



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 19, 2017 REPORT NO. HO-17-025

HEARING DATE: April 26, 2017

SUBJECT: SHOUGH RESIDENCE. Process Three Decision

PROJECT NUMBER: [484369](#)

OWNERS/APPLICANTS: James and Melinda Shough

### SUMMARY:

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit with basement and pool on a 0.25-acre site located at 6436 Camino De La Costa in the La Jolla Community Plan and Local Coastal Program Land Use Plan area?

### Staff Recommendations:

1. APPROVE Coastal Development Permit No. 1698590 ; and
2. APPROVE Site Development Permit No. 1698591.

### Community Planning Group Recommendation:

On November 3, 2016, the La Jolla Community Planning Association voted 12-0-1 (Chair Abstaining) to recommend approval of the proposed project without conditions (Attachment 9).

### Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 22, 2017, and the opportunity to appeal that determination ended March 8, 2017.

### BACKGROUND

The project site is located at 6436 Camino De La Costa, south of Palomar Avenue and north of Winamar Avenue (Attachment 1) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The land use designation for the project site is Low Density Residential (5-9 dwelling units per

acre) (Attachment 2) and the site is zoned Residential Single Unit RS-1-5 (Attachment 4). Additionally, the project site is within the Coastal (Appealable) Overlay Zone, Coastal Height Overlay Zone, the First Public Roadway, Sensitive Coastal Overlay, Parking Impact Overlay (Beach), Residential Tandem Parking Overlay, Transit Area Overlay, and Geologic Hazard (43 and 53) Overlay Zones. Surrounding properties to the north, south and east have been previously graded and developed with single dwelling units (Attachment 3). The parcel to the west is designated as Open Space and is an undeveloped natural bluff and beach.

The site has been was previously graded and developed with an existing single dwelling unit that was constructed in 1953. A historical assessment was performed and City staff has determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under the adopted Historical Resources Board Criteria.

## DISCUSSION

Development of the proposed project requires the approval of a Process 3 Coastal Development Permit for coastal development in the Appealable Area 1 of the Coastal Overlay Zone, and a Process 3 Site Development Permit for development within the Sensitive Coastal Overlay Zone (Coastal Bluff). The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The proposed ground floor would include two bedrooms, two-full bathrooms, a powder room, living room, kitchen, dining room, laundry room, elevator, a three-car garage, terrace, garden, courtyard, pool bathroom, pool and spa. The proposed second floor would include three-bedrooms, three-bathrooms, exercise/den room, and a deck. The proposed lower level would include mechanical room, storage room, full bathroom, wine cellar, and light well/garden. The roof level includes photovoltaic panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is located 112 feet from the Pacific Ocean. Camino De La Costa is the first public roadway paralleling the sea and within the Coastal Overlay Zone (Appealable area). The property is 300-foot south of a public accessway and view corridor along Palomar Avenue, and 150 feet north of a paved walkway near Winamar Avenue. Hermosa Terrace Park is a designated 0.92-acre shoreline park located at the base of the bluffs, immediately west of the project site. The site contains passive intermittent and partial public vista views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is conditioned to dedicate view corridors equal to the side setback are to preserve public view opportunities to the shore. The development will not encroach on the public access or public views.

The subject site is developed with a single dwelling unit. The proposed development will not encroach upon any existing physical access way that is legally used by the public nor any proposed public access way identified in the La Jolla Coastal Program land use plan.

The building site is 33 feet above Mean Sea Level and is located above the 100-year floodplain. The site is adjacent to the Multiple Species Conservation Program, Multi-Habitat Planning Area (MHPA) over the

northern portion of the Hermosa Terrace Park but does not extend onto the project site and the proposed development will not impact the MHPA. However, Environmentally Sensitive Lands in the form of sensitive coastal bluffs as defined in the San Diego Municipal Code Section 143.0110 are present on site. The development will be setback 25 feet from the coastal bluff. The project proposes a maximum building height of 28 feet, 11 5/8-inches, so the building and any projections will not exceed the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone.

The La Jolla Community Plan Residential Element recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development incorporates various horizontal and vertical off setting planes and complies with the maximum allowable height of the zone and the required setbacks. The proposed façade is modern with bronze finished windows and milkshake white stucco. Accents will include titanium tone metal horizontal fascia and ocean blue stone tile entry. The proposed setbacks, offsetting planes, variation in building materials, help reduce the structure bulk and scale. The architectural design provides continuity between the proposed development and the existing surrounding dwelling units consistent with the La Jolla Community Plan recommendations.

The site contains sensitive coastal bluffs which are considered Environmentally Sensitive Lands per San Diego Municipal Code 143.0110. The site has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report and based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. The new residence will conform to all of the applicable provisions of the San Diego Municipal Code and Certified Local Coastal Program.

The proposed project is not requesting, nor does it require any deviations or variances and is consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted and certified La Jolla Community Plan and Local Coastal Program, General Plan, Environmentally Sensitive Lands regulations, which recommend that the subject property be developed with single dwelling unit in accordance with development regulations of the existing RS-1-5 zone.

#### Conclusion:

As described above, the project is consistent with the General Plan, La Jolla Community Plan and Local Coastal Program, and the San Diego Municipal Code. Therefore, staff recommends the Hearing Officer approve the project.

#### ALTERNATIVES:

1. APPROVE Coastal Development Permit No. 1698590/Site Development Permit No. 1698591, with modifications.
2. DENY Coastal Development Permit No. 1698590/ Site Development Permit No. 1698591, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

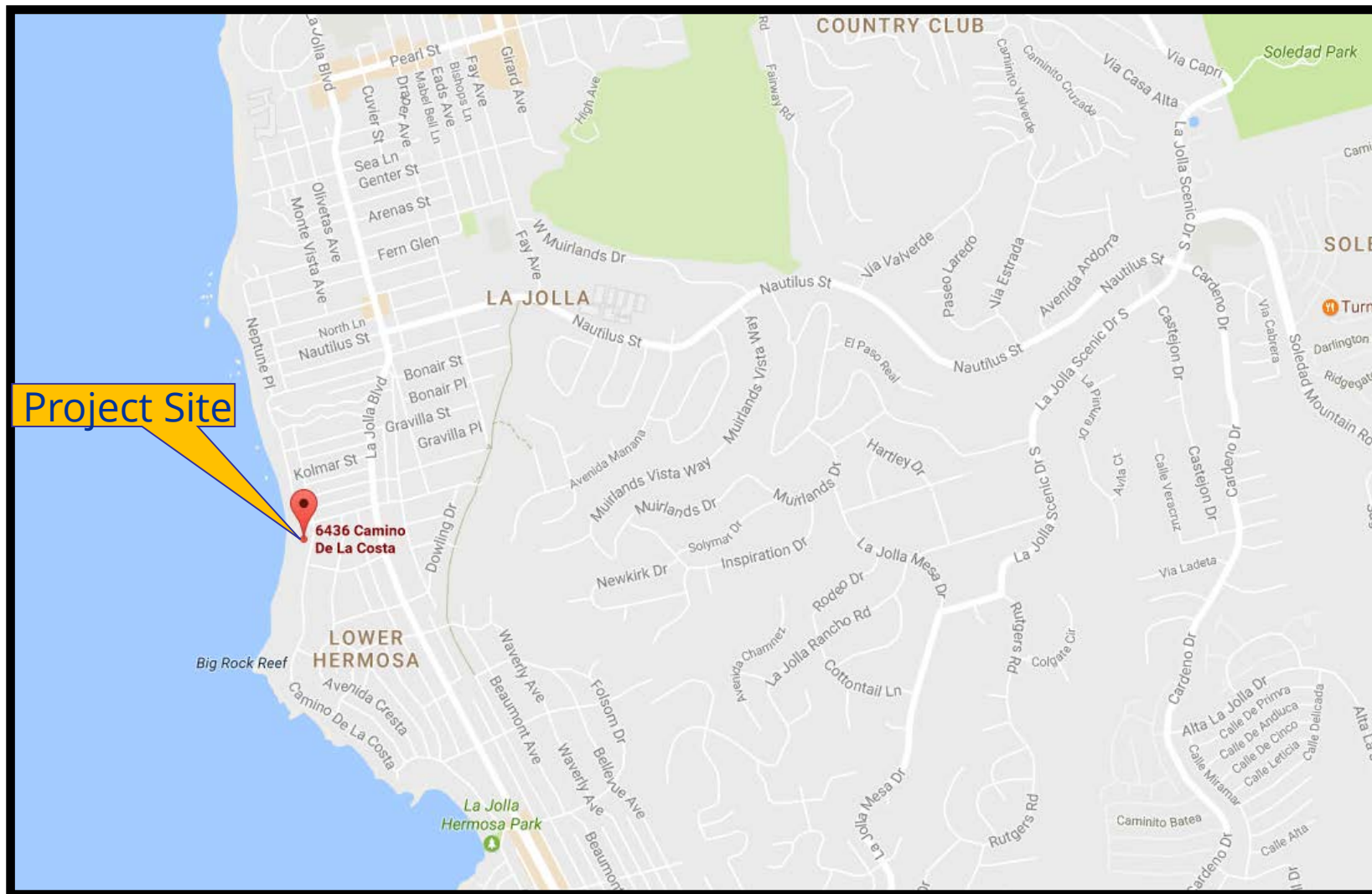


Karen Bucey, Development Project Manager

Attachments:

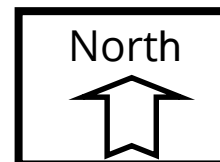
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Zoning Map
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. La Jolla Community Planning Association Recommendation
9. Ownership Disclosure Statement
10. Project Plans

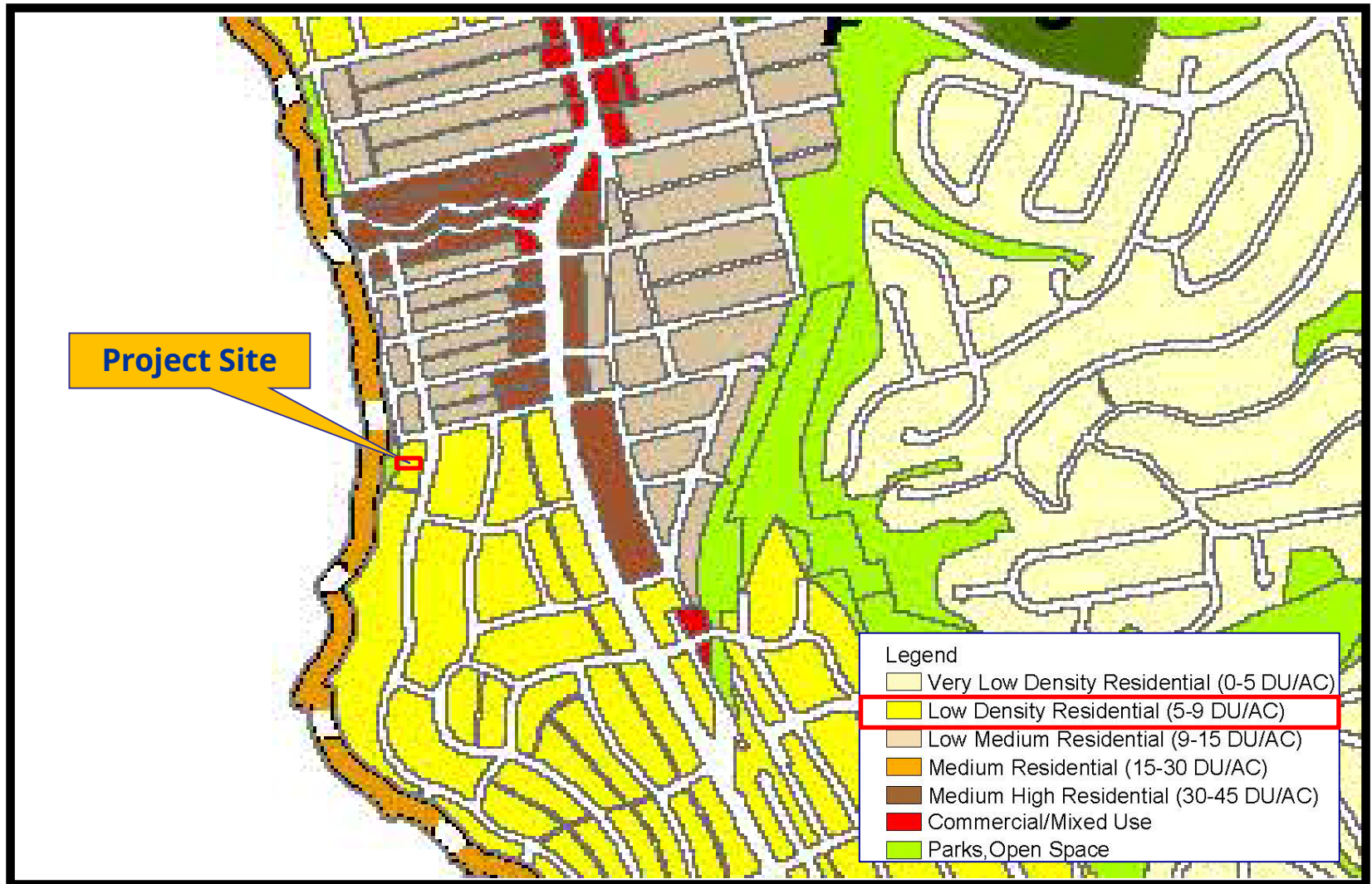




## Location Map

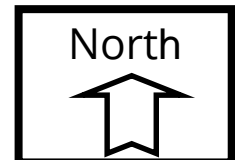
Shough Residence; Project No. 484369  
6436 Camino de La Costa, San Diego CA 92037





