

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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STAFF REPORT AND RECOMMENDATION ON APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-LJS-99-147

APPLICANT: Stephen Rutherford

PROJECT DESCRIPTION: Remodelling and construction of an approximately 1,546 sq.ft. one-story addition to an existing 2,873 sq.ft., one-story single-family residence on a 16,480 sq.ft. oceanfront lot.

PROJECT LOCATION: 7080 Neptune Place, San Diego, La Jolla, San Diego County.
 APN 351-210-02

APPELLANTS: Sara J. Wan, California Coastal Commission Chairwoman; Christine Kehoe, California Coastal Commissioner

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission, after public hearing, determine that substantial issue exists with respect to the grounds on which the appeal has been filed. Staff also recommends on de novo that the Commission approve the proposed request subject to several special conditions. The proposal involves remodel and several additions to an existing beachfront home. One portion of the project involves an addition to the home that will extend seaward of the existing residence and to within four feet of the western property line. Based on review of submitted geotechnical reports, the Commission's staff geologist has concluded that the applicants have not documented that the proposed seaward addition will be safe for its anticipated life. In addition, the proposed seaward addition, which is proposed very close to the western property line, would not leave sufficient room on private property to construct shoreline protection in the future, should it be needed to protect the existing residence. Therefore, staff is recommending that the Commission approve the development, but with revisions to delete the proposed seaward addition.

Other concerns are related to protection of designated view corridors, public lateral access on the beach and signage for enhancement of vertical access. The protection of visual resources and public views associated with the designated public view corridor is addressed through the elimination of the proposed seaward addition to the residence. To address protection of public access, staff recommends that the existing iceplant that presently encroaches onto public park seaward of the subject site and adjacent to the beach be removed and replaced with grass to facilitate recreational use and public access on this public parkland. In addition, staff recommends that appropriate signage be installed either on or in close proximity to the maintenance driveway gate that identifies public pedestrian access to the shoreline at this location. With the attached conditions, the project can be found consistent with the certified LCP and the public access and recreation policies of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS: Appeal Forms; Certified La Jolla-La Jolla Shores LCP Land Use Plan; Certified City of San Diego LCP Implementation Plan; City of San Diego Report to the Planning Commission dated 11/24/99; CDP #6-88-141; Report of Limited Soil Investigation, Geologic Reconnaissance, Beach Erosion and Wave Run-Up Study by Geotechnical Exploration, Inc. dated 1/8/99; Updates to geotechnical reports by Geotechnical Exploration, Inc. dated 3/23/99 & 7/22/99.

I. Appellants Contend That: The proposed development which will consist of the seaward encroachment of a room addition to an existing oceanfront residence is inconsistent with the shoreline hazard policies of the certified LCP because the site has been documented to be located in a hazardous location and that a future shoreline protective device may be necessary to protect the existing principal structure as well as the proposed addition. In addition, the proposed development is also inconsistent with the visual resource and public access policies of the certified LCP. The proposed development will encroach into the side yard adjacent to a designated public view corridor. In addition, the certified LCP calls for the installation of signage to identify a public accessway to the shoreline within an easement area owned by the applicant. This raises a concern with regard to public access.

II. Local Government Action. The coastal development permit was approved by the Planning Commission on October 14, 1999. The conditions of approval address, in part, the following: engineering; maintaining free of encroachments the maintenance road and visual access corridor; drainage; landscaping, encroachment removal agreement for an existing "seawall", landscaping and irrigation system that encroach onto Windansea Shoreline Park; removal of stairs and sidewalks on dedicated park; construction of a wall, fence or curb to delineate private property from dedicated park; installation of a shut off valve within the dedicated park west of the subject site; installation of a sign visible from

the beach on the subject site indicating where private vs. public property is located in this area.

III. Appeal Procedures.

After certification of a Local Coastal Program (LCP), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits. Projects within cities and counties may be appealed if they are located within mapped appealable areas. The grounds for appeal are limited to the assertion that "development does not conform to the certified local coastal program." Where the project is located between the first public road and the sea or within 300 ft. of the mean high tide line, the grounds of appeal are limited to those contained in Section 30603(b) of the Coastal Act. Those grounds are that the development does not conform to the standards set forth in the certified local coastal program or the access policies set forth in the Coastal Act.

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless it determines that no substantial issue is raised by the appeal. If the staff recommends "substantial issue" and no Commissioner objects, the Commission will proceed directly to a de novo hearing on the merits of the project.

If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have 3 minutes per side to address whether the appeal raises a substantial issue. It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project. If the Commission conducts a de novo hearing on the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program.

In addition, for projects located between the sea and the first public road paralleling the sea, Sec. 30604(c) of the Act requires that a finding must be made by the approving agency, whether the local government or the Coastal Commission on appeal, that the development is in conformity with the public access and public recreation policies of Chapter 3. In other words, in regard to public access questions, the Commission is required to consider not only the certified LCP, but also Chapter 3 policies when reviewing a project on appeal.

The only persons qualified to testify before the Commission at the "substantial issue" stage of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. At the time of the de novo hearing, any person may testify.

Staff Notes:

On November 30, 1999, the applicant's representative requested that the appeal be postponed until the February 2000 Commission hearing and waived the applicable time limits. The subject appeal was opened and continued at the December 8, 1999 Commission meeting. During this time, the City file had not yet been received in the Commission's San Diego area office. The file was subsequently received on February 23, 2000.

IV. **MOTION:** *I move that the Commission determine that Appeal No. A-6-LJS-99-147 raises NO substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.*

STAFF RECOMMENDATION:

Staff recommends a **NO** vote. Failure of this motion will result in a de novo hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION TO FIND SUBSTANTIAL ISSUE:

The Commission hereby finds that Appeal No. *A-6-LJS-99-147* presents a substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

V. **Findings and Declarations.**

1. **Project Description/Permit History.** Proposed is a remodel and additions to an existing one-story, 2,873 sq.ft. single family residence situated on a 16,480 sq.ft. oceanfront site. The proposed additions will total approximately 1,546 sq.ft. resulting in a one-story, 4,419 sq.ft. single family residence. The additions consist of a 784 sq.ft. family room addition including bath at the northwest corner of the residence, a 125 sq.ft. kitchen addition on the south side of the residence, a 548 sq.ft. garage addition at the east side of the residence and also an 89 sq.ft. entry addition. The 784 sq.ft. family room addition is a seaward addition. The proposed addition will extend 18 ft. seaward, encroaching eight feet further seaward than the existing westernmost portion of the existing residence and will be located four feet from the western property line. The western facade of the existing residence does not parallel the western property line, but rather, is at an angle to it. As such, the western portions of the existing residence are set back from the western property line at various distances ranging from 23-40 feet (reference Exhibit No. 2).

The subject site is located on Neptune Avenue where it meets Fern Glen Avenue. The subject site is located in a well-developed residential area in the community of La Jolla within the City of San Diego. The subject beach area is known as Windansea Beach. The site consists of two legal lots—the southernmost lot is where the existing residence is situated. The northern lot is a paper street (Fern Glen) which provides access to the proposed residence and a City pump station to the north. The City has an easement across the subject site for purposes of gaining access to the sewer pump station. A mechanical wrought-iron gate is located at the Neptune Avenue frontage which both the applicant and the City have access to. A small opening to the north of the gate allows for pedestrian access along this road to gain access to the beach.

Immediately seaward of the residence is a large vegetated area consisting of both grass at the eastern portion and iceplant at the far western portion. The upper half of this landscaped area is on the subject property, with the lower half on City owned parkland (Windansea Park). The landscaped area descends in elevation to the toe of a slope where an existing approximately two ft. high retaining wall exists. The distance between the retaining wall and the residence is approximately 50 feet. The retaining wall is situated across approximately the southern half of the public park area seaward of the residence and continues in a southerly direction across public parkland seaward of several other residences along the shoreline. Beyond the retaining wall is sandy beach and sandstone shelves and outcroppings. The retaining wall appears to have been constructed prior to the passage of the Coastal Act.

