

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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## RECORD PACKET COPY



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Filed: 2/8/05  
49th Day: 3/28/05  
180th Day: 8/6/05  
Staff: LRO-SD  
Staff Report: 2/24/05  
Hearing Date: 3/16-18/05

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-04-128

Applicant: Dan Fisher

Agent: Les Reed

Description: Repairs to a portion of an existing concrete vertical seawall that has become undermined to include underpinning approximately 35 linear feet of the existing seawall foundation with steel dowels placed in 3-foot wide reinforced concrete. In addition, a void that has developed behind the seawall and below an existing concrete patio will be filled with an erodible concrete slurry.

Site: 1370 Sunset Cliffs Blvd., Ocean Beach, San Diego, San Diego County.  
APN 448-341-01

Substantive File Documents: Certified Ocean Beach Precise Plan; Geotechnical Exploration, Inc. report dated 11/19/04; Geotechnical Exploration, Inc. report dated 12/21/04.

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STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the subject project with special conditions. The proposed development consists of the repair of an existing pre-Coastal Act seawall which has become undermined and filling a void that has developed behind the wall under an existing pre-Coastal Act patio. The Commission's staff geologist and coastal engineer have reviewed the proposal and have determined that the proposed repair and void infill are necessary to stabilize the site, maintain the existing pre-Coastal Act seawall and patio and will not result in impacts on coastal resources. The proposal will not result in an increase in height or to the footprint of the existing seawall.

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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. 6-04-128 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. 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:

**I. Assumption of Risk, Waiver of Liability and Indemnity**

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and

fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

2. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final project plans in substantial conformance with the plans submitted by Geotechnical Exploration, Inc. dated January, 2004 and October, 2004. Said plans shall be used to support any As-Built submittal. The plans shall incorporate the following:

- a. The proposed concrete slurry shall be composed of a lean mix/erodible concrete that can be removed in the event that the lower patio is ever removed.
- b. The lean mix concrete shall provide adequate structural support for the patio, but shall not require the use of heavy construction equipment on the bluff face in order for removal of the fill materials.
- c. During the construction stages of the project, the permittee shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.
- d. No machinery shall be placed, stored or otherwise located in the intertidal zone at any time, except for the minimum necessary to construct the seawall repairs.
- e. Construction equipment shall not be washed on the beach.

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

3. Future Maintenance/Debris Removal. Within 15 days of completion of construction of the seawall repairs the permittees shall remove all debris deposited on the beach or in the water as a result of the construction. The permittees shall also be responsible for the removal of debris resulting from failure of, or damage to, the shoreline protective device in the future. In addition, the permittees shall maintain the seawall in its approved state. Any change in the design of the project or future additions/reinforcement of the seawall beyond exempt maintenance as defined in Section 13252 of the California Code of Regulations, will require a coastal development permit. **However, in all cases, if, after inspection, it is apparent that repair and maintenance is necessary, the permittees shall contact the Commission office to determine whether permits are legally required, and, if required, shall subsequently apply for a coastal development permit for the necessary maintenance prior to beginning any such work, and they shall comply with the terms of any permit granted.**

4. Construction Activities. If, during construction, site conditions warrant changes to the approved plans (e.g., damage to or failure of existing seawall), the San Diego District office of the Coastal Commission shall be contacted immediately, prior to any changes to the project in the field.

5. As-Built Plans. Within 60 days following completion of the project, the permittees shall submit as-built plans of the approved seawall repair and erodible concrete infill. In addition, within 60 days following completion of the project, the permittees shall submit certification by a registered civil engineer, acceptable to the Executive Director, verifying that the seawall repairs and erodible concrete infill have been constructed in conformance with the approved plans for the project.

6. Storage and Staging Areas/Access Corridors. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans indicating the location of access corridors to the construction site and staging areas. The final plans shall indicate that:

- a. No overnight storage of equipment or materials shall occur on the public beach or public parking spaces.
- b. Access corridors shall be located in a manner that has the least impact on public access to and along the shoreline.
- c. No work shall occur on the beach on weekends or holidays between Memorial Day weekend and Labor Day of any year.
- d. The applicant shall submit evidence that the approved plans/notes have been incorporated into construction bid documents. The staging site shall be removed and/or restored immediately following completion of the development.

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.

7. Runoff Control Measures/BMPs for Construction. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval in writing, runoff control plans that include measures to address prevention of construction materials to be deposited into the marine environment. Specifically, the plan shall incorporate the following:

- a. No concrete slurry proposed to be placed below the concrete patio shall be released into the marine environment.

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.

8. Other Permits. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee shall provide to the Executive Director copies of all other required local, state or federal discretionary permits for the development authorized by CDP #6-04-128. The applicant shall inform the Executive Director of any changes to the project required by other local, state or federal agencies. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this permit, unless the Executive Director determines that no amendment is legally required.

9. 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. Proposed is the repair of an existing approximately 40-year old concrete vertical seawall located seaward of an oceanfront property that contains an existing two-story, 24-room hotel (The Inn at Sunset Cliffs) with accessory improvements including a swimming pool and concrete patios. The inn consists of two detached structures and reception/office connected by a breezeway. Accessory improvements include a swimming pool between the structures and a two-level concrete patio located seaward of the structures. A stairway provides access from the upper pool and decking recreation area to the lower-level concrete decking. The lower deck and concrete improvements extend across the full north-south width of the property and are bounded on the west by the existing seawall.

The proposed work consists of underpinning of the existing seawall foundation and backfilling a void that has developed behind the seawall and below the concrete patio

with erodible concrete in order to prevent the collapse of the seawall and potential threat to the concrete patio and deck that is used by motel guests. According to the geotechnical report that was completed for the project, approximately 35 feet of the northern portion of the existing approx. 40-year old seawall has been undermined by long-term wave erosion. At the deepest portion, the base of the existing seawall has been undercut by about four feet. As result of this undermining, tidal and storm action have washed out the backfill materials, leaving behind only cobble and boulder-sized material behind the wall and below the patio.

