

CALIFORNIA COASTAL COMMISSION

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Staff: Liliana Roman-LB
Staff Report: September 15, 2011
Hearing Date: October 5-7, 2011
Commission Action:

Item TH9e**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-11-064

APPLICANT: Mr. and Mrs. Nariman Yousefi

AGENTS: Richard Krantz Architecture, Inc.

PROJECT LOCATION: 2695 Riviera Drive, Laguna Beach (Irvine Cove)
(Orange County)

DESCRIPTION: Demolition of an existing 2-story single-family residence, guest house, pool and patios and construction of a new 2-story plus basement level, 25' high, 9,690 sq. ft. single-family residence with attached 2-car garage and detached one-car garage, a 768 sq. ft. covered patio, new pool, landscaping improvements, fuel modification plan, and grading consisting of 740 cu. yds. cut and 410 cu. yds. fill on a 28,527 sq. ft. coastal bluff top lot.

Lot Area	28,527 square feet
Building Coverage	7,971 square feet
Pavement Coverage	2,075 square feet
Landscape Coverage	16,875 square feet
Unimproved Area	1,606 square feet
Parking Spaces	3
Zoning	Irvine Cove
Planning Designation	Low Density Residential
Ht above final grade	25 feet

SUMMARY OF STAFF RECOMMENDATION:

Commission staff is recommending **APPROVAL** of the proposed project with **Nine (9) Special Conditions** regarding: 1) revised final plans; 2) conformance with geotechnical reports; 3) landscaping; 4) conformance to color and texture plan; 5) construction best management practices; 6) no future blufftop or shoreline protective devices; 7) future development; 8) assumption of risk; and 9) a deed restriction against the property; referencing all of the Special Conditions contained in this staff report.

The proposed development is located on a portion of 'Abalone Point', a promontory located at the southerly end of Crystal Cove State Park. The site is among the most visually prominent sites along the Orange County coastline. The site is visible from a host of vantage points in Crystal Cove State

Park and State Beach, El Morro State Park, to southbound travelers on Pacific Coast Highway, and from myriad other public vantages. Therefore, the siting and design of the proposed project is of utmost importance to protecting public views to and along the coastline. Although highly visible to the public, the site is within the private, gated community of Irvine Cove.

The applicant is proposing a complete redevelopment of the site including complete demolition of the existing structures and re-grading of some previously developed bluff top areas that are seaward of current setbacks, to natural contours. The new proposed residence includes a subterranean basement level that daylights onto the existing pool terrace level. The cut for the basement is into a natural sloping area on the bluff top on the west side of the lot. The basement will daylight onto the existing pool terrace level. No grading cuts are proposed within any bluff edge setback or seaward of the bluff edge for construction of the basement level.

The proposed development is located on a bluff top site subject to wave action. The geotechnical report concludes the site is grossly stable under current and proposed conditions, and the Commission's geologist agrees with that conclusion. The primary issues associated with the proposed development are visual impacts along the northeasterly portion of the site.

On blufftop lots in Laguna Beach subject to Commission review, the Commission has typically required new development to conform to a minimum 25-foot setback from the bluff edge or to a setback determined by a stringline. A stringline setback does not apply at this site as it is the last property on a cul-de-sac. The bluff edge setback is imposed in order to ensure that the development conforms to Section 30253 of the Coastal Act which requires that hazards be minimized and that new development will not have to rely on future shoreline or bluff protection devices. Although the site has currently been found to be grossly stable from a geotechnical perspective, bluffs are subject to forces that cause instability and geologic predictions of site stability over the life of the proposed development cannot be made with certainty. Thus, the Commission requires a bluff edge setback that would provide the most protection from coastal hazards for new development without having to rely on future bluff protection devices. Furthermore, bluff edge setbacks also address visual impacts of bluff top development. As noted above, the north bluff side of the subject site is one of the most visibly prominent sites in Orange County, it is the first site visible traveling southbound on Pacific Coast Hwy entering Laguna Beach and is visible from Crystal Cove State Park and El Morro State Beach. Adherence to a 25-foot setback along the north bluff substantially minimizes the visual impact of the proposed development from public view points.

The Commission staff geologist identified the bluff edge along the north bluff section of the site 10-30 feet further inland than the bluff edge as initially identified by the applicant's geologist as discussed in the staff report dated June 1, 2011 and presented to the Commission at the June 2011 hearing. The applicant requested a postponement at the June 2011 hearing and has since revised the project to meet the 25-foot setback from the Commission-determined bluff edge along the northeasterly bluff side of the lot. The applicant has provided a sketch of the proposed design change (Exhibit 6). The revision changes the design from a three-car garage into an attached two-car garage with second story living quarters and a detached one-car garage, resulting in a minor reduction in house and garage square footage, and a more significant reduction in grading and a 2'-6" increase in height of the two-car garage. As currently proposed, the project meets the 25-foot setback from the Commission-determined bluff edge along both the north and northwesterly bluff sides of the lot. Staff therefore recommends approval of the project with a special condition for final revised project plans incorporating the proposed garage redesign to meet the 25-foot setback along the Commission-determined bluff edge.

SUBSTANTIVE FILE DOCUMENTS: *Geotechnical Feasibility Investigation for Proposed New Single Family Residence, 2695 Riviera Drive, Laguna Beach, CA, Project No. 71538-00, Report No. 06-5710* prepared by Geofirm, dated May 2006; *Response to CCC Notice of Incomplete Application* prepared by Geofirm dated May 5, 2011; *General Biological Assessment of Residential Parcel (Lot 9, Irvine Cove) at 2695 Riviera Drive, Laguna Beach, CA* prepared by LSA Associates, Inc., dated May 28, 2011; *Water Quality Management Plan for Single Family Residence, 2695 Riviera Drive, Laguna Beach, CA*; prepared by Toal Engineering, Inc., dated May 6, 2011; City of Laguna Beach certified Local Coastal Program (as guidance only); Coastal Development Permit 5-97-185(Schaefer), Coastal Development Permit Application 5-00-228(Hopkins), Coastal Commission Staff Memorandum from Mark Johnsson, Senior Geologist dated October 24, 2000 and dated November 20, 2000; Coastal Development Permits P-5-3-74-3194 (Montgomery), 5-89-180 (Hopkins), 5-97-054 (Price), 5-02-345 (Markland), 5-00-223 (Smith), 5-08-008 (Desai), 5-02-007 (Darras), 5-97-121 (Samuelian), 5-06-258 (Stanton), 5-06-165 (Hibbard), 5-06-195 (Hayden), 5-02-357 (Saczalski); 5-95-047(Norberg); 5-04-414(Swartz); 5-07-163(Hammond); 5-99-332 A1(Frahm); P-80-7431(Kinard); 5-93-254-G(Arnold); 5-88-177(Arnold); and 5-09-105(Norberg); 5-84-46 & 5-98-39 (Denver/Canter); 5-95-23 & 5-99-56 (Bennet); 5-99-206 (Smith/Swinden) and amendments (Smith/Swinden/Loder); and 6-88-515 & 6-99-114G (McAllister).

LOCAL APPROVALS RECEIVED: City of Laguna Beach Approval in Concept, dated 3/15/11.

LIST OF EXHIBITS

1. Project Location Map/Coastal Public Access Map
 2. Assessor's Parcel Map
 3. Site Aerial Photographs
 4. Preliminary Grading Plans/Topographic Survey/Erosion Control Plan
 5. Project Plans
 6. Revised Parking Garage Plan
 7. Conceptual Foundation Plans
 8. Landscape and Fuel Modification Plans
 9. Plant Communities Mapped on the site by LSA Associates, Inc.
 10. Bluff Edge Study
 11. Visual Impacts Analysis
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STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-11-064 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

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

II. STANDARD CONDITIONS:

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.

III. SPECIAL CONDITIONS

1. Revised Final Project Plans

- A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicants shall submit, for review and approval of the Executive Director, two (2) full size sets of revised, final project plans including grading, drainage, site plan and elevations, and landscape plans in substantial conformance with (1) the plans received in our office on March 16, 2011 and (2) the proposed revision of the attached 3-car garage to an attached 2-car garage and detached one-car garage received in on our office on August 9, 2011; however, the revised final plans shall further include the following revisions:

The principal structure (e.g. house, garage, etc.) and major accessory structures such as parking garages, guestrooms/guesthouses, cabanas and pools, and associated grading shall be, at minimum, setback 25-feet from the bluff edge. All proposed ancillary development (i.e., hardscape, gravel, pathways, steps, and associated grading) shall be setback a minimum of 10-feet inland of the bluff edge. No grading or other development shall occur seaward of the ancillary development 10-foot bluff edge setback line. The bluff edge is as generally depicted on Exhibit #10 of the staff report.

- B. The applicants shall undertake development in accordance with the approved final 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 a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Conformance of Design and Construction Plans to Geotechnical Report

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Engineering Geologic Reports prepared by GeoFirm and dated May 31, 2006. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final 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 a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Landscaping – Drought Tolerant, Non-Invasive Plants

Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. In the areas on the coastal bluff side of the lot, landscaping shall consist of plant species native to coastal Orange County and appropriate to the habitat type only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by the California Dept. of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

4. Adherence to Proposed Color and Texture Plan

- A. The applicant shall adhere to the proposed finish materials proposed on Sheet A4.1 and Sheet A4.2 of the plans dated 9/15/10 prepared by Richard Krantz Architecture, Inc. demonstrating use of brownish-grey color and stone textures meant to blend all of the proposed structures in with existing bluff and cliff stones to make the structures compatible with the adjacent bluff and natural bluff vegetation. The plan shall demonstrate that:
1. the structure will be colored/constructed with materials colored with earth tones that are compatible with the adjacent bluff and natural bluff vegetation
 2. white and black tones will not be used
 3. the color will be maintained through-out the life of the structure
 4. the structure will be textured for a natural look that better blends with the bluff and natural bluff vegetation
- B. The permittee shall undertake development in accordance with the approved final color and texture plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.

6. No Future Bluff or Shoreline Protective Devices

- A. By acceptance of this Permit, the applicants agree, on behalf of themselves and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-11-064 including, but not limited to, the residence, foundations, patios, pool, landscaping and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, sea level rise or other natural coastal hazards in the future. By acceptance of this Permit, the applicant/landowner hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this Permit, the applicant/landowner further agrees, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this Permit, including the residence, foundations, patios, balconies, pool and any other future improvements if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

7. Future Development

This permit is only for the development described in coastal development permit 5-11-064. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the development governed by the coastal development permit 5-11-064. Accordingly, any future improvements to the structures authorized by this permit shall require an amendment to permit 5-11-064 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

8. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff and slope instability, erosion, landslides, waves, and sea level rise; (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.

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

landowners have 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 hereby finds and declares:

A. PROJECT DESCRIPTION AND LOCATION

Project Location

The subject site is located on 'Abalone Point' within the locked gate community of Irvine Cove in the City of Laguna Beach (Exhibits #1 and #2). The irregularly shaped 28,527 square-foot parcel is located at the northerly end of Riviera Drive cul-de-sac at 2675 Riviera Drive in Irvine Cove, Laguna Beach. The parcel fronts 145 feet of the Riviera Drive cul-de-sac and is flanked to the west, north and northeast by a 80-110 feet high near vertical ocean bluff, to the north and northeast by El Morro State Beach/Crystal Cove State Park, to the east by a rounded hilltop above Abalone Point, and to the south by an adjacent single-family residence. The site is among the most visually prominent sites along the Orange County coastline. The site is visible from a host of vantage points in El Morro/Crystal Cove State Park, to southbound travelers on Pacific Coast Highway, and from myriad other public vantages.

Laguna Beach has a certified Local Coastal Program (LCP) except for the four areas of deferred certification: Irvine Cove, Blue Lagoon, Hobo Canyon, and Three Arch Bay. Certification of the Irvine Cove area was deferred due to coastal public access issues arising from the nature of a locked gate community. The proposed development needs a coastal development permit from the Coastal Commission because it is located in the Irvine Cove area of deferred certification. Chapter 3 policies of the Coastal Act are the standard of review.

Project Description

The proposed project is the complete re-development of the site with the demolition of the existing 2-story 6,864 sq. ft. single-family residence, guest house, pool and patios and construction of a new 2-story plus basement level, 25' tall above existing natural grade, 9,690 sq. ft. single-family residence with attached 2-car garage and detached 1-car garage, a 768 sq. ft. covered patio, new pool and landscaping improvements, grading consisting of approximately 740 cu. yds. cut and 410 cu. yds. fill. See Exhibit 5 and 6 for proposed project plans. Proposed cut is for creation of a basement level and 2-car garage and proposed fill will be used to re-grade some previously developed bluff top areas that

are seaward of current setbacks, to natural contours (Exhibit 4). The new proposed residence includes a subterranean basement level that daylights onto the existing pool terrace level. The cut for the basement living quarters is into a natural sloping area on the bluff top on the west side of the lot. The basement will daylight onto the existing pool terrace level. No grading cuts are proposed within any bluff edge setback or seaward of the bluff edge for construction of the basement level.

A landscape/pool protection plan and fuel modification plan are also proposed (Exhibit 8). The City of Laguna Beach Board of Adjustments/Design Review Board approved the project without any variances.

Prior Applications & Commission Actions at Subject Site

On July 29, 1974, the Commission approved Coastal Development Permit P-5-3-74-3194 (Montgomery), which allowed the construction of a two-story, single family dwelling, swimming pool and tennis court. The permit was conditioned so that “the sections of the building which encroach and extend over the bluff edge be relocated in accordance with the Coastal Bluff Development setback requirements as per applicant revised foundation plan.” As described in the Staff Summary and Recommendations of P-5-3-74-3194, the structure was proposed as an approximately 9000 square foot, 6 bedroom, 4-car single-family residence with three wings radiating from the core of the building.

On March 23, 1989, the Commission approved Coastal Development Permit 5-89-180 (Hopkins), which allowed “the construction of a new pool and spa with concrete paving, steps and required fencing, new barbecue and concrete patio with landscape, new steps at the tennis court, and a new retaining wall and drive with landscaping.” The conditions imposed included a requirement that development conform to a 25-foot setback from the bluff edge.

In December 2000, a hearing was scheduled on Coastal Development Permit Application 5-00-228 (Hopkins) for subdivision of the existing 0.65 acre blufftop parcel into two lots of 0.45 acre/19,687 square feet (Parcel 1) and 0.20 acre/8,840 square feet (Parcel 2) and demolition of an existing guest house. Staff recommended denial of the proposed project because the subdivision would have created a lot that could not be developed in conformance with the Commission’s typically required bluff edge setbacks of 25 feet for primary structures and 10 feet for ancillary development along the north bluff section of the site. The applicant withdrew the application prior to Commission action.

B. GEOLOGIC STABILITY

Coastal bluff development is inherently hazardous and poses potential adverse impacts to the geologic stability of coastal bluffs, shoreline processes, and to the stability of residential structures. Bluff stability has been an issue of historic concern throughout the City of Laguna Beach. The Commission has traditionally followed a set of setback and string-line policies as a means of limiting the encroachment of development seaward toward the bluff edges on coastal bluffs and preventing the need for construction of revetments and other engineered structures to protect new development on coastal bluffs.

The subject site is an irregular rectangular-like shaped 0.65-acre oceanfront bluff top lot on the northern headland of Abalone Point at the coastal margin of the San Joaquin Hills. The southeastern side of the lot fronts the Riviera Drive cul-de-sac end and a prominent hilltop. The property is flanked to the west and north and northeast by an 80-100 feet high near vertical ocean bluff. North and northeast of the site is El Morro State Beach and Crystal Cove State Park, to the south are adjacent

single-family residences. The toe of the bluff is subject to marine erosion. Topographically, the site gently slopes west from an elevation of 147 feet in the east to 97 feet in the west. The landform continues to descend to the ocean to the north within land that is part of Crystal Cove State Park, and to the west within land owned by the local homeowners association (Exhibit 3).

The applicant proposes the demolition of all existing development on the site, including an existing 2-story single-family residence, guest house, pool and patios and construction of a new 2-story plus basement level, single-family residence with attached garage, covered patio, new pool and landscaping improvements and grading consisting of approximately 740 cu. yds. cut and 410 cu. yds. fill. Proposed cut is for creation of a basement level and proposed fill will be used to re-grade some previously developed bluff top areas that are seaward of current setbacks, to natural contours (Exhibit 4). The new proposed residence includes a subterranean basement level that daylight onto the existing pool terrace level. The cut for the basement is into a natural sloping area on the bluff top on the west side of the lot. The basement will daylight onto the existing pool terrace level. No grading cuts are proposed within any bluff edge setback or seaward of the bluff edge for construction of the basement level.

Coastal Act Policy

Section 30253 of the Coastal Act states, in relevant part:

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) 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.*
- (c)...*

Project Site Geotechnical Report

The applicant submitted a May 2006 geotechnical study by Geofirm. The site is underlain at the surface and at shallow depth by hard igneous bedrock (andesite). The andesite occurs at relatively shallow depth throughout the site, at depth the rock is pervasively hard to very hard and locally exhibits sets of columnar and defined joints. The andesite was found suitable for support of structural improvements where appropriate slope setback requirements are satisfied. The sea cliff is considered grossly stable; however, may experience episodic joint controlled wedge failures along the cliff face. The joint sets locally intersect to form small to moderate size rock blocks and wedges which are prone to episodic piecemeal erosion. No intersections of geologic structures which would promote significant bluff instability or large failures were found present. Slope stability analyses performed by Geofirm indicate high factors of safety, and no structural setback was deemed necessary by the applicants geologist from the top of bluff for gross stability of the site. However, a 10-foot structural setback from the geologic top of bluff was recommended by the applicant's geologist to conservatively allow for limited surficial bluff instability.

Lateral retreat along the base of the bedrock seacliff was considered unlikely from wave erosion over the next 75 years and no faults were located on the site. The report states that given the maximum width of the shelf below the western sea cliff of 100 feet, it appears that the maximum rate of retreat in the western andesite cliff is on average 1 foot per 100 years. Aerial photographs from 1931 suggest the andesite bluff appears unchanged over the past 75 years.

The Commission's staff geologist Dr. Mark Johnson reviewed the geotechnical report and concurs with the report's bluff retreat analysis and with the report's slope stability analysis which finds the bluff grossly stable with 1.5 or greater factor of safety and that only the minimum required setback would be necessary from the geologic top of bluff due to the site's overall geologic stability. The applicant's geologist's recommendation for this minimum is 10-feet; the minimum setback typically required by the Commission in this area is 25 feet. Also, there is difference of opinion regarding the determination of the bluff edge as further discussed below.

Bluff Setbacks

The subject site is a bluff top oceanfront lot. In general, bluff top lots are inherently hazardous. It is the nature of bluffs to erode. Bluff failure can be episodic, and bluffs that seem stable now may not be so in the future. In the City of Laguna Beach and the project vicinity, when supported by site-specific geotechnical analysis, the Commission typically imposes a minimum bluff edge setback of 25 feet from the edge of the bluff for new development of primary structures (e.g. the enclosed living area of residential structures, garages, etc.) and minimum 10 foot setback for ancillary development (e.g., patios, decks, garden walls) or requires conformance with the stringline setbacks. Hardscape/patio type improvements can be moved away from hazards more readily than primary structures, therefore, required setbacks for that development is usually less than for the primary structure. Consistently applying an appropriate bluff edge setback provides equitability for developments within the same general area. A stringline is the line formed by connecting the nearest adjacent corners of the adjacent residences. A stringline setback does not apply at this site as it is the last residence on the Riviera Drive cul-de-sac and therefore there is no adjacent residence upcoast from which to establish a stringline. The intent of the bluff edge setback is to substantially reduce the likelihood of proposed development becoming threatened given the inherent uncertainty in predicting geologic processes in the future, and to allow for potential changes in bluff erosion rates as a result of rising sea level and also addresses possible visual impacts by sufficiently setting back development from the bluff face. The primary basis for imposing a bluff top setback in this case is to avoid the need for a future shoreline protection device and to assure that new development is stable and has structural integrity throughout the life of the structure.

The bluff edge definition contained in Section 13577 of the California Code of Regulations states, *"In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient of the cliff."* The staff geologist has identified the "landward edge of the topmost riser" to be the inland most upper break in slope as identified in Exhibit 10. This interpretation is consistent with Section 13577 of the California Code of Regulations. The 25-foot bluff edge setback must then be measured from this point.

The applicant identified three different bluff edges (see Exhibit 10) based on the Coastal Act definition as interpreted by their geologic consultant GeoFirm, the City of Laguna Beach definition and a third bluff edge as identified by the City's Director of Planning. The proposed project was sited utilizing the bluff edge as identified by the City's Director of Planning. The Commission disagreed with the bluff edge determination per the City of Laguna Beach definition, the edge as identified by the Director of Planning and the bluff edge as identified by the applicant's geologist, GeoFirm using the Coastal Act definition. While the Commission and the applicant agree that a 25-foot bluff edge setback is

appropriate for Laguna Beach blufftop sites, the disagreement was on the point at which the bluff edge should be established.

The Commission has previously held to the 25-foot minimum setback from bluff edge as defined in the Coastal Act in past actions on the subject site, as well as on nearby sites within Irvine Cove (e.g. 5-99-206, as amended (Smith/Swinden/Loder), 5-97-185(Schaefer)), and elsewhere in Laguna Beach (see, for example: 5-06-195 (Hayden), 5-02-357 (Saczalski), among others). In this particular case, the subject site is not constrained such that the typical minimum bluff edge setback could not be accommodated. The subject lot is adequately sized, with plenty of developable area landward of the typical setbacks to allow for a home of comparable size to those nearby.

Consequently, the applicant has proposed to revise the project (Exhibit 6) to meet the minimum 25-foot bluff edge setback from the Commission's identified bluff edge along the north bluff where the dispute originally lay (in addition to conforming to the setback on the remainder of the site). The revision changes the design from a three-car garage into an attached two-car garage with second story living quarters and a detached one-car garage, resulting in a minor reduction in house and garage square footage, and a more significant reduction in grading and a 2'-6" increase in height of the two-car garage. **Special Condition 1** requires submittal of final revised plans incorporating this proposed revision along the north bluff with a 25-foot setback from the Commission's identified bluff edge (as well as on the remainder of the site). Additionally, **Special Condition 2** requires all final design and construction plans, including foundations, grading and drainage plans to be consistent with all recommendations contained in the engineering geologic reports and certified by the engineering geologist.