Prior to the City's effective certification of its LCP for the La Jolla area, the Commission approved a coastal development permit (CDP#6-88-141) by the same property owner on 1/10/89 for the construction of a 767 sq.ft. game room addition to the existing residence. The coastal development permit included a special condition for future development which required that all future shoreline protective devices, if justified, be located entirely on the applicant's property and that no encroachment by a seawall, wall footing or toe stone beyond the western private property line onto adjacent public property would be permitted. In addition, an assumption of risk condition was also required. The applicants never constructed the addition and the permit expired.

The standard of review for the proposed development is the City's certified La Jolla-La Jolla Shores LUP and other applicable sections of the former implementation plan (municipal code) that were in effect at the time that the proposed development was completed for filing by the City as well as the public access and recreation policies of the Coastal Act. While the City of San Diego has recently received approval by the Commission of its new Land Development Code (LDC), that became effective on January 1, 2000, the proposed development which was reviewed and approved by the City of San Diego prior to the effective date of the new LDC, is being reviewed under the policies and ordinances in effect at the time the City took action.

2. Shoreline Hazards. As approved by the City, the proposed development is inconsistent with the hazard policies of the certified La Jolla-La Jolla Shores LCP

Addendum and the Sensitive Coastal Resource Overlay Ordinance of the City's former municipal code. Specifically, the certified La Jolla-La Jolla Shores LCP Land Use Plan states the following:

- The placement of shoreline protective works should be permitted only when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger of erosion and when designed to eliminate or mitigate adverse impacts on shoreline sand supply. [p. 91]
- The placement of any necessary shoreline protective works should not be allowed to encroach on any area utilized by the public unless engineering studies indicate that minimal encroachment may be necessary to avoid significant adverse erosion conditions, and that no better alternatives exist. Any infilling between protective devices shall encroach no further seaward than adjacent functioning protective works. [p. 91]
- New shoreline protective devices should be constructed and designed to be visually compatible in design, materials, and color with the existing natural environment. [p. 91]

In addition, the City's SCR overlay ordinance requires as a finding of fact, that any proposed project located on a beach or bluff meet the following:

- a. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive coastal resources and environmentally sensitive area.
- b. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted community plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points.
- c. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologist and erosional force and/or flood and fire hazards.
- d. the proposed development will not contribute to the erosion of public beaches or adversely impact shoreline sand supply. Shoreline protective works will be designed to be the minimum necessary to adequately protect exiting principal structures, to reduce beach consumption and to minimize shoreline encroachment.

As noted above, the proposed development involves the construction of several one-story additions totaling 1,546 sq.ft. to an existing one-story, 2,873 sq.ft. single-family residence on a 16,480 sq.ft. oceanfront site. There is an existing low-level retaining wall/berm seaward of the property at beach elevation at the toe of an existing slope. The City's findings of approval indicate the proposed additions and the main residence may require

some type of shoreline protective device within the design lifespan of 75 years; that a seawall may be required to protect the proposed addition after 35 years, based on estimates of erosion and sea level rise; and the consultant recommends the extension to the north of the small existing retaining wall on park property, to slow erosion of the slope on the subject property. The Commission staff geologist has reviewed the proposed engineering and geology reports and concludes that the applicants have not documented that the proposed seaward addition will be safe for its anticipated life such that no shoreline protection would be needed in the future. Thus, the proposed addition, is inconsistent with the above cited LUP policy. In addition, because the proposed addition would be located only four feet inland of the western property line it would preclude the construction of any future necessary shoreline protection for the existing residence on private property and provision of a setback of the principal structure from the shoreline protection. A seawall within a public beach park to protect private property is inconsistent with the public access and recreation policies of the Coastal Act and the certified LCP. Therefore, the proposed development raises a substantial issue with regard to conformance with the certified LCP policies addressing shoreline hazards.

3. Public Access. The proposed development is potentially inconsistent with the certified La Jolla-La Jolla shores LCP Land Use Plan which contains the following policy regarding this area:

Site description

- h. Fern Glen and Neptune Place. Dedicated easement provides maintenance road and pedestrian access to beach. The easement entrance forms part of the driveway to the adjacent residence. Gate across easement may discourage pedestrian use.

Recommendation

Encourage pedestrian use of the access by trimming vegetation on the north site of the gate. Establish a pedestrian corridor from driveway entrance to gate. An appropriate access identification should be provided.

In addition, the La Jolla LUP also contains the following applicable policy under the Shoreline Access policy group:

“Another important component of coastal access is the provision of adequate signing. A comprehensive sign program is needed throughout La Jolla to identify existing but underutilized access points, both at the accessway entrances and at strategic points on major streets...”

The subject site consists of two legal lots; the northernmost lot which consists of an access road to a City pump station. The entrance to this access road is gated. As noted in the LCP policy cited above, the certified LUP contains policy language that recommends that this public accessway be identified through the installation of signage. However, the

City did not require signage to encourage public use of this underutilized beach area, where the LCP policies specifically call for installation of signage to identify underutilized public accessways. As such, this raises a substantial issue with regard to public access.

There are private accessory improvements situated on public parkland seaward of the site consisting of a sidewalk and stairs that lead down to the beach. In addition, there is an irrigation system that is used to water the existing lawn and iceplant. Aerial photographs taken in June of 1972 of the subject site and immediate shoreline indicate that the landscaping was existing at that time and thus, pre-dates the Coastal Act. However, the iceplant is located on City park land and inhibits the public's use of this area which is inconsistent with the public access and recreation policies of the Coastal Act. Therefore, the proposed development raises a substantial issue with regard to its impacts on public access.

4. Visual Resources/Public Views/Designated Public View Corridor. The proposed development is potentially inconsistent with these policies of the certified La Jolla-La Jolla Shores-LCP Land Use Plan:

"La Jolla's relationship to the sea should be maintained. Existing physical and visual access to the shoreline and ocean should be protected and improved."

"La Jolla's physical assets should be protected in future development and redevelopment; particularly with respect to the shoreline, significant canyons, steep slopes. Ocean views should be maintained and open space retained whenever possible."

"View corridors utilizing side yard setbacks, should be encouraged along shoreline and blufftop areas, in order to avoid a continuous wall effect. Even narrow corridors create visual interest and allow for sea breezes to refresh passersby...."

- Setbacks and view corridors should be kept clear of trash receptacles, utility boxes, storage materials, untrimmed landscaping or any other obstructions which may interfere with visual access.

In addition, the SCR overlay ordinance also contains the following policy:

- c. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted community plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. [emphasis added]

The subject site is located at the northwest corner of Neptune Avenue where it meets Fern Glen Avenue and is located within a designated public view corridor (reference Exhibit No. 3). The City did a visual analysis of the proposed development and

identified the project site as being located within the view corridors of Fern Glen and Neptune Avenues. However, the City concluded that the existing and proposed development had been sited on the sloping lot such that the proposed addition would not significantly impact ocean views. A portion of the proposed seaward addition to the residence will also extend into the north side yard area a portion of the kitchen addition will extend into the side yard to the south. In the past, the Commission has found that opening up the sideyards or maintenance of these areas free from obstructions helps to prevent a "walled-off effect" as set forth in the policies of the certified La Jolla Land Use Plan. Given that portions of the proposed additions are proposed to extend both seaward and into the side yards, the proposed development could adversely impact public views toward the ocean. As such, the proposed development raises a substantial issue with regard to public views.