The subject site is located on the south side of the western terminus of Point Loma Avenue in the community of Ocean Beach in the City of San Diego. The shoreline area is largely characterized by rip rap and other types of armoring structures. An existing public vertical access stairway exists at the street terminus but has been closed to the public since its base was washed out due to storm activities. The City has also recently performed some emergency repairs to the street-end and storm drain outfalls located below the stairs that had collapsed due to erosion.

Although the City of San Diego has a certified LCP, the subject project is located within the Commission's area of original jurisdiction. As such, the standard of review is Chapter 3 policies of the Coastal Act with the LCP used as guidance.

2. Geologic Hazards. Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard;
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...

The Commission has traditionally been concerned with the siting of new development directly along the shoreline in terms of both its encroachment onto public sandy beach as well as visual impacts. In the case of the proposed development, the applicants are requesting to repair existing shoreline protection that largely consists of an existing concrete vertical seawall at an elevation of approx. +19.00 ft. MSL. The seawall is immediately adjacent to, and west of, a concrete patio associated with an existing inn/hotel on a blufftop site. According to the information contained in the applicant's geotechnical report submitted with the application, the seawall predates the Coastal Act, having been constructed in the early 1960's. As referenced in a 1960 photo contained in the Geotechnical report, it appears that sand existed landward of the top of the seawall, extending up to the upper patio and pool areas. It is not known when the lower patio was improved with concrete to function as a lower patio for viewing/recreation patio. However, a 1972 picture on the Coastlines website of the site depicts the seawall and

patio as they generally exist today (ref. Exhibit No. 5). Both the lower patio and the seawall are seaward of the top edge of the bluff. Thus, it appears the existing lower patio is developed on the bluff face. Although the repair of the seawall will allow this patio to remain in its current non-conforming location, no other improvements to the patio or other work beyond the bluff edge is proposed or approved herein. The proposal is only to repair the seawall and infill a void that has developed behind the seawall and below the patio to protect them from collapse.

Specifically, the proposed work is as shown in Exhibit Nos. 3 and 4 attached and consists of the following: underpinning approximately 35 linear feet of the existing seawall foundation with steel dowels imbedded in 3-foot wide reinforced concrete. In addition, the void behind the seawall and below the existing concrete patio will be filled with an erodible concrete slurry. The purpose of the work is to repair a seawall that has been undermined by long-term wave erosion. At the deepest point, the base of the wall has been undercut by about four feet. As a result of the undermining of the seawall, tidal and storm wave events have washed out backfill materials leaving behind cobble and boulder-sized material. At the location where the washout has occurred, there is also a void below the lower concrete patio which reaches heights of up to 18 feet. All of the proposed underpinning of seawall will be beneath or behind the bottom of the undermined portion of the wall, with no portion of the proposed repairs extending any further seaward than the existing wall.

The method of repair work will first involve stabilizing the existing seawall with the new underpinning then a 2 to 3-inch diameter hole will be drilled through the suspended deck to allow filling of the washout void with a cement slurry mix, as noted previously. No equipment loads are proposed to be placed on the suspended deck as such loads could cause a collapse into the washed-out void.

The applicant has submitted engineering and geotechnical reports to support the proposed project. Essentially, the report(s) state that the stabilization is necessary to prevent the collapse of the concrete patio deck which is used by motel guests. A portion of the seawall has become undermined as a result of wave action which has threatened its foundation. As a result, a void has been created behind the seawall and underneath the concrete patio that is immediately behind, and east of it. The proposed work is necessary for geologic stability to protect the patio and to keep the seawall from collapsing.

The Commission's geologist and engineer have reviewed the proposed project and have concluded that the proposed work is acceptable from an engineering perspective. Based on their review, it has been determined that the existing principal structures (the two inn building) are not immediately threatened. However, the seawall and patio improvements are existing structures that pre-date the Coastal Act and are in need of repair. Only minimal repair work is proposed to the existing seawall and no increase to the height or project footprint will occur as a result of these improvements. Thus, no impacts to coastal resources will occur.

The applicant has documented that the pre-Coastal Act shoreline protective device is in need of repair and is in danger of collapse. The proposed repairs to this seawall will not preclude the future removal of the adjacent accessory structures (i.e., concrete patio inland of seawall) should they fail or be proposed for removal in the future. The Commission's staff coastal engineer has reviewed the applicant's geotechnical assessment and concurs with its conclusions and has also concurred that the proposed repair work is necessary and that it is also the minimal amount of work necessary to correct the problem and assure geologic stability for the site.

Although the Commission finds that the proposed seawall repair has been designed to minimize the risks associated with its repair, the Commission also recognizes the inherent risk of shoreline development. The seawall will be subject to wave action. Thus, there is a risk of damage to the seawall or damage to property as a result of wave action. Given that the applicant has chosen to repair the seawall despite these risks, the applicant must assume the risks. Accordingly, Special Condition #1 requires the applicant to acknowledge the risks associated with this development, waiving any claims against the Commission for injury or damage that may result from such hazards, and agreeing to and indemnify 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. Special Condition #9 requires the permit and findings be recorded to assure future property owners are aware of the permit conditions. In addition, Special Condition #3 requires that within 15 days of completion of construction of the seawall repairs, that the applicant remove all debris deposited on the beach or in the water as a result of the construction. The condition further specifies that the applicant is also responsible for the removal of debris resulting from either the failure or damage of the seawall in the future.

