

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370



# Th24b

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49th Day: December 26, 2007  
180th Day: May 5, 2008  
Staff: G. Cannon-SD  
Staff Report: December 20, 2007  
Hearing Date: January 9-11, 2008

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-07-85

Applicant: Randy and Jayne Yee

Agent: Timothy Irish

Description: Request for after-the-fact approval for demolition of an existing residence; and construction of a new two-story, 4,758 sq. ft. single-family residence (including attached garage) involving approximately 50 cu. yds. of balanced grading on 12,150 sq. ft. lot.

Lot Area	12,150 sq. ft.
Building Coverage	3,854 sq. ft. (32%)
Pavement Coverage	425 sq. ft. (03%)
Landscape Coverage	7,000 sq. ft. (58%)
Unimproved Area	871 sq. ft. (07%)
Parking Spaces	2
Zoning	Low Residential
Plan Designation	Low Residential (3 du/ac)
Project Density	3.5 du/ac
Ht abv fin grade	24 feet

Site: 662 Canyon Drive, Solana Beach, San Diego County. APN: 263-221-08

Substantive File Documents: City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Permit #17-05-40 DRP/SDP; CDP #6-01-187/Yee, Tuma.

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STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff is recommending approval of the project with conditions. The primary coastal issues involve water quality impacts to San Elijo Lagoon as well as public views of the site from within San Elijo Lagoon Ecological Reserve and from Interstate 5. To address the potential visual prominence of the structure as seen from these areas, conditions have been attached to require trees and landscaping be installed adjacent to the residence to effectively break up the facade of the structure and that the home only be colored with earth tones. In addition, a small corner

of property has a natural steep slope which will be placed into open space to prohibit future development. To address water quality concerns, the project is conditioned to assure the use of Best Management Practices so that runoff from the site will not adversely affect the coastal waters of San Elijo Lagoon. A deed restriction identifying all conditions of approval is also required to assure all future property owners are aware of these conditions.

Standard of Review: The City of Solana Beach does not yet have a certified Local Coastal Program. As such, the standard of review for the proposed development is Chapter 3 of the Coastal Act.

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I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:**     *I move that the Commission approve Coastal Development Permit No. 6-07-85 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Landscaping Plan. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and written approval of the Executive Director, a final landscaping plan approved by the Fire Department and City of Solana Beach. Said plan shall include the following:

- a. A plan showing the type, size, extent and location of all trees to be removed and planted on site and shall include, at a minimum, the planting/retention of 3 trees (24-inch box or 5-foot trunk height minimum) or 3 similarly sized plants (which at maturity will exceed the roofline of the structure) to be located adjacent to the residence in a manner so as to maximize screening and to break up the facade of the structure from views from San Elijo Lagoon and Interstate 5.
- b. The landscape palate within the inner 30 ft adjacent to the residence shall emphasize the use of drought-tolerant native species, but use of drought-tolerant, non-invasive ornamental species is allowed as a small garden component. All other proposed landscaping shall be drought-tolerant and native, non-invasive plant species that are obtained from local stock, if available. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction
- d. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- e. The use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- f. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest,

shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Exterior Treatment. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and approval in writing of the Executive Director, a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed residence. The color of the structure and roof permitted herein shall be restricted to color compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents. All windows on the north side of the residence shall be comprised of non-glare glass.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Drainage Plan. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan approved by the City of Solana Beach documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Open Space Restriction. No development, as defined in section 30106 of the Coastal Act shall occur in the area generally described as steep slopes of 25% grade or greater located on the northwestern corner of the subject site as depicted in an exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for:

- a. Necessary brush management or authorized landscaping.

**PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI FOR THIS PERMIT**, the applicant shall submit for the review and approval of the Executive Director and, upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the portion of the subject property affected by this condition, as generally described above and shown on Exhibit #4 attached to this staff report.

5. Future Development Restriction. This permit is only for the development described in coastal development permit No. 6-07-85. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the development governed by coastal development permit No. 6-07-85. Accordingly, any future improvements to the single family house authorized by this permit, shall require an amendment to Permit No. 6-07-85 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. Deed Restriction. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed development involves after-the-fact demolition of an existing single-family residence and the construction of a new two-story, 4,758 sq. ft. single-family residence involving approximately 50 cu. yds. of balanced grading on a 12,150 sq. ft. lot. The project is located in Solana Beach on an inland hillside on the northeast side of Canyon Drive just west of Interstate 5 and adjacent to a portion of San Elijo Ecological Reserve and Lagoon. The proposed residence will be located slightly closer to the Reserve than the existing residence, but will not be located closer to the Reserve than the existing homes on either side.