In summary, the proposed development will result in a seaward encroachment of a room addition to an existing oceanfront residence which is inconsistent with the shoreline hazard policies of the certified LCP because the site has been documented to be located in a hazardous location and future shoreline protection may be necessary to protect the proposed addition. The proposed development will also encroach into the side yard adjacent to a designated public view corridor and as such, is inconsistent with the visual resource policies of the certified LCP. Lastly, the certified LCP calls for the installation of signage to identify a public accessway to the shoreline within an easement area owned by the applicant which the City did not address in its review of the proposed development. For these reasons, the proposed development raises a substantial issue with regard to shoreline hazards, protection of public views and public access policies of the certified LCP as well as the public access and recreation policies of the Coastal Act.

STAFF RECOMMENDATION ON THE COASTAL PERMIT:

The staff recommends the Commission adopt the following resolution:

1. **MOTION:** *I move that the Commission approve Coastal Development Permit No. A-6-LJS-99-147 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. This will result in 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. Special Conditions.

The permit is subject to the following conditions:

1. Final Revised Building Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the written review and approval of the Executive Director, final building plans approved by the City of San Diego for the proposed development that are in substantial conformance with the plans by Jay Brian Evarts, Architect dated 12/16/99, but that shall be revised as follows:

- a) The 784 sq.ft. family room addition on the northwest portion of the site shall be deleted.
- b) The north side yard setback shall be a minimum of 11 feet as shown in Exhibit No. 2.

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 required.

2. Landscape/Revegetation Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a detailed landscape plan approved by the City of San Diego that shall include the following:

- a) Removal of the existing iceplant on the slope embankment seaward of the western property line of the subject site that presently encroaches onto City park land and adjacent to the public beach.
- b) Replanting of the slope embankment seaward of the western property line as described in subsection (a) above with plant materials that do not inhibit public access and pedestrian use of this area (i.e., grass). The plan shall indicate the type, size, extent and location of the plant materials.
- c) Removal of existing irrigation.

- d) Authorization from the City of San Diego for the removal and replanting required in subsections (a) and (b) above. The method of removal of the existing iceplant and non-native species described in subsection (a) above, in addition to the plant species to be planted on the slope, shall be developed in consultation with the City Department of Parks and Recreation.
- e) All proposed landscaping in the side yard setbacks shall not exceed a height of three feet above street elevation. Special emphasis shall be placed on the installation and maintenance of vegetation so as to assure that neither during growing stages nor upon reaching maturity will such materials encroach into the area which would obstruct views toward the ocean in the established view corridor.

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 required.

Additionally, PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which shall reflect the requirements of Special Condition #2 of CDP #A-6-LJS-99-147. The recorded document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. The deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Signage. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a plan that incorporates the following:

- a) The applicant shall install a sign in the vicinity of the pedestrian opening in the entrance gate to the driveway that serves as vehicular access for the subject residential site and as an access road to the City pump station. The sign shall first be approved by the City of San Diego and contain wording such as, "Public Beach Access-Pedestrians Only-Respect Rights of Private Property" access to the shoreline" or other similar language.
- b) The applicant shall install a sign, visible from the beach, on the western property line or immediately easterly of said line identifying the property ownership. Wording shall read, "dedicated park land ends at this point – please respect the private property from this point on", or similar wording.

Said plan shall be developed in consultation with the City Department of Parks and Recreation and shall be subject to the review and written approval of the Executive Director.

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 required.

4. Assumption of Risk. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that each applicant understands that the site may be subject to extraordinary hazard from storm waves and erosion and the applicant assumes the liability from such hazards; and the applicant unconditionally waives any claim of liability on the part of the Commission or its successors in interest for damage from such hazards and agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage due to natural hazards. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction.

This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. State Lands Commission Review. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall obtain a written determination from the State Lands Commission that:

- a) No state lands are involved in the development; or
- b) State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or
- c) State lands may be involved in the development, but pending a final determination of state lands involvement, an agreement has been made by the applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

6. Public Rights. By acceptance of this permit, the applicant acknowledges, on behalf of him/herself and his/her successors in interest, that issuance of the permit shall not constitute a waiver of any public rights which may exist on the property. The applicant shall also acknowledge that issuance of the permit and construction of the

permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

7. City of San Diego Coastal Development Permit No. 98-0294. All conditions of the City's Coastal Development Permit No. 98-0294 shall remain in full force and effect except for Condition #27 addressing the signage on the western property line or east of the western property line.

II. Findings and Declarations:

1. Project Description. Proposed is a remodel and additions to an existing one-story, 2,873 sq.ft. single family residence situated on a 16,480 sq.ft. oceanfront site. The proposed additions will total approximately 1,546 sq.ft. resulting in a one-story, 4,419 sq.ft. single family residence. The additions consist of a 784 sq.ft. family room addition including bath at the northwest corner of the residence, a 125 sq.ft. kitchen addition at the southern side of the residence, a 548 sq.ft. garage addition at the east side of the residence and also an 89 sq.ft. entry addition. The existing residence is shaped in a somewhat "U" fashion with an interior courtyard in the middle of the residence, surrounded by enclosed living area on three sides and partially on the fourth side (refer to Exhibit No. 2). The 784 sq.ft. family room addition which is proposed to extend 18 ft. seaward, and will be located eight ft. further seaward than the westernmost part of the existing residence and approximately four feet from the western property line. The remainder of the project description is discussed in full detail in the findings on Substantial Issue section of this report (reference pages 4-5 and is hereby incorporated by reference.)

The standard of review for the proposed development is the City's certified La Jolla-La Jolla Shores LUP and other applicable sections of the former implementation plan (municipal code) that were in effect at the time that the proposed development was completed for filing by the City as well as the public access and recreation policies of the Coastal Act. While the City of San Diego has recently received approval by the Commission of its new Land Development Code (LDC), that became effective on January 1, 2000, the proposed development which was reviewed and approved by the City of San Diego prior to the effective date of the new LDC, is being reviewed under the policies and ordinances in effect at the time the City took action.

2. Shoreline Hazards. As noted in the findings for substantial issue, the subject site is an oceanfront lot with an existing one-level single family residence. Seaward of the residence is a low-level retaining wall/berm that appears to have been constructed prior to passage of the Coastal Act. The retaining wall is located on City parkland at the foot of the slope that runs from the seaward of the residence to the beach. The northern end of the wall corresponds with roughly the middle section of the residence. From there the wall runs in a southerly direction seaward of the subject property and several other residences located along this shoreline. This wall was most likely constructed in connection with the residences, probably to protect them from wave action prior to the passage of the Coastal Act. As cited earlier in this report in the findings for substantial

issue, the certified Sensitive Coastal Resource Overlay ordinance is applicable to the site. Specifically, a portion of that overlay ordinance states the following:

“the proposed development will not contribute to the erosion of public beaches or adversely impact shoreline sand supply. Shoreline protective works will be designed to be the minimum necessary to adequately protect existing principal structures, to reduce beach consumption and to minimize shoreline encroachment.”
[Emphasis added]

The certified LCP Land Use Plan also contains policies addressing shoreline protective devices. The most applicable and pertinent policy states the following:

- The placement of shoreline protective works should be permitted only when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger of erosion and when designed to eliminate or mitigate adverse impacts on shoreline sand supply.
- The placement of any necessary shoreline protective works should not be allowed to encroach on any area utilized by the public unless engineering studies indicate that minimal encroachment may be necessary to avoid significant adverse erosion conditions, and that no better alternatives exist. Any infilling between protective devices shall encroach no further seaward than adjacent functioning protective works. [Emphasis added]

This area of shoreline consists of relatively flat lots that gently slope down in elevation to the beach. As such, the subject site is not a “coastal bluff” which, pursuant to the SCR Overlay ordinance, requires a 40 foot setback for principal structures from the edge of the coastal bluff. Nonetheless, prudent siting of the structure will assure that the proposed development will be safe from wave overtopping and erosion from storm waves. There is conflicting information in the City’s file with regard to the need to extend the existing retaining wall seaward of the residence. One geology report indicates that the retaining wall would need to be extended in a northerly direction seaward of the subject site in approximately 35 years into the future. As noted earlier, the retaining wall only extends across the approximate southern half of City park land and then continues in a southerly direction seaward of other residences in this location. Upon further review of the City’s file, other correspondence from the City geologist indicated that the retaining wall would not need to be extended during the anticipated life of the structure. However, the City’s findings did not reflect this statement. Since then, Commission staff has met with the applicants and reviewed the entire contents of the City’s file. A subsequent geotechnical study contained in the file indicates that there had been an error in the wave run-up figures in the initial report and that it was concluded that the extension of the retaining wall would not be necessary. Separate from this issue, however, the Commission staff also reviewed the proposed development for consistency with the certified SCR overlay and policies of the certified LCP Land Use Plan, as cited above.

