

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



Th20b

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Hearing Date: October 11, 2012

STAFF REPORT: REGULAR CALENDAR

Application No.: 5-12-021

Applicant: Claude Brock

Agent: Oatman Architects

Project Location: 31 N. Vista de Catalina, Laguna Beach, Orange County

Project Description: Construction of a new 5,705 sq. ft., 25' tall, two-story single family detached custom home with a detached 3-car garage, elevated terraces, retaining walls, spa, fountain, landscaping, 5,380 cu. yds. of grading and a fuel management plan on a hillside lot in the gated community of Three Arch Bay and request for after-the-fact approval of a lot merger.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The subject application requests approval for construction of a new single family residence on a vacant lot in a hillside area of Laguna Beach adjacent to undisturbed open space and after-the-fact approval for a lot line adjustment/lot merger. Major Coastal Act issues associated with the proposed development include concerns regarding unpermitted development, biological productivity, water quality and fire hazards.

Commission staff recommends **approval** of coastal development permit application 5-12-021 with eight (8) Special Conditions regarding: 1) updated geotechnical report; 2) revised final plans; 3) assumption of risk; 4) compliance with construction best management practices; 5) submittal of a final drainage and run-off control plan; 6) conformance with fire hazard/fuel modification & landscaping requirements; 7) future development; and 8) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

The City of Laguna Beach has a certified Local Coastal Program (“LCP”). However, the proposed project is located in the gated community of Three Arch Bay, which is an area of deferred certification. Therefore, pursuant to Section 30519 of the Coastal Act, the standard of review is the Chapter 3 policies of the Coastal Act. The certified LCP may be used for guidance in evaluating the proposed project for consistency with the Chapter 3 policies of the Coastal Act.

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EXHIBITS

Exhibit 1 – Location Map/Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Fuel Modification Plan

Exhibit 4 – Visual Impact Analysis/Simulation

Exhibit 5 – Tentative Parcel Map – Proposed Merger of Two Lots

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-021 pursuant to the staff recommendation.*

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:

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 will substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following 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. **Updated Geotechnical Report.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, an updated geotechnical report for the project which addresses the required foundation design for the project identified on the plans dated 9/30/11 and submitted to this office on 1/20/12. The report shall be prepared and certified by an appropriate professional (i.e., geologist, or other appropriate engineer). If the updated geotechnical report makes any recommendations that are substantively different, as determined by the Executive Director, than those contained in the preliminary report (i.e. Geotechnical Recommendations for Foundation Design, Proposed New Single Family Residence, 31 North Vista de Catalina, Laguna Beach, CA, July 30, 2008, prepared by Geofirm) an amendment to this permit or a new permit shall be required in order to implement such recommendations.

2. **Revised Final Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final plans including fuel modification/planting plan that substantially conform with the project plans submitted on 1/20/12 but shall be revised to include the following:
 - 1) The concrete sediment retaining basin on the drainage easement shall be shaded and clearly marked "*this element not permitted by any coastal development permit*" on each set of plans;
 - 2) All final design and construction plans, including foundations, site plans, elevation plans, and grading and drainage plans, shall meet or exceed all recommendations and requirements contained in *Geotechnical Recommendations for Foundation Design for Proposed New Single Family Residence, 31 North Vista De Catalina, Laguna Beach, California*, prepared by Geofirm, dated July 30, 2008.
 - 3) The applicant shall submit, for the Executive Director's review and approval, all final design and construction plans, including foundations, grading and drainage plans along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the updated geologic engineering report per Special Condition 1.

The applicant 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. **Assumption of Risk.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire, landslide, and erosion; (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.
4. **Construction Best Management Practices.** The permittee shall comply with the following construction-related requirements:
 - (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
 - (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - (3) 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;
 - (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
 - (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Best Management Practices (BMP's) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP's shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms

and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;

- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water; and
- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

5. **Permanent Drainage and Runoff Control Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director, two (2) copies of a final Permanent Drainage and Runoff Control Plan for the post-construction project site, prepared by a licensed civil engineer or qualified water quality professional. The Plan shall include detailed drainage and runoff control plans with supporting calculations. The plans shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. The plan shall include at a minimum the following components:

- a. The plan shall demonstrate the use of distributed small-scale controls or integrated Best Management Practices (BMPs) that serve to minimize alterations to the natural pre-development hydrologic characteristics and conditions of the site, and effectively address pollutants of concern.
- b. Post-development peak runoff rate and average volume from the site shall be maintained at levels similar to pre-development conditions.
- c. Selected BMPs shall consist, or primarily consist, of site design elements and/or landscape based systems or features that serve to maximize site permeability, avoid directly connected impervious area and/or retain, infiltrate, or filter runoff from rooftops, driveways and other hardscape areas, where feasible.
- d. Landscaping materials shall consist primarily of native or other low-maintenance plant selections which have low water and chemical treatment demands. An efficient irrigation system designed based on hydrozones and utilizing drip emitters or micro-sprays or other efficient design should be utilized for any landscaping requiring water application.
- e. Runoff shall be discharged from the developed site in a non-erosive manner.
- f. Post-construction structural BMPs shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile,

- 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- g. All BMPs shall be operated, monitored, and maintained in accordance with manufacturer's specifications where applicable, or in accordance with well recognized technical specifications appropriate to the BMP for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired prior to the onset of the storm season (October 15th each year) and at regular intervals as necessary between October 15th and April 15th of each year. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
 - h. For projects located on a hillside, slope, or which may otherwise be prone to instability, final drainage plans should be approved by the project consulting geotechnical engineer, as required in Special Condition 1 and 2 above.
 - i. Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

The final Permanent Drainage and Runoff Control Plan shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans required by the consulting civil engineer/water quality professional or engineering geologist shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.

6. **Fire Hazard/Fuel Modification & Landscaping Requirements.** All fuel modification shall be consistent with the final Fire/Vegetation Management Plan and Catastrophic Risk Analysis prepared by Scott Franklin Consulting and dated October 8, 2011. In general, the fuel modification plan identifies the following fuel modification zones: 50 feet of non-combustible, irrigated zone away from the main structure or to the property line, and a Zone B along the northeast perimeter requiring selective minimal off-site thinning to include the selective removal of fire hazardous material to a minimum of emphasis on flammable elements such as dead brush, dying or dead branches and trash, beyond which no fuel modification would be required. The installation, use and maintenance of a comprehensive automatic Phos-Chek system along the northern property boundary to deliver a Phos-Chek spray out 50 plus feet in the case of a fire emergency. Only native plant species obtained from seed or stock from the local area shall be used along all areas outside the private yard area including the northeastern slope beyond the proposed retaining walls.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, a revised planting plan/landscape plan that incorporates fire-resistive, local plants native to the surrounding

coastal sage scrub and chaparral communities. The supplied plants must be genetically local to the area and provided from local seed stock. Areas of the landscape plan that include decks and other impervious areas may include ornamental, non-native plants that are non-invasive. 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 California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Existing vegetation that does not conform to the above requirements shall be removed. Evidence of review and approval of the revised landscape plan from the applicable fire authority shall also be submitted.

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

For purposes of this permit, this condition shall serve as notification to present and future property owners that certain structures and areas of land are subject to special fuel treatment requirements that are specified in the approved plans. Structures are required to incorporate building construction features consistent with local fire authority guidelines for construction of structures within special fire hazard areas. An automatic Phos-Chek fire retardant spray directed 50 feet out from the exterior structure is required to be installed and maintained in order to protect the structure onsite. Furthermore, there is a prohibition on the placement of combustible materials in an area of land that abuts undeveloped land. Proposed and future development shall conform to the requirements of the final fuel modification plan.

7. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-12-021. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-12-021. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-12-021 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
8. **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:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is on two adjacent, vacant, inland lots, located at 31 North Vista De Catalina and 1 Vista Linda, Laguna Beach (Three Arch Bay), Orange County. The subject site consists of a trapezoidal shaped 27,923 square-foot area on the east side of North Vista De Catalina, which lies on a relatively steep, west-facing hillside slope between two adjacent developed residential parcels on the north and south, privately owned undeveloped land to the east and residential development to the west (Exhibits 1). A 3' high block retaining wall exists along Vista Linda at the base of the steep hillside. Two paved roads, Vista de Catalina and Vista Linda, border the project site to the west and northwest, respectively. An ephemeral drainage feature runs along the northwestern boundary of the property boundary that exits into a culvert before exiting the property. The land use designation for these lots is Village Low Density (City land use designation/not certified by the Commission). The nearest public access exists at 1000 Steps County Beach approximately one half mile upcoast of the site.

The applicant proposes to construct a new two-story, 25'-6" high (from grade at first floor and 10'-6" above natural steep hillside slope), 4,552 square-foot single-family residence over an 1,153 square-foot semi-subterranean 3-car garage (Exhibit 2). The applicant proposes a foundation system which includes continuous spread footings, pad-type footings and slabs-on-grade founded on bedrock. Grading will consist of approximately 2,900 cubic feet of cut to create a notch into the hillside for the residential structure, similar to adjacent development. Caisson supported retaining walls are proposed to support the excavated cut in the hillside. The project also includes landscaping and a fuel modification plan (Exhibit 3). Additionally, the applicant is seeking after-the-fact approval of a lot line adjustment (LLA 02-15) approved by the City of Laguna Beach in 2003 which combined two underlying parcels into one single parcel.

The subject site is located between 2 adjacent developed sites on the inland side of the street. The height of the proposed single-family residence is consistent with the existing single-family residences that surround the proposed project. The proposed single-family residence would be visible from Pacific Coast Highway (PCH), however, given that the subject site will be infill between 2 other homes and it will be comparable in height with those adjacent homes, therefore, no adverse visual impact is expected as a result of the project (Exhibit 4).

As noted above and in the biological report discussed below, the subject site is adjacent to privately owned undeveloped land located upslope of the subject site, which contains mostly native and some non-native vegetation (even further upslope there are several single family homes). Due to this interface with undeveloped land (and to comply with local government requirements), the applicant's consultant prepared an alternative materials & methods plan for fire hazard/fuel management to protect the proposed development on the subject site. The report proposes a combination of 50 feet of irrigated landscaping (A & B zones) proposed to be native plant species, 120 feet of off-site thinning to include the selective removal of fire hazardous material to a minimum of emphasis on flammable elements such as dead brush, dying or dead branches and trash on the adjacent privately owned undeveloped land (C zone) beyond which no fuel modification would be required. The installation, use and maintenance of an automatic Phos-Chek fire retardant spray sprinkler system designed to spray 50 feet out from the exterior of the structure in the case of a fire emergency preempt the requirement for the described thinning off-site (Zone C). Several other structural and design requirements are placed on the development as well.

The applicant submitted a 2008 biological survey report, and a 2012 report update to that original 2008 biological survey which describe the biological resources associated with the subject site and evaluate impacts related to the proposed development on the undeveloped site. Two plant communities, southern mixed chaparral and non-native grassland were found to occur on the site. The report concluded that the type of vegetation on site is not considered sensitive and does not contain habitat that is potentially suitable to sensitive species that may occur in the vicinity. The loss of native vegetation on site will contribute incrementally to the cumulative loss of natural vegetation and habitat for non-sensitive wildlife in general. However, the applicant is proposing to plant native plant species on the portion of the lot that will remain undeveloped and is adjacent to upslope area that is also undeveloped. Fuel modification requirements would not be anticipated to further reduce existing habitat values on the lot.

The biological survey report also identifies an unnamed, ephemeral drainage feature flowing in a southwesterly direction in the northern portion of the site and exiting the project site via an underground culvert at the western boundary. The proposed development is sited at a minimum of 25 feet from the drainage course, and no impacts from the proposed project on the drainage course are expected.

The City of Laguna Beach has a certified Local Coastal Program (LCP). However, there are four areas of deferred certification: Irvine Cove, Blue Lagoon, Hobo Canyon, and Three Arch Bay due to access issues arising from the locked gate nature of these communities. The subject site is located within the locked gate community of Three Arch Bay in the City of Laguna Beach and therefore, requires a coastal development permit from the Commission. Because the site is located within a locked gate community, no public access exists in the immediate vicinity.

Background – Previous Commission Action on Subject Site and Unpermitted Development

At its December 2008 hearing, the Commission voted to approve with conditions Coastal Development Permit Application #5-08-200(Naddor) for construction of a two-story, 27' high 4,531 sq. ft. single family residence with an attached 812 sq. ft. three car garage, elevated decks, retaining walls, spa, landscaping, and 5,450 cu. yds. of grading at this same subject site.

However, the permit expired two years from the date of the Commission's vote as the applicant did not meet the prior to issuance conditions and the coastal development permit was never issued.

The current property owner and applicant proposes a similar project close to the same footprint as the previously approved project. In 2003, a previous property owner received City of Laguna Beach approval for a lot line adjustment to merge the original two underlying lots at the subject site into one for the purposes of development of a single family residence. The previous 2008 application [5-08-200(Naddor)] was approved by the Commission with the proposed residence straddling the lot line as the 2003 City of Laguna Beach lot line adjustment approval was not included as part of the CDP application. The lot line adjustment remains unpermitted development under the Coastal Act. To resolve this unpermitted development the current property owner and applicant requests after-the-fact approval of a lot line adjustment undertaken by the previous property owner in 2003.

Furthermore, there are several easements on the property including a road and utility easement and an easement for drainage purposes to Three Arch Bay Community Services District. Development in the form of a concrete sediment debris basin within the easement for drainage purposes to Three Arch Bay Community Services District has occurred without Commission review or approval. Staff was not able to locate any record for storm drain or debris basin improvements on Vista de Catalina or Vista Linda. This unpermitted development cannot be resolved by the underlying property owner as the development has occurred on the portion of the property under easement to the Three Arch Bay Community Services District.

B. HAZARDS

Section 30253 of the Coastal Act states in part:

New development shall do all of the following:

- a) *Minimize the risk 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 coastal bluffs.*

Section 30251 of the Coastal Act states that:

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared

by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed development is located on a hillside on the inland portion of Three Arch Bay, a gated community. The area is historically subject to significant natural hazards including, but not limited to, landslides, erosion, flooding and wild fire. The submitted geotechnical report dated 2008 by Geofirm referenced in Appendix A concludes that the project site is grossly stable and suitable for the proposed project noting that the hillside terrain above Three Arch Bay is composed of very hard and cemented bedrock. No ancient landslide materials or evidence of gross instability was found at or above the site. The natural terrain is expected to remain stable throughout the life of the proposed structure, however, near surface materials are noted to be subject to soil creep in a zone parallel to the slope and 2+/- feet deep (measured vertically from the surface). The report concludes that the proposed construction will not adversely affect slope stability and that the design of upslope retaining walls should take into consideration the soil material that may be subject to sloughing/creep. The report contains recommendations to be incorporated into the project plans to ensure the stability and geologic safety of the proposed project, the project site, and the adjacent properties. These recommendations related to site preparation and grading, caisson and tie-back supported retaining wall design, geosynthetic reinforcements of high tenacity geogrids for soil reinforcements, drainage, conventional footing foundation for primary residence, and retaining wall monitoring for movement both horizontally and vertically.

Mark Johnsson, the Commission's staff geologist has reviewed the 2008 Geofirm geotechnical report, and visited the subject site with the applicant's geologist on August 23, 2012 and is in general agreement with the conclusions and recommendations presented within. However, as the 2008 report was based on a different set of plans [plans approved by the Commission under CDP application 5-08-200(Naddor)], Mr. Johnsson required an updated report to ensure that those conclusions and recommendations are still relevant for the similar currently proposed project. **Special Condition #1** requires the applicant submit an updated geotechnical report. The applicant shall undertake development in accordance with the approved final plans.

To ensure stability and structural integrity and to protect the site and the surrounding sites, the Commission requires the applicant to comply with the recommendations contained in the applicable reports, to incorporate those recommendations into all final design and construction plans, and to obtain the geotechnical consultant's approval of those plans prior to the commencement of construction. Any changes to the approved final plans due to the recommendations of the updated geotechnical report 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.

Additionally, to minimize erosion and ensure stability of the project site, the project must include adequate drainage and erosion control measures. In order to achieve these goals, the Commission requires the applicant to final submit drainage and interim erosion control plans certified by the geotechnical engineer.

