



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 6, 2022

REPORT NO. PC-22-057

HEARING DATE: October 13, 2022

SUBJECT: **9044 LA JOLLA SHORES LANE.** Process Four Decision

PROJECT NUMBER: [667987](#)

OWNER/APPLICANT: R.B. Wooley Jr. Trust

SUMMARY

Issue: Should the Planning Commission approve an after the fact Emergency Permit (PTS# 660175) for the relocation of coastal bluff materials that threaten the ancillary residence and tram landing at the base of the coastal bluff on a 0.65-acre site project located at 9044 La Jolla Shores Lane in the La Jolla Community Plan and Local Coastal Program area?

Staff Recommendation: APPROVE Site Development Permit No. 2444054.

Community Planning Group Recommendation: On February 4, 2021 the La Jolla Community Planning Association voted to approve the project on the consent agenda by a vote of 16-0-1 with Chairperson Kane abstaining.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 5, 2022, and the opportunity to appeal that determination ended May 19, 2022. No appeals filed.

Fiscal Impact Statement: The processing costs of the project are paid by the applicant.

Code Enforcement Impact: On February 20, 2020, the City of San Diego Code Enforcement Division issued a Civil Penalty Notice and Order (Attachment 3) for the following violations:

- Unpermitted grading/excavation of a failed bluff. Unpermitted grading includes removal of soil and sediments over five-foot high from the southeast (side of bluff face) and relocated to the northside of the guesthouse. San Diego Municipal Code Sections 121.0202, 121.0203, 121.0302, 129.0602, 142.0103, and 142.0144.
- An approximately eight-foot wide access road was created along the bluff to the guest house. The cut and fill slope exceeds five-foot in height.

- Failure to install and maintain storm water Best Management Practices (BMPs) and erosion control measures.

****NOTE**** The tram track and landing were damaged and are currently inoperable. Any attempts to repair the tram, requires a permit.

Housing Impact Statement: The La Jolla Community Plan designates the 0.65-acre project site for Very Low Residential (0-5 du/ac) and Parks & Open Space land use. Mushroom House, an iconic structure built at the base of the slope and when constructed was served by a tram system from the bluff edge to the residence level of the dwelling. The proposed project is consistent with the land use designation and further sustains the use of dwelling by removing slope spoils that have fallen around and onto the site.

BACKGROUND

The 0.65-acre site project site is located at 9044 La Jolla Shores Lane in the Residential Single Dwelling Unit (RS-1-1 and RS-1-4) Base Zones, Coastal (Appealable), Sensitive Coastal Bluff, Geo Hazard Area 41, and Multiple Habitat Planning Area (MHPA) Overlay Zones of the La Jolla Community Plan and Local Coastal Program. A Civil Penalty Notice and Order was issued on February 20, 2020 for unpermitted grading on site and the adjacent property. An Emergency Permit (Project Tracking System No. 660175) was issued on March 12, 2020 and revised on April 2, 2020 (Attachment 4). The emergency development (grading) allowed is temporary therefore must be removed if a follow-up Coastal Development Permit (CDP) and a Site Development Permit (SDP) application is not deemed complete within 90 days of approval, or if the follow-up CDP and SDP is denied, then all development approved by this Emergency Permit shall be removed from the property.

The Emergency Permit stipulating that activities shall be the minimum necessary to remove the loose slough from behind the dwelling unit and tram structure and landing and consist of only the loose slough soil material from behind the dwelling and ram landing. Intact native materials on the coastal bluff or beach shall not be moved or removed. Further, any remaining grading was to be concluded and stormwater Best Management Practices along the manufactured slope installed.



The City and California Coastal Commission (CCC) determined that the City would process the Site Development Permit component and the CCC would process the Coastal Development Permit component.

DISCUSSION

The project is the grading of 100-200 cubic yards of materials that fell as a natural occurrence from the coastal bluffs. The materials were gathered from the areas around the Mushroom House residence, tram station and adjoining beach area on the 0.65-acre project site and portions of the adjacent privately owned site to the north.

The Mushroom House, an iconic structure built at the base of the slope and when constructed was served by a tram system from the bluff edge to the residence level of the dwelling. The Mushroom House Residence was built prior to the California Coastal Act that gave beach and near shore jurisdiction to the state agency. The failed bluff materials fell at the base of the bluff and onto and around the dwelling, over-topping the concrete wall and impacted the safety of the residence as well as beach access. No work was done to the dwelling or tram structure. Therefore, historic review is not required.



The materials were cleared from the dwelling and tram and graded to the north of the site into an elevated mound with an eight-foot wide road and trail terminating at the tram station.

The U.S. Army Corps of Engineers, the San Diego Water Board, City Engineering, and in consultation with the California Coastal Commission have reviewed the project and potential impacts to the environment, Waters of the United States, and the Clean Water Act as well as the options to 1) remove the bluff materials from its current location via truck to a San Diego Association of Governments (SANDAG) beach sands distribution site, or 2) leave the bluff materials in the location they were moved to during grading activities for future distribution by natural wave, wind, or rain forces.

The U.S. Army Corps of Engineers letter on October 28, 2021, determined that an Army Corps Permit was not needed as there are no waters of the United States within the review area and the aquatic resources identified in the project materials are excluded from Clean Water Act Section 404 jurisdiction. San Diego Water Quality Control Board's review of the Soils Analysis, Waters of the United States determination by Army Corps, and the Clean Water Act found that the failed bluff material that had been graded into a pedestrian and vehicular mound would be allowed to dissipate naturally through rain, wind, and wave action. All Best Management Practices installed as part of the emergency action should be removed as part of this project and no maintenance of the mounded sands would be allowed. The Army Corps of Engineers, San Diego Water Board, City Engineering, and in consultation with the California Coastal Commission concur that the natural distribution of bluff materials through wave, wind, and rain is the preferred action that contributes to beach replenishment/ nourishment/public access.

Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Program Land Use Plan Natural resources and Open

Space Element notes, "Public access to this resource is limited, particularly along portions of Bird Rock, La Jolla Hermosa and in La Jolla Farms, due to steep slopes, cliff erosion and sensitive rock formations and restricted parking."

High-quality beach sand materials available for disbursement along the public beach is critical to assuring the continued availability of lateral public access along the shoreline. A study completed by the Scripps Institute of Oceanography documented that beach quality sands from coastal bluffs constituted more than 50 percent of the sands on the public beach. Absent the contribution of beach quality sand, as a result of natural erosion/ failure on coastal bluffs, it is highly likely that beaches would become denuded of sand and lateral access would become increasingly limited.

Conclusion:

The 100-200 cubic yards of bluff materials have eroded, slough and/or failed naturally. The previous grading activities completed under the emergency permit (Project No. 660175, 9044 La Jolla Shores Lane Emergency CDP/SDP) moved the bluff spoils from on and around the Mushroom House Residence to an area adjacent to the bluff base along the shoreline. No grading occurred on the sensitive coastal bluff or to any other natural landforms. Soils removal was undertaken to remove the risk of ongoing natural failures from accumulating and further impacting the existing residence and/or causing injury or death to the beach-going public.

ALTERNATIVES

1. Approve Site Development Permit No. 2444054, with modifications.
2. Deny Site Development Permit No. 2444054, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department

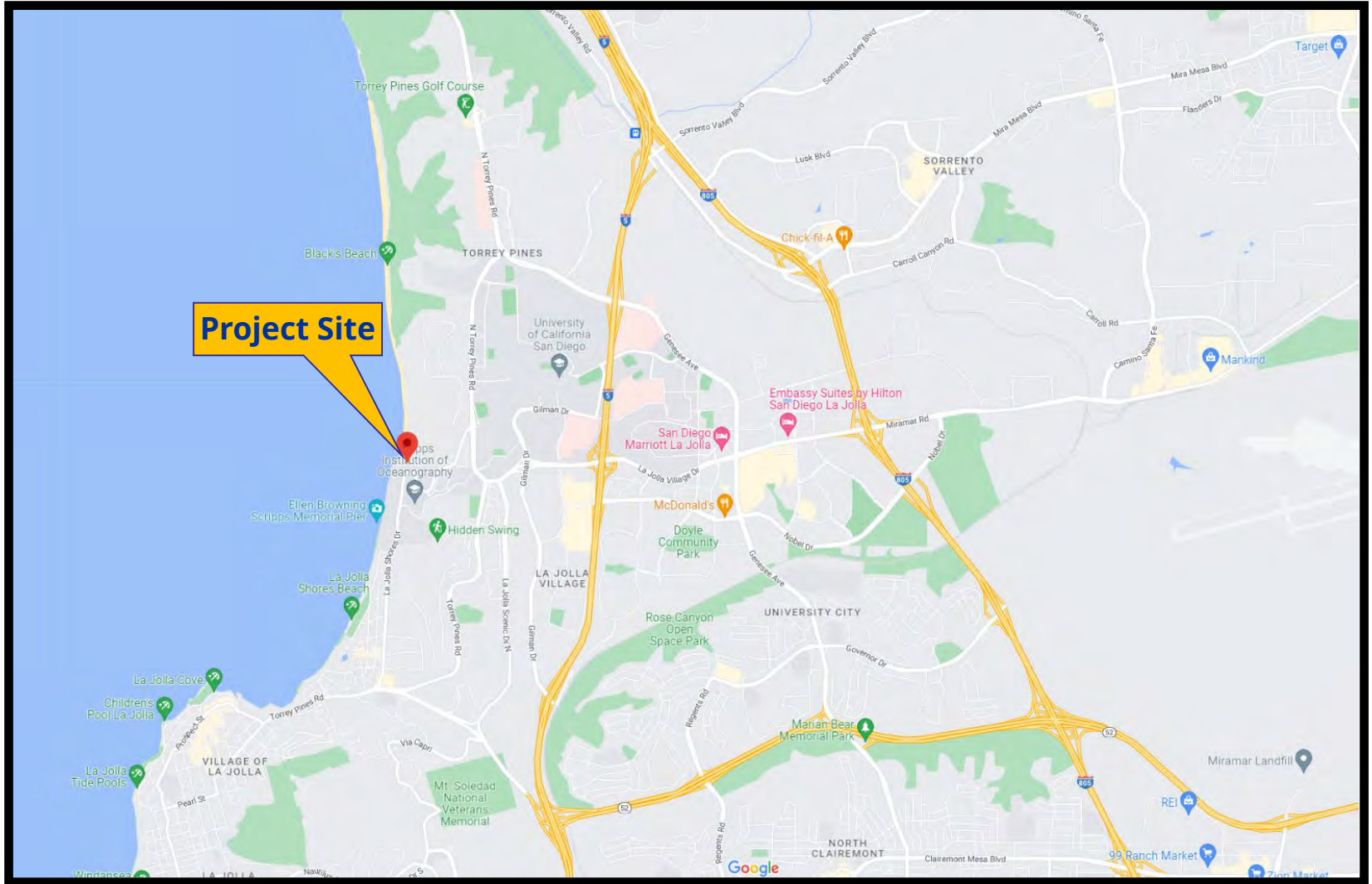


Karen Bucey
Development Project Manager
Development Services Department

Attachments:

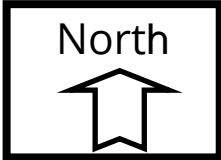
1. Aerial Photographs
2. Project Location Map
3. Notice of Violation
4. Emergency Permit
5. Draft Resolution
6. Draft Permit

7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

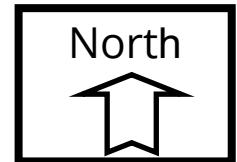
9044 La Jolla Shores Lane; Project No. 667987





Aerial Photograph

9044 La Jolla Shores Lane; Project No. 667987





MAILED

APR 14 2020

CODE ENFORCEMENT
DIVISION

April 14, 2020

CIVIL PENALTY NOTICE AND ORDER

Location: 9044 La Jolla Shores Lane, San Diego, CA 92037

APN No.: 344-030-1900

**Property Owner/
Responsible Person:
Address:** R B Woolley, Jr Trust 07-15-87
9044 La Jolla Shores Lane
La Jolla, CA 92037

Zoning Designation: RS-1-4, Coastal Zone Boundary, CZSS: Habitat, CZSS: Hillside Review, Multi Species Conservation Plan (MSCP): Chaparral, Multi Habitat Planning Area (MHPA), Coastal Overlay Zone, Coast Height Limit Overlay Zone, Sensitive Coast Overlay Zone, Sensitive Vegetation, Slopes Greater 25%, La Jolla Shores Watershed

You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On **February 20, 2020**, the following violations were observed at the property and must be corrected:

- Unpermitted grading/excavation of a failed bluff. Unpermitted grading includes removal of soil and sediments over 5' high from the southeast (side of bluff face) and relocated to the northside of the guesthouse.
- An approximately 8' wide access road was created along the bluff to guest house. The cut & fill slope exceeds 5' in height.
- Failure to install and maintain storm water Best Management Practices (BMPs) and erosion control measures.
- ****NOTE**** The tram track and landing were damaged and are currently inoperable. Any attempts to repair the tram, requires a permit.

