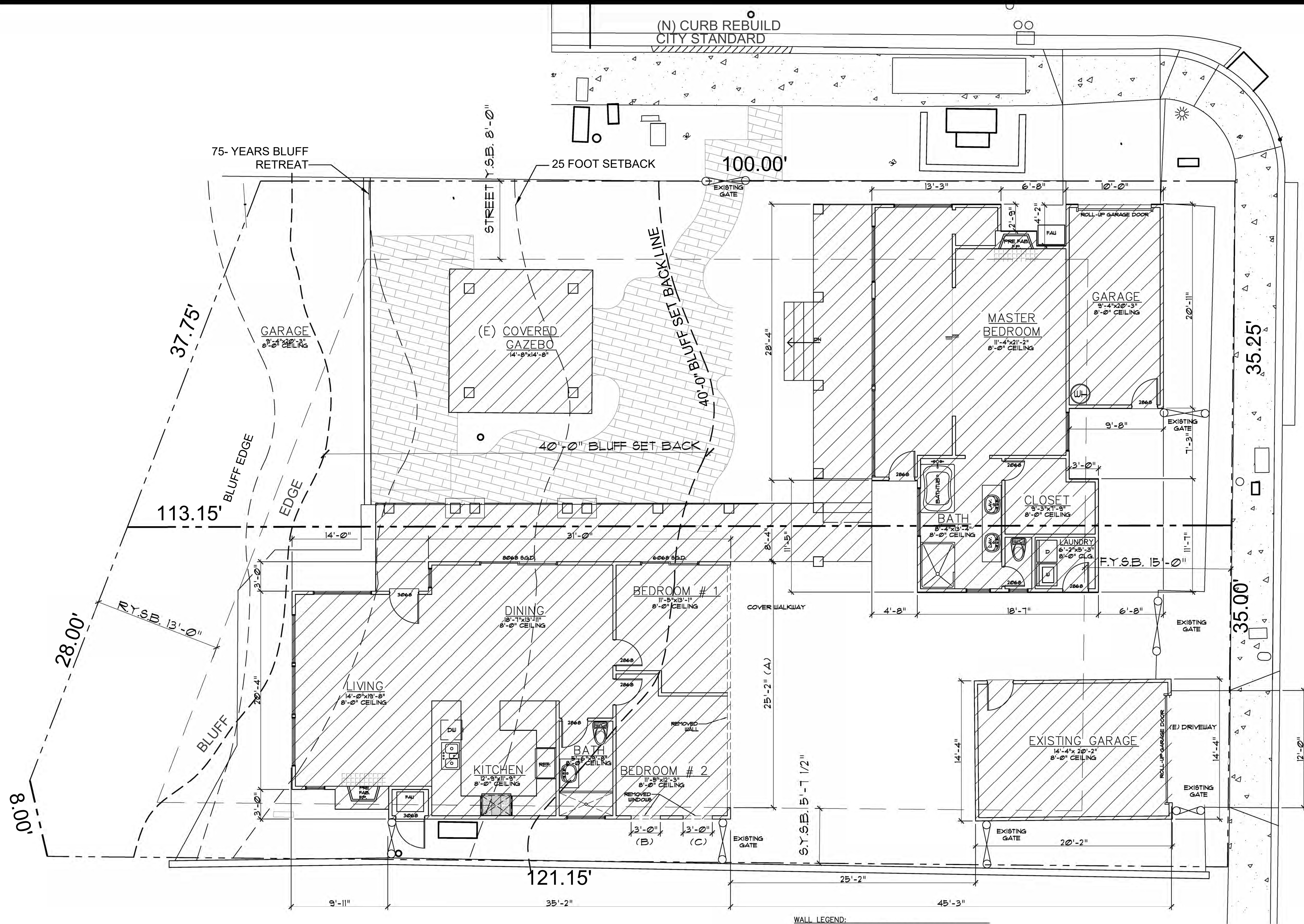
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DEMOLITION FLOOR PLAN  
SCALE: 3/16" = 1' -0"

