

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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6-84-496-A2 (CAMERON AND PENELOPE CRAIG)

AUGUST 13, 2020

EXHIBITS

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EXHIBIT NO. 2

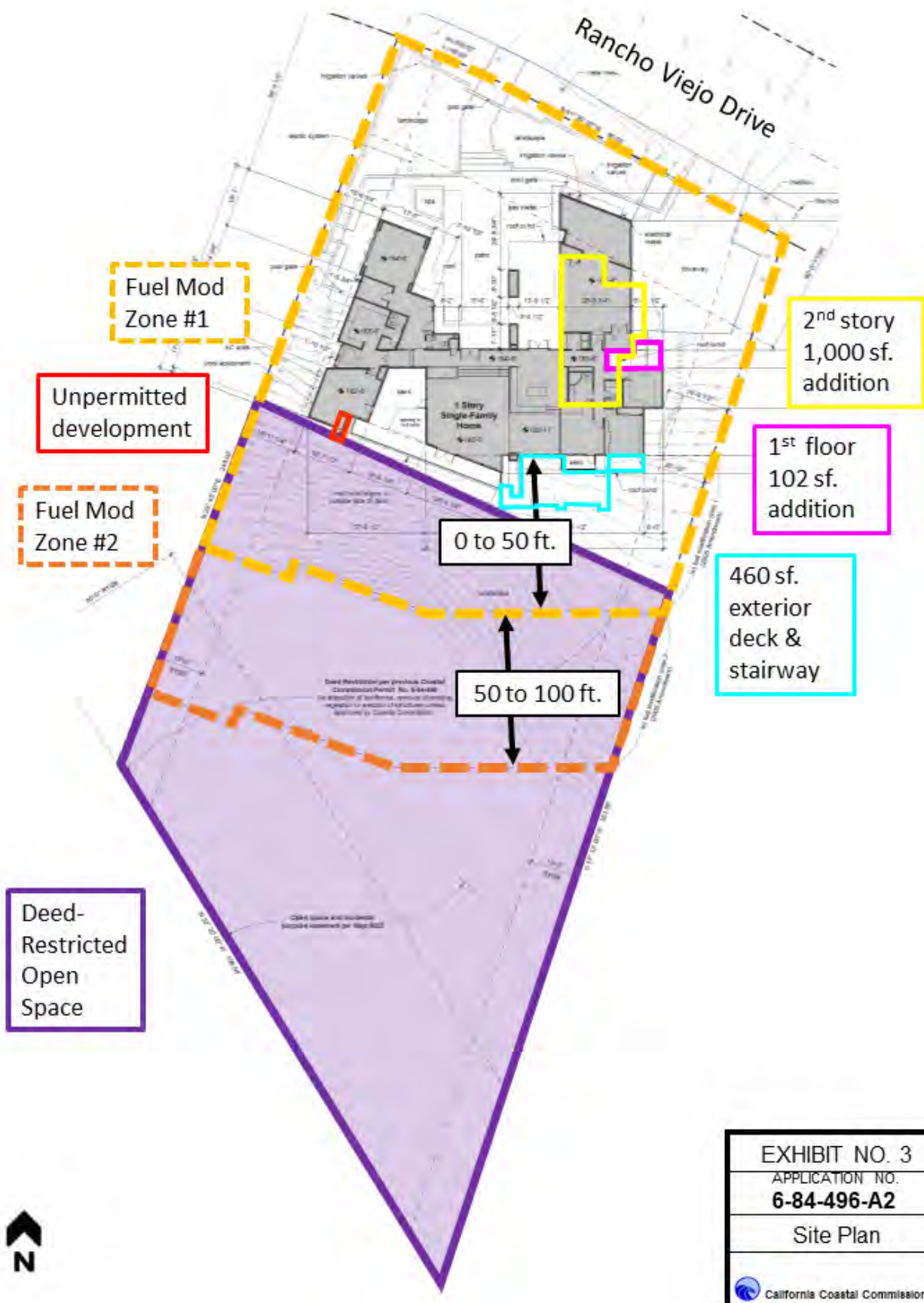
APPLICATION NO.