These are violations of the following code sections:

<u>Code Section</u>	<u>Violation Description</u>
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- SDMC §129.0602 - When a Grading Permit is Required

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- SDMC §142.0103 - When a Permit Is Required for Grading
- SDMC §142.0144 - Grading Within Environmentally Sensitive Lands (ESL)
- SDMC §§121.0202-121.0203 provides the authority regarding enforcement of the Land Development Code.
- SDMC §121.0302 requires compliance with the Land Development Code, specifies these violations are not permitted, and provides authority for the abatement of public nuisances.

If you correct the above violations as identified below, you will not be subject to any administrative civil penalties.

In order to avoid administrative civil penalties, you must correct the violations by as follows:

Immediately:

- Cease use of tram. Repairs to tram track and landing will require building permits.

Within 10 days of the date of this notice, or prior to a rain event, should one occur:

- Install all necessary erosion and sedimentation control measures, incorporating storm water Best Management Practices (BMPs), necessary to protect all exposed slopes and pads. These BMPs must eliminate the potential for a discharge of sediments and other pollutants from leaving the property to the maximum extent practicable. BMPs must be maintained throughout the construction and monitoring process.
- Contact Max Hoang, Zoning Investigator at (619) 533-6731 to schedule an inspection of BMPs.

By September 25, 2020:

- Obtain required Grading Permit(s) and successfully complete all required inspections.

Reinspection fees are assessed for each inspection after the issuance of a violation notice in accordance with the SDMC §13.0103. An invoice will be sent following each inspection until compliance is achieved. Current reinspection fees range between \$264 and \$295.

Please refer to the San Diego Municipal Code sections cited for additional information via <https://www.sandiego.gov/city-clerk/>.

Additional forms and documents to assist in your compliance efforts are available at: <https://www.sandiego.gov/ced/forms>.

Failure to Comply with Notice and Order

If you fail to comply with this Notice and Order in the time and manner set forth above, you

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are subject to civil administrative penalties pursuant to SDMC §§12.0801-12.0810. The penalty rate for the above listed violation(s) has been established in accordance with SDMC §§12.0801-12.0810 at **\$200.00** per violation per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected. Administrative civil penalty amounts are established by the Development Services Director.

The following factors were used in determining the amount:

- the duration of the violation
- the nature and seriousness of the violation
- whether the offense impacted environmentally sensitive lands
- the impact of the violation upon the community
- any other factors that justice may require

Pursuant to SDMC §12.0805(a), in determining the date on which civil penalties shall begin to accrue, the Development Services Director considers the date when the Code Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence. The date on which the civil penalties began to accrue is **February 20, 2020**, and shall end on the date that the violation(s) has been corrected to the satisfaction of the Development Services Director or the Enforcement Hearing Officer.

Civil Penalties Hearing

If you fail to comply with the Notice and Order, written notice of the time and place of an administrative enforcement hearing will be served on you at least 10 calendar days prior to the date of the hearing in accordance with SDMC §12.0403. At the hearing, you may present evidence concerning the existence of the violation(s) and whether the amount of administrative civil penalties assessed was reasonable in accordance with SDMC §12.0808. Failure to attend an administrative enforcement hearing will constitute a waiver of your rights to an administrative hearing and administrative adjudication of the violation(s) set forth above.

Administrative Costs

The Development Services Director or Enforcement Hearing Officer is authorized to assess administrative costs. Administrative costs may include, but are not limited to: staff time to investigate and document violations; laboratory, photographic, and other expenses incurred to document or establish the existence of a violation; and scheduling and processing of the administrative hearing and all actions.

Failure to Comply with Administrative Enforcement Order

If you fail, neglect, or refuse to obey an order to correct the violations, administrative civil penalties will continue to accrue on a daily basis until the violation is corrected. The unpaid amount of administrative civil penalties will be referred to the City Treasurer for collection, recorded as a code enforcement lien against the property in accordance with SDMC

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§§13.0201-13.0204, and may be referred to the City Attorney to file a court action to recover the unpaid amount. Failure to correct the violations may also result in referral to the City Attorney for further enforcement action.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Max Hoang, Zoning Investigator, at (619) 533-6731 or email at mhoang@sandiego.gov.**

LDA/MDH/cia

cc: File
Council District 1

CED# 0509986

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

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THE CITY OF SAN DIEGO

**AGREEMENT FOR AN EMERGENCY COASTAL DEVELOPMENT PERMIT
AND SITE DEVELOPMENT PERMIT**

**March 12, 2020
(Revised April 2, 2020)**

City of San Diego Project Name & Tracking Number:

9044 La Jolla Shores Lane Emergency – Project No. 660175

THIS Agreement is made and entered into between the City of San Diego, a municipal corporation, and THE R. B. WOOLLEY, JR., TRUST DATED JULY 15, 1987, Owner/Permittee, to allow construction for the removal of un-permitted slope grading soil materials, the slope failure soil material along the tram structure and behind the landing area, and the surrounding the accessory dwelling unit structure, "Pavilion Home" located at the base of the coastal bluff and beach area on Owner's hereinafter described real property located at 9044 La Jolla Shores Lane and westerly portions along base of coastal bluff of the abutting real property located at 9046 La Jolla Shores Lane.

WHEREAS, an emergency is a sudden, unexpected occurrence within the Coastal Overlay Zone and Environmental Sensitive Lands that demands immediate action to prevent or mitigate loss of or damage to life, health, property, or essential public services;

WHEREAS, an emergency is subject to the regulations in the City of San Diego Municipal Code [SDMC] section 126.0718 and 143.0126;

WHEREAS, the SDMC permits approval for an emergency by authorizing the minimum necessary to stabilize the emergency;

WHEREAS, the SDMC requires the subsequent processing of a standard Coastal Development Permit [CDP] and Site Development Permit [SDP] application for any work authorized as an emergency;

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Emergency Coastal Development Permit and Site Development Permit Agreement

March 12, 2020

(Rev. April 2, 2020)

WHEREAS, the Owner/Permittee requests approval to obtain an emergency CDP and SDP and agrees that any emergency development allowed is temporary therefore must be removed if a follow-up CDP and SDP application is not deemed complete within 90 days of approval, or if the follow-up CDP and SDP is denied, then all development approved by this agreement shall be removed from the property.

BE IT RESOLVED, by the City of San Diego, that it adopts the following Findings with respect to this emergency:

A. SDMC §126.0718(f), Emergency Coastal Development Permit

- 1. A coastal emergency exists that requires action more quickly than would be permitted by the normal procedures for acquiring a CDP and the development can and will be completed within 30 days unless otherwise specified in the permit.**

The portions of an existing westerly coastal bluff located at 9044 La Jolla Shores Lane experienced a geologic bluff failure in February 2020 and displaced soil material from the failure areas and have damaged and impacted the support foundation of the property's tram structure, landing area, and the accessory dwelling unit, known as the Pavilion Home, located at the base of the property's coastal bluff and beach area. The property owner hired a contractor to begin grading removal and stabilize the failure impacted areas. However, the property owner failed to obtain any of the required permits (federal, state, or local) to conduct the grading activities within the property's coastal and environmentally sensitive lands area. On February 19, 2020, the California Coastal Commission issued a Notice of Violation to the owner and/or the contractor for the un-permitted work on the project site. On February 20, 2020, the City of San Diego's Code Enforcement and Geology Review staff visited the project site and notified the property owner of City of San Diego permits required for the grading activities. The property owner ceased all grading activities on the site. On March 2, 2020, the property owner's representative submitted an application to the City of San Diego for an emergency Coastal Development and Site Development Permits pursuant to San Diego Municipal Code (SDMC) sec. 126.0718 and 143.0126.

The project site is located within the La Jolla Community Plan and Local Coastal Program Land Use Plan and recent underlying soil and geologic formation failures have created imminent public health, safety, and welfare hazards to the existing tram and accessory dwelling unit structures, and potential impacts to the public accessing the beach area, west of the development. The proposed immediate grading activities is necessary to provide stability assistance and removal of debris that would further damage private improvements. Therefore, a coastal emergency exists that requires action more quickly than would be permitted by the normal procedures for acquiring a CDP, the scope of work appears to be consistent with the minimum necessary to address the emergency, and the development can and will be completed within 30 days unless otherwise specified in the permit.

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Emergency Coastal Development Permit and Site Development Permit Agreement

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(Rev. April 2, 2020)

2. Public comment on the proposed coastal emergency action has been solicited and reviewed to the extent feasible.

On March 4, 2020, the City of San Diego posted the Notice of Proposed Work for a Coastal Emergency in the local newspaper, City's Noticing webpage, and mailed to the California Coastal Commission, Chair of the La Jolla Community Planning Association, and public listed upon the City's "All" and "Coastal" public notice listing. On March 12, 2020, the City of San Diego determined the emergency work to be statutorily exempt from CEQA pursuant to CEQA State Statute and Guidelines Section 15269(c), Emergency Project; and the City publicly posted the Notice of Right to Appeal Environmental Determination on the same date. Therefore, public comment on the proposed emergency action has been solicited and reviewed to the extent feasible.

3. The proposed emergency work is consistent with the Local Coastal Program.

The project site is located within the La Jolla Community Plan and Local Coastal Program Land Use Plan and recent underlying soil and geologic formation failures have created imminent public health, safety, and welfare hazards to the existing tram and accessory dwelling unit structures, and potential impacts to the public accessing the beach, west of the development. The proposed immediate grading activities is necessary to provide stability assistance and removal of debris that would further damage private improvements. Therefore, a coastal emergency exists that requires action more quickly than would be permitted by the normal procedures for acquiring an CDP, the scope of work appears to be consistent with the minimum necessary to address the emergency, and the development can and will be completed within 30 days unless otherwise specified in the permit. Therefore, the proposed emergency work is consistent with the Local Coastal Program.

B. SDMC §143.0126(e), Emergency Site Development Permit

1. An emergency exists that requires action more quickly than would be permitted by the normal procedures for acquiring a SDP and the development can and will be completed within 30 days unless otherwise specified in the permit.

In addition to finding A.1. above, the property owner's geology consultant, GeoSoils, Inc., has evaluated the area of 9044 La Jolla Shores Lane and opined that a sudden and unexpected block fall occurred on the coastal bluff that impacted the accessory residence located at the toe of the coastal bluff. The block fall and slough aggraded behind the residence and landing, which were not designed for this condition. Therefore, the accessory residence is in imminent threat from block falls. The proposed emergency work only entails removing failure debris from behind the tram landing and [accessory] residence. This scope of work appears to be consistent with the minimum necessary to address the emergency. Therefore, an emergency exists that requires action more quickly than would be permitted by the

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March 12, 2020
(Rev. April 2, 2020)

normal procedures for acquiring an SDP and the development can and will be completed within 30 days unless otherwise specified in the permit.

2. Public comment on the proposed emergency action has been solicited and reviewed to the extent feasible.

On March 4, 2020, the City of San Diego posted the Notice of Proposed Work for a Coastal Emergency in the local newspaper, City's Noticing webpage, and mailed to the California Coastal Commission, Chair of the La Jolla Community Planning Association, and public listed upon the City's "All" and "Coastal" public notice listing. On March 12, 2020, the City of San Diego determined the emergency work to be statutorily exempt from CEQA pursuant to CEQA State Statute and Guidelines Section 15269(c), Emergency Project; and the City publicly posted the Notice of Right to Appeal Environmental Determination on the same date. Therefore, public comment on the proposed emergency action has been solicited and reviewed to the extent feasible.

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

In consideration of the above recitals and the mutual covenants and conditions set forth herein, and in consideration thereof, the Parties agree as follows:

The above-listed recitals are true and correct and incorporated by reference.