Further, the Commission finds that, for the project to ensure stability and avoid contributing significantly to erosion, all slopes and disturbed areas of the subject site must be landscaped, primarily with native plants, to stabilize disturbed soils and reduce erosion resulting from the development.

The applicant has also submitted a Fire/Vegetation Management Plan and Catastrophic Wildfire Risk Analysis last revised October 8, 2011 and approved by the Laguna Beach Fire Department that addresses vegetation management, introducing shrubs and trees to the hillside to produce a drought tolerant, fire resistive landscape, as well as structural safeguards. A Phos-Check fire protection system is required by the Plan along the northern perimeter of the proposed development. The Commission finds that as approved these restrictions and fuel modification plans must be adhered to and maintained throughout the life of the structure. The Fuel Modification/Planting Plan has a note referencing the Fire/Vegetation Management Plan and the following Planting Note:

“The property lies within native habitat that is transitional between San Diegan Coastal Sage Scrub and Southern Mixed Chaparral. All landscaped areas outside of the private yards zone in this property shall consist of native plant species obtained from seed or stock derived from the local area.”

However, the Fire/Vegetation Map includes the use of a non-native hybrid rock rose on the natural hillside outside of the proposed retaining walls on the northeast portion of the lot (Exhibit 3, page 2). Therefore, the Commission imposes **Special Condition #6** requiring the applicant fully comply with the Fire/Vegetation Management Plan and Catastrophic Wildfire Risk Analysis and revise the Fuel Modification/Planting Plan to include only native plant species along all areas outside the private yard area including the northeastern slope beyond the proposed retaining walls.

Although the conditions described above render the project sufficiently stable to satisfy the requirements of Section 30253, no project is wholly without risks. Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from natural hazards, including wildfire, those risks remain substantial here. If the applicant nevertheless chooses to proceed with the project, the Commission requires the applicant to assume the liability from these associated risks and therefore imposes **Special Condition #3**. Through the assumption of risk condition, the applicant acknowledges the nature of the fire and/or geologic hazard that exists on the site and that may affect the safety of the proposed development.

The applicant has sited the project to be in alignment with adjacent development, and is further limited as to where the proposed residence can be sited due to the steep topography of the subject site and the on-site drainage feature. As designed the single family residence would straddle the lot line of the adjoining parcels that comprise the subject site (See Exhibit 1, page 2). However, the applicant requests only one single family residence, and is proposing to consolidate the two lots into a single lot. The Commission finds that it is appropriate for just one residence to occupy these adjoining lots in this case in order to minimize impacts to the steep hillside and surrounding habitat that an increased intensity of development and associated fuel modifications would incur.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30253 of the Coastal Act and as a response to the risks associated with the project:

Special Condition #1 - Conformance with Geotechnical Recommendations

Special Condition #3 - Assumption of Risk, Waiver of Liability and Indemnity

Special Condition #5 – Permanent Drainage Runoff Control Plan

Because of the potential for future improvements to the house or associated landscaping to affect nearby habitat, **Special Condition #7** provides that any future improvements will require either an amendment to this permit or a separate coastal development permit. **Special Condition #8** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and thereby provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

To minimize risks to life and property and to minimize the adverse effects of development on areas of high geologic, flood, and fire hazard, the proposed development has been conditioned to require adherence to the geotechnical recommendations and fuel modification plan. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30251 and 30253 of the Coastal Act regarding the siting of development in areas that minimize landform alteration and addresses hazards.

C. WATER QUALITY

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 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.

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters both during construction and post-construction. Due to this, the Commission has imposed **Special Condition #4**, which requires the applicant to comply with construction-related requirements related to storage of construction materials, mechanized equipment and removal of construction debris, additionally **Special Condition #5** requires the applicant to submit a final permanent drainage and runoff control plan.

Other sources of polluted runoff could include runoff from the large amount of impervious surface in the proposed project and over-watering, which sometimes occurs from installation of landscaping with a high water demand. Plants with a high-water demand are typically not well-suited to the Mediterranean climate of southern California, and therefore often require intense fertilization and application of pesticides/herbicides as a maintenance regime, in addition to regular irrigation. Thus, this type of landscaping can add pollutants to both dry weather and stormwater runoff. Therefore, the use of drought tolerant plants or low-maintenance landscaping is a preferred alternative.

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" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 and is available for review at <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>.

Invasive plants can invade an area and displace native plants, impeding restoration and preservation efforts. Seed dispersal can occur via water transport and drainage, wind, and via avian and mammalian species. 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.

Therefore the Commission imposes **Special Condition #6** requiring the applicant submit a final revised planting/landscaping plan to only include species native to the surrounding local coastal sage scrub and chaparral communities on the surrounding yards, and non-invasive, drought tolerant vegetation on the impervious patios and walkways on site. Native, drought tolerant plants are used because they require little to no watering once they are established (1-3 years), they have deep root systems that tend to stabilize the soil, and are spreading plants that tend to minimize erosion impacts of rain and water run-off continue to maintain the natural plant communities.

As conditioned, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. HABITAT

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.*

The proposed project is located at 31 N. Vista de Catalina, within the gated community of Three Arch Bay in southern Laguna Beach. Large areas of undisturbed native habitat and open space are located in the Aliso and Wood Canyons Wilderness Park just north and east of the subject site. The subject property is approximately 0.66 acre in size, and is bordered by two private roads (Vista de Catalina and Vista Linda) to the west and northwest. A drainage feature and concrete lined debris basin are located along the northwestern property boundary.

The 2008 Biological Resources Impact Assessment prepared by Michael Brandman Associates and the related Addendum Report referenced (referenced in the Appendix) included an analysis of the biological resources found on-site. Additionally, the report included a focused survey for sensitive plants potentially located on the subject site, specifically for intermediate mariposa lily, Laguna Beach dudleya, and big-leaved crownbeard, and a habitat assessment for the coastal California gnatcatcher. No sensitive plant species, communities or habitats were identified within the subject site. Commission staff biologist Dr. Engel reviewed the submitted biological reports in 2008 and was in general agreement with the conclusions presented within. The applicant submitted a Michael Brandman Associates Letter Report Update to the 2008 Biological Survey dated April 2012.

Although no sensitive plant species, communities or habitats were identified within the subject site, the property is bordered by largely undisturbed chaparral and coastal sage scrub communities. In order to protect and maintain these important biological resources, **Special Condition #6** requires a revised planting/landscaping plan utilizing only species native to the local plant communities found within and surrounding the subject site in adherence to the submitted Fire/Vegetation Management Plan and Catastrophic Risk Analysis prepared by Scott Franklin Consulting that has been reviewed and approved by the City of Laguna Beach Fire Department.

Due to the potential for future improvements to the house or associated landscaping to affect nearby habitat, **Special Condition #7** provides that any future improvements will require either an amendment to this permit or a separate coastal development permit. **Special Condition #8** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and thereby provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or

park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240 of the Coastal Act.

E. UNPERMITTED DEVELOPMENT

Development has occurred on the subject site without benefit of the required coastal development permit, including a lot line adjustment to combine two parcels into one single parcel and construction of a concrete sediment retaining basin within 25 feet of a stream.

Special Condition #1 requires revised project plans showing the existing concrete basin shaded and clearly marked “this element not permitted by any coastal development permit.” The Commission’s enforcement division will evaluate further actions to address unpermitted construction of the concrete sediment basin.

Regarding the lot line adjustment, the applicant is requesting after-the-fact approval in this coastal development permit application. The lot merger would remove the interior lot line separating the two legal parcels and will not result in the creation of additional parcels nor result in a change in land use or density, since no additional lots are created and the single-family residential use will be maintained on the larger combined lot. Staff recommends approval of the lot line adjustment/lot merger.

Consideration of the permit application by the Commission has been based solely on the consistency of the proposed development with the policies of Chapter 3 of the Coastal Act. Approval of this permit does not constitute a waiver of legal action with regard to the alleged unpermitted development, nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit. The Commission's enforcement division will evaluate further actions to address the issue of unpermitted construction of the concrete basin not resolved under this permit.

F. 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 Three Arch Bay 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.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Laguna Beach is the lead agency responsible for CEQA review. As determined by the City, the project is Categorically Exempt Class 3-A from the requirement for the preparation of environmental documents. The project is located on two undeveloped lots in an urbanized area. Development exists adjacent to the subject site. The project site does not contain any known sensitive plant or animal species, nor is it considered ESHA, therefore the impacts arising from the proposed project will be minimal.

Furthermore, the proposed development has been conditioned to assure the proposed project is consistent with the resource protection policies of the Coastal Act. The conditions also serve to mitigate significant adverse impacts under CEQA. The conditions are: 1) updated geotechnical report; 2) revised final plans; 3) assumption of risk; 4) compliance with construction best management practices; 5) submittal of a final drainage and run-off control plan; 6) conformance with fire hazard/fuel modification & landscaping requirements; 7) future development; and 8) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

SUNSTANTIVE FILE DOCUMENTS

Approval-in-Concept from the City of Laguna Beach dated January 5, 2012

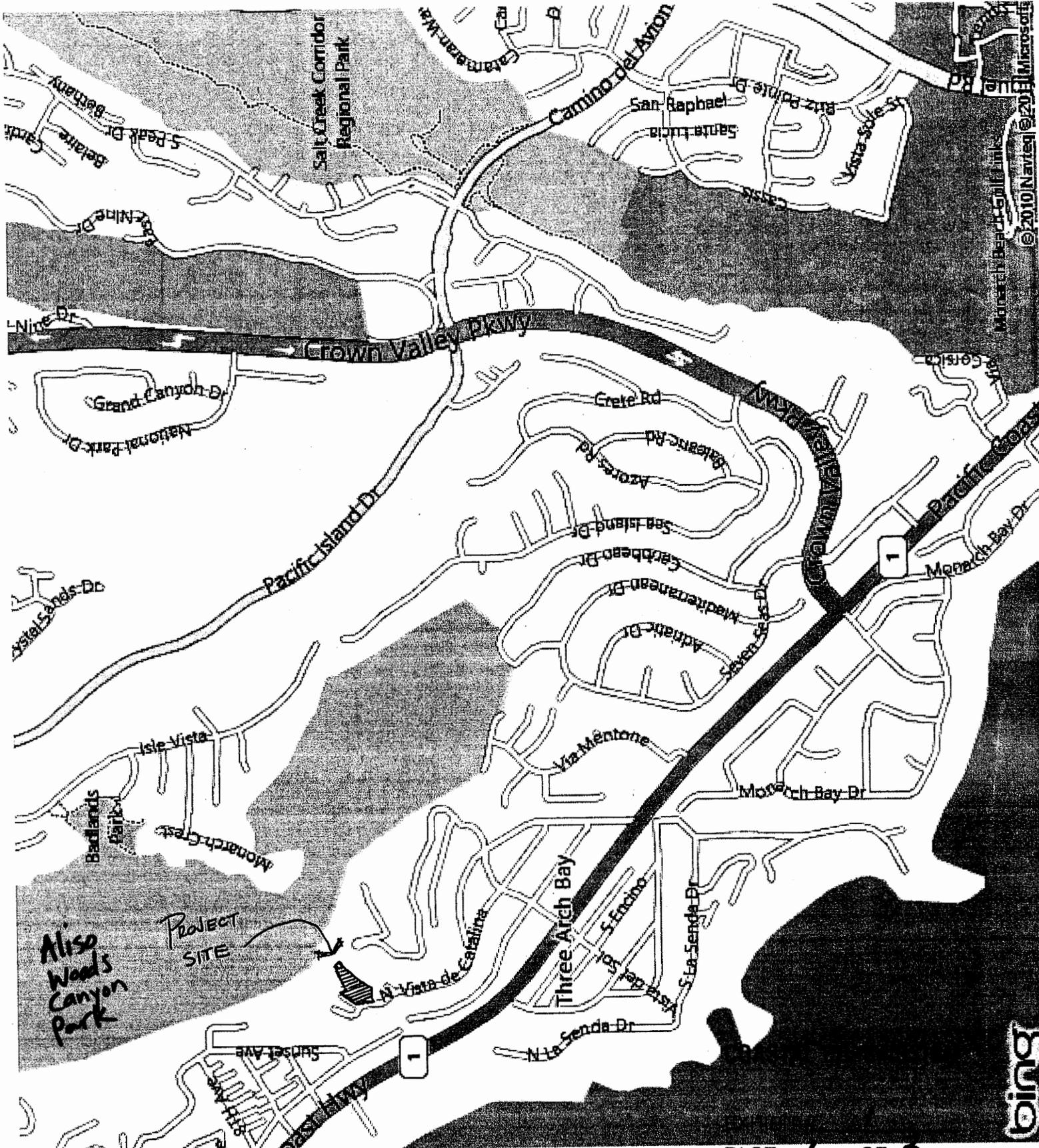
View Analysis Report, Brock Residence, 31 N. Vista de Catalina, Laguna Beach, CA, July 2, 2012, Oatman Architects Inc.

Geotechnical Recommendations for Foundation Design, Proposed New Single Family Residence, 31 North Vista de Catalina, Laguna Beach, CA, July 30, 2008, prepared by Geofirm

Letter Report Update to the Biological Resources Survey for Single-family Residence in Unincorporated Community of Three Arch Bay, Orange County, California, April 9, 2012, prepared by Michael Brandman Associates

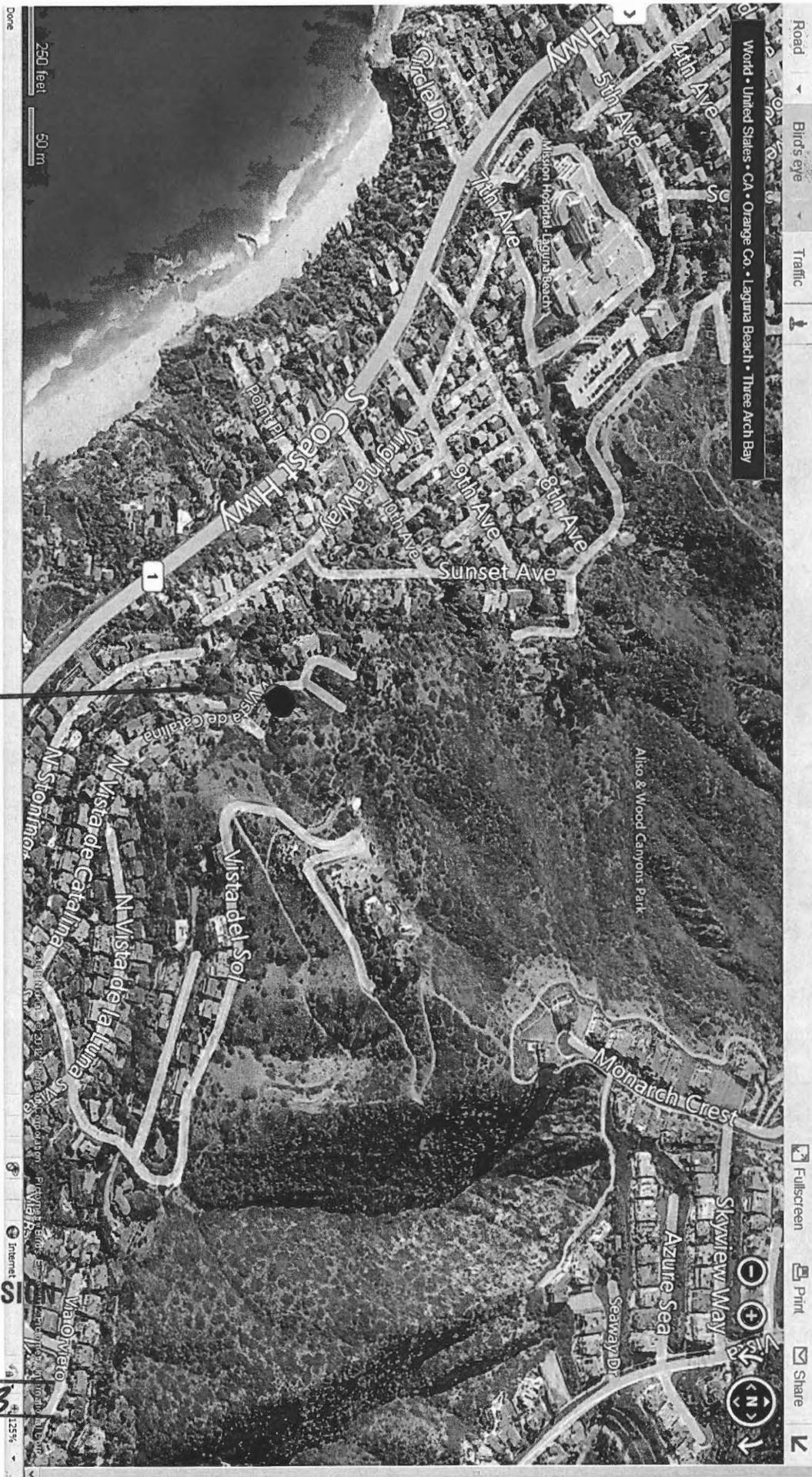
Fire/Vegetation Management Plan and Catastrophic Wildfire Risk Analysis, 31 N. Vista de Catalina, Three Arch Bay, Laguna Beach, CA, Revised October 8, 2011, prepared by Scott Franklin Consulting Urban Wildland Fire Management