The Commission's geologist has reviewed the geotechnical reports in order to determine whether the reports adequately addressed whether the principal structure and addition would be safe from wave action and erosion and whether a seawall would be required for protection of the existing structure and the additions throughout their anticipated life. As a proposed improvement on the beach, the siting of the development must be located in a manner that would not necessitate shoreline protection. After review of the geotechnical reports, the Commission's staff geologist has concluded that the reports do not document that the proposed addition to the residence will be safe such that shoreline protection will not be necessary within its anticipated life. Thus, the proposed seaward addition is inconsistent with the LCP because it may require shoreline protection in the future. In addition, even if the seaward addition could be approved on the grounds that the existing structure will require a seawall, the addition is inconsistent with the LCP provisions that require that shoreline protection be sited to minimize adverse impacts on public access. As noted previously, as proposed, the room addition will be located only four feet from the western property line. Thus, if any future shoreline protection for the subject residence is warranted in the future, there would be inadequate room to site such a structure within the property lines of the subject site. In addition, there would be inadequate room for a setback between the shoreline protection and the principal residence.

It should be noted that the existing retaining wall seaward of the subject site is not regarded to be existing shoreline protection of this site. It is located on City property and the City could require its removal.

As noted above, the SCR policies clearly cite that shoreline protective works should reduce beach consumption and minimize shoreline encroachment. In addition, the certified LCP Land Use Plan also clearly states that the placement of any necessary shoreline protective works should not be allowed to encroach on any area utilized by the public. Therefore, given that there appears to be inadequate room on the site to locate any future warranted shoreline protection on the subject site without encroachment onto public beach area, the construction of the proposed seaward addition to the residence cannot be found consistent with the certified LCP and applicable Chapter 3 policies of the Coastal Act. It should also be noted that should the applicant continue to desire to expand the residence in a different manner, there is an existing interior courtyard that could accommodate additional enclosed living area without any need for seaward encroachment. Therefore, the Commission finds that the proposed addition cannot be found safe and, thus, is inconsistent with the certified LCP. In addition, if any shoreline protection would be needed in the future to protect the existing principal structure, there would not be room on private property to accommodate any such structure. As such, the Commission is requiring through Special Condition No. 1 that the applicant submit revised building plans that eliminate the seaward room addition.

In addition, the Commission also recognizes the inherent risk of shoreline development. There is a risk associated with any shoreline development including damage to the seawall or to property as a result of wave and storm action. Given that the applicants have chosen to construct the proposed residence despite these risks, the applicants must

assume the risks. Accordingly, Special Condition #4 requires that the applicants record a deed restriction that evidences their acknowledgement of the risks and that indemnifies the Commission against claims for damages that may be brought by third parties against the Commission as a result of its approval of this permit. Only as conditioned, can the proposed development be found consistent with the shoreline hazard policies of the certified LCP Land Use Plan and the SCR overlay ordinance of the City's former implementation plan of its certified LCP.

4. Public Access. The certified La Jolla-La Jolla Shores LCP contains the following policies addressing protection of public access:

"La Jolla's relationship to the sea should be maintained. Existing physical and visual access to the shoreline and ocean should be protected and improved."

"Construction, grading, or improvements of any sort, except those mentioned in this plan, should be discouraged at beach areas. Public access to the shoreline should be increased (or improved) wherever possible..."

"New development should not prevent or unduly restrict access to beaches or other recreational areas."

In addition, the following Coastal Act policies are applicable to the subject proposal, and state:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30220

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

As noted in the findings for substantial issue, the proposed project is located on an oceanfront lot. Both the certified LCP and the Coastal Act contain policies protecting physical access to the beach and ocean. The subject site is located between the first public roadway and the sea adjacent to Windansea Beach, a popular stretch of shoreline in the southern part of La Jolla. The area seaward of the subject site is used by residents and beach-goers alike for strolling, gaining access to the shoreline, surfing and other recreational activities.

As noted in the findings for substantial issue, seaward of the existing residence is a gentle slope that descends in elevation to the beach. Immediately adjacent to the residence is a grassy lawn area. Seaward of the lawn area is iceplant which is located seaward of the western property line. This vegetation encroaches onto City park land. Beyond this area to the west is sandy beach and sandstone shelves. As noted previously, this retaining wall/berm was constructed prior to the Coastal Act. The other residences to the south of this site also contain lawn areas and several of the lawns appear to extend seaward beyond the western property line to the toe of the berm. The presence of this vegetation on public park, with the retaining wall separating it from the sandy beach suggests that the area is "private area associated with the residences" which discourages use of this area by members of the public. The iceplant is particularly inhibiting of public use as it is difficult to walk on. Thus, even though it is public park land, it is not used by the public. Whereas, if it was grass or some other type of low vegetation, it would facilitate pedestrian use and public access.

In the review of this project at the City level, the City required the applicants to obtain an encroachment removal agreement from the Department of Park and Recreation for the "seawall, landscaping and irrigation system" encroachments located on Windansea Shoreline Park. The reference to a "seawall" is meant to apply to the low-level retaining wall on park land. The City also required a condition that stated the following:

The following requirements shall be complied with regardless of any proposed Encroachment Removal Agreement:

23. All stairs and sidewalks on dedicated park property shall be removed.
24. A wall, fence or curb shall be constructed on the western property line of this subject site delineate private property from dedicated park property.
25. A shut off valve shall be installed within the dedicated park land westerly of the subject site to provide for the City's ability to disconnect the irrigation system if the City deems necessary.

26. All areas disturbed by the removal of or adjustments to existing or proposed encroachments shall be replanted in a manner acceptable to the Park and Recreation Department.
27. A sign, visible from the beach, shall be installed on the property line or immediately easterly of said line identifying the property ownership. Wording shall read "dedicated park land ends at this point – please respect the private property from this point on", or similar wording approved by the City Manager.

As such, the City required the removal of an existing concrete walkway and stairs seaward of the site that encroaches onto public park and installation of other improvements in this area to delineate the area that is private vs. public, but permitted the landscaping that encroaches on City park to remain. It should also be mentioned that the City also required that the applicants install a sign on the property line that is visible from the beach that makes it clear where private property ends and public property begins. The City suggested that the sign also advise the public to respect private property, etc. Since the vegetation that presently encroaches onto a City park adjacent to the beach inhibits pedestrian access, it should be removed. The applicant's representatives have indicated that the applicant is not opposed to the removal of the vegetation and replanting of the area with some other kind of vegetation.