## La Jolla Community Plan Land Use Map

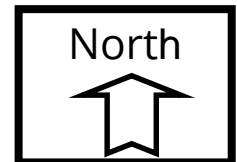
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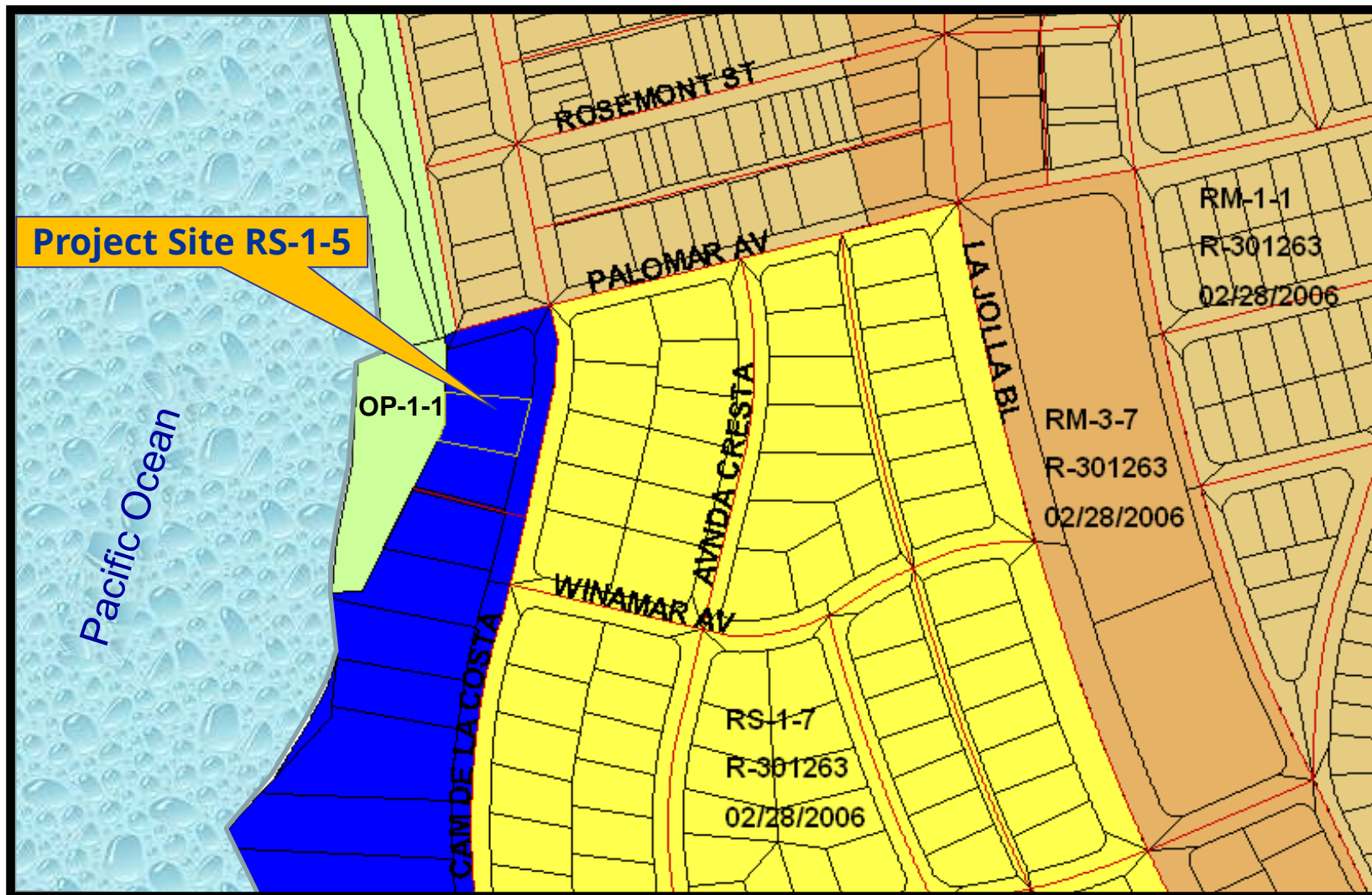


## Aerial Photograph

Shough Residence; Project No. 484369  
6436 Camino de La Costa, San Diego CA 92037

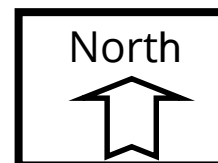






## Zoning Map

Shough Residence; Project No. 484369  
6436 Camino de La Costa, San Diego CA 92037





# PROJECT DATA SHEET

<b>Project Name:</b>	Shough Residence – Project No. 484369	
<b>Project Description:</b>	Permit to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The site is in the Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones.	
<b>Community Plan Area:</b>	La Jolla Community Plan and Local Coastal Program	
<b>Discretionary Actions:</b>	Coastal Development Permit / Site Development Permit	
<b>Community Plan Land Use Designation:</b>	Low Density Residential (5-9 DU/AC)	
<b>ZONING INFORMATION:</b>		
<p><b>Zone:</b> RS-1-5</p> <p><b>Height Limit:</b> 30-foot maximum Coastal Height</p> <p><b>Lot Size:</b> 0.25 acres</p> <p><b>Floor Area Ratio:</b> 0.54</p> <p><b>Front Setback:</b> 15</p> <p><b>Side Setback:</b> 8</p> <p><b>Street Side Setback:</b> N/A</p> <p><b>Rear Setback:</b> 20</p> <p><b>Parking:</b> 2</p>		
<b>Adjacent Properties:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>North:</b>	Low Density Residential (5-9 DU/AC); RS-1-5	Single Family Residential
<b>South:</b>	Low Density Residential (5-9 DU/AC); RS-1-5	Single Family Residential
<b>East:</b>	Low Density Residential (5-9 DU/AC); RS-1-7	Single Family Residential
<b>West:</b>	Parks Open Space; OP-1-1	Open Space-beach
<b>Deviation Requested:</b>	None	
<b>Community Planning Group Recommendations:</b>	On November 6, 2016 the La Jolla Community Planning Association (LJCPA) voted 12-0-1 to recommend approval of the project.	

HEARING OFFICER RESOLUTION NO. COASTAL DEVELOPMENT PERMIT APPROVAL NO. 1698590/  
SITE DEVELOPMENT PERMIT APPROVAL NO. 1698591  
**SHOUGH RESIDENCE - PROJECT NO. 484369**

WHEREAS, JAMES SHOUGH and MELINDA SHOUGH, Owners/Permittees, filed an application with the City of San Diego for a permit for the demolition of an existing single dwelling unit and construction of a 5,886-square-foot, two-story over basement, single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1698590 and 1698591), on portions of a 0.25 acre site;

WHEREAS, the project site is located at 6436 Camino De La Costa in the La Jolla Community Plan and Local Coastal Program Land Use Plan area, Coastal (Appealable) Overlay Zone, Coastal Height Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, Residential Tandem Parking Overlay Zone, First Public Roadway, Transit Area Overlay Zone, and Geologic Hazard (43 and 53) Overlay Zones;

WHEREAS, the project site is legally described as Lot 2 in Block 1 of Hermosa Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2353, filed in the Office of the County Recorder of San Diego County, September 20, 1946.

WHEREAS, on April 26, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1698590 and Site Development Permit No. 1698591 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated April 26, 2017.

FINDINGS:

**I. Coastal Development Permit – Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance in the Local Coastal Program land use plan; and**

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean. Camino De La Costa is the first public roadway paralleling the sea and within the Coastal Overlay Zone (Appealable area). The property is 300-foot south of a public accessway and view corridor along Palomar Avenue, and 150 feet north of a paved walkway near Winamar Avenue. Hermosa Terrace Park is a designated 0.92-acre shoreline park located at the base of the bluffs, immediately west of the project site. The site contains passive intermittent and partial public vista views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is conditioned to dedicate view corridors

equal to the side setback are to preserve public view opportunities to the shore. The development will not encroach on the public access or public views.

The proposed development will is not adjacent to an existing or proposed public physical access way identified in a Local Coastal Program. The development as proposed is entirely within the private property, observing of zoning setbacks and coastal bluff setback of 25-feet from bluff edge thus avoiding any public access encroachment.

The proposed single dwelling unit will not obstruct coastal or scenic views from any identified public vantage point. There will not be any increase in building footprint of the existing structure that would, from a public vantage point, result in public views being blocked to, and/or along the ocean. No identified public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit and that any proposed fencing in the side yards shall be a minimum of 75 percent open, which will create, enhance, and protect public views. It has been concluded that implementation of the various project improvements and features will not adversely obstruct public views to, or along the ocean or other scenic resources.

Therefore, the proposed coastal development will not encroach upon an existing physical access way, or any proposed access way identified in a Local Coastal Program Use Plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean and fronting on the first public roadway paralleling the sea and within the Coastal Overlay Zone (Appealable area).

The project site that contains environmentally sensitive lands in the form of beaches and coastal bluffs. There is a small buried remnant of a non-engineered temporary shoring wall ("remnant") that was installed by the City within the City's property in 1946. The remnant was discovered during exploratory trenching to determine the location of the coastal canyon and coastal bluff edge. The remnant is to the north and to the west side of the subject site and located 20-23 feet above median sea level and over 70 feet landward of the lower bluff face. The remnant is a left over footing that is approximately two feet tall and is buried under approximately two to three feet of top (fill) soil and covered with non-native ice plant. It is evident that the original City shoring wall was temporary due to the fact that the upper eight feet was completely removed at the completion of the City's storm drain. The 1946 remaining remnant does not serve or function as shoreline erosion control or a mid or upper bluff retaining device.

Recognizing that the remnant is only a few feet in height and is buried under fill soils, the site characteristics are the same with or without the wall. While it would be possible for the City to remove the remnant, because it serves no purpose any such removal may cause more damage to the canyon/bluff, than simply leaving it in place.

The project site is graded and padded as a result of construction of the existing dwelling unit and associated improvements on the property. Minor shoring and excavation will occur to implement the proposed project and basement. The shoring will be located within the property line limits and not within City property to the west of City right-of-way to the east. The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed structure and associated improvements. Incorporation of proper engineering design will ensure that the potential for geologic impacts from regional hazards will not be significant. No natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas will be adversely affected by the proposed project.

The proposed dwelling unit is not located on the coastal beach, or in the 100-year flood hazard area, and does not contain sensitive biological resources. The site is adjacent to the Hermosa Terrace Park a designated 0.92-acre shoreline park at base of bluffs, immediately west of the project site and the northern portion is within the Multiple Species Conservation Program, Multi-Habitat Planning Area (MHPA). The proposed development will be sited completely on privately owned property and will not impact or encroach on the MHPA.

The proposed residence has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report, based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years.

The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. As such, the proposed development will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the Certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program; and**

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa feature on a 0.25-acre site. The site is within the La Jolla Community Plan and Local Coastal Program Land Use Plan area and the land use designation is Low Density Residential (5-9 dwelling units per acre) and the site is zoned Residential Single Unit RS-1-5. Additionally, the project site is within the Coastal (Appealable) Overlay Zone, Coastal Height Overlay Zone, the First Public Roadway, Sensitive Coastal Overlay, Parking Impact Overlay (Beach), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Geologic Hazard (43 and 53) Overlay Zones.



The proposed residence is consistent with the La Jolla Community Plan and Local Coastal Program land use and density. The 0.25-acre site will support development of a single dwelling unit in accordance with development regulations of the General Plan, Community Plan and RS-1-5 zone.

The La Jolla Community Plan and local Coastal Program, Natural Resources and Open Space Element calls for the protection of the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages. The site contains sensitive coastal bluffs considered Environmentally Sensitive Lands per San Diego Municipal Code 143.0110. The site has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report, based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. The new residence will conform to all of the applicable provisions of the Municipal Code and Certified Local Coastal Program.

The proposed project requests no deviations or variances and will comply with all applicable provisions of the community plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified La Jolla Community Plan and Local Coastal Program.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean. Camino De La Costa is the first public roadway paralleling the sea and within the Coastal Overlay Zone (Appealable area). The property is 300-foot south of a public accessway and view corridor along Palomar Avenue, and 150 feet north of a paved walkway near Winamar Avenue. Hermosa Terrace Park is a designated 0.92-acre shoreline park located at the base of the bluffs, immediately west of the project site. The site contains passive intermittent and partial public vista views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is conditioned to dedicate view corridors equal to the side setback are to preserve public view opportunities to the shore. The development will not encroach on the public access or public views.

The proposed development will not obstruct coastal or scenic views from any identified public vantage point or result in public views being blocked to, and/or along the ocean. The permit has been conditioned to view easements equal to the required side yard setbacks. Within the view easement, no structure or storage shall be and all existing/ proposed vegetation shall not exceed the requisite three-foot height limit. Proposed fencing in the view easement shall be translucent or a minimum of 75 percent open,

which will enhance and protect public views. The proposed residence has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development.

The proposed project requests no deviations or variances and will comply with all applicable provisions of the community plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified La Jolla Community Plan and Local Coastal Program public access and public recreation policies.

## **II. Site Development Permit – Section 126.0504**

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The site is within the La Jolla Community Plan and Local Coastal Program Land Use Plan area, land use designation is Low Density Residential (5-9 dwelling units per acre), and zoned Residential Single Unit RS-1-5. Additionally, the project site is within the Coastal (Appealable) Overlay Zone, Coastal Height Overlay Zone, the First Public Roadway, Sensitive Coastal Overlay, Parking Impact Overlay (Beach), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Geologic Hazard (43 and 53) Overlay Zones.

The proposed 0.25 acre site will support development of a single dwelling unit consistent with the La Jolla Community Plan and Local Coastal Program land use designation, General Plan land use, and RS-1-5 zone. On November 3, 2016, the La Jolla Community Planning Association voted 12-0-1 (Chair Abstaining) to recommend approval of the proposed project without conditions.

The proposed project requests no deviations or variances and will comply with the community plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified La Jolla Community Plan and Local Coastal Program.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean, within the first public roadway paralleling the sea (Camino De La Costa), and within the Coastal Overlay Zone (Appealable area).

The lot slopes east to west from an elevation of 36 feet at the eastern property line, 33 feet at the building pad, and sloping to 26 feet above Mean Sea Level at the western property line. The site is located above the 100-year floodplain. The site is adjacent to MHPA over the northern portion of the Hermosa Terrace Park to the west of the site but

does not extend onto the project site and the development will not impact the habitat. The site contains sensitive coastal bluffs considered Environmentally Sensitive Lands per San Diego Municipal Code 143.0110. The site has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report, based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. The new residence will conform to all of the applicable provisions of the Municipal Code and Certified Local Coastal Program.

The project proposes a maximum building height of 28-feet, 11 5/8-inches, so the building and any projections will not exceed the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone.

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions, such as providing a driveway, drains, curb, and gutter have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The building plans and public improvement plans will be reviewed, permitted, and inspected by the City of San Diego for compliance with all applicable building, mechanical, electrical, fire code, and development regulations.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards in effect for this site, including conformance with the La Jolla Shores Planned District. The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 1698590/Site Development Permit No. 1698591. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean, fronts on the first public roadway paralleling the sea, and is within the Coastal Overlay Zone (Appealable area).

This project complies with the land use and development regulations of the La Jolla Community Plan and Local Coastal Program, RS-1-5 Zone, and the Environmentally Sensitive Lands regulations. The community Plan, Residential Element goals calls for projects to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The scale, design and character incorporated into the proposed dwelling unit are consistent with the scale, design and character of the existing single dwelling unit in the surrounding area. The proposed dwelling unit will

incorporate building materials and colors consistent with existing homes in the vicinity. The proposed project will be visually compatible with the architectural materials and varied design themes of existing one and two story residential developments along this coastal zone.

The proposed improvements will not obstruct coastal or scenic views from any identified public vantage point and no public view to and along the ocean will be impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the side yards shall not exceed the requisite three-foot height limit and that any proposed fencing in the side yards shall be transparent or a minimum of 75 percent open, which will create, enhance, and protect public views. The proposed home will enhance the visual quality of the site and surrounding area.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with development standards in effect for this site, including conformance with the La Jolla Community Plan and Local Coastal Program. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

### **III. Supplemental Findings – Environmentally Sensitive Lands**

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The property is located 112 feet from the Pacific Ocean and is within on the first public roadway paralleling the sea. The project site contains environmentally sensitive lands in the form of sensitive coastal bluffs as defined by the San Diego municipal Code section 143.0110. Additionally, the site is adjacent to the Hermosa Terrace Park a designated 0.92-acre shoreline park at base of bluffs, immediately west of the project site. The parcel meets the definition of environmentally sensitive land for sensitive coastal bluffs as well as Multiple Species Conservation Program lands in the northern portion of the lot away from the project site.

