

CALIFORNIA COASTAL COMMISSION

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

Permit Application No. **5-11-285**

Date: March 19, 2012

Page 1 of 5



Th5a

ADMINISTRATIVE PERMIT

APPLICANT: Farmer Ltd.

PROJECT

DESCRIPTION:

Conversion of an existing unpermitted triplex back to a single family residence on a 2,700 sq. ft. interior lot within the first public road and the sea. A complete interior remodel, including demolition of all interior walls, is proposed to convert the existing 1,050 sq. ft. single story duplex structure back to a single family residence; the third unit located on the 625 sq. ft. second story of the detached two-car garage is proposed to be converted into storage space. New windows and doors and new exterior paint proposed for the remodeled single family residence and garage. No grading or landscaping is proposed.

PROJECT

LOCATION:

17020 7th Street, Sunset Beach (Orange County)

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Thursday, April 12, 2012

9:00 am

Ventura City Hall, Council Chambers

501 Poli Street

Ventura, CA 93001

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

CHARLES LESTER
Executive Director

By: Liliana Roman
Title: Coastal Program Analyst

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 this permit is voted on by the Commission. 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 term or 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.

SPECIAL CONDITIONS: See page 5.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project Location and Description

The project site is a 2,700 sq. ft. inland lot within the first public road and the sea located at 17020 7th Street in the Sunset Beach, which is a newly incorporated area of the City of Huntington Beach. The rectangular lot (90' deep x 30' wide) is located between North Pacific Avenue and Pacific Coast Hwy (Exhibit 1). Single and multiple family residences characterize the surrounding area to the west and commercial area along Pacific Coast Hwy to the east. Coastal public access is available approximately 200 feet from the site.

The property was originally developed in 1925 as a single family residence. However, at the time the previously certified Sunset Beach LCP was originally certified on July 22, 1981, the land use designation for this lot and an adjacent lot was classified as Sunset Beach Tourist/Commercial, most likely due to their proximity to the Pacific Coast Hwy commercial zone and the need for tourist/commercial uses in Sunset Beach. The lot originally developed for residential use in 1925, has remained in a residential legal non-conforming use since the adoption of the previously certified Sunset Beach LCP.

The applicant is proposing a significant interior remodel to convert an existing triplex back to a single family residence. A complete interior remodel is proposed, including demolition of all interior walls and floors and replacement with a new configuration, to convert the existing 1,050 sq. ft. single story duplex structure back to a single family residence; the third unit located on the 625 sq. ft. second story of the existing detached two-car garage is proposed to be converted into storage space. New windows and doors and new exterior paint proposed for the remodeled single family residence and for the garage. No foundation work or demolition/reconstruction of exterior walls or roof is proposed. Project plans are included as Exhibit 2. Furthermore, no grading or landscaping is proposed. Although the applicant is proposing a complete interior remodel, as no work is proposed to the foundation, the roof or exterior walls of the existing primary structure and garage, the amount of demolition is not substantial enough to consider the proposed remodel new development on the site. Therefore, as the site is not proposed for complete re-development (i.e., demolition and re-construction), continuation of the non-conforming residential use may persist at this time.

Furthermore, the applicant submitted documentation indicating that although there are discrepancies (non-conformities) between the zoning designations of some lots in the previously certified Sunset Beach LCP and the actual current use of the lots, the majority of the lots do provide Tourist/Commercial services. Per the supporting information submitted by the applicant, in the vicinity of the subject site along the area designated Sunset Beach Tourist/Commercial out of 89 lots of varying sizes along Pacific Coast Hwy between Warner Avenue and Anderson Street, 76 lots (85.4%) provided Tourist/Commercial uses and only 13 lots were developed similarly with residences but were designated as Sunset Beach Tourist/Commercial in the previously certified Sunset Beach LCP. Therefore, staff concludes that the continuation of the non-conforming residential use at this site would not have an adverse impact on the provision of tourist commercial services in the vicinity.

The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction. The proposed

development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The annexation of Sunset Beach from Orange County to the City of Huntington Beach became final in August 22, 2011. The City of Huntington Beach has submitted an LCP amendment request to incorporate the previously certified Sunset Beach LCP into the Huntington Beach LCP. In the meantime, the Coastal Commission is the coastal development permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The previously certified Sunset Beach Land Use Plan may be used for guidance.