Commission staff contacted the City Park and Recreation Department to obtain information on the type of vegetation they would recommend be installed at this location. The City visited the site and subsequently recommended to Commission staff that after the iceplant is removed that the area be planted with turf. The City indicated that if the area were to be left bare or in its natural state, the irrigation of the lawn and raw runoff on the subject property could run off onto the sandstone shelves and cause erosion. Also, such runoff towards this area could cause it to become slippery to members of the public who try to walk across it. Grass would best accommodate the public so that they can walk or sit on it easily. If the demarcation between public and private is installed, it will be clear to the public that the grassy area is public. Therefore, Special Condition No. 2 requires submittal of a landscape/revegetation plan that requires the removal of all iceplant on the slope seaward of the western property line. In addition, the condition requires that the slope be revegetated and planted with plant materials that do not inhibit public access, such as grass and removal of irrigation. The method of removal of the iceplant as well as the plant species to be replanted shall be subject to the review and approval of the City Park and Recreation Department. In addition, Special Condition No. 3 requires a sign to be installed on the applicant's western property line or just inland of it, to further make it known to the public this area is available public park land. As conditioned, the private landscaping encroachments will be removed from a public beach area and the area restored in a manner that will foster and encourage public access and recreational opportunities along this portion of public beach, consistent with the certified LCP and public access and recreation policies of the Coastal Act.

A second related issue is with regard to the dedicated easement across the northern part of the site which provides access to the residence and maintenance vehicle access to the City-owned pump station at the terminus of Fern Glen and to the subject site. An existing wrought-iron gate is located at the entrance to the access road. A small opening is located to the right of the gate to facilitate pedestrian access down the road that leads to the shoreline. The public currently uses the accessway to get to the beach at this location. As cited earlier in this report, the certified LCP Land Use Plan calls for a comprehensive sign program throughout La Jolla to identify existing but underutilized access points including installing signage at the accessway entrances and along major streets, etc. In addition, the subarea maps for the LUP describe the existing driveway off of Neptune Place as a dedicated easement that provides "maintenance road and pedestrian access" to beach. It also states that gate across the easement may discourage pedestrian use. It appears that the latter reference in the LCP to the gate that discourages pedestrian use is no longer necessary because the gate does have an opening at the far right side that appears to have been designed to facilitate pedestrian use. However, there is no signage on the gate to identify this as a public accessway as required in the LCP.

The applicant's representatives have indicated that the City does not want to encourage the public's use of this area due to liability concerns. It was also stated that the City would rather that the public gain access to this area of shoreline further to the south where there is an existing public parking lot adjacent to Windansea Beach. This parking lot is three blocks to the south of the site between Nautilus and Bonair Streets. There is also correspondence in the City's file from the City Department of Park and Recreation to this effect, that indicates that the City does not want to encourage use of this area for pedestrian access to the shoreline. In addition, the applicants' representatives have indicated that the citation contained in the certified Land Use Plan is an error because the access easement was not intended for public access to the shoreline but, rather, for maintenance vehicle access to the City pump station. The applicants have provided a copy of the access easement which states the following, in part:

"That the deed of Robert J. Stirnkorb and Elizabeth M. Stirnkorb, William J. Doyle and Anita J. Doyle executed in favor the City of San Diego, bearing date May 21, 1953, conveying to said city, an easement and right of way for access road purposes through, along and across a portion of the unnumbered tracts of land in First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891...."

The Commission does not concur that this easement language would preclude use of the access road by the public to get to the City owned beach. However, given that the access route has been identified in the Land Use Plan and it is a shared use of the road by the applicant, City personnel and members of the public, it seems appropriate that access signage should be installed. Members of the local community are aware of the existence of the access through the driveway and have used it for many years. The access road itself leads down towards the pump station in a westerly direction and then it turns in a northwest direction to the pump station. The western side of the road embankment is lined with rip rap. Before the road turns in a northwesterly direction toward the pump

station, there are foot trails and paths along the open parts of the embankment that lead down to the sandy beach which indicates historic use of this area for pedestrian access to the shoreline. Again, as noted by the applicants, although the City would prefer that the public use the public accessway three blocks to the south where there is a public parking lot, that access point is three blocks to the south site of the site. In addition, the next closest access point is approximately two-and-a-half blocks to the north at Vista de la Playa (by vehicle) which consists of an improved accessway at the cul-de-sac (reference Exhibit No. 1).

As such, this area of beach where the subject residence is located (Windansea) is underutilized and is one of the more remote areas of beach along the La Jolla shoreline where the ability to get to the beach is not as accessible as in other areas of the community. In addition Commission staff believes that the City's primary concern with members of the public using this access road is with regard to vehicular use of the access drive as opposed to pedestrian access. However, the presence of the existing gate itself is sufficient to deter unauthorized vehicle access to this area. In fact, when the City was recently working on the pump station, there were construction signs that were installed at the front of the gate that stated "Construction personnel only --not a public access". These signs were intended to deter vehicular access down the access road when construction personnel were working at the pump station. However, the gate is normally closed except for access to the subject residence and whenever City personnel need to work at the pump station. This is sufficient to deter vehicular access.

Therefore consistent with the policies of the certified La Jolla Land Use plan, the Commission finds that it is reasonable to install signage at this location which will identify the accessway for public pedestrian use only, as is set forth in the certified LUP. As such, Special Condition No. 3 requires that the applicant install a sign on the existing gate or in close proximity to it that identifies the existence of pedestrian access to the beach at this location. Suggested wording shall include, "Public pedestrian access to the beach" or similar language. Special Condition No. 5 requires submittal of documentation from the State Land Commission that either no state lands are involved with the project or that the development on the state lands that are involved has either been authorized or may proceed without prejudice to a final agreement to use such lands. Special Condition No. 6 has been attached which serves notice to the applicant that by acceptance of the permit, the applicant acknowledges the potential public rights and/or public trust which may exist on the sandy beach area of the property and that the Commission's approval of the project may not be used or construed as a means to interfere with any kind of public rights.

4. Visual Access. As cited in the findings for substantial issue at the beginning of this report, the certified La Jolla LCP Land Use Plan contains numerous policies addressing the protection of visual access to the shoreline. The subject site is located within the designated view corridors of both Neptune Place and Fern Glen Avenue. Based on photographs contained in the City file, it can be seen that a small portion of the roofline of the proposed residential additions will intrude into the identified view corridor. The proposed seaward addition to the residence will also extend into the north

side yard area and into a designated view corridor. The proposed kitchen addition at the south side of the residence will also extend into the south side yard. In numerous projects the Commission has reviewed, it has been found that opening up the side yard areas or maintenance of these areas free from obstructions such as landscaping and solid fences enhances views to the ocean and helps to prevent a "walled-off effect" as set forth in the policies of the certified La Jolla Land Use Plan. Given that portions of the proposed additions are proposed to extend both seaward and into the north side yard, the proposed development could adversely impact public views toward the ocean. It should be noted; however, that the proposed kitchen addition that will extend into the south side yard, will not result in less than the required minimum 4 ft. side yard setback. In addition, this portion of the addition will not significantly encroach into a designated public view corridor or result in a reduction of views to the ocean currently available in this location.

It can be acknowledged that since the project site is located immediately adjacent to a maintenance vehicle access road, that the road itself is "open" in nature that provides panoramic views to the ocean. In other words, the proposed residence is not located in the middle of a block where "opening up" of the side yards would be more critical in an effort to try to recapture small glimpses toward the ocean and form functional view corridors. Nonetheless, any encroachment into the side yards currently provided on properties located between the first coastal road and sea must be considered carefully to assure conformance with the policies of the certified LCP Land Use Plan. In this case, as noted in the previous finding, the Commission is requiring that the seaward addition be deleted which will also result in the elimination of the proposed encroachment into the north side yard..