1. Owner's real property is legally described as and is commonly referred to as Lot "I" of Pueblo Lot 1312, in the City of San Diego, County of San Diego, State of California, according to the Referee's Partition Map of Pueblo Lots 1312 and 1313, Map 968, filed in the Office of the County Recorder of San Diego County.
2. Owner's Property is located in the RS-1-1 and RS-1-4 Base Zones, and Coastal (Appealable) Overlay, Coastal Height Limit, First Public Roadway, Sensitive Coastal Bluff, Steep Hillside, Parking Impact (Beach, Coastal, and Campus) Area, MHPA Overlay, and Special Flood Hazard Area Overlay Zones, and Geo Hazard Area 41 within the La Jolla Community Plan.
3. The Owner/Permittee shall only conduct emergency work activities for the protection of the previous on-site grading activities and removal of the slope failure soil material along the tram structure and the tram landing, and surrounding the accessory dwelling unit structure, also known as the "Pavilion Home," and abutting bluff area located at 9046 La Jolla Shores Lane.
4. This Agreement shall run with the land for the protection and benefit of all Parties concerned. If fee title to the property or any partial interest therein is conveyed to any other person,

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Emergency Coastal Development Permit and Site Development Permit Agreement

March 12, 2020

(Rev. April 2, 2020)

firm, or corporation, the conveying instrument shall contain a restriction referencing this Agreement or restrictive language consistent with this Agreement.

5. If Owner or their successor or assign violates any term of this Agreement at any time, the City may terminate this Agreement consistent with the revocation procedures in the SDMC.

CONDITIONS

1. This Agreement must be signed by the Owner/Permittee and returned to the Development Project Manager within 5 days.
2. Only that work specifically described in this Agreement and for the specific property listed above is authorized. No other work is approved by this emergency action.
3. 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 Agreement.
4. This Agreement does not obviate the need to obtain necessary authorization and/or permits from other agencies (e.g. California Coastal Commission, Department of Fish & Game, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission).
5. All work authorized by this Agreement must be completed within 30 days, or the permit is null and void. If during construction, site conditions warrant changes to the approved design, Development Services Department shall be contacted immediately prior to any changes in the field.
6. Within 90 days of issuance of the emergency permit agreement, a follow-up, regular permit application shall be submitted and deemed complete by the Development Services Department. The application shall include requests for the following approvals: CDP and SDP.
7. Any construction activity pursuant to this emergency permit shall be considered temporary until authorized by a follow-up CDP and SDP, and that the issuance of an emergency CDP and SDP agreement shall not constitute an entitlement to the erection of permanent structures. Any development authorized by this emergency permit agreement must be removed unless a complete application for a regular CDP and SDP for the development is filed and deemed complete within 90 days of issuance of the emergency permit agreement.

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If a regular CDP and SDP authorizing permanent retention of the development, or a portion of the development, is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

8. Prior to any further emergency work on the site, the Owner/Permittee shall obtain and provide a copy to the Development Services Department of the emergency work approval from the California Coastal Commission for the work on the premise within their regulatory jurisdiction.
9. The drainage system proposed for this emergency work activity is subject to approval by the City Engineer.
10. All emergency work grading activities shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. Prior to any emergency work activities, excluding required immediate implementation of Best Management Practices (BMP) to protect the site, 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, satisfactory to the City Engineer.
12. Prior to any emergency work activities, excluding required immediate implementation of BMP's to protect the site, the Owner/Permittee shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.
13. Only loose slough soil material shall be removed from behind the residence and landing. Intact native materials on the coastal bluff or beach shall not be moved or removed.
14. The area of emergency work activities shall be the minimum necessary to remove the loose slough from behind the accessory dwelling unit and tram structure and landing.
15. The removal of the slope failure soil material behind the tram landing and surrounding the accessory dwelling unit structure soil materials shall be placed adjacent to the pre-existing access dirt path and along the base of the bluffs. The future disposition of the failed bluff materials shall be determined as part of the regular follow-up CDP and SDP application process.
16. If the emergency work involves only temporary impacts to environmentally sensitive lands, a subsequent Neighborhood Development Permit or Site Development Permit is not required

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Emergency Coastal Development Permit and Site Development Permit Agreement

March 12, 2020

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provided the environmentally sensitive lands are restored in a timely manner to their natural state, to the satisfaction of the City Manager. Restoration shall be in accordance with a restoration plan that conforms with the Biology Guidelines and is approved by the City Manager. The restoration plan shall be submitted to the City Manager within 60 days of completion of the emergency work and work on the approved restoration plan shall be initiated within 90 days of project completion or prior to the beginning of the next rainy season, whichever is greater.

- 17. If the emergency work results in permanent impacts to environmentally sensitive lands, a subsequent Neighborhood Development Permit or Site Development Permit is required through the regular process in accordance with this Division.
- 18. The Owner/Permittee shall secure the private property site to provide adequate safety for the public.
- 19. The Owner/Permittee shall post cautionary signage on the northwest and southwest corners of the private property, visible writing to the public by at least 20 feet away, to warn the public of the potential hazard.

IN WITNESS WHEREOF, this Agreement is executed by the City of San Diego, acting by and through its Development Services Department Director, pursuant to the City Manager's delegation of authority in SDMC section 22.0226 authorizing such execution, and by the Owner.

Dated this _____ day of _____.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

By _____
Tim Daly
Development Project Manager -Authorized Representative

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Emergency Coastal Development Permit and Site Development Permit Agreement

March 12, 2020

(Rev. April 2, 2020)

I HEREBY CERTIFY I am the record Owner/Permittee of the Property and that I have read all of this Agreement, this (day) _____ day of (month and year) _____. By execution hereof, I agree to each and every condition of this Agreement and promise to perform each and every obligation of Owner/Permittee hereunder.

By _____

Printed Name:

THE R. B. WOOLLEY, JR., TRUST DATED JULY 15, 1987, Owner/Permittee

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

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2444054
9044 LA JOLLA SHORES LANE - PROJECT NO. 667987

WHEREAS, R.B. WOOLLEY JR TRUST, Owner/Permittee, filed an application with the City of San Diego for an after the fact permit to Emergency Agreement/Emergency Permit (PTS# 660175) for the relocation of coastal bluff materials that threaten the ancillary residence and tram landing at the base of the coastal bluff (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2444054;

WHEREAS, the 0.65-acre site project site is located at 9044 La Jolla Shores Lane in the Residential Single Dwelling Unit (RS-1-1 and RS-1-4) Base Zones, Coastal (Appealable), Sensitive Coastal Bluff, Geo Hazard Area 41, and Multiple Habitat Planning Area (MHPA) Overlay Zones of the La Jolla Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as: That Portion of Lot "I" of Pueblo Lot 1312, in the City of San Diego, County of San Diego, State of California According to the Referee's Partition Map of Pueblo Lots 1312 and 1313, being Map No. 968 filed in the Office of the County Recorder of San Diego County;

WHEREAS, on October 28, 2021, the U.S. Army Corps of Engineers determined that the aquatic resources identified in the project materials are excluded from Clean Water Act Section 404 jurisdiction;

WHEREAS, on February 25, 2022, the San Diego Water Quality Control Board's review of the Soils Analysis, Waters of the United States determination by Army Corps, and the Clean Water Act found that the failed bluff material that had been graded into a pedestrian and vehicular mound should be allowed to dissipate naturally through rain, wind, and wave action and all BMP's installed

as part of the emergency action should be removed and no maintenance of the mounded sands should be allowed;

WHEREAS, on May 5, 2022, 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 October 13, 2022, the Planning Commission of the City of San Diego considered Site Development Permit No. 2444054 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2444054:

A. SITE DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0504

1. Findings for all Site Development Permits:

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

The application to permit the work authorized and completed under City of San Diego and California Coastal Commission emergency permits, involved the relocation of naturally occurring failed bluff materials that impacted the landward side of the historic beach residence known as the "Mushroom House" at the base of the coastal bluff. These failed materials were relocated to the north adjacent to the base of the coastal bluff. As these failed bluff materials have a high percentage of clean and natural beach quality sand, once the Site Development Permit (SDP) is issued, the materials will be allowed to disburse along the beach, thereby contributing to beach sand replenishment.

The U.S. Army Corps of Engineers and the San Diego Water Board have reviewed the project and potential impacts to the environments, Waters of the United States, and the Clean Water Act as well as the options to 1) remove the bluff materials from its current location via truck to a San Diego Association of Governments (SANDAG)

beach sands distribution site, or 2) leave the bluff materials in the location they were moved to during grading activities for future distribution by natural wave, wind, or rain forces..

The U.S. Army Corps of Engineers letter on October 28, 2021, determined that an Army Corps Permit was not needed as there are no waters of the United States within the review area and the aquatic resources identified in the project materials are excluded from Clean Water Act Section 404 jurisdiction.

San Diego Water Quality Control Board's review of the Soils Analysis, Waters of the United States determination by Army Corps, and the Clean Water Act found that the failed bluff material that had been graded into a pedestrian and vehicular mound would dissipate naturally through rain, wind, and wave action. All Best Management Practices (BMP's) installed as part of the emergency action should be removed and no maintenance of the mounded sands is allowed.

The La Jolla Community Plan and Local Coastal Program Land Use Plan Natural resources and Open Space Element notes "Public access to this resource is limited, particularly along portions of Bird Rock, La Jolla Hermosa and in La Jolla Farms, due to steep slopes, cliff erosion and sensitive rock formations and restricted parking".

The Mushroom House is an iconic structure that attracts a large number of visitors. High-quality beach sand materials available for disbursement along the public beach is critical to assuring the continued availability of lateral public access along the shoreline. A study completed by the Scripps Institute of Oceanography documented that beach quality sands from coastal bluffs constituted more than 50 percent of the sands on the public beach. Absent the contribution of beach quality sand, as a result of natural erosion/ failure on coastal bluffs, it is highly likely that beaches will become denuded of sand and lateral access will become increasingly limited. Therefore, the project will not adversely affect the community plan. Instead, the beach replenishment provides a valuable benefit of continued public access along this stretch of public beach.

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

The work performed remediated a dangerous condition and an imminent risk to the residence and the public. The project allows for additional beach quality sands to be naturally disbursed along the public beach, contributing to safe lateral public access, Therefore, the project is not determined 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 contains Environmentally Sensitive Lands in the form of Sensitive Coastal Bluff and Coastal Beaches. Additionally, the Multiple Habitat Planning Area (MHPA) is mapped on the seaward side of the property, west of the bluff failure and structure.

A large percentage of the redistributed bluff material was placed on the adjacent property (to the north) adjacent to the base of the bluff along the shorelines.

The failed bluff materials fell at the base of the bluff and onto and around the Mushroom House Residence (a pre-California Coastal Act structure). The location impacted the safety of the residence as well as beach access. The project did not involve the removal of any plantings, nor did it include any new landscaping.

The project will be conditioned to obtain a grading permit that will show the limits of work, and the grading quantities to be moved. Geo Soils Inc., prepared a Sieve Analysis of Landslide Debris, dated May 22, 2020, which identifies the debris from the bluff failure is free from toxins and is beach quality sand. The previously graded spoils will be allowed to naturally disburse on the beach and to the ocean environment. The project is further conditioned that a man-made sand mound with graded trail shall-not be maintained as an access to the base of the bluff access tram and northeast access to the residence. The mound shall disburse naturally with no further maintenance.

The project does not propose any further grading or disturbance of the natural bluff face, including shoreline protective devices or planting of any vegetation and no deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings - Environmentally Sensitive Lands

a. The site is physically suitable for the design and siting of the proposed development and the development has resulted in no disturbance to environmentally sensitive lands.

The project scope is the relocation of failed bluff materials from the base of the coastal bluff and onto and around the vacant Mushroom House residence (constructed pre-California Coastal Act) to a location adjacent to the base of the coastal bluff just north of the natural bluff failure site. The 270-foot to 300-foot high coastal bluffs in this area naturally experience ongoing erosion, sloughage and failures which allows for the beach-quality sands (that comprise a high percentage of the bluff materials) to reach the beach and contribute to sand replenishment. All these failed materials provide a valuable contribution to beach replenishment and lateral beach access. The coastal bluffs failure was an act of nature caused by erosion, wind and rain. The Army Corps of Engineers, San Diego Water Board, and City Engineering, in consultation with the California Coastal Commission concur that the natural distribution of bluff materials through wave, wind, and rain is the preferred action that contributes to beach replenishment/ nourishment/public access.

MHPA is located onsite, on the sandy beach, west of the bluff failure and structure. A Biotic Site Assessment was prepared by Pacific Southwest Biological Services Inc., dated April 13, 2021, to analyze potential impacts to MHPA and sensitive biological

resources. The site assessment analyzed consistency with MHPA Land Use Adjacency Guidelines, in particular, those regarding drainage and toxins. The drainage would continue to flow westward across the MHPA. Geo Soils Inc., prepared a Sieve Analysis of Landslide Debris, dated May 22, 2020, that indicates the debris from the bluff failure is free from toxins that may impact the MHPA consistent with the MHPA Land Use Adjacency Guidelines regarding Toxins. The site would not impact any sensitive biological resources, including sensitive plant and animal species, and does not contain any vernal pools as defined by the Vernal Pool Habitat Conservation Plan. Therefore, the site is physically suitable for the design and siting of the proposed development and the development has resulted in no disturbance to environmentally sensitive lands.