B. Water Quality

The proposed development has a potential for discharge of polluted runoff from the project site into nearby coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to 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.

C. Local Coastal Program

The LCP for Sunset Beach was effectively certified on July 22, 1981. The certified LCP was comprehensively updated in June 1991. The annexation of Sunset Beach from Orange County to the City of Huntington Beach became final in August 22, 2011. The City of Huntington Beach has since submitted an LCP amendment request to incorporate the previously certified Sunset Beach LCP into the certified Huntington Beach LCP. In the interim, the Coastal Commission is the coastal development permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the previously certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

D. California Environmental Quality Act (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may 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.

SPECIAL CONDITIONS:

1. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-11-285. 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 Coastal Development Permit No. 5-11-285. Accordingly, any future improvements to the structure authorized by this permit, including but not limited to changes to the overall height of the structure, divisions of land, conversion to condominiums, and repair and maintenance activities 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. 5-11-285 from the Commission or shall require an additional coastal development permit from the Commission.

2. 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.

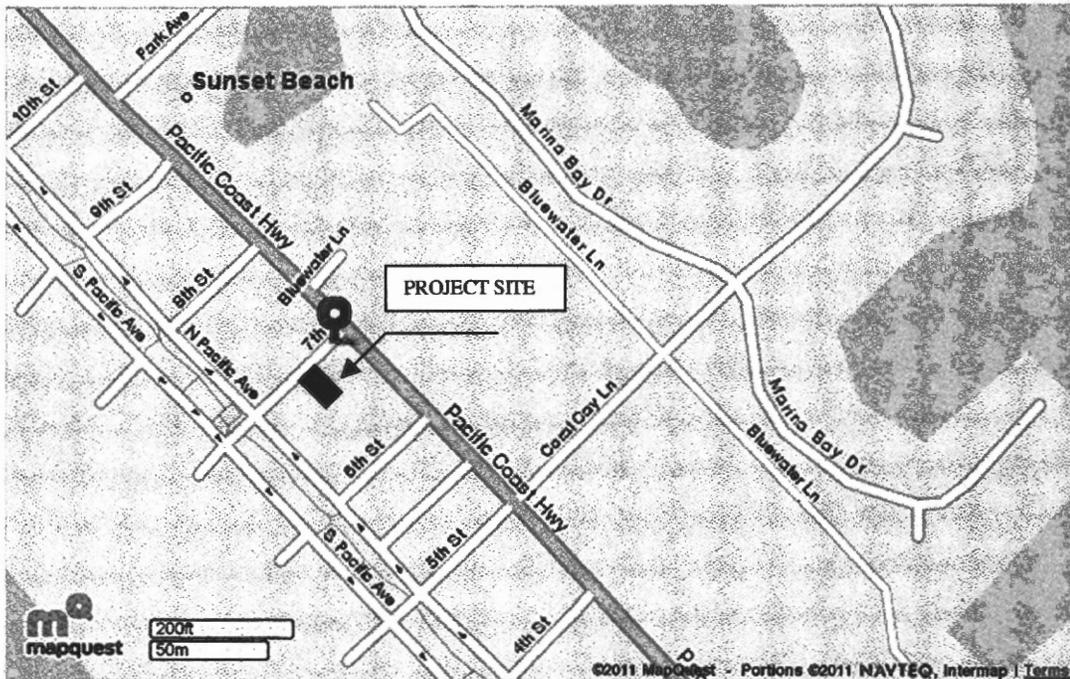
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