It should also be noted that when the City reviewed and approved the subject project, it concluded that the existing and proposed development had been sited on the sloping lot such that the proposed addition would not significantly impact ocean views. The City also made a statement that the view corridors are defined by parallel lines, and that, although a small portion of the improvements would be visible from Fern Glen Avenue and Neptune Street, the improvements would not intrude in the view corridors because they are not within "the parallel lines of the streets." It should be noted for the public record that in numerous past Commission actions of projects reviewed by the Commission on appeal, it has been acknowledged that view corridors are not straight or linear views, but rather, include a "viewshed" associated with them. The reference to "linear view" is due to a definition of view corridor contained in the draft La Jolla LUP which was approved by the Commission but never effectively certified. The symbol of an arrow shown in a westerly direction in the subarea maps of the certified La Jolla LUP means more than a "linear" view to the ocean as there is a typically a "viewshed" associated with such a view corridor. The subject site is located within the viewshed of the designated visual access corridor. The Commission finds that the definition of view corridor as contained in the draft LUP may be interpreted to eliminate a viewshed, and as such, it is reason for modification to that language in the future.

In addition, Special Condition No. 2 requires that all proposed landscaping in the side yard setbacks shall not exceed a height of three feet above street elevation. Special

emphasis shall be placed on the installation and maintenance of vegetation so as to assure that neither during growing stages nor upon reaching maturity will such materials encroach into the area which would obstruct views toward the ocean in the established view corridor. This condition also requires recordation of a deed restriction to assure future property owners will be notified of the landscape requirements for the sideyard setback areas. In summary, the remainder of the proposed additions to the residence not proposed to be revised pursuant to Special Condition No. 1, which are located at the southern and eastern portions of the site, and will not encroach into the designated view corridor or existing side yards. As such, the proposed development, as conditioned, can be found consistent with the certified LCP and applicable Chapter 3 policies of the Coastal Act.

5. 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 the provisions of Chapter 3 of the Coastal Act.

The subject site is zoned R-15000 and is designated for residential use. The proposed additions to the existing single family residence are consistent with that zone and designation. The subject site is also located within the Sensitive Coastal Resource (SCR) overlay zone of the City's former implementation plan. As conditioned to be revised to eliminate the seaward addition, the existing residence, as conditioned, can be found consistent with the SCR overlay.

The certified La Jolla-La Jolla Shores LCP Addendum contains policies which address shoreline protective devices, protection of public access and protection and improvement of existing visual access to the shoreline and that ocean views should be maintained in future development and redevelopment. With regard to the proposed seaward expansion of the residence, it has not been documented that the proposed addition to the residence will be safe and that a shoreline protection will not be necessary within its anticipated life. It is reasonable to assume that because it will be the most seaward extent to the residence, that it will be the first part of the residence to be threatened. In addition, given that there is inadequate room on the site to locate any future warranted shoreline protection on the subject site without encroachment onto public beach area, the construction of the proposed seaward addition to the residence cannot be found consistent with the certified LCP. Therefore, only as conditioned, to eliminate the seaward additions to the residence, can the proposed development be found consistent with the certified LCP.

In addition, with regard to public views, the proposed seaward expansion to the residence would lie within the viewshed of a designated public view corridor in an area where the certified LUP calls for opening up of side yard areas to enhance visual access to the sea. However, as noted above, as conditioned for elimination of this seaward extent of the residence, and to reduce the southern expansion, the proposed development can be found consistent with the certified LCP.

Lastly, the proposed development is located adjacent to a public accessway to the ocean where the policies of the certified LUP call for the installation of appropriate signage at this location to identify the location of the accessway for pedestrian use. As conditioned for the installation of such signage at this location, the Commission finds that public access will be protected and encouraged at this location. The proposed project, as conditioned, can be found consistent with the certified LCP and the public access and recreation policies of the Coastal Act.

6. 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 shoreline hazards, public access and visual resource policies of the certified LCP and the public access and recreation policies of the Coastal Act. Mitigation measures, including conditions addressing the seaward extent of development permitted, landscaping, signage, public rights and assumption of risk, 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Project Site

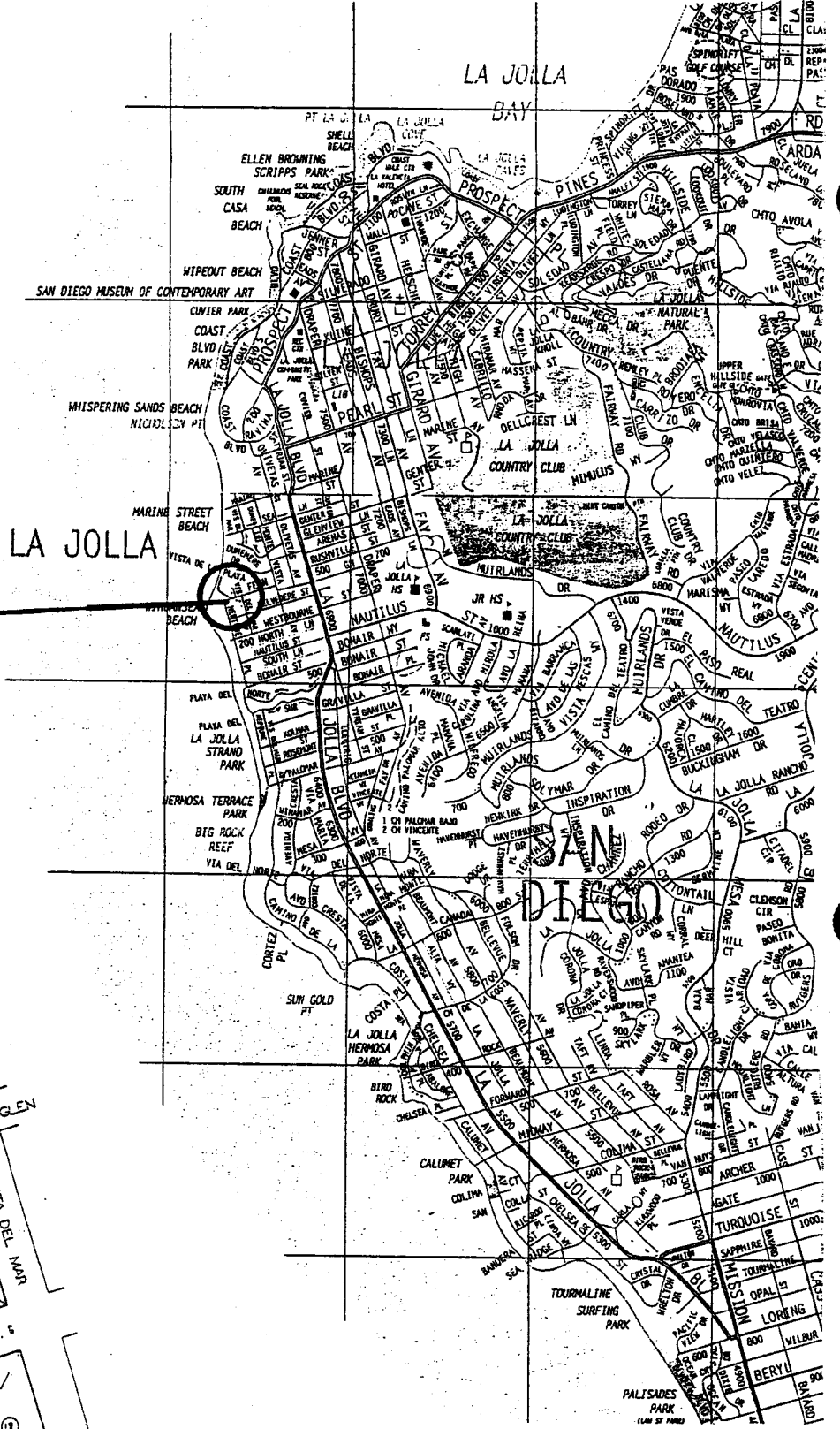
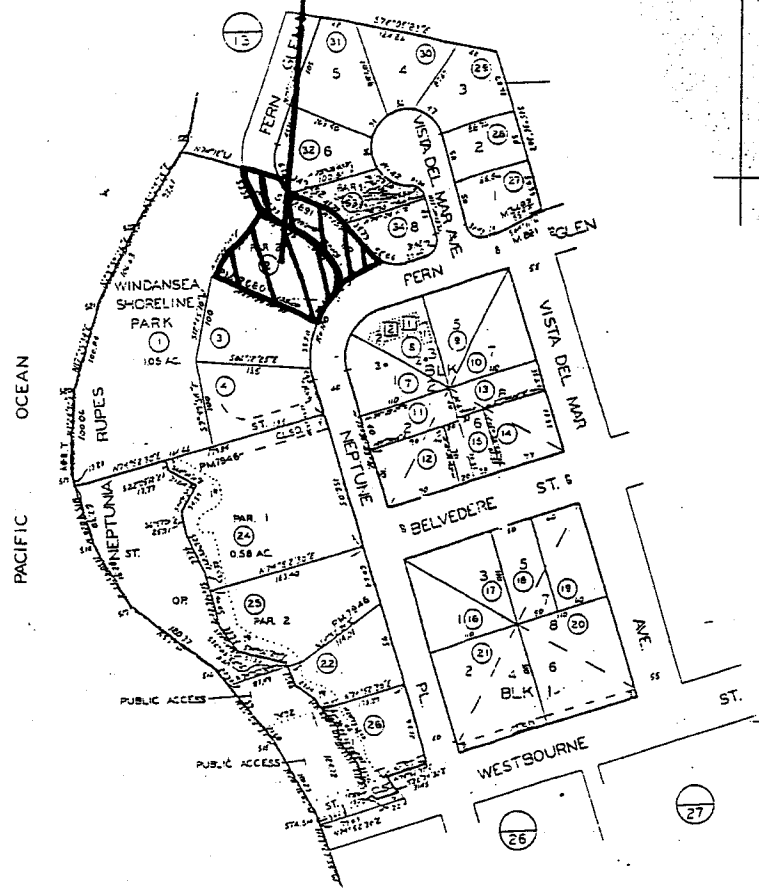