CDP 5-08-200 (Naddor)



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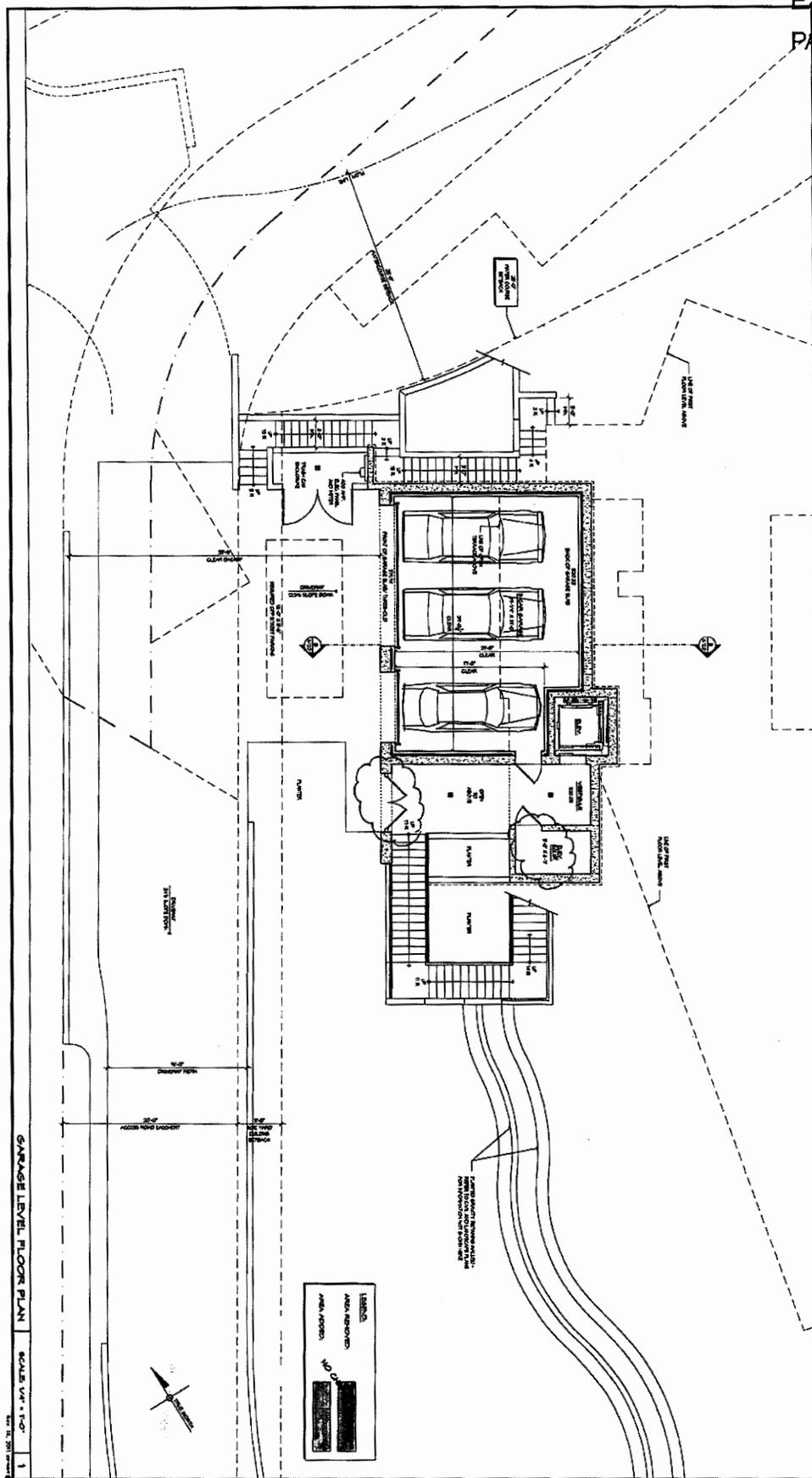
VICINITY MAP



Subject
Site

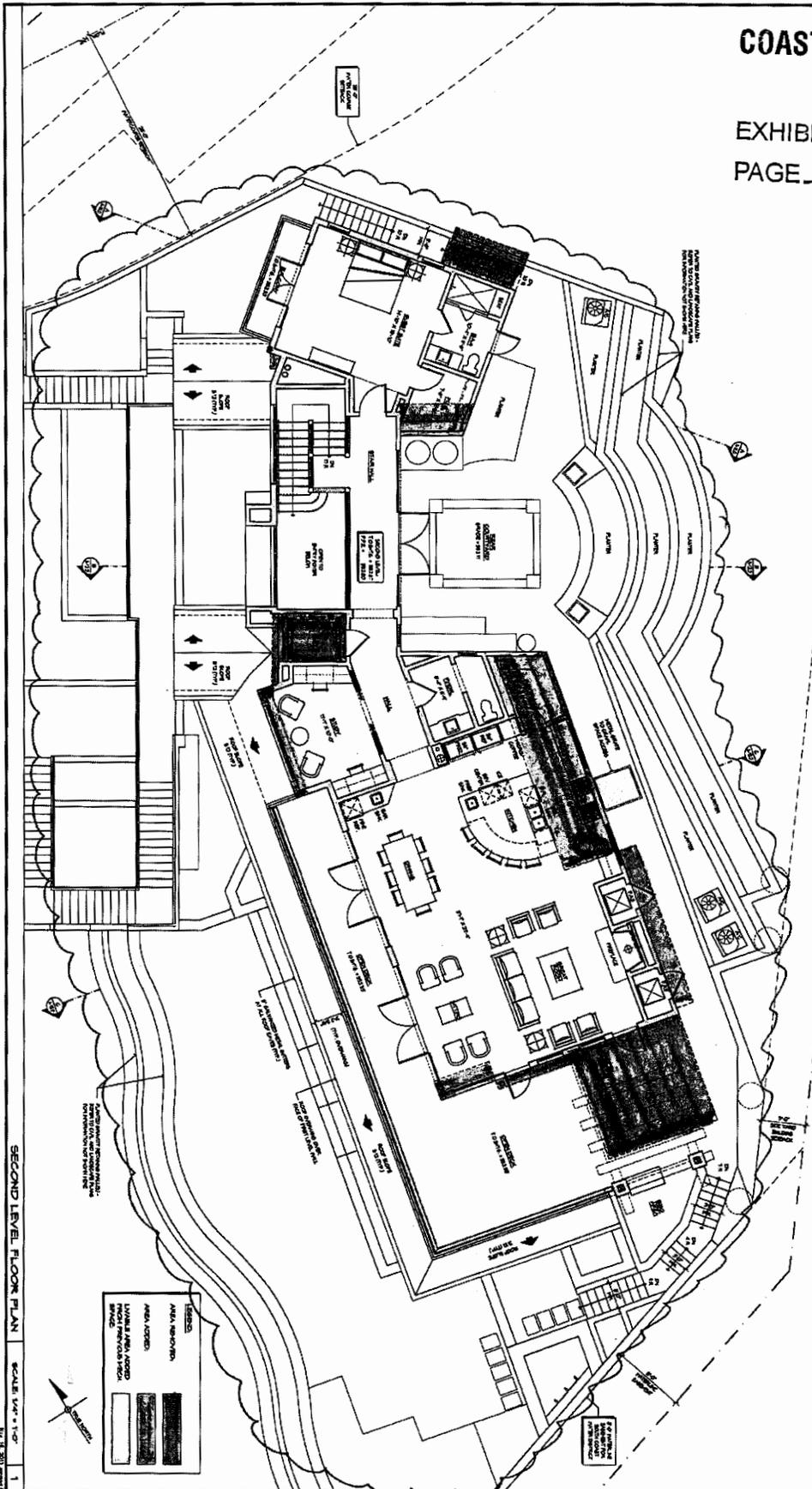
COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 3



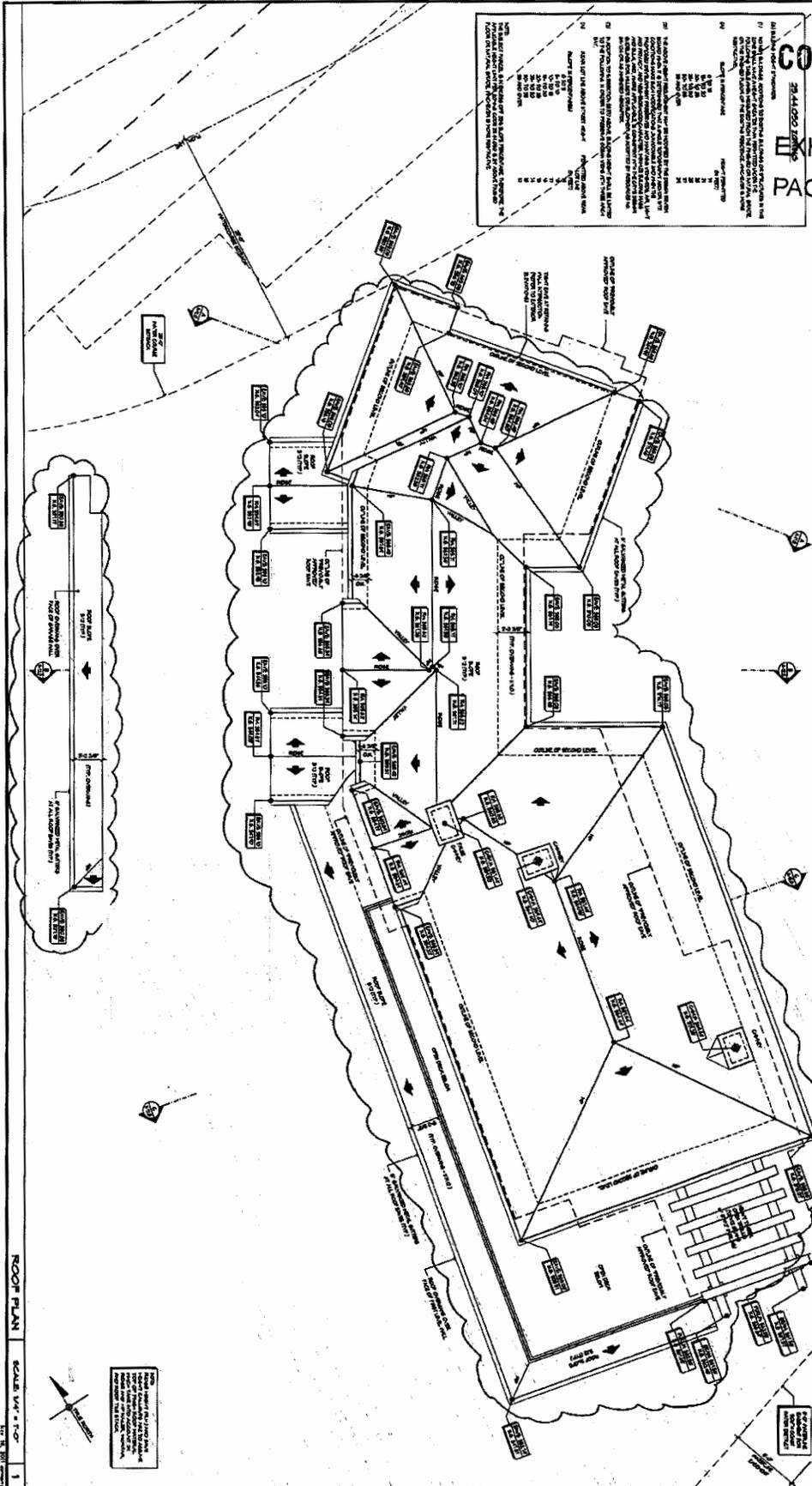
GARAGE LEVEL FLOOR PLAN SCALE 1/4" = 1'-0" 1

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	SHEET NO.: A-3.0							



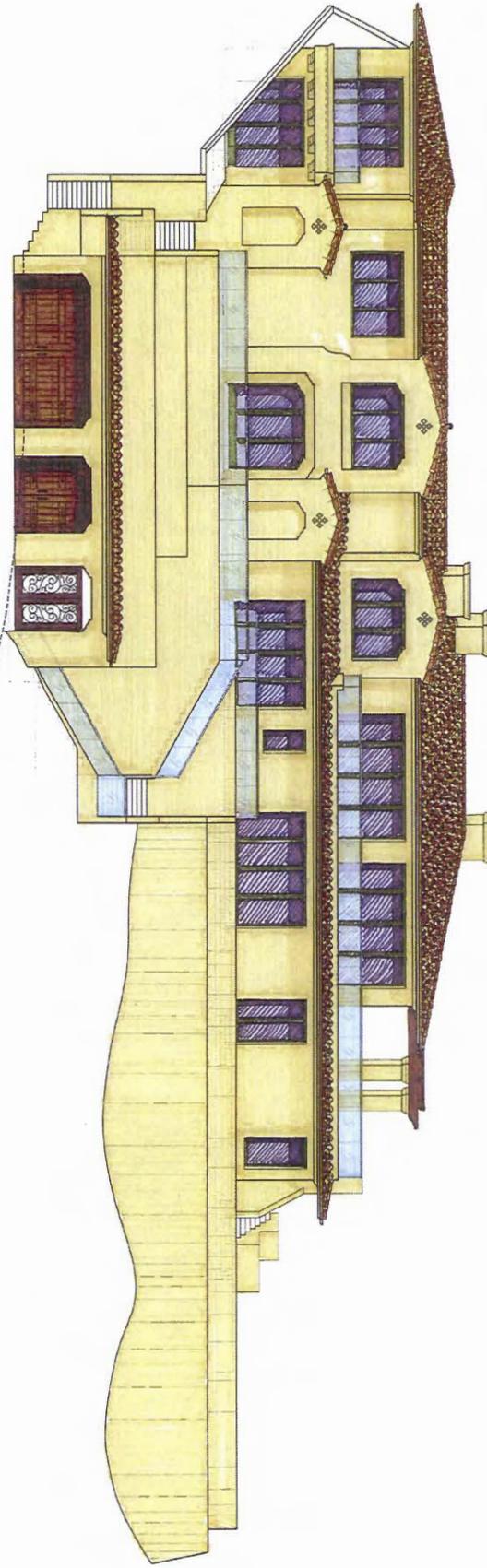
SECOND LEVEL FLOOR PLAN SCALE 1/8" = 1'-0" 1

<p>PROJECT NO. 2011-004 DATE: 08/14/11</p>	<p>PROJECT TITLE: SECOND LEVEL FLOOR PLAN SHEET NO. A-5.0</p>	<p>BROCK RESIDENCE 91 N. Vista de Catalina Laguna Beach, CA</p>	<p>NO. STATE PROFESSIONAL ARCHITECT OVER 100000 LICENSE NO. 10000</p>	<p>PROJECT ARCHITECT PROJECT NO. 2011-004 DATE: 08/14/11</p>	
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ROOF PLAN SCALE 1/8" = 1'-0" 1

	<p>PROJECT TITLE: BROCK RESIDENCE</p> <p>PROJECT NO.:</p> <p>DATE: 2011-02-04</p> <p>DESIGNER: DAVID M. ...</p>	<p>BROCK RESIDENCE</p> <p>51 N. Vista de Catalina Laguna Beach, CA</p>	<p>PROJECT NO. 2011-02-04</p> <p>SHEET TITLE: ROOF PLAN</p> <p>SHEET NO. A-6.0</p>
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NEW PROPOSED WEST EXTERIOR ELEVATION