The project site was previously graded and padded as a result of the construction of the existing dwelling unit and associated accessory improvements. The proposed residence will be sited on a similar building footprint as the existing dwelling unit. Minor shoring and excavation will occur to implement the proposed basement and new residence. The shoring will be located entirely within the property line limits, not closer than 25-feet from the sensitive coastal bluff edge, and will not encroach or impact the onsite sensitive coastal bluff or the adjacent environmentally sensitive lands and multiple Species Conservation Program lands. The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed

structure and associated improvements. Incorporation of proper engineering design will ensure that the potential for geologic impacts from regional hazards will not be significant.

Therefore, the site is physically suitable for the design and siting of this proposed residence and the development proposal. The project as designed and conditioned will ensure the sensitive coastal bluff and adjacent environmentally sensitive lands and multiple Species Conservation Program lands will not be adversely impacted by the demolition of the existing residence nor the proposed home.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The site is located on a relatively flat building pad with an elevation of 33 feet median sea level at the street and building pad and sloping to 23-feet westward at the property line and top of coastal bluff. The site contains Geological Hazard Category 53 under the majority of the site including the proposed building pad and area of pool and spa. Geological Hazard Category 43 is on the western most portion of the lot in the non-buildable 25-foot setback from the sensitive coastal bluff.

The project site that contains environmentally sensitive lands in the form of sensitive coastal bluffs. There is a small buried remnant of a non-engineered temporary shoring wall ("remnant") that was installed by the City of San Diego in 1946 located within the City's property. The remnant was discovered during exploratory trenching to determine the location of the coastal canyon and coastal bluff edge. The remnant is to the north and to the west side of the subject site and located 20-23 feet above median sea level and over 70 feet landward of the lower bluff face. The remnant is a left over footing that is approximately two feet tall and is buried under approximately two-three feet of top (fill) soil and covered with non-native ice plant. The original City shoring wall was temporary due to the fact that the upper eight feet was completely removed at the completion of the City's storm drain. The 1946 remaining remnant does not serve or function as shoreline erosion control or a mid or upper bluff retaining device. Recognizing that the remnant is only a few feet in height and is buried under fill soils, the site characteristics are the same with or without the wall. While it would be possible to remove the remnant, because it serves no purpose any such removal may cause more damage to the canyon/bluff, than simply leaving it in place.

The project site ranges from 26 to 36 feet Mean Sea Level above the shoreline and beach below. The existing site drains westerly over the rear portion of the property toward the adjacent Hermosa Terrace Park and into the ocean. The proposed project will collect, consolidate, attenuate, treat, and filter storm water flows within a bio-retention area, and then discharge the treated water directly into the existing City storm drain pipe to the north. The proposed project will redirect the treated and filtered discharge water

into the City storm drain pipe by gravity flow. Erosion of the coastal bluff is not present nor is denuding of the non-native ice plant at the City storm drain outfall.

The site has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report, based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by the proposed development. In addition, permit conditions require that all drainage be directed away from the coastal bluff in order to reduce, control or mitigate erosion of the coastal bluff face.

The project site is graded and padded as a result of construction of the existing dwelling unit and associated improvements on the property. Minor shoring and excavation will occur to implement the proposed project and basement. The shoring will be located within the property line limits and not within the City property to the west or the City right-of-way to the east. The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed structure and associated improvements. Incorporation of proper engineering design will ensure that the potential for geologic impacts from regional hazards will not be significant. No natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas will be adversely affected by the proposed project.

No significant geologic hazards were observed or known to exist on the site that would adversely affect the proposed project. Therefore, the proposed development is on a previously disturbed site and will locate areas of land form disturbance to be within the footprint of the residence to be demolished and will not result in undue risks from geologic, erosional forces and/or flood and fire hazards.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. The project site is located between the First Public Roadway and the Pacific Ocean 212 feet to the west. Within the City property west of the subject site there is environmentally sensitive lands in the form of beaches and coastal bluffs.

The project site contains environmentally sensitive lands in the form of sensitive coastal bluffs. The site is adjacent to the Hermosa Terrace Park a designated 0.92-acre shoreline park at base of bluffs, immediately west of the project site and the northern portion is within the MHPA. The proposed development will be sited completely on privately owned property and will not impact or encroach on the MHPA.

The site has been designed to observe a 25-foot bluff edge setback, as recommended by the geologic investigation report, based on the conclusion that the new construction will not be affected by bluff instability or retreat for at least 75 years. The project as designed and conditioned will ensure the sensitive coastal bluff will not be adversely impacted by

the proposed development. In addition, permit conditions require that all drainage be directed away from the coastal bluff in order to reduce, control or mitigate erosion of the coastal bluff face. Therefore no adverse impacts will effect adjacent environmentally sensitive lands.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, on a 0.25-acre site. The project site is adjacent to the Hermosa Terrace Park a designated 0.92-acre shoreline park at base of bluffs, immediately west of the project site and the northern portion is within the MHPA. The proposed development will be sited completely on privately owned property and will not impact or encroach on the MHPA. The project site is more than 75-feet southeast of the mapped Multiple Species Conservation area and has been reviewed and determined not to have an impact on the conservation area. Therefore the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, on a 0.25-acre site. The project lot is 26 feet to 36 feet Mean Sea Level elevation above the rocky shoreline and beach west of the site. The existing site drains westerly over the rear portion of the property toward the adjacent Hermosa Terrace Park and then towards the ocean. The proposed project will collect, consolidate, attenuate, treat, and filter storm water flows within a bio-retention area, and then discharge the treated water directly into the existing City storm drain pipe to the north. The proposed project will redirect the treated and filtered discharge water into the City storm drain pipe by gravity flow. Erosion of the coastal bluff is not present nor is denuding of the non-native ice plant at the City storm drain outfall. The proposed development was designed and conditioned to include drainage control measures to direct drainage to the City public storm drain to ensure that the proposed structure would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project proposes the demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement, with a pool and spa on a 0.25-acre site. This property contains sensitive coastal bluff at the western edge. A Categorical Exemption has been prepared which determined that the proposed project is exempt from California Environmental Quality Act review. As such the project will not have a significant environmental effect and no mitigation is required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1698590 and Site Development Permit No. 1698591 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1698590 and No. 1698591, a copy of which is attached hereto and made a part hereof.

---

Karen Bucey  
Development Project Manager  
Development Services

Adopted on: April 26, 2017

IO#: 24006636



**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: 24006636

SPACE ABOVE THIS LINE FOR RECORDER'S USE

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT APPROVAL NO. 1698590/  
SITE DEVELOPMENT PERMIT APPROVAL NO. 1698591  
**SHOUGH RESIDENCE - PROJECT NO. 484369**

This Coastal Development Permit No. 1698590/Site Development Permit No. 1698591 are granted by the Hearing Officer of the City of San Diego to JAMES SHOUGH and MELINDA SHOUGH, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0705 and 126.0504. The 0.25-acre site is located at 6436 Camino De La Costa in the RS-1-5 zone of the La Jolla Community Plan and Local Coastal Program, Coastal (Appealable) Overlay Zone, Coastal Height Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, Residential Tandem Parking Overlay Zone, First Public Roadway, Transit Area Overlay Zone, and Geologic Hazard (43 and 53) Overlay Zones. The project site is legally described as: Lot 2 in Block 1 of Hermosa Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2353, filed in the Office of the County Recorder of San Diego County, September 20, 1946.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for the demolition of an existing single dwelling unit and construction of a new two-story single dwelling unit over basement, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 26, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single dwelling unit and construction of a 5,886 square-foot, two-story single dwelling unit over basement. The proposed ground floor includes two bedrooms, two-full bathrooms, a powder room, living room, kitchen, dining room, laundry room, elevator, a three-car garage, terrace, garden, courtyard, pool bathroom, pool and spa. The proposed second floor includes three-bedrooms, three-bathrooms, exercise/den room, and a deck. The proposed lower level includes mechanical room, storage room, full bathroom, wine cellar, and light well/ garden;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Pool and spa accessory improvements; and
- e. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 10, 2020.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owners/Permittees signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owners/Permittees and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

**CLIMATE ACTION PLAN (CAP) REQUIREMENTS:**

12. The Owners/Permittees 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 3 sheets of the construction plans under the heading "Climate Action Plan Requirements."
13. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 1,275 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the construction of a new current City Standard 12-foot maximum wide driveway, adjacent to the site on Camino De La Costa, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the closure of the non-utilized driveway with curb, gutter and sidewalk per current City Standard, adjacent to the site, on Camino De La Costa, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the applicant shall submit a Storm Water Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
18. Prior to the issuance of any construction permit, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owners/Permittees shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owners/Permittees shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permits for structures, the Owners/Permittees shall submit complete landscape and irrigation construction documents to the Development Services

Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Community Plan, and the Land Development – Landscape Standards.

22. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

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

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

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

26. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

27. Prior to the issuance of Construction Permits and in accordance with San Diego Municipal Code Sections 143.0140(a) and 143.0152, the Owners/Permittees shall execute a Covenant of Easement recorded against the title to the affected premises and executed in favor of the City in order to preserve the Environmentally Sensitive Lands (Coastal Bluff). The Covenant of Easement shall cover all portions of the property containing coastal bluffs, as shown and described on the approved Exhibit "A." Furthermore, accessory structures and landscape features customary and incidental to residential uses shall not be closer than 5 feet to the coastal bluff edge provided, however, that these shall be located at grade. Accessory structures and features may be landscaping, walkways, unenclosed patios, open shade structures, decks that are less than 3 feet above grade, lighting standards, fences and walls, seating benches, signs, or similar structures and features, excluding garages, carports, buildings, pools, spas, and upper floor decks with load-bearing support structures.

28. The Owners/Permittees shall waive all rights to shoreline protective devices associated with the subject property.

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

30. Prior to the issuance of construction permits, the Owners/Permittees shall record against the property easements, which preserves visual corridor of not less than 8'-6" in width, and running the entire depth of the premises parallel to the southern property line, and not less than 5'-0" in width, and running the entire depth of the premises parallel to the northern property line, as shown on the approved Exhibit "A" drawings.

31. Open fencing and landscaping may be permitted within these visual corridors, provided such improvements do not significantly obstruct public views of the ocean. Open fencing within these visual corridors shall not exceed three-foot in height and must maintain at least 75 percent of the vertical surface open to light and air in order to preserve public views. Landscape within these visual corridors may not exceed three-foot in height except when the mature canopy is shown to be a minimum of eight-foot above the sidewalk grade, satisfactory to LDR-Landscape.

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

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

**PUBLIC UTILITIES DEPARTMENT WATER SEWER:**

34. Prior to the issuance of any building permits, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the

service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

35. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

36. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

37. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

38. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

39. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to privatize the existing sewer lateral that will be located under the proposed driveway and provide an Encroachment, Maintenance and Removal Agreement.

40. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

### **INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on April 26, 2017 and [Approved Resolution Number].

**ATTACHMENT 7**

CDP 1698590 / SDP 1698591  
April 26, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

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

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

**James Shough**  
Owner/Permittee

By \_\_\_\_\_  
James Shough  
Owner

**Melinda Shough**  
Owner/Permittee

By \_\_\_\_\_  
Melinda Shough  
Owner

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





## La Jolla Community Planning Association

Date: November 6, 2016

Subject: La Jolla Community Planning Association Ratification

**Re: "SHOUGH RESIDENCE" 6436 Camino de la Costa CDP & SDP**

At the November 3, 2016 at the Regular Monthly meeting of the La Jolla Community Planning Association, Board members Voted as an Action Item on the aforementioned project.

**SHOUGH RESIDENCE 6436 Camino de la Costa CDP & SDP**

\*Sustainable Expedite\* (Process 3) CDP SDP (Hearing Officer as decisionmaker) to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The 0.25 acre site is in the La Jolla Community Plan Area, RS-1-5 zone, Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones. The occupied portion is 5886 sf, the basement is 3739 sf; the footprint is 3739 sf; the FAR is 0.53

PRC RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. 7-0-1.

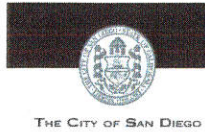
LJCPA RECOMMENDATION: Via the Consent calendar, LJCPA ratifies that findings CAN be made, under Action Vote of 12-0-1 (Chair abstains).

Sincerely,

Cindy Greatrex

Chair

858-456-7900



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

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit  
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other \_\_\_\_\_

**Project Title**

**Project No. For City Use Only**

**Project Address:**

6436 Camino De La Costa  
La Jolla, CA 92037

484369

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached** ☐ Yes ☒ No

Name of Individual (type or print):

JAMES S HUGH  
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

6436 CAMINO DE LA COSTA  
 City/State/Zip: LA Jolla, CA 92037

Phone No: 602-354-0901 Fax No: 480-951-3753  
 Signature: [Signature] Date: 3-23-2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Melinda Stough  
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

6436 CAMINO DE LA COSTA  
 City/State/Zip: LA Jolla CA 92037 480-951-3753

Phone No: 602-354-2512 Fax No: 480-951-1138  
 Signature: [Signature] Date: 3-23-2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

# SHOUGH RESIDENCE

6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

## PROP D NOTES:

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

## FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET, SHALL BE PROVIDE PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT(S) PER FHPS POLICY K-00-2 (UFC 902.4).

## LETTER OF SUSTAINABLE INTENT FOR EXPEDITED PERMIT:

THIS PROJECT IS DESIGNED WITH SEVERAL SUSTAINABLE ATTRIBUTES. THE PROJECT WILL EXCEED LEED CERTIFIED 'SILVER' REQUIREMENTS AS DESIGNATED BY THE U.S. GREEN BUILDING COUNCIL. LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) 2.0 RATING SYSTEM, AND SHALL CONFORM TO COUNCIL POLICY 900-14:

- DURING DEMOLITION, THE EXISTING RESIDENCE WILL BE RECYCLED USING CERTIFIED DEMOLITION CREWS.
- A 10 KW 44 PANEL PHOTOVOLTAIC SYSTEM WILL BE SIZED TO PROVIDE 100% OF THE EXISTING ELECTRICAL USAGE OF THE RESIDENCE.
- THE POOL WILL BE HEATED BY A SOLAR WATER HEATING SYSTEM.
- THE POOL WILL HAVE A COVER FOR HEAT PRESERVATION.
- THE WINDOW SYSTEMS WILL BE HIGH PERFORMANCE LOW-E GLASS ASSEMBLIES WITH STATE OF THE ART WEATHER STRIPPING, AND HIGH INSULATION PROFILES.
- PLUMBING FIXTURES WILL MEET OR EXCEED CALIFORNIA LOW LEAD AND WATER CONSERVATION RATINGS.
- APPLIANCES WILL BE ENERGY STAR RATED.
- LOW-EMITTING MATERIALS WILL BE USED FOR ADHESIVES, PAINTS, COATINGS, COMPOSITE WOOD AND AGRI-FIBER PRODUCTS.
- HIGH-EFFICIENCY IRRIGATION TECHNOLOGY WILL BE USED FOR ALL AREAS OF THE SITE.