In addition, the condition further requires that any change in the design of the project or future additions/reinforcement of the seawall beyond repair and maintenance activities that are exempt will require a coastal development permit. Special Condition #4 requires that if during the construction any damage or failure to the wall occurs, all construction work must cease and the applicant must contact the Commission to determine if additional permits are legally required for repairs of any damage. Special Condition #5 requires the applicant to submit as-built plans within 60 days of construction of the proposed development to assure that the repair of the seawall has been constructed according to the approved plans.

In summary, the Commission finds that the applicant has demonstrated that the existing seawall is in need of repair to assure geologic stability for the site. The proposed repair work is consistent with the type of routine work for this type of seawall and does not extend the design life of the wall. Furthermore, the proposed repairs to the seawall will be consistent with the requirements of the certified LCP which require that such devices not result in significant alteration of the natural character of the bluff face. Only the portion of the seawall that has become undermined will be repaired and no other changes are proposed to the remainder of the existing 95-foot long seawall. Additionally, the proposed repair work will not result in impacts on shoreline sand supply to any greater degree than the existing seawall. As conditioned, there are no other less damaging



alternatives available to address the needed repairs for the structure which has become undermined. Therefore, as conditioned, the Commission finds that the proposed seawall repair is consistent with Section 30253 of the Coastal Act.

3. Water Quality. Sections 30230 and 30231 of the Coastal Act are applicable to the proposed development and state the following:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate.

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 entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Because the applicant is proposing to perform seawall repairs that include filling a void below an existing concrete patio adjacent to the ocean there is the potential for these materials be discharged into the ocean. The Commission's engineer has further stated that the construction activities could adversely affect water quality. For this reason, the conditions require that placement of any concrete slurry below the patio not be released into the marine environment. Furthermore, it is required that the concrete slurry be a lean mix-erodible concrete that can be removed in the event that the hotel site is ever abandoned or that the lower patio is ever removed. The lean mix concrete would provide adequate structural support for the patio, but would not require the use of heavy equipment on the bluff face to remove the fill material. As such, Special Condition No. 7 requires that these construction measures be implemented.

4. Public Views. Section 30251 of the Coastal Act states the following:

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,...

In addition, the certified Ocean Beach Precise Plan contains the following policies and provisions regarding protection of public views:

“Preserve the natural features and beauty of the coastline adjacent to the beach.”

“...development should not be permitted to interfere with the traditional public use of the coastline and should not be permitted to obliterate the public’s view of the ocean.”

Due to the presence of the existing inn/hotel building, there are presently no ocean horizon views looking across the site. The subject site is located at the south side of the street end of Point Loma Avenue. As such, there are public views across the subject site from the public roadway looking southwest. Even though the site is located at a street end where ocean views are most typical for this shoreline area, the proposed repairs to the seawall will not result in any public view blockage. The proposed development consisting of repairing a failed portion of an existing concrete vertical seawall, will not impact public views adjacent to or along, the public beach. The repairs will occur primarily to the seawall foundation and behind the seawall, under the existing patio and will not be visible. Public views towards the ocean and north and south along the shoreline at the various street ends in the area will remain unimpeded by the proposed development. As such, the proposed repair of the seawall will not have any adverse impact on public views at this location.

In addition, in order to mitigate for the adverse visual impacts associated with seawalls, the Commission has typically required that any new shoreline protection device or improvements to existing structures located on the coastal bluffs or sandy beach areas use colored concrete and texturing to blend in with the natural surrounding area, consistent with Section 30251 of the Act and similar LCP policies. However, in this particular case, the applicant is only repairing a small portion of an existing seawall foundation. Therefore, the proposed development is consistent with the public view protection policies of the Coastal Act.

5. Public Access/Recreation. Both Coastal Act and the certified LCP contain policies protecting physical access to the beach and ocean. Specifically, the Coastal Act states the following:

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 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
- (2) adequate access exists nearby, or,
- (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway....

### Section 30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

In addition, the certified Ocean Beach Precise Plan states the following plan recommendations:

- That all beaches be easily accessible to the general public.
- That public access to the beaches and shoreline be protected....

The beach area located west of the site is difficult to access due to the terrain of the area. The majority of the area is armored with similar seawalls and upper bluff retaining walls/seawalls that were constructed either pre-Coastal Act or as part of a large shoreline protection project carried out by the Army Corps of Engineers in the 1980s. Seaward of the seawall at low tide conditions there is both sandy beach area as well as sandstone shelves.

Section 30604(c) of the Act requires that specific access findings be made for any project located between the first coastal roadway and the sea. The project site is located between the ocean and the first coastal roadway (Sunset Cliffs Boulevard). Public access to the shoreline is limited along this area due to the nature of the steep coastal bluffs. There is an existing vertical access stairway at the terminus of Point Loma Avenue immediately north of, and adjacent to, the project site. However, inasmuch as the proposed development involves improvements to an existing seawall without any expansion to its footprint or seaward encroachment onto the public beach, the proposed project will not result in any adverse impacts to physical public access. The public stairway is closed due to erosion and the City is working on a long-term solution to the street-end and access repairs.

Special Condition #6 has been attached addressing staging and access requirements that specify include that no overnight storage of equipment or materials shall occur on sandy

beach or public parking spaces, that access corridors shall be located in a manner that has the least impact on public access to and along the shoreline, and that no work shall occur on the beach on weekends or holidays between Memorial Day weekend and Labor Day of any year.

In summary, given that the proposed repair of the seawall will not result in an increase in the footprint of the seawall or further encroachment seaward, the proposed improvements will not result in any adverse impacts on coastal access at this location. As such, the proposed project, as conditioned, is consistent with the certified LCP.