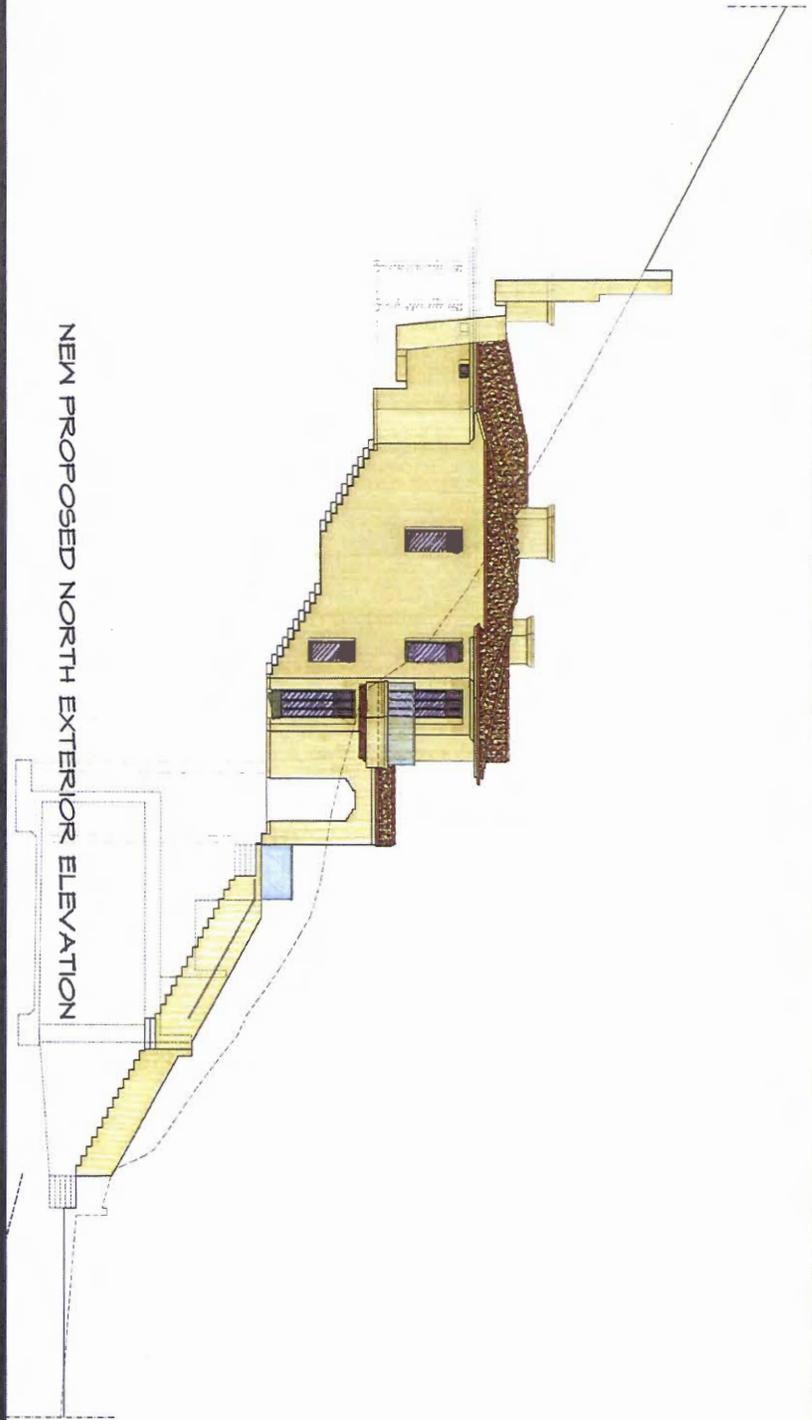


OATMAN ARCHITECTS INC.
ARCHITECTURE + PLANNING

412 31st Street Newport Beach CA 92663 • P (949) 875-1755 • F (949) 875-1756 • oatmanarchitects.com

Brock Residence / 31 No. Vista de Catalina, Laguna Beach, CA

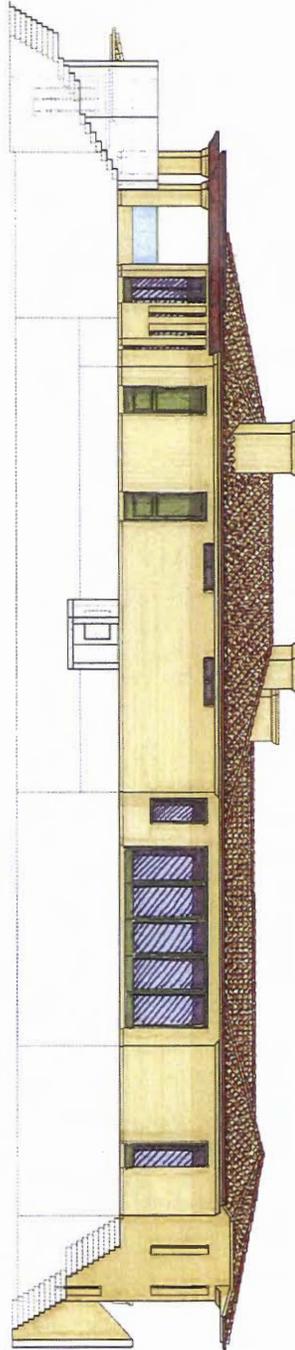
December 15, 2011



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NEW PROPOSED EAST EXTERIOR ELEVATION

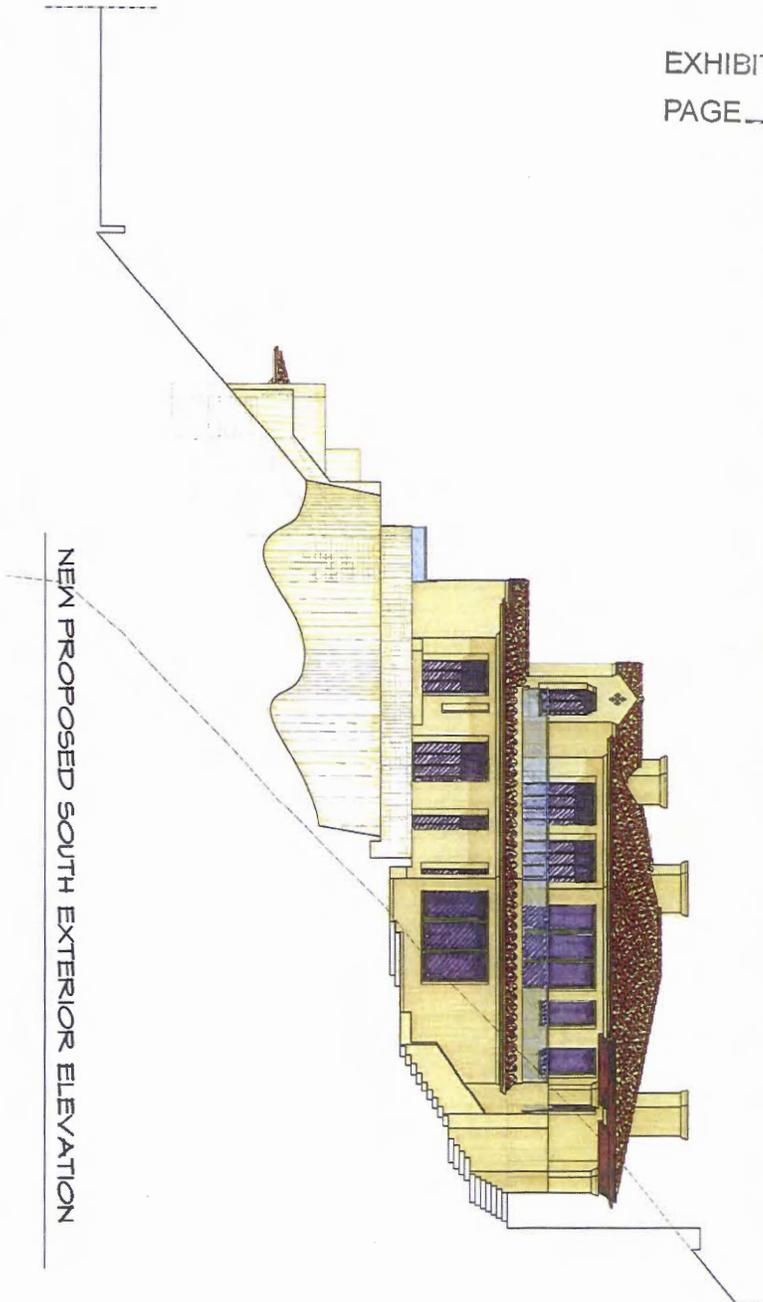


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December 15, 2011



NEW PROPOSED SOUTH EXTERIOR ELEVATION

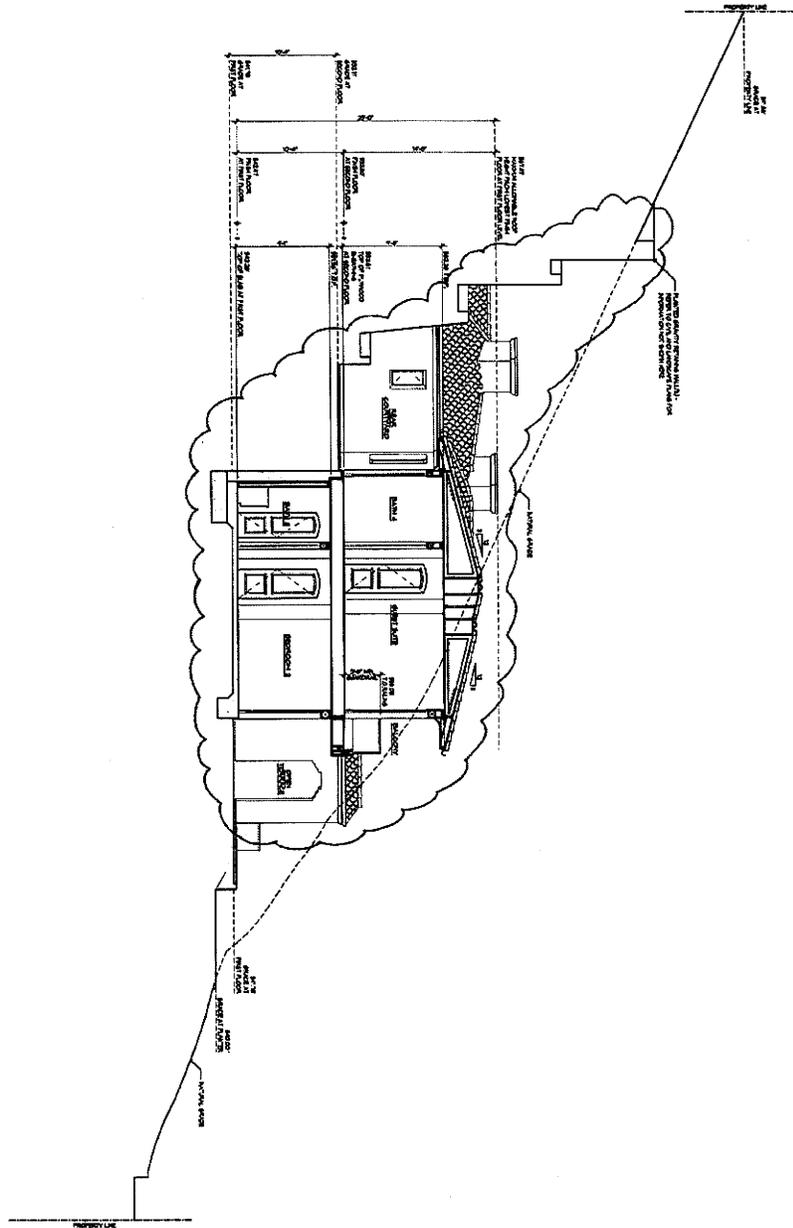


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Brock Residence / 31 No. Vista de Catalina, Laguna Beach, CA

December 15, 2011



BUILDING SECTION SCALE: 1/4" = 1'-0" A

DATE	1988
DESIGNER	ARCHITECTURAL DESIGN GROUP
PROJECT NO.	1000
PROJECT TITLE	BROCK RESIDENCE

BUILDING SECTIONS
SHEET NO. **A-11.0**

PROJECT NO. 2011-004
PROJECT TITLE
BROCK RESIDENCE
ARCHITECTURAL DESIGN GROUP
1000

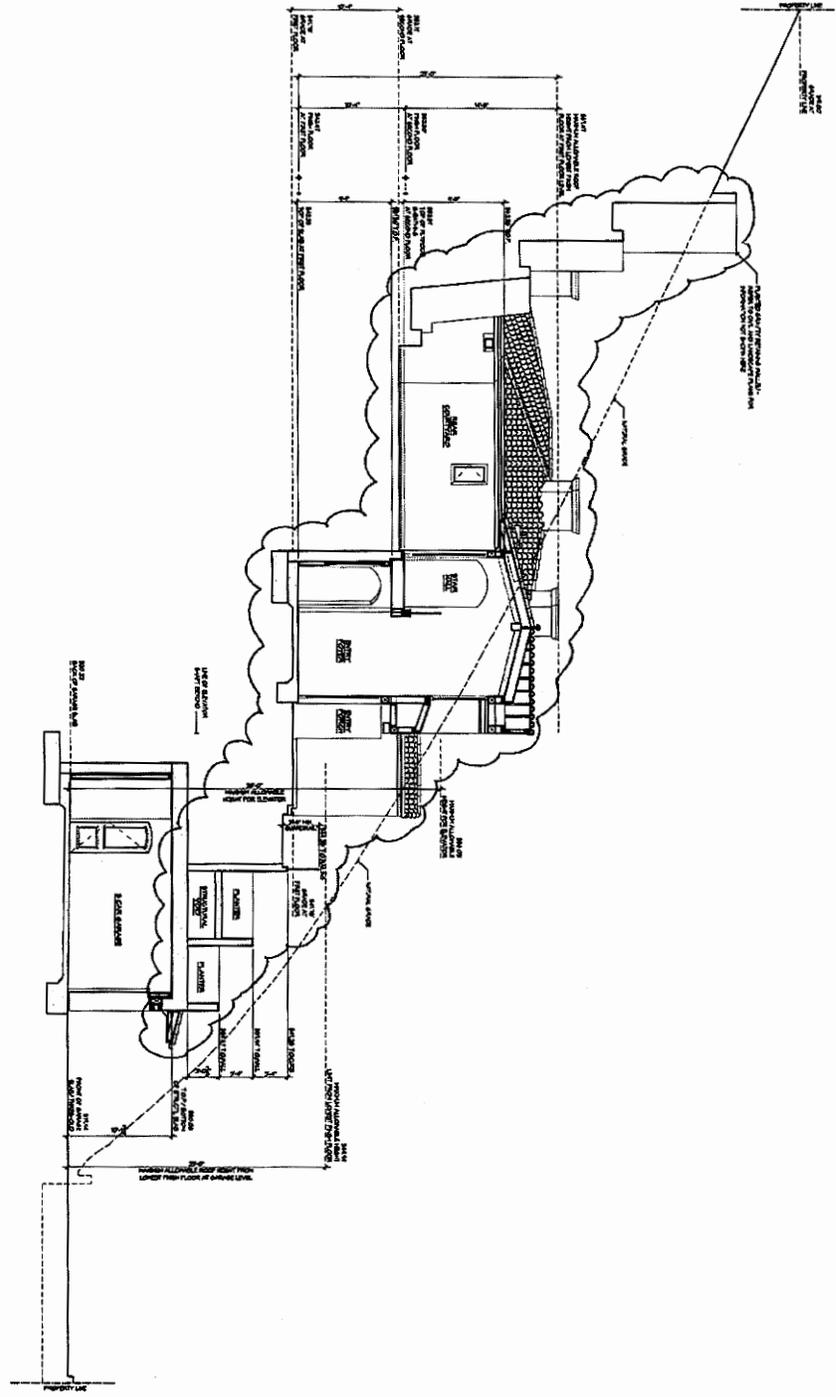
BROCK RESIDENCE
51 N. Vista de Catalina
Laguna Beach, CA

NO.	DATE	DESCRIPTION
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2		
3		
4		
5		
6		
7		
8		
9		
10		



PROJECT TITLE: BROCK RESIDENCE
PROJECT LOCATION: 51 N. VISTA DE CATALINA, LAGUNA BEACH, CA
PROJECT NUMBER: 1000
PROJECT DATE: 11/11/11
PROJECT STATUS: []





BUILDING SECTION SCALE 1/4" = 1'-0"

DATE	12/11/11
PROJECT NO.	11-004
PROJECT TITLE	BROCK RESIDENCE
PROJECT LOCATION	31 N. Vista de Catalina, Laguna Beach, CA
PROJECT OWNER	...
PROJECT ARCHITECT	...
PROJECT ENGINEER	...
PROJECT CONTRACTOR	...