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

The previous grading activities completed under the emergency permit (Project No. 660175, 9044 La Jolla Shores Lane Emergency CDP/SDP) moved the bluff spoils from on and around the Mushroom House Residence to an area adjacent to the bluff base along the shoreline. No grading occurred on the sensitive coastal bluff or to any other natural landforms and was undertaken to remove the risk of ongoing natural failures from further impacting the existing residence and/or causing injury or death to the beach-going public.

The activity associated with the Emergency Coastal Development Permit and Site Development Permit did not result in any undue risk for geologic and erosional forces and there are no other hazards associated with the project. Therefore, the proposed development will minimize the alteration of natural landforms 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 impacts on any adjacent environmentally sensitive lands.

The 270-foot to 300-foot high coastal bluff landward of the relocated materials will continue to erode, slough and/or fail naturally. The relocation of the naturally failed bluff materials did not, and will not, have any adverse impact on environmentally sensitive lands in the forms of Sensitive Coastal Bluff and Coastal Beaches. MHPA is mapped onsite, seaward of the bluff base and Mushroom House. The existing drainage patterns are not impacted by the project scope and the stormwater flow will continue to cross the MHPA in an east to west direction. Further, the Geo Soils Inc., Sieve Analysis of Landslide Debris, dated May 22, 2020, indicates the debris from the bluff failure is free from toxins that may impact the MHPA.

The project did not, and does not, remove any vegetation, nor does it propose any new vegetation or other development. Therefore, the proposed development will be sited and designed to prevent adverse impacts 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 Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation planning program in southwestern San Diego County pursuant to the federal and California Endangered Species Acts and the California Natural Community Conservation Planning Act. It has been developed cooperatively by participating jurisdictions/special districts in partnership with federal/state wildlife agencies, property owners and representatives of the development industry and environmental groups. The MSCP is designed to preserve habitat for multiple species rather than focusing efforts on one species at a time. This is accomplished by identifying areas for directed development and areas to be conserved in perpetuity (referred to as Multi-Habitat Planning Area (MHPA)) to achieve a workable balance between smart growth and species protection.

MHPA is located onsite, on the sandy beach, west of the bluff failure and structure. A Biotic Site Assessment was prepared by Pacific Southwest Biological Services Inc., dated April 13, 2021, to analyze potential impacts to MHPA and sensitive biological resources. The site assessment analyzed consistency with MHPA Land Use Adjacency Guidelines, in particular, those regarding drainage and toxins. The proposed project drainage would continue to flow westward across the MHPA. Geo Soils Inc., prepared a Sieve Analysis of Landslide Debris, dated May 22, 2020, that indicates debris from the bluff failure is free from toxins that may impact the MHPA consistent with the MHPA Land Use Adjacency Guidelines regarding Toxins. The project would not impact any sensitive biological resources, including sensitive plant and animal species, and does not contain any vernal pools as defined by the Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

Coastal bluffs in this area naturally experience ongoing erosion, sloughage and failures which allows for the beach-quality sands (that comprise a high percentage of the bluff materials) to reach the beach and contribute to sand replenishment. All these failed materials provide a valuable contribution to beach replenishment and lateral beach access. The coastal bluffs failure was an act of nature caused by erosion, wind and rain. The Army Corps of Engineers, San Diego Water Board, City Engineering, and in consultation with the California Coastal Commission concur that the relocation, or re-siting of the failed bluff materials is the environmentally sensitive preferred action that contributes to beach replenishment/nourishment/public access. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The coastal bluffs failure was an act of nature caused by erosion, wind and rain. The ongoing naturally erosion, sloughage and failures are the natural mechanism to replenish the shoreline sands. All these failed materials provide a valuable contribution to beach replenishment and lateral beach access.

The project will contribute to sand replenishment through grading the bluff failure materials away from the Mushroom House residence and along the shoreline adjacent to the coastal bluff base. The Army Corps of Engineers, San Diego Water Board, and City Engineering, in consultation with the California Coastal Commission concur that the relocation, or re-siting of the failed bluff materials, is the environmentally sensitive preferred action that contributes to beach replenishment/nourishment/public access.

Under the conditions of the projects emergency SDP, temporary stormwater Best Management Practices (BMPs) were installed to prevent the sands from dissipating along the beach. The project will be conditioned to remove any remaining temporary BMP's and thereby allow the natural bluff material and sand to contribute to beach sand replenishment/lateral beach access. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project contains Environmentally Sensitive Lands in the form of Sensitive Coastal Bluff and Coastal Beaches. Additionally, MHPA is mapped on the site, west of the bluff failure and structure. The project does not propose any further grading or revegetation on Sensitive Coastal Bluff or Coastal Beaches. Stormwater flow will continue to disburse natural bluff material and sand across the beach and MHPA areas contributing to beach sand replenishment/lateral beach access. The project is a remedial action that contributes a positive impact to beach sand replenishment while concurrently affording a higher level of safety to a pre-Coastal Act beach residence and the public at large.

3. Supplemental Findings - Environmentally Sensitive Lands

a. There are no feasible measures that can further minimize the potential adverse impacts on environmentally sensitive lands.

The project provides a public benefit in the form of contributing to beach sand replenishment and lateral beach public access. No additional feasible measures exist or are necessary to minimize the potential adverse impacts on environmentally sensitive lands.

b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

A natural bluff failure directly impacted a pre-Coastal Act residence at the base of the coastal bluff, creating a safety hazard to the occupants and the beach-going public. The failed bluff materials also jeopardized the pre-Coastal Act residence. As a result, emergency permits were issued by the City to relocate failed bluff materials from the landward side of the residence. The failed materials were relocated from the residence the base of the coastal bluff. The emergency grading was the minimum necessary to remove the potential structural threat and make more safe coastal lateral access. No deviations are requested.

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 Planning Commission, Site Development Permit No. 2444054 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2444054, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on October 13, 2022

IO#: 24008657

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: 24008657

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2444054
9044 LA JOLLA SHORES LANE PROJECT NO. 667987
PLANNING COMMISSION

This Site Development Permit No. 2444054 is granted by the Planning Commission of the City of San Diego to R.B. Woolley Jr. Trust, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0502(a)(1)(A). The 0.65-acre site is located at 9044 La Jolla Shores Lane in the Residential Single Dwelling Unit (RS-1-1 and RS-1-4) Base Zones, Coastal (Appealable), Sensitive Coastal Bluff, Geo Hazard Area 41, and Multiple Habitat Planning Area (MHPA) Overlay Zones of the La Jolla Community Plan and Local Coastal Program. The project site is legally described as: That Portion of Lot "I" of Pueblo Lot 1312, in the City of San Diego, County of San Diego, State of California According to the Referee's Partition Map of Pueblo Lots 1312 and 1313, being Map No. 968 filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a subsequent Site Development Permit to an Emergency Agreement/ Emergency Permit (PTS# 660175) for the relocation of coastal bluff materials that threatened the ancillary residence and tram landing at the base of the coastal bluff described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated October 13, 2022, on file in the Development Services Department.

The project shall include:

- a. Relocation/redistribution of coastal bluff materials from the landward side of the ancillary residence at the toe of the slope below the main residence to the north along the base of the bluff;
- b. Public and private accessory improvements and maintenance 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.

- c. The California Coastal Commission has accepted jurisdiction for the Coastal Development Permit (CDP) and will process the CDP as a separate action.

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 October 27, 2025.
2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.

9. 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.

10. 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:

11. 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:

12. Prior to the issuance of any building Permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code (SDMC) in a manner satisfactory to the City Engineer

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

14. 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.

15. Prior to issuance of an As-Built Grading Plan, the Owner/Permittee shall remove all Construction BMP's from the project site, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS

16. Prior to the issuance of any construction Permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" 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.

17. The Owner/Permittee shall submit an as-graded geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical investigation report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading Permit close-out.

18. Prior to the issuance of any grading permits, the Owner/Permittee may be required to record an uncontrolled embankment agreement, to the satisfaction of the City Engineer, against the property pursuant to San Diego Municipal Code Section 142.0132 if undocumented fill that is not compacted to City standards remains in place.

PLANNING/DESIGN REQUIREMENTS:

19. Prior to the issuance of a grading permit, Owner/Permittee shall provide a recorded Coastal Development Permit issued by the California Coastal Commission.

20. The fallen bluff materials mounded at the toe of slope and to the north of the Mushroom house and tram landing pad shall be allowed to naturally disburse though wave, wind, and rain natural forces. Owner/Permittee shall not maintain or take any further action related to the mound.

21. Owner/Permittee shall offer the dedication of an easement for public access and passive recreational uses located along the shoreline paralleling the water's edge as a public easement. The easement shall have a minimum width of 25 feet measured from the mean high tide line to the toe of an existing coastal bluff, the first line of terrestrial vegetation where there is no coastal bluff, or an existing or proposed seawall or other protective device seaward to the mean high tide line.

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 Planning Commission of the City of San Diego on October 13, 2022, and Resolution _____.

DRAFT

ATTACHMENT 6

Site Development Permit No. 2444054
Date of Approval: October 13, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

R.B. WOOLEY JR TRUST
Owner/Permittee

By _____
Ralph B Woolley Jr.
Trustee

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

NOTICE OF EXEMPTION*(Check one or both)*

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: 5340 Calumet Remodel / 679089

SCH No.: Not Applicable

Project Location-Specific: 5340 Calumet Ave, La Jolla, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit and Site Development Permit for exterior remodel improvements on a site with an existing, one-story, single family residence. Remodel includes removal of bluff edge improvements, new drainage, pool remodel, site walls, entry gate/trellis, landscape improvements, and new fireplace. The 0.18-acre site is located at 5340 Calumet Ave in the RS-1-7 Zone, Coastal-Appealable Overlay Zone, 1st Public Roadway, and Environmentally Sensitive Lands, within the La Jolla Community Plan Area and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Butterfield, 5340 Calumet LLC, PO Box 928590, 858-336-4817

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15315 (Minor Land Divisions)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15315 (Minor Land Divisions); and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Courtney Holowach Planner
Signature/Title

9/15/2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

Trustee Meeting Final Minutes 4 February 2021 6pm

President: Diane Kane
 1st Vice President: Greg Jackson
 2nd Vice President: Helen Boyden
 Secretary: Suzanne Weissman
 Treasurer: Mike Costello

Regular Monthly Meetings: 1st Thursday, La Jolla Recreation Center, 615 Prospect St
 Meetings are being held online during the pandemic health emergency

Registration: <https://lajollacpa.org/ljcpa-online-meeting-instructions/>
Materials: <https://lajollacpa.org/ljcpa-trustees-2-4-2021-materials-comments/>

Viewing, listening, and speaking at meetings requires registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded. Mobile or noisy **devices should be off or silent, and microphones muted** except to speak.

Refer to projects or issues, not to applicants or opponents. For Action Items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

LJCPA welcomes donations in cash at physical meetings or by check to "LJCPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

The **public is encouraged to participate** in Committee/Board meetings before LJCPA discussion:

- PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm
- DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm
- PRC – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Monday, 4:00 pm
- T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

Election: The [election](#) of new LJCPA Trustees will be in March. Candidates speak briefly at the February meeting.

Quorum Present: Ahern, Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman

1. **Call to Order (6:00pm, action)**
2. **Non-Agenda Public Comment (discussion)**
3. **Election Update (action and information)**
4. **Consent Agenda (consolidated action)**

The Consent Agenda enables LJCPA to ratify recommendations from joint Committees or Boards that findings CAN or CANNOT be made. Those recommendations thereby become LJCPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LJCPA at a subsequent meeting.

4.1. 9044 La Jolla Shores Ln (667987, Trettin)

(Process 4) After-fact SDP for the Emergency Agreement (PTS# 660175) issued for the relocation of failed coastal bluff materials that threatened ancillary residence and tram landing at the base of the coastal bluff located at 9044 La Jolla Shores Ln. within the RS-1-1 and RS-1-4 Base Zones, and Coastal (Appealable), Sensitive Coastal Bluff, and MHPA Overlay Zones and Geo Hazard Area 41 within the La Jolla Community Plan. Council Dist. 1

- **DPR: findings CAN be made 7-0-1**

- 4.2. **1228 Park Row (619886, Kivel)**
- 4.3. **7007 Country Club Dr (508125, Coston)**
- 4.4. **8561 El Paseo Grande (670093, Fortune)**
- 4.5. **8405 Paseo del Ocaso (560839, Wilson) PULLED**
- 4.6. **8216 Caminito Maritimo (629762, Sammon)**
- 4.7. **MTS Route #140 bus line**

Motion: Approve Consent items 4.1, 4.2, 4.3, 4.4, 4.6, 4.7. (Jackson/Boyden) **Vote:** unanimous, Motion carries.