Bluff/Shoreline Protection Devices

Section 30253 of the Coastal Act requires that new development not require construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The proposed development could not be recommended for approval and deemed consistent with Section 30253 of the Coastal Act *if* projected bluff retreat would affect the proposed development and necessitate construction of a protection device. If new development necessitates future protection, the landform and shoreline processes could be dramatically altered by the presence of the protective system.

The Coastal Act limits construction of these protective devices because they have a variety of negative impacts on coastal resources including adverse affects on sand supply, public access, coastal views, natural landforms, and overall shoreline beach dynamics on and off site, ultimately resulting in the loss of beach. Under Coastal Act Section 30235, a shoreline protective structure must be approved if: (1) there is an existing principal structure in imminent danger from erosion; (2) shoreline altering construction is required to protect the existing threatened structure; and (3) the required protection is designed to eliminate or mitigate the adverse impacts on shoreline sand supply.

The applicant's geotechnical consultant has indicated that the site is grossly stable, that the project should be safe for the life of the project (75 years). If not for the information provided by the applicant that the site is safe for development, the Commission could not conclude that the proposed development will not in any way "require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs." The proposed development appears to be safe from erosion on the basis of available information and is therefore consistent with Coastal Act section 30253.

Even when a thorough professional geotechnical analysis of a site concludes that a proposed development is expected to be safe from bluff retreat hazards for the life of the project, it has been the experience of the Commission that in some instances, unexpected bluff retreat episodes that threaten development during the life of a structure sometimes do occur in Laguna Beach (See, for example, CDPs P-80-7431 & 5-99-332-A1: Kinard/Frahm; CDPs 5-88-177 & 5-93-254G: Arnold; CDPs 5-84-46 & 5-98-39: Denver/Canter; CDPs 5-95-23 & 5-99-56: Bennet; and CDPs 6-88-515 & 6-99-114G: McAllister). In the Commission's experience, geologists cannot predict with absolute certainty if or when bluff failure on a particular site may take place, and cannot predict if or when a residence or property may be come threatened by natural coastal processes.

To minimize the project's potential future impact on shoreline processes, **Special Condition 6** prohibits construction of any future bluff or shoreline protective device(s) to protect the development if approved pursuant to Coastal Development Permit No. 5-11-064 including, but not limited to, the residence, foundations, patios, pool and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, sea level rise or other natural coastal hazards in the future. Thus, pursuant to Special Condition 6, the applicant agrees to waive any right to construct any future bluff or shoreline protective devices such as revetments, seawalls, caissons, cliff retaining walls, shotcrete walls, and other such construction that armors or otherwise substantially alters the bluff face. Special Condition 6 does not preclude the applicant from applying for future coastal development permits for maintenance of existing development or future improvements to the site (other than blufftop or shoreline protective devices) including landscaping and drainage improvements aimed to prevent slope and bluff instability. The Commission would determine the consistency of such proposals with the Coastal Act in its review of such applications.

Site Drainage

Regarding drainage on the site, the geotechnical report states, "The surface gradient directs surface water toward the westerly and northerly property boundary. Development will alter site drainage which can be engineered to drain safely from the site. Surface runoff must be controlled and diverted to Riviera Drive so as not to adversely affect proposed improvements, adjacent properties, or the natural bluff slope." Groundwater was not encountered on the site.

Uncontrolled runoff may create bluff stability issues for the site. The applicant is therefore proposing engineered drainage improvements to collect, treat and discharge site runoff consisting of new trench drains at the garage driveway, new patio drains at bluff patio, new pipe drain system around the perimeter of the bluff-side improvements, roof gutters and downspouts connected to the proposed storm drain system, a drain box with filter insert for treatment prior to discharge and storm drain lift station. Site runoff will be controlled and directed away from the bluff and to Riviera Drive, the frontage road. All impervious areas are designed to slope into adjacent landscape areas for filtration and infiltration into on-site soils. Excess runoff in these landscape areas will be collected by area drain inlets, thus reducing the potential for oversaturation of the bluff-top soils. Drain inlets in planter areas will allow for on-site infiltration and reduce sediment to the drainage system. Furthermore, the proposed garage driveway consists of sandstone pavers with turf area inlays for further on-site infiltration. Unit pavers will be utilized for pathways and walkways through landscaped areas to increase permeable surfaces. The proposed drainage plan is included in Exhibit 4, page 1. The drainage plan was reviewed the Commission's staff geologist and deemed to be the most feasible design for the site.

The preliminary grading plan shows how the on site roof and surface runoff will be directed away from the bluff face toward Riviera Drive which will assist in preventing damage to the structural stability of the bluff. However, there is the added potential for water infiltration into the bluff due to the proposed pool and spa along the west bluff of the lot. If water from the proposed pool/spa is not properly controlled there is a potential for slope failure due to the infiltration of water into the bluff slope. To address this issue the applicant proposes a pool leak detection system (Exhibit 5 page 4) which includes waterproofing of the pool shell and an 18"x18" trench the full length of the pool with perforated pipe imbedded in gravel and encased in filter cloth with the pipe terminating in a sump tank accessible at finished grade, an ejection pump in the tank is connected to the drain system, and an audible float control alarm is to be installed in the tank to alert owner of water present in the tank.

Future Development

The proposed development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development at the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. In order to ensure that development on the site does not occur which could potentially adversely impact the geologic stability, the Commission imposes **Special Condition 7**. This condition informs the applicant that future development at the site requires an amendment to this permit (CDP 5-11-064) or a new coastal development permit. Future development includes, but is not limited to, structural additions, landscaping, fencing and shoreline protective devices.

Deed Restriction

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition 9** requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

Section 30253 of the Coastal Act requires that permitted development be sited and designed to minimize the alteration of natural land forms. Development, which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, visual resources and shoreline processes. As conditioned, the project is required to provide an appropriate set-back from the bluff edge; prohibit construction of protective devices (such as bluff or shoreline protective devices) in the future; and requires the landowner and any successor-in-interest assume the risk of undertaking the development. Only as conditioned, does the Commission find that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in a hazardous location.

C. VISUAL RESOURCES/SCENIC VIEWS

Section 30251 of the Coastal Act states, in relevant part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and

along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

Section 30240 of the Coastal Act states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Laguna Beach Open Space/Conservation Section of the Certified LUP, Policy 7K:

“Preserve as much as possible the natural character of the landscape (including coastal bluffs, hillsides, and ridgelines) by requiring proposed development plans to preserve and enhance scenic and conservation values to the maximum extent possible, to minimize impacts on soil mantle, vegetation cover, water resources, physiographic features, erosion problems, and require recontouring and replanting where the natural landscape has been disturbed.”

The site is located on the northern headland of Abalone Point at the border between Newport Beach and Laguna Beach along Coast Hwy. The headland and the existing single-family residence and detached guest house are highly visible with the most prominent views of the site's north facing bluff as one travels southbound on Pacific Coast Hwy, the perspective from the public beach at Crystal Cove/El Morro State Beach and from the perspective from bluff top at Crystal Cove/El Morro State Park. The view of the site's west facing bluff is not as prominent and can only be significantly viewed from public waters off El Morro State Beach.

The surrounding area is comprised of two-story single-family residences along Riviera Drive. The adjacent residence downcoast of the site is also visible from the bluff top along Pacific Coast Hwy and Crystal Cove State Park and from the toe of the bluff at the beach at the El Morro Beach part of Crystal Cove State Beach looking up to the bluff at Abalone Point. Currently, the existing single family residence and guest house (both stark white in color and highly reflective glass), do not meet the minimum 25-foot bluff edge setback and are highly visible from the bluff top along Coast Hwy and from a myriad of points at Crystal Cove/El Morro State Park and detract from the natural view.

Both the Coastal Act, Section 30251, in particular, and the policies of the Local Coastal Program (used for guidance) require that landform alteration be minimized to ensure that the development does not impact scenic and visual qualities of natural landforms. Visual simulations (Exhibit 11) of the project provided in the application submittal demonstrates a significant improvement with the proposed project compared to the visibility of the existing structure.

The proposed development is the complete demolition of the existing single family residence, guest house and hardscape improvements and re-countering of areas previously occupied by development along the bluff to natural grade and construction of a new single-family residence. In addition to the restoring previously developed areas to natural grade along the bluff, overall, the proposed new residence will be less visually prominent on Abalone Point because the main residence, garages and all accessory structures all meet the minimum 25' bluff setback. As proposed, the project is further

setback than the existing structure along the promontory at Abalone Point (approximately a 40-foot setback at the Point) along the west bluff. As previously discussed the applicant proposes a revision to the initial 3-car garage design in order to meet the 25' bluff setback along the northeasterly bluff section of the site. This revision results in an attached 2-car garage with upstairs guest room and a detached 1-car garage. The revised 2-car garage with upstairs guest room would be approximately 2.5' taller than the previously proposed office with upstairs guest room tower. However, this northeastern section of the residence, as well as the entire residence still would not exceed the City of Laguna Beach 25'-tall height restriction for single-family residences in the area. The minimal increase in height would not result in an adverse visual impact to public views. Although still visible from public vantage points at the bluff top, revising the project to provide a 25' setback at the northeasterly bluff would render a greater portion of the development less visible from the public beach below further minimizing view impacts. Subsequently, to ensure that visual impacts are minimized to the maximum extent practicable, the Commission imposes **Special Condition 1**, requiring the applicant to submit revised final project plans showing conformance of all proposed development with the 25' setback from the Commission identified bluff edge on this site.

Furthermore, the residence and garages are proposed to be painted in earth tones and use natural stone to further blend in with the natural bluff setting. The Commission imposes **Special Condition 4** requiring adherence with the proposed color and textured finish materials for the proposed new structures and hardscape to ensure minimization of visual impacts.

The proposed new residence meets A small area that is currently undeveloped along the northeasterly bluff at the toe of the hill is proposed to be developed and setback 25 feet from the Commission staff geologist's determination of the bluff edge. nly as conditioned does the Commission find the proposed development to be consistent with Section 30251 of the Coastal Act.

D. MARINE AND LAND RESOURCES

Section 30230 of the Coastal Act states:

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 for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

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.

Section 30240 of the Coastal Act states:

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

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

Laguna Beach Open Space/Conservation Section of the Certified LUP, Policy 8C:

"Identify and maintain wildlife habitat areas in their natural state as necessary for the preservation of species."

Laguna Beach Open Space/Conservation Section of the Certified LUP, Policy 8N:

"Prohibit intrusion of fuel modification programs into environmentally sensitive areas, including chaparral and coastal sage scrub."

Laguna Beach Open Space/Conservation Section of the Certified LUP, Policy 8Q:

"Encourage the preservation of existing drought-resistant, native vegetation and encourage the use of such vegetation in landscape plans."

Laguna Beach Open Space/Conservation Section of the Certified LUP, Policy 8Q:

"Identify development projects situated in or immediately adjacent to high or very high value habitat in documentation accompanying any Design Review Board application."

Bluff Habitat

The City of Laguna Beach Open Space/Conservation Element of the Certified LUP (used for guidance in this case) advocates the preservation of native vegetation and discourages the introduction of non-native vegetation on coastal bluffs. Coastal bluffs act as open space and potential wildlife habitat, as well as corridors for native fauna. Decreases in the amount of native vegetation due to displacement by non-native vegetation have resulted in cumulative adverse impacts upon the habitat value of coastal bluffs. As such, the quality of bluff habitat must be assessed on a site-by-site basis.

The coastal bluff on the subject site is considered disturbed due to the presence of ornamental, non-native plant species. The applicant provided a general biological assessment of the site by LSA Associates dated May 28, 2010. Vegetation on the site was found to be mostly ornamental plants (i.e., myoporum, bougainvillea, lantana and ornamental grasses) dominated by a row of mature eucalyptus trees along the north and east sides of the site. Except for a few small lemonade berry bushes scattered on site, native vegetation is almost entirely restricted to peripheral areas where lemonade berry chaparral extends onto the east side of the site and coastal bluff scrub extends down the west bluff side (Exhibit 9).

Coastal bluff scrub is designated by the California Department of Fish and Game as a sensitive natural community. Though some coastal bluff scrub is located on the property (0.023 acre), the site wasn't mapped by the City as containing any "Very High Value" or "High Value" habitat, as defined by the Laguna Beach Open Space/Conservation Section of the Certified LUP. However, these maps haven't been updated by the City since the early 1990's. No special status plant or animal species were found on site. Based on site observations, the coastal bluff scrub on the bluff is located along the western edge of the property; no direct impacts are proposed and indirect impacts are by the proposed development of the site are unlikely due to the steep, undevelopable conditions where the coastal bluff scrub is found.

Landscaping Plan/Fuel Modification Plan

Since the proposed development is adjacent to a coastal bluff where the protection and enhancement of habitat values is sought, the placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org>) and California Native Plant Society (www.CNPS.org) in their publications. The Commission typically requires that applicants utilize native plant species, particularly along coastal bluffs. In the areas on the coastal bluff side of the lot, landscaping should consist of plant species native to coastal Orange County only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used.

The applicant submitted a landscaping plan (Exhibit 8) proposing to remove non-native plants (i.e., bougainvillea, myoporum) from the coastal bluff and replant with container plantings of drought-tolerant, bluff native plant species such as dwarf coyote bush, Encelia and lemonade berry. Drought tolerant and non-invasive plants are proposed for the courtyard area along the frontage road. The applicant proposes a fully automated irrigation system using low-volume sprinkler heads with matched precipitation rates and head to head coverage.

Additionally, to decrease the potential for coastal bluff instability, deep-rooted, low water use, plants, preferably native to coastal Orange County should be selected for general landscaping purposes in order to minimize irrigation requirements and saturation of underlying soils. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the bluff soils. Drought resistant plantings and minimal irrigation encourage root penetration that increases slope stability. Reducing the amount of irrigation water used can address both geologic stability issues as well as water quality/dry-weather urban runoff issues. Therefore, 'drought tolerant' or 'low to ultra low water use' plants should only be used with no permanent in-ground irrigation system installed on the bluff side of the lot, only temporary above ground irrigation to establish plantings. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" (a.k.a. WUCOLS) prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. Therefore, the Commission imposes **Special Condition 3** requiring the use of consisting of native, or non-native drought tolerant plants that are non-invasive.

The applicant has also submitted a fuel modification plan (Exhibit 8, page 4) which identified the entire site as a Landscaping Zone A: Irrigated Zone. No Landscaping Zone B, C, or D are proposed as part of the fuel modification plan. The width of the Fuel Management Zone A ranges from 18 to 50 feet from the primary residence and is approximately 18.5 feet wide along the eastern property line adjacent to the open space lot. The open space is maintained by the Abalone Homeowners Association. The elevation of the hillside at the property line is the same elevation as the roofline therefore, according to the applicant's analysis, any approaching flames would extend above the structure minimizing any likelihood of flame impingement. No thinning is required or proposed along the protected coastal bluff area. The existing native shrubs are sparsely scattered, naturally meeting the thinning requirements due to the steep and rocky nature of the coastal bluffs. Some existing pines along the north bluff face are proposed to be removed, however, the existing mature eucalyptus trees are proposed to remain.

Project Impacts on Water Quality

The protection of water quality is an important aspect of the Coastal Act. Water from the project site will flow into the City's storm drain system ultimately draining to the Pacific Ocean. Beach closures occurring throughout Orange County, are typically attributed to polluted urban runoff discharging into the ocean through outfalls. As illustrated by these beach closures, polluted runoff negatively affects both marine resources and the public's ability to access coastal resources.

During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the storm drain system leading to the ocean **Special Condition 5**. Permanent drainage control measures are essential in order to decrease irrigation or rain runoff from flowing over the canyon slope. After construction, roof and surface runoff from new impervious areas will be directed to a new underground drainage system and away from the coastal bluff. **Special Condition 1** requires submittal of final plans including final drainage plans.

Therefore, only as conditioned does the Commission find that the proposed project conforms to Sections 30230, 30231, 30240 of the Coastal Act and the City's Certified LUP Policies.

D. PUBLIC ACCESS

Section 30212(a)(2) of the Coastal Act states, in pertinent part:

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

The proposed project is located within an existing locked gate community located between the sea and the first public road paralleling the sea. The site is located on steep bluff top lot without direct access to the beach below. Public access through this locked gate community does not currently exist in the immediate vicinity of the project site. The nearest public access to the coast is located adjacent to the site at the El Morro State Beach and Crystal Cove State Park (Exhibit 1). The proposed development, demolition of existing single family residence and construction of a new single family residence, will not affect the existing public access conditions. It is the locked gate community, not this home that impedes public access. As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3.

The City of Laguna Beach Local Coastal Program was certified with suggested modifications, except for the areas of deferred certification, in July 1992. In February 1993 the Commission concurred with the Executive Director's determination that the suggested modification had been properly accepted and the City assumed permit issuing authority at that time.

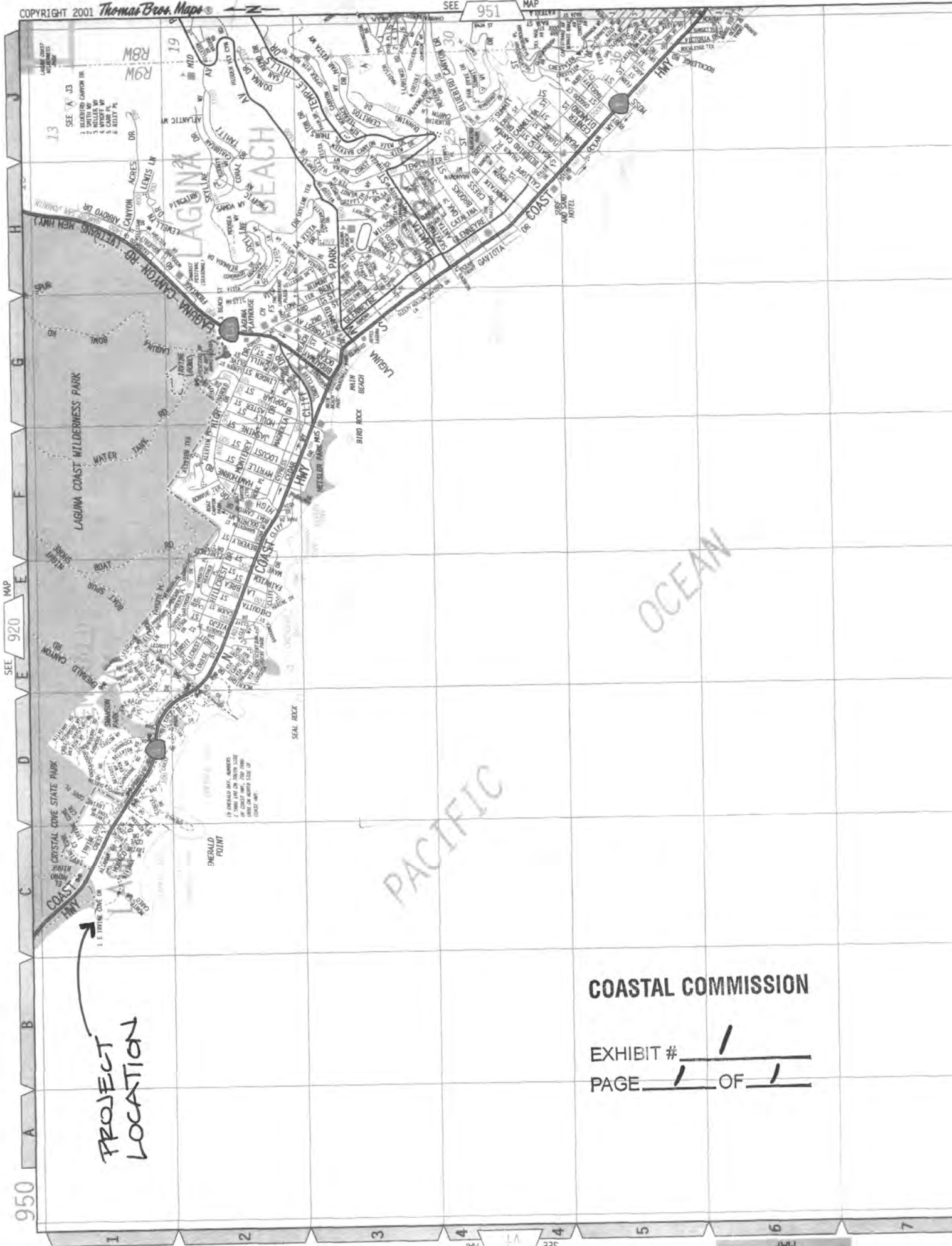
The subject site is located within the Irvine Cove area of deferred certification. Certification in this area was deferred due to issues of public access arising from the locked gate nature of the community. However, as discussed above, the proposed development will not further decrease or impact public access within the existing locked gate community. Therefore the Commission finds that approval of this project, as conditioned, will not prevent the City of Laguna Beach from preparing a total Local Coastal Program for the areas of deferred certification that conforms with and is adequate to carry out the Chapter 3 policies of the Coastal Act.

F. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA).

The City of Laguna Beach is the lead agency for purposes of CEQA compliance. As determined by the City, this project is categorically exempt from CEQA as a Class 3-A (construction of single-family residence). As such, the project is exempt for CEQA's requirements regarding consideration of mitigation measures and alternatives. The Commission, however, has conditioned the proposed project in order to ensure its consistency with Coastal Act requirements regarding geologic hazards. These special conditions require: 1) revised final plans; 2) conformance with geotechnical reports; 3) landscaping; 4) color and texture plan; 5) construction best management practices; 6) no future blufftop or shoreline protective devices; 7) future development; 8) assumption of risk; and 9) a deed restriction against the property; referencing all of the Special Conditions contained in this staff report.

