

RESOLUTION NUMBER R-287206

ADOPTED ON APRIL 16, 1996

WHEREAS, LARRY and JUNE SANDAGE, Individuals, Owners/Permittees, filed an application for a Coastal Development Permit to develop subject property located at 821 Sunset Cliffs Boulevard within the Peninsula Community Planning area, described as Lot 25, Block M, Azura Vista, Map No. 1981, in the R1-5000 Zone; and

WHEREAS, on March 5, 1996, the City Council of the City of San Diego considered Coastal Development Permit No. 95-0580 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of The City of San Diego, that this City Council adopts the following findings with respect to Coastal Development Permit No. 95-0580:

- A. 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 LCP LAND USE PLAN; NOR WILL IT OBSTRUCT VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS FROM PUBLIC VANTAGE POINTS.**

The proposed addition to an existing single-family home is for a third floor loft which will not encroach upon any accessway. The addition will not obstruct any public view as illustrated by the Peninsula Local Coastal Plan and Community Plan.

- B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE AREAS, OR ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES.**

The proposed addition to the existing home is located on a fully graded and developed property. Thus, the development will not adversely affect marine resources,

environmentally sensitive areas, or archaeological or paleontological resources.

- C. **THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS RELATED TO BIOLOGICALLY SENSITIVE LANDS AND SIGNIFICANT PREHISTORIC AND HISTORIC RESOURCES AS SET FORTH IN THE RESOURCE PROTECTION ORDINANCE, CHAPTER X, SECTION 101.0462 OF THE SAN DIEGO MUNICIPAL CODE, UNLESS BY THE TERMS OF THE RESOURCE PROTECTION ORDINANCE, IT IS EXEMPTED THEREFROM.**

The project site is a previously graded and fully developed property which is exempt from the Resource Protection Ordinance.

- D. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT RECREATIONAL OR VISITOR-SERVING FACILITIES OR COASTAL SCENIC RESOURCES.**

The proposed single-family home room addition is located fully within the developed site. The project is across the street from recreation, visitor-serving facilities and coastal scenic resources. Thus, project development will not adversely affect these resources.

- E. **THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC RESOURCES LOCATED IN ADJACENT PARKS AND RECREATION AREAS, AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.**

The project site is located across the street from a public park and scenic coastal cliffs. The proposed development will be fully within the developed portion of an existing residential lot. Thus, the project development would not adversely impact park and recreation areas.

- F. **THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.**

The proposed development is located on a flat lot where a single-family home currently exists. The proposed development does not include any grading or landscaping and the site is not located in a geologic, flood or fire hazard area.

- G. **THE PROPOSED DEVELOPMENT WILL BE VISUALLY COMPATIBLE WITH THE CHARACTER OF SURROUNDING AREAS, AND WHERE FEASIBLE, WILL RESTORE AND ENHANCE VISUAL QUALITY IN VISUALLY DEGRADED AREAS.**

The proposed development is located in an urbanized

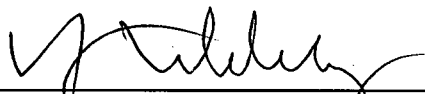
residential neighborhood with a mix of architectural styles, age of homes and one- and two-story homes. The proposed development is similar in bulk, scale and design to existing development in the area. The proposed third floor loft is small in scale and designed with a pitched roof and does not maximize the full building envelope.

H. THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY OTHER APPLICABLE ADOPTED PLANS AND PROGRAMS.

The proposed room addition to an existing single-family home conforms with the Progress Guide and General Plan, the Peninsula Community Plan and Local Coastal Program. These adopted plans designate the project site for low density residential development, and the Local Coastal Plan does not identify a public view easement over the project site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Coastal Development Permit No. 95-0580 is hereby GRANTED to LARRY and JUNE SANDAGE, Owners/Permittees, in the form and with the terms and conditions as set forth in Coastal Development Permit No. 95-0580, a copy of which is attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 

Harold O. Valderhaug
Chief Deputy City Attorney

HOV:ps
04/23/96
Or.Dept:Clerk
Case 95-0580
R-96-1286
Form=r-t

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 95-0580
SANDAGE RESIDENCE - REMODEL
CITY COUNCIL

This Coastal Development Permit is granted by the City Council of the City of San Diego to LARRY and JUNE SANDAGE, Individuals, Owners/Permittees, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Coastal Development for a room addition and remodel located at 821 Sunset Cliffs Boulevard, described as Lot 25, Block M, Azure Vista, Map No. 1981, in the R1-5000 Zone.
2. The facility shall consist of the following:
 - a. An existing two-story, single-family home with a detached two car garage and a proposed third floor loft addition of 518 square feet in floor areas, to total 3,941 square feet in floor area, together with decks, and remodeling of first and second floors;
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Development Services Director.
3. Not fewer than two off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated April 16, 1996, on file in the office of the Development Services Department. Parking spaces shall comply with Chapter X, Article 1, Division 8, Section 101.0800 of the San Diego Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards.
4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Development Services Department; and

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- b. The Coastal Development Permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete working drawings shall be submitted to the Development Services Director for approval. Plans shall be in substantial conformance to Exhibit "A," dated April 16, 1996, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
6. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Development Services Director or the permit has been revoked by the City of San Diego.
7. This Coastal Development Permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.
8. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
9. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Development Services Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
10. Unless appealed this Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action. This condition shall be included in all permits appealable to the State Coastal Commission.
11. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.
12. Prior to the issuance of any building permits, the Owner/Permittee shall:
 - a. Ensure building address numbers are visible and legible from the street (UFC 10.208).

b. Show location of all existing fire hydrants on the site plan of the construction documents to conform with Fire Department Policy #F-85-1 (UFC 10.207).

13. Prior to building permit issuance, the final construction documents shall clearly illustrate conformance to the 30-foot zoning code height limit and the Coastal Proposition "D" height limit to the satisfaction of the Development Services Director.

14. Prior to building permit issuance, an encroachment removal agreement shall be obtained to the satisfaction of the Development Services Director, for the existing retaining wall which encroaches into the public right-of-way.

15. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.

16. The issuance of this permit by The City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

APPROVED by the City Council of The City of San Diego on April 16, 1996, by Resolution No. 287206.

AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

Owner/Permittee

By _____
Larry Sandage

By _____
June Sandage

NOTE: Notary acknowledgments
must be attached per Civil
Code Section 1180, et seq.
04/23/96