5. Project Reviews (action)

5.2. La Jolla View Reservoir (331101, Oriqat/Eicher) Tabled 45-days

5.3. Coastal Rail Trail/Gilman Bike Track (Gonzalez Nava) Vote 11-5-1: Motion carries

5.4. 416 Nautilus (669815, Marengo) Vote:11-5-1 Motion carries

6. Non-Project Discussions & Reviews

7. Officer Reports

8. Representatives of Officials, Agencies, & Other Entities

9. Non-Agenda Trustee Comment

10. Reports from Standing, Ad Hoc, and Other Committees

11. Adjourn to next LJCPA meeting

Prepared by:

Suzanne Weissman

Secretary

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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: RELOCATION OF FAILED BLUFF MATERIALS **Project No. For City Use Only:** 667 57
Project Address: 9044 LA JOLLA SHORES LANE, LA JOLLA, CA 92037 (Near the Base of the Coastal Bluff)

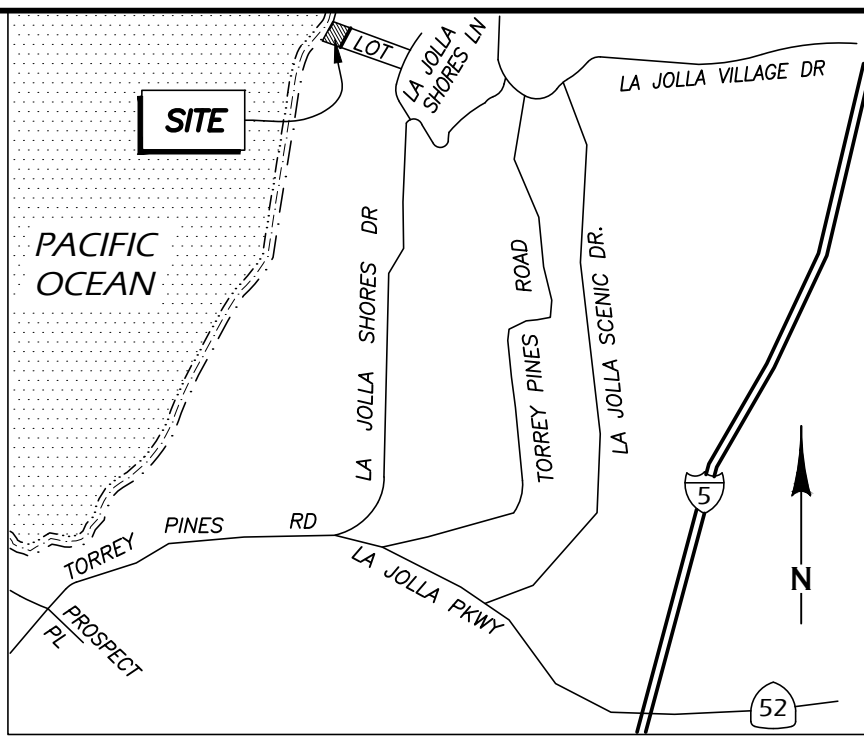
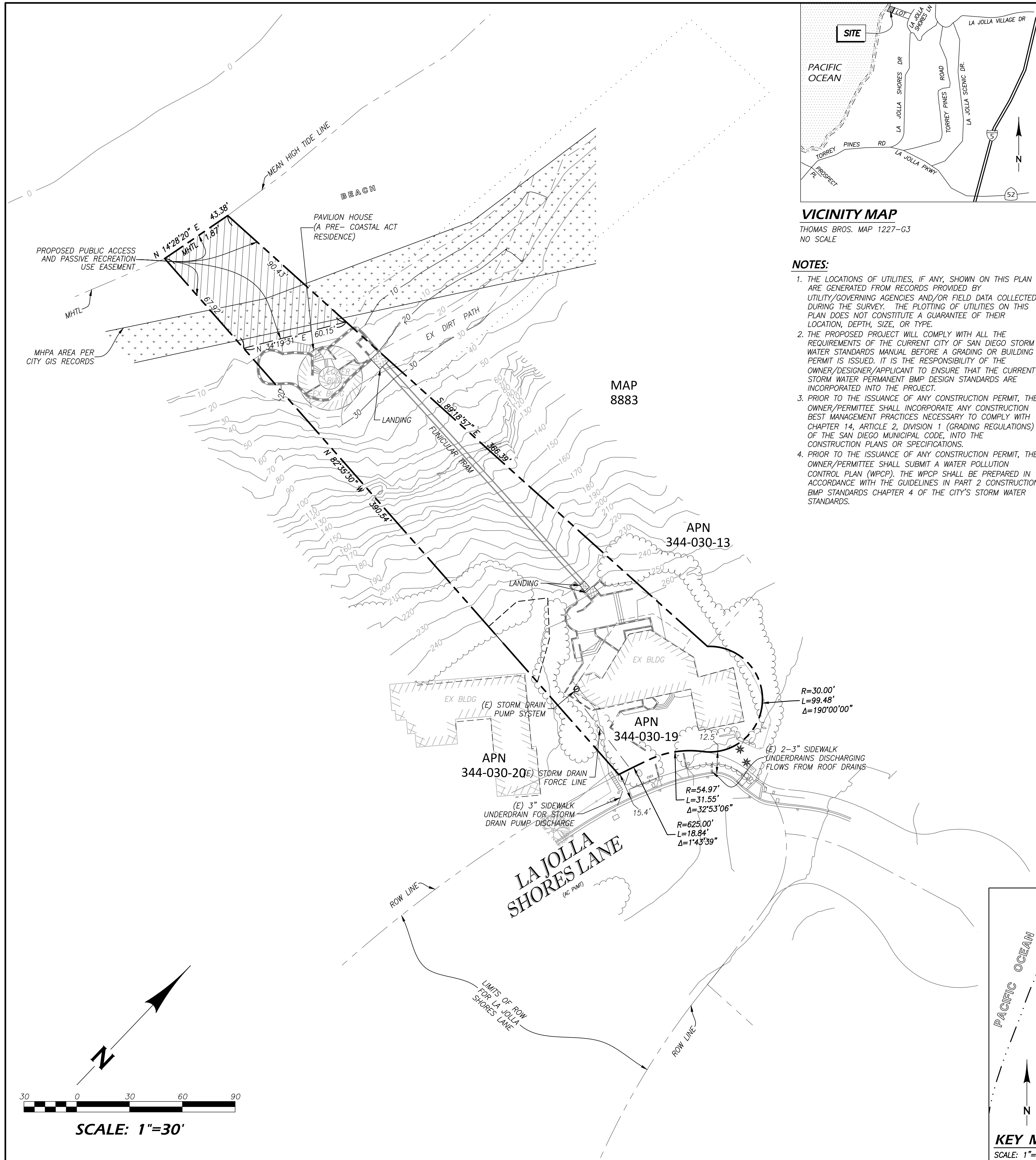
Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. _____
 Partnership Individual Trust

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: R. B. WOOLLEY Jr Trust Owner Tenant/Lessee Successor Agency
 Street Address: 9044 LAJOLLA SHORES LANE
 City: LAJOLLA State: CA Zip: 92037
 Phone No.: (858) 354-0441 Fax No.: _____ Email: BWOOLLEY@GIRARDCAPITAL.COM
 Signature: R. B. Woolley Jr. Trustee Date: July 16, 2020
 Additional pages Attached: Yes No

Applicant
 Name of Individual: R. B. WOOLLEY (VIA Bob Trevisin, Owner's agent, see DS-3032) Owner Tenant/Lessee Successor Agency
 Street Address: 9044 LAJOLLA SHORES LANE
 City: LAJOLLA State: CA Zip: 92037
 Phone No.: (858) 354-0441 Fax No.: _____ Email: BWOOLLEY@GIRARDCAPITAL.COM
 Signature: R. B. Woolley Jr. Trustee Date: July 16, 2020
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



VICINITY MAP
THOMAS BROS. MAP 1227-G3
NO SCALE

- NOTES:**
1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.
 2. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

DEVELOPMENT SUMMARY:

PROJECT OWNER:
THE R. B. WOOLLEY, JR., TRUST DATED JULY 15, 1987
RALPH B. WOOLLEY, JR., TRUSTEE
9044 LA JOLLA SHORES LANE
LA JOLLA, CA 92037

SITE ADDRESS:
9044 LA JOLLA SHORES LANE
LA JOLLA, CA 92037

LEGAL DESCRIPTION:
PORTION OF LOT "I" OF PUEBLO LOT 1312 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PETITION MAP OF PUEBLO LOTS 1312 AND 1313, BEING MAP NO. 968, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S PARCEL NUMBER: 344-030-19-00

SOURCE OF TOPOGRAPHY:
PLSA ENGINEERING
PASCO LARET SUITER & ASSOCIATES
535 N HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
AERIAL MAPPING FLOWN 9/30/19
AUGMENTED WITH ON THE GROUND SURVEY PERFORMED ON 5/14/20 BY:
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111
JOHN S. COFFEY, PE, PLS #8733

BENCHMARK:
NWBP AT THE INTERSECTION OF CAMINO DEL COLLADO AND LA JOLLA SHORES DR.
ELEVATION: 48.758 DATUM: MSL NGVD 29 CITY OF SAN DIEGO VERTICAL CONTROL BOOK

ZONING:
DESIGNATION: RS-1-1, RS-1-4

OVERLAY ZONES:
COASTAL HEIGHT LIMIT
COASTAL (STATE)
PARKING IMPACT
RESIDENTIAL TANDEM PARKING
FIRE BRUSH ZONES 300' BUFFER
SENSITIVE COASTAL
FIRE HAZARD SEVERITY ZONE
TRANSIT AREA
FIRST PUBLIC ROAD-WAY

ENVIRONMENTALLY SENSITIVE LANDS: (Y=YES; N=NO)
Y SENSITIVE BIOLOGICAL RESOURCES Y SENSITIVE COASTAL BLUFFS
YN STEEP HILLSIDES Y 100-YR FLOODPLAIN

HISTORIC DISTRICT - NO DESIGNATED HISTORIC - N

GEO-HAZARD CATEGORY: 41, 53

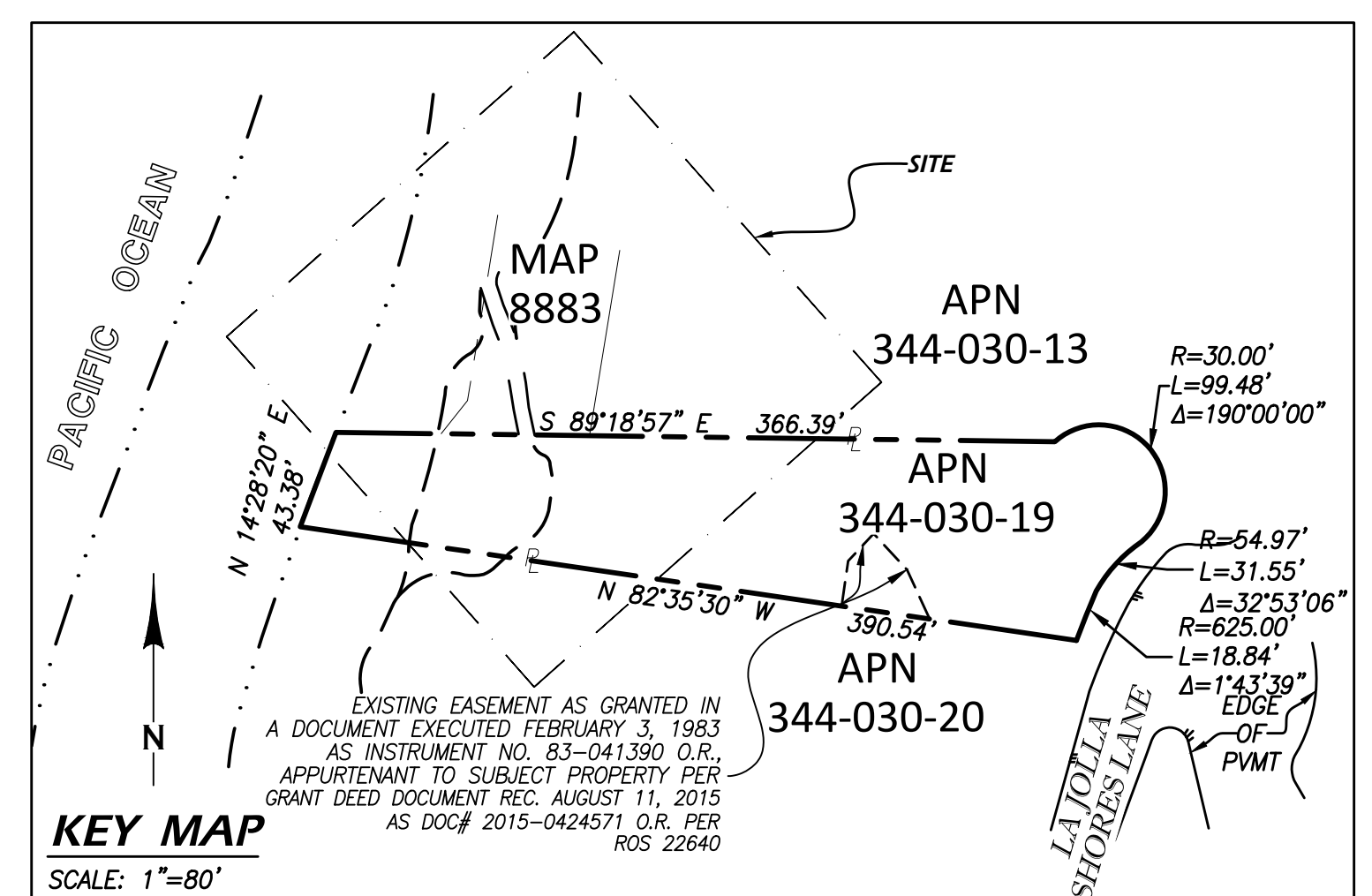
GROSS SITE AREA:
LOT AREA = 28,314 SQ. FT (0.650 ACRES)
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE
YEAR OF CONSTRUCTION: MAIN HOUSE 1955, REMODELED 1990;
PAVILION HOUSE 1968