The existing home (which has already been demolished) was constructed in the 1950's. In March of 2002, the Commission approved a request by the applicant to construct a 1,651 sq. ft. second-story addition to the existing one-story 2,832 sq. ft. residence (Ref. CDP #6-01-187/Yee, Tuma). The addition required a coastal development permit because the site is located between the sea and the first coastal roadway and represented a greater than 10% addition. The special conditions of approval were never satisfied and the permit subsequently expired. In addition, although the Commission action of March 2002 did not include demolition of the residence, the applicant subsequently demolished the residence. Since demolition of the residence would have also required a coastal development permit, the demolition represents a violation of the coastal act which the applicant proposes to resolve with the subject after-the-fact request.

The project site is located in Solana Beach approximately 1¼ miles inland of the shoreline. Solana Beach does not have a certified local coastal plan, therefore, the standard of review is the Coastal Act.

2. Visual Resources. Section 30251 of the Coastal Act states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The proposed structure will be located on top of a hillside overlooking San Elijo Lagoon Ecological Reserve and will be visible from trails within the Reserve as well as from Interstate 5 to the east. The northwest portion of the property is located within the City's Hillside Overlay Zone, which restricts development in areas in excess of 25% slopes and seeks to preserve natural topography and scenic qualities of the City. However, the project will occur on the existing flat section of the lot and no new development will encroach onto a small section of steep slopes that occur on the northwest corner of the lot. The proposed development is located in an established residential neighborhood consisting of both one and two-story residences and the proposed residence will not be out of character with existing development. However, because of its visibility from off-site public areas, it is important that the proposed residence be screened and softened in its appearance.

In order to break up the facade of the structure and soften views of the residence from a distance, Special Condition #1 requires that the applicant submit a final landscape plan indicating that the applicant will plant and/or retain at least 3 trees (24-inch box or 5-foot trunk height minimum) or 3 similarly sized plants which at maturity will exceed the roofline of the residence. The required landscaping will reduce the visual prominence of the development. However, given the vegetated nature of the adjacent San Elijo Ecological Reserve which consists of dark green and brown landscape, if the exterior of the proposed residence was white or brightly colored, the house would contrast

significantly with the surrounding natural park, causing the house to be visually prominent on the hillside.

Therefore, the Commission finds that in order for the proposed development to be consistent with the visual resource protection policies of the Coastal Act, the color of the house must be restricted to colors that will blend in with the surrounding hillside. Accordingly, Special Condition #2 requires the applicant to submit a color board indicating that the exterior colors of the proposed residence will be earthen tones (greens, browns, tans, grays or other dark colors) compatible with the surrounding natural environment. In this way, the proposed home as viewed from surrounding public vantage areas will not stand out prominently, but will blend in with the adjacent natural hillside. The Commission has a long history of requiring landscaping and color restrictions on new development around San Elijo Ecological Reserve and Park in order to preserve the scenic quality of the Reserve and surrounding hillsides (ref. CDP Nos. 6-88-193/Morrison; #6-93-176/Dougherty; #6-98-1/Skerrett; #6-99-68/Roskowski; #6-99-76/Burger; #6-00-11/Macleod; #6-04-37-A1/Dudek, #6-05-129/Thomas and #6-06-40/Hoover). In addition, these same conditions were required as part of the previously approved permit for a residential addition at the site which subsequently did not occur (Ref. 6-01-187/Yee, Tuma).

Although the attached special conditions will mitigate the potential visual impacts of the proposed development, future development of the site through additions to the residence or other features such as detached garages or storage sheds could result in adverse impacts on the visual resources of the area which may not be subject to the landscaping or coloring conditions of the subject permit. Therefore, Special Condition #5 has been attached which provides that any future development of the site will require an additional coastal development permit or amendment to the subject permit. In this way, the Commission can be assured that any adverse visual impacts from future development can be addressed through additional Commission review.

Therefore, with special conditions relating to landscaping, coloring and future development, potential visual impacts from the proposed development will be reduced consistent with the visual protection policies of the Coastal Act.