6. Local Coastal Planning. The subject site is zoned R-1-6 and is designated for multi-family residential use. The subject project will require a separate local discretionary review by the City of San Diego. The Commission is processing this permit application concurrently with the City's application so that the seawall repairs may be made without any further risk of damage to the property or to the public who utilize the beach seaward of the subject site (i.e., collapse of wall, rubble, etc. in swim or surf zone). The proposed modifications to an existing seawall will not affect the project's continued consistency with that zone and designation.

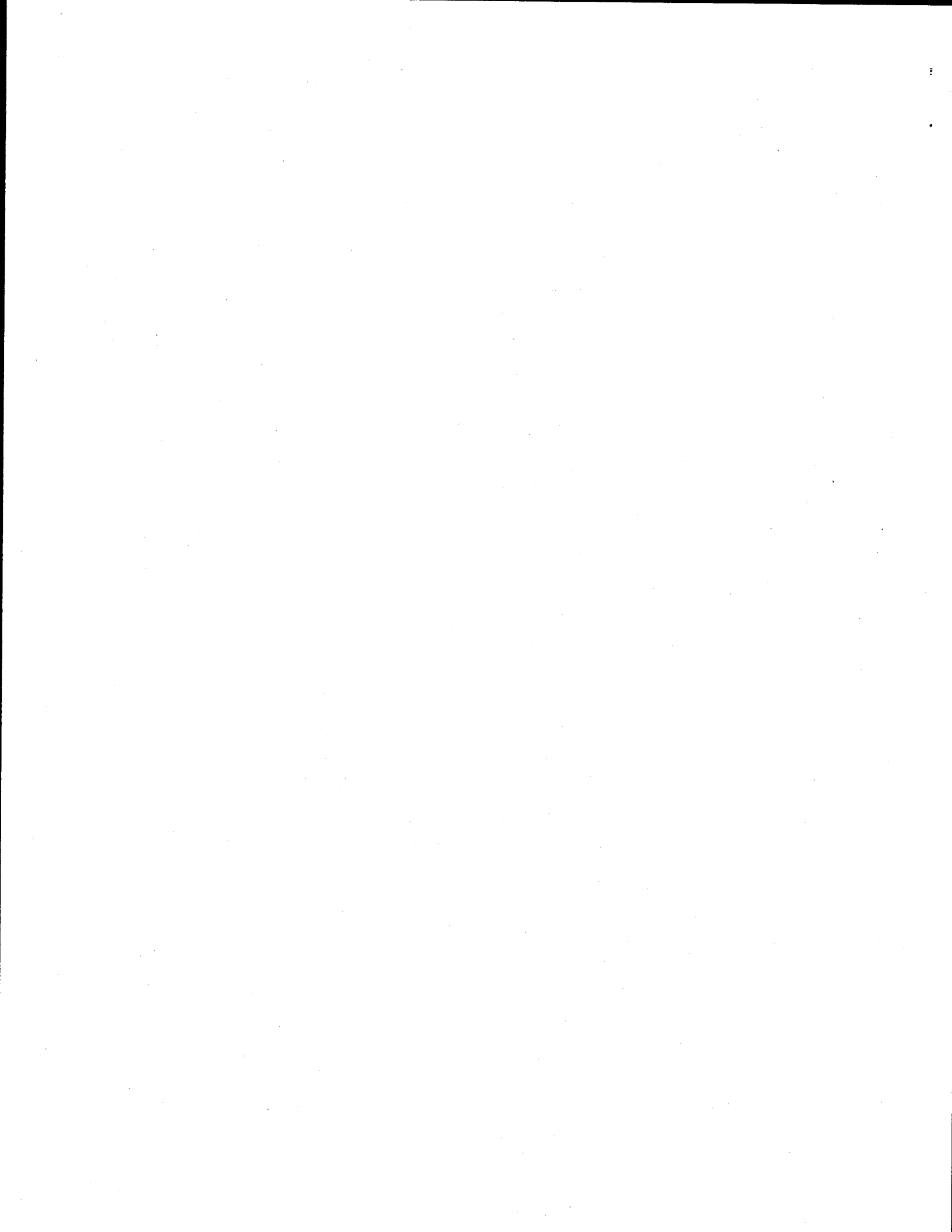
The existing inn is a high priority visitor-serving use and the proposed repairs will allow the subject use to continue, consistent with Coastal Act policies. Since the proposed repair to the existing seawall will not result in any further encroachment onto the beach and the seawall represents pre-existing shoreline protection, the proposed development is consistent with the certified Ocean Beach Precise Plan and with all public access policies of the Coastal Act. The Commission finds that project approval, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Ocean Beach area.

7. 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.