SCOPE OF WORK
THE FOLLOWING WORK WAS ALREADY PERFORMED UNDER EMERGENCY COASTAL DEVELOPMENT PERMIT

- RELOCATION OF BLUFF MATERIAL (BY TRANSPORT OF ERODED BLUFF SEDIMENT) THAT DEPOSITED ALONG THE EAST SIDE OF THE EXISTING WALLS, AND TRAM STRUCTURE ADJACENT TO THE BASE OF THE BLUFF.

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA: 2,243 SQ. FT.
PROPOSED IMPERVIOUS AREA: 2,243 SQ. FT.
EXISTING PERVIOUS AREA: 21,071 SQ. FT.
PROPOSED PERVIOUS AREA: 21,071 SQ. FT.



KEY MAP
SCALE: 1"=80'

LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY		N45°45'45"W
PROPERTY LINE - OFFSITE		
EX CONTOUR	90	
PR CONTOUR	90	
EX SPOT ELEVATION	+222.22	
PR SPOT ELEVATION	100.00	
EX BUILDING OUTLINE/FOOTPRINT		
EX RETAINING WALL		
EX WALL		
EX TREE, SHRUB/BUSH, PALM		
UNNAMED STREET DEDICATED PER MAP 8883		
MULTI-HABITAT PLANNING AREA (MHPA)		
PR PUBLIC ACCESS & PASSIVE RECREATION USE EASEMENT		

ABBREVIATIONS

AC	ALPHALIC CONCRETE	MHTL	MEAN HIGH TIDE LINE
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	PCC	PORTLAND CEMENT CONCRETE
CL	CENTER LINE	PLTR	PLANTER/PLANTING AREA
CB	CATCH BASIN	PP	POWER POLE
CO	CLEANOUT	(P); PR	PROPOSED
CONC	CONCRETE	PVMT	PAVEMENT
DWY	DRIVEWAY	ROW	RIGHT OF WAY
(E); EX	EXISTING	S	SEWER
FF	FINISH FLOOR	SD	STORM DRAIN
FH	FIRE HYDRANT	SWLK	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
HP	HIGH POINT	TRW	(GRADE AT) TOP OF RETAINING WALL
ICV	IRRIGATION CONTROL VALVE	W	WATER
IE	INVERT ELEVATION	WM	WATER METER

SHEET INDEX

SHEET	SHEET TITLE
C.1	CIVIL SITE PLAN, SHEET INDEX
C.2	DRAINAGE & GRADING PLAN
C.3	WPCC/CONSTRUCTION BMP PLAN w/COASTAL NOTES

CIVIL ENGINEER:
JOHN S. COFFEY, PE, PLS
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111

JOHN S. COFFEY
RCE 062716

9/19/22
DATE

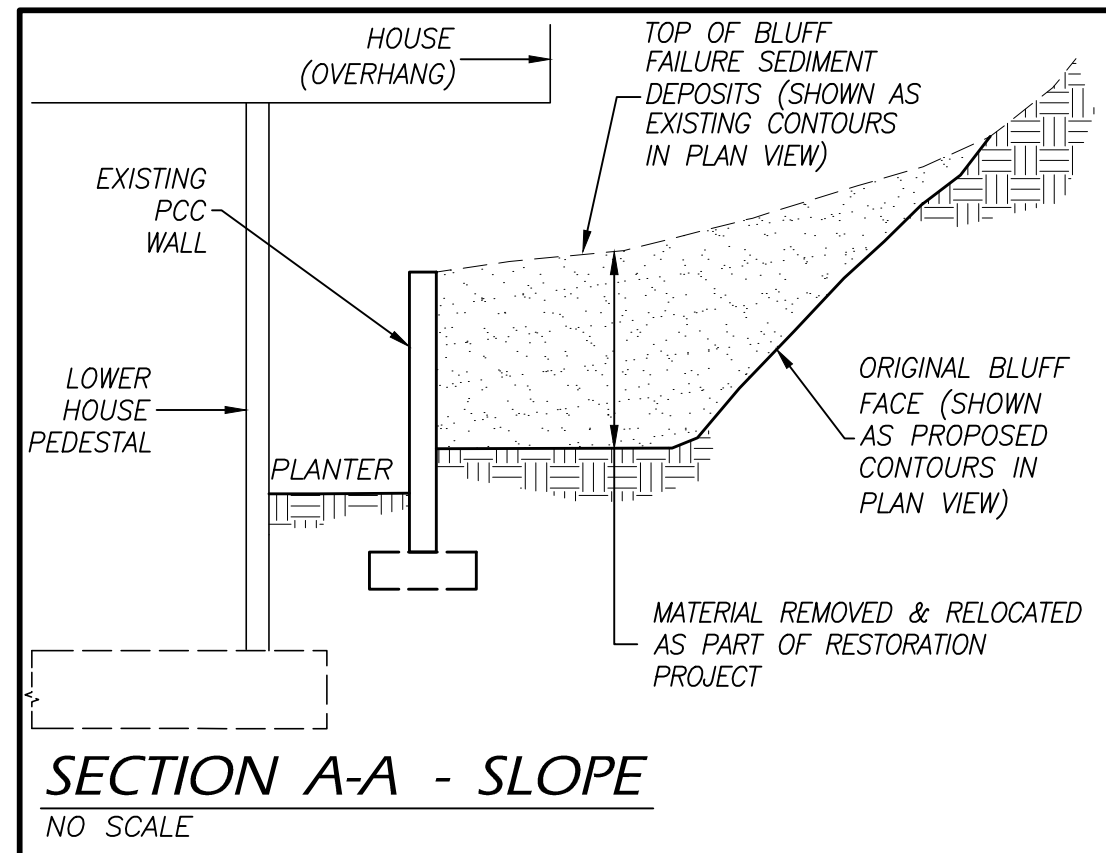


STATE COASTAL EMERGENCY PERMIT NO. G-6-20-0022.
CITY OF SAN DIEGO EMERGENCY COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMIT NO. 660175

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
WOOLLEY FAILED BLUFF RELOCATION	ORIGINAL 01/13/21 09/19/22
9044 La Jolla Shores Lane La Jolla CA 92037	REVISIONS
SITE PLAN	C.1
DRAWN BY: DK CHECKED BY: JC	SHEET 1 OF 3

COFFEY ENGINEERING, INC.
 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

AS-BUILTS



GRADING TABULATIONS *

TOTAL AMOUNT OF SITE TO BE GRADED:	0.15 ACRES	% OF TOTAL SITE:	N/A
AMOUNT OF CUT:	190 ** CUBIC YARDS	MAXIMUM DEPTH OF CUT:	9 ** FEET
AMOUNT OF FILL:	190 ** CUBIC YARDS	MAXIMUM DEPTH OF FILL:	6 ** FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	23 FEET	SLOPE RATIO:	1.5:1
MAXIMUM HEIGHT OF CUT SLOPE(S):	17 FEET	SLOPE RATIO:	0.67:1
AMOUNT OF IMPORT/EXPORT SOIL:	= 0 - CUBIC YARDS	MAXIMUM HEIGHT:	N/A FEET
RETAINING/ CRIB WALLS:	LENGTH N/A FEET		

* CALCULATED FOR PERMIT PURPOSES ONLY. TABULATIONS ARE OUR BEST INTERPRETATION OF SOIL QUANTITIES MOVED AS A PART OF THE CONSTRUCTION / REPAIR PROJECT, AND MAY NOT NECESSARILY REPRESENT THE TOTAL AMOUNT OF SOIL DISPLACED BY THE NATURAL ERODING BLUFF ACTION.

** THE TERM 'CUT', IN THIS PROJECT, MEANS THE REMOVED FAILED (LOOSE) BLUFF MATERIAL, NOT AN EXCAVATION INTO COMPACTED SOIL.

*** THE TERM 'FILL', IN THIS PROJECT, MEANS THE RELOCATED BLUFF MATERIALS REMOVED FROM THE 'CUT' AREAS.



LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY		N45°45'45"W
PROPERTY LINE - OFFSITE		---
EX CONTOUR		90
PR CONTOUR		90
EX SPOT ELEVATION		+222.22
PR SPOT ELEVATION		100.00
EX BUILDING OUTLINE/FOOTPRINT		[Symbol]
EX RETAINING WALL		[Symbol]
EX TREE, SHRUB/BUSH, PALM		[Symbol]
UNNAMED STREET DEDICATED PER MAP 8883		[Symbol]
MULTI-HABITAT PLANNING AREA (MHPA)		[Symbol]

ABBREVIATIONS

AC	ALPHATIC CONCRETE	IE	INVERT ELEVATION
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	PCC	PORTLAND CEMENT CONCRETE
CL;C	CENTER LINE	PLTR	PLANTER/PLANTING AREA
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CO	CLEANOUT	(P); PR	PROPOSED
CONC	CONCRETE	S	SEWER
(E); EX	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	TC	TOP OF CURB
FH	FIRE HYDRANT	TRW	(GRADE AT) TOP OF RETAINING WALL
FL;E	FLOWLINE	W	WATER
HP	HIGH POINT	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE		

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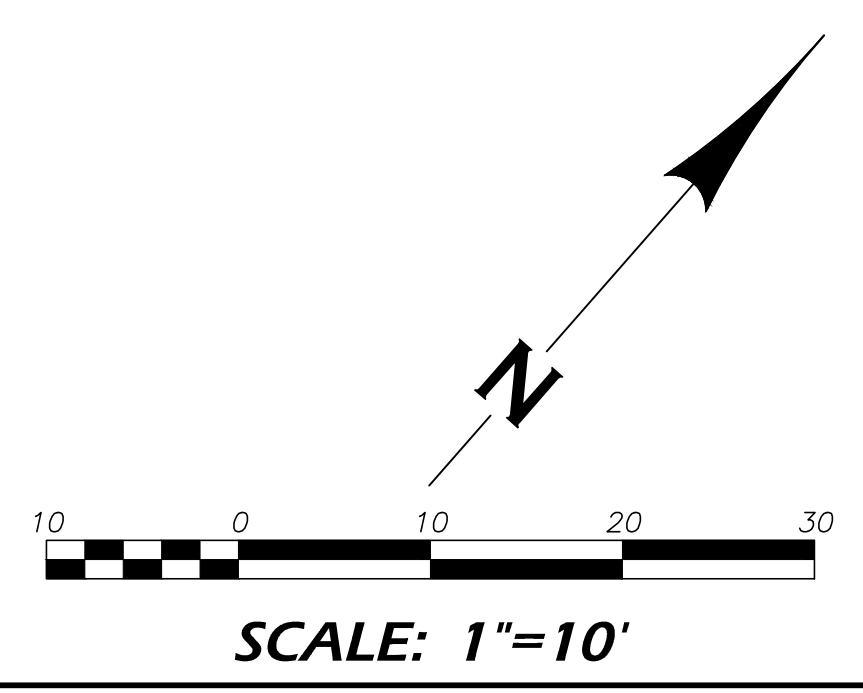
John S. Coffey
 JOHN S. COFFEY
 RCE 062716