3. Resource Protection. The following Coastal Act policy is applicable to the proposed development:

**Section 30240**

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would

significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The northeastern side of subject site lies immediately adjacent to San Elijo Lagoon Ecological Reserve. San Elijo Lagoon is an environmentally sensitive habitat area and Regional Park that is managed jointly by the California Department of Fish and Game and the San Diego County Parks and Recreation Department. In addition, San Elijo Lagoon is one of the 19 priority wetlands listed by the State Department of Fish and Game for acquisition. The lagoon provides habitat for at least five State or Federal-listed threatened or endangered birds that include the California least tern, the light-footed clapper rail, Belding's savannah sparrow, the brown pelican and the western snowy plover. As such, potential adverse impacts on sensitive resources as a result of activity surrounding the lagoon could be significant.

The proposed residence raises a concern that any necessary brush management required by the Fire Department for the new development could adversely affect habitat if it involved removal or cutting of significant vegetation within San Elijo Lagoon Ecological Park. In such cases, the Commission would typically require that the applicant examine alternatives to the design of the development so as to avoid the additional brush management requirements over what exists today with the existing residence. The fire department has identified that because the proposed development is located adjacent to a natural area it will be subject to the Wildland Urban Interface code (WUI) which requires brush management 100 ft. around the residence. The WUI code generally requires clearing of fire prone vegetation within the first 30 ft. surrounding the structure and thinning or pruning of vegetation in the outer 70 ft. Since the proposed residence will be sited approximately 45 ft. from the border of San Elijo Lagoon Ecological Park, there is a concern that the fire department may require some brush clearing within the Reserve. The applicant's landscape architect has identified that the closest stands of native Coastal Sage Scrub habitat are at least 103 ft. away from the rear face of the proposed building. Therefore, in this case, even if it were necessary to thin or cut-back vegetation in the outer 70 ft. of the 100 ft. WUI zone, no ESHA would be affected. In addition, the proposed residence will not be sited any closer to the Reserve than the homes located on either side of the subject property. Since these adjacent homes also could be required to conform to the 100 ft. brush management requirements of the WUI code, any additional 100 ft. perimeter requirements for the subject residence would generally coincide with the adjacent existing residence. In addition, as described previously, any marginal increase in the WUI 100 ft. perimeter resulting from the proposed development will not require impacts to ESHA since no ESHA occurs within 100 ft. of the proposed development. Therefore, the proposed development will not result in increased impacts to ESHA due to brush management requirements.

Although the proposed development will not result in impacts to ESHA resulting from brush management requirements, new landscaping that might occur as part of the residential improvements could impact the habitat of San Elijo Lagoon if invasive species were allowed to propagate on the site. On similar projects surrounding San Elijo Lagoon approved by the Commission, the applicants have been prohibited from the use of



invasive species and have been required to plant only drought-tolerant, native and non-invasive plant species. Over time these conditions have proven difficult for applicants since a strict interpretation would mean a home owner would be prohibited from planting roses or other garden plants although such plants do not have the potential of adversely affecting the habitat of the San Elijo Lagoon Ecological Reserve. The California Invasive Plant Council advocates the use of drought-tolerant, non-invasive plants on residential properties such as the subject property and does not suggest using only native plants. In this case, the Commission finds that some non-native, non-invasive species can be permitted, at least in the area near the residence. Special Condition #1 has been attached which requires the use of only drought-tolerant, non-invasive species within 30 ft. of the proposed residence. The Executive Director of the San Elijo Lagoon Conservancy supports the proposed allowance of non-invasive ornamental plants within 30 ft. perimeter of the proposed residence (Ref. CDP #6-06-40/Hoover). Special Condition #1 also requires any area beyond 30 ft. from the residence that is proposed for landscaping shall be restricted to native, drought-tolerant and non-invasive species. Special Condition #1 also prohibits the use of rodenticides that contain anticoagulant compounds, and requires that all plantings be maintained.

In addition, as previously described above, Special Condition #5 has been attached which requires that any future development of the site will require an additional coastal development permit or amendment to the subject permit. Section 13250 of the Commission's Code of Regulations exempts an addition of less than 10% to existing development unless the Commission requires a permit as part of the original development as in this case. With this condition, the Commission can be assured that the applicant will be unable add onto the residence unless first having it approved by the Commission to assure the addition will not adversely impact ESHA, for instance, in terms of potential additional brush management requirements.