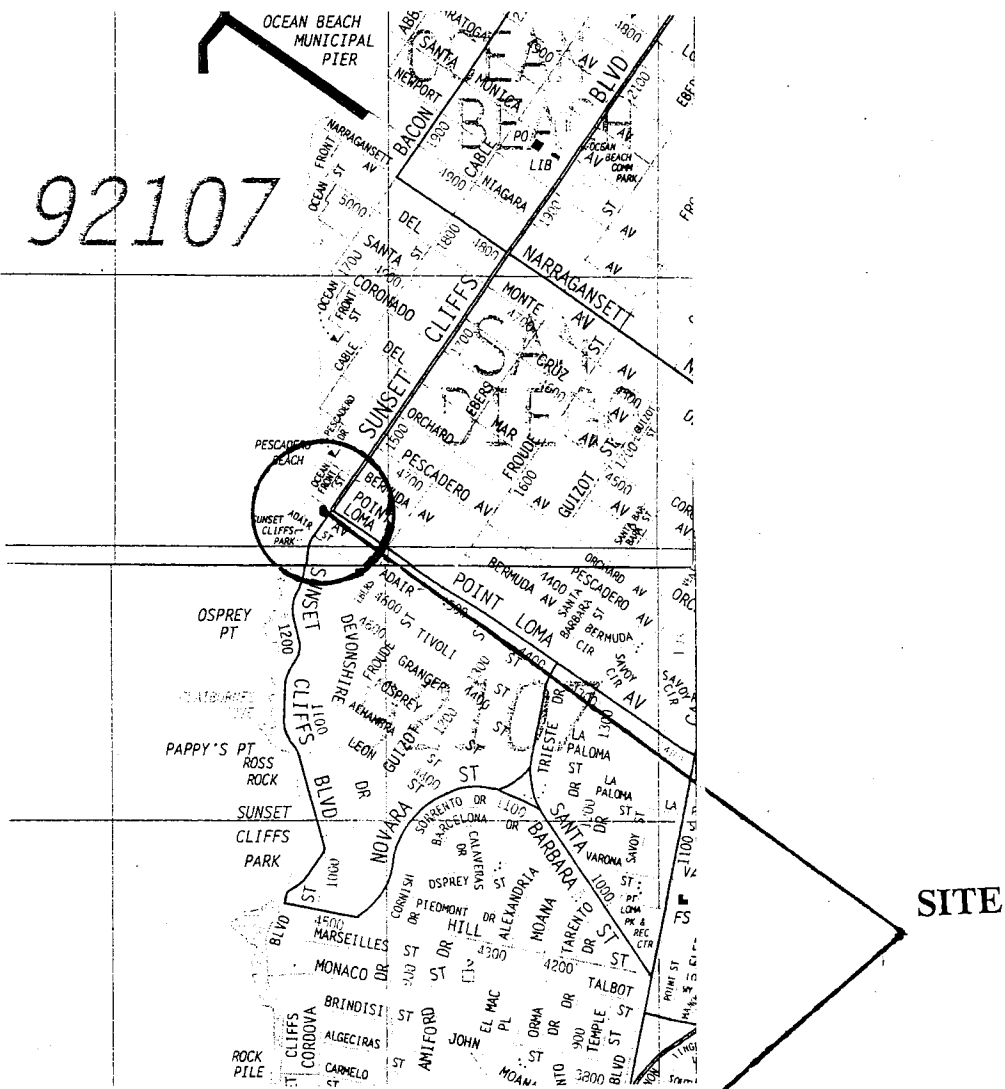
The proposal to repair an existing seawall has been conditioned in order to be found consistent with the shoreline hazard policies of the Coastal Act. The proposed conditions addressing future maintenance will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives 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.



92107



SITE

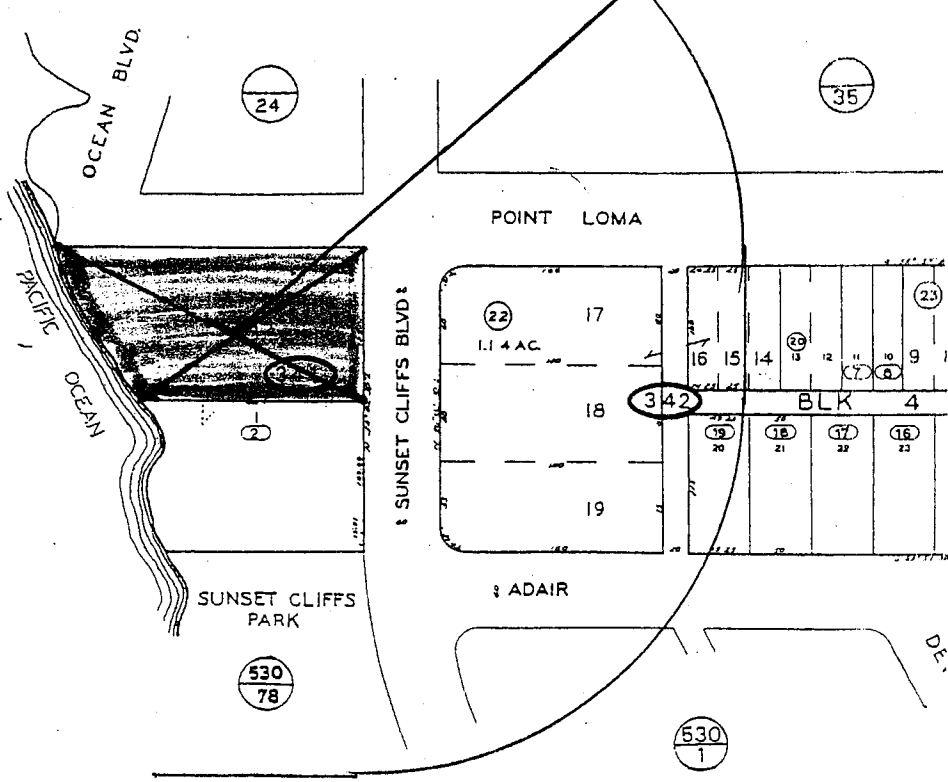



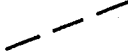
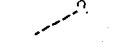