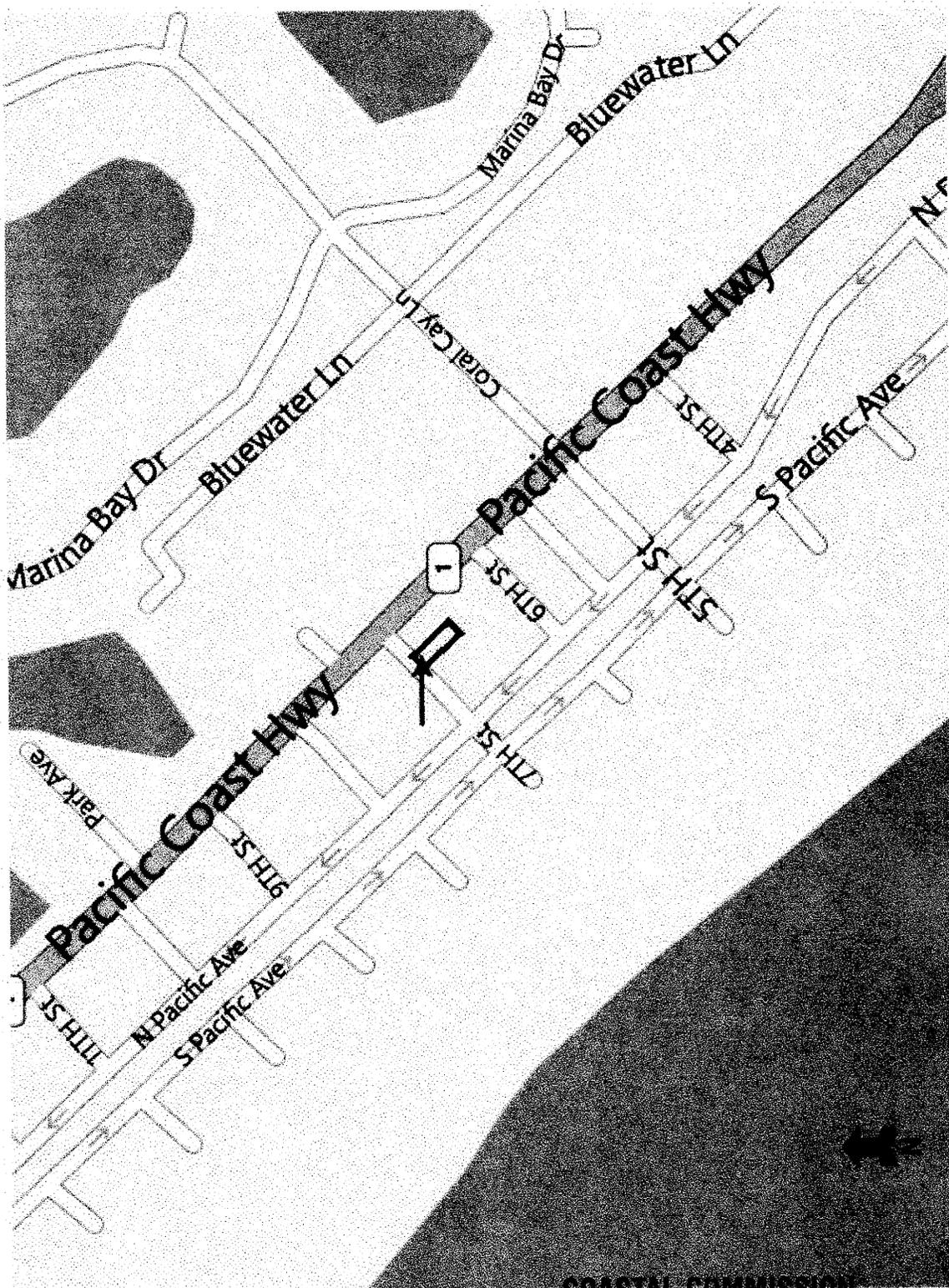
LOT 8 VICINITY MAP
17020 7TH STREET, SUNSET BEACH, CA 90742
APN - 178-543-03



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 3

Vicinity Map Prepared for:
17020 7th Avenue
Sunset Beach CA 90742



COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 3

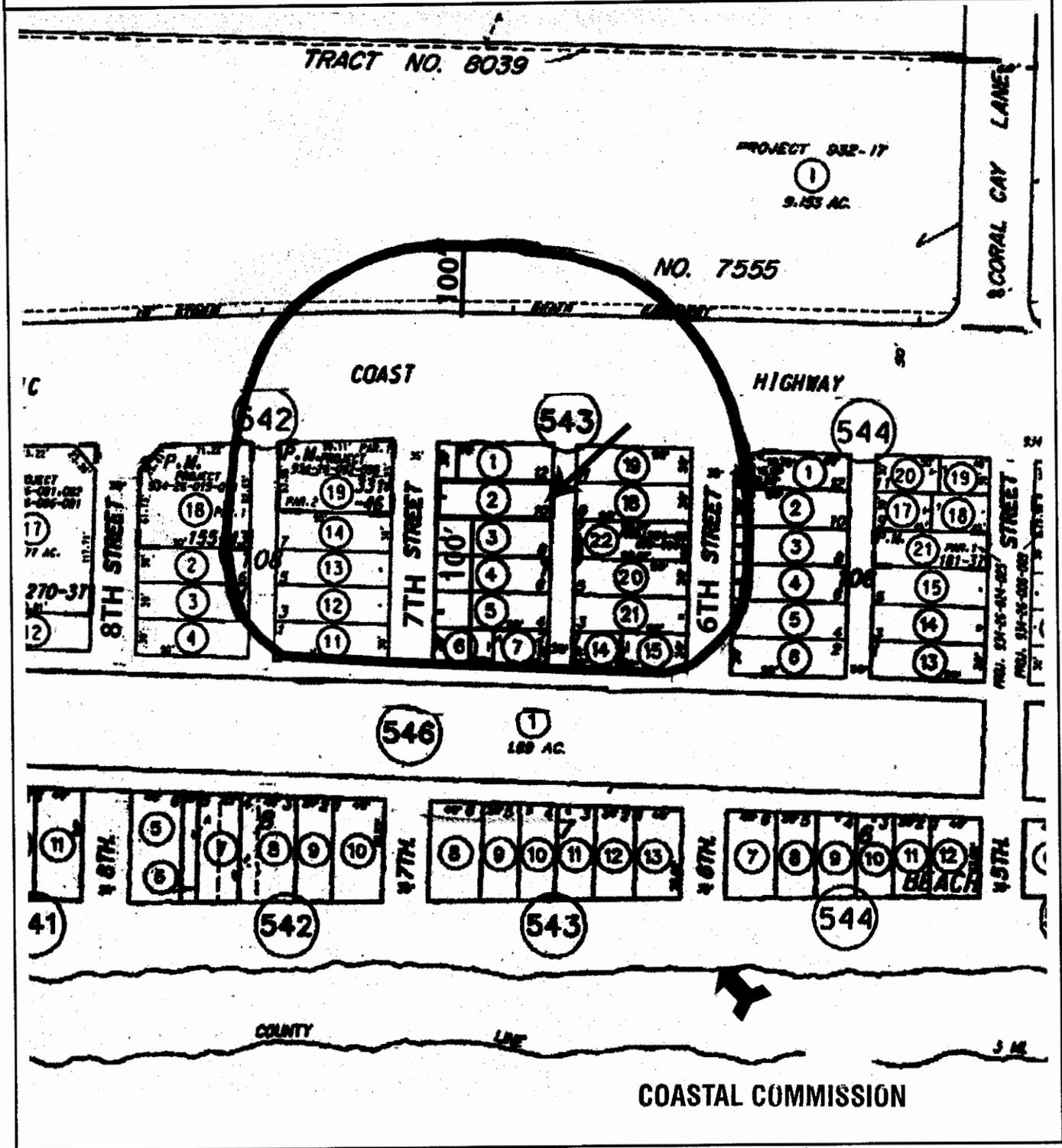


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www.Advancedlisting.com

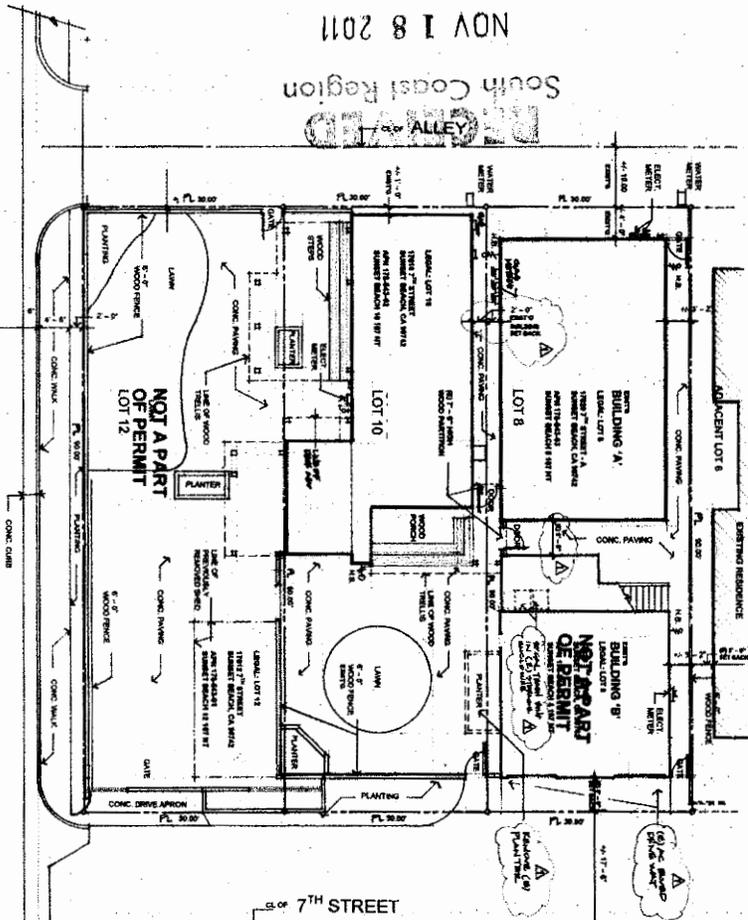
Subject APN: 178-543-02
100' Radius (Excluding Streets)