A-120

BUILDING SECTIONS

PROJECT NO. 11-004
PROJECT TITLE BROCK RESIDENCE
PROJECT LOCATION 31 N. Vista de Catalina, Laguna Beach, CA
PROJECT OWNER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT CONTRACTOR

BROCK RESIDENCE
31 N. Vista de Catalina
Laguna Beach, CA

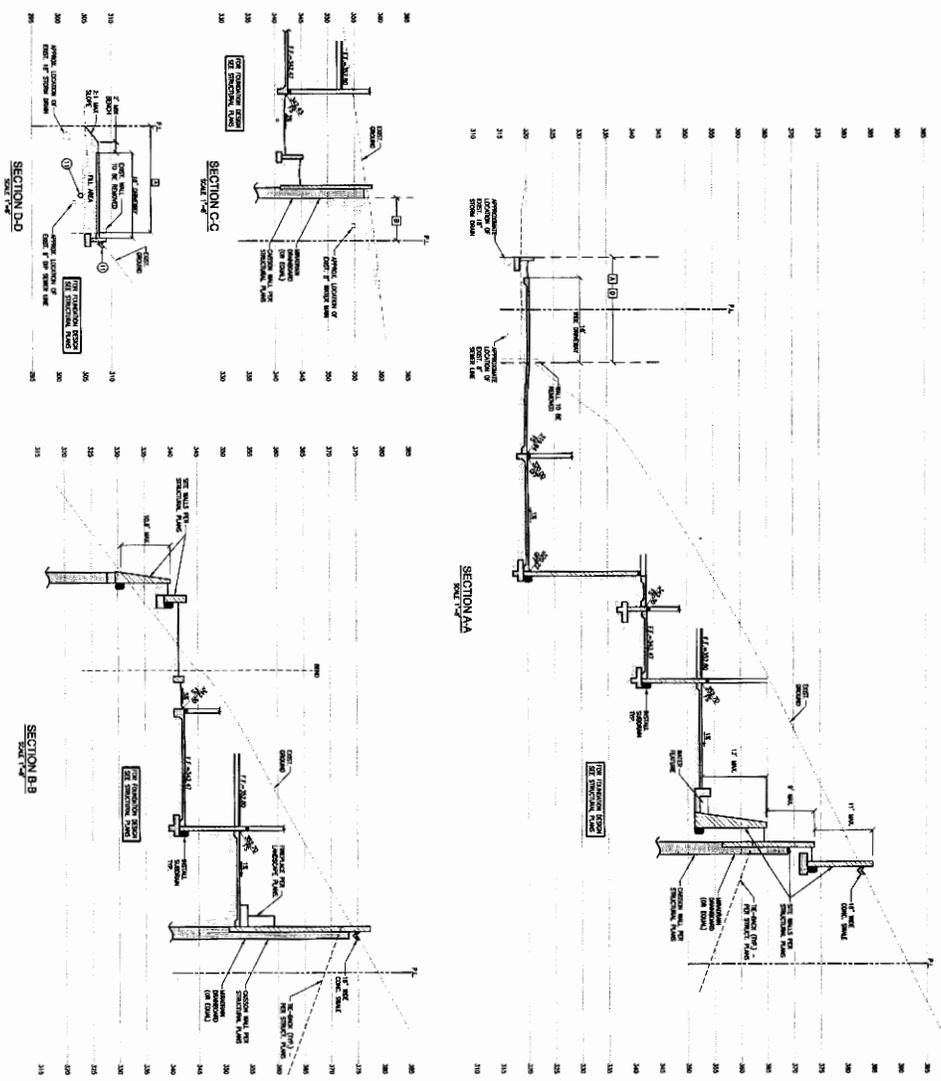
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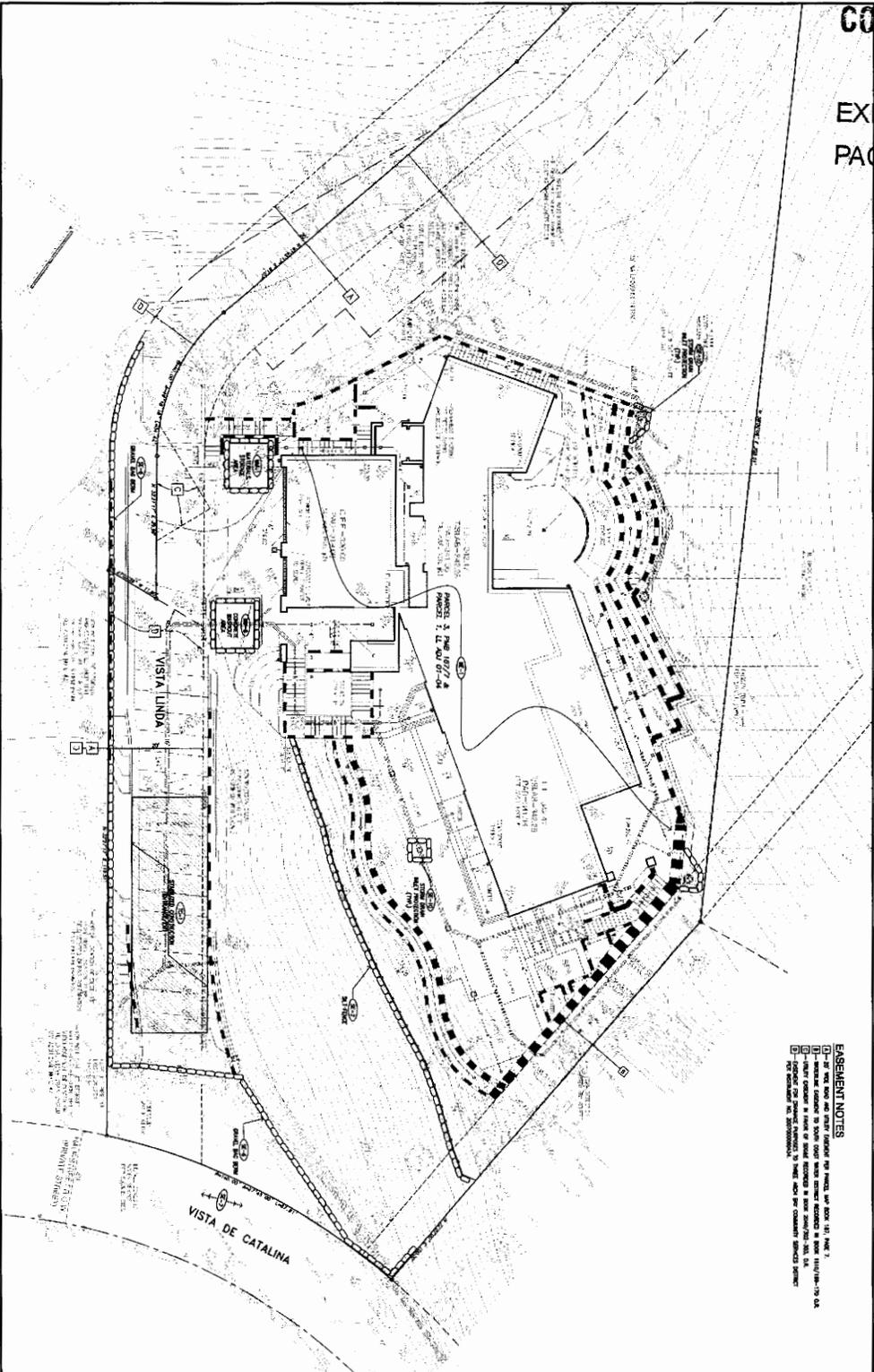
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No. 11004
Exp. 12/31/12
Professional Seal

PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT CONTRACTOR

PROJECT NO. 11-004
PROJECT TITLE BROCK RESIDENCE
PROJECT LOCATION 31 N. Vista de Catalina, Laguna Beach, CA
PROJECT OWNER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT CONTRACTOR

EASEMENT NOTES
 1. THE EASEMENT IS GRANTED FOR THE PURPOSES OF THE PROJECT.
 2. THE EASEMENT IS GRANTED FOR THE PURPOSES OF THE PROJECT.
 3. THE EASEMENT IS GRANTED FOR THE PURPOSES OF THE PROJECT.
 4. THE EASEMENT IS GRANTED FOR THE PURPOSES OF THE PROJECT.
 5. THE EASEMENT IS GRANTED FOR THE PURPOSES OF THE PROJECT.





EROSION CONTROL MEASURES

1. Silt fences shall be installed and maintained in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Silt Fence Manual" (1988).

2. Sediment basins shall be installed and maintained in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Sediment Basin Manual" (1988).

3. Vegetative stabilization shall be installed and maintained in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Vegetative Stabilization Manual" (1988).

4. Erosion control measures shall be installed and maintained in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

5. Erosion control measures shall be installed and maintained in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

QUALITY ASSURANCE STATEMENT

1. The design and construction of the erosion control measures shall be in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

2. The design and construction of the erosion control measures shall be in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

3. The design and construction of the erosion control measures shall be in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

4. The design and construction of the erosion control measures shall be in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

5. The design and construction of the erosion control measures shall be in accordance with the specifications of the California Department of Water Resources, Division of Watershed Protection, "Erosion Control Manual" (1988).

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	DESIGN	1/15/08	J. B. BROWN	J. B. BROWN
2	CONSTRUCTION	1/15/08	J. B. BROWN	J. B. BROWN
3	MAINTENANCE	1/15/08	J. B. BROWN	J. B. BROWN

EROSION CONTROL PLAN

31 NORTH VISTA DE CATALINA
THREE ARCH BAY, LAGUNA BEACH, CA

PREPARED FOR: CLAUDE BROOK

THIS SHEET FOR EROSION CONTROL MEASURES ONLY

DATE: 1/15/08

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

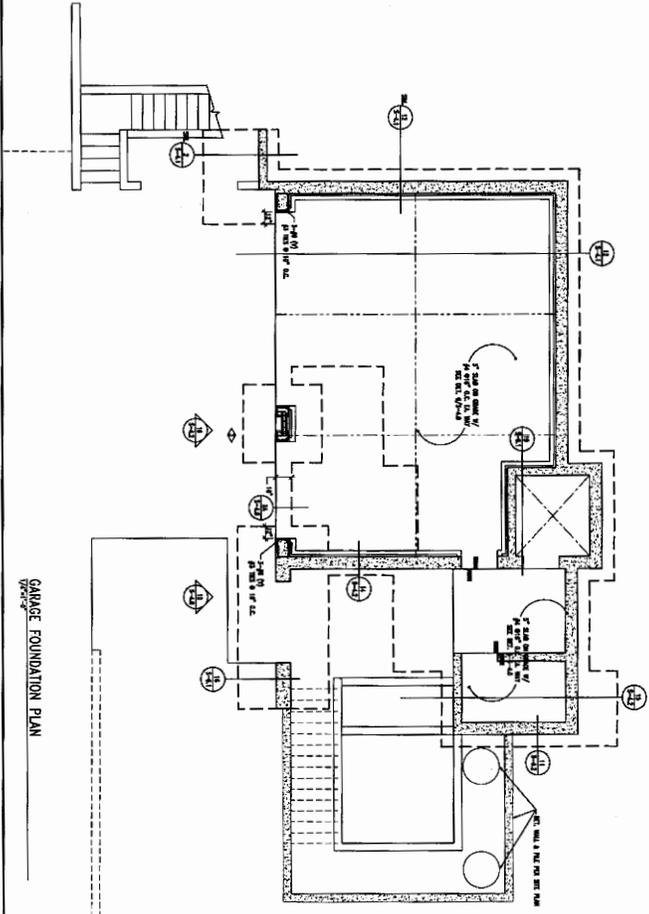
BY: J. B. BROWN

CHECKED BY: J. B. BROWN

TOTAL ENGINEERING, INC.
Civil Engineers, Land Planners, Land Surveyors
138 Avenida Novato, San Clemente, Calif. 92672
Ph: 949-492-8558 Fax: 949-495-5625

COASTAL COMMISSION

EXHIBIT # 2
PAGE 16 OF 23



NOTE:
THE JOINING & NOTCHING OF ALUMINUM SHEAR WALL PLATES (SILL OR TOP PLATE) MUST BE AS PER DET. 1/2-10-1. ALL SHEAR WALLS MUST BE PROTECTED BY ROA AND OTHER WALL SHEETING PRIOR TO ROOFING & NOTCHING OF THE PLATES.

NOTES:
1) GENERAL CONSTRUCTION IS FULLY RESPONSIBLE TO THE CONTRACTOR.
2) ALL WALLS SHALL BE CONSTRUCTED TO WITHSTAND THE DESIGN LATERAL WALL LOADS PER ALL APPLICABLE CODES AND STANDARDS.
3) ALL WALLS SHALL BE CONSTRUCTED TO WITHSTAND THE DESIGN LATERAL WALL LOADS PER ALL APPLICABLE CODES AND STANDARDS.
4) FOUNDATION CONSTRUCTION IS TO BE ACCORD TO PLACE FROM 10' BELOW FINISH GRADE.
5) THROUGH FLOORING TO REMAIN UNLESS AS NOTED.