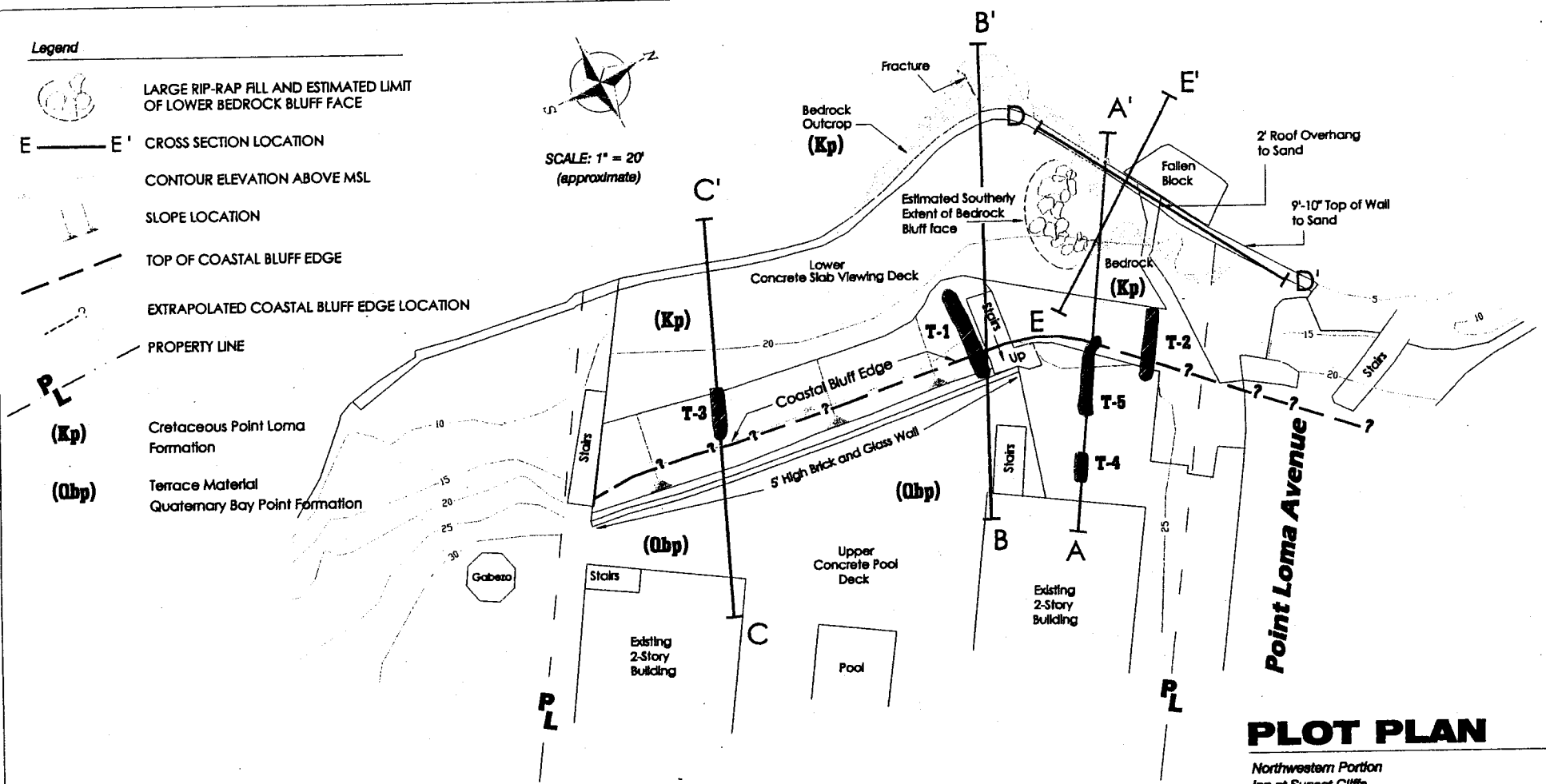
EXHIBIT NO. 1
APPLICATION NO.
<b>6-04-128</b>
Location Map
California Coastal Commission

**Legend**

-  LARGE RIP-RAP FILL AND ESTIMATED LIMIT OF LOWER BEDROCK BLUFF FACE
- E — E'** CROSS SECTION LOCATION
-  CONTOUR ELEVATION ABOVE MSL
-  SLOPE LOCATION
-  TOP OF COASTAL BLUFF EDGE
-  EXTRAPOLATED COASTAL BLUFF EDGE LOCATION
-  PROPERTY LINE
- (Kp)** Cretaceous Point Loma Formation
- (Obp)** Terrace Material Quaternary Bay Point Formation



SCALE: 1" = 20'  
(approximate)



NOTE: This Plot Plan is not to be used for legal purposes. Locations and dimensions are approximate. Actual property dimensions and locations of utilities may be obtained from the Approved Revision Plans or the "As-Built" Grading Plans.


REFERENCE: This Plot Plan was prepared on-site field reconnaissance performed by GEI and from a Topographic Survey prepared by San Dieguito Engineering dated 10/21/03.

**PLOT PLAN**

Northwestern Portion  
Inn at Sunset Cliffs  
1370 Sunset Cliffs Boulevard  
San Diego, CA.  
Job No. 03-8530