Address: 17016 7th Street
Sunset Beach CA 90742



NOV 18 2011
South Coast Region

(E) SITE PLAN



COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 5

NOTICE TO THE PUBLIC: This project is subject to the California Coastal Act of 1972, which requires that the project be consistent with the California Coastal Program. The project is subject to the California Coastal Act of 1972, which requires that the project be consistent with the California Coastal Program. The project is subject to the California Coastal Act of 1972, which requires that the project be consistent with the California Coastal Program.

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**17020 7TH STREET
SUNSET BEACH, CA**

LOCAL: APR 17, 2010
SHEET READY 8 107 117

GOVERNING BUILDING CODE: ZONING: PA 11002S

CALIFORNIA BUILDING CODE 2006
CALIFORNIA ENERGY CODE 2006
CALIFORNIA FIRE CODE 2006
CALIFORNIA PLUMBING CODE 2006
CALIFORNIA MECHANICAL CODE 2006
CALIFORNIA ELECTRICAL CODE 2006
CALIFORNIA GAS CODE 2006
CALIFORNIA ENERGY EFFICIENCY CODE 2006
CALIFORNIA ENERGY EFFICIENCY CODE 2006
CALIFORNIA ENERGY EFFICIENCY CODE 2006

BUILDING TYPE OR CONSTRUCTION: TYPE U.S. - SINGLE STORY
CONSTRUCTION: CONCRETE

LOT 8 BUILDING - "A" - 3 BEDROOM - 2 BATH

BUILDING AREA: EXISTING FLOOR AREA 1,969 SQ. FT.
PROPOSED FLOOR AREA 0.00 SQ. FT.

SHEET INDEX:

1. (E) SITE PLAN
2. DEMOLITION/PROPOSED FLOOR PLAN
3. (E) ELEVATIONS
- 1-24 ENERGY CONSERVATION

NOTE: ALL FINISHES AND WALLS SHALL COMPLY WITH SECTION 7.2.4.1.1.1 OF THE CALIFORNIA BUILDING CODE. ALL FINISHES AND WALLS SHALL COMPLY WITH SECTION 7.2.4.1.1.1 OF THE CALIFORNIA BUILDING CODE. ALL FINISHES AND WALLS SHALL COMPLY WITH SECTION 7.2.4.1.1.1 OF THE CALIFORNIA BUILDING CODE.

VICINITY MAP:

DATE	DESCRIPTION
APR 17, 2010	PROJECT
1	

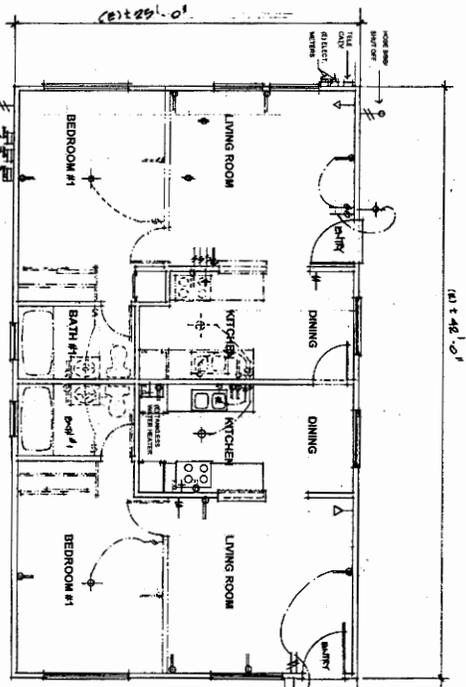
(E) SITE PLAN
17020 "A" & "B" 7TH STREET, SUNSET BEACH, CA 90742