WALL LENGTH TOTAL:	WALL DEMOLITION LENGTH TOTAL:
MAIN HOME = 142'-8"	MAIN HOME = 25'-2" (A)
GUEST HOUSE = 153'-9"	(B) = 3'-0"
EXISTING GARAGE = 63'-0"	(C) = 3'-0"
TOTAL: 365'-5"	TOTAL: = 31'-2" = 8 %

EXISTING TOTALS:	
MAIN RESIDENCE AREA =	1114 SQ. FT.
DETACH GARAGE =	294 SQ. FT.
MAIN HOUSE PORCH =	310 SQ. FT. FAR EXEMPT
GUEST HOUSE = 862 SQ. FT.	
GUEST HOUSE GARAGE =	203 SQ. FT.
GUEST HOUSE PORCH =	184 SQ. FT. FAR EXEMPT
GAZEBO =	215 SQ. FT. FAR EXEMPT
TOTAL AREA USED FOR F.A.R. = 2479 SQ. FT.	
TOTAL AREA USED FOR LOT C. = 3128 SQ. FT.	
PROPOSED TOTALS:	
MAIN HOUSE ADDITION:	
ADDITION =	444 SQ. FT.
TOTAL AREA FOR FAR = 2,923 SQ. FT.	
ALLOWABLE FAR = 2,923 S. F. LOT SIZE 7,711 S.F. = 0.38 FAR	