6-84-496-A2

Aerial View



California Coastal Commission



Fuel Mod
Zone #1

Unpermitted
development

Fuel Mod
Zone #2

2nd story
1,000 sf.
addition

1st floor
102 sf.
addition

460 sf.
exterior
deck &
stairway

0 to 50 ft.

50 to 100 ft.

Deed-
Restricted
Open
Space

EXHIBIT NO. 3
APPLICATION NO.
6-84-496-A2
Site Plan
 California Coastal Commission

California Coastal Commission
SAN DIEGO COAST DISTRICT
6154 Mission Gorge Road, Suite 220
San Diego, CA 92120
(714) 280-6992

FILED: September 17, 1984
49th DAY: November 5, 1984
180th DAY: March 17, 1985
STAFF: AB:Lro
STAFF REPORT: October 10, 1984
HEARING DATE: October 24-26, 1984

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-84-496

Applicants: Helen Trent and Jim Crouch Agent: Chris Knell

Description: Construction of a one-story, 3,150 sq.ft. single family residence.

Lot area	1.01 acres
Building coverage	3,939 sq.ft. (9%)
Pavement coverage	3,839 sq.ft. (9%)
Landscape coverage	36,184 sq.ft. (82%)
Parking spaces	2
Zoning	RR
Plan designation	Residential #2 (1 du/ac)
Project density	1 du/ac
Ht abv fin grade	20 feet

Site: Lot #11 Sun Valley Bluffs development, Rancho Viejo Dr., Solana Beach, San Diego Co. APN 302-222-11

Substantive File Documents: San Dieguito Land Use Plan (LUP)

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See page 4.

COMMISSION ACTION ON ~~OCT 26 1984~~

- ☒ Approved as Recommended
☐ Denied as Recommended
☐ Approved with Changes
☐ Denied
☐ Other

EXHIBIT NO. 4

APPLICATION NO.

6-84-496-A2

Original Approval



California Coastal Commission



III. Special Conditions.

The permit is subject to the following special conditions:

1. Deed Restriction. Prior to transmittal of the amendment to the coastal development permit, the applicant shall record a restriction against the subject property, free of prior liens and encumbrances, except for tax liens, and binding on the permittee's successors in interest and any subsequent purchasers of any portion of the real property. The restriction shall prohibit any alteration of landforms, removal of existing vegetation or the erection of structures of any type unless approved by the California Coastal Commission or its successors in interest, on that area shown on Exhibit #3 attached to these findings. The recording document shall include legal descriptions of both the applicant's entire parcel and the restricted area to protect the steep slopes and vegetation, and shall be in a form and content acceptable to the Executive Director.

2. Drainage Plan. Prior to transmittal of the permit, the applicant shall submit a drainage and runoff control plan documenting that runoff from the roof and any impervious surfaces will be collected and appropriately discharged. The runoff control plan shall be submitted to and determined adequate in writing by the Executive Director and shall provide that any runoff directed over the hillside shall be retained and discharged at a non-erosive velocity and elevation, to protect the scenic resources and habitat values of the hillsides from degradation by scouring or concentrated runoff.

3. Grading Season. All grading activity shall be prohibited within the period from November 15, 1984 to April 1, 1985 and within the period from October 1st to April 1st of any succeeding year. All exposed areas shall be landscaped prior to December 1st with either permanent or temporary landscape materials in order to reduce erosion potential. Said planting shall be maintained and replanted if necessary.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. The applicants propose the construction of a split level 3,150 sq.ft. single family residence on a one acre parcel in the Sun Valley Bluffs development area of Solana Beach. The proposed development will include three bedrooms, a large deck area, swimming pool, an attached 2-car garage and septic system. Roughly one quarter of the site is characterized by a relatively flat area adjacent to Rancho Viejo Drive and a gently sloping previously graded area with an existing 3 foot high manufactured slope. The remaining three quarters of the property lie in the steep hillside slopes of a canyon which serves as a drainage course for the area emptying into the San Dieguito River approximately three quarters of a mile to the south. The site is vacant but is flanked by existing single family residences to the east and west.