END LTR. SCHEDULE

1/2-10-1
1/2-10-2
1/2-10-3
1/2-10-4
1/2-10-5
1/2-10-6
1/2-10-7
1/2-10-8
1/2-10-9
1/2-10-10

GARAGE FOUNDATION PLAN

S-2.0

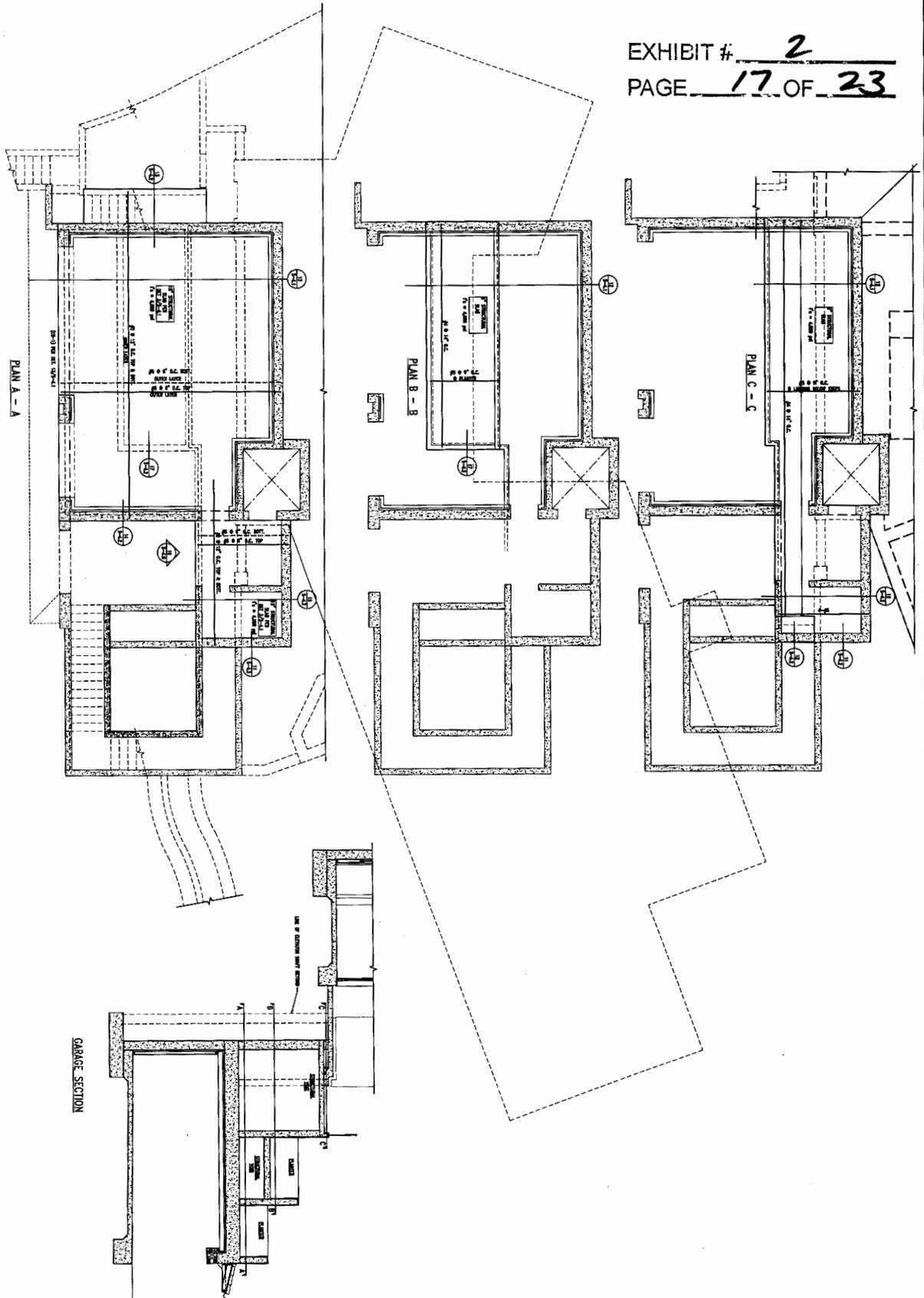
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DATE	8-23-11
DRAWN BY	M.H. N.
CHECKED BY	M.H. N.
SCALE	1/4"=1'-0"

DATE	REMARKS	DESCRIPTION

RESIDENCE AT:
31 N. VISTA DE CATALINA
LAGUNA BEACH, CA

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GARAGE TOP DECK PLAN



SHEET
S-2.1

PLAT DATE: 6-28-12
DATE: 6-28-12
OWNER: S. B. B.
JOB NO.: 10412-002
SCALE: 1/4" = 1'-0"



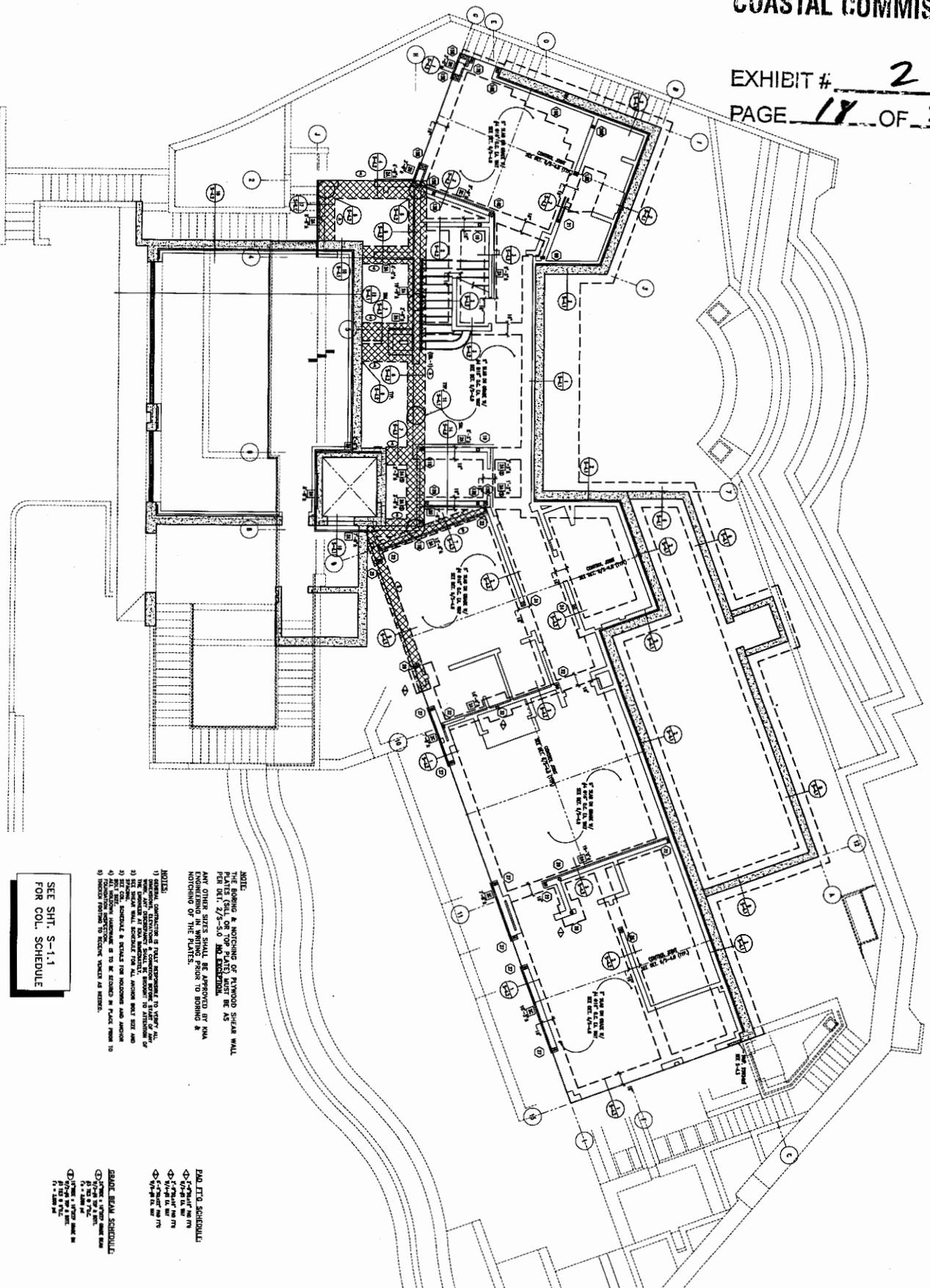
SHEET TITLE: GARAGE TOP DECK PLAN	
DATE	REVISIONS / DESCRIPTION

RESIDENCE AT:
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FIRST FLOOR FRAMING PLAN



SEE SHT. S-1.1
FOR COL. SCHEDULE

NOTE:
THE BORING & NOTCHING OF ALUMINUM SHEAR WALL PLATES (CALL FOR TOP PLATE) MUST BE AS PER DET. 7/3-50 AND EXHIBIT. ANY OTHER SIZES SHALL BE APPROVED BY RMA NOTCHING OF THE PLATES.

NOTES:
1) GENERAL CONSTRUCTION IS TO BE AS SHOWN IN THIS PLAN. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE SCHEDULE FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2) SEE SCHEDULE FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3) SEE DET. 7/3-50 FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN ACCORDANCE WITH THE SCHEDULE FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
5) DIMENSIONS FOR THE REINFORCEMENT SHALL BE AS SHOWN IN THIS PLAN.

BEAM DET. SCHEDULE:
① 12" x 12" x 1/2" x 1/2"
② 12" x 12" x 1/2" x 1/2"
③ 12" x 12" x 1/2" x 1/2"
④ 12" x 12" x 1/2" x 1/2"
⑤ 12" x 12" x 1/2" x 1/2"
⑥ 12" x 12" x 1/2" x 1/2"
⑦ 12" x 12" x 1/2" x 1/2"
⑧ 12" x 12" x 1/2" x 1/2"
⑨ 12" x 12" x 1/2" x 1/2"
⑩ 12" x 12" x 1/2" x 1/2"

SHEET
S-2.2



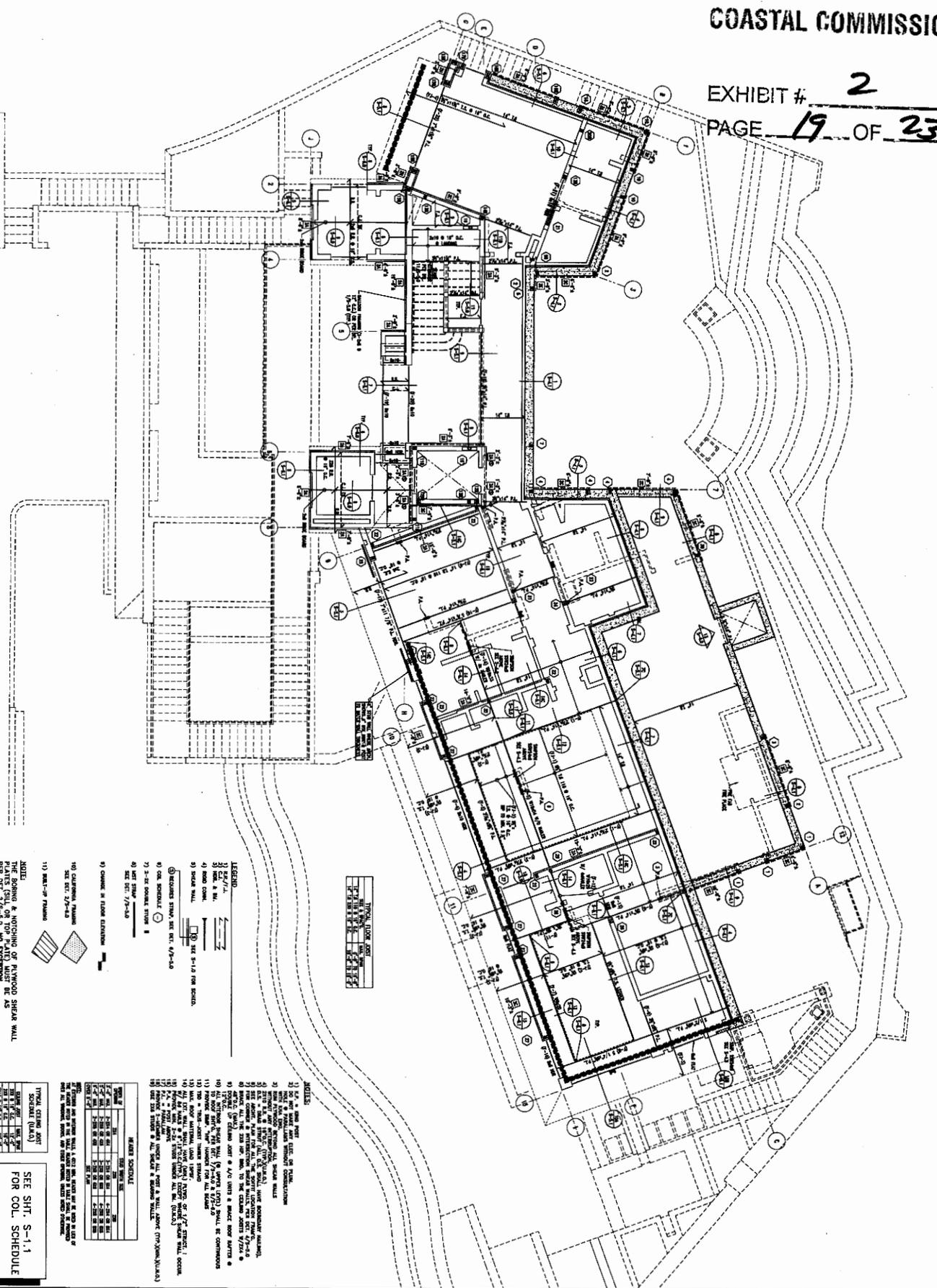
SHEET TITLE FIRST FLOOR FOUNDATION PLAN		
DATE	REVISIONS	DESCRIPTION

RESIDENCE AT:
31 N. VISTA DE CATALINA
LAGUNA BEACH, CA

KNA ENGINEERING, INC. • A STRUCTURAL CONSULTING FIRM
30423 CANNWOOD STREET #223 • AGoura HILLS, CA 91301 (818) 865-2026

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SECOND FLOOR FRAMING PLAN



TYPICAL JOIST SCHEDULE

JOIST	SPACING	DEPTH	SPAN
10-1	16"	12"	12'-0"
10-2	16"	12"	12'-0"
10-3	16"	12"	12'-0"
10-4	16"	12"	12'-0"
10-5	16"	12"	12'-0"
10-6	16"	12"	12'-0"
10-7	16"	12"	12'-0"
10-8	16"	12"	12'-0"
10-9	16"	12"	12'-0"
10-10	16"	12"	12'-0"

- LEGEND
- 1) 2" x 4" SILL
 - 2) 2" x 4" SILL
 - 3) 2" x 4" SILL
 - 4) 2" x 4" SILL
 - 5) 2" x 4" SILL
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 - 99) 2" x 4" SILL
 - 100) 2" x 4" SILL

- NOTES
- 1) THE BORING & NOTCHING OF PLYWOOD SHEAR WALL PLATES SHALL BE AS SHOWN.
 - 2) ALL OTHER SIZES SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BORING & NOTCHING OF THE PLATES.

TYPICAL JOIST SCHEDULE

JOIST	SPACING	DEPTH	SPAN
10-1	16"	12"	12'-0"
10-2	16"	12"	12'-0"
10-3	16"	12"	12'-0"
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10-7	16"	12"	12'-0"
10-8	16"	12"	12'-0"
10-9	16"	12"	12'-0"
10-10	16"	12"	12'-0"

SEE SHT. S-1.1 FOR COL. SCHEDULE

S-2.3

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NO.	8-23-12
DATE	8-23-12
OWNER	RESIDENT
SCALE	1/4" = 1'-0"