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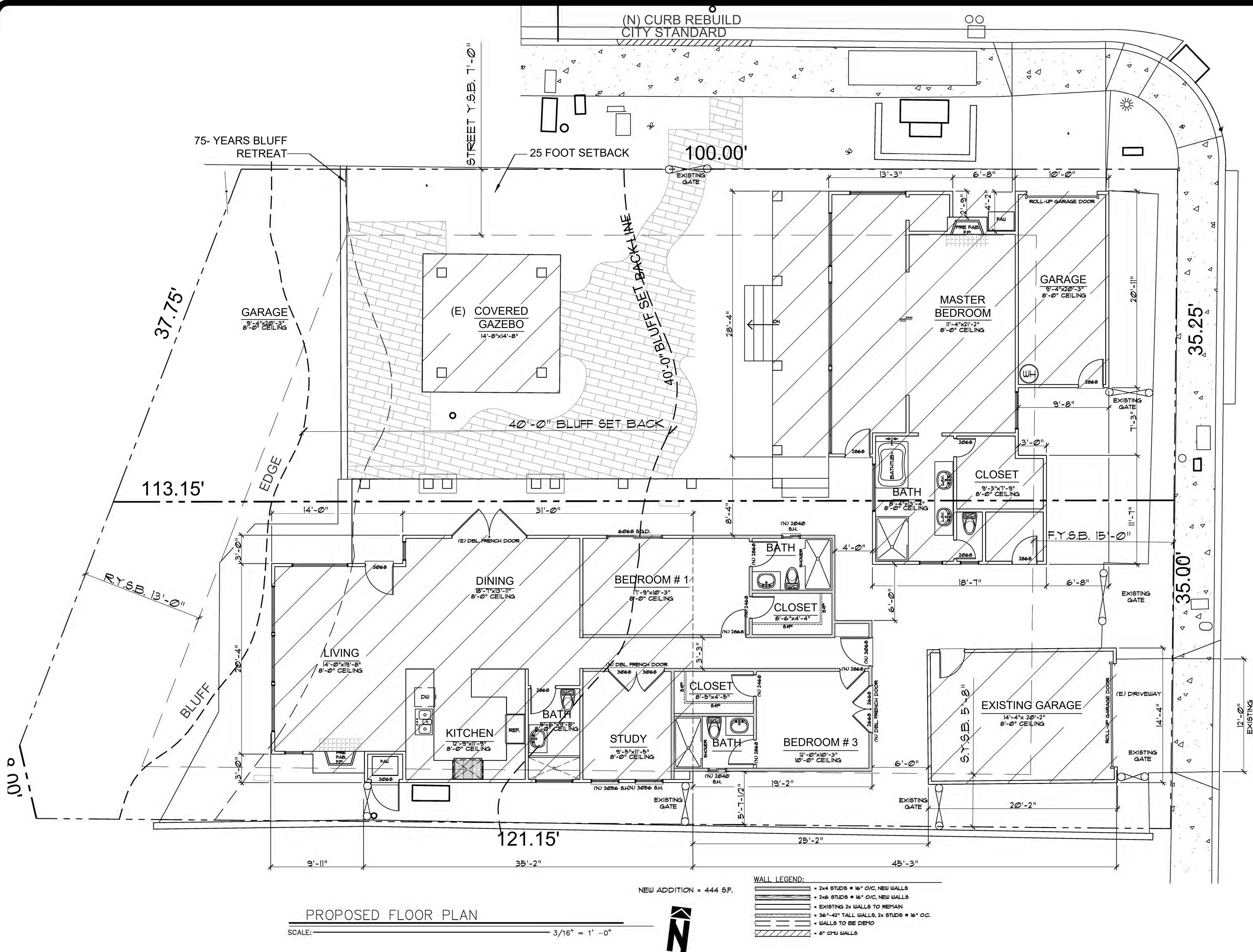
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EXISTING TOTALS:	
MAIN RESIDENCE AREA=	1,114 SQ. FT.
DETACH GARAGE=	294 SQ. FT.
MAIN HOUSE PORCH =	310 SQ. FT., FAR EXEMPT
GUEST HOUSE = 862 SQ. FT.	
GUEST HOUSE GARAGE=	209 SQ. FT.
GUEST HOUSE PORCH=	184 SQ. FT., FAR EXEMPT
GAZEBO=	215 SQ. FT., FAR EXEMPT
TOTAL AREA USED FOR F.A.R.= 2,479 SQ. FT.	
TOTAL AREA USED FOR LOT C.=	3,188 SQ. FT.
PROPOSED TOTALS:	
MAIN HOUSE ADDITION:	
ADDITION =	444 SQ. FT.
TOTAL AREA FOR FAR = 2,923 SQ. FT.	
ALLOWABLE FAR = 2,923 S. F. LOT SIZE 1,111 SF. = 0.38 F.A.R.	