Finally, Special Condition #6 requires the applicant to record a deed restriction imposing the conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. This restriction will serve to notify future owners of the terms and conditions of the permit such as the landscaping requirements.

In summary, as conditioned, the proposed project is designed to prevent adverse impacts to the resources within San Elijo Lagoon Ecological Reserve and, therefore, the Commission finds that the subject proposal is consistent with Section 30240 of the Coastal Act.

4. Runoff/Water Quality. Sections 30231 and 30240 of the Coastal Act require that the biological productivity of coastal waters be maintained by, among other means, controlling runoff and state, in part, that:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine

organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrapment, controlling runoff, ....

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed development will be located at least 25 feet from the edge of an inland hillside above a portion of San Elijo Lagoon Ecological Reserve. As such, drainage and run-off from the development could potentially affect water quality within San Elijo Lagoon. The City's approval requires that all drainage from the development site, including run-off from the roof, drain into onsite pervious surfaces.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition Nos. 1 and 3 have been attached. Special Condition #1 requires the maintenance of existing drought tolerant landscaping on the site consisting of trees and ground cover. Special Condition #3 requires that runoff from the roof, driveway and other impervious surfaces be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being collected and conveyed off-site. Directing on-site runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from small developments such as the subject proposal. As conditioned, the landscaping plan will serve to reduce any impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Sections 30231 and 30240 of the Coastal Act.

5. Public Access. The subject site is located between San Elijo Lagoon and the first coastal roadway. In accordance with Section 30604(c), the Commission finds the proposed development to be in conformity with all public access and public recreation policies of Chapter 3 of the Act. Although the project site lies adjacent to San Elijo Lagoon Ecological Reserve, there are currently no access opportunities to the lagoon from the project site. In addition, an access trail into the park currently exists approximately 3 lots to the east of the site and the proposed project will not impact that access. Therefore, the proposed development will not affect public access to the lagoon.

6. Unpermitted Development. Unpermitted development has occurred on the subject site involving the demolition of a single-family residence. The applicant is seeking after-the-fact approval for residential demolition in this permit application.

Although development has taken place prior to submission of this permit application, consideration of this permit application by the Commission has been based solely upon the policies of Chapter 3 of the Coastal Act. Commission review and action on this permit application does not constitute a waiver of any legal action with regard to the alleged violations.

7. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The site is zoned and designated for low residential development at a maximum allowable density of 3 dwelling units per acre (dua) in the City of Solana Beach Zoning Ordinance. The subject development, as conditioned, is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated. Therefore, the Commission finds that the proposed development, as conditioned, will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

8. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including conditions addressing use of native and non-invasive plant species, visual treatment and the use of Best Management Practices will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

#### STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

N ↑

Site

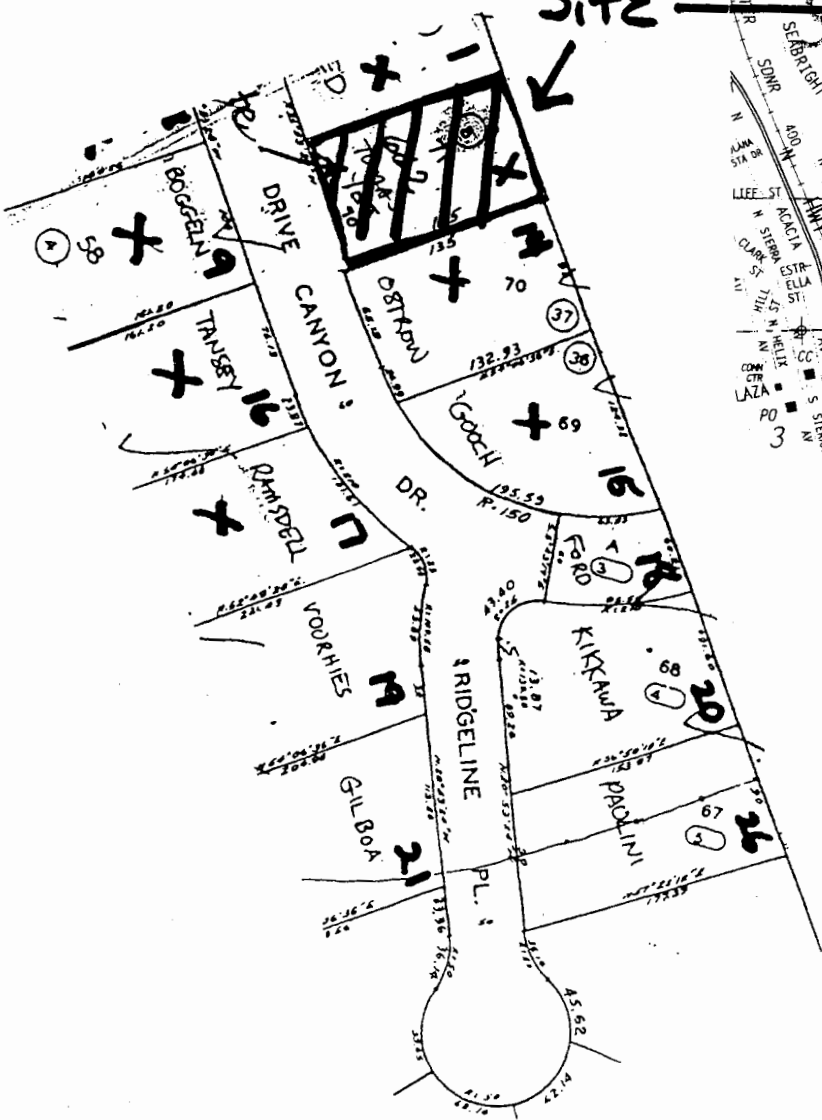
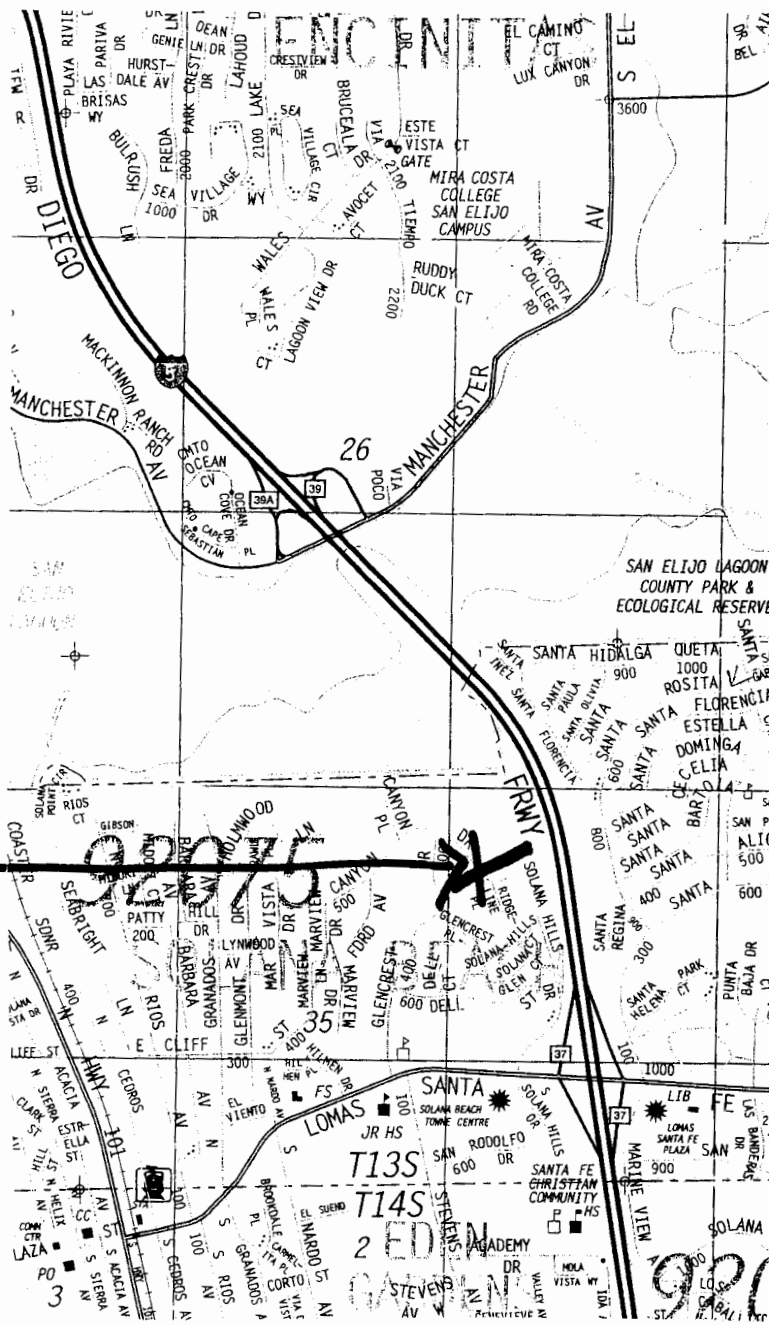