2. Grading and Erosion Control. Section 30253 of the Coastal Act provides that "new development shall...assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area...". The subject site is located within the Coastal Resource Protection (CRP) overlay identified in Policy 124 of the certified San Dieguito LCP land use plan. This overlay zone covers the

major inland bluff systems within the San Dieguito coastal zone and is intended to protect the significant resources, primarily steep slope vegetation/habitat, and to protect the lagoons from upland erosion and subsequent sediment discharge. The major features of the CRP Overlay Zone are requirements prohibiting disturbance of steep slopes over 25% grade/installation of drainage/erosion control devices when necessary to prevent onsite or offsite erosion and limitations on the time of year for grading.

The proposed development will be located on a site which contains a vast area of undisturbed slopes in excess of 25% grade. The applicant proposes the construction of a single family residence requiring approximately 400 cubic yards of cut and fill grading and a maximum fill slope of 3 feet for project implementation. A concrete retaining wall is proposed in the general vicinity of the existing 192 foot elevation line and will run roughly under the east/west midline of the proposed structure. To the north of the retaining wall (away from the canyon), slab on grade construction is proposed, to the south (towards the canyon) pre-cast concrete piers (7 feet o.c.) will support wood frame construction.

While the majority of the structure will be located in the areas of the site previously graded, project plans show some encroachment into undisturbed slopes in excess of 25% grade. However, at the same time, on a site with a limited developable area, project plans also call for a portion of the less steep slopes adjacent to the canyon to be left undisturbed and protected via deed restriction.

As mentioned previously, the C.R.P. overlay zone ordinances prohibit development on slopes in excess of 25% grade and require that these steep slopes be protected through appropriate restrictions. While the proposed project, with minor encroachment into slopes in excess of 25% grade represents an inconsistency with the language of the C.R.P. ordinances, it provides for the retention of some additional sensitive area adjacent to the canyon in open space and incorporates a construction method that will minimize grading on the site. The Commission thus finds, that with the minor encroachment involved and the more logical line of development and open space boundary proposed that the project is consistent with the intent of the Coastal Resource Protection overlay policies.

Special Condition #1 has been included as a part of this permit pursuant to the open space provisions of the CRP ordinances discussed above. It requires the applicant to record a deed restriction over the sensitive slope areas of the property as indicated in attachment #3. Special Conditions #2 and 3 represent additional provisions of development within the CRP overlay zone. Special condition #2 requires the applicant to submit a drainage and runoff plan for the site to ensure that any drainage or runoff associated with the development, including the septic system, will be directed so as to avoid erosion or instability of the canyon hillside. Special condition #3 requires that all grading activity be restricted to the non-rainy season. While the CRP ordinances normally define the restricted grading season as April 1 to October 1, the Commission finds that with the type of construction proposed and the minimized grading involved that the one-time extension of the grading season to November 15, 1984 will not pose a significant threat to the canyon and downstream resources. The project, as conditioned, is thus consistent with Section 30253 of the Coastal Act and with the intent and purpose of the CRP overlay policies of the certified San Dieguito Land Use Plan.

4. Local Coastal Planning. Section 30604(a) of the Act provides that a coastal development permit shall be issued only if the permitted development will not prejudice the ability of the appropriate local government to prepare a certifiable Local Coastal Program (LCP) in conformity with Chapter 3 of the Coastal Act. Although the project, as conditioned, may be found consistent with all applicable Chapter 3 policies and its local zoning ordinances, it is technically inconsistent with the language of the approved San Dieguito LUP and its Coastal Resource Protection Area provisions. However, as noted above, the project as conditioned, is consistent with the intent of the CRP policies. The site is zoned RRI and is designated for low density development on minimum one acre lots. The proposed development is consistent with these designations and as conditioned should not prejudice the ability of the County of San Diego to prepare a certifiable Local Coastal Program.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