PROJECT OWNER:
FARMER, LTD.
P.O. BOX 518
SUNSET BEACH, CA 90742
TELE: 714.895.0567

PLANS PREPARED BY:
KEVIN ESZLINGER
11722 CHAPMAN AVENUE
GARDEN GROVE, CA 92640
TELE: 714.697.2010
Email: kesz@eszlinger.com

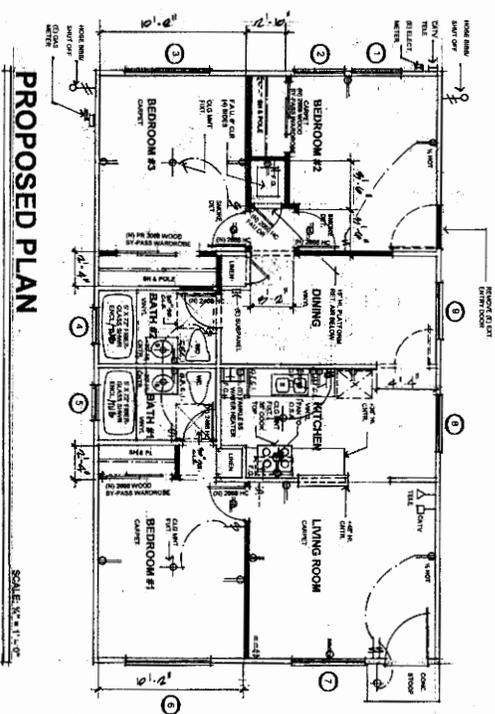
LOT 8 BUILDING "A" ZONING: PA 11002S

DATE	DESCRIPTION
APR 17, 2010	PROJECT
1	



(E) DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED PLAN

SCALE: 1/4" = 1'-0"

REMODEL REQUIREMENTS

GENERAL NOTES TO THE CONTRACTOR AND SUB-CONTRACTORS:

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The contractor shall maintain the site in a safe and secure condition at all times.
3. The contractor shall protect all existing structures and utilities that are not to be demolished.
4. The contractor shall remove all debris and materials from the site in accordance with local regulations.
5. The contractor shall provide access to all adjacent properties at all times.
6. The contractor shall provide a clean and safe site at all times.
7. The contractor shall provide a final site plan and report to the owner upon completion of the work.

COASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 5

WINDOW SCHEDULE

PLAN	NO.	TYPE	FINISH	REMARKS
1	1	6"	ALUMINUM	
1	2	6"	ALUMINUM	
1	3	6"	ALUMINUM	
1	4	6"	ALUMINUM	
1	5	6"	ALUMINUM	
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1	8	6"	ALUMINUM	
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1	100	6"	ALUMINUM	

(E) DEMOLITION/PROPOSED PLAN

17020 "A" & "B" 7TH STREET, SUNSET BEACH, CA 90742

LOT 8 BUILDING 'A'

PROJECT OWNER:
FARMER, LTD.
P.O. BOX 1159
SUNSET BEACH, CA 90742
TELE: 714.895.8567

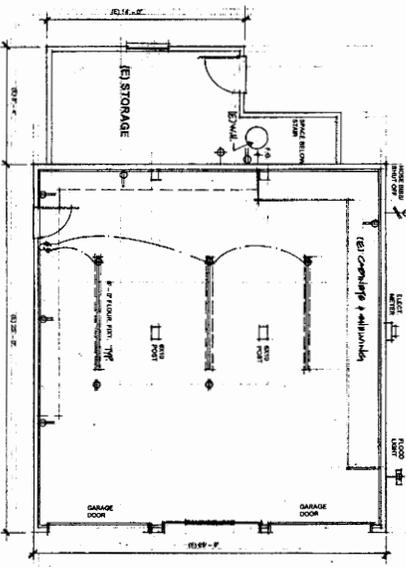
PLANS PREPARED BY:
KEVIN ESZLINGER
11722 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