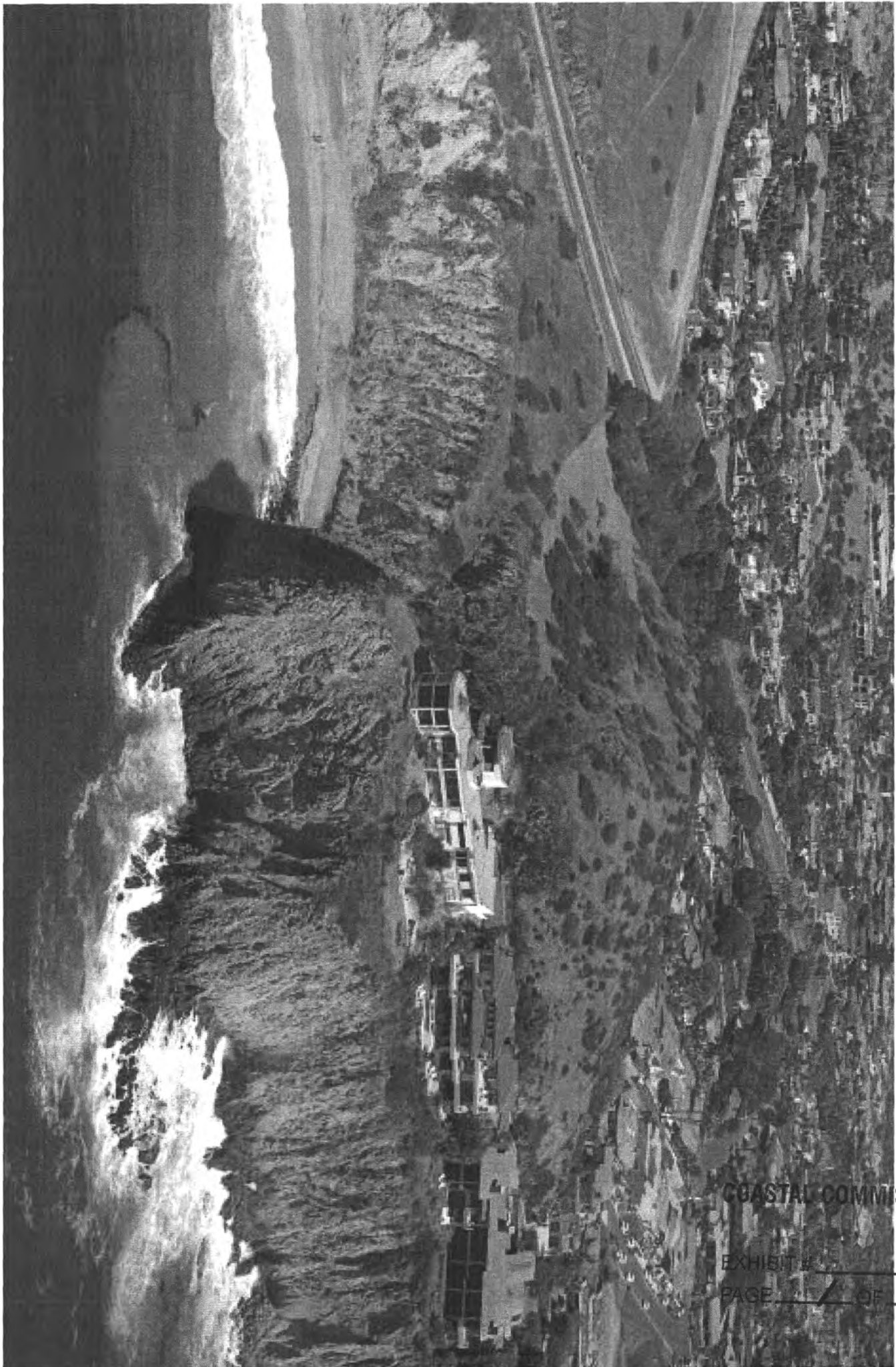
As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with the requirements of the Coastal Act and CEQA.



PROJECT
LOCATION

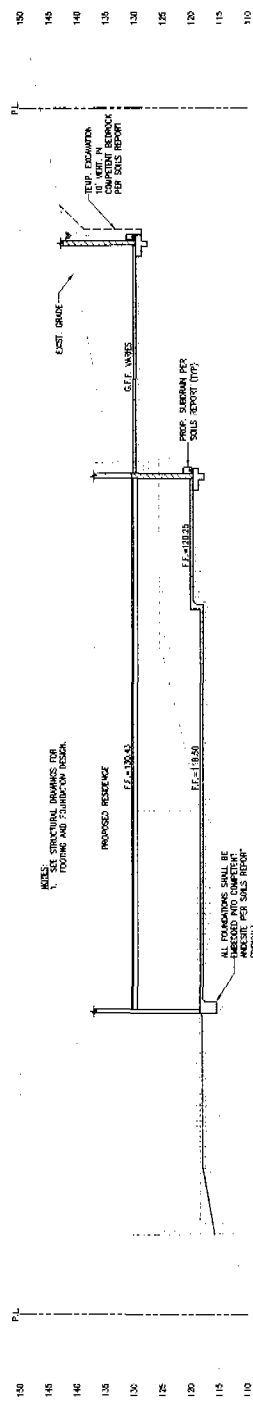
COASTAL COMMISSION

EXHIBIT # 1
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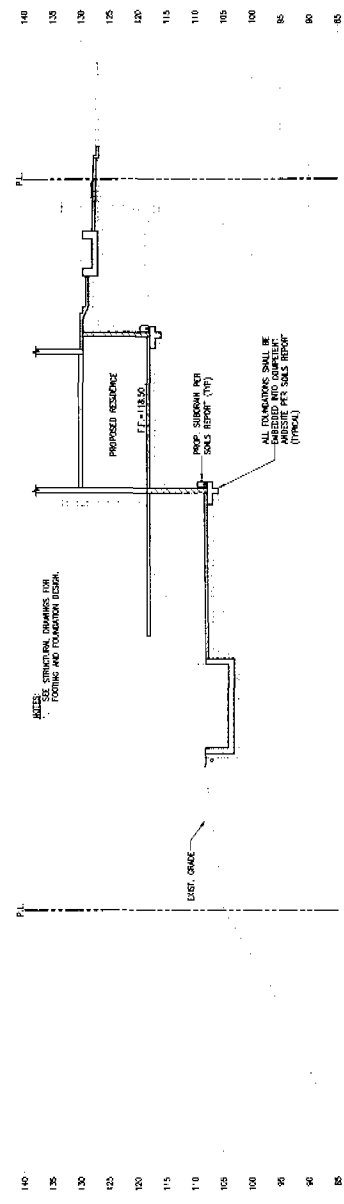


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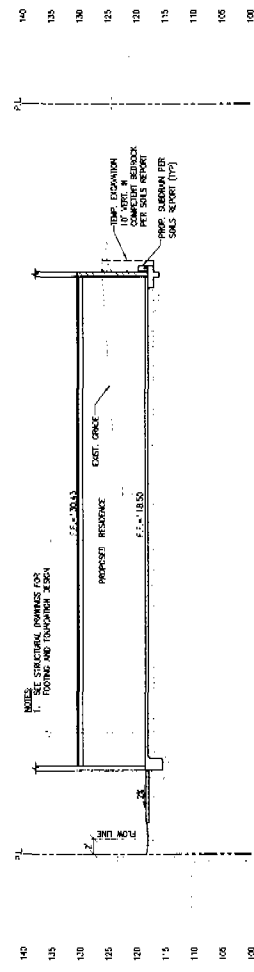
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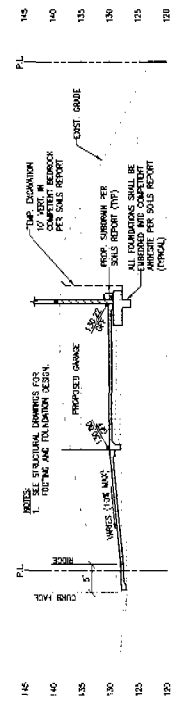
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SECTION B-B
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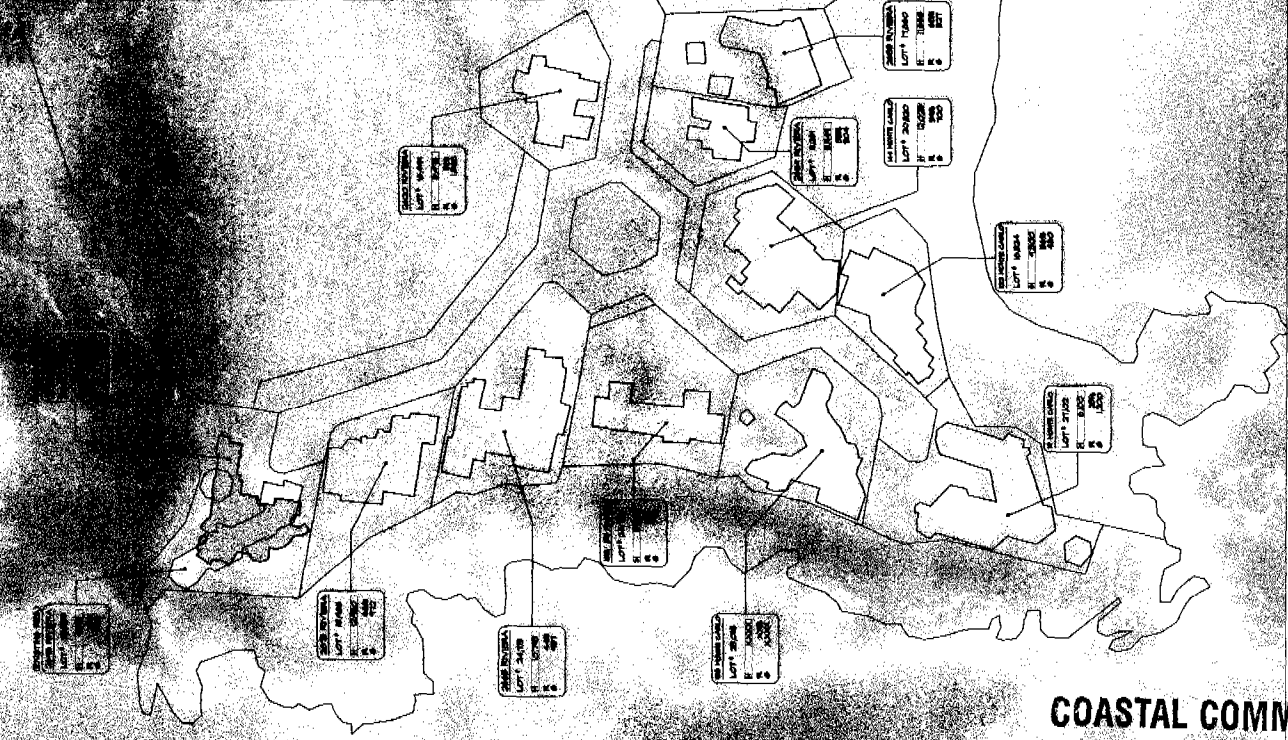
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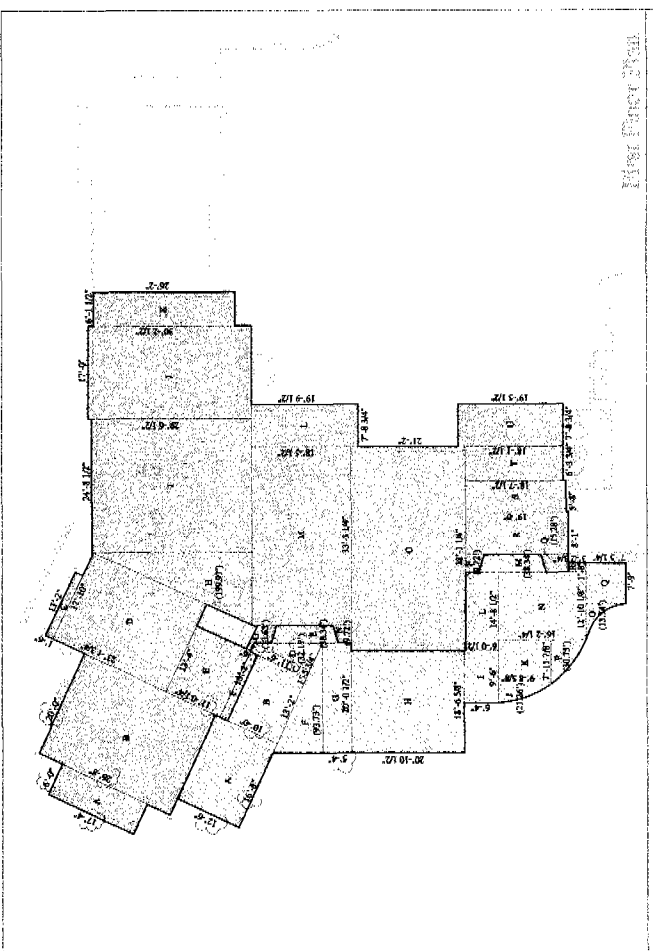
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EXHIBIT # 4
 PAGE 2 OF 5



COASTAL COMMISSION

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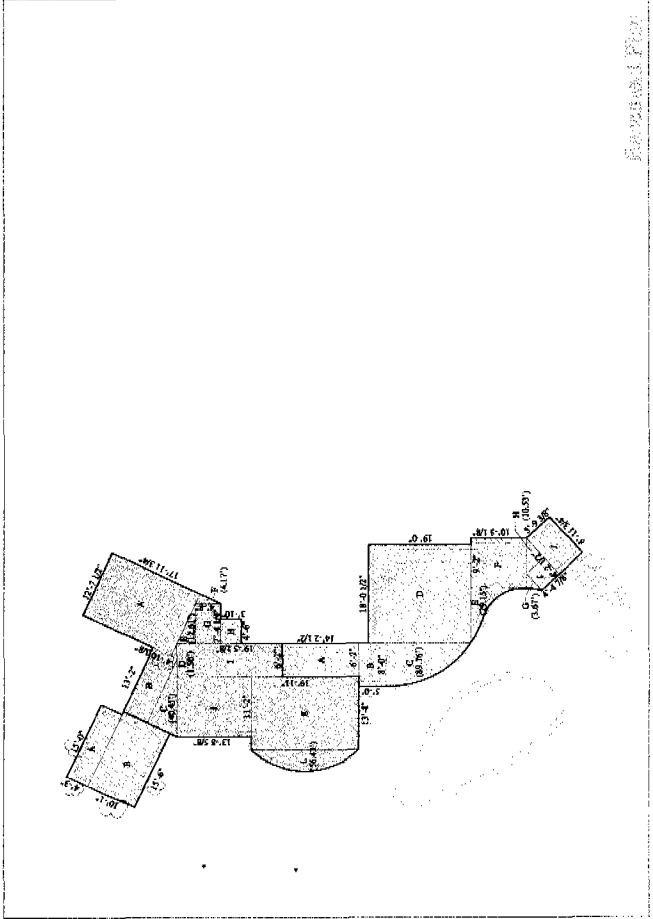


Garage Square Footage

Room	Length	Width	Area
A	21'-2 1/2"	11'-0"	403.00
B	11'-0"	11'-0"	121.00
C	11'-0"	11'-0"	121.00
D	6'-6"	11'-0"	72.60
E	2'-6"	11'-0"	28.60
F	2'-6"	11'-0"	28.60
G	2'-6"	11'-0"	28.60
H	2'-6"	11'-0"	28.60
I	2'-6"	11'-0"	28.60
J	2'-6"	11'-0"	28.60
K	2'-6"	11'-0"	28.60
L	2'-6"	11'-0"	28.60
M	2'-6"	11'-0"	28.60
N	2'-6"	11'-0"	28.60
Total Garage			944.00

Mechanical Square Footage

Room	Length	Width	Area
A	15'-0"	10'-0"	150.00
B	15'-0"	10'-0"	150.00
C	15'-0"	10'-0"	150.00
D	15'-0"	10'-0"	150.00
E	15'-0"	10'-0"	150.00
F	15'-0"	10'-0"	150.00
G	15'-0"	10'-0"	150.00
H	15'-0"	10'-0"	150.00
I	15'-0"	10'-0"	150.00
J	15'-0"	10'-0"	150.00
K	15'-0"	10'-0"	150.00
L	15'-0"	10'-0"	150.00
M	15'-0"	10'-0"	150.00
N	15'-0"	10'-0"	150.00
Total Mechanical			2000.00

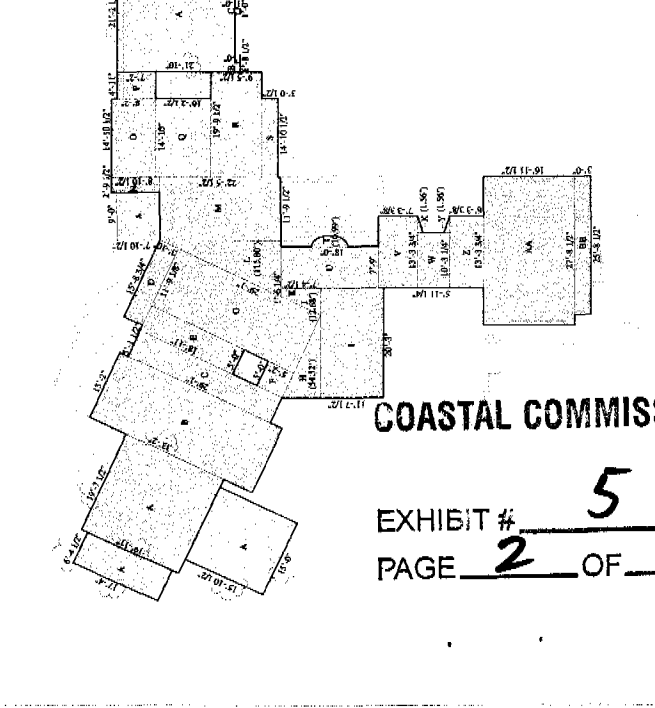


Basement Square Footage

Room	Length	Width	Area
A	11'-0"	11'-0"	121.00
B	11'-0"	11'-0"	121.00
C	11'-0"	11'-0"	121.00
D	11'-0"	11'-0"	121.00
E	11'-0"	11'-0"	121.00
F	11'-0"	11'-0"	121.00
G	11'-0"	11'-0"	121.00
H	11'-0"	11'-0"	121.00
I	11'-0"	11'-0"	121.00
J	11'-0"	11'-0"	121.00
K	11'-0"	11'-0"	121.00
L	11'-0"	11'-0"	121.00
M	11'-0"	11'-0"	121.00
N	11'-0"	11'-0"	121.00
Total Basement			1300.00

Rear Terrace Square Footage

Room	Length	Width	Area
A	15'-0"	11'-0"	165.00
B	15'-0"	11'-0"	165.00
C	15'-0"	11'-0"	165.00
D	15'-0"	11'-0"	165.00
E	15'-0"	11'-0"	165.00
F	15'-0"	11'-0"	165.00
G	15'-0"	11'-0"	165.00
H	15'-0"	11'-0"	165.00
I	15'-0"	11'-0"	165.00
J	15'-0"	11'-0"	165.00
K	15'-0"	11'-0"	165.00
L	15'-0"	11'-0"	165.00
M	15'-0"	11'-0"	165.00
N	15'-0"	11'-0"	165.00
O	15'-0"	11'-0"	165.00
P	15'-0"	11'-0"	165.00
Q	15'-0"	11'-0"	165.00
R	15'-0"	11'-0"	165.00
Total Rear Terrace			1810.00



Second Floor Square Footage

Room	Length	Width	Area
A	11'-0"	11'-0"	121.00
B	11'-0"	11'-0"	121.00
C	11'-0"	11'-0"	121.00
D	11'-0"	11'-0"	121.00
E	11'-0"	11'-0"	121.00
F	11'-0"	11'-0"	121.00
G	11'-0"	11'-0"	121.00
H	11'-0"	11'-0"	121.00
I	11'-0"	11'-0"	121.00
J	11'-0"	11'-0"	121.00
K	11'-0"	11'-0"	121.00
L	11'-0"	11'-0"	121.00
M	11'-0"	11'-0"	121.00
N	11'-0"	11'-0"	121.00
Total Second Floor			1300.00

Master Bedroom Side Deck Square Footage

Room	Length	Width	Area
A	15'-0"	11'-0"	165.00
B	15'-0"	11'-0"	165.00
C	15'-0"	11'-0"	165.00
D	15'-0"	11'-0"	165.00
E	15'-0"	11'-0"	165.00
F	15'-0"	11'-0"	165.00
G	15'-0"	11'-0"	165.00
H	15'-0"	11'-0"	165.00
I	15'-0"	11'-0"	165.00
J	15'-0"	11'-0"	165.00
K	15'-0"	11'-0"	165.00
L	15'-0"	11'-0"	165.00
M	15'-0"	11'-0"	165.00
N	15'-0"	11'-0"	165.00
Total Master Bedroom Side Deck			2000.00

Master Bedroom Rear Deck Square Footage

Room	Length	Width	Area
A	15'-0"	11'-0"	165.00
B	15'-0"	11'-0"	165.00
C	15'-0"	11'-0"	165.00
D	15'-0"	11'-0"	165.00
E	15'-0"	11'-0"	165.00
F	15'-0"	11'-0"	165.00
G	15'-0"	11'-0"	165.00
H	15'-0"	11'-0"	165.00
I	15'-0"	11'-0"	165.00
J	15'-0"	11'-0"	165.00
K	15'-0"	11'-0"	165.00
L	15'-0"	11'-0"	165.00
M	15'-0"	11'-0"	165.00
N	15'-0"	11'-0"	165.00
Total Master Bedroom Rear Deck			2000.00

Guest Deck Square Footage

Room	Length	Width	Area
A	15'-0"	11'-0"	165.00
B	15'-0"	11'-0"	165.00
C	15'-0"	11'-0"	165.00
D	15'-0"	11'-0"	165.00
E	15'-0"	11'-0"	165.00
F	15'-0"	11'-0"	165.00
G	15'-0"	11'-0"	165.00
H	15'-0"	11'-0"	165.00
I	15'-0"	11'-0"	165.00
J	15'-0"	11'-0"	165.00
K	15'-0"	11'-0"	165.00
L	15'-0"	11'-0"	165.00
M	15'-0"	11'-0"	165.00
N	15'-0"	11'-0"	165.00
Total Guest Deck			2000.00