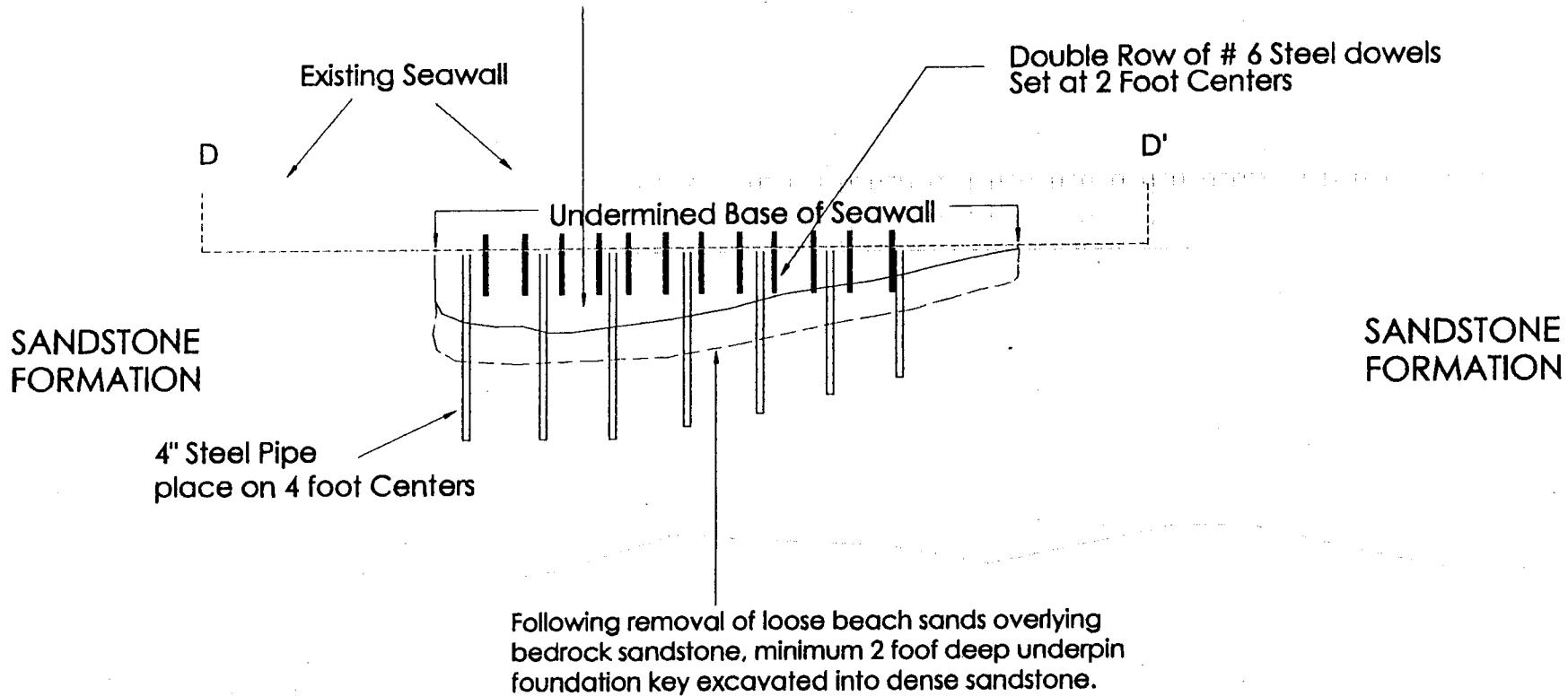
January 2004

 California Coastal Commission	EXHIBIT NO. 2 APPLICATION NO. <b>6-04-128</b> Plot Plan from Geotechnical Exploration, Inc.
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# Schematic In-Land Side View of Undermined Wall Requiring Underpinning

Minimum 3 foot Wide Reinforced Concrete Underpinning. Utilize Type V, 3000 psi Concrete

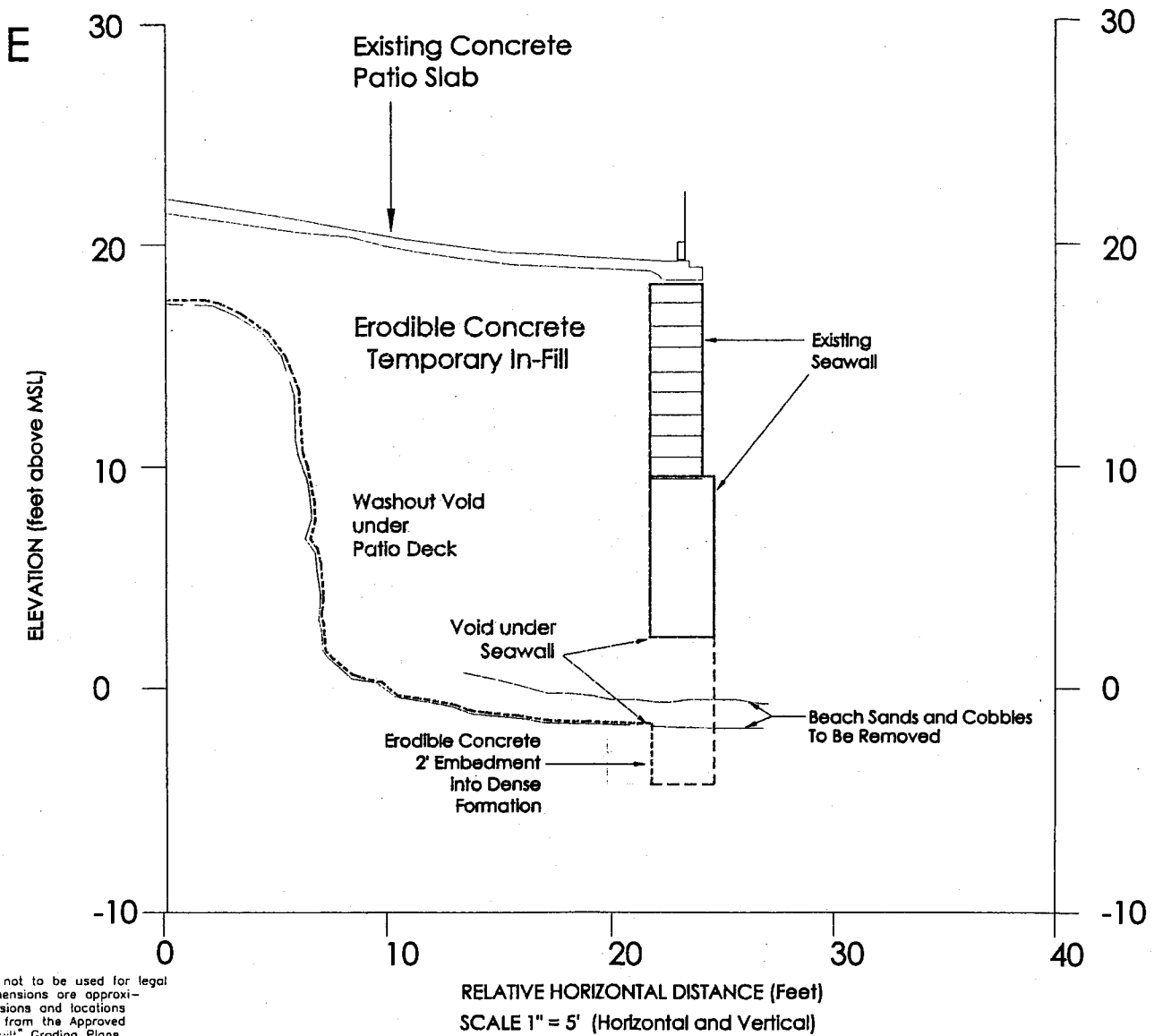


SCALE: 1" = 10'  
(approximate)