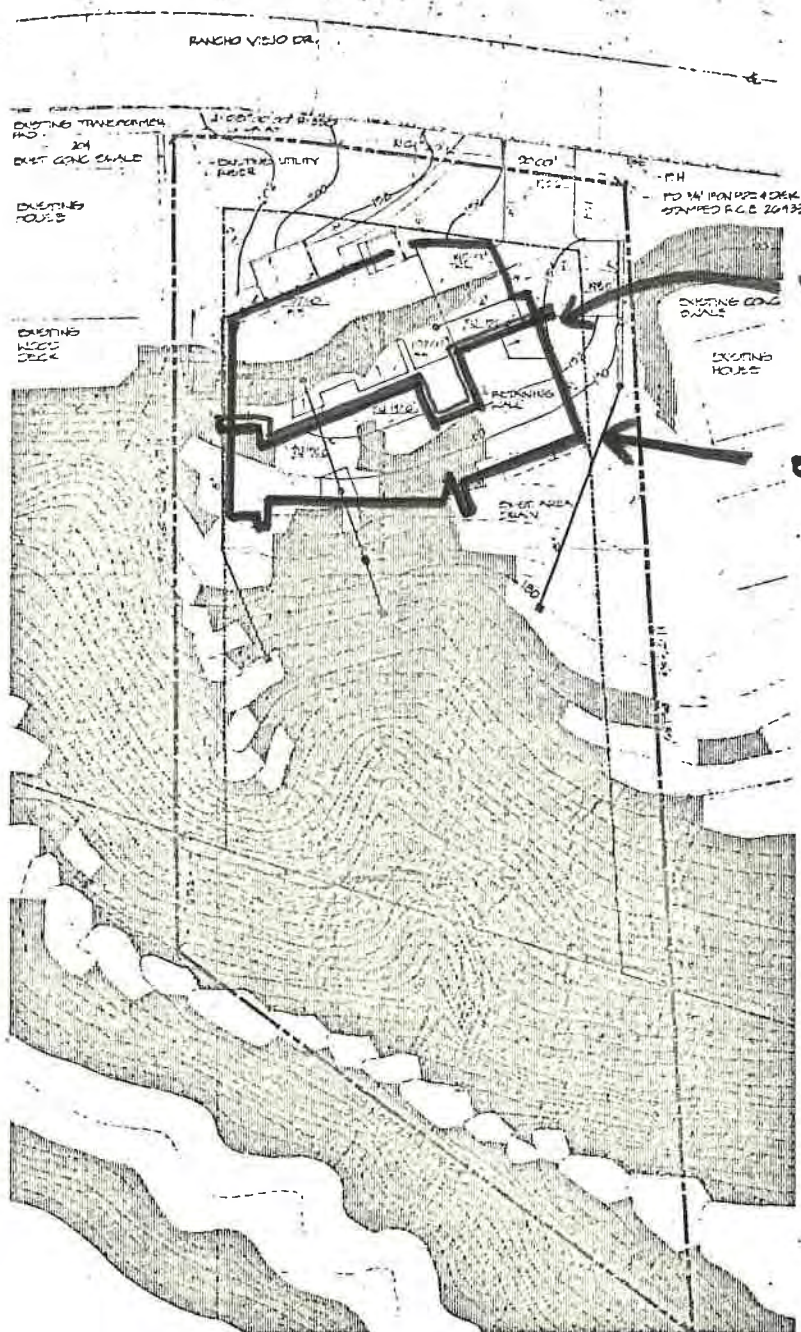


EXHIBIT NO. 1

APPLICATION NO.
6-84-496

Site Location

California Coastal Commission



retaining wall

GRADING PLAN
DRAINAGE PLAN
SLOPE ANALYSIS

outline of structure

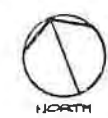
Shaded areas
represents
slopes of
25% grade or
greater



CITY MAP
NO SCALE

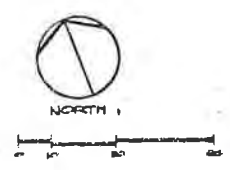
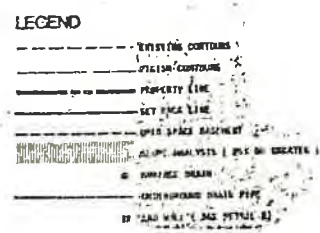
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- SET BACK LINE
- DRIVE SPACE EASEMENT
- ALL OF ANALYSIS (25% OR GREATER)
- SURFACE DRAIN
- SUBSURFACE DRAIN PIPE
- 25% GRADE OR GREATER