01/13/21
 DATE

STATE COASTAL EMERGENCY PERMIT NO. G-6-20-0022.
 CITY OF SAN DIEGO EMERGENCY COASTAL DEVELOPMENT
 AND SITE DEVELOPMENT PERMIT NO. 660175

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
WOOLLEY RESIDENCE	ORIGINAL 01/13/21
9044 La Jolla Shores Lane La Jolla CA 92037	REVISIONS
Drainage & Grading Plan	C.2
DRAWN BY: DK	SHEET 2 OF 3
CHECKED BY: JC	



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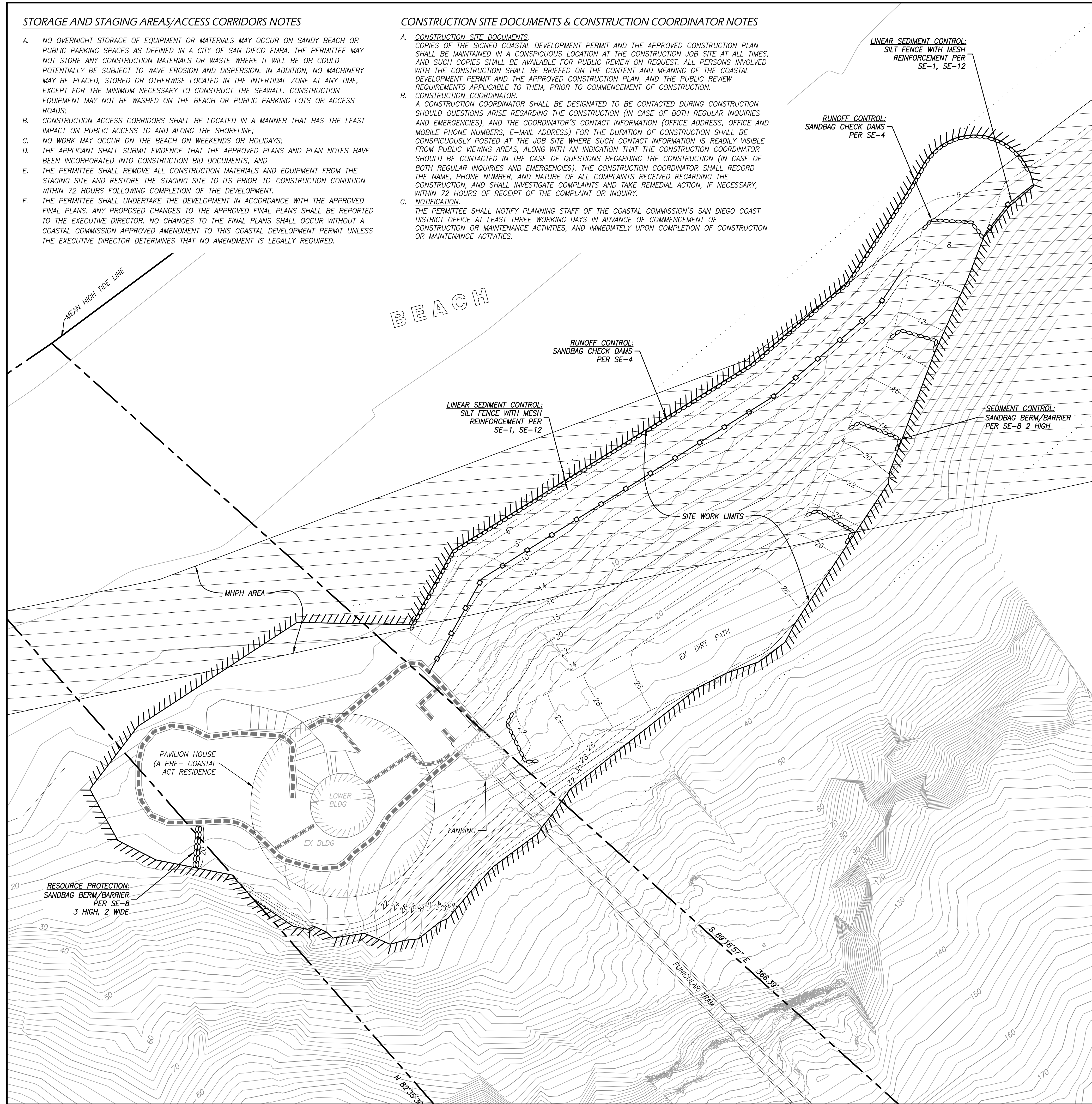
AS-BUILTS

STORAGE AND STAGING AREAS/ACCESS CORRIDORS NOTES

- A. NO OVERNIGHT STORAGE OF EQUIPMENT OR MATERIALS MAY OCCUR ON SANDY BEACH OR PUBLIC PARKING SPACES AS DEFINED IN A CITY OF SAN DIEGO EMRA. THE PERMITTEE MAY NOT STORE ANY CONSTRUCTION MATERIALS OR WASTE WHERE IT WILL BE OR COULD POTENTIALLY BE SUBJECT TO WAVE EROSION AND DISPERSION. IN ADDITION, NO MACHINERY MAY BE PLACED, STORED OR OTHERWISE LOCATED IN THE INTERTIDAL ZONE AT ANY TIME, EXCEPT FOR THE MINIMUM NECESSARY TO CONSTRUCT THE SEAWALL. CONSTRUCTION EQUIPMENT MAY NOT BE WASHED ON THE BEACH OR PUBLIC PARKING LOTS OR ACCESS ROADS;
- B. CONSTRUCTION ACCESS CORRIDORS SHALL BE LOCATED IN A MANNER THAT HAS THE LEAST IMPACT ON PUBLIC ACCESS TO AND ALONG THE SHORELINE;
- C. NO WORK MAY OCCUR ON THE BEACH ON WEEKENDS OR HOLIDAYS;
- D. THE APPLICANT SHALL SUBMIT EVIDENCE THAT THE APPROVED PLANS AND PLAN NOTES HAVE BEEN INCORPORATED INTO CONSTRUCTION BID DOCUMENTS; AND
- E. THE PERMITTEE SHALL REMOVE ALL CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE STAGING SITE AND RESTORE THE STAGING SITE TO ITS PRIOR-TO-CONSTRUCTION CONDITION WITHIN 72 HOURS FOLLOWING COMPLETION OF THE DEVELOPMENT.
- F. THE PERMITTEE SHALL UNDERTAKE THE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED FINAL PLANS. ANY PROPOSED CHANGES TO THE APPROVED FINAL PLANS SHALL BE REPORTED TO THE EXECUTIVE DIRECTOR. NO CHANGES TO THE FINAL PLANS SHALL OCCUR WITHOUT A COASTAL COMMISSION APPROVED AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT IS LEGALLY REQUIRED.

CONSTRUCTION SITE DOCUMENTS & CONSTRUCTION COORDINATOR NOTES

- A. **CONSTRUCTION SITE DOCUMENTS:**
COPIES OF THE SIGNED COASTAL DEVELOPMENT PERMIT AND THE APPROVED CONSTRUCTION PLAN SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND SUCH COPIES SHALL BE AVAILABLE FOR PUBLIC REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE COASTAL DEVELOPMENT PERMIT AND THE APPROVED CONSTRUCTION PLAN, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- B. **CONSTRUCTION COORDINATOR:**
A CONSTRUCTION COORDINATOR SHALL BE DESIGNATED TO BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE REGARDING THE CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES), AND THE COORDINATOR'S CONTACT INFORMATION (OFFICE ADDRESS, OFFICE AND MOBILE PHONE NUMBERS, E-MAIL ADDRESS) FOR THE DURATION OF CONSTRUCTION SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE WHERE SUCH CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS, ALONG WITH AN INDICATION THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED IN THE CASE OF QUESTIONS REGARDING THE CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER, AND NATURE OF ALL COMPLAINTS RECEIVED REGARDING THE CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 72 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.
- C. **NOTIFICATION:**
THE PERMITTEE SHALL NOTIFY PLANNING STAFF OF THE COASTAL COMMISSION'S SAN DIEGO COAST DISTRICT OFFICE AT LEAST THREE WORKING DAYS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OR MAINTENANCE ACTIVITIES, AND IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OR MAINTENANCE ACTIVITIES.



LEGEND

DESCRIPTION	STD. DWG *	SYMBOL
PROPERTY LINE		N45°45'45"W
LIMITS OF CONSTRUCTION SITE AREA		//////
SILT FENCE	SE-1	—○—○—
GRAVEL BAG BERM/BARRIER	SE-6	○○○○
DIRECTION/COURSE OF FLOW		→→→
EX SWALE OR DIRECTION OF FLOW		- - - - -

* STANDARD DRAWINGS (SE-5, WM-5, ETC.) CAN BE FOUND AT THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) WEBSITE: <https://www.casqa.org/resources/bmp-handbooks/construction>. THESE STANDARD DRAWINGS WILL BE USED.

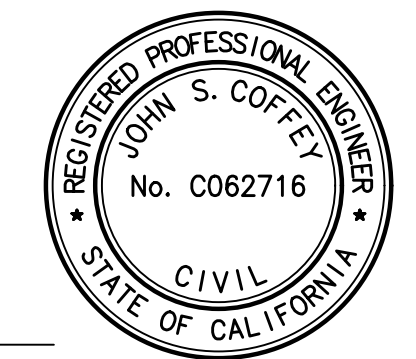
ASBS NOTE:

THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). IN ACCORDANCE WITH RWQCB RESOLUTION NO. 2012-0031, EXISTING STORM WATER DISCHARGES INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS:

1. THE DISCHARGES ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE RWQCB;
2. THE DISCHARGES COMPLY WITH ALL OF THE APPLICABLE TERMS, PROHIBITIONS, AND SPECIAL CONDITIONS CONTAINED IN THESE SPECIAL PROTECTIONS; AND
3. THE DISCHARGES:
 - a. ARE ESSENTIAL FOR FLOOD CONTROL OR SLOPE STABILITY, INCLUDING ROOF, LANDSCAPE, ROAD, AND PARKING LOT DRAINAGE;
 - b. ARE DESIGNED TO PREVENT SOIL EROSION;
 - c. OCCUR ONLY DURING WET WEATHER; AND
 - d. ARE COMPOSED OF ONLY STORM WATER RUNOFF.

NON-STORM WATER DISCHARGES (I.E. HYDROSTATIC TESTING, POTABLE WATER, ETC.) TO ASBS AREAS IS PROHIBITED AS DEFINED IN ORDER NO. R9-2010-0003. DISCHARGES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM SUCH DESIGNATED AREAS TO ASSURE MAINTENANCE OF NATURAL WATER QUALITY CONDITIONS IN THESE AREAS. IF DISCHARGING TO THE SANITARY SEWER WITHIN THE ASBS, A REQUEST FOR AUTHORIZATION MUST BE SUBMITTED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.