EXHIBIT NO. 1
APPLICATION NO.
A-6-LJS-99-147
Location Maps



California Coastal Commission

FOOT PATH

Public Beach

PUBLIC PARK

SITE PLAN

NOTE: CROSS-HATCHED AREAS INDICATE PROPOSED ADDITIONS

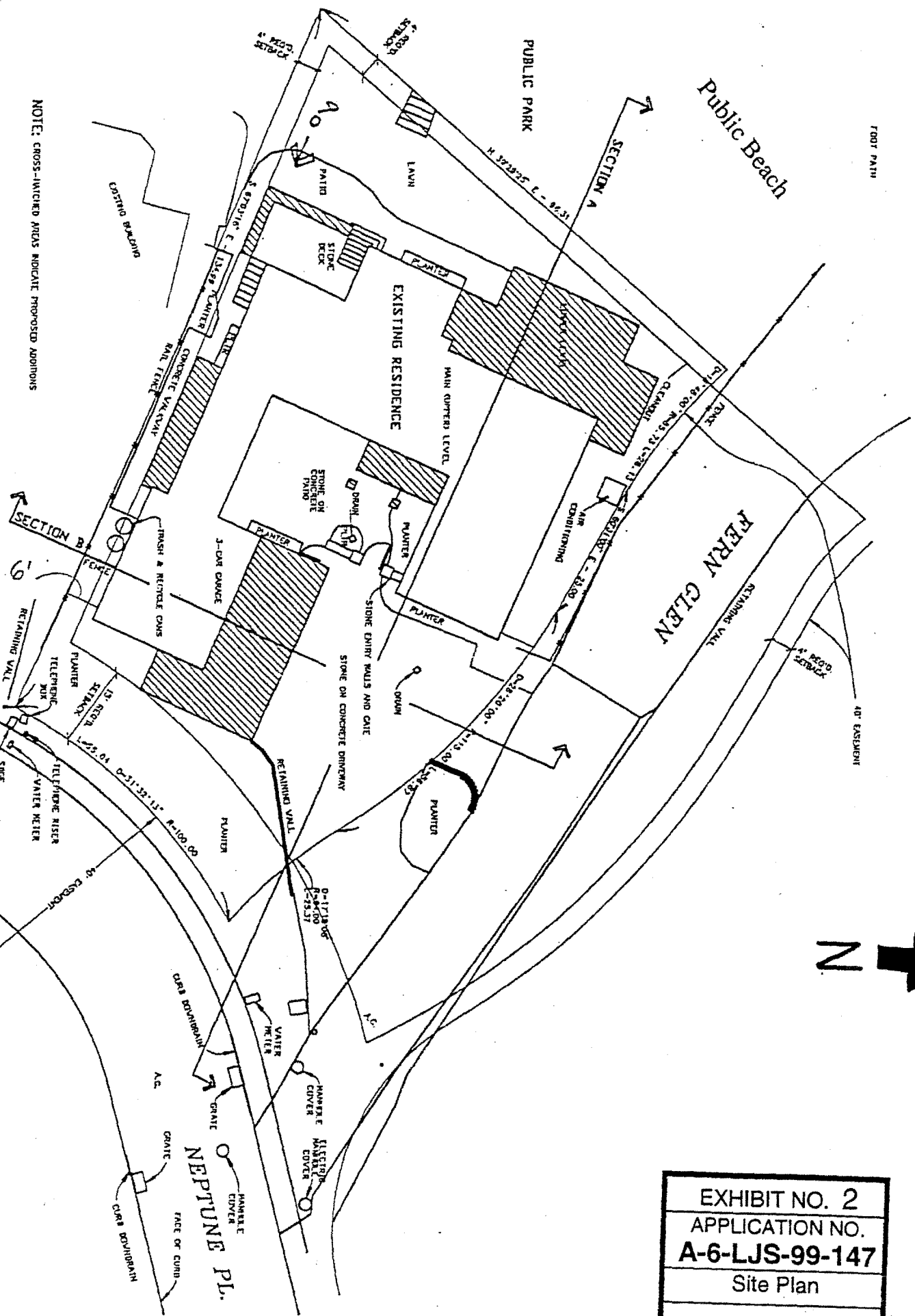
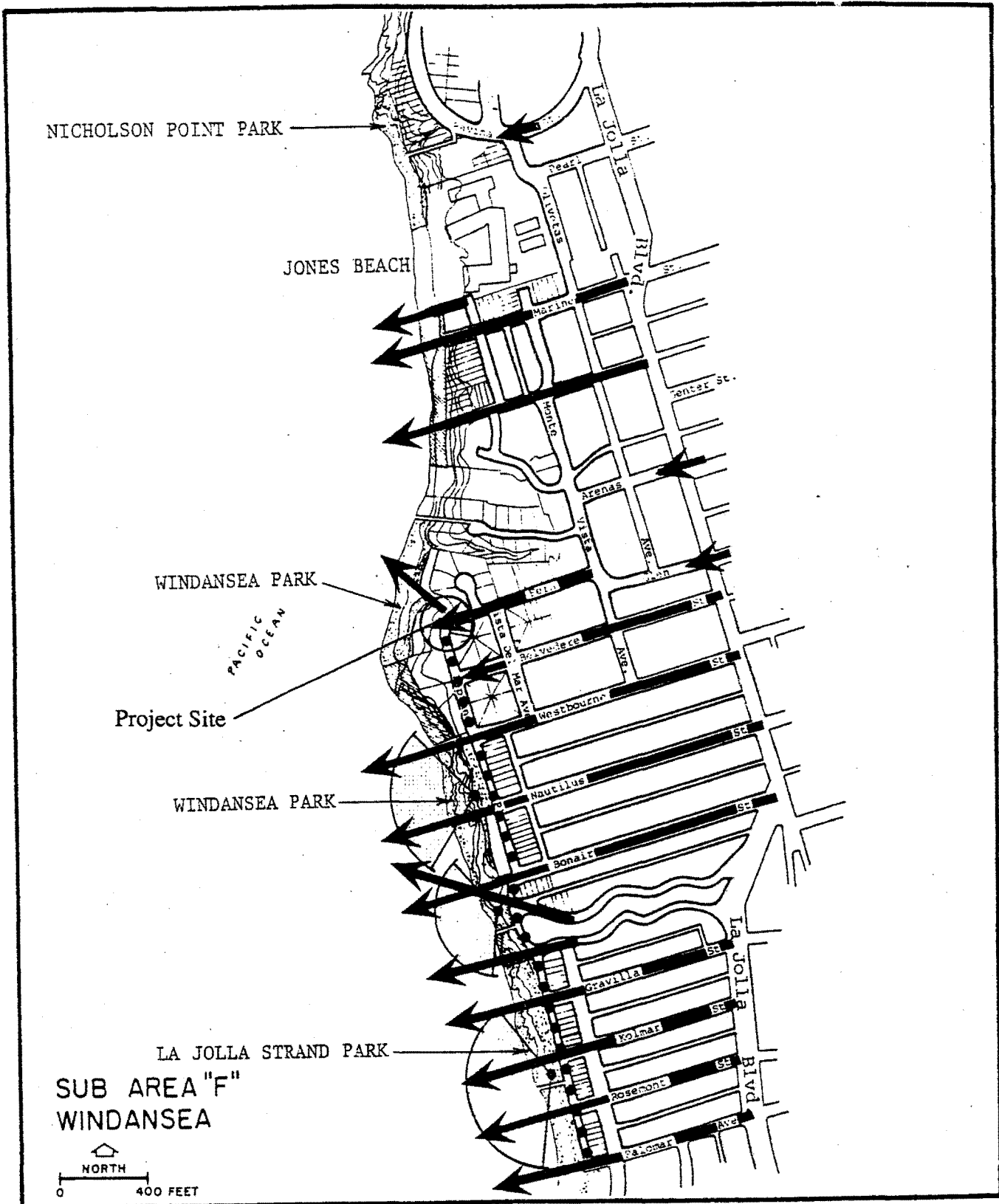