COASTAL COMMISSION

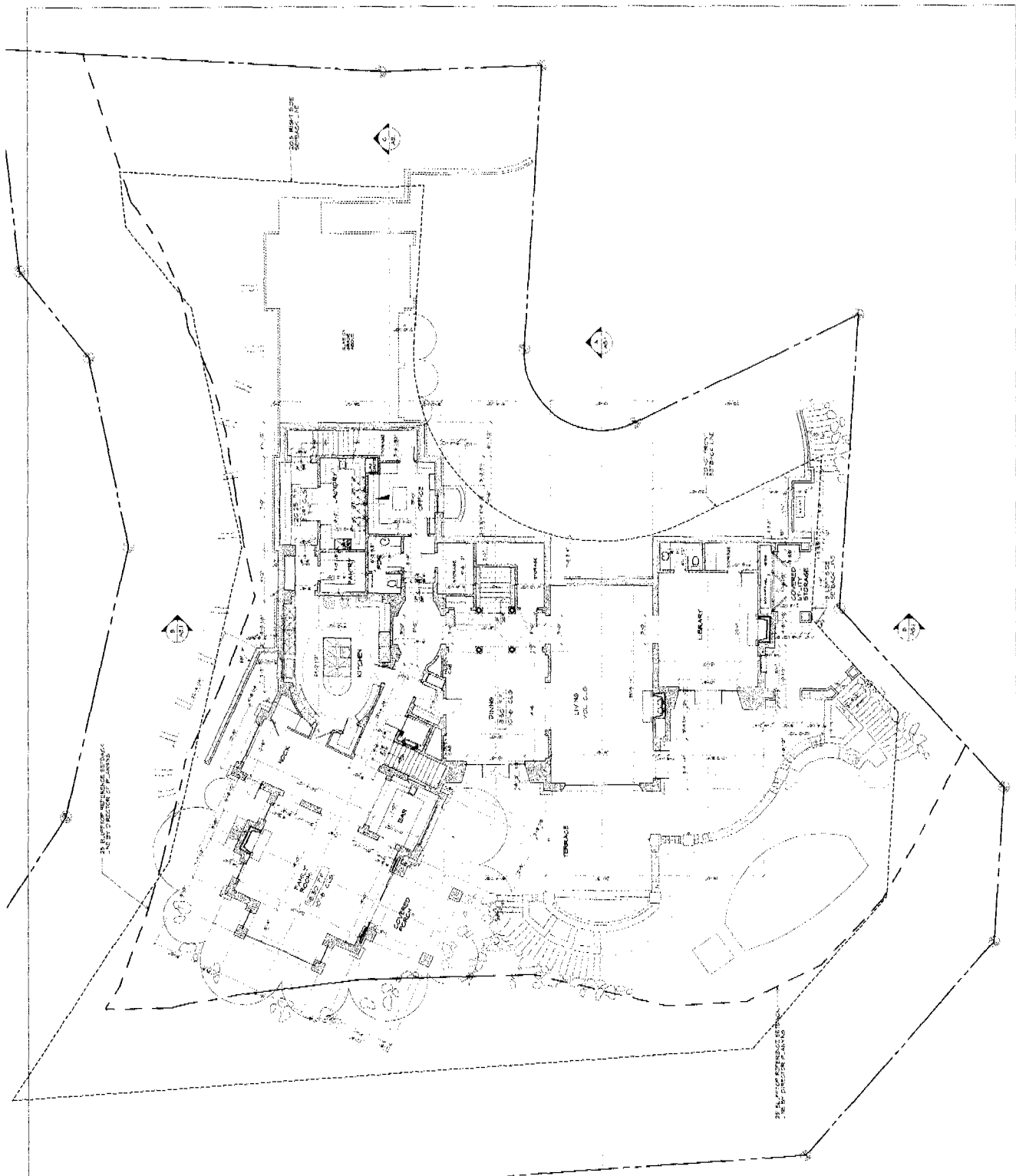
EXHIBIT # 5
 PAGE 2 OF 11

Richard Smith Architects, Inc.
 Architect/Planner
 1500 Quail Court, Suite 200
 Newport Beach, CA 92660
 (949) 722-0200 Fax (949) 718-6224

Richard Smith Architects, Inc.
 2005 Pacific Coast Highway
 Laguna Beach, CA 92651

Residential Plan Program and Showin' Council
 2005 Pacific Coast Highway
 Laguna Beach, CA 92651

DATE	1/11/05
SCALE	AS SHOWN
CHECKED	RS
DATE	1/11/05
DESIGNED	RS
DATE	1/11/05
PROJECT	RESIDENCE
SHEET NO.	A2.2



COASTAL COMMISSION

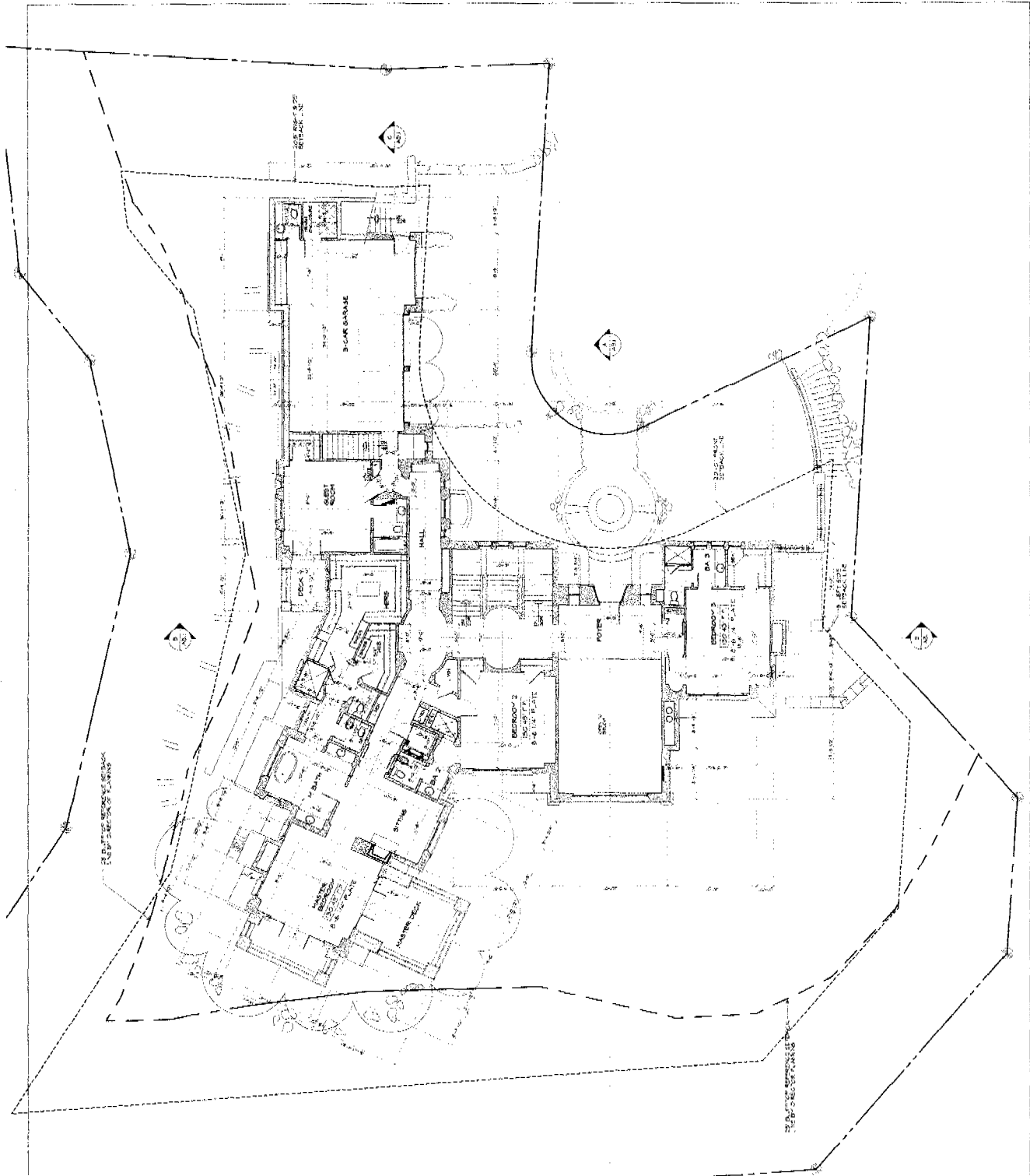
EXHIBIT # 5
 PAGE 6 OF 11

MICHAEL BRENNER ARCHITECTURE, INC.
 ARCHITECTS / DESIGNERS
 1200 QUAIL DRIVE, SUITE 100
 FAIRFAX, VIRGINIA 22031
 (703) 261-1000
 WWW.MICHAELBRENNER.COM

Second Floor Plan

MICHAEL BRENNER ARCHITECTURE, INC.
 ARCHITECTS / DESIGNERS
 1200 QUAIL DRIVE, SUITE 100
 FAIRFAX, VIRGINIA 22031
 (703) 261-1000
 WWW.MICHAELBRENNER.COM

DATE	12/11/11
DESIGNED BY	MB
CHECKED BY	MB
SCALE	AS SHOWN
SHEET NO.	A2.3
TOTAL SHEETS	11
PROJECT NO.	11-0000



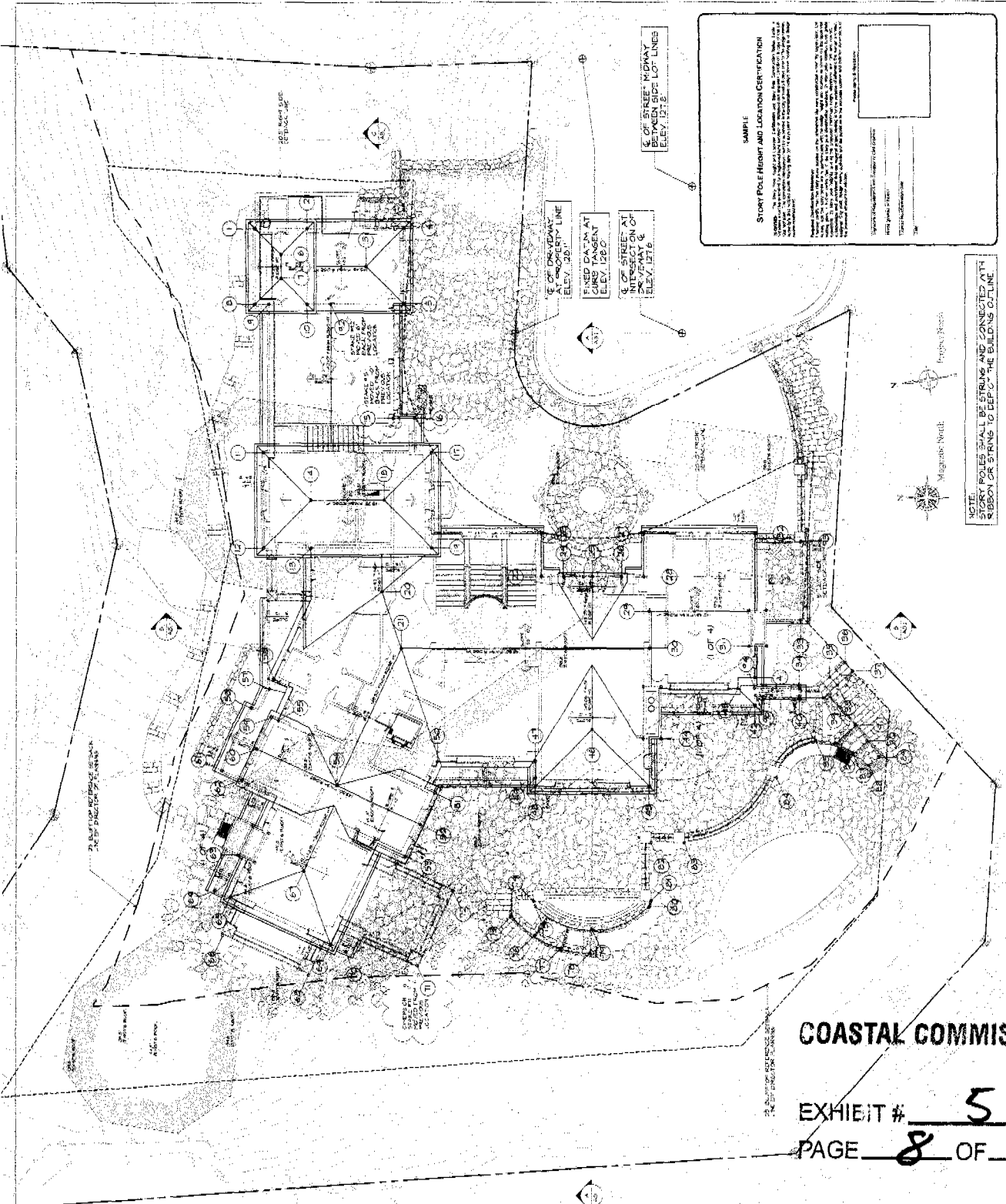
COASTAL COMMISSION

EXHIBIT # 5
 PAGE 7 OF 11

Richard Krantz Architects, Inc.
 Architects / Planners
 1000 Grand Street, Suite 100
 New York, NY 10002
 Tel: (212) 696-7400
 Fax: (212) 696-7401

Richard Krantz Architects, Inc.
 Architects / Planners
 1000 Grand Street, Suite 100
 New York, NY 10002
 Tel: (212) 696-7400
 Fax: (212) 696-7401

DATE: 11-12-2010
 SHEET NO.: A2.4
 PROJECT: [REDACTED]



SAMPLE
 STORY POLE HEIGHT AND LOCATION CERTIFICATION

THIS CERTIFICATE IS TO BE COMPLETED BY THE ARCHITECT OR SURVEYOR AND SUBMITTED TO THE COASTAL COMMISSION WITH THE PERMIT APPLICATION. THE ARCHITECT OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE COASTAL COMMISSION SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

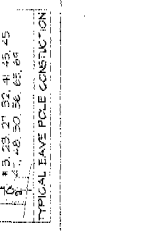
PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT NUMBER: [REDACTED]
 PROJECT DATE: [REDACTED]
 PROJECT SHEET: [REDACTED]

NOTE:
 STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRIPS TO DEFINE THE BUILDING CO-LINE.

COASTAL COMMISSION

EXHIBIT # 5
 PAGE 8 OF 11

NO.	POLE	ELEV.	TOP	HEIGHT	REVISION
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2	2	14.70	43.61	28.91	
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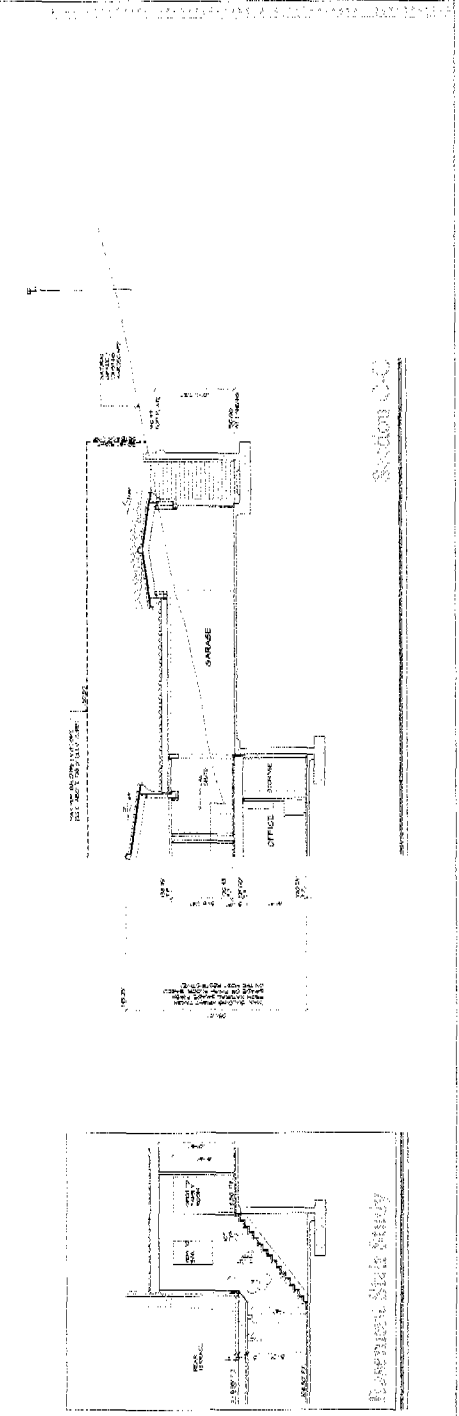
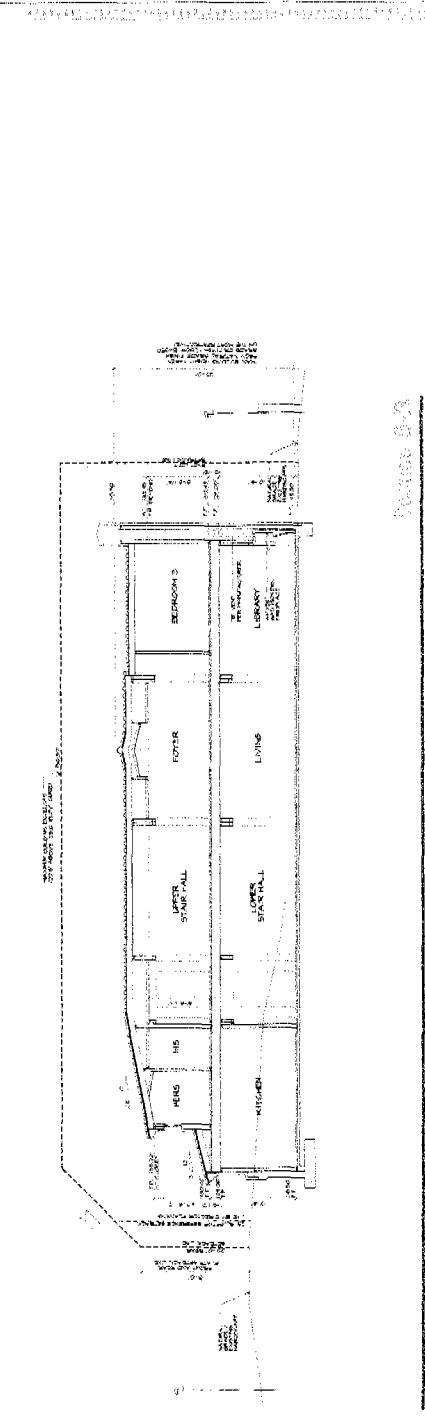
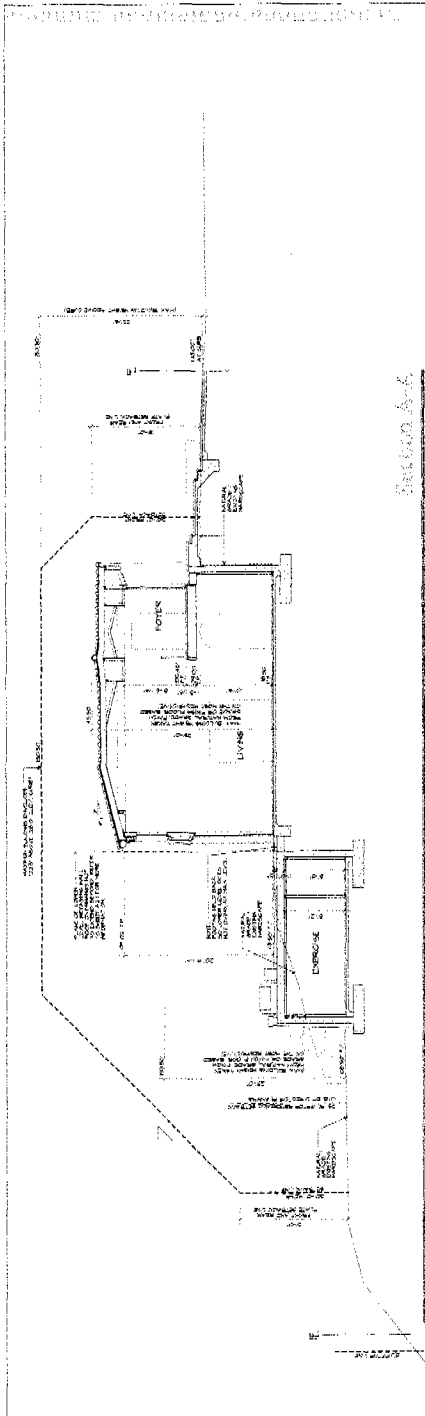
Richard Klutznick Architects, Inc.
 1000 Quail Street, Suite 200
 Newport Beach, CA 92660
 (949) 444-1234

Building Sections

Residence on Highway and Marine Towers
 Lot 5, Irvine Cove
 4000 Highway 101
 Laguna Beach, CA 92653

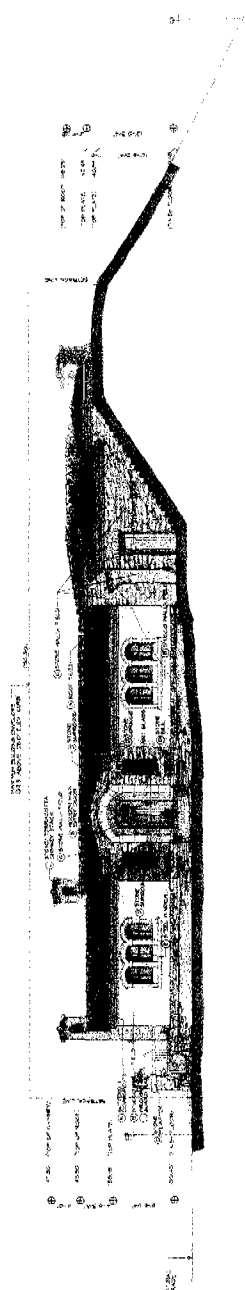
DATE	3/11/82
CHECKED BY	DAVID
DESIGNED BY	REVISIT
TOTAL	110
THREE'RU	

A3.1

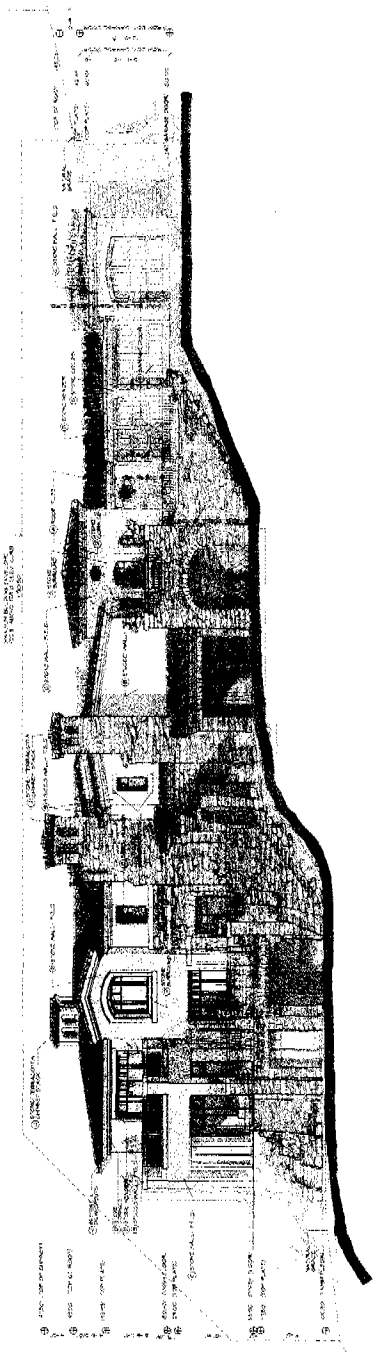
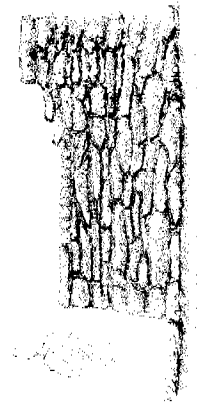