EXHIBIT NO. 1
APPLICATION NO.
<b>6-07-85</b>
Location Map
 California Coastal Commission



A-3

GENERAL  
ELEVATION

Sheet Title

2. All drawings and specifications shall conform to the latest edition of the California Building Code and the California Coastal Commission's rules and regulations.

KTA & Associates, Inc.

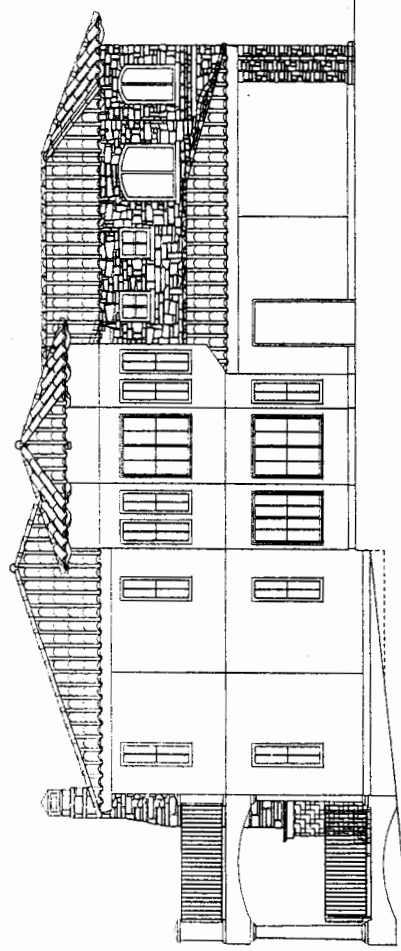
Yee Residence  
NEW TWO STORY RESIDENCE  
662 CANYON DRIVE  
SOLANA BEACH CA 92075

4265 WESLA VISTA WAY #2  
LOS ANGELES, CALIFORNIA 90024  
PHONE: 760-754-8191  
FAX: 760-754-8291

DATE: 12/20/84  
BY: KTA

1/8" = 1'-0"

WEST ELEVATION - YEE RESIDENCE



1/8" = 1'-0"

EAST ELEVATION - YEE RESIDENCE

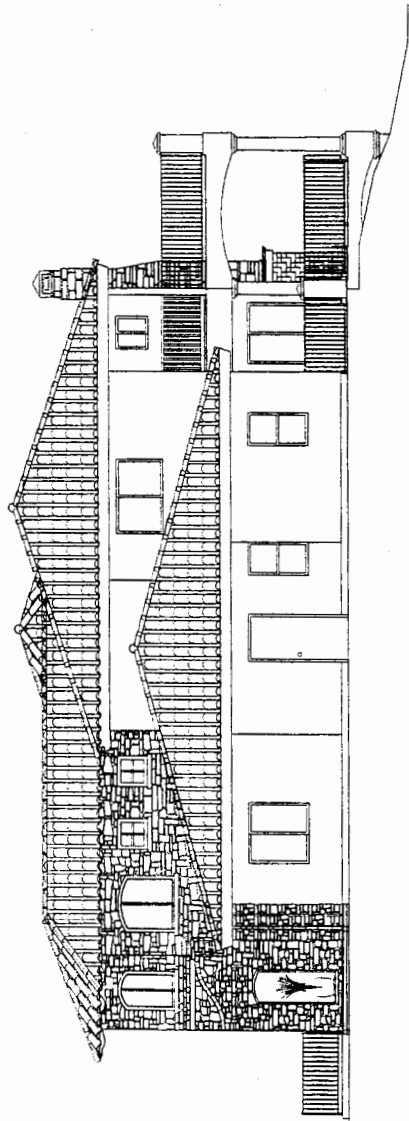



EXHIBIT NO. 3
APPLICATION NO.
<b>6-07-85</b>
Elevations
 California Coastal Commission

N35.53'24"W 90.00'