SHEET TITLE: SECOND FLOOR FRAMING PLAN

DATE	REVISIONS	DESCRIPTION

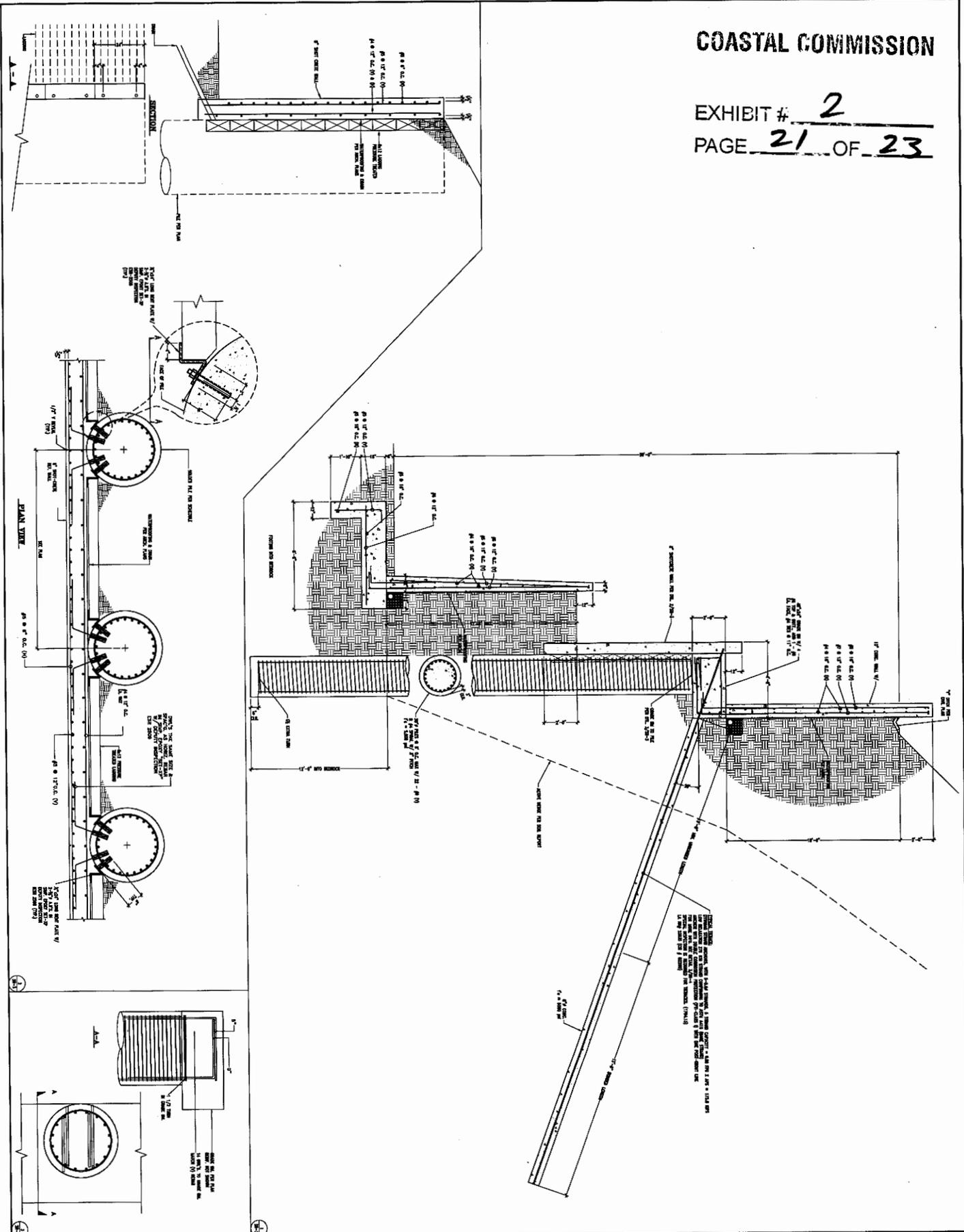
RESIDENCE AT:
31 N. VISTA DE CATALINA
LAGUNA BEACH, CA

RENA ENGINEERING, INC. - A STRUCTURAL CONSULTING FIRM
30423 CANNWOOD STREET #223 - AGoura HILLS, CA 91301 (818) 885-2029

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EXHIBIT # 2
PAGE 21 OF 23



SR-3
SHEET

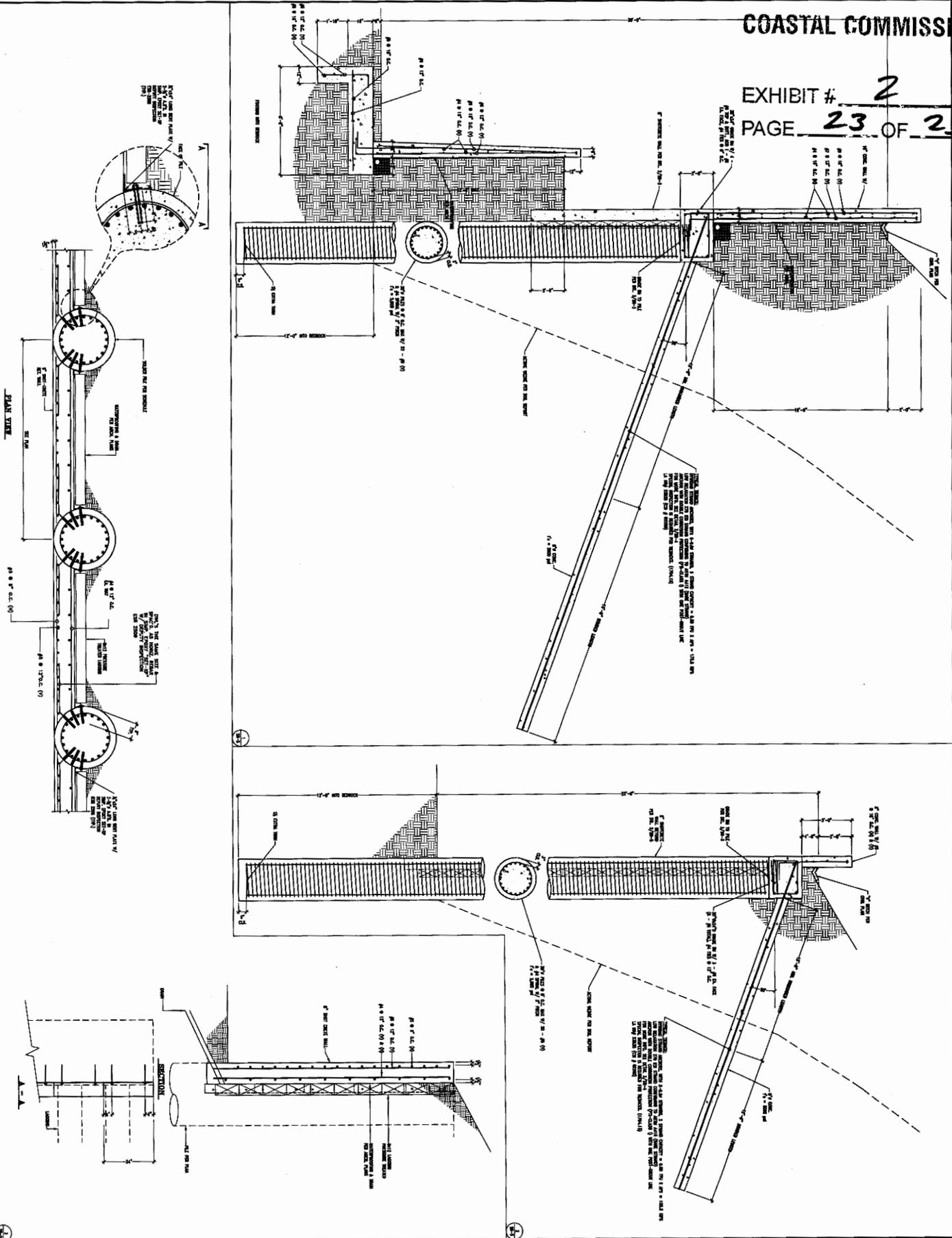
DATE	10-28-12
DESIGNER	R-22-12
CHECKED BY	T.S.
SCALE	AS SHOWN

DATE	REMARKS	DESCRIPTION

RESIDENCE AT:
31 N. VISTA DE CATALINA
LAGUNA BEACH, CA

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SR-5
SHEET

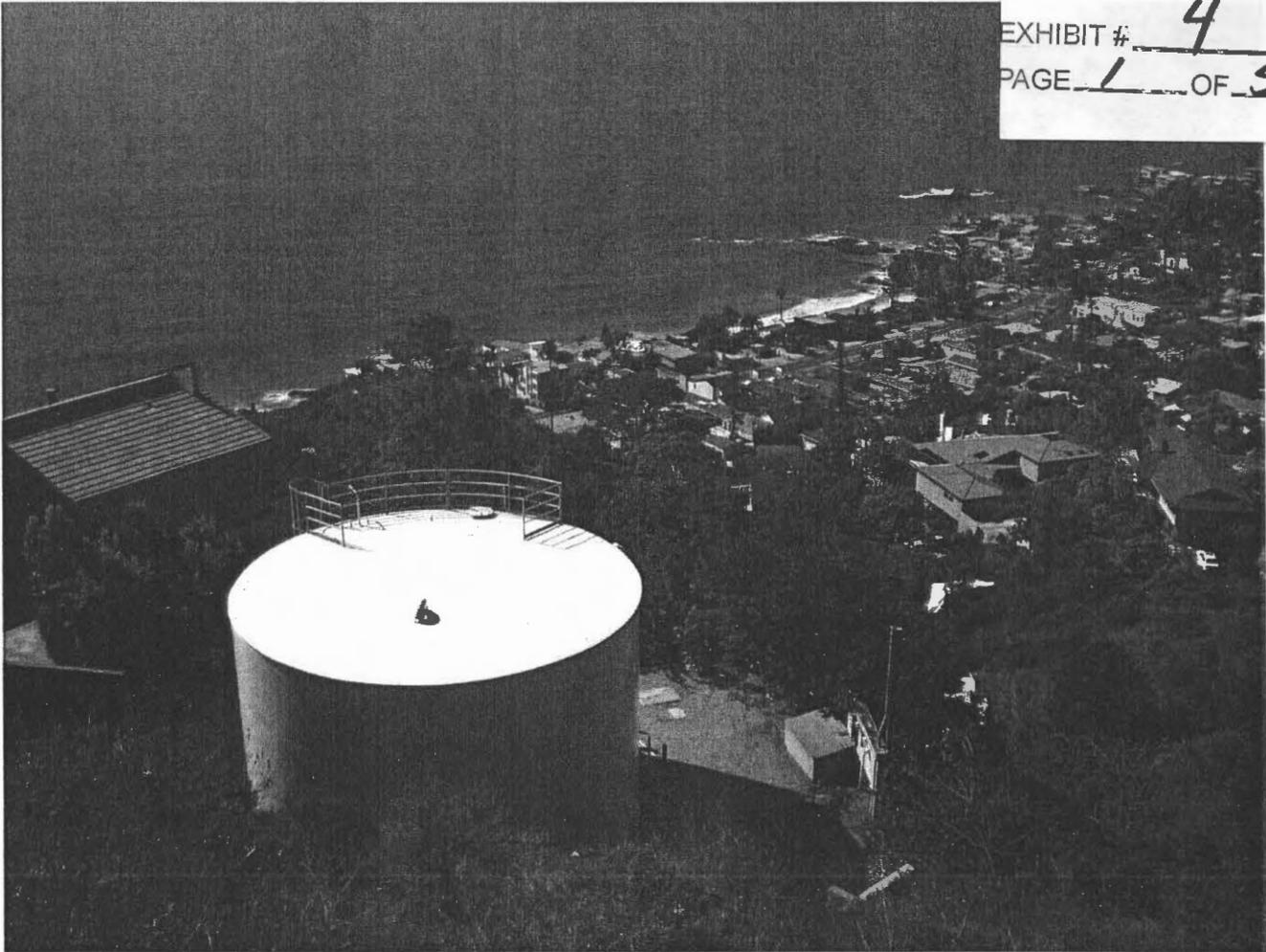
PROJECT DATE	8-23-13
DATE	8-23-13
DRAWING NO.	100
TITLE	SR-5
SCALE	

SHEET TITLE: STRUCTURAL DETAILS		
DATE	REMARKS	DESCRIPTION

RESIDENCE AT:
31 N. VISTA DE CATALINA
LAGUNA BEACH, CA

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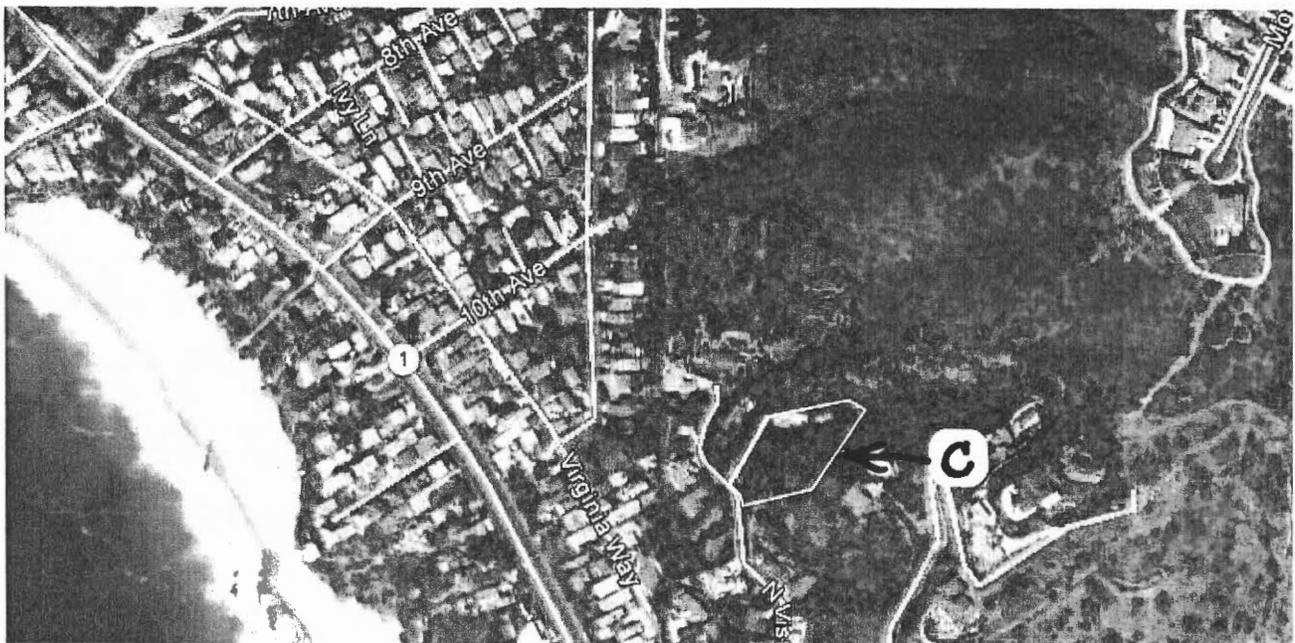


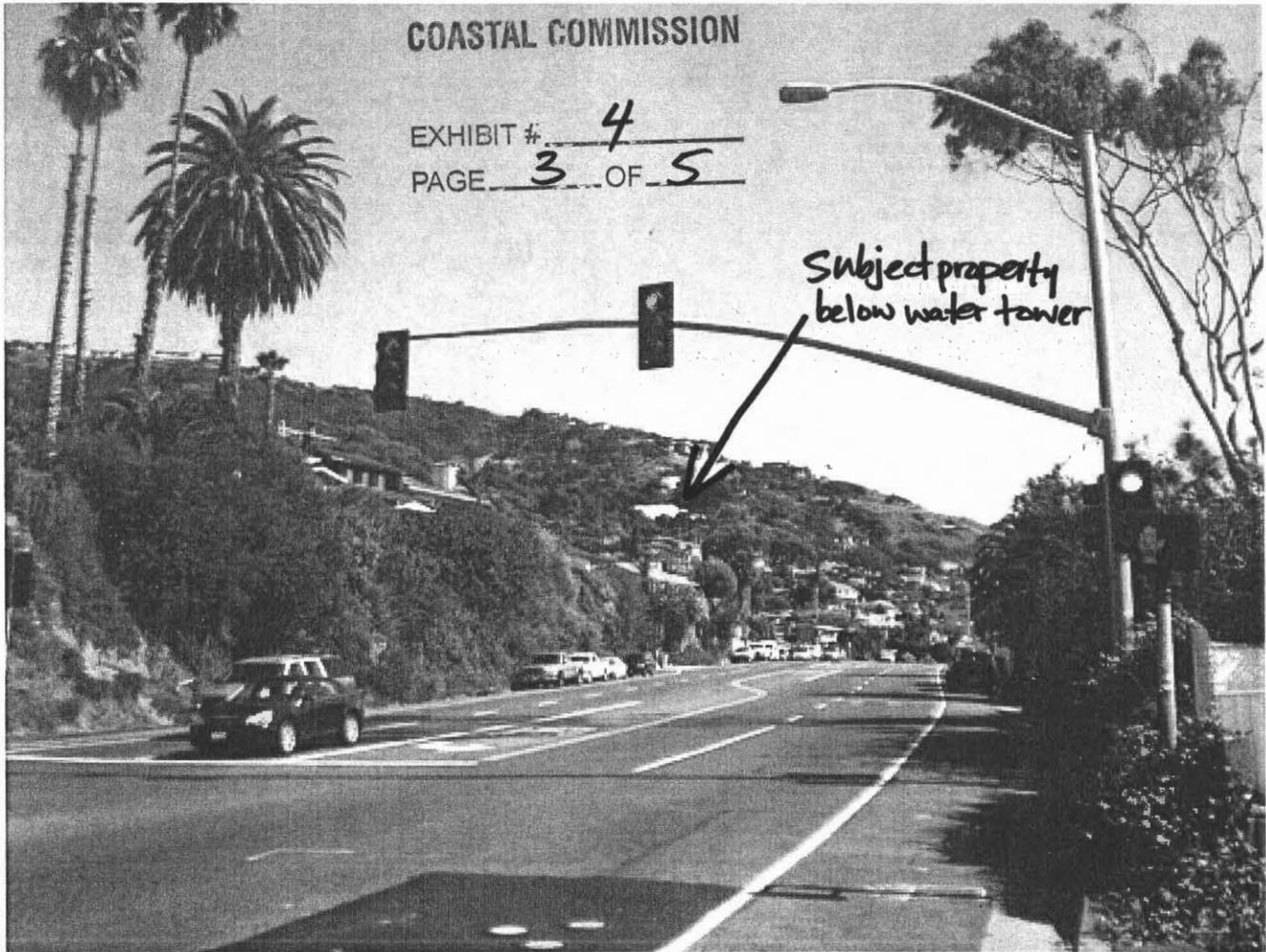
View Point C-1: This view angle is taken from the neighborhood street above, Vista Del Sol, looking down onto the subject property. Due to the water tank and steep topography, direct views of the proposed house cannot be seen.