TELE: 714.897.2010
Email: kheszlinger@aol.com

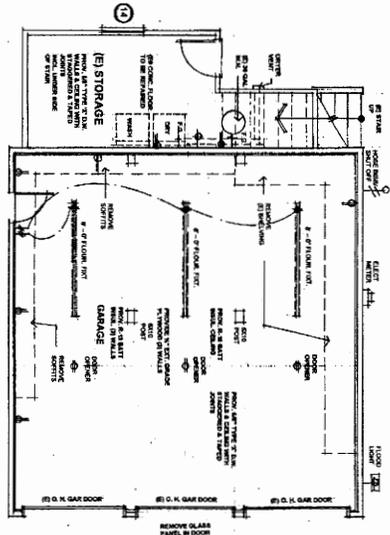
DATE	DESCRIPTION
JUNE 1, 2011	ISSUED FOR PERMIT
DATE	DESCRIPTION
2	

NO.	REVISION

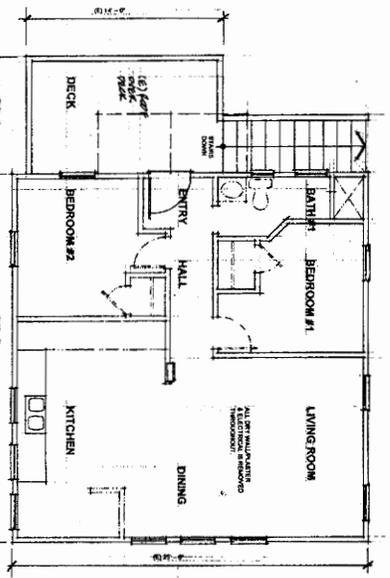
(E) GARAGE FLOOR PLAN



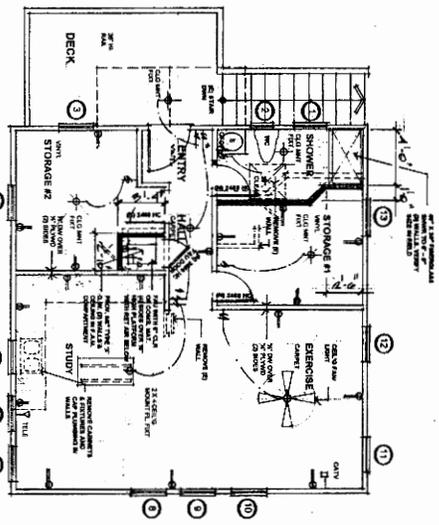
PROPOSED GARAGE FLOOR PLAN



(E) 2ND FLOOR DEMO PLAN



PROPOSED 2ND FLOOR PLAN



REMODEL REQUIREMENTS
GENERAL NOTES TO THE CONTRACTOR AND
SUB-CONTRACTORS:

1. REMOVE EXISTING WORK AT THE SITE, UNLESS NOTED OTHERWISE.
2. EXISTING WORK TO REMAIN SHALL BE IDENTIFIED BY THE CONTRACTOR AND NOTED ON THE DEMOLITION/PROPOSED PLAN.
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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8. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA PROBATE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
18. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE AND ALL APPLICABLE LOCAL ORDINANCES.
19. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA FINANCIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
20. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA INSURANCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
21. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA AGRICULTURE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
22. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA NATURAL RESOURCES AND GENERAL LAND AND WATER CODE AND ALL APPLICABLE LOCAL ORDINANCES.
23. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC RESOURCES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
24. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND ALL APPLICABLE LOCAL ORDINANCES.
25. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA FIRE INSURANCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
26. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
27. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
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COASTAL COMMISSION

EXHIBIT # 2
PAGE 4 OF 5

NO.	DATE	DESCRIPTION	BY
1	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
2	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
3	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
4	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
5	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
6	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
7	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
8	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
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11	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
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13	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
14	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
15	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
16	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
17	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
18	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
19	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
20	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
21	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
22	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
23	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
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28	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
29	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
30	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER

(E)DEMOLITION/PROPOSED PLAN SCALE: 1/4" = 1' - 0"

27020 7TH STREET, SUNSET BECH, CA 90742

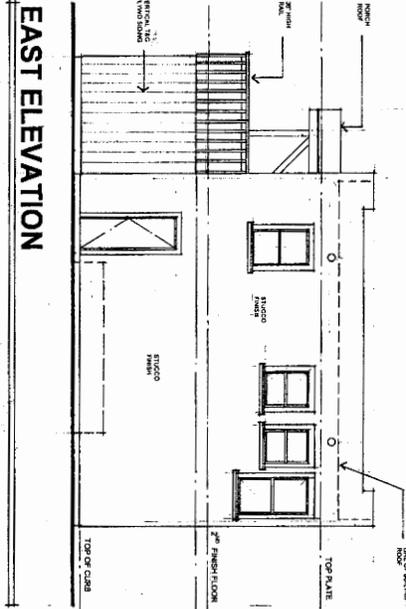
PROJECT OWNER:
FARMER, LTD.
P.O. BOX 108
SUNSET BEACH, CA 90742
TELE: 714.895.6567