CIVIL ENGINEER:
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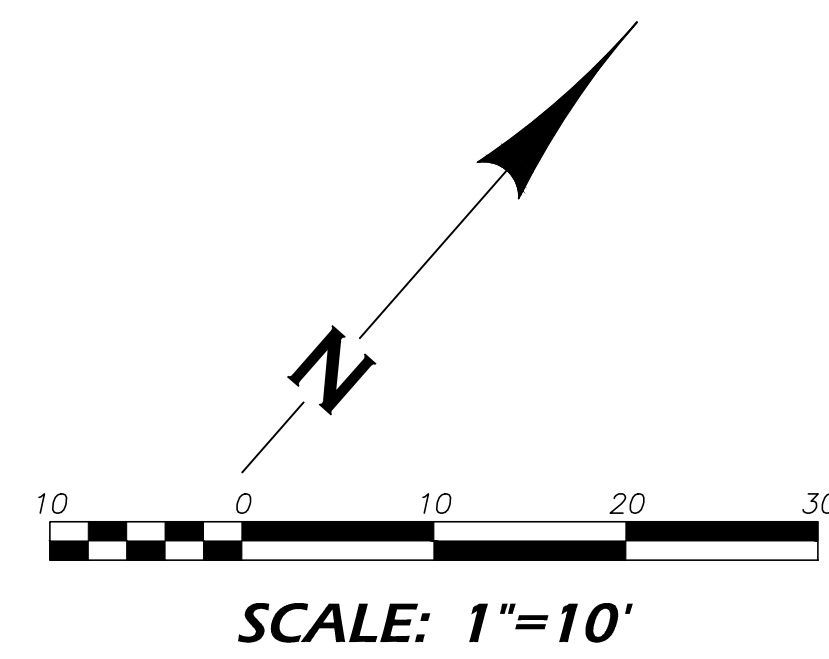


Jr
JOHN S. COFFEY
RCE 062716

01/13/21 DATE

STATE COASTAL EMERGENCY PERMIT NO. G-6-20-0022.
CITY OF SAN DIEGO EMERGENCY COASTAL DEVELOPMENT
AND SITE DEVELOPMENT PERMIT NO. 660175

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
WOOLLEY RESIDENCE	ORIGINAL 01/13/21
9044 La Jolla Shores Lane La Jolla CA 92037	REVISIONS
WPCP/Construction BMP Plan	C.3
DRAWN BY: DK CHECKED BY: JC	SHEET 3 OF 3



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AS-BUILTS

TOPOGRAPHIC SURVEY MAP -- LA JOLLA SHORES LANE

SHEET 1 OF 2

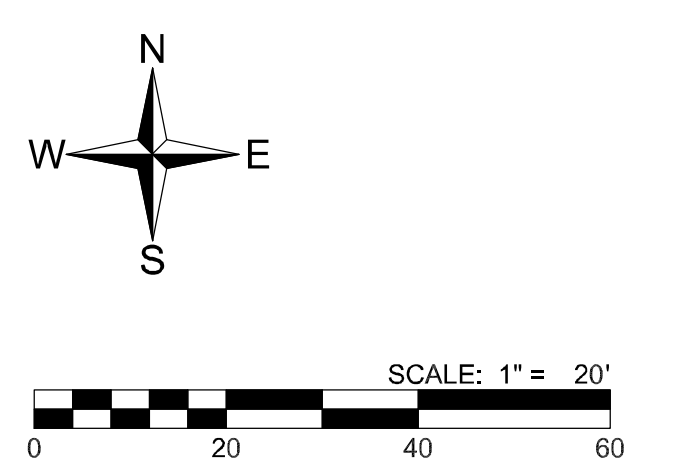
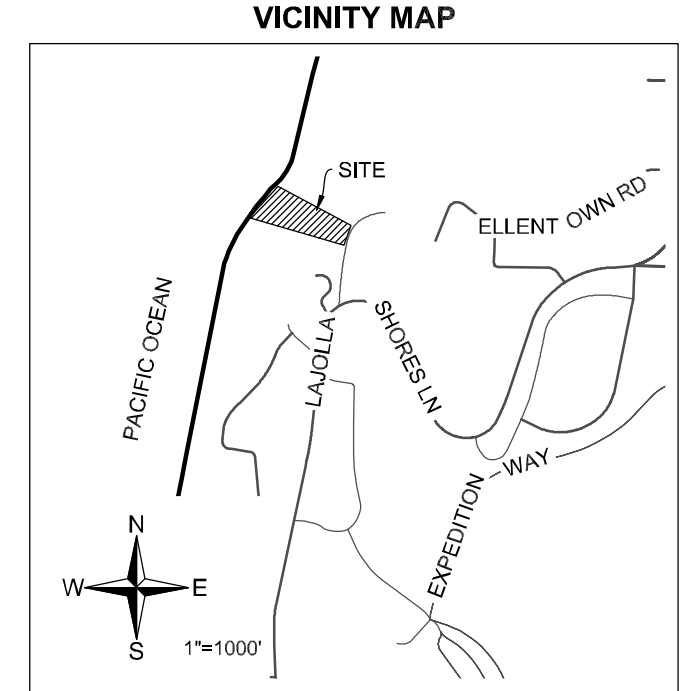
PLSA JOB # 3198

PROJECT INFORMATION

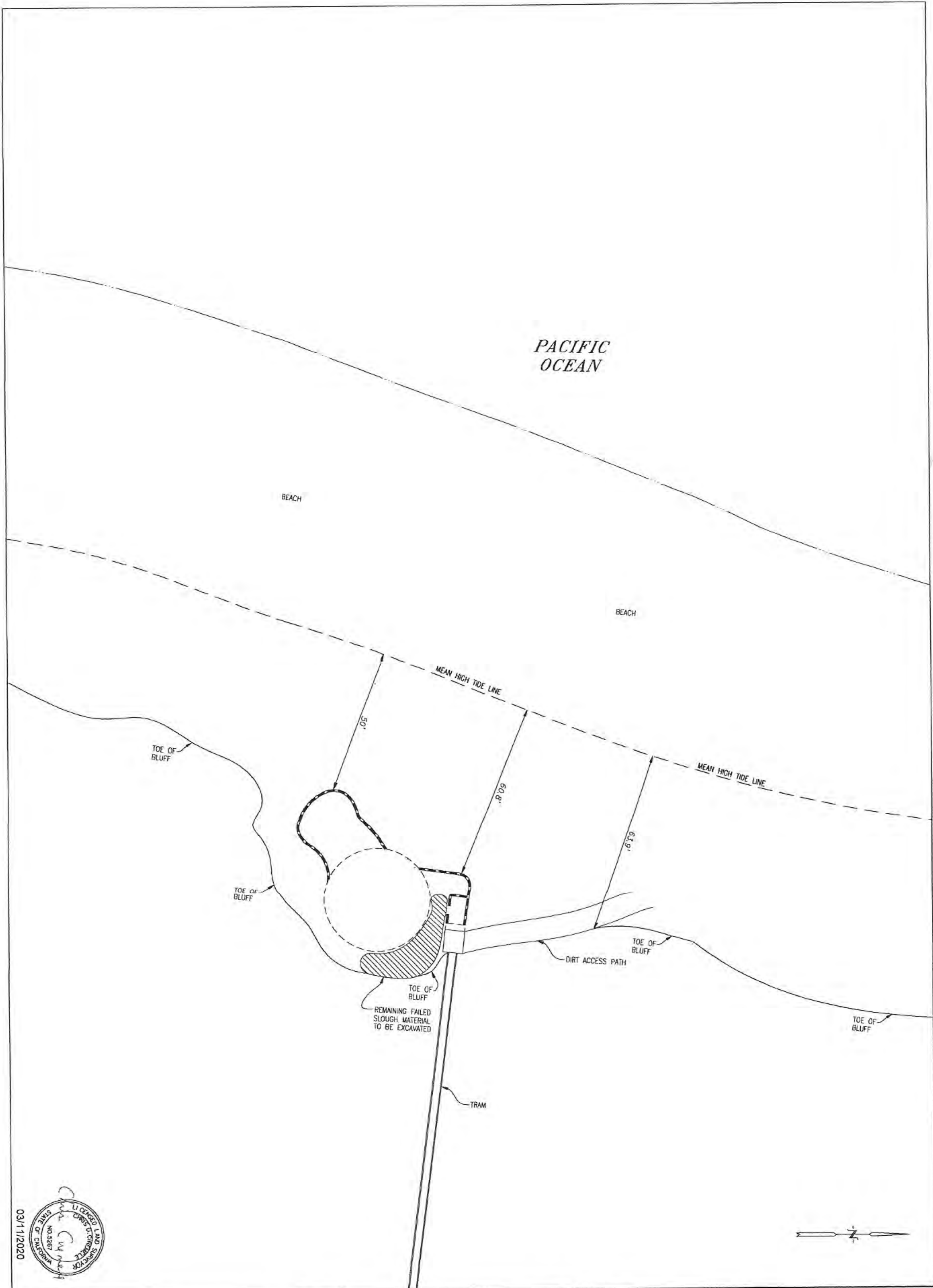
CLIENT: BUZZ WOOLEY
ADDRESS: 9044 LAJOLLA SHORES LANE
APN: 344-030-19

SURVEY NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2017.5) AND IS DETERMINED BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) SIO5 AND P472, IE N 68°53'57" E.
2. ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS PLUG AT THE NORTHWEST CORNER OF CAMINO DEL COLLADO AND LA JOLLA SHORES DR. ELEVATION: 48.758 (NGVD 29).
3. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
4. AERIAL MAPPING FLOWN SEPTEMBER 30, 2019, PROVIDED BY PLSA ENGINEERING.



PASCO LARET SUITER
& ASSOCIATES
PH. 858.259.8212 | PLSAENGINEERING.COM



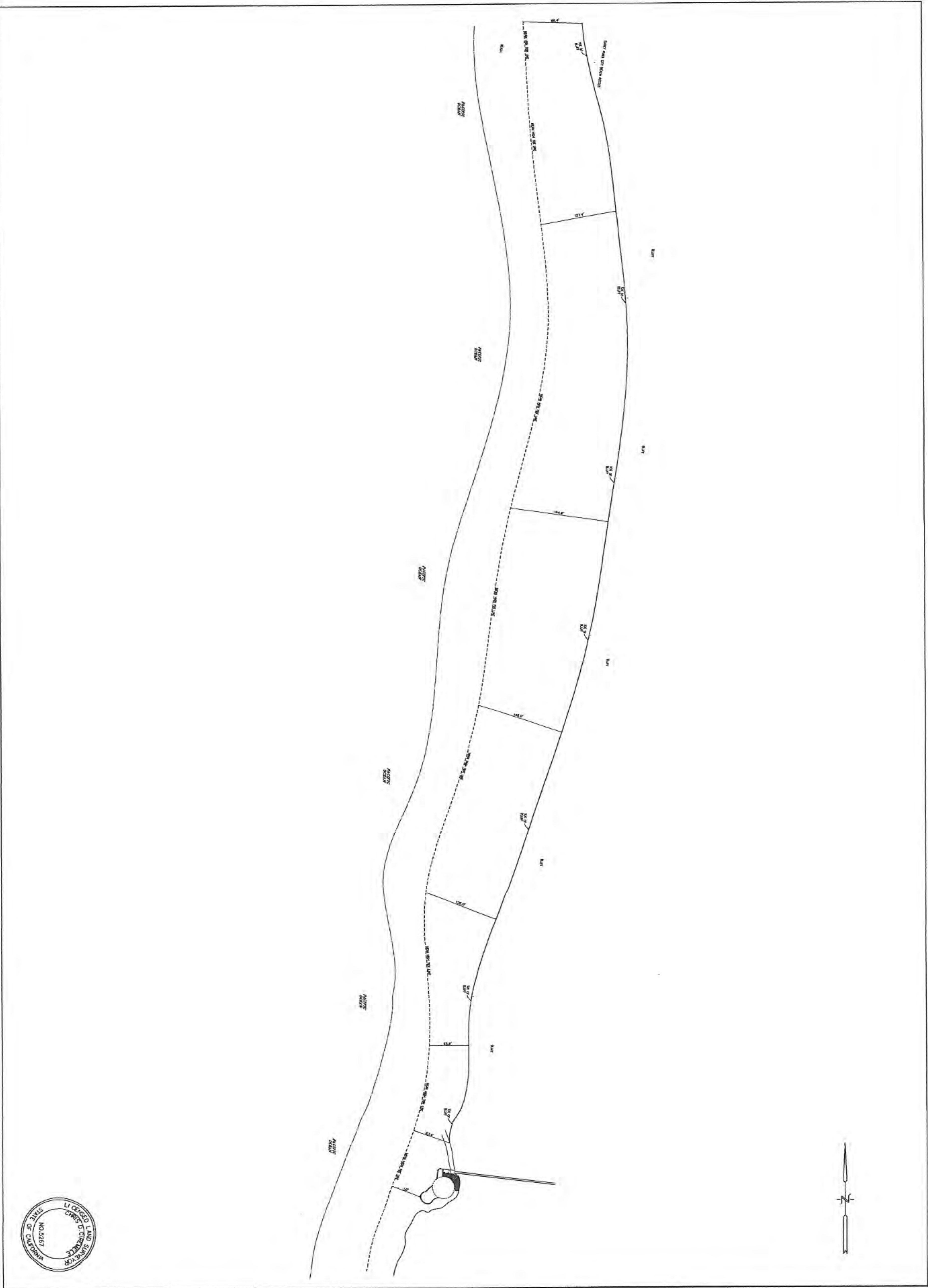
SHEET NO. 1	SHEET TITLE	MHTL EXHIBIT
	PROJECT	9044 LA JOLLA SHORES LANE LA JOLLA 92037

DATE:	03/10/20
SCALE:	
DRAWN:	DRK
CHECKED:	CC

CIREMELE SURVEYING INC.
 164 S. ESCONDIDO BLVD.
 ESCONDIDO, CA. 92025
 (760) 489-2200
 CIRSURVEY@SBCGLOBAL.NET

JUN 20 04B

REVISIONS			
NO.	DESCRIPTION	DATE	APP'D



SHEET TITLE: EQUIPMENT ACCESS EXHIBIT
 PROJECT: 9044 LA JOLLA SHORES LANE
 LA JOLLA 92037

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