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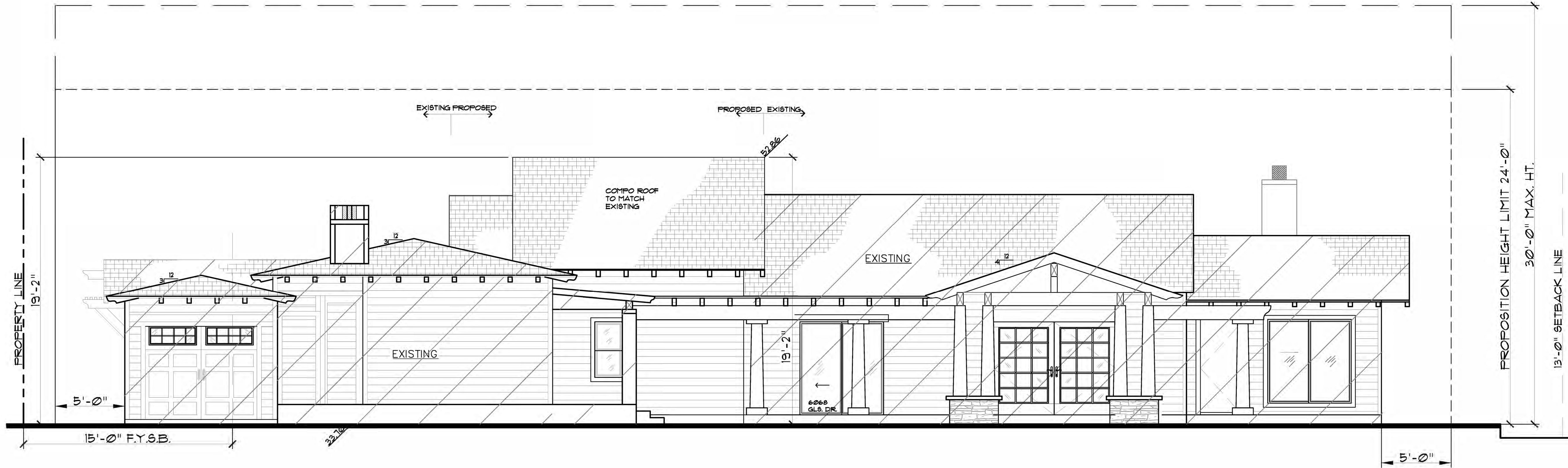
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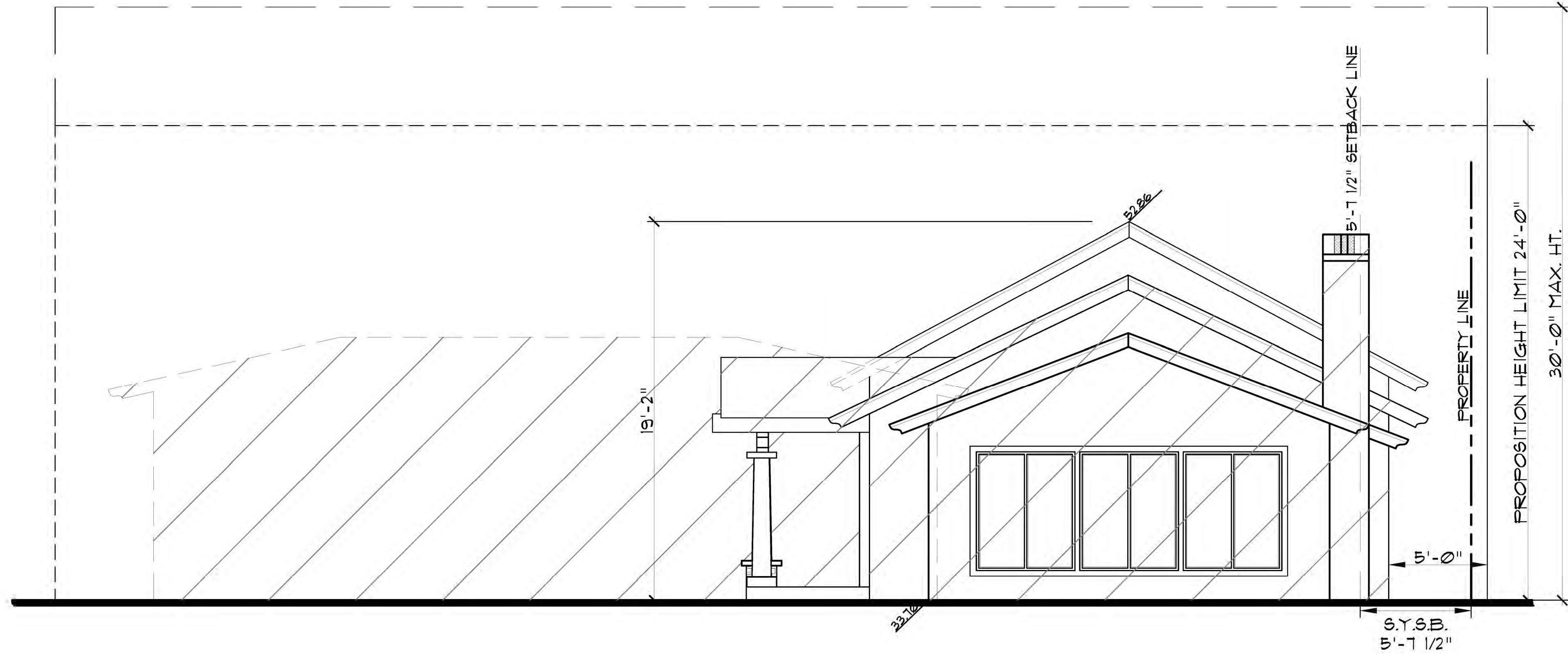
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BIRD ROCK AVE. ELEVATION (NORTH)