TRENT/CROUCH
RESIDENCE
James McGraw Associates
Architecture Planning Interiors

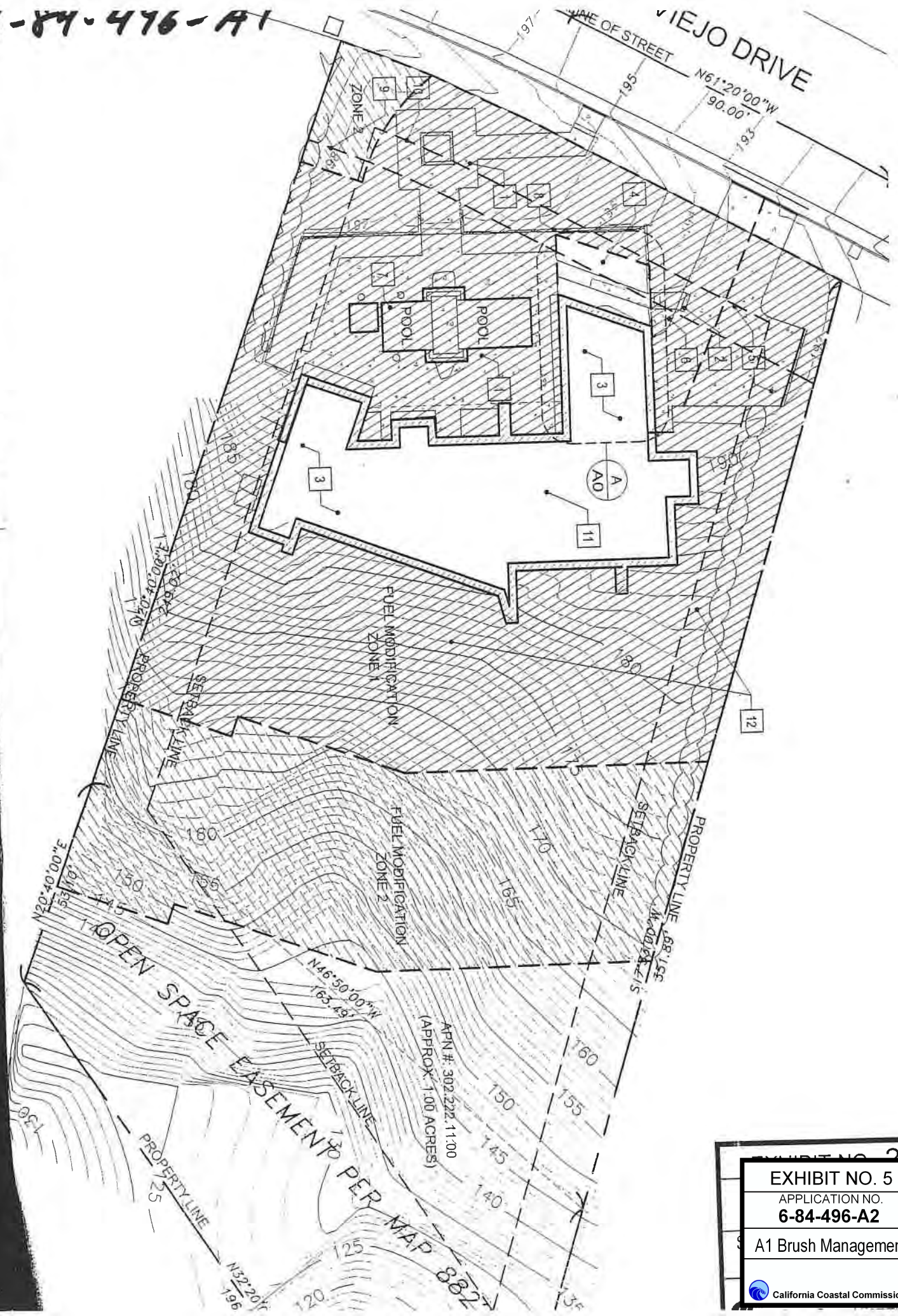
EXHIBIT NO. 2
APPLICATION NO.
6-84-496
25% grade slopes
Site plan
California Coastal Commission

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TRENT/CROUCH
RESIDENCE
James McGraw Associates
Architecture Planning Interiors

EXHIBIT NO. 3
APPLICATION NO.
6-84-496
Deed restricted
area
 California Coastal Commission

NOTES



California Coastal Commission