## PROJECT TEAM:

ARCHITECT/DESIGNER: MATRIX DESIGN STUDIO 8580 SPECTRUM LANE, SUITE ONE SAN DIEGO, CA 92121 858.546.0917	CONTRACTOR: T.B.S.  CONSTRUCTION CONSULTANT: ROLLINS CC 5663 BALBOA AVE. #397 SAN DIEGO CA. 92111 619.269.4868
STRUCTURAL ENGINEER: CURTIS PATTERSON 4655 CASS STREET, SUITE 404 SAN DIEGO, CA 92109 858.605.0937	SOILS ENGINEER: CHRISTIAN WHEELER 3980 HOME AVE SAN DIEGO, CA 92105 619.550.1700
CIVIL ENGINEER: COFFEY ENGINEERING 9466 BUSINESSPARK AVENUE SUITE 210 SAN DIEGO, CA 92131 858.831.0111	
LANDSCAPE ARCHITECT: DEBORA CARL LANDSCAPE DESIGN 1791 CREST DRIVE ENCINITAS, CA 92024 760.212.8819	

## SHEET INDEX:

T1	TITLE SHEET
L1	LANDSCAPE PLAN
L2	PLANTING PLAN
C.1	GRADING PLAN
C.2	TOPOGRAPHIC EXHIBIT
A1.0	SITE PLAN
A1.1	MAIN FLOOR PLAN
A1.2	UPPER FLOOR PLAN
A1.3	LOWER FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EAST AND WEST EXTERIOR ELEVATIONS
A2.2	NORTH AND SOUTH EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS

## PROJECT INFORMATION:

PROJECT ADDRESS: 6436 CAMINO DE LA COSTA LA JOLLA, CA. 92037	
PROJECT OWNER: JAMES AND MELINDA SHOUGH	
SCOPE OF WORK: DEMOLISH EXISTING RESIDENCE. CONSTRUCT A NEW SINGLE FAMILY RESIDENCE ON 0.25 ACRE LOT. THE RESIDENCE IS TO HAVE RELATED LANDSCAPE IMPROVEMENTS.	
ASSESSOR'S PARCEL NO:  351 - 561 - 03	
LEGAL DESCRIPTION  LOT 2 OF MAP 2353, RECORDED SEPTEMBER 20, 1946 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.	
REQUIRED PERMITS  CDP, SDP	
ZONING DESIGNATION: ZONING OVERLAYS:	RS-1-5 COASTAL HEIGHT LIMIT CITY COASTAL (APPEALABLE) SENSITIVE COASTAL FIRST PUBLIC ROADWAY TRANSIT AREA & PARKING IMPACT GEOLOGIC HAZARD CATEGORY 12.43.53
CONSTRUCTION TYPE: OCCUPANCY:	V-N (W/SPRINKLERS) SINGLE FAMILY RESIDENTIAL 2013 EDITION CALIFORNIA RESIDENTIAL BUILDING CODE

## PERMANENT STORM WATER BMP'S

1. MINIMIZE SIDEWALK WIDTHS AND HARDSCAPE PROPOSED TO REDUCE IMPERVIOUS SURFACES.
2. ALL PUBLIC SIDEWALKS IN RIGHT OF WAY ARE EXISTING.
3. DIRECT ROOFTOP RUNOFF TO PERVIOUS AREAS SUCH AS YARDS, OPEN CHANNELS, OR VEGETATED AREAS, AND AVOID ROUTING ROOFTOP RUNOFF TO THE ROADWAY OR THE URBAN RUNOFF CONVEYANCE SYSTEM
4. DRAINING ROOFTOPS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE STORM WATER CONVEYANCE SYSTEM.
5. DRAINING DRIVEWAY, SIDEWALKS, AND IMPERVIOUS TRAILS INTO ADJACENT LANDSCAPING

## STORM WATER QUALITY NOTES, BMP'S

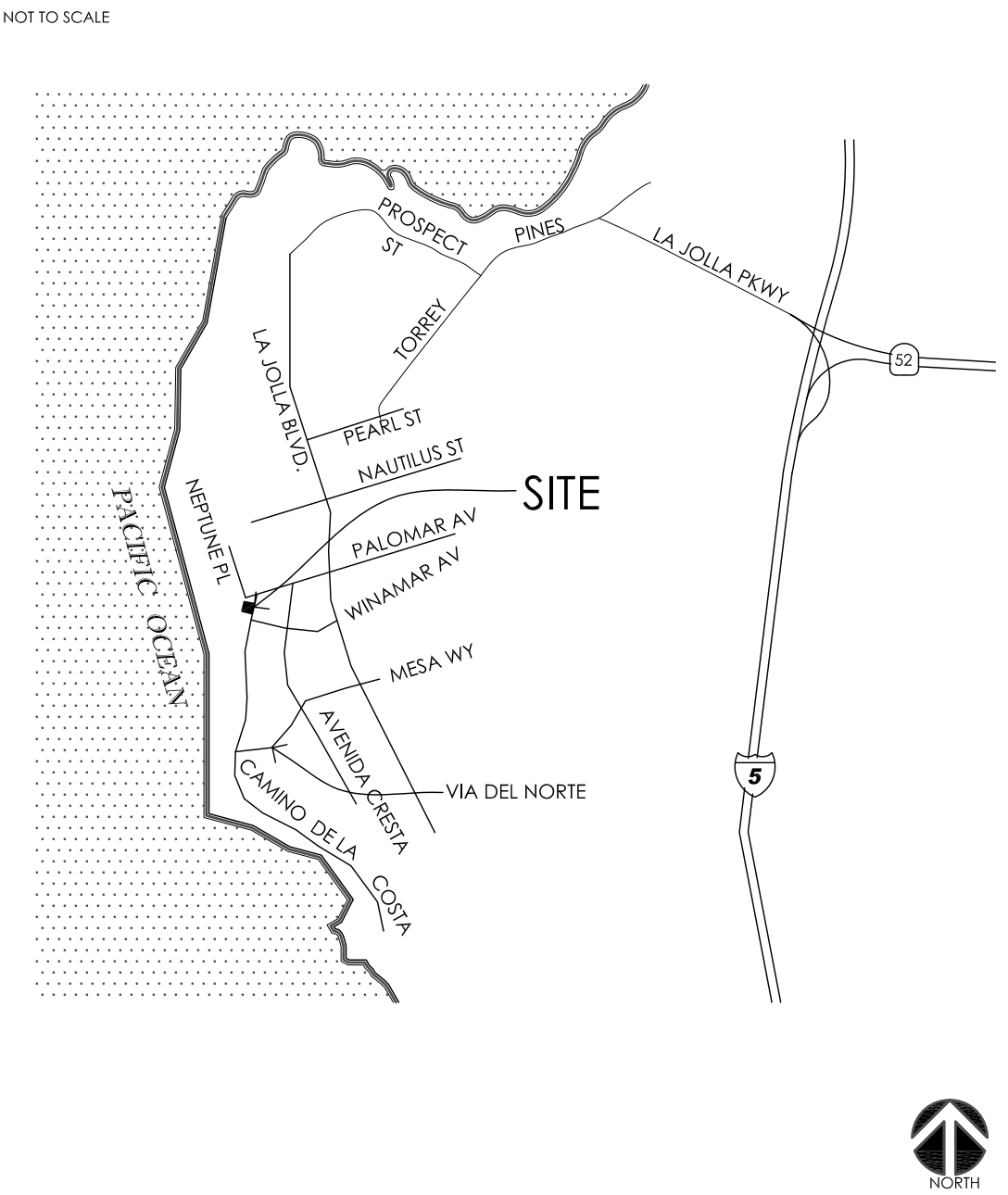
STORM WATER QUALITY NOTES  
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT - CALIFORNIA REGIONAL QUALITY BOARD  
[http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml)  
AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.  
<http://www.sandiego.gov/development-services/industry/stormwater.shtml>

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORKDAY OR AFTER A STORM EVENT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OR UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED ON THE SITE.
4. ALL EROSION SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT

## VICINITY MAP:



## MATRIX DESIGN STUDIO

8580 SPECTRUM LANE SUITE 1  
SAN DIEGO, CA 92121  
T: 858.546.0917  
F: 858.546.0693

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## SHOUGH RESIDENCE

6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

## CITY OF SAN DIEGO, CA

## CONSTRUCTION DOCUMENTS

## PROJECT:

## SHOUGH RESIDENCE

6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

## TITLE:

TITLE SHEET

## DRAWN BY:

LEW

## SCALE:

## DATE:

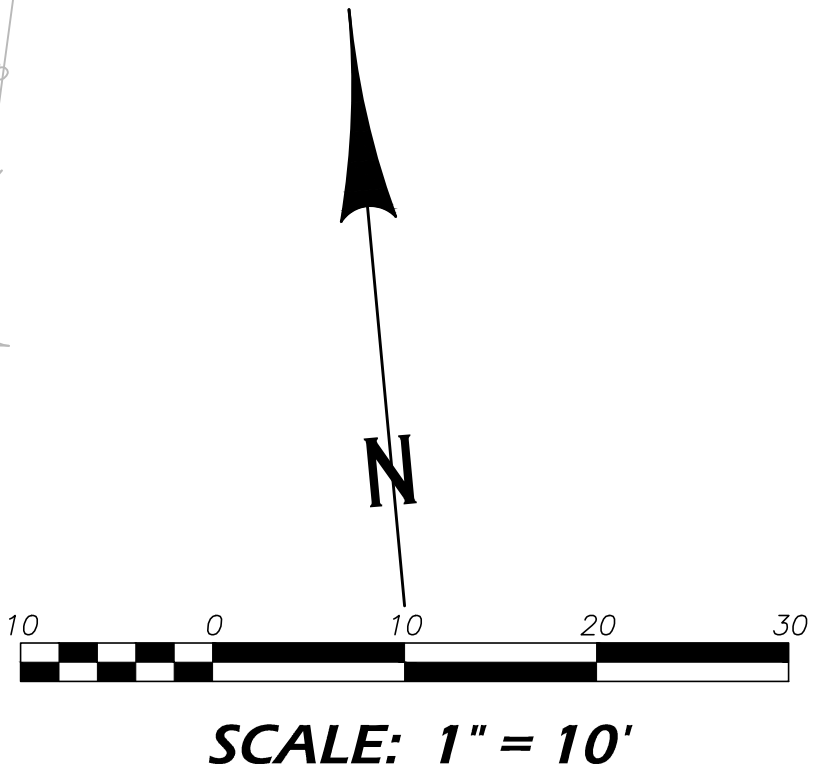
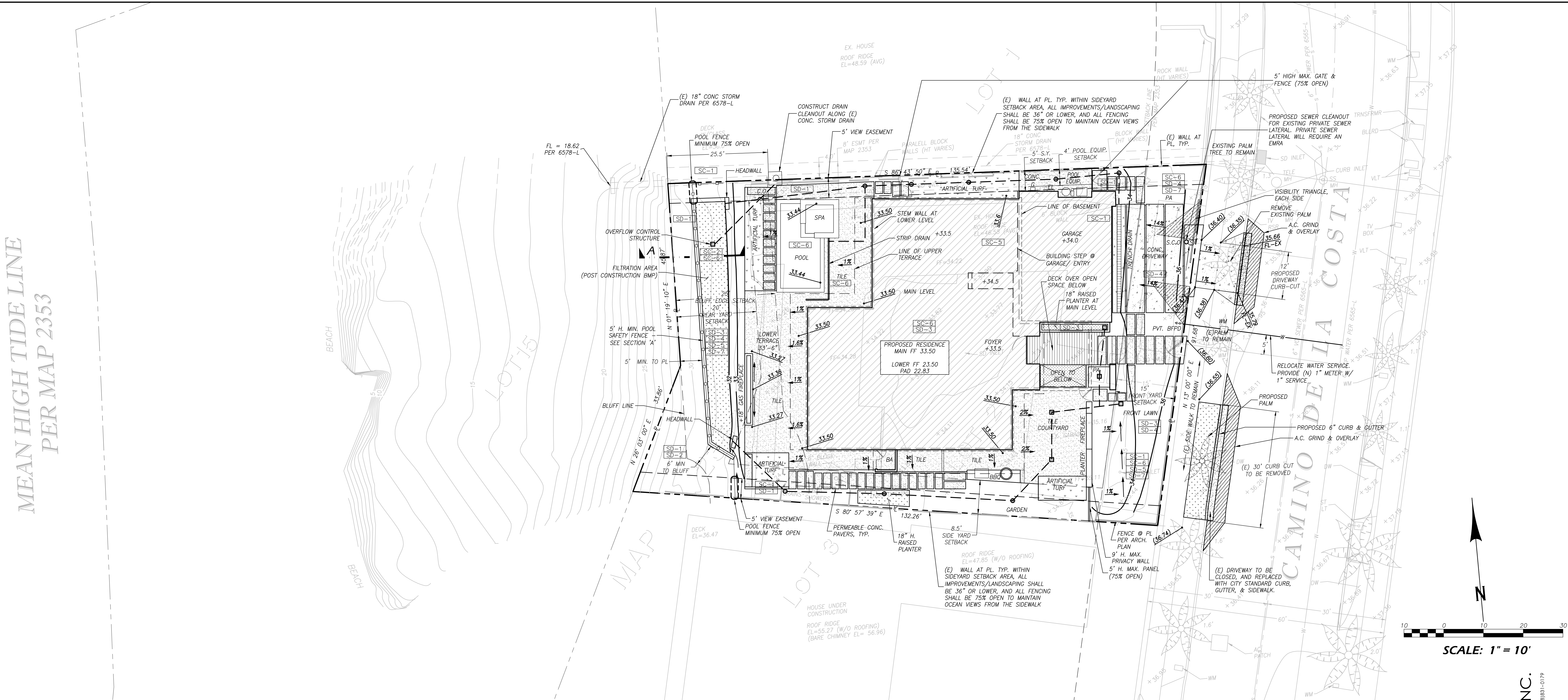
12.22.2016

## REVISION:


T1



MEAN HIGH TIDE LINE  
PER MAP 2353



### LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE		<b>N45°45'45"W</b>
STREET CENTERLINE		— 90 —
(E) CONTOUR		— 100.00 —
(E) SPOT ELEVATION		— W —
(E) FENCE TO REMAIN		— S —
(E) WATER LINE		— W —
(E) SEWER LINE		— S —
(E) WATER SERVICE		— W —
(E) SEWER SERVICE		— S —
(E) FIRE HYDRANT		— FH —
EXISTING PALM		— P —
(E) BLOCK WALL		— B —
PVT CONTOUR		— 90 —
PVT SPOT ELEVATION		— 100.00 —
PVT DRAINAGE SWALE OR DIRECTION OF FLOW		— S —
PVT PVC DRAIN LINE		— SDR-35 SCH 40 —
PVT LANDSCAPE DRAIN		— (NDS OR EQ) —
PVT 12" CATCH BASIN		— (BROOKS 1212 OR EQ) —
PVT RETAINING WALL		— R —
PVT CMU STEM WALL		— S —
PVT FREESTANDING WALL		— F —
PVT BUILDING FOOTPRINT		— B —
PVT FENCE (MAT'L PER ARCHITECT)		— F —
PVT CONCRETE PAVEMENT		— C —
PVT TRENCH DRAIN		— T —
PVT DRIVEWAY PER SDG-160		— D —
BUILDING FOOTPRINT		— B —
BUILDING STEP (ELEVATION CHANGE)		— S —
BUILDING OVERHEAD		— O —

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 2 OF MAP 2353, RECORDED SEPTEMBER 20, 1946 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S PARCEL NUMBER: 351-561-03

### BENCHMARK

NWBP AT THE CORNER OF PALOMAR AVENUE AND NEPTUNE PLACE.  
ELEV = 28.999 MSL, NGVD 29, CITY OF SAN DIEGO VERTICAL CONTROL BOOK

### GRADING NOTES

- ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND TOWARD THE STREET.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE COASTAL BLUFF.