COASTAL COMMISSION

EXHIBIT # 5
 PAGE 9 OF 11

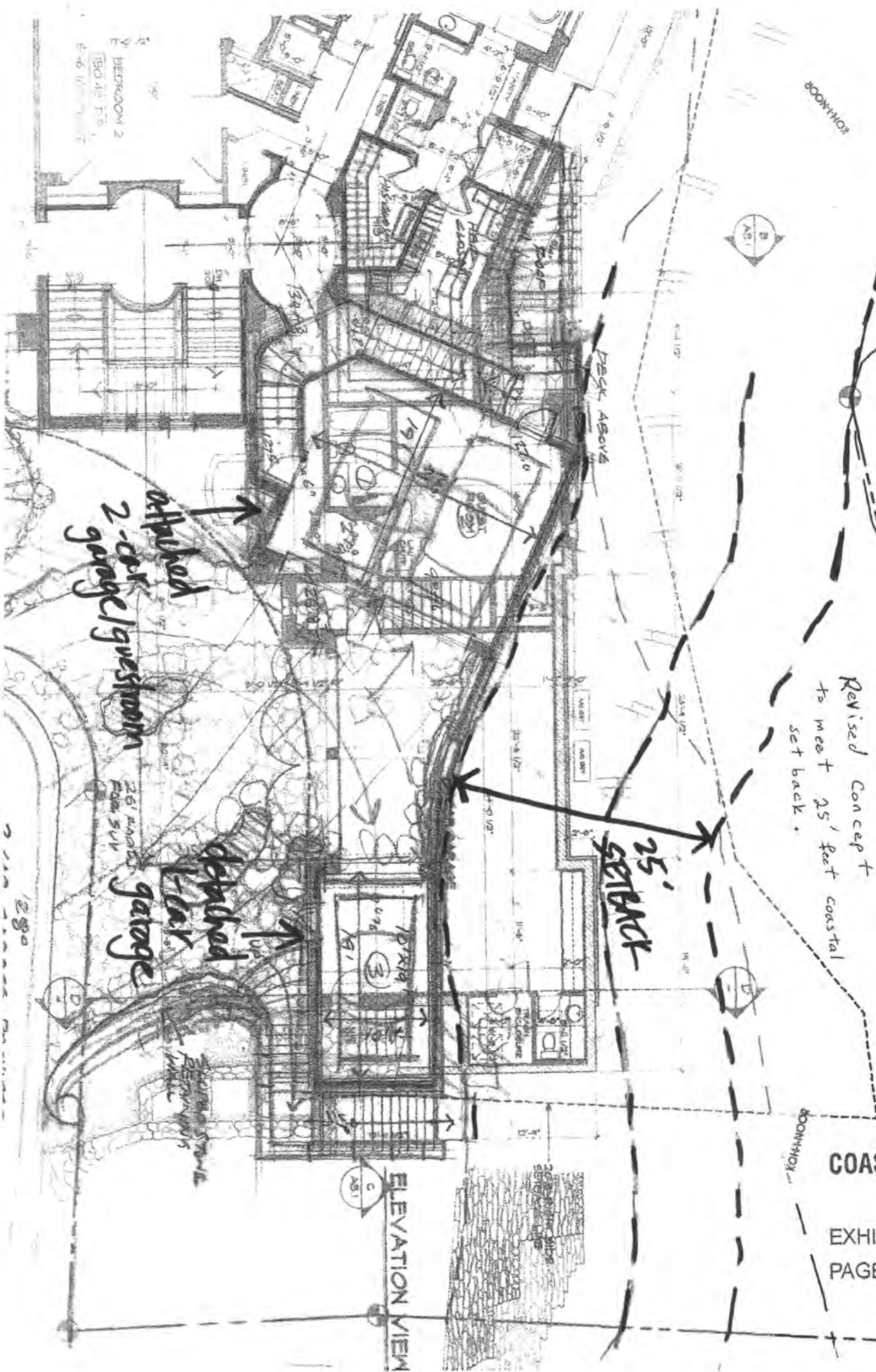


NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	1	SQ. FT.	100.00	100.00
2	CONCRETE FLOOR	1	SQ. FT.	150.00	150.00
3	CONCRETE ROOF	1	SQ. FT.	200.00	200.00
4	BRICK WALL	1	SQ. FT.	300.00	300.00
5	WOOD TRUSS	1	EA.	50.00	50.00
6	WOOD JOIST	1	SQ. FT.	100.00	100.00
7	WOOD PLANK	1	SQ. FT.	100.00	100.00
8	WOOD SHINGLE	1	SQ. FT.	100.00	100.00
9	WOOD TRIM	1	SQ. FT.	100.00	100.00
10	WOOD DOOR	1	EA.	50.00	50.00
11	WOOD WINDOW	1	EA.	50.00	50.00
12	PAINT	1	SQ. FT.	100.00	100.00
13	PLASTER	1	SQ. FT.	100.00	100.00
14	CEILING	1	SQ. FT.	100.00	100.00
15	MECHANICAL	1	EA.	50.00	50.00
16	ELECTRICAL	1	EA.	50.00	50.00
17	LANDSCAPE	1	SQ. FT.	100.00	100.00
18	CONCRETE CURB	1	SQ. FT.	100.00	100.00
19	CONCRETE DRIVE	1	SQ. FT.	100.00	100.00
20	CONCRETE WALK	1	SQ. FT.	100.00	100.00
21	CONCRETE PORCH	1	SQ. FT.	100.00	100.00
22	CONCRETE PATIO	1	SQ. FT.	100.00	100.00
23	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
24	CONCRETE SIDEWALK	1	SQ. FT.	100.00	100.00
25	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
26	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
27	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
28	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
29	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00
30	CONCRETE DRIVEWAY	1	SQ. FT.	100.00	100.00



COASTAL COMMISSION

EXHIBIT # 5
 PAGE 10 OF 11



Revised Concept
to meet 25' feet coastal
setback.

COASTAL COMMISSION

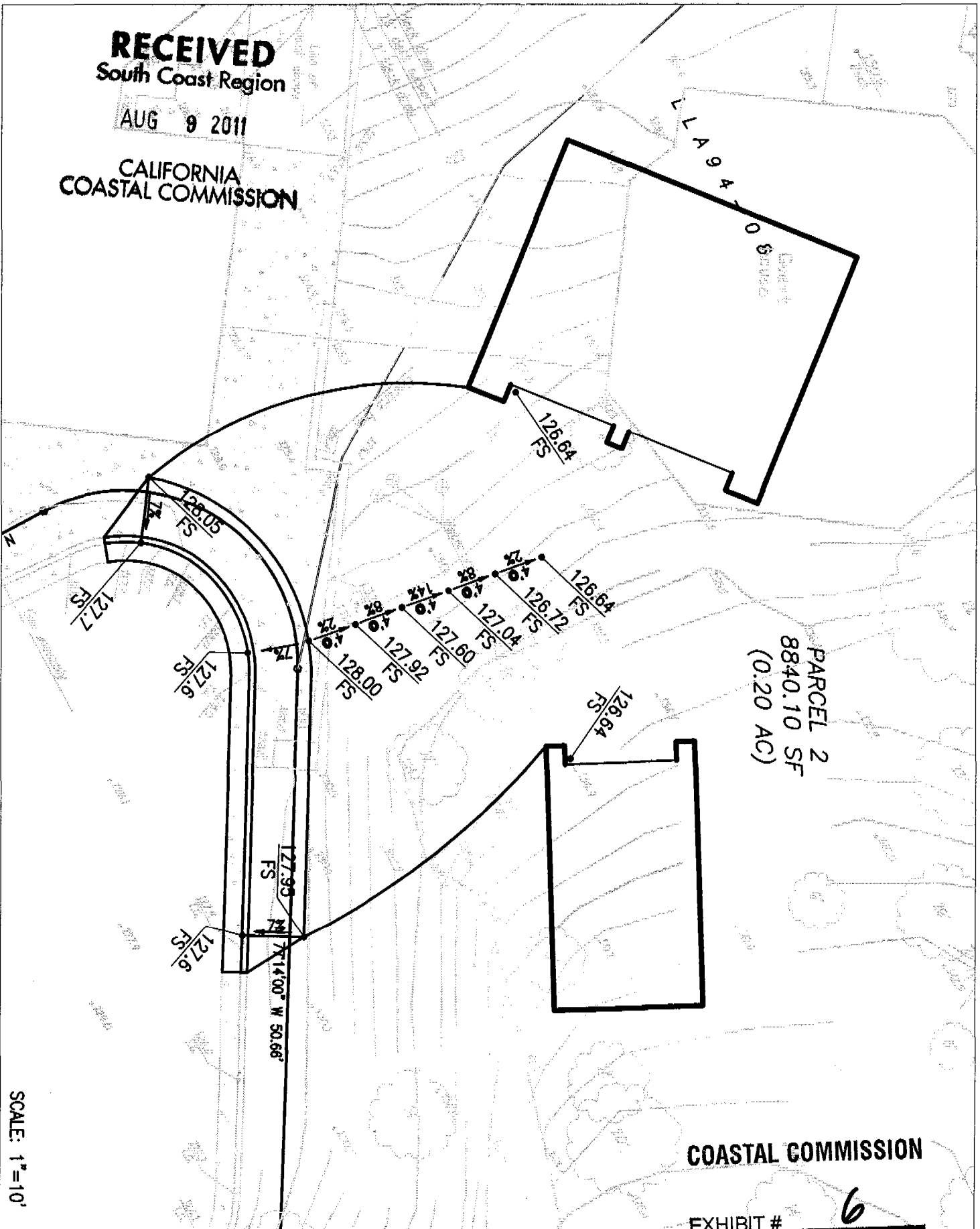
EXHIBIT # 6

PAGE 1 OF 5

RECEIVED
South Coast Region

AUG 9 2011

CALIFORNIA
COASTAL COMMISSION



PARCEL 2
8840.10 SF
(0.20 AC)

COASTAL COMMISSION

EXHIBIT #

6

PAGE 2 OF 5

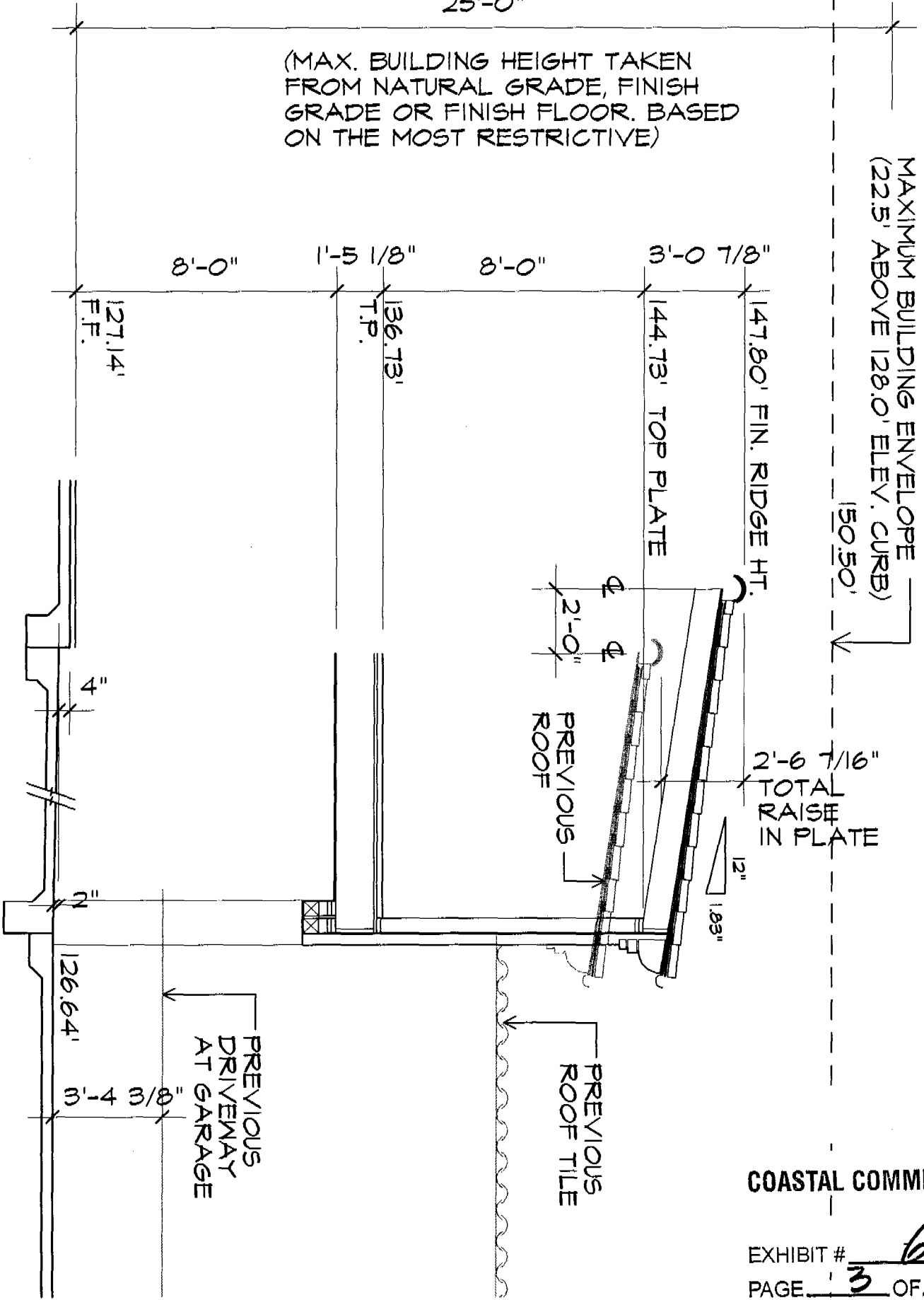
SCALE: 1"=10'

25'-0"

(MAX. BUILDING HEIGHT TAKEN FROM NATURAL GRADE, FINISH GRADE OR FINISH FLOOR. BASED ON THE MOST RESTRICTIVE)

MAXIMUM BUILDING ENVELOPE
(22.5' ABOVE 128.0' ELEV. CURB)

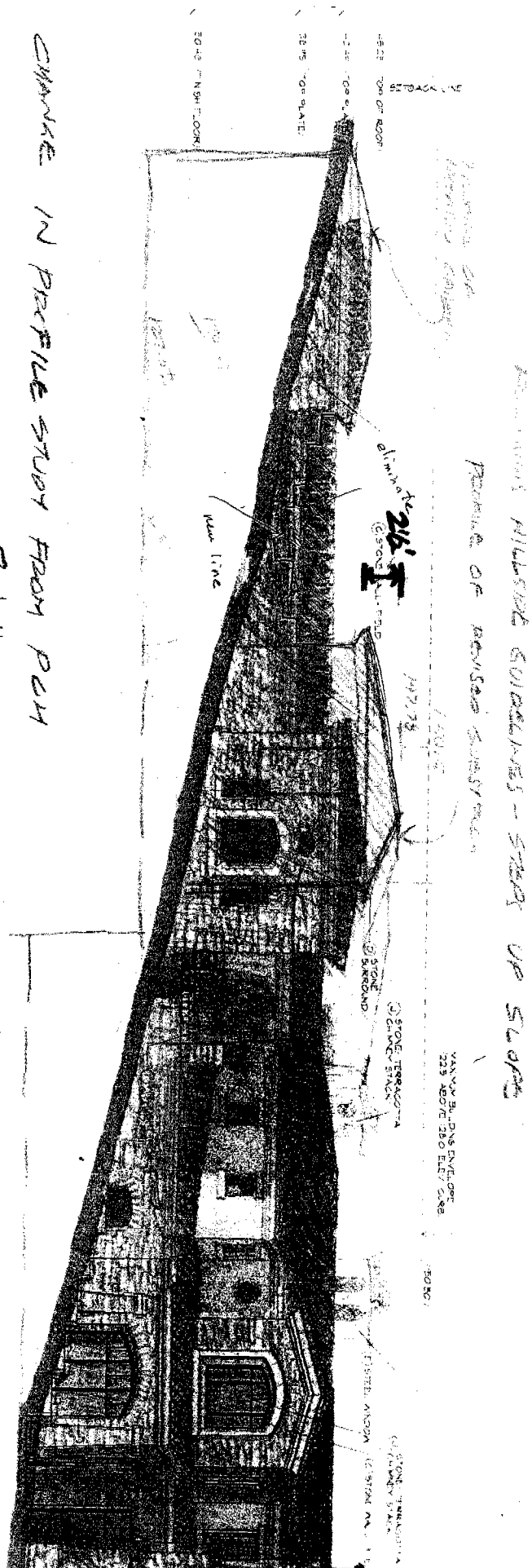
150.50'



COASTAL COMMISSION

EXHIBIT # 6
PAGE 3 OF 5

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	11. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	12. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



Proposed revision to garages
and guestroom

8.1.11

CHANGE IN PROFILE STUDY FROM P&H

COASTAL COMMISSION

EXHIBIT # 6

PAGE 4 OF 5

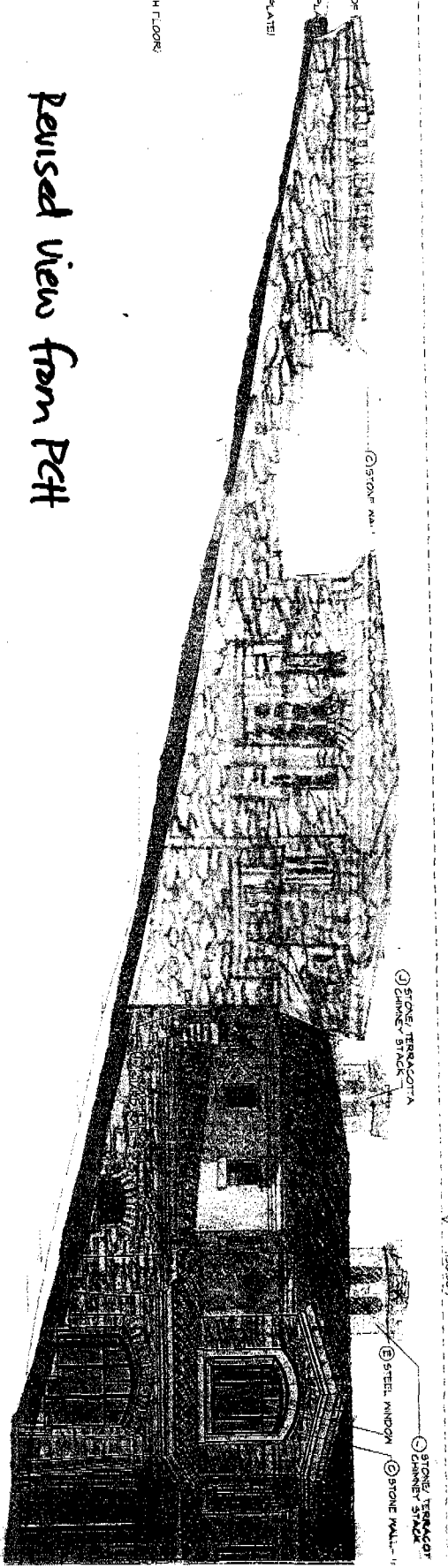
3. SHALL BE USED AT CHANNEL COPS, DUE TO HEAT.
4. SOLID GROUT PLASTER OR PRECAST MOLDINGS SHALL BE PROVIDED AT HANDRAILS PLASTER PLASTER AND WALL COPS, WINDOW SILLS AND AREAS SUBJECT TO HIGH USE OR IMPACT.
5. ALL PLASTER WORK SHALL BE SEALED TO PREVENT MILDEN AND DISCOLORATION.
6. ALL EXPOSED PAINTED WOOD SHALL BE FINISHED ON ALL SIDES BEFORE INSTALLATION.

13. MANUFA AND VERTICAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS WITH A MAXIMUM OF 60 WATTS PER FIXTURE. PROVIDE COVERS AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
14. SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE.
15. ALL RAILINGS TO BE A MINIMUM OF 36" HIGH FROM FINISH GRADE TO TOP OF RAILINGS. RAILINGS DESIGN SHALL BE SEPAEC TO TOP RAILING. A 2" SPHERE CAN NOT PASS THROUGH AT ANY POINT.

D. ON THIS SHEET LARGER MATERIALS WILL BE USED WHERE COLOR COORDS IN OASIS/STAN - RACTION. BROWN/SILVER COLOR MEANT TO BLEND IN WITH EXISTING BUTT AND STONE STONE MATERIALS IN REFERENCE TO THE AND SILVER TO THE REASON FOR.

D. STONE ELEMENTS. STONE ALL ACCENT STONE (CORNICE AND/OR ARCHWAYS ETC) SHALL BE ROUGH CUT WITH HEAVY DISTRESSED HAND HEAVY NORMAL FINISH.