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

MATERIALS	COLOR
EXISTING WALLS SIDING COLOR	OLIVE GREEN
EXISTING TRIM & FASCIA COLOR	WHITE
EXISTING SHINGLES COLOR	BROWN
NEW SIDING WALLS COLOR	HORIZ. SIDING MASONITE PAINTED OLIVE GREEN
NEW SHAKES WALL COLOR (CERTAINTED LANDMARK ASPHALT)	GRANITE GRAY
NEW STONE COLOR	OCEAN MIST NATURAL
NEW TRIM & FASCIA COLOR	WHITE



WEST ELEVATION

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

NOTE:

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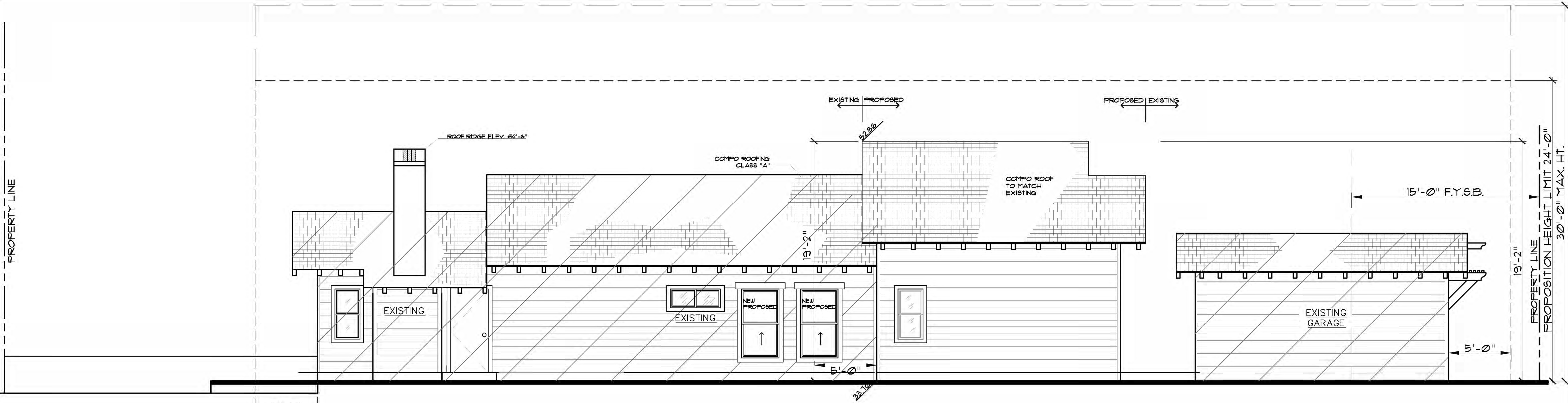
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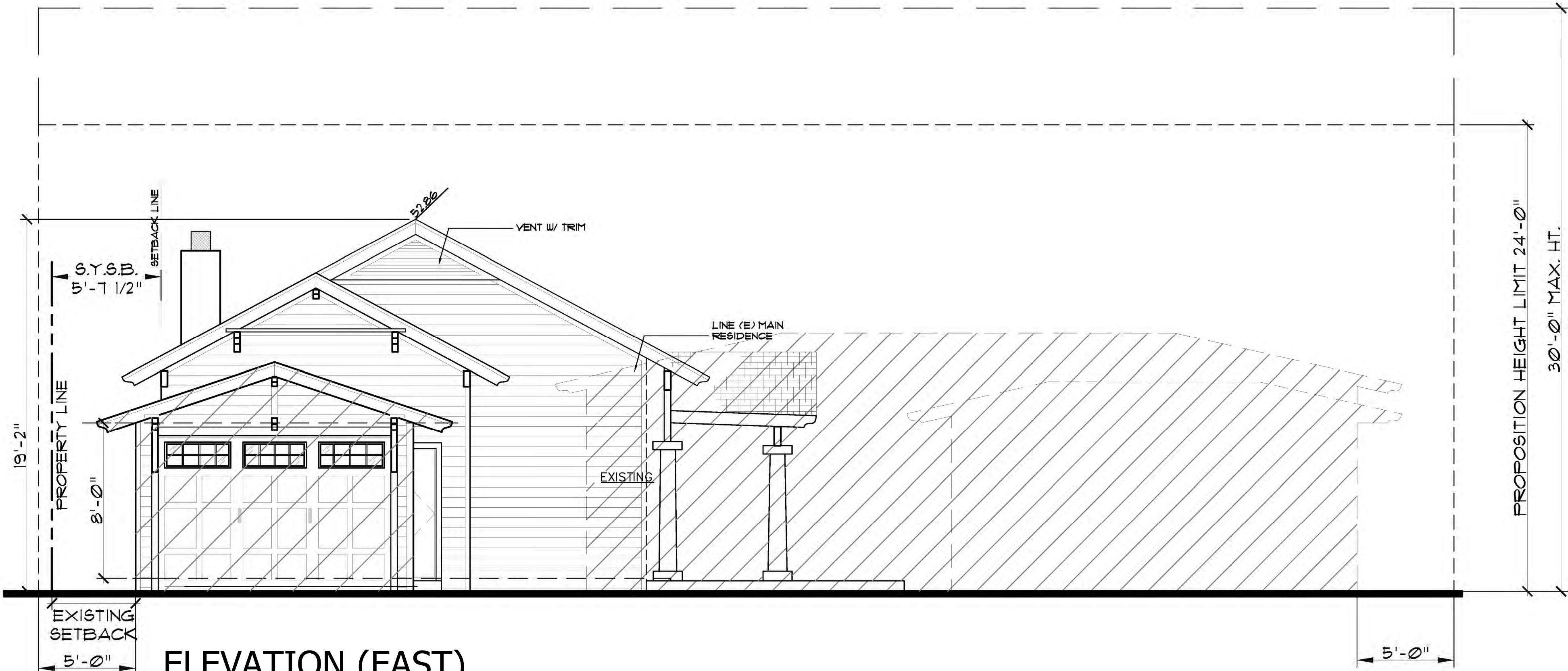
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TUSZYNSKI