### DRAINAGE NOTES

- ALL MAIN DRAIN LINES SHOWN TO BE 6" PVC @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS TO BE 4" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- HARDSCAPE GRADES TO BE 1% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
- SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MINIMUM AWAY FROM STRUCTURE.
- SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
- NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.

### UTILITY NOTE

- 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.

### PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMCA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

### SITE DESIGN (LID) BMPs

DESCRIPTION	SYMBOL
MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDRO. FEATURES	SD-1
CONSERVE NATURAL AREAS, SOILS AND VEGETATION	SD-2
MINIMIZE IMPERVIOUS AREA	SD-3
MINIMIZE SOIL COMPACTION	SD-4
IMPERVIOUS AREA DISPERSION	SD-5
NATIVE OR DROUGHT TOLERANT LANDSCAPING	SD-7

\*SITE DESIGN (LID) BMPs CAN BE FOUND IN THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL 2016

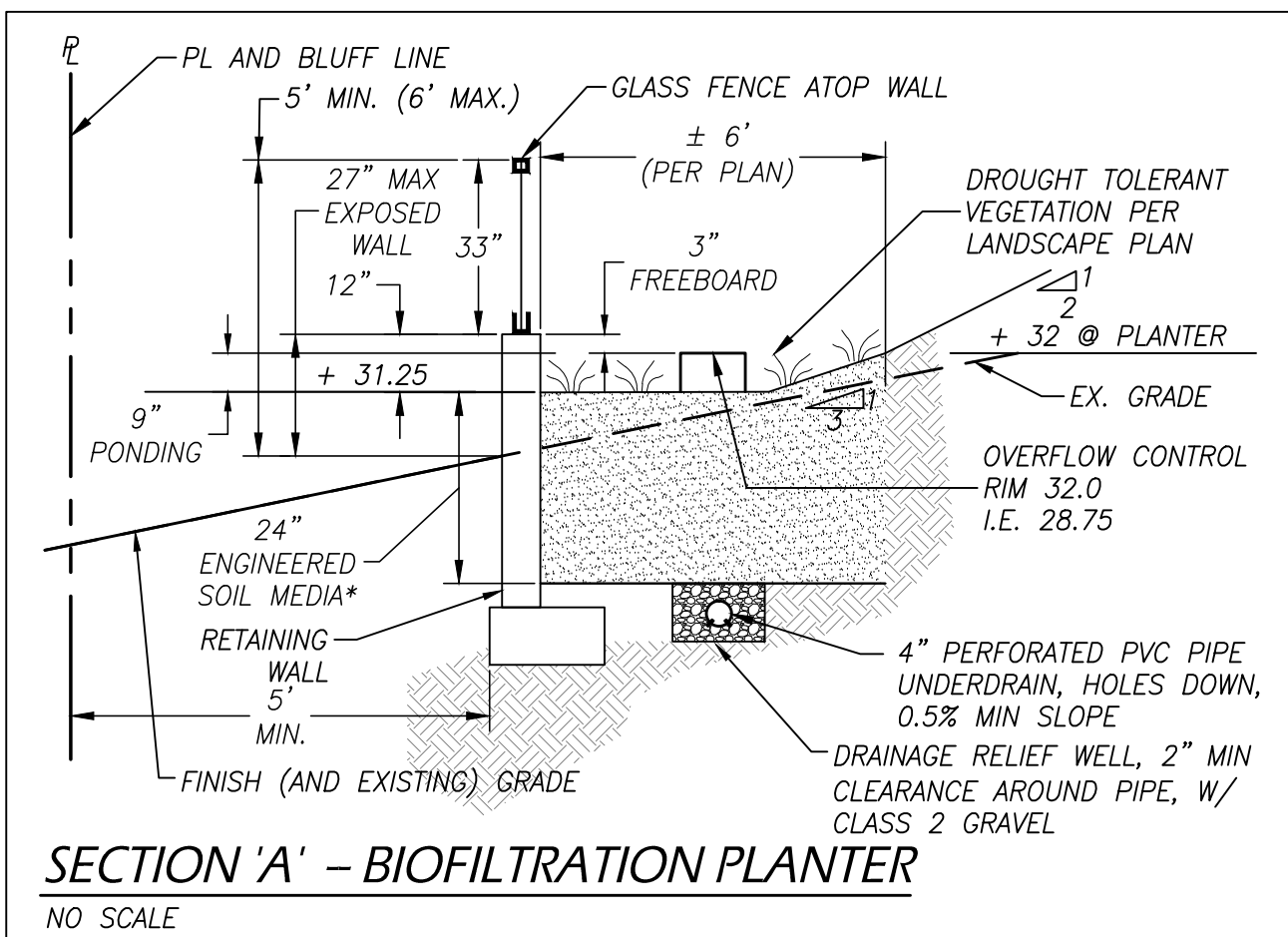
### SOURCE CONTROL BMPs

DESCRIPTION	SYMBOL
PREVENTION OF ILLICIT DISCHARGES	SC-1
STORM DRAIN STENCILING/ SIGNAGE	SC-2
PROTECT TRASH STORAGE AREAS	SC-5
POTENTIAL SOURCES OF RUNOFF	SC-6

\*SOURCE CONTROL BMPs CAN BE FOUND IN THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL 2016

### ABBREVIATIONS

AC	ASPHALTIC CONCRETE	SD	STORM DRAIN
ACP	ASBESTOS CEMENT PIPE	SDGE	SAN DIEGO GAS & ELECTRIC
AVG	AVERAGE	SS	SANITARY SEWER
BLRD	BOLLARD	ST	STREET
DW	DRIVEWAY	TELE	TELEPHONE
EL	ELEVATION	TRANSFMR	TRANSFORMER
ESMT	EASEMENT	TV	TELEVISION
EX	EXISTING	VITRIFIED CLAY	VITRIFIED CLAY
FF	FINISH FLOOR	VC	VAULT
HT	HEIGHT	W/	WITH
LT	LIGHT	W/O	WITHOUT
MH	MANHOLE	WM	WATER METER
RSR	RISER		



\* SOIL MEDIA CONSISTS OF 85% WASHED COURSE SAND, 10% FINES (RANGE: 8-12%; 8% = 2 IN/HR INFILTRATION RATE, 12% = 1 IN/HR INFILTRATION RATE), AND 5% ORGANIC MATTER. FOR ADDITIONAL STANDARDS SEE SAN DIEGO LOW IMPACT DEVELOPMENT DESIGN MANUAL SECTION 1.2.4.2 SOIL MEDIA MUST MAINTAIN A MINIMUM INFILTRATION RATE OF 5 IN/HR

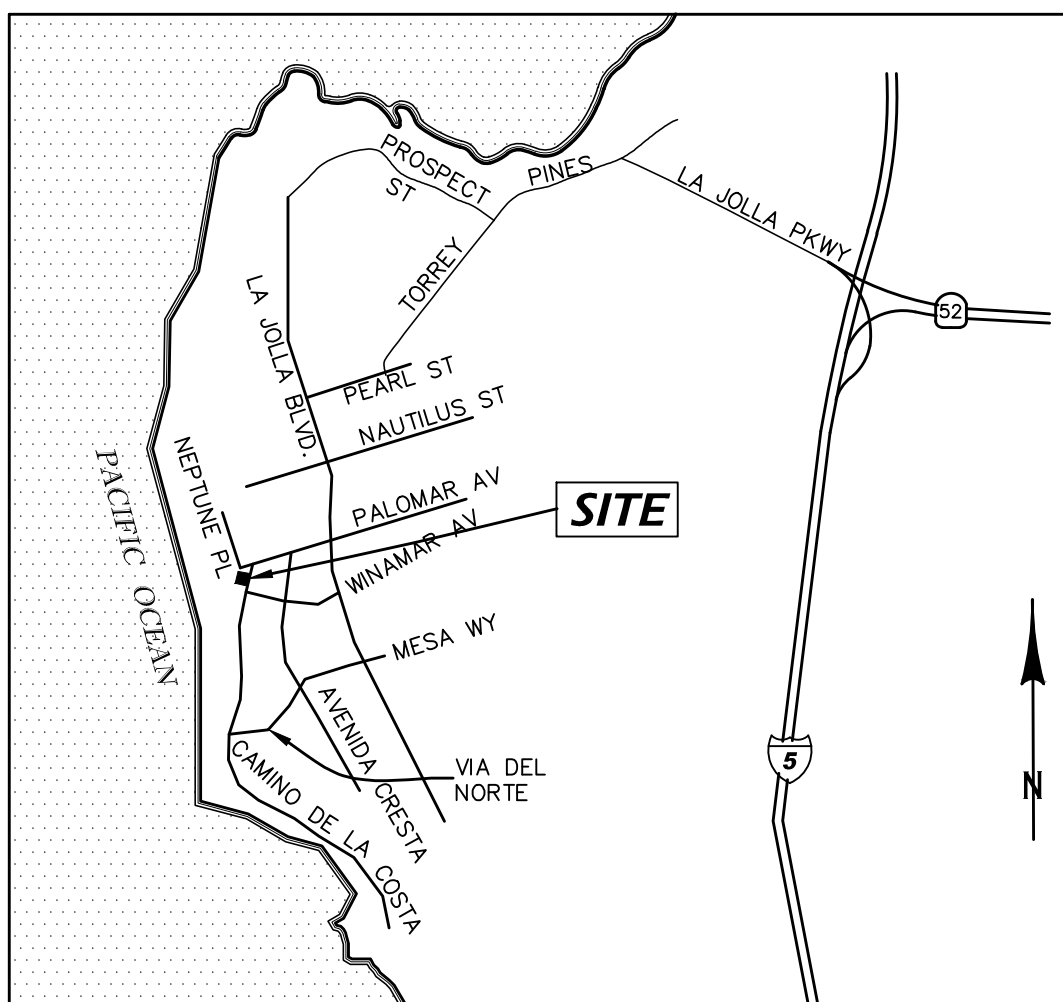
\* MAXIMUM CUT DEPTH OCCURS IN PROPOSED BASEMENT / STRUCTURE OR POOL. MAXIMUM CUT OUTSIDE OF BUILDING FOOTPRINT AND POOL IS 2.0 FEET (BIORETENTION AREA)

\*\* TOTAL CUT INTO Oop & Kip = 875 CUBIC YARDS

### GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	10,238 S.F.
AMOUNT OF CUT:	1,300 CUBIC YARDS **
AMOUNT OF FILL:	25 CUBIC YARDS
MAXIMUM HEIGHT OF FILL SLOPE(S):	1.2 FEET
MAXIMUM HEIGHT OF CUT SLOPE(S):	3.0 FEET
AMOUNT OF IMPORT/EXPORT SOIL:	1,275 CUBIC YARDS
RETAINING/ CRIB WALLS:	LENGTH 65 FEET

% OF TOTAL SITE:	33.5%
MAXIMUM DEPTH OF CUT:	11.5 FEET
MAXIMUM DEPTH OF FILL:	1.0 FEET
SLOPE RATIO:	2:1
SLOPE RATIO:	10:1
MAXIMUM HEIGHT:	1.5 FEET



VICINITY MAP  
THOMAS BROS. MAP 1247-E2  
NO SCALE

CITY OF SAN DIEGO, CALIFORNIA	
COASTAL DEVELOPMENT PERMIT/ SDP	
SHOUGH RESIDENCE	ORIGINAL 12/20/2016
6436 CAMINO DE LA COSTA LA JOLLA, CA 92037	
GRADING PLAN	
DRAWN BY: GC	CHECKED BY: JC
SHEET 1 OF 1	

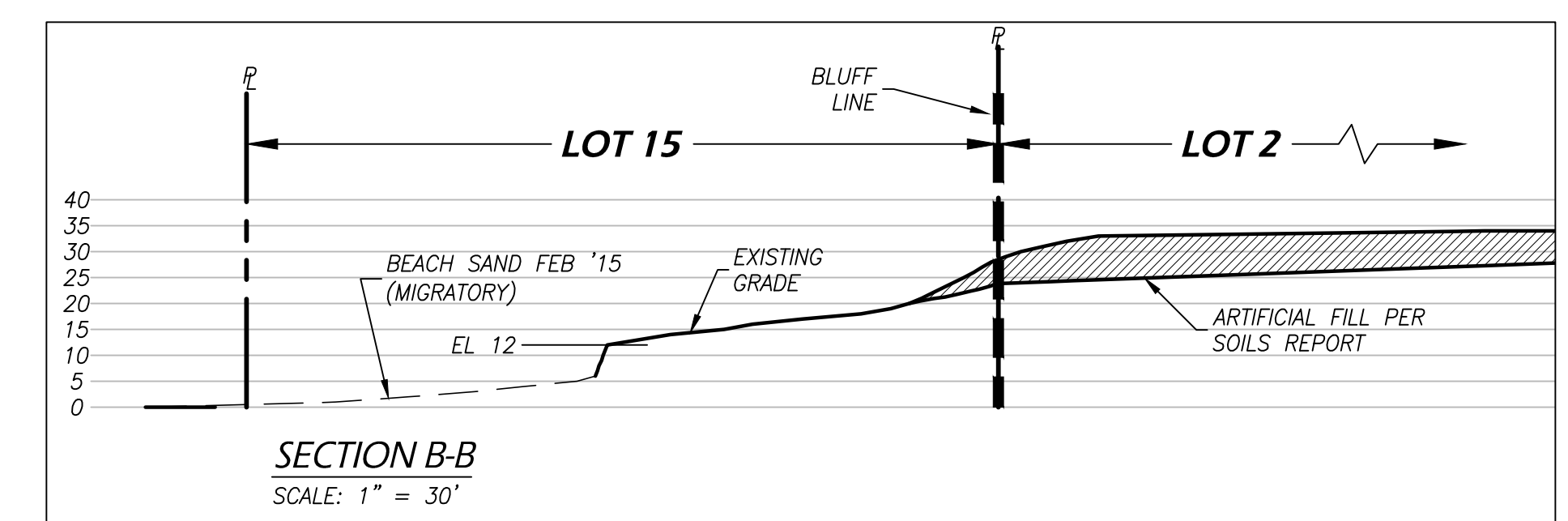
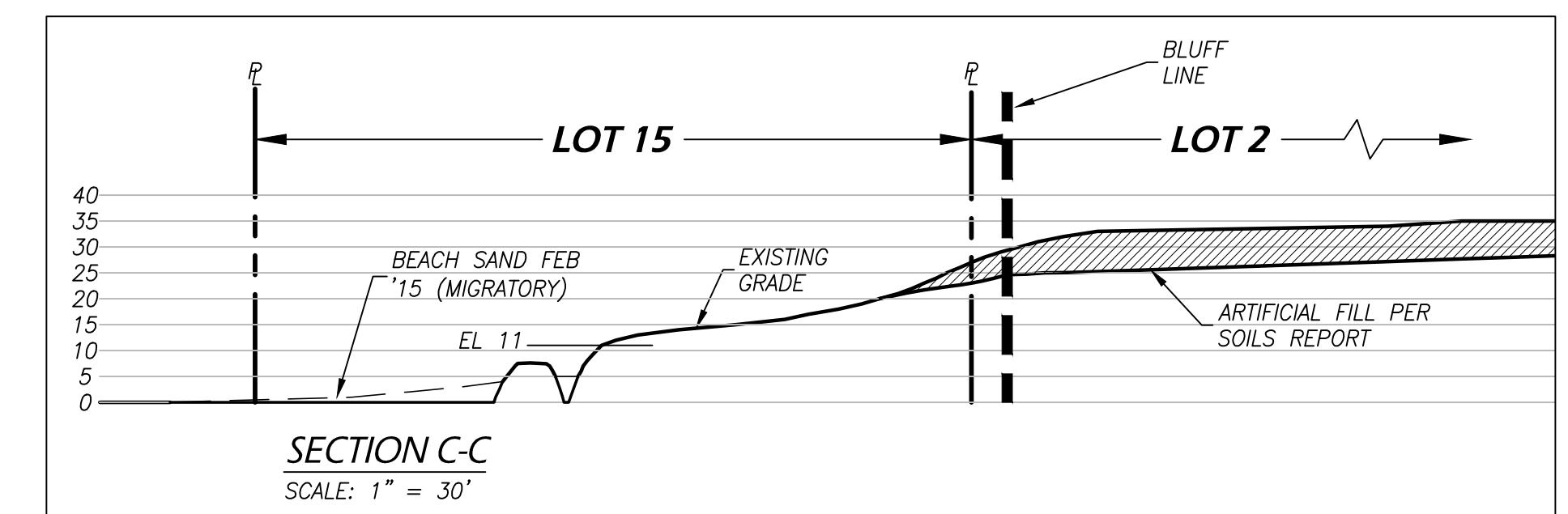
CE COFFEY ENGINEERING, INC.  
7646 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (619) 831-0111 FAX (619) 831-0179





# LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		
PROPERTY LINE - OFFSITE		
SPOT ELEVATION		+100.00 100.00
EDGE OF PAVING		
RETAINING WALL		
CONTOUR		90
FENCE OR WALL		
BRUSHLINE / TREE CANOPY		
POWER POLE		PP
WATER VALVE		
STREET SIGN		
STREET LIGHT		
BUILDING FOOTPRINT OR ROOF LINE		
TREE; PALM		
BLOCK WALL		
POLE OR POST		



**CE** COFFEY ENGINEERING, INC.  
10660 SCRIPPS RANCH BLVD, SUITE 102, SAN DIEGO, CA 92131 PH (619) 831-0111 FAX (619) 831-0179

CITY OF SAN DIEGO, CALIFORNIA	
NEIGHBORHOOD DEVELOPMENT PERMIT	
SHOUGH RESIDENCE 6436 CAMINO DE LA COSTA LA JOLLA, CA 92037	ORIGINAL 4/14/16
	REVISIONS
TOPOGRAPHIC EXHIBIT	
C.2	
DRAWN BY: GC	SHEET 2 OF 2
CHECKED BY: JC	

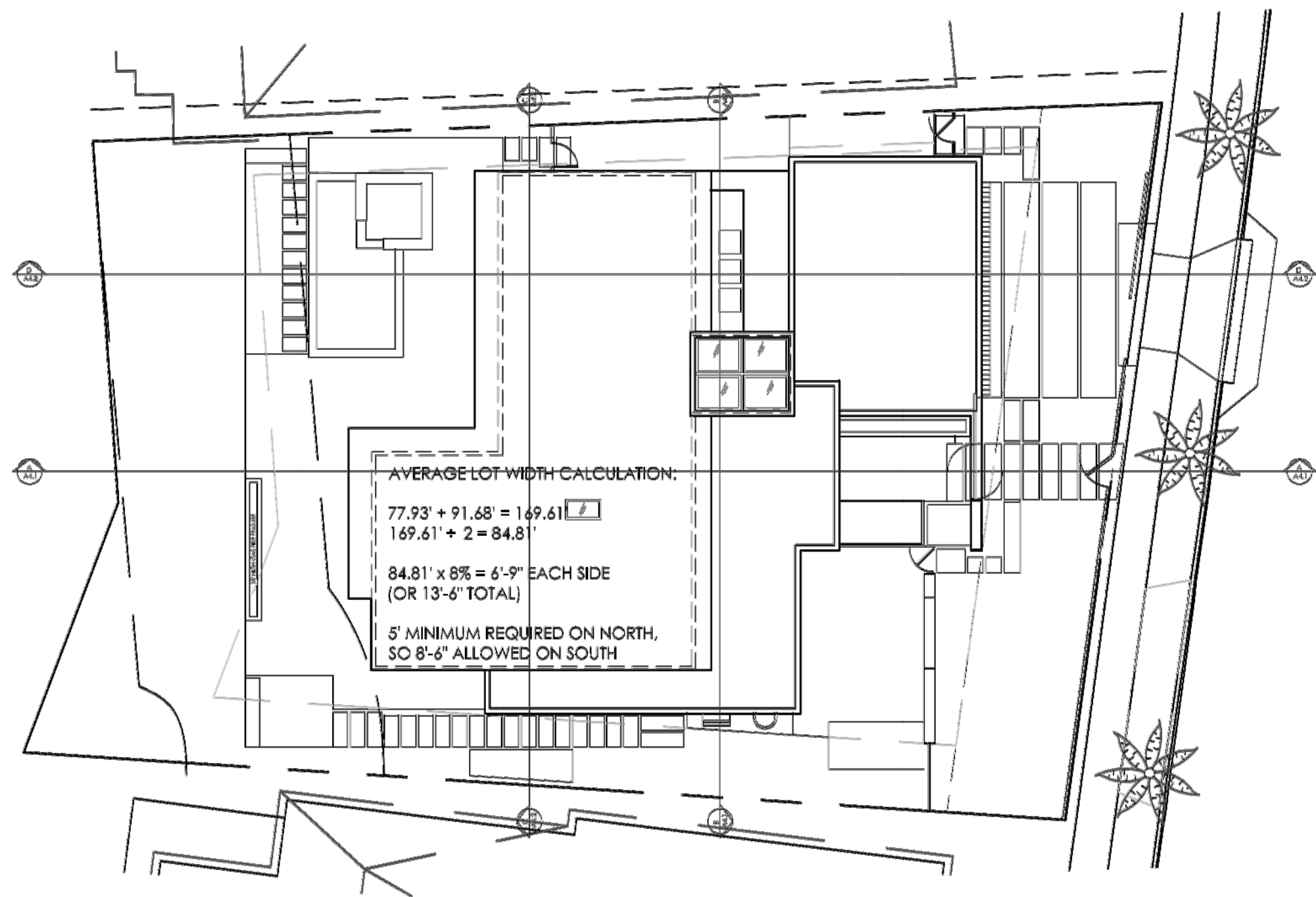


FIRE NOTES

1. BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET, SHALL BE PROVIDE PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT(S) PER FHPS POLICY K-00-2 (UFC 902.4).

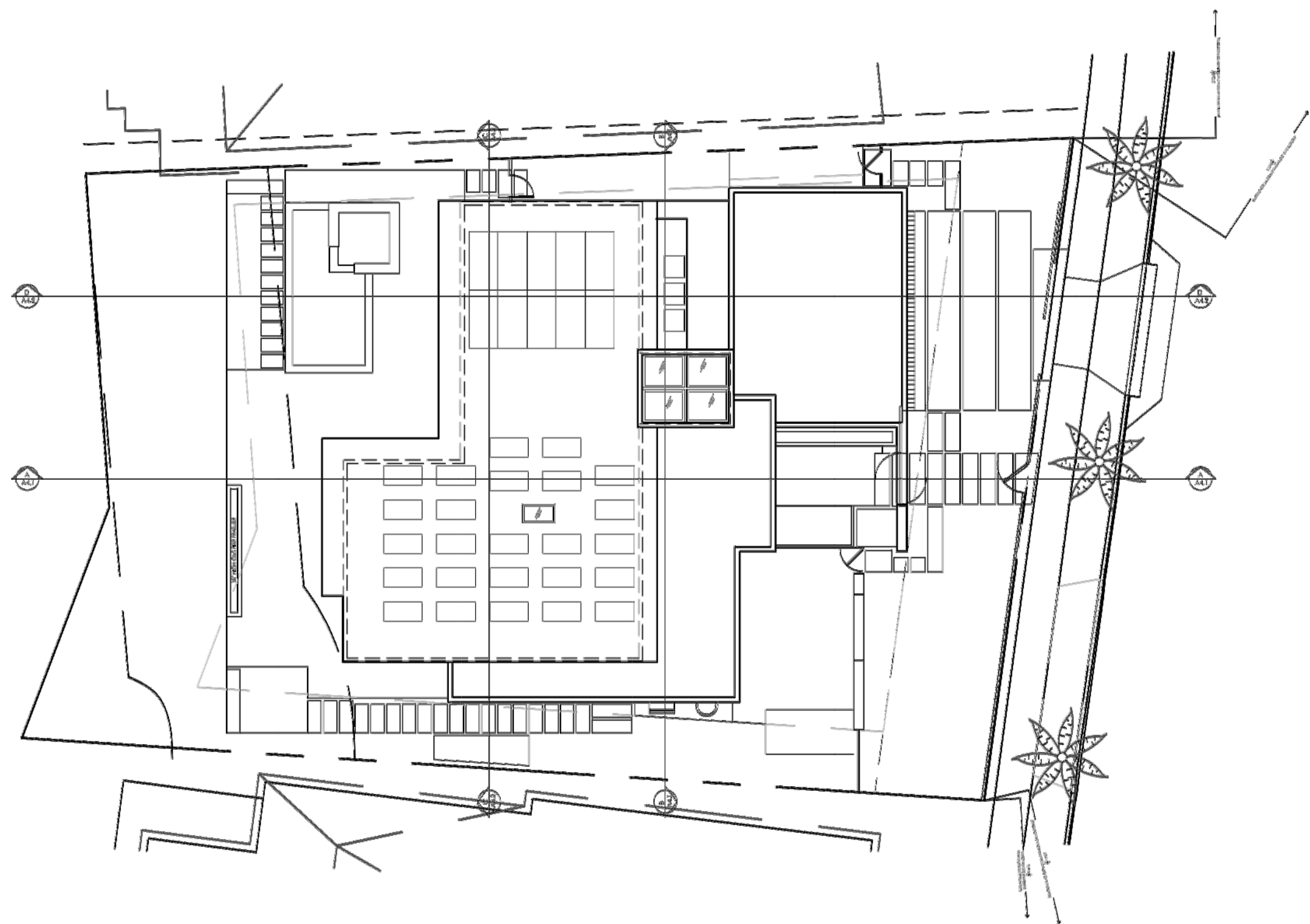
GENERAL SITE NOTES

1. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
3. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS
4. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
5. PROTECT AND MARK ALL EXISTING BUILDING STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THE TENANT IMPROVEMENT, AND MARK PERIMETER OF CONSTRUCTION ZONE.
6. COORDINATE WITH OTHER TENANTS THE TEMPORARY SHUT-OFF OF ANY SITE UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE, GAS SERVICE, WATER SERVICE, SEWER SERVICE, TELEPHONE SERVICE, CABLE OR OTHER DATA LINKS WITH ARE CONNECTED TO THE BUILDING.
7. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.



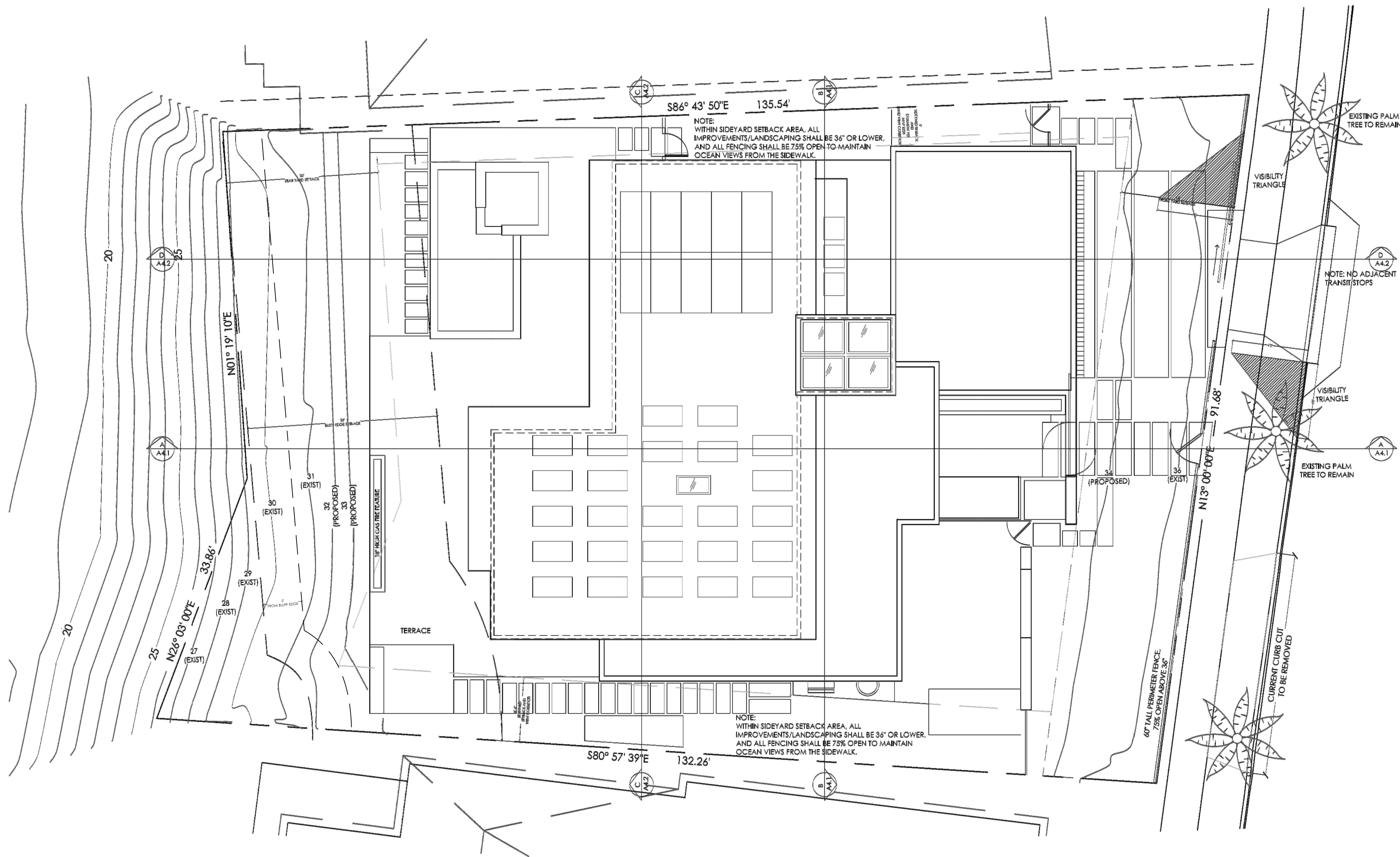
SIDEYARD SETBACK CALCULATION REFERENCE PLAN

$\frac{1}{16}'' = 1'-0''$



FIRE HYDRANT REFERENCE PLAN

$\frac{1}{16}'' = 1'-0''$



SITE PLAN

$\frac{1}{8}'' = 1'-0''$

MATRIX DESIGN STUDIO

8580 SPECTRUM LANE SUITE 1  
SAN DIEGO, CA 92121  
T: 858.546.0917  
F: 858.546.0693

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SHOUGH RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