D	STONE ELEMENTS	MANUFACTURE	FINISH
E	STAIRS	MANUFACTURE	FINISH
F	SOLID WOOD DOORS	MANUFACTURE	FINISH
G	WALL ENTRY	MANUFACTURE	FINISH
H	SOLID WOOD	MANUFACTURE	FINISH
I	WALL WOOD	MANUFACTURE	FINISH
J	WALL WOOD	MANUFACTURE	FINISH
K	WALL WOOD	MANUFACTURE	FINISH
L	WALL WOOD	MANUFACTURE	FINISH
M	WALL WOOD	MANUFACTURE	FINISH
N	WALL WOOD	MANUFACTURE	FINISH
O	WALL WOOD	MANUFACTURE	FINISH
P	WALL WOOD	MANUFACTURE	FINISH
Q	WALL WOOD	MANUFACTURE	FINISH
R	WALL WOOD	MANUFACTURE	FINISH
S	WALL WOOD	MANUFACTURE	FINISH
T	WALL WOOD	MANUFACTURE	FINISH
U	WALL WOOD	MANUFACTURE	FINISH
V	WALL WOOD	MANUFACTURE	FINISH
W	WALL WOOD	MANUFACTURE	FINISH
X	WALL WOOD	MANUFACTURE	FINISH
Y	WALL WOOD	MANUFACTURE	FINISH
Z	WALL WOOD	MANUFACTURE	FINISH



Revised view from PCH

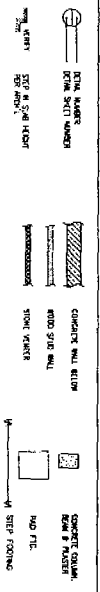
COASTAL COMMISSION

EXHIBIT # 6
PAGE 5 OF 5

- FOUNDATION NOTES**
- 1) ALL FOUNDATION NOTES, FOUNDATIONS SHOWN IN THIS AND ALL FOUNDATIONS
 - 2) FOR ALL FOUNDATIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
 - 3) FOR ALL FOUNDATIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
 - 4) FOUNDATIONAL SLABS IN EXISTING ARE TO BE REMOVED AND NEW ARE TO BE
 - 5) NEW FOUNDATIONS TO BE CONSTRUCTED TO BEAR THE FULL LOADS OF THE EXISTING FOUNDATIONS.
 - 6) ALL FOUNDATIONS SHALL BE CONCRETE.

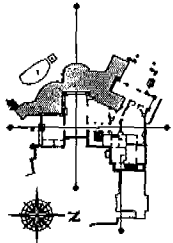
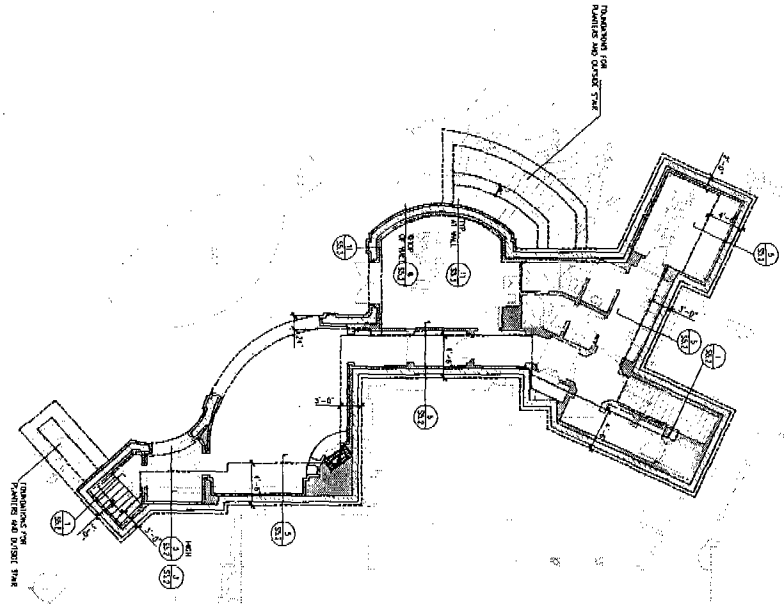
FOUNDATIONS

SYMBOLS & LEGENDS



FOUNDATION PLAN @ BASEMENT LEVEL SCALE: 1/8" = 1'-0"

CONCEPTUAL FOUNDATION PLANS



COASTAL COMMISSION

EXHIBIT # 7
PAGE 1 OF 2

Z:\CAD (NEW Projects)\2011\2011-306 Target Residence\Struct CAD\current\1\1 FOUNDATION.dwg May 05, 2011 3:44 pm

S-1.1

DATE: 5/5/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

Residence for Nariman and Sherwin Yousefi

Basement Foundation Plan

Lot 9, Irvine Cove
2695 Riviera Drive
Laguna Beach, CA 92651

Basement Foundation Plan

AQX ENGINEERING, INC.

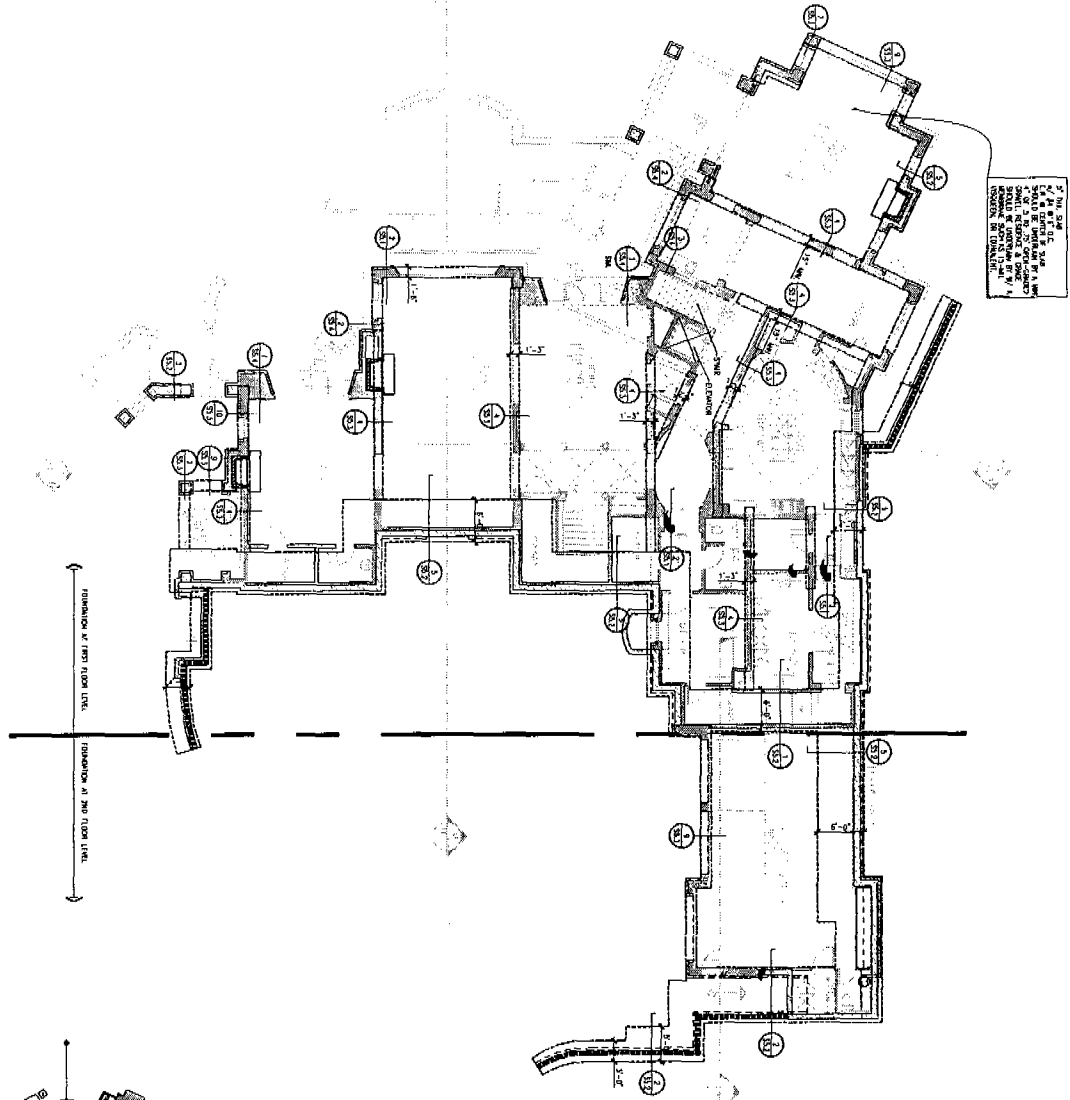
1520 BROOKHOLLOW DR. SUITE 45
SANTA ANA, CA 92705
OFF. (714) 662-0510
FAX (714) 662-0559
info@aqxengineering.com

Richard Krantz Architecture, Inc.

Architecture / Planning

1500 Quail Street, Suite 520
Newport Beach, CA 92660
(949) 752-6343 Fax: (949) 752-6235

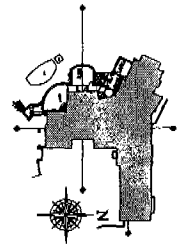
CONCEPTUAL FOUNDATION PLANS



1. ALL FOUNDATION ELEMENTS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATION ELEMENTS SHALL BE CAST IN PLACE.
 3. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH 4" MIN. THICKNESS UNLESS OTHERWISE NOTED.
 4. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH 4" MIN. THICKNESS UNLESS OTHERWISE NOTED.
 5. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH 4" MIN. THICKNESS UNLESS OTHERWISE NOTED.

FOUNDATION PLAN @ FIRST & SECOND FLOOR LEVELS

SCALE: 1/8" = 1'-0"



COASTAL COMMISSION

EXHIBIT # 7
 PAGE 2 OF 2

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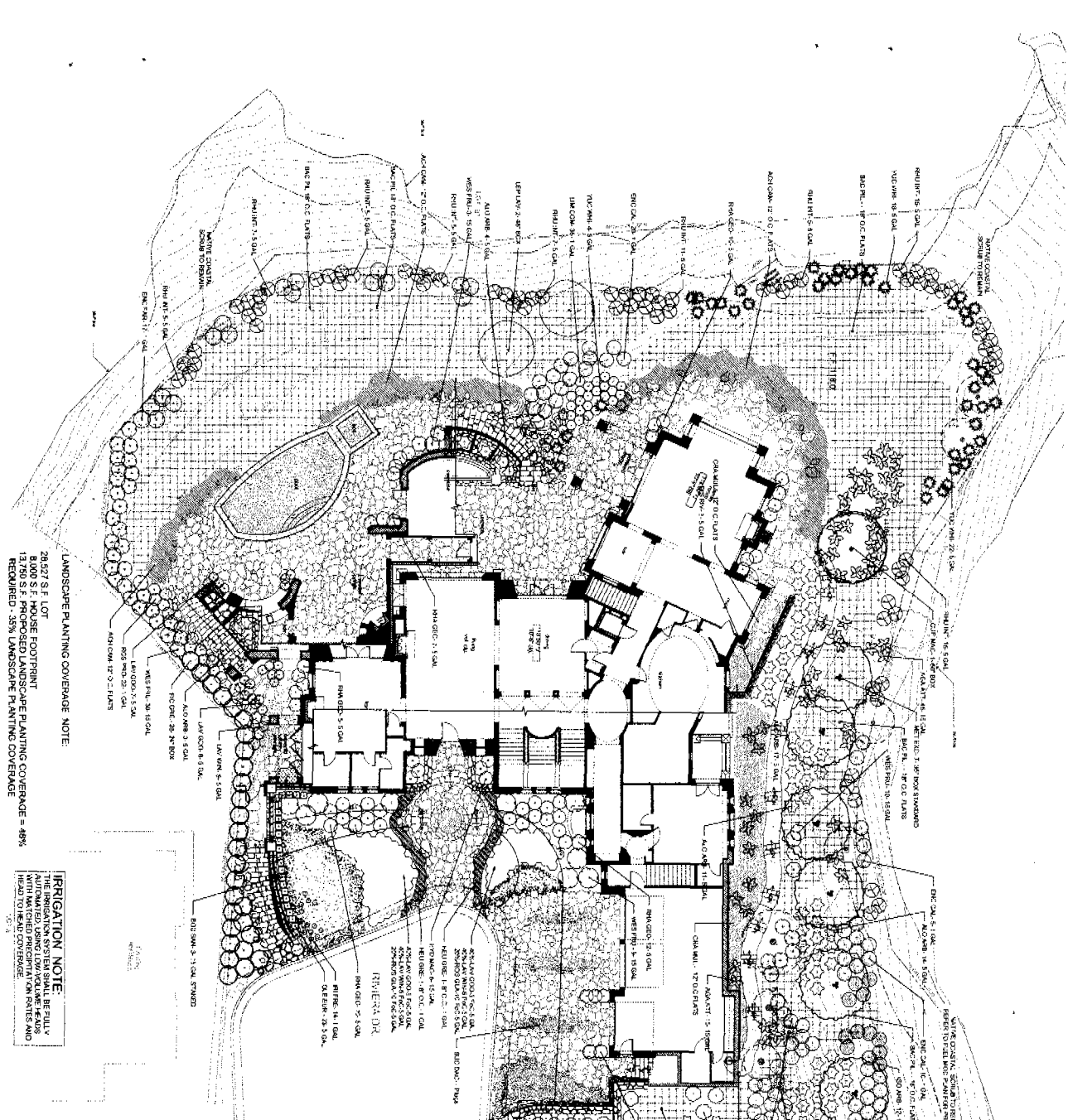
S-12	DATE	05/05/2011
	BY	MS
	CHECKED	MS
	DATE	05/05/2011
	PROJECT	2695 RIVIERA DRIVE, LAGUNA BEACH, CA 92651

Residence for Nariman and Shervin Yousefi
 Lot 9, Irvine Cove
 2695 Riviera Drive
 Laguna Beach, CA 92651

FOUNDATION PLAN AT FIRST & 2ND FLOOR LEVELS

AQX ENGINEERING, INC.
 1520 BROOKS HOLLOW DR. SUITE 45
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 1500 Quail Street, Suite 520
 Newport Beach, CA 92660
 (949) 752-6345 Fax (949) 752-6235



LANDSCAPE PLANTING COVERAGE NOTE
 28,927 S.F. LOT
 8,000 S.F. HOUSE FOOTPRINT
 13,790 S.F. PROPOSED LANDSCAPE PLANTING COVERAGE = 48%
 REQUIRED - 35% LANDSCAPE PLANTING COVERAGE

IRRIGATION NOTE:
 THE IRRIGATION SYSTEM SHALL BE FULLY
 AUTOMATED USING LOW VOLTAGE HEADS AND
 REQUIRED - 35% LANDSCAPE PLANTING COVERAGE

FUEL MODIFICATION SYMBOLS
 PER LOCAL REQUIREMENTS AND LANDSCAPE PLAN
 FOR INFORMATION OF THE CLIENT AND CONTRACTOR

PLANT LEGEND

SYMBOL	PLANT NAME	SIZE
[Symbol]	California Redwood	30" DBH
[Symbol]	Redwood	12" DBH
[Symbol]	Redwood	18" DBH
[Symbol]	Redwood	24" DBH
[Symbol]	Redwood	30" DBH
[Symbol]	Redwood	36" DBH
[Symbol]	Redwood	42" DBH
[Symbol]	Redwood	48" DBH
[Symbol]	Redwood	54" DBH
[Symbol]	Redwood	60" DBH
[Symbol]	Redwood	66" DBH
[Symbol]	Redwood	72" DBH
[Symbol]	Redwood	78" DBH
[Symbol]	Redwood	84" DBH
[Symbol]	Redwood	90" DBH
[Symbol]	Redwood	96" DBH
[Symbol]	Redwood	102" DBH
[Symbol]	Redwood	108" DBH
[Symbol]	Redwood	114" DBH
[Symbol]	Redwood	120" DBH
[Symbol]	Redwood	126" DBH
[Symbol]	Redwood	132" DBH
[Symbol]	Redwood	138" DBH
[Symbol]	Redwood	144" DBH
[Symbol]	Redwood	150" DBH
[Symbol]	Redwood	156" DBH
[Symbol]	Redwood	162" DBH
[Symbol]	Redwood	168" DBH
[Symbol]	Redwood	174" DBH
[Symbol]	Redwood	180" DBH
[Symbol]	Redwood	186" DBH
[Symbol]	Redwood	192" DBH
[Symbol]	Redwood	198" DBH
[Symbol]	Redwood	204" DBH
[Symbol]	Redwood	210" DBH
[Symbol]	Redwood	216" DBH
[Symbol]	Redwood	222" DBH
[Symbol]	Redwood	228" DBH
[Symbol]	Redwood	234" DBH
[Symbol]	Redwood	240" DBH
[Symbol]	Redwood	246" DBH
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[Symbol]	Redwood	264" DBH
[Symbol]	Redwood	270" DBH
[Symbol]	Redwood	276" DBH
[Symbol]	Redwood	282" DBH
[Symbol]	Redwood	288" DBH
[Symbol]	Redwood	294" DBH
[Symbol]	Redwood	300" DBH
[Symbol]	Redwood	306" DBH
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[Symbol]	Redwood	702" DBH
[Symbol]	Redwood	708" DBH
[Symbol]	Redwood	714" DBH
[Symbol]	Redwood	720" DBH
[Symbol]	Redwood	726" DBH
[Symbol]	Redwood	732" DBH
[Symbol]	Redwood	738" DBH
[Symbol]	Redwood	744" DBH
[Symbol]	Redwood	750" DBH
[Symbol]	Redwood	756" DBH
[Symbol]	Redwood	762" DBH
[Symbol]	Redwood	768" DBH
[Symbol]	Redwood	774" DBH
[Symbol]	Redwood	780" DBH
[Symbol]	Redwood	786" DBH
[Symbol]	Redwood	792" DBH
[Symbol]	Redwood	798" DBH
[Symbol]	Redwood	804" DBH
[Symbol]	Redwood	810" DBH
[Symbol]	Redwood	816" DBH
[Symbol]	Redwood	822" DBH
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[Symbol]	Redwood	834" DBH
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[Symbol]	Redwood	846" DBH
[Symbol]	Redwood	852" DBH
[Symbol]	Redwood	858" DBH
[Symbol]	Redwood	864" DBH
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[Symbol]	Redwood	876" DBH
[Symbol]	Redwood	882" DBH
[Symbol]	Redwood	888" DBH
[Symbol]	Redwood	894" DBH
[Symbol]	Redwood	900" DBH
[Symbol]	Redwood	906" DBH
[Symbol]	Redwood	912" DBH
[Symbol]	Redwood	918" DBH
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[Symbol]	Redwood	942" DBH
[Symbol]	Redwood	948" DBH
[Symbol]	Redwood	954" DBH
[Symbol]	Redwood	960" DBH
[Symbol]	Redwood	966" DBH
[Symbol]	Redwood	972" DBH
[Symbol]	Redwood	978" DBH
[Symbol]	Redwood	984" DBH
[Symbol]	Redwood	990" DBH
[Symbol]	Redwood	996" DBH
[Symbol]	Redwood	1002" DBH



L-3

COASTAL COMMISSION

EXHIBIT # **8**
 PAGE **3** OF **5**
 HOUSEHOLD RESIDENCE
 195 RIVIERA DRIVE
 OCEANO BEACH, CA.



STUDIO
 ARCHITECTURE
 5700 S. D. I. D.
 SUITE 1000
 3900 S. D. I. D.
 OCEANO BEACH, CA 92651
 TEL: 714.271.1111
 WWW.STUDIOARCHITECTURE.COM