EXHIBIT NO. 2
APPLICATION NO.
A-6-LJS-99-147
Site Plan
California Coastal Commission



La Jolla • La Jolla Shores
LOCAL COASTAL PROGRAM • VISUAL ACCESS



CITY OF SAN DIEGO
 PLANNING DEPARTMENT





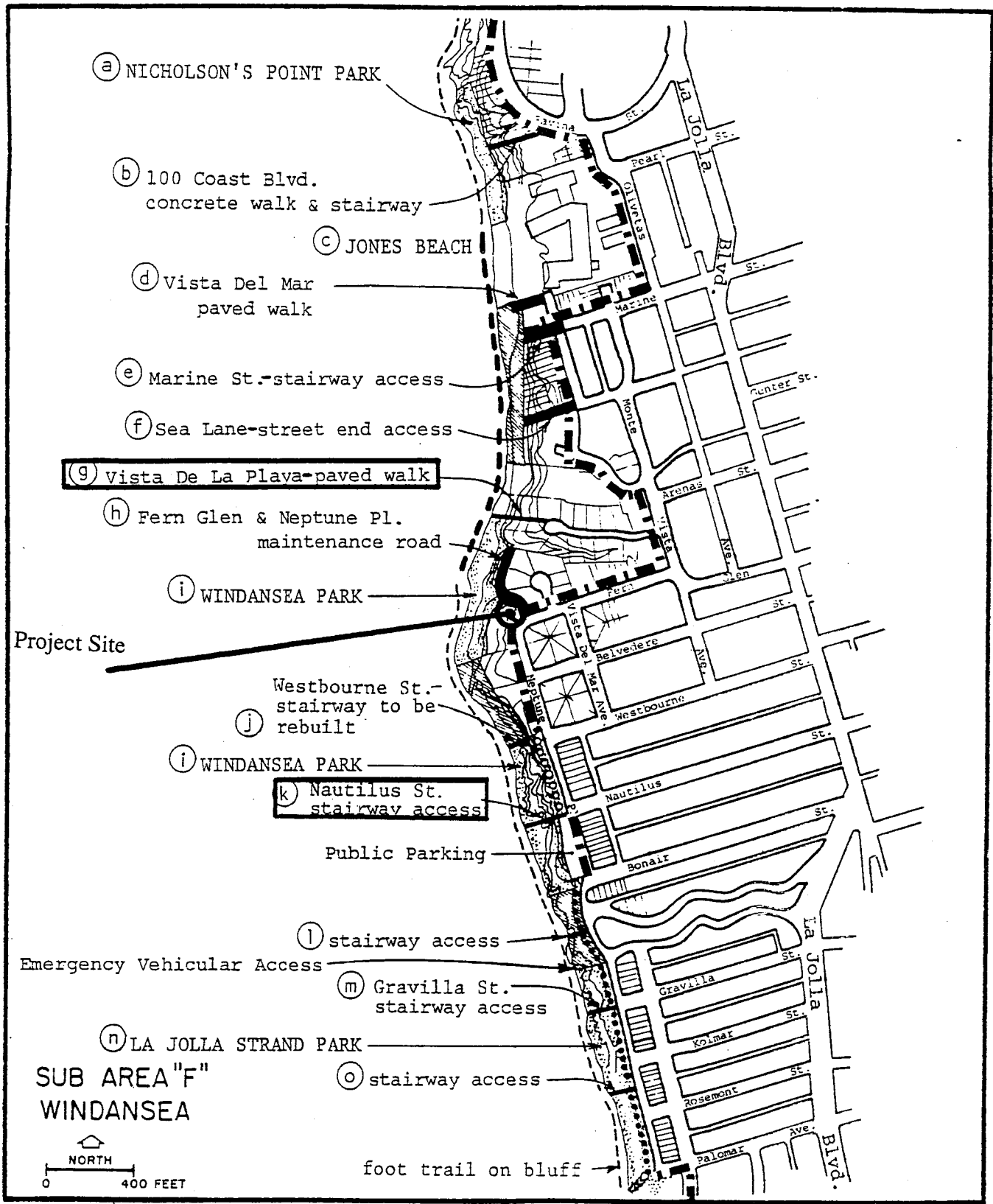










-  MAJOR VISTA POINT
-  VISUAL ACCESS CORRIDOR (existing)
-  SCENIC ROADWAY

EXHIBIT NO. 3
APPLICATION NO.
A-6-LJS-99-147
Designated Public View Corridor
 California Coastal Commission



La Jolla • La Jolla Shores

LOCAL COASTAL PROGRAM • PHYSICAL SHORELINE ACCESS

- | | | | |
|---|--|---|----------------------|
|  | UNIMPROVED FOOT TRAIL |  | UNRESTRICTED LATERAL |
|  | SCENIC BLUFFTOP WALKWAY |  | VERTICAL ACCESS |
|  | SCENIC BLUFFTOP TRAIL |  | (Dedicated street or |
|  | LIMITED OR INTERMITTENT LATERAL ACCESS |  | CITY PARKS & BEACHES |
| | |  | OTHER SHORELINE PROP |
| | |  | (Dedicated or owned |
| | | | ALTERNATIVE PEDESTRI |

CITY OF SAN DIEGO
PLANNING DEPARTMENT

EXHIBIT NO. 4

APPLICATION NO.

A-6-LJS-99-147

Nearest Vertical
Access Ways in
Proximity to Site

 California Coastal Commission