ELEVATION (SOUTH)

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



ELEVATION (EAST)

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

MATERIALS	COLOR
EXISTING WALLS SIDING COLOR	OLIVE GREEN
EXISTING TRIM & FASCIA COLOR	WHITE
EXISTING SHINGLES COLOR	BROWN
NEW SIDING WALLS COLOR	HORIZ. SIDING MASONITE PAINTED OLIVE GREEN
NEW SHAKES WALL COLOR (CERTAINTED LANDMARK ASPHALT)	GRANITE GRAY
NEW STONE COLOR	OCEAN MIST NATURAL
NEW TRIM & FASCIA COLOR	WHITE

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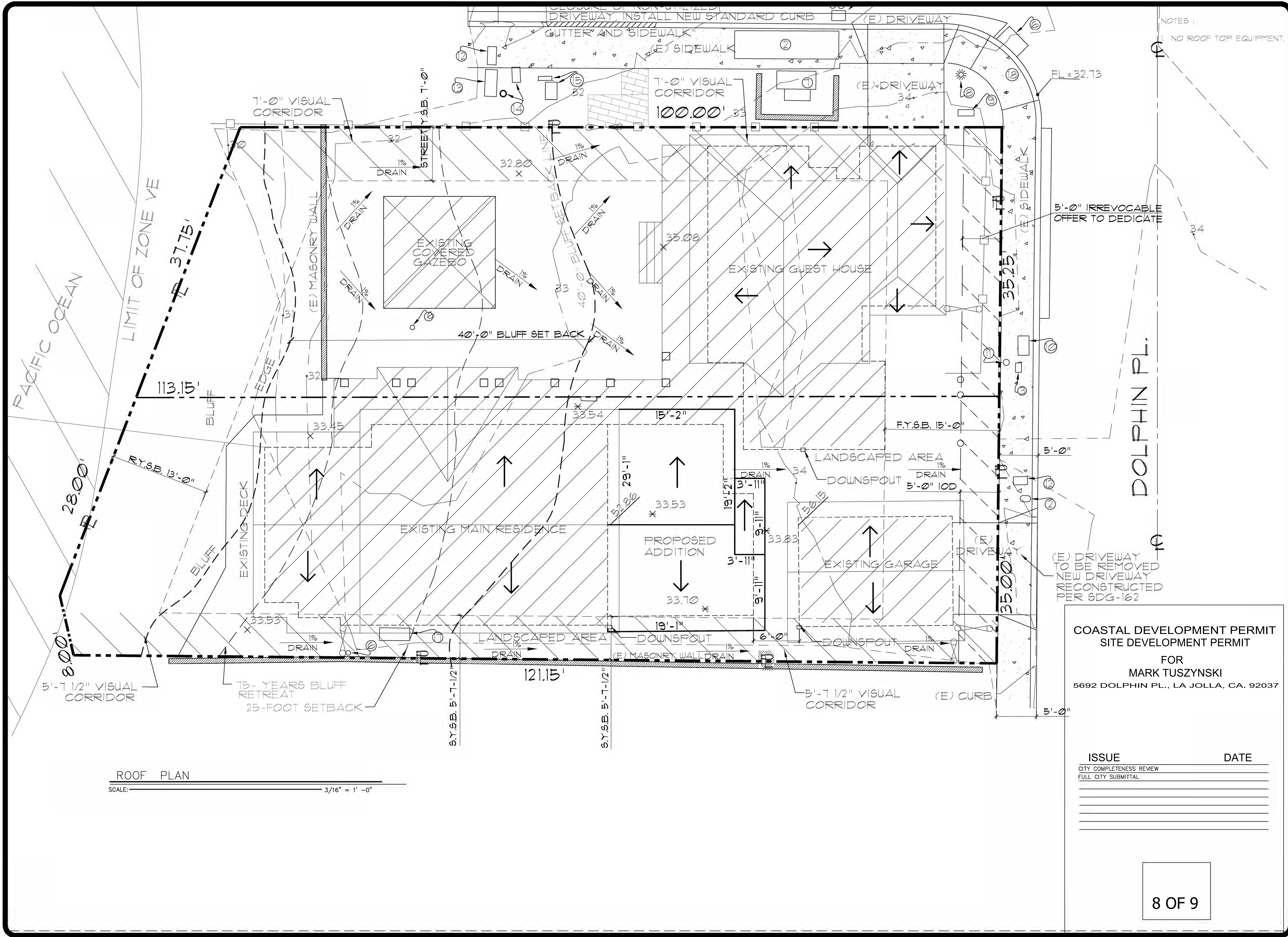