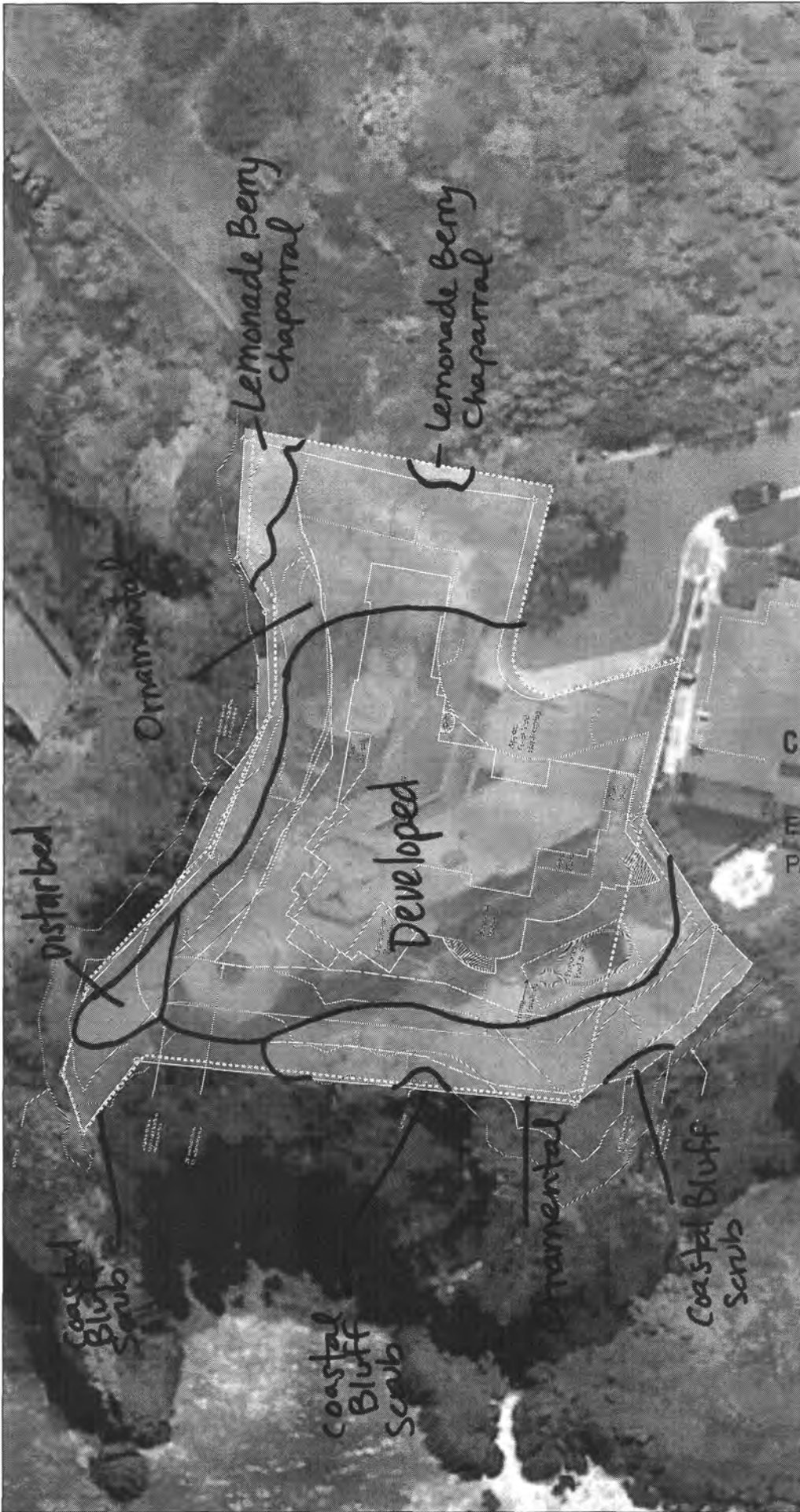


FIGURE 2

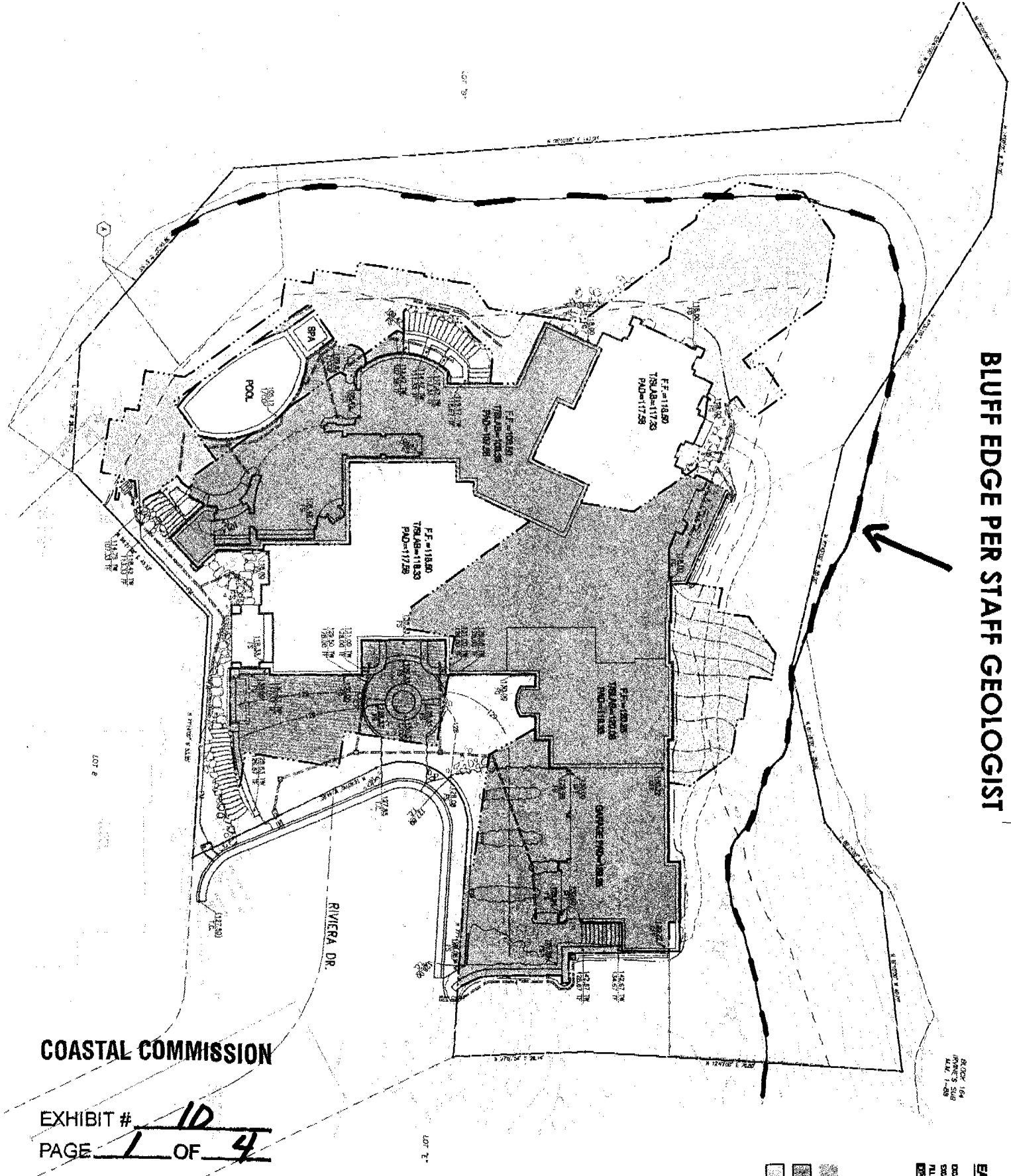
COASTAL COMMISSION

EXHIBIT # 9
PAGE 1 OF 1

LSA
 LEGEND
 County of Orange Parcel Lot Line
 Plant Communities (with Acreage)
 Coastal Bluff Scrub (0.023 ac)
 Lemonade Berry Chaparral (0.015 ac)
 Developed (0.383 ac)
 Disturbed (0.015 ac)
 Ornamental (0.212 ac)
 SOURCE: Bing Maps (2008); ESRI (2008); TBM (2008).
 T:\NY1\001\GIS\Fig2_Veg.mxd (5/27/2010)

Youseff, Revidence
 Plant Communities

BLUFF EDGE PER STAFF GEOLOGIST



RECORD 164
 PROJECT'S SLUG
 MAP 1-88

EARTHWORK QUANTITIES:

DESCRIPTION (NUMERIC, FT/L)	200 CY	400 CY	410 CY
EXCAVATION (RESERVED)			
FILL			
TOTAL			

LEGEND:

[Symbol]	AREA OF CUT
[Symbol]	AREA OF FILL
[Symbol]	EXISTING CENTER LINES AND RESERVE TO ORIGINAL GRADE

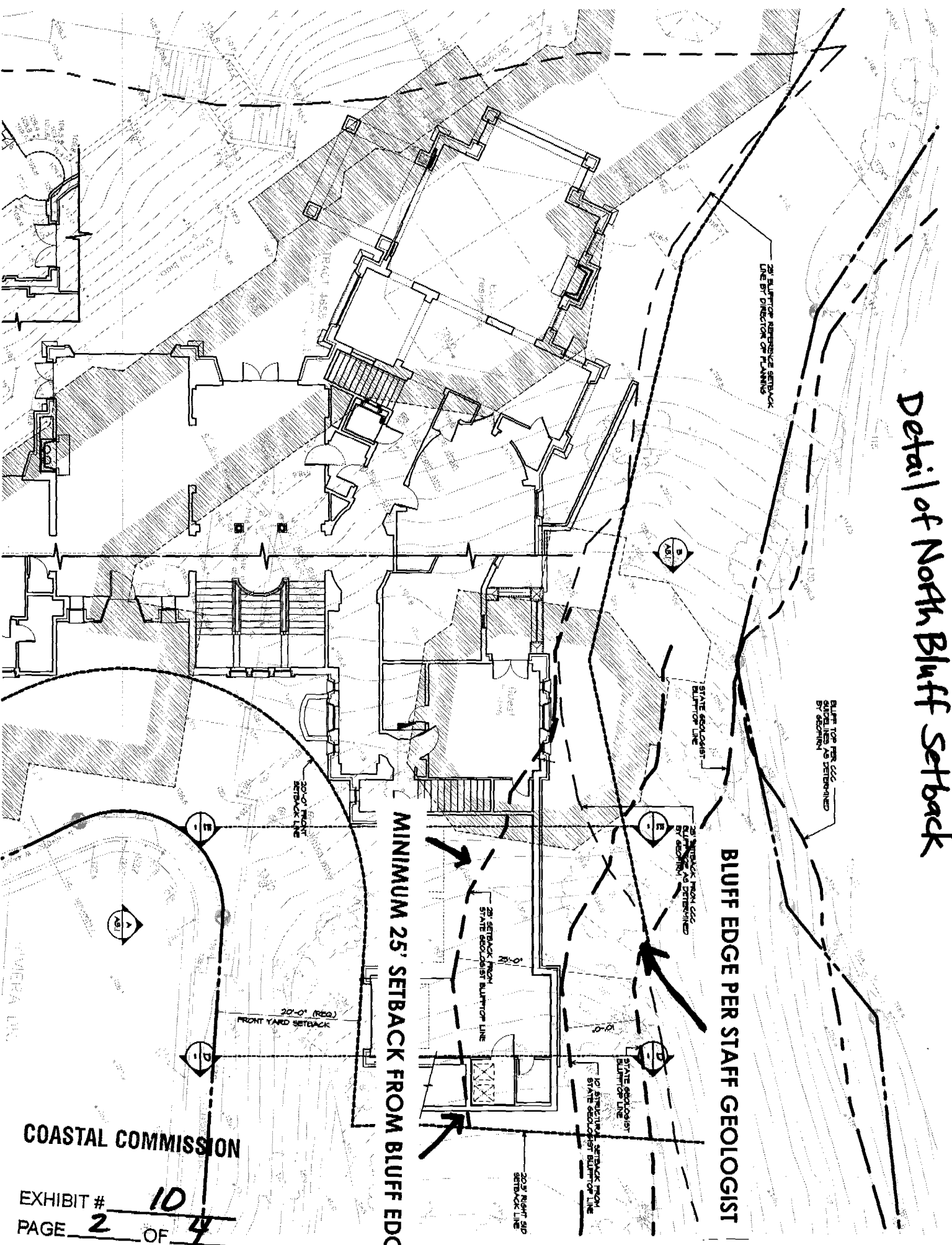
EASEMENT NOTES
 1. SEE EASEMENT AS SHOWN ON TRACT MAP
 NO. 988, W.L. 182/1-3 D.L.