 California Coastal Commission	EXHIBIT NO. 3
	APPLICATION NO.
	6-04-128
	Schematic In-Land Side View of Undermined Wall Requiring Underpinning

Inn @ Sunset Cliffs  
 1370 Sunset Cliffs Boulevard  
 San Diego, CA.  
 Job No. 03-8530


**Geotechnical Exploration, Inc.**  
 October 2004



**CROSS SECTION E-E'**  
 Inn @ Sunset Cliffs  
 Seawall Temporary Underpinning

NOTE: This Cross Section is not to be used for legal purposes. Locations and dimensions are approximate. Actual property dimensions and locations of utilities may be obtained from the Approved Grading Plans or the "As-Built" Grading Plans.

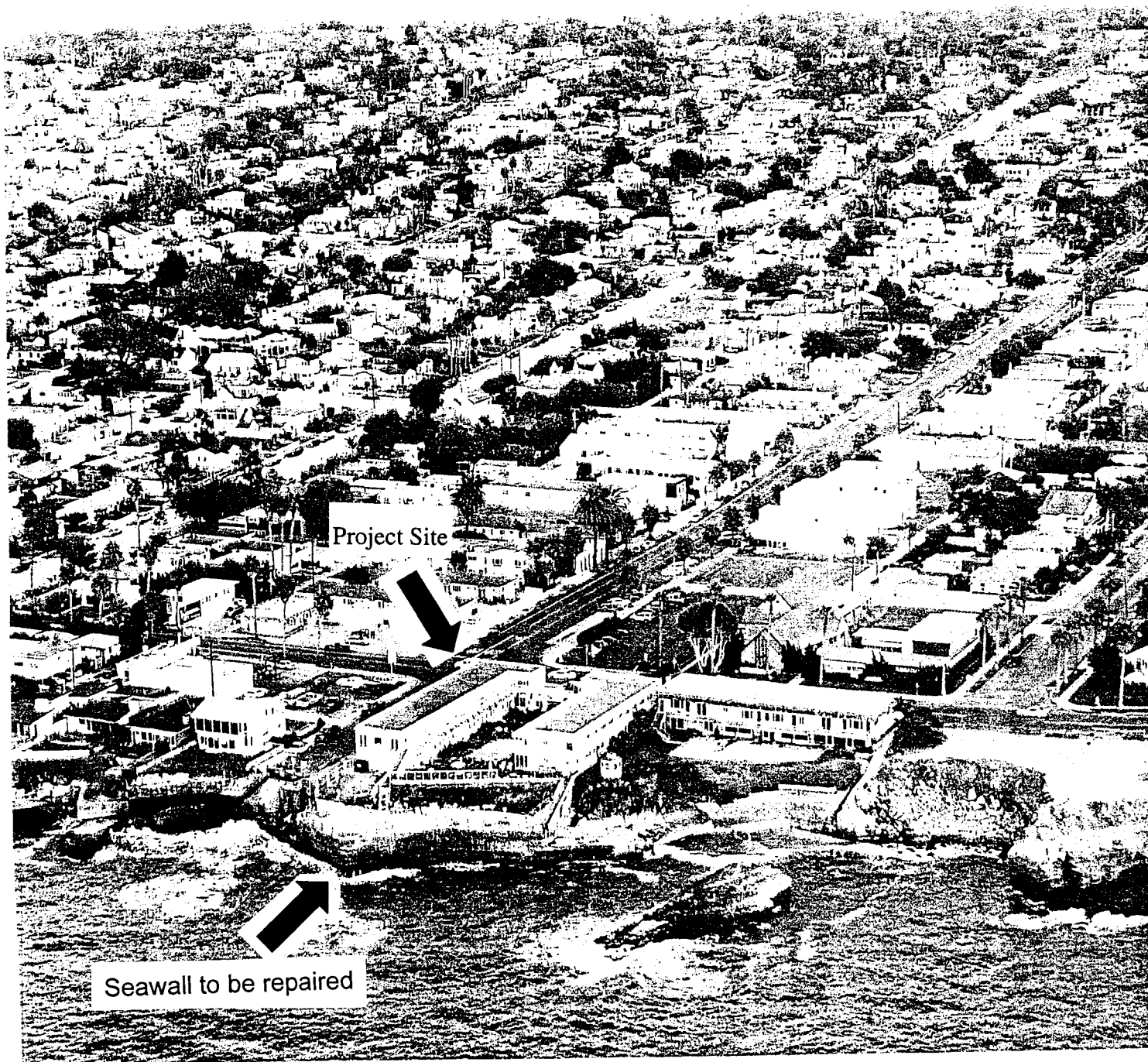
SCALE 1" = 5' (Horizontal and Vertical)

Inn at Sunset Cliffs  
 1370 Sunset Cliffs Boulevard  
 San Diego, CA  
 Job No. 03-8530



October 2004

<p>California Coastal Commission</p>	EXHIBIT NO. 4
	APPLICATION NO.
	6-04-128
	Cross Section E-E' from Geotechnical Exploration, Inc.



Project Site

Seawall to be repaired

EXHIBIT NO. 5  
APPLICATION NO.  
**6-04-128**

Photo from California  
Coastlines website