LOT 8 BUILDING 'B'

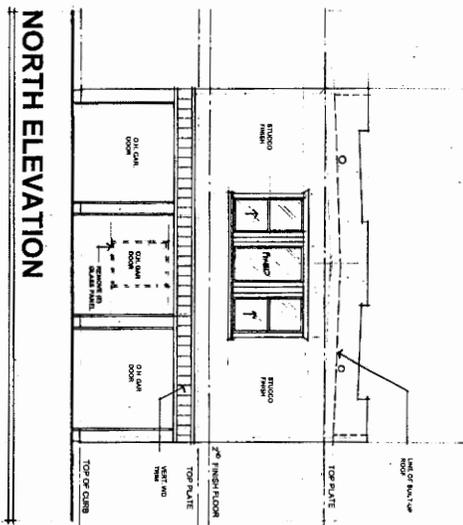
PLANS PREPARED BY:
KEVIN ESZLINGER
11722 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

TELE: 714.897.2010
Email: kesh@coastalcommission.com

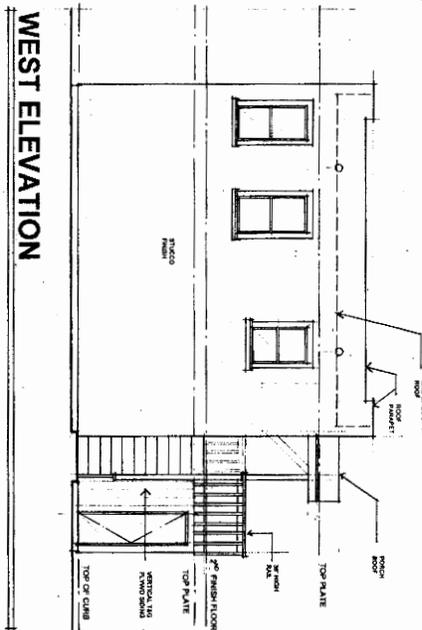
NO.	DATE	DESCRIPTION	BY
1	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
2	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
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10	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
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27	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
28	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
29	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER
30	10/15/11	ISSUED FOR PERMITTING	KEVIN ESZLINGER



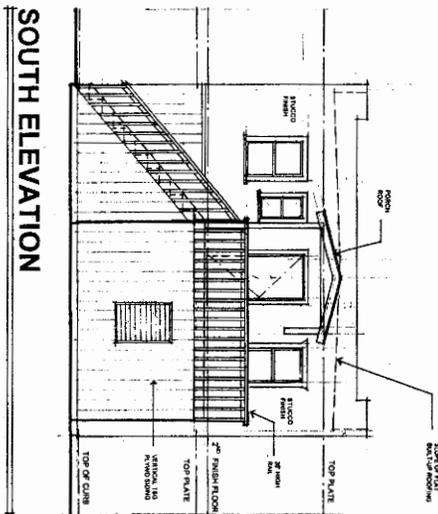
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

COASTAL COMMISSION

EXHIBIT # 2
PAGE 5 OF 5

DATE	5
REVISION	
APPROVED	
DESIGNED	
DRAWN	
CHECKED	
DATE	JUNE 11, 2011
BY	
FOR	
SCALE	
PROJECT	
SHEET NO.	
TOTAL SHEETS	

(E) ELEVATIONS SCALE: 1/8" = 1' - 0"

17020 7th STREET, SUNSET BEACH, CA 90742

PROJECT OWNER:
FARMER, LTD.
P.O. BOX 1199
SUNSET BEACH, CA 90742
TELE: 714.895.8507

LOT 8 BUILDING 'B'

PLANS PREPARED BY:
KEVIN ESZLINGER
11722 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

TELE: 714.897.2010
Email: kheszling@esd.com

DATE	
REVISION	
APPROVED	
DESIGNED	
DRAWN	
CHECKED	
DATE	
BY	
FOR	
SCALE	
PROJECT	
SHEET NO.	
TOTAL SHEETS	