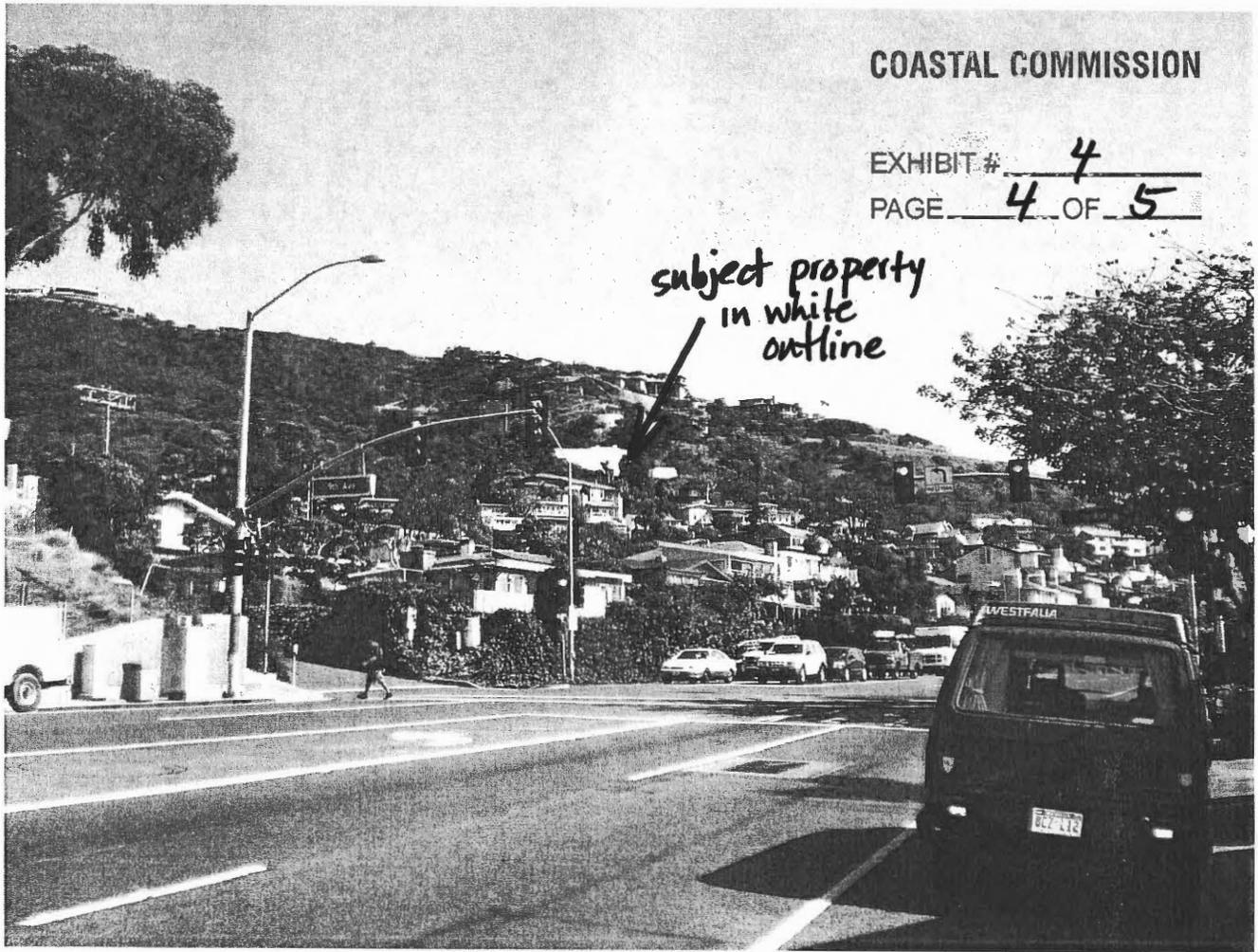
View Point C-2: This view angle is taken from the neighborhood street above, Vista Del Sol, looking down onto the subject property. Due to the water tank and steep topography, direct views of the proposed house cannot be seen.



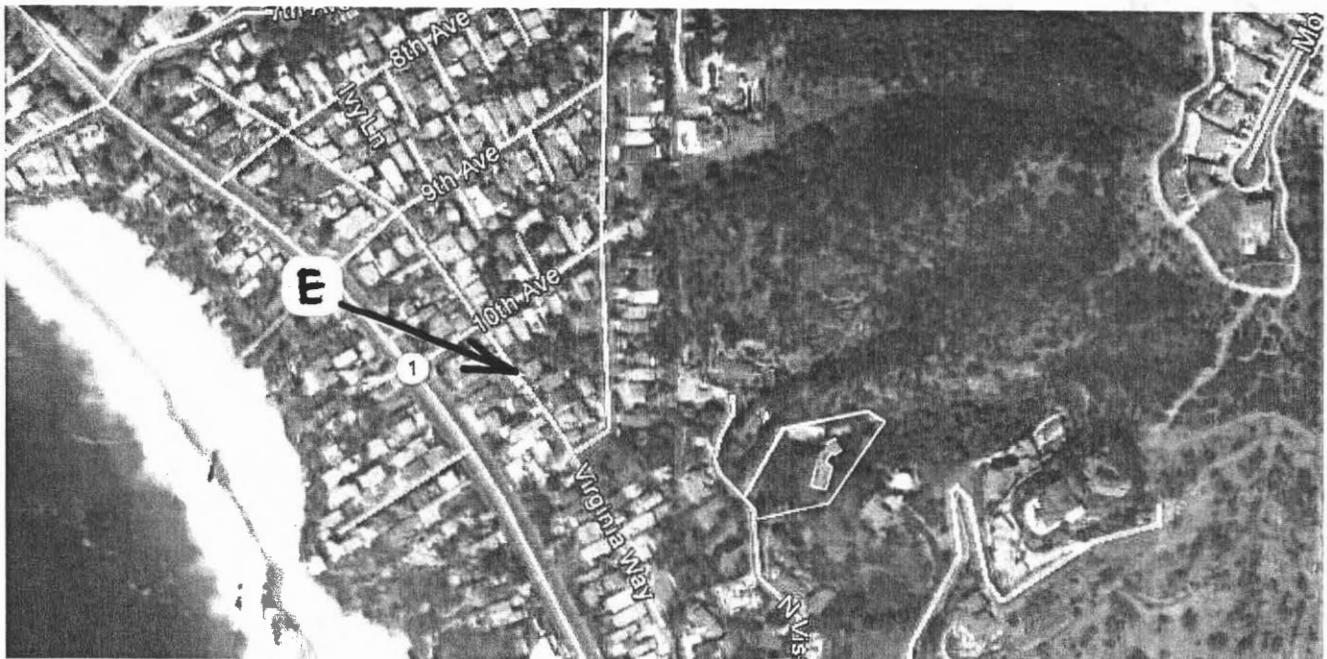


View Point D-1: This view angle is taken from corner of Pacific Coast Highway and 7th Ave. looking back up onto the subject property. You can see the white water tower centered in the photo, in which the subject property is just below.



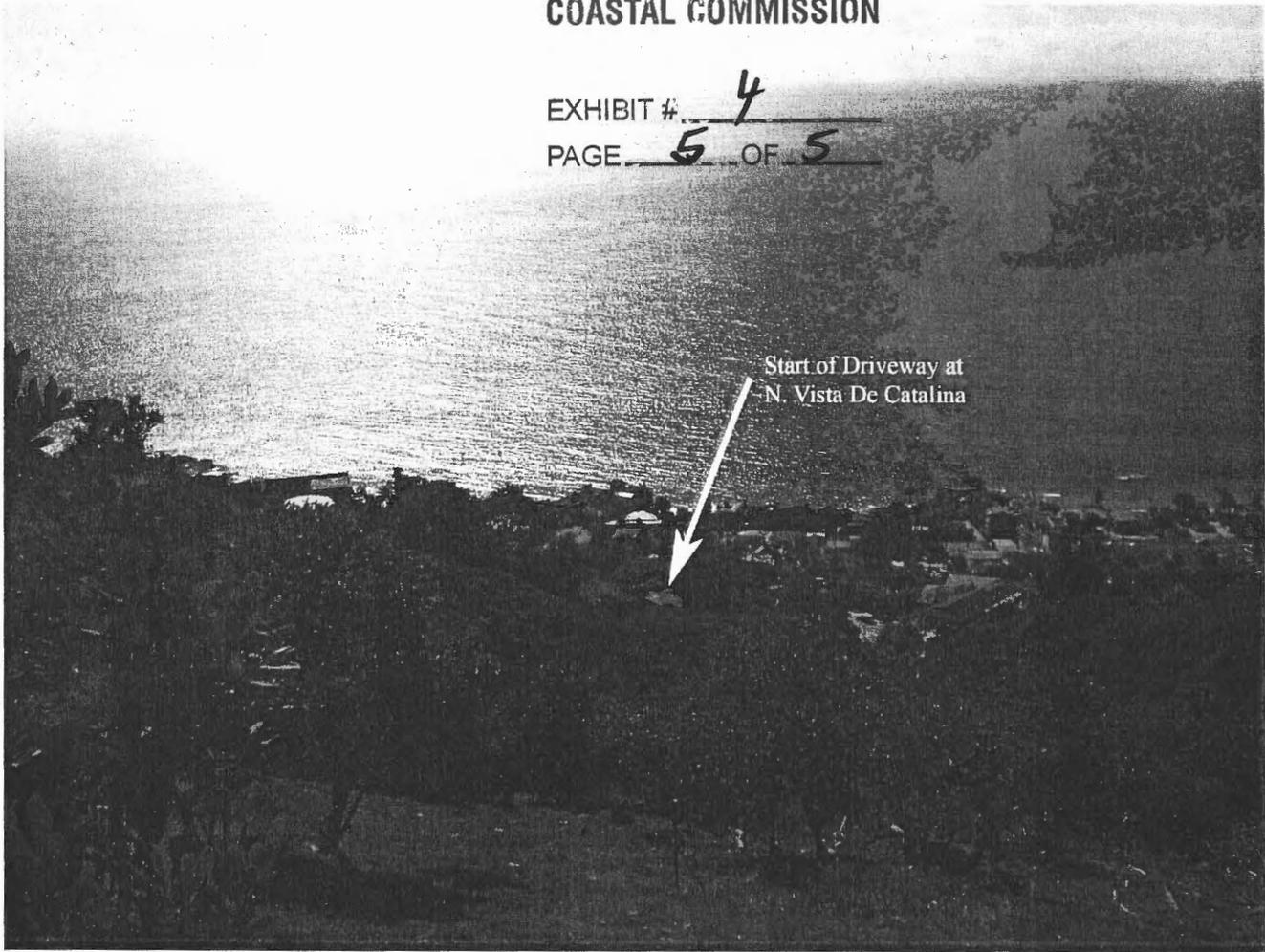


View Point E-1: This view angle is taken from corner of Pacific Coast Highway and 9th Ave. looking back up onto the subject property. You can see the white water tower centered in the photo, in which the subject property is just below.



COASTAL COMMISSION

EXHIBIT # 4
PAGE 5 OF 5



View Point F-1: This view angle is taken from the public, dirt walking trail way above the subject property as reference in View Points A-6 and A-7. Due to steep topography, the only point along the entire public, dirt walking trail with any kind of view of the subject property is at this view point in which you can only see the start of the driveway along N. Vista De Catalina.



EXHIBIT # 5
 PAGE 1 OF 5

EXHIBIT 'A'
 LOT LINE ADJUSTMENT NO. LLA 02-15
 (LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBER
JAMES L. ANDERSON AND CONNIE P. ANDERSON	056-151-03 670-241-16	PARCEL 1

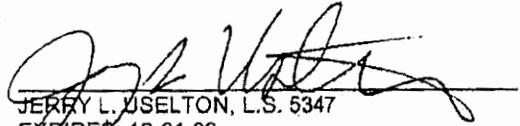
PARCEL 1

ALL OF PARCEL 1, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON LOT LINE ADJUSTMENT NO. LL 01-04, RECORDED DECEMBER 17, 2001, AS INSTRUMENT NO. 2001-0917462, OF OFFICIAL RECORDS, TOGETHER WITH PARCEL 3, IN SAID CITY, COUNTY AND STATE, AS SHOWN ON PARCEL MAP NO. 79-156, FILED IN BOOK 187 PAGE 7 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL 1 CONTAINS APPROXIMATELY 27,923 SQUARE FEET.

AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF.

DATED THIS 31st DAY OF December, 2002


 JERRY L. USELTON, L.S. 5347
 EXPIRES: 12-31-03



PAGE 2 OF 2

SITE PLAN
LOT LINE ADJUSTMENT NO. LLA 02-15

OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCEL REFERENCE NUMBER
JAMES L. ANDERSON CONNIE P. ANDERSON	056-151-03 670-241-16	PARCEL 1

EASEMENT NOTES:

- (A) — INDICATES A ROAD AND UTILITY EASEMENT RESERVED ON PM 79-156
- (B) — INDICATES AN UTILITY EASEMENT IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC CO. RECORDED IN BOOK 2040 PAGES 302-303 OR
- (C) — INDICATES A WATER LINE EASEMENT IN FAVOR OF THE SOUTH COAST WATER DISTRICT, RECORDED IN BOOK 1610 PAGES 169-170 OR
- (D) — INDICATES A WATER LINE EASEMENT IN FAVOR OF THE SOUTH COAST WATER DISTRICT, RECORDED IN BOOK 1600 PAGES 296-298 OR

A RESERVATION OF AN EASEMENT FOR UTILITIES, IN FAVOR OF THE SECURITY FIRST NATIONAL BANK OF LOS ANGELES, RECORDED IN GRANT DEED RECORDED JUNE 22, 1955 IN BOOK 3112, PAGE 262, OF OFFICIAL RECORDS, SAID INTEREST HAS BEEN GRANTED BY AN EASEMENT DEED TO THE THREE ARCH BAY DISTRICT, RECORDED OCTOBER 13, 1970 IN BOOK 9430, PAGE 394, OF OFFICIAL RECORDS.
 (SAID EASEMENT CANNOT BE LOCATED PER DEEDS)

COASTAL COMMISSION



EXHIBIT # 5
PAGE 5 OF 5

CERTIFICATION OF APPROVAL OF LOT LINE ADJUSTMENT NO.LL 02-15
ACTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH CALIFORNIA

1 Vista Linda and 31 North Vista de Catalina

Whereas, Section 66412(d) of the Subdivision Map Act makes provisions for local agencies to approve lot line adjustments where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created; and

Whereas, the City Council of the City of Laguna Beach had reviewed Lot Line Adjustment No.LL 02-15 and has made a finding that the real property described in Exhibit A and shown on Exhibit B, complies with the provisions of the California Subdivision Map Act and applicable City ordinances and regulations; and

Whereas, the City Council of the City of Laguna Beach has made the following findings:

1. That the proposal is eligible for processing as a lot line adjustment pursuant to Section 66412 of the Subdivision Map Act; and
2. That the requirements of the California Environmental Quality Act have been met.

Therefore, it was resolved by Minute Motion on February 4, 2003 that the proposed Lot Line Adjustment No.LL 02-15 as shown on Exhibits A and B was approved.

I, Martha Anderson, Deputy City Clerk of the City of Laguna Beach, California, hereby certify that the above and foregoing action was taken by said City Council at a meeting hereof held on February 4, 2003.

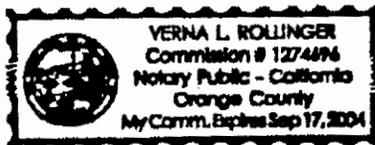
Dated: February 5, 2003

Martha Anderson
Martha Anderson, Deputy City Clerk
City of Laguna Beach, California

State of California
County of Orange

On February 5, 2003, before me, Verna L. Rollinger, Notary Public, personally appeared Martha Anderson, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Verna L. Rollinger
Signature of Notary Public