COASTAL COMMISSION

EXHIBIT # 10
 PAGE 1 OF 4

Detail of North Bluff Setback

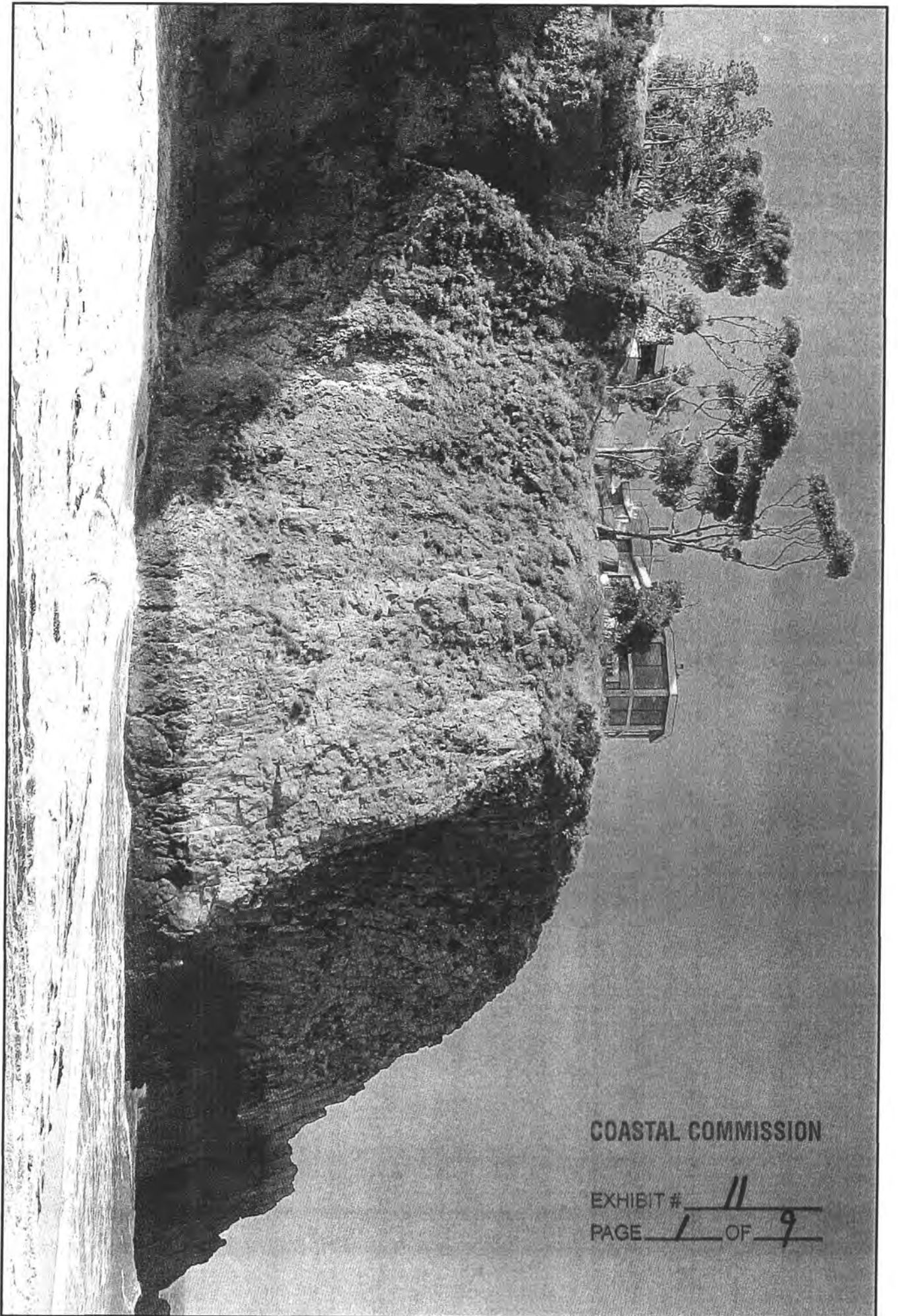


MINIMUM 25' SETBACK FROM BLUFF EDGE

BLUFF EDGE PER STAFF GEOLOGIST

COASTAL COMMISSION

EXHIBIT # 10
PAGE 2 OF 4

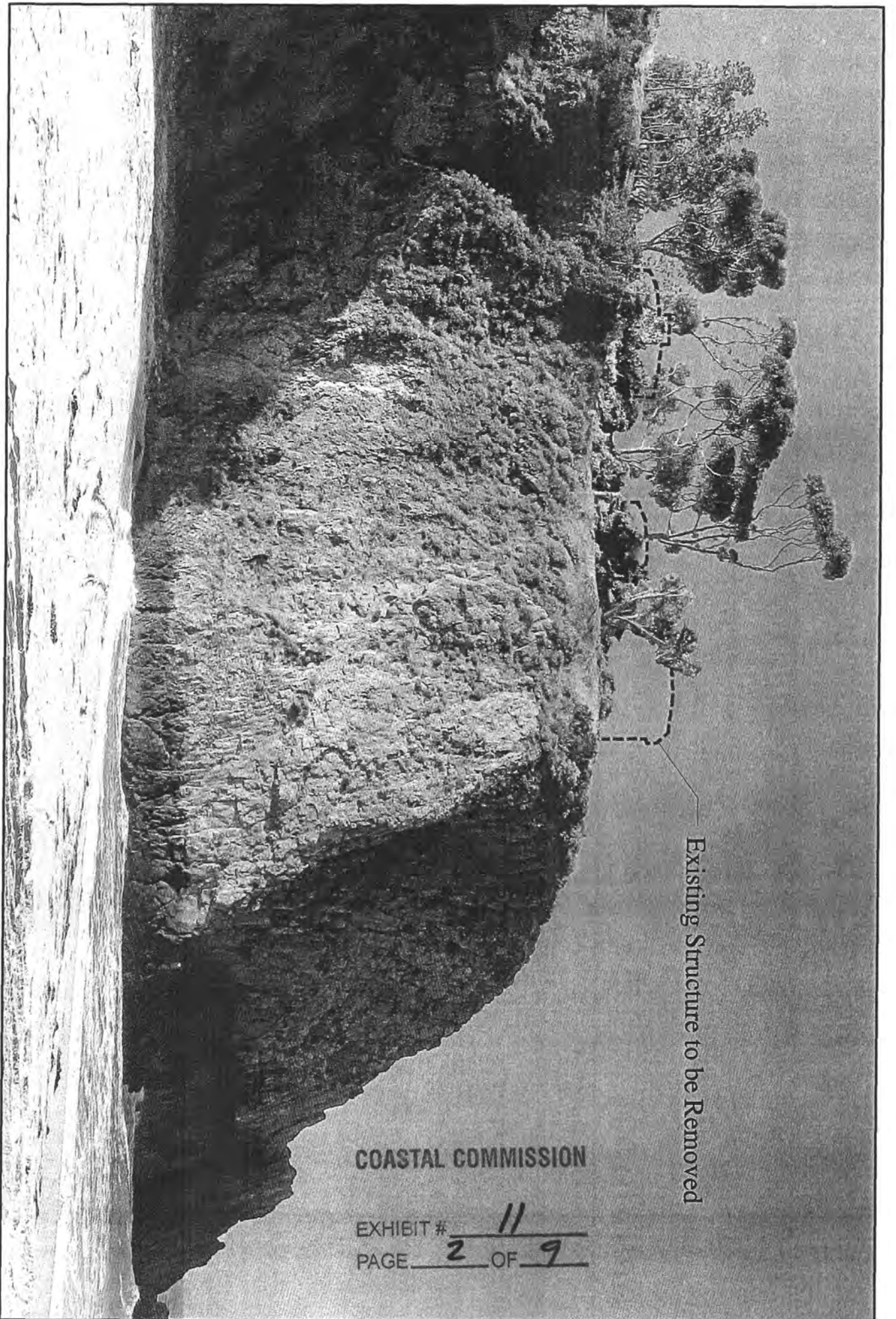


COASTAL COMMISSION

EXHIBIT # 11
PAGE 1 OF 9

Existing Structure

Toe of Bluff



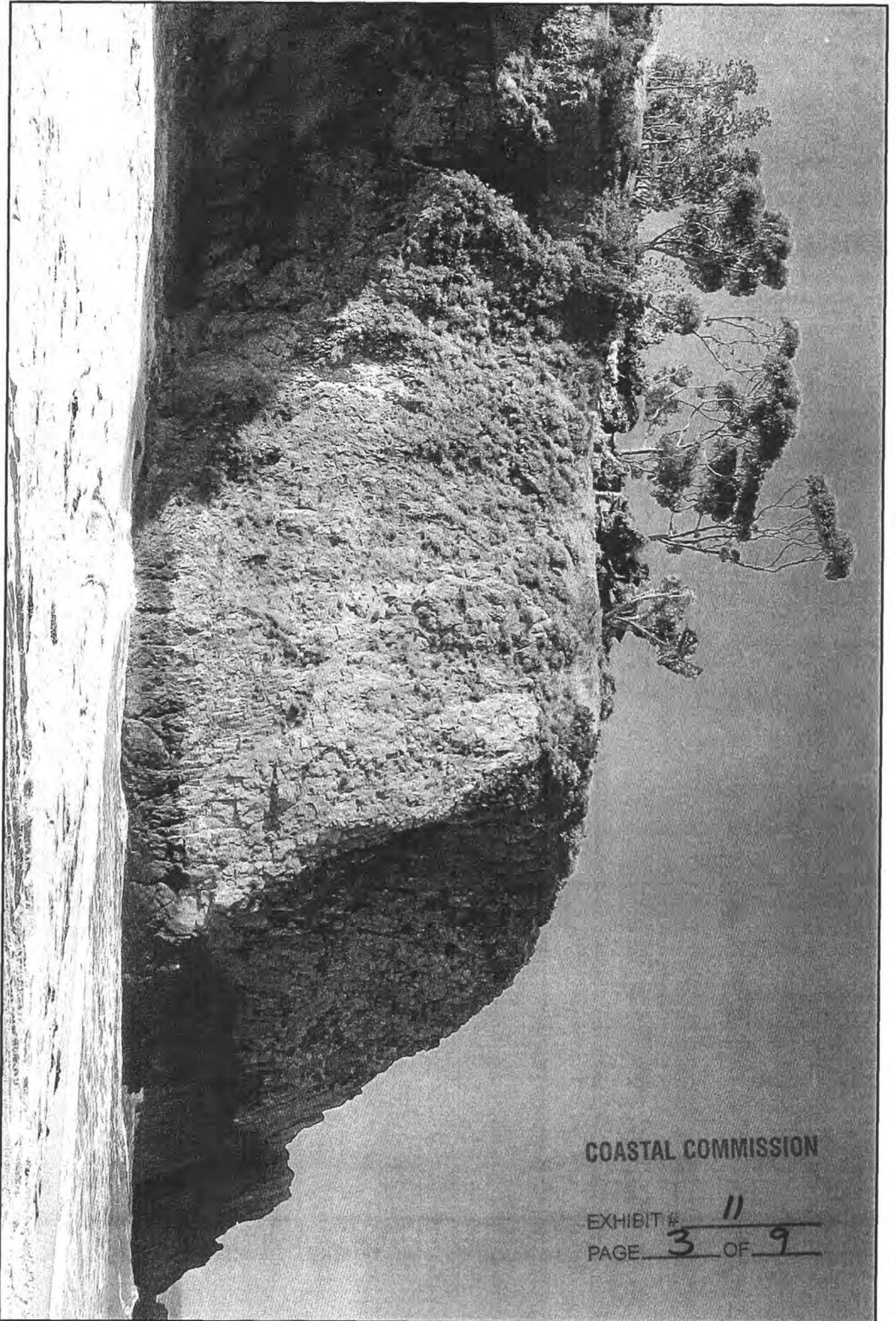
Existing Structure to be Removed

COASTAL COMMISSION

EXHIBIT # 11
PAGE 2 OF 9

Composite Analysis

Toe of Bluff



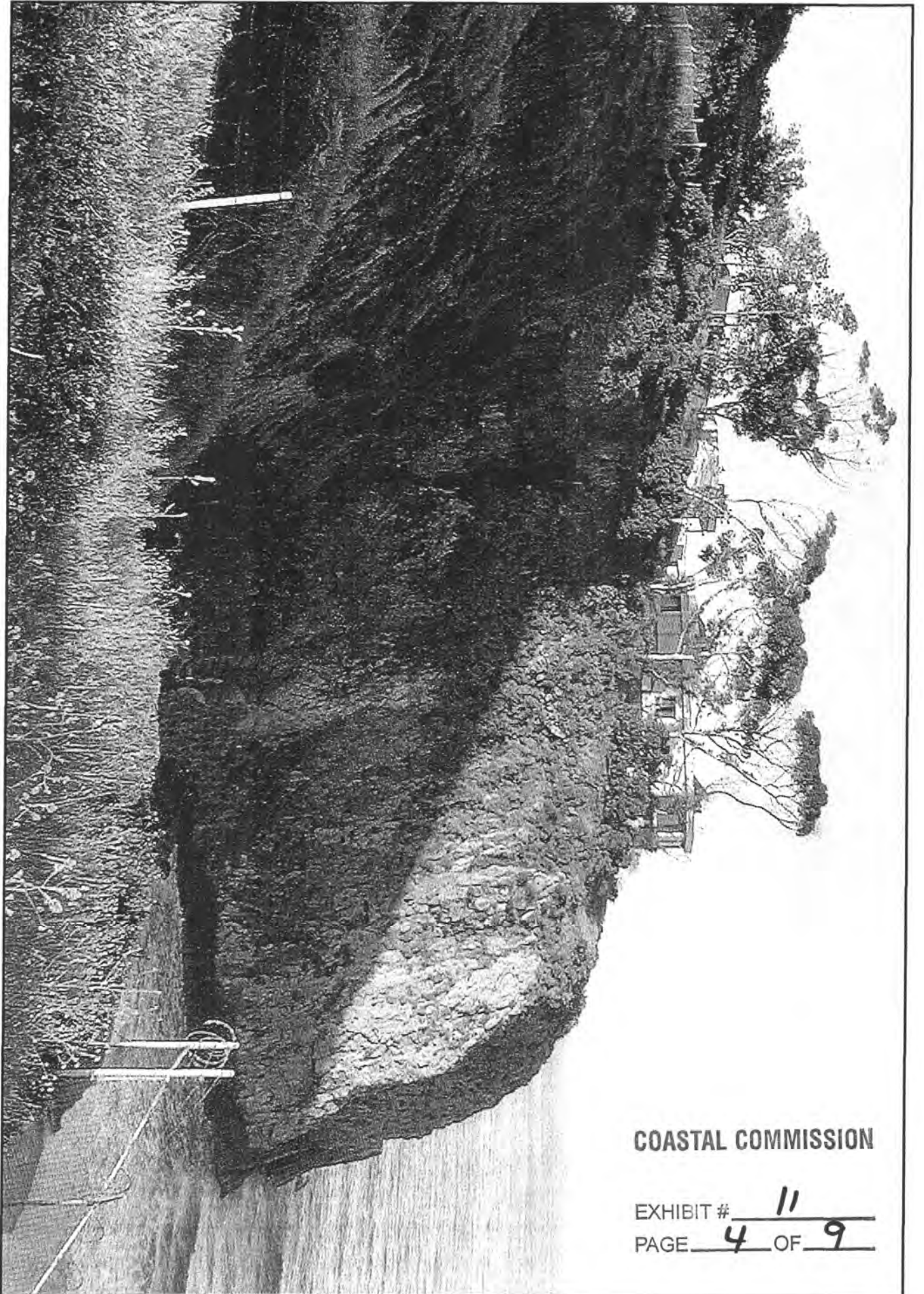
COASTAL COMMISSION

EXHIBIT # 11
PAGE 3 OF 9

Proposed Residence

Toe of Bluff

2605 Riviera Drive I amma Beach

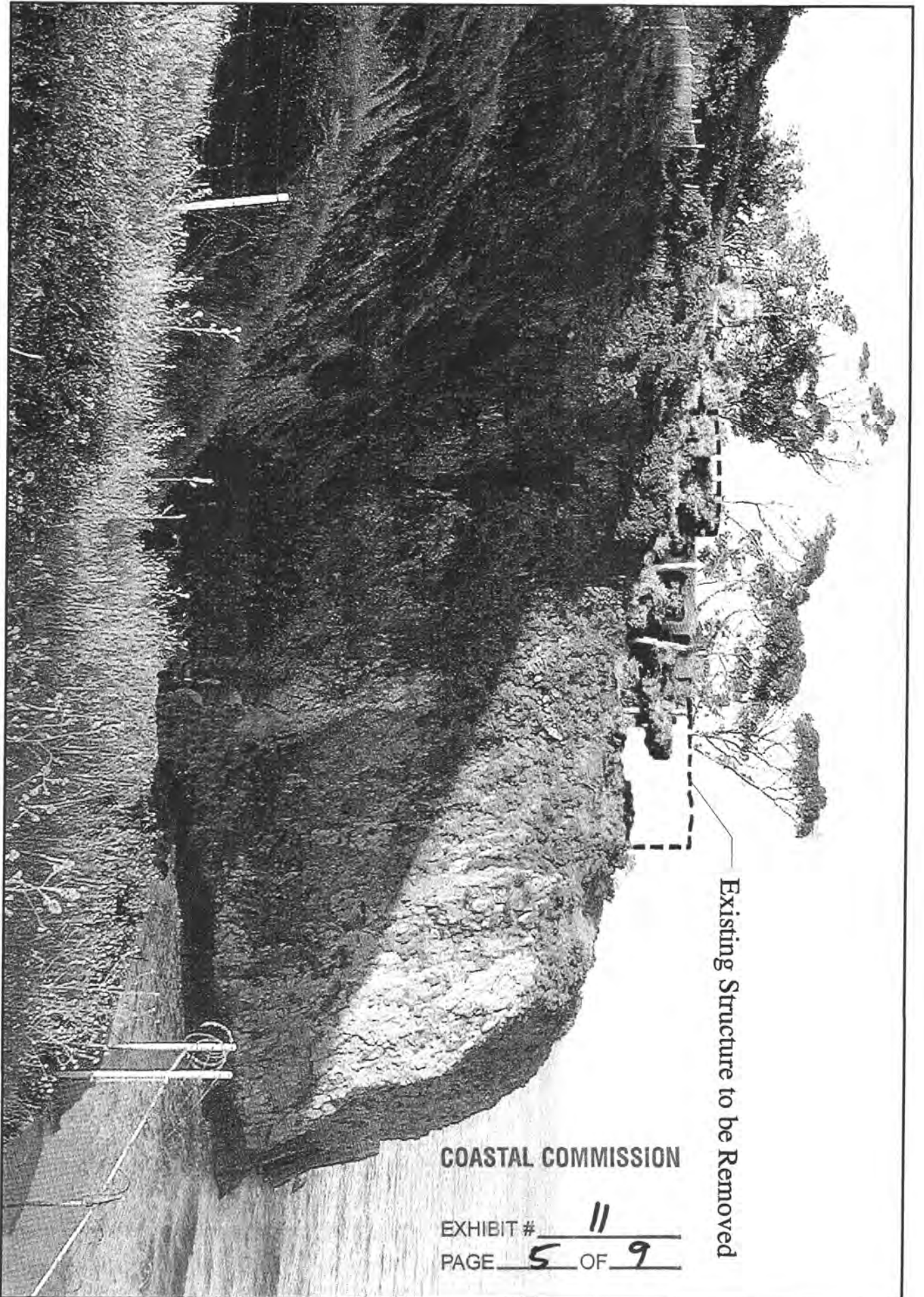


COASTAL COMMISSION

EXHIBIT # 11
PAGE 4 OF 9

Existing Structure

Coast Highway



Existing Structure to be Removed

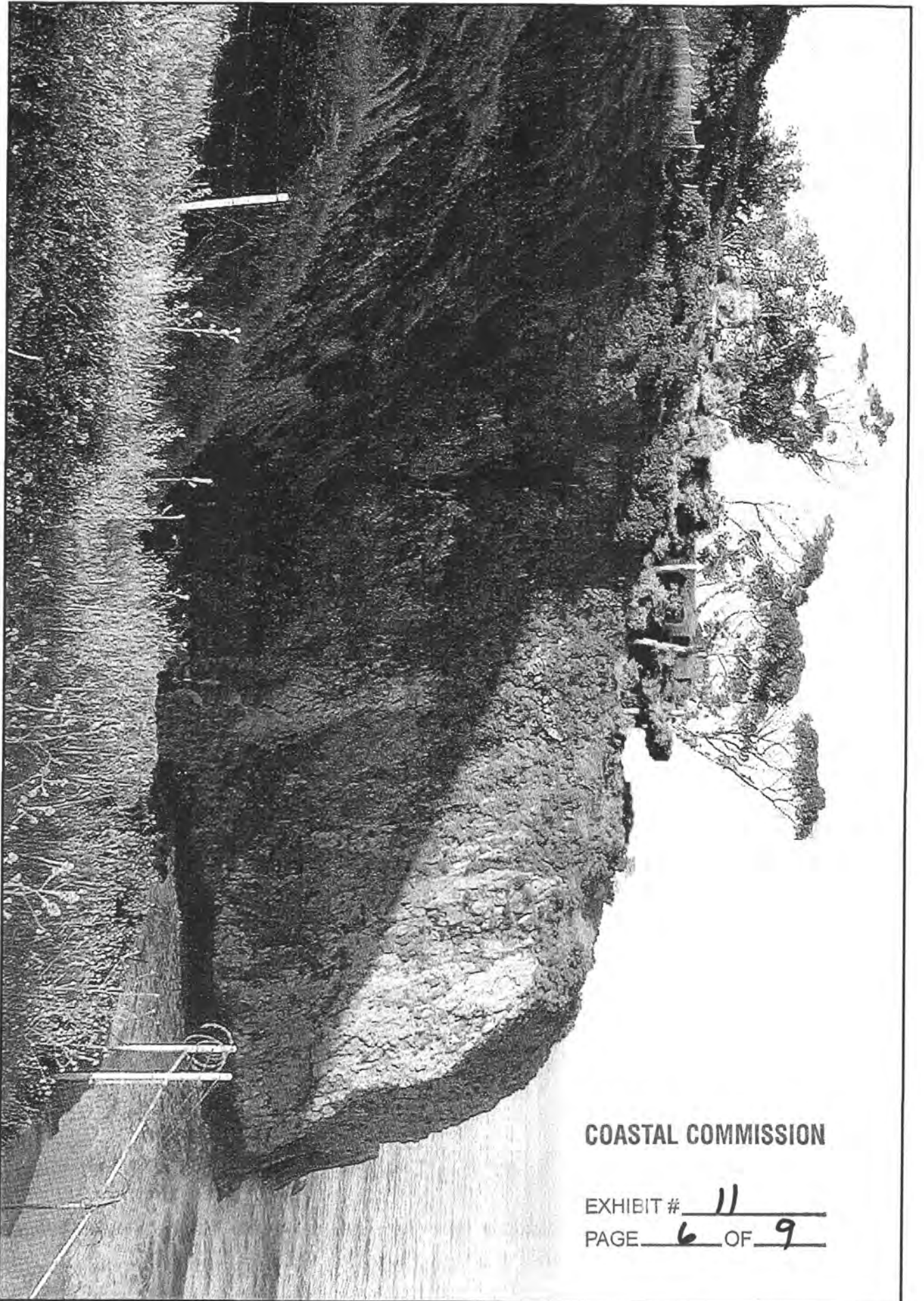
COASTAL COMMISSION

EXHIBIT # 11

PAGE 5 OF 9

Composite Analysis

Coast Highway

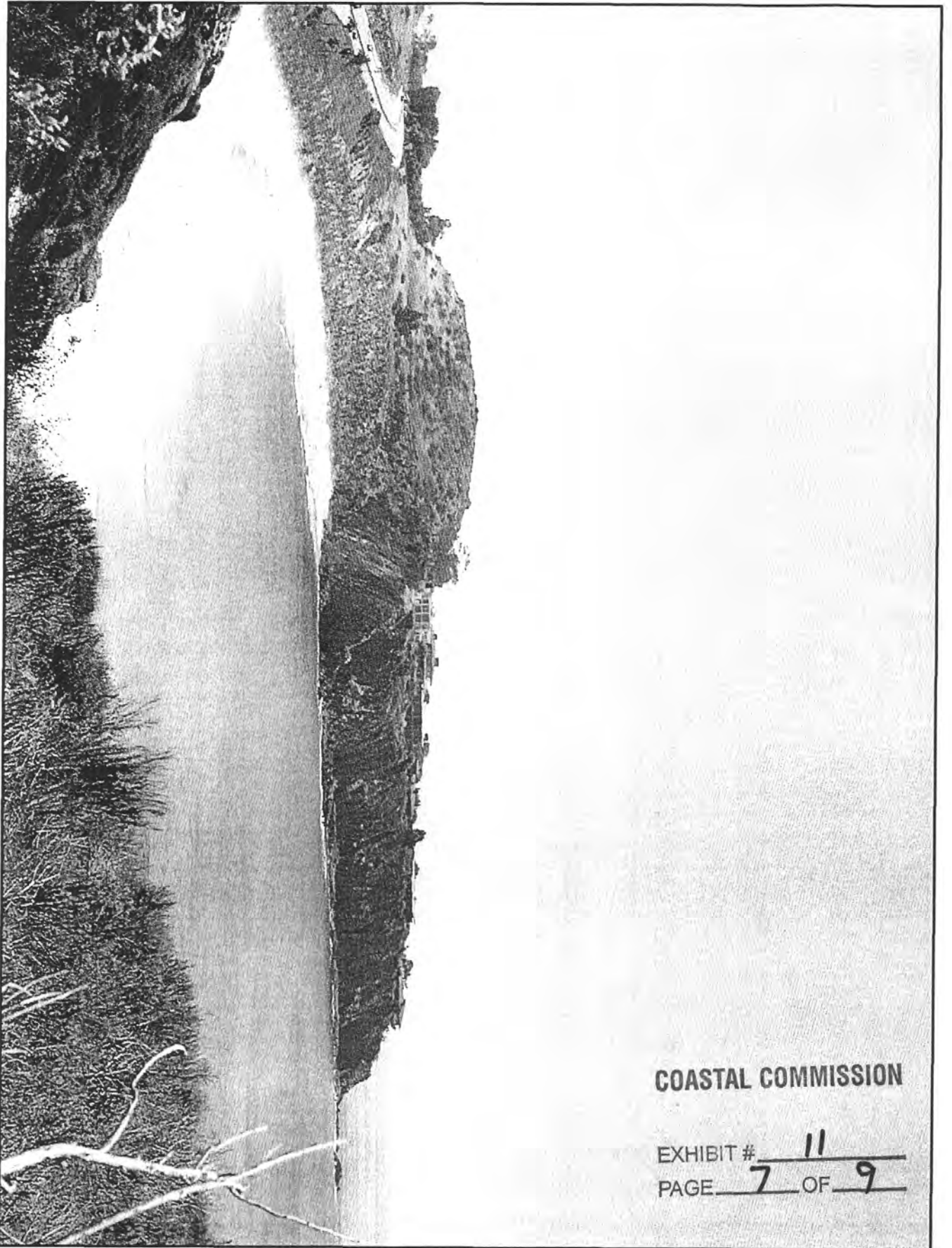


COASTAL COMMISSION

EXHIBIT # 11
PAGE 6 OF 9

Proposed Residence

Coast Highway

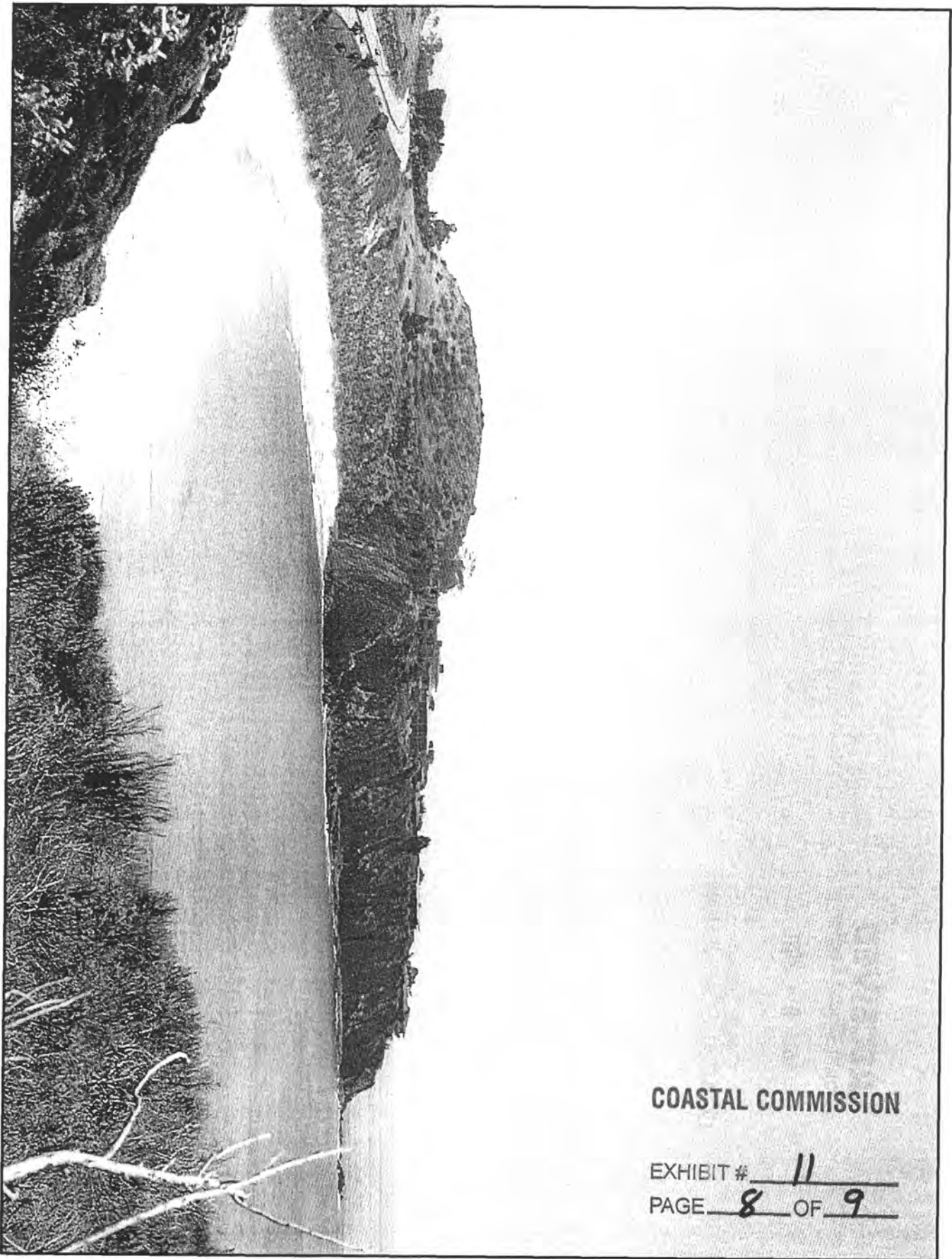


COASTAL COMMISSION

EXHIBIT # 11
PAGE 7 OF 9

Existing Structure

Crystal Cove State Beach Top Bluff



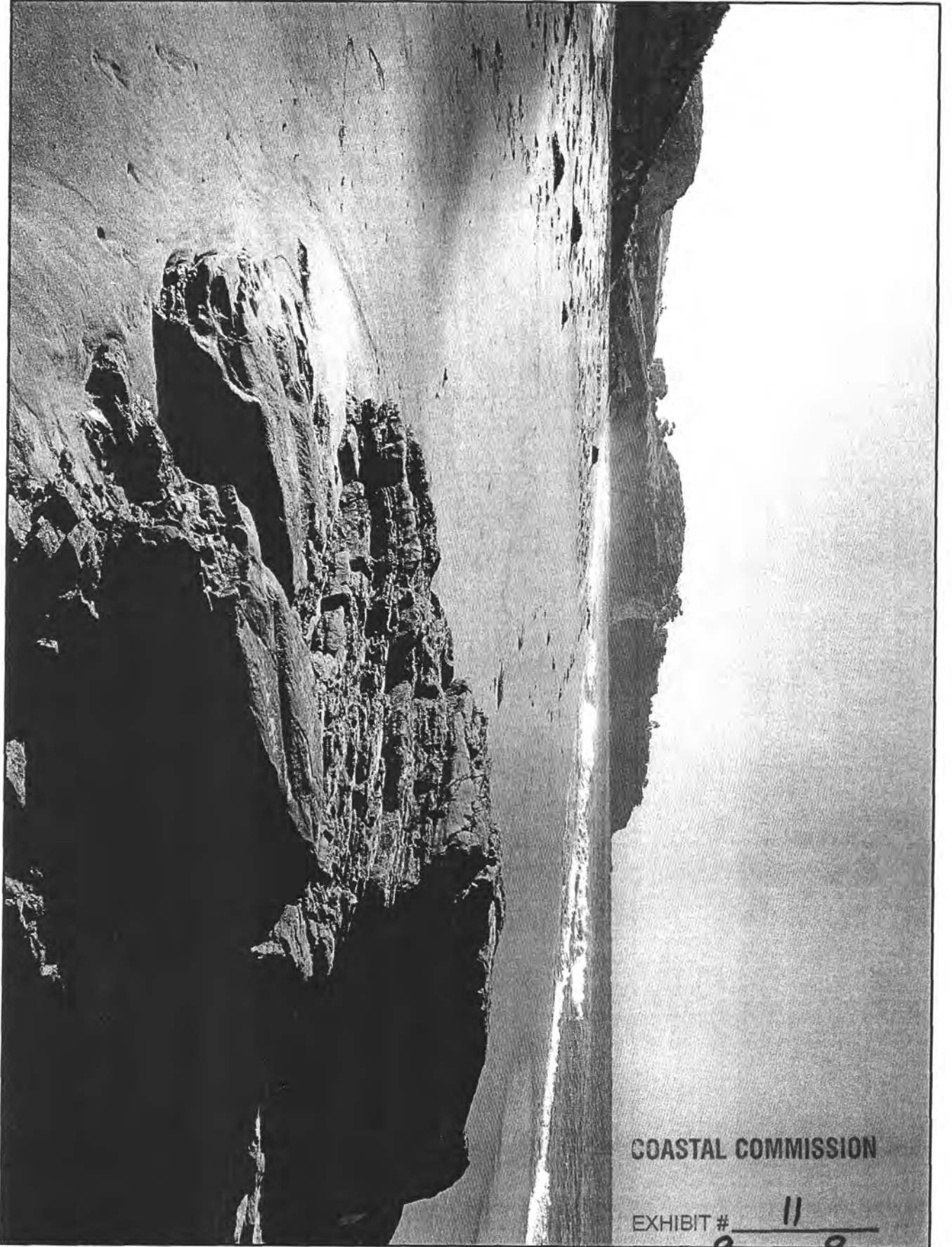
COASTAL COMMISSION

EXHIBIT # 11
PAGE 8 OF 9

Proposed Residence

Crystal Cove State Beach Top Bluff

View Analysis



COASTAL COMMISSION

EXHIBIT # 11
PAGE 9 OF 9