CITY OF SAN DIEGO, CA  
COASTAL DEVELOPMENT PERMIT

PROJECT:  
SHOUGH RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

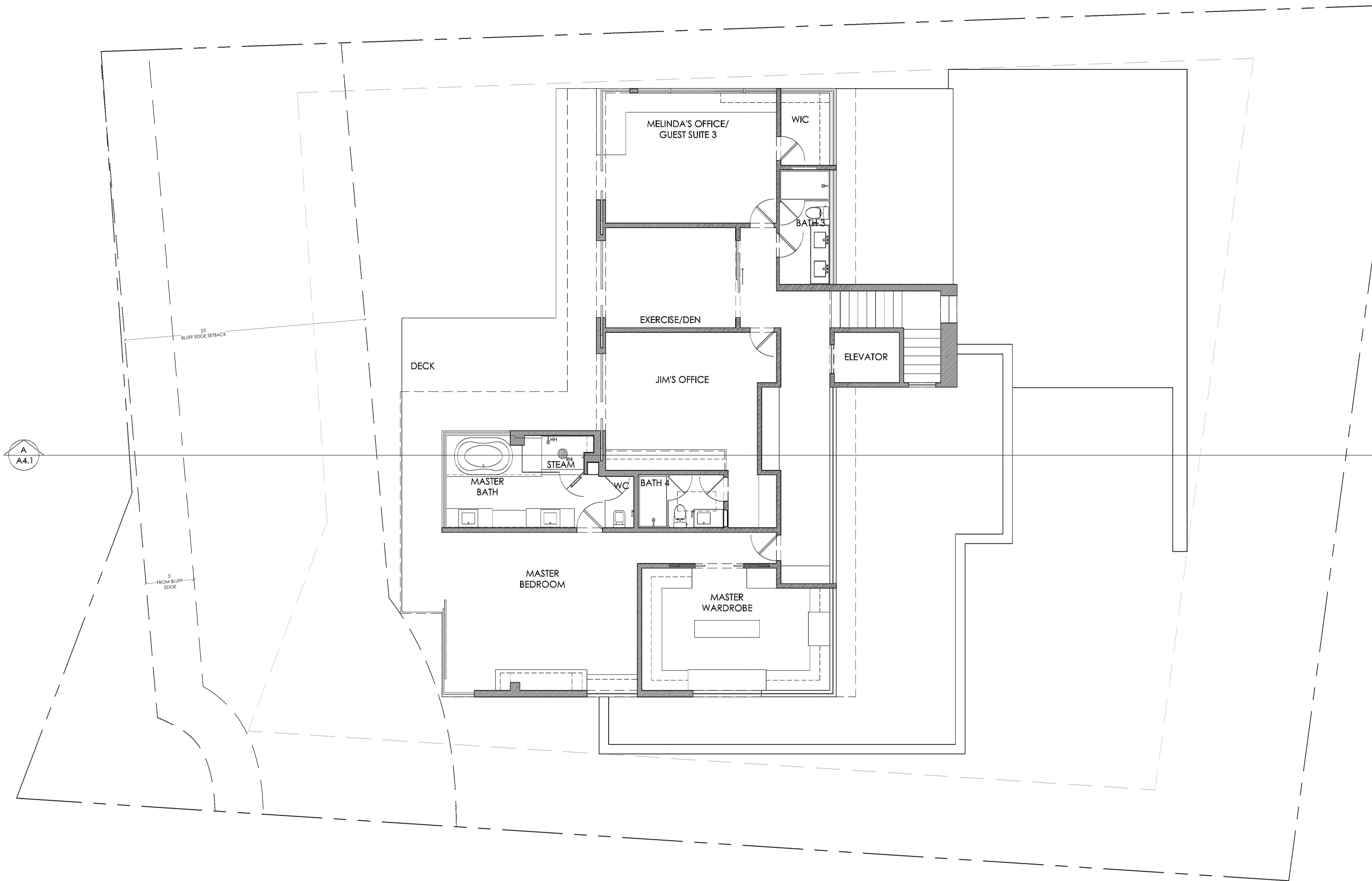
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SITE PLAN  
DRAWN BY: LEW  
SCALE:  $\frac{1}{8}'' = 1'-0''$   
DATE: 09.13.2016  
REVISION:  
10.03.2016

A1.0









UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



MATRIX  
DESIGN  
STUDIO

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SAN DIEGO, CA 92121  
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SHOUGH RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

CITY OF SAN DIEGO, CA  
COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:  
SHOUGH  
RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

TITLE:  
UPPER LEVEL FLOOR PLAN

DRAWN BY: LEW

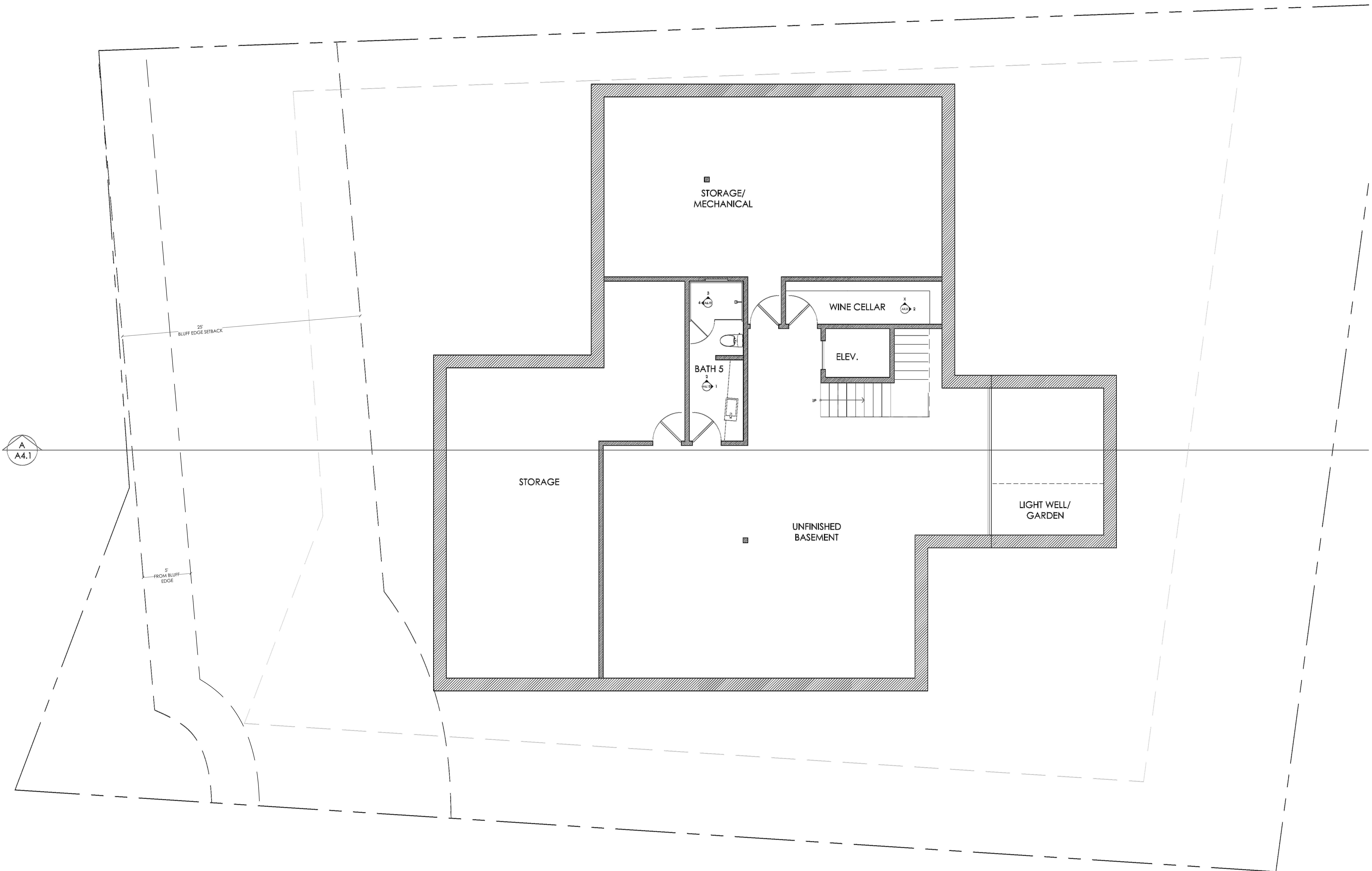
SCALE: 1/4" = 1'-0"

DATE: 09.13.2016

REVISION:  
10.03.2016

A1.2





LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



# MATRIX DESIGN STUDIO

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SAN DIEGO, CA 92121  
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F: 858.546.0693

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## SHOUGH RESIDENCE 6436 CAMINO DE LA COSTA LA JOLLA, CA 92037

CITY OF SAN DIEGO, CA  
COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:  
**SHOUGH  
RESIDENCE**  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

TITLE:  
LOWER LEVEL FLOOR PLAN

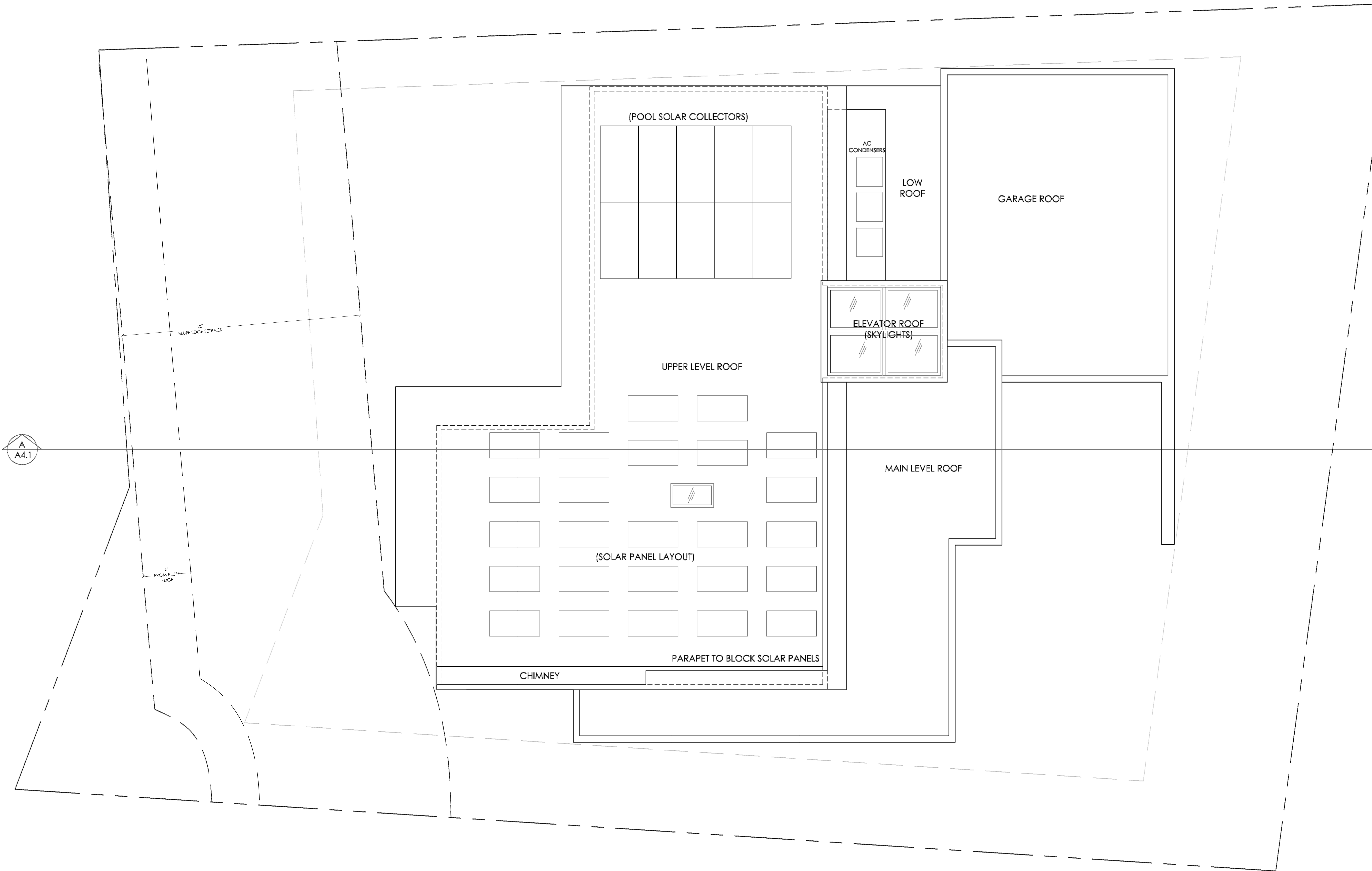
DRAWN BY: LEW

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

DATE: 09.13.2016

REVISION:  
10.03.2016

A1.3



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



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DEVELOPMENT  
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PROJECT:

SHOUGH  
RESIDENCE

6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

TITLE:

ROOF PLAN

DRAWN BY: LEW

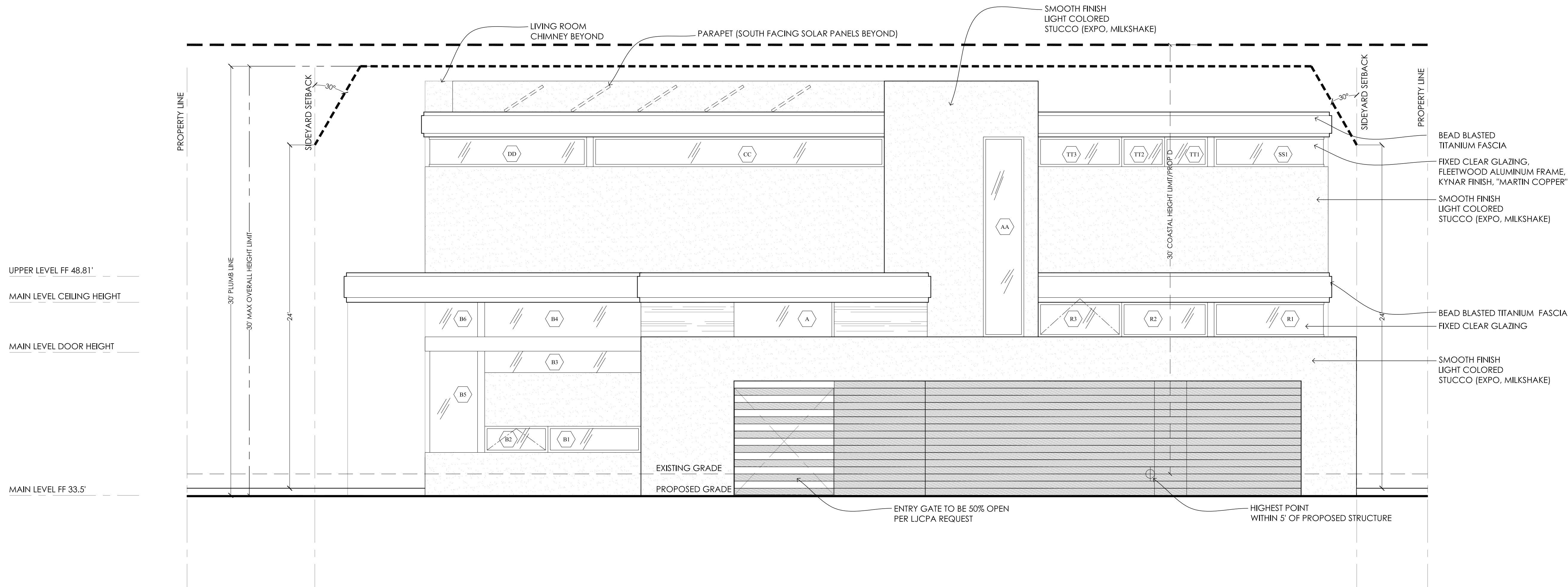
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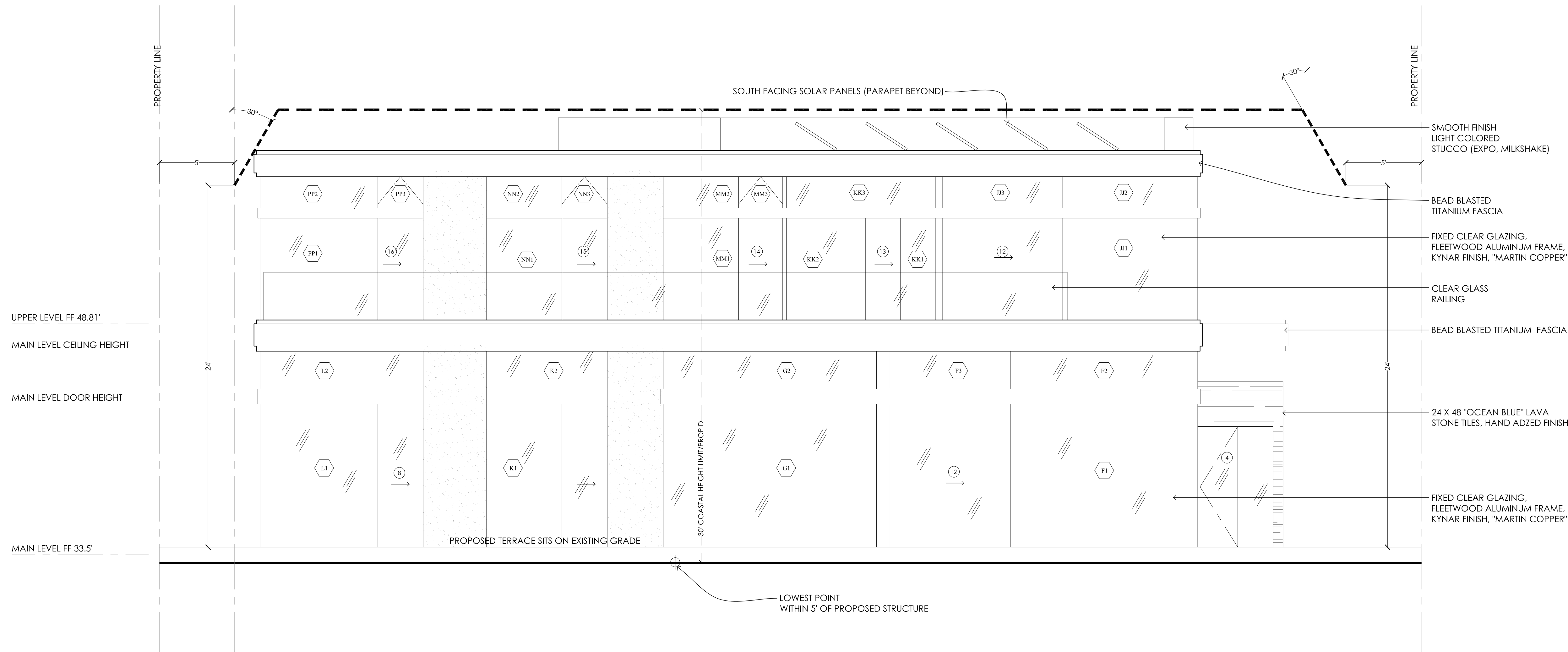
REVISION:

10.03.2016

A1.4



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



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

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# SHOUGH RESIDENCE 6436 CAMINO DE LA COSTA LA JOLLA, CA 92037

CITY OF SAN DIEGO, CA  
COASTAL DEVELOPMENT PERMIT

PROJECT:  
SHOUGH RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

TITLE:  
EAST AND WEST EXTERIOR ELEVATIONS

DRAWN BY: LEW

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

DATE: 09.13.2016

REVISION:  
10.03.2016

A2.1



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LA JOLLA, CA 92037

COASTAL  
DEVELOPMENT  
PERMIT

SHOUGH  
RESIDENCE

**TABLE 6**

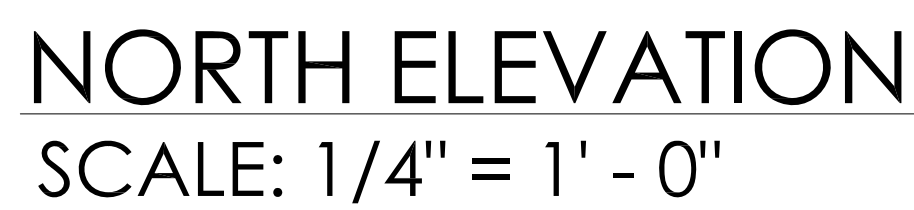
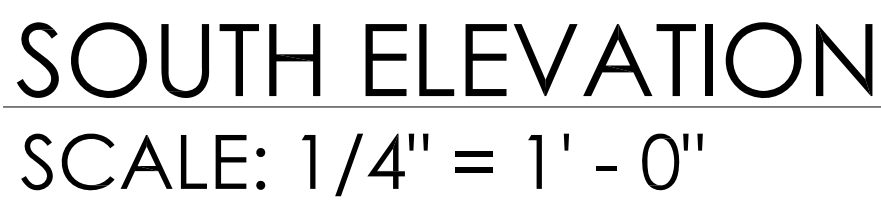
EAST AND WEST  
EXTERIOR ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$

REVISION:-

	10.03.2016
--	------------

Attachment 10



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SHOUGH RESIDENCE  
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CITY OF SAN DIEGO, CA  
COASTAL  
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PROJECT:  
SHOUGH  
RESIDENCE  
6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037

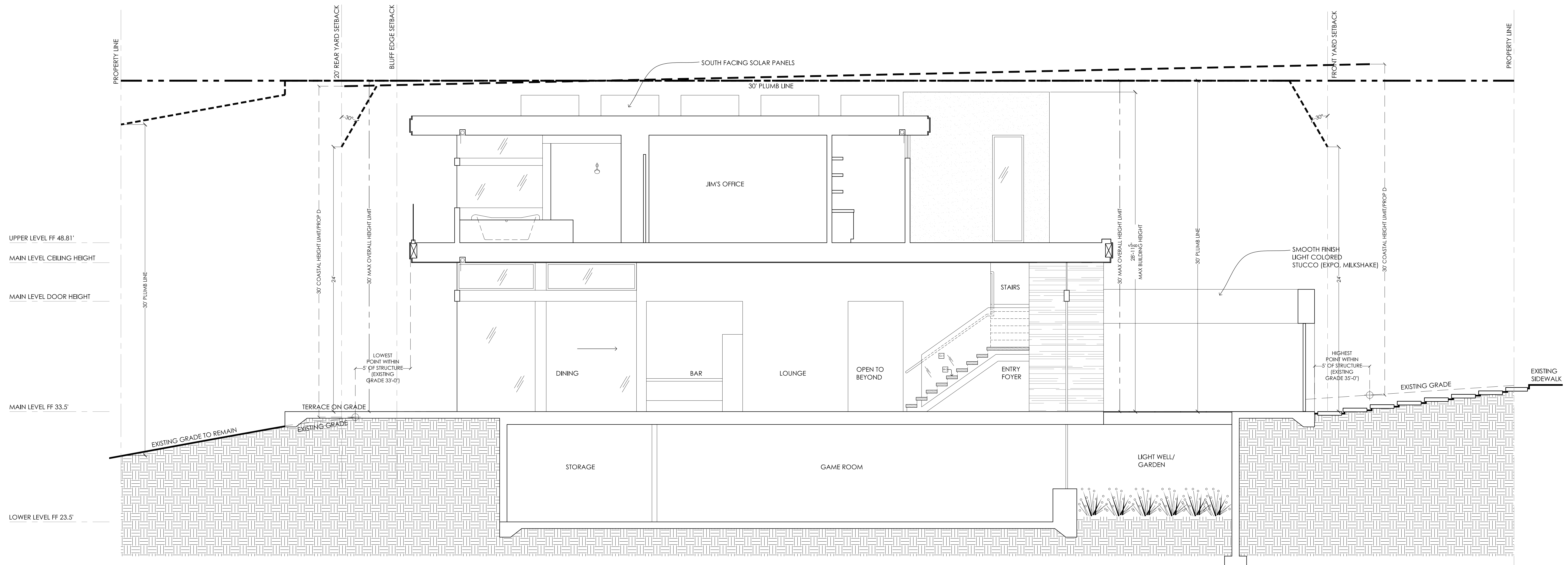
TITLE:  
BUILDING SECTIONS

DRAWN BY: LEW  
SCALE:  $\frac{1}{4}" = 1'-0"$   
DATE: 09.13.2016

REVISION:  
10.03.2016

A3.1

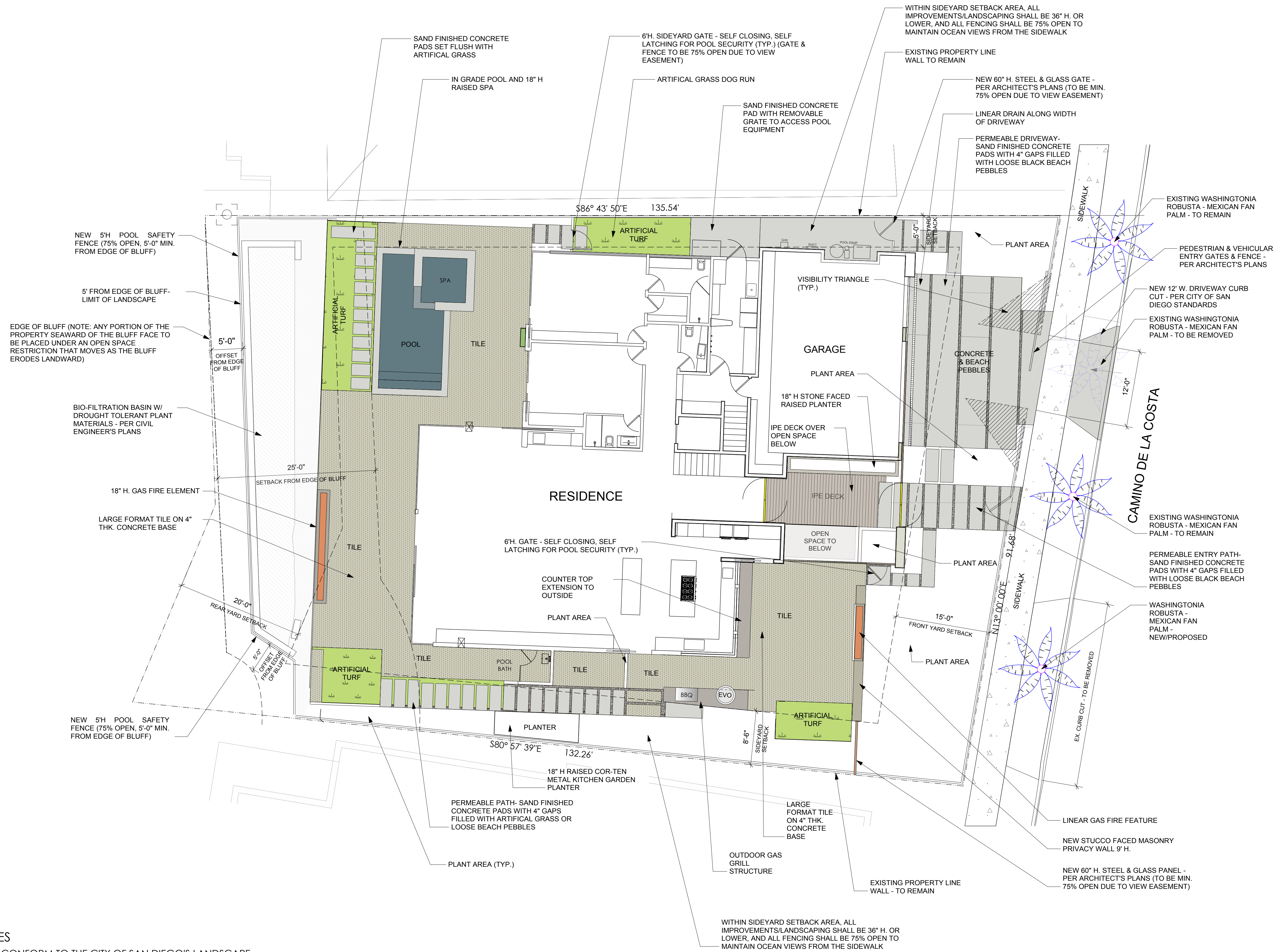
Attachment 10



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



This plan is a drawing which is subject to the field conditions. These conditions may require modifications as to the actual construction of the project in order to fulfill the intent of this plan or to conform to local building codes. All elevations and dimensions are to be confirmed in the field by the contractor. The contractor shall call dig-alert\* to locate underground utilities and structures prior to commencing work.



## CITY OF SAN DIEGO LANDSCAPE &amp; MAINTENANCE NOTES

1. ALL LANDSCAPE AND IRRIGATION REQUIRED BY THIS PERMIT SHALL CONFORM TO THE CITY OF SAN DIEGO'S LANDSCAPE REQUIREMENTS (SECTION 142.0400), THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MINIMUM TREE SEPARATION DISTANCE  
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS ) - 25 FEET
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403 (B)(5).
5. THERE IS TO BE NO PERMANENT IRRIGATION IN THE 25' GEOLOGIC SETBACK.
6. ANY PORTION OF THE PROPERTY SEAWARD OF THE BLUFF FACE TO BE PLACED UNDER AN OPEN SPACE RESTRICTION THAT MOVES AS THE BLUFF ERODES LANDWARD.



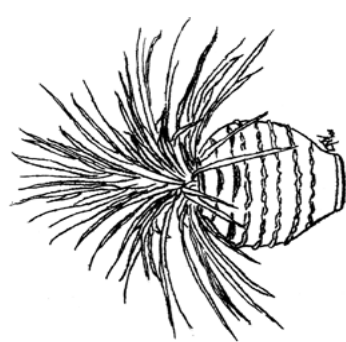
Revisions	By

# LANDSCAPE PLAN

NOT INTENDED FOR CONSTRUCTION

## SHOUGH RESIDENCE

6436 CAMINO DE LA COSTA  
LA JOLLA, CA 92037



landscape design... creation... solutions...

DEBORA CARL  
garden design

fax 760 479-0082  
www.deboracarl.com

760 212-8819

Date 06/27/2016

Scale  $1/8" = 1' - 0"$

Drawn	DC
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CAD File
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Sheet

L-1

Of