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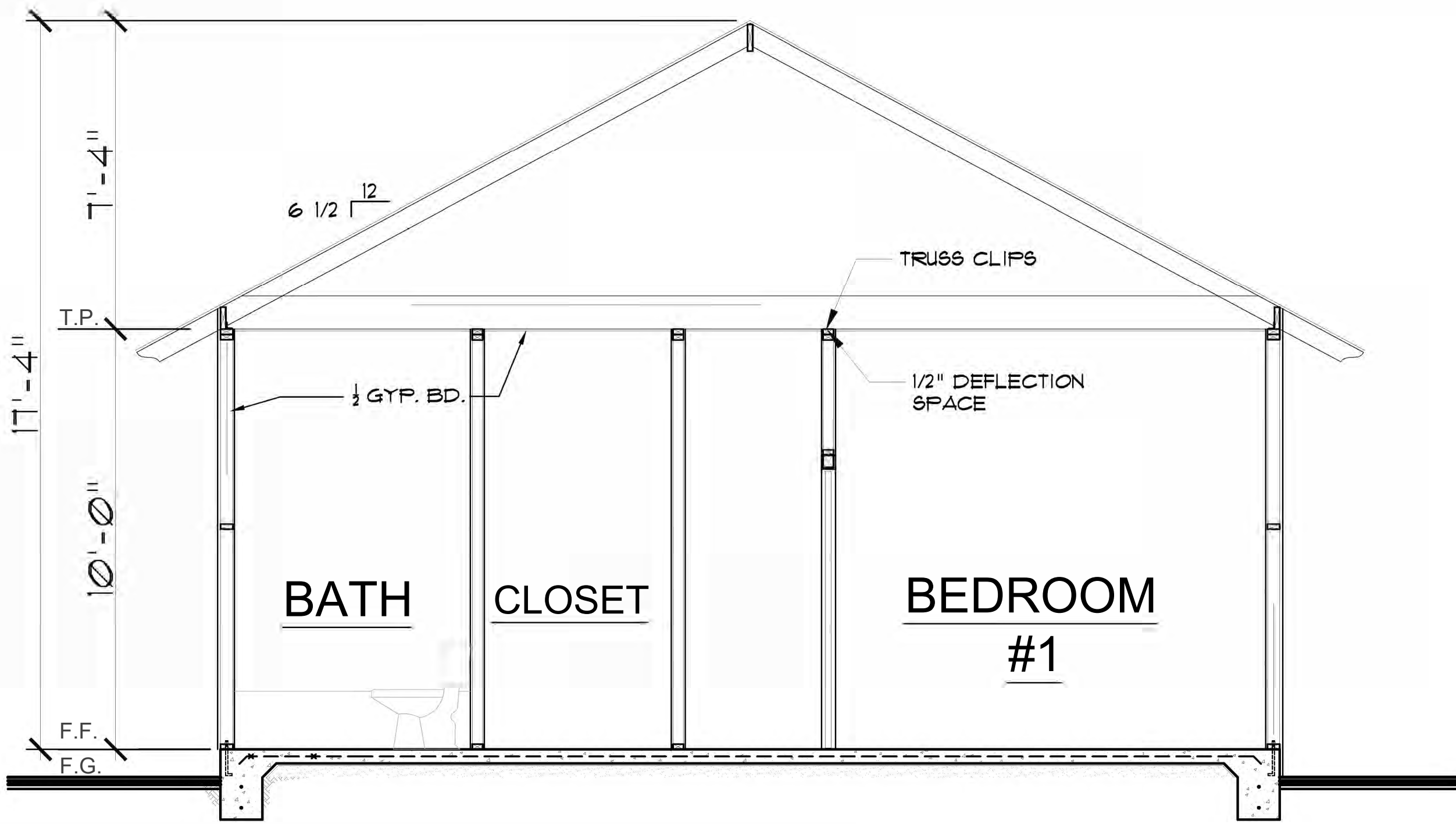
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SECTION "A"

SCALE: 3/8" = 1'-0"

MATERIALS	COLOR
EXISTING WALLS SIDING COLOR	OLIVE GREEN
EXISTING TRIM & FASCIA COLOR	WHITE
EXISTING SHINGLES COLOR	BROWN
NEW SIDING WALLS COLOR	HORIZ. SIDING MASONITE PAINTED OLIVE GREEN
NEW SHAKES WALL COLOR (CERTAINTED LANDMARK ASPHALT)	GRANITE GRAY
NEW STONE COLOR	OCEAN MIST NATURAL
NEW TRIM & FASCIA COLOR	WHITE

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