

CALIFORNIA COASTAL COMMISSION

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



[Click here to go to original staff report](#)

ADDENDUM

W13a

March 7, 2014

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO **ITEM W13a**, COASTAL COMMISSION PERMIT APPLICATION **5-LGB-12-091** FOR THE COMMISSION MEETING OF **MARCH 12, 2014**.

Late Submittals

Since the staff report was published, the appellants and the applicant have each submitted two additional items.

On March 4, the applicant submitted a termite report, dated July 13, 2011, which states that the residence has extensive termite damage.

On March 7, the appellants submitted a letter, dated February 20, disputing several points in the staff report and re-stating their position that the residence is a historic resource and should be rehabilitated.

On March 3, the appellants submitted a 49-slide presentation and on March 4 the applicants submitted a 45-slide presentation, both of which are only available in the online version of this addendum.

Addendum Item 1:

Termite report

[Print](#) - [Close Window](#)

Subject:Fwd: 31381 South Coast HWY_NEED asap termite insp. plz
From: Jeff Fischbeck (Jeff@tresorproperties.com)
To: seanbrendan@yahoo.com; jhnmeehan@gmail.com;
Date: Wed, 13 Jul 2011 12:05:57

See below

Sent from my iPhone

Begin forwarded message:

From: Alex Del Toro <alex@877termite.com>
Date: July 13, 2011 2:32:17 PM EDT
To: Jeff Fischbeck <Jeff@tresorproperties.com>, Travis Buck <tbuck@surterreproperties.com>
Cc: Kristi Stroller <kristi@877termite.com>
Subject: Re: 31381 South Coast HWY_NEED asap termite insp. plz

Mr Fischbeck,

I was able to do an inspection out at the property located at 31381 South Coast Hwy, Laguna Beach, Ca. The property has significant termite damage, as far as I can estimate it appears as if this property has been left untreated for over 40 years. The framing members are no longer serving the purpose of which they were designed. It is impractical to consider re-building the property and a new structure would have to be built from the ground up. I have attached some photos for your review. The photos clearly show that nothing in the present structure can be salvaged and the existing structure serves no purpose.

If I can be of further assistance please let me know,

Alex del Toro
O: 949-940-1010
F: 949-940-1029
C: 949-500-4370
Free 1-877-TERMITE
www.877termite.com
alex@877termite.com

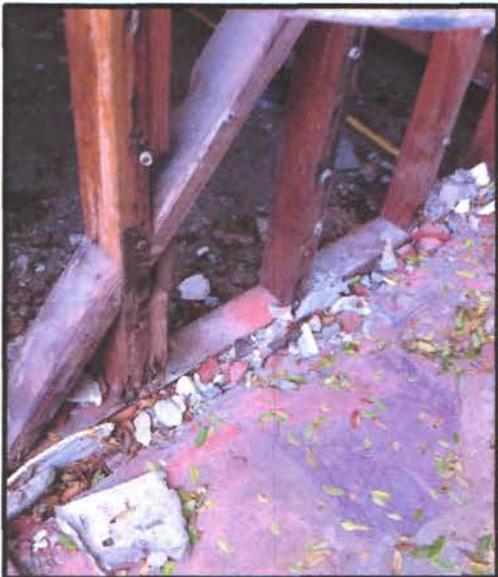
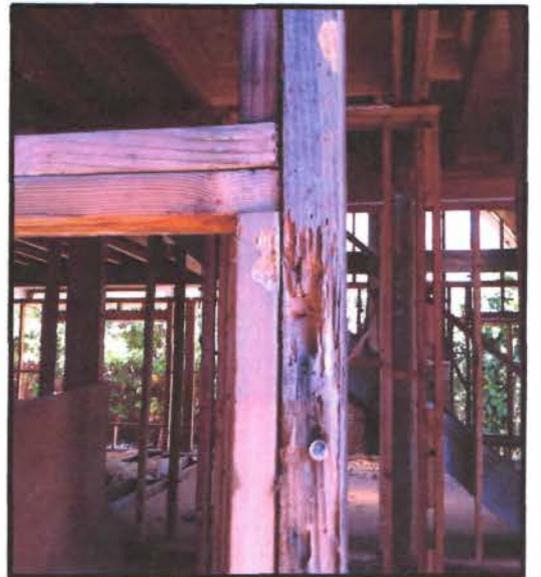
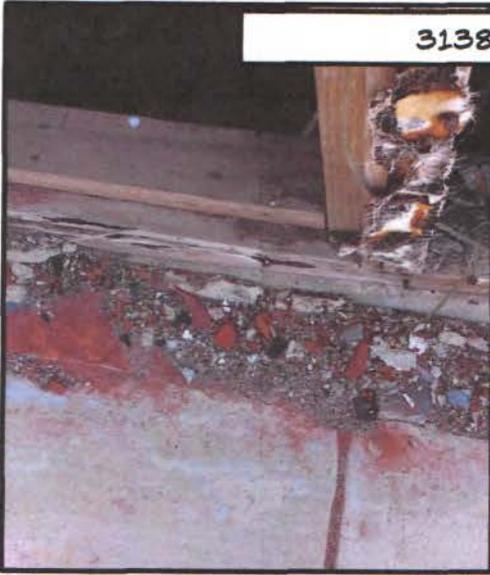


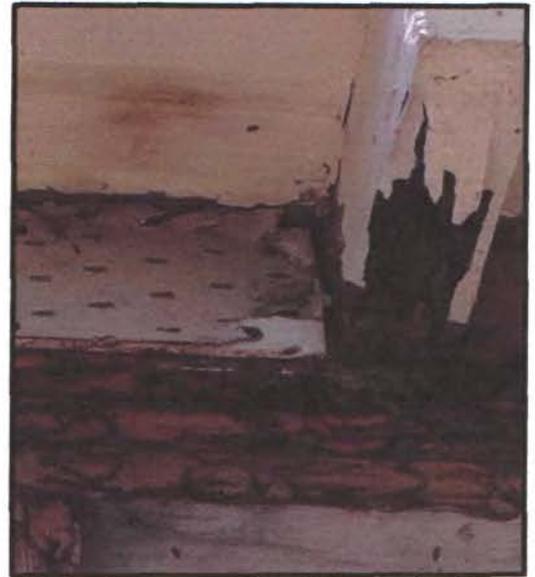
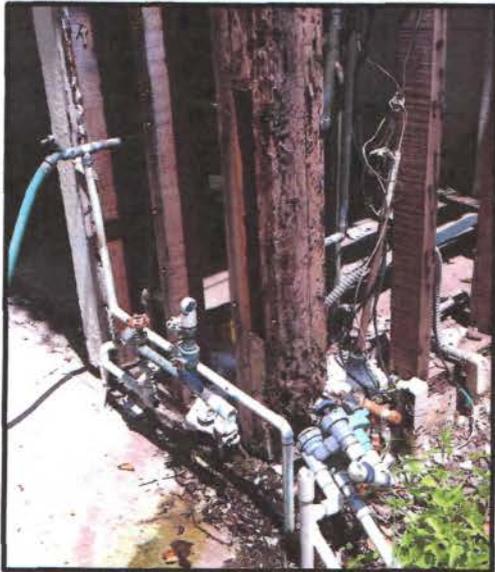
From: Jeff Fischbeck <Jeff@tresorproperties.com>
Date: Tue, 12 Jul 2011 08:33:07 -0400
To: Travis Buck <tbuck@surterreproperties.com>
Cc: Alex Del Toro <alex@877termite.com>
Subject: Re: 31381 South Coast HWY_NEED asap termite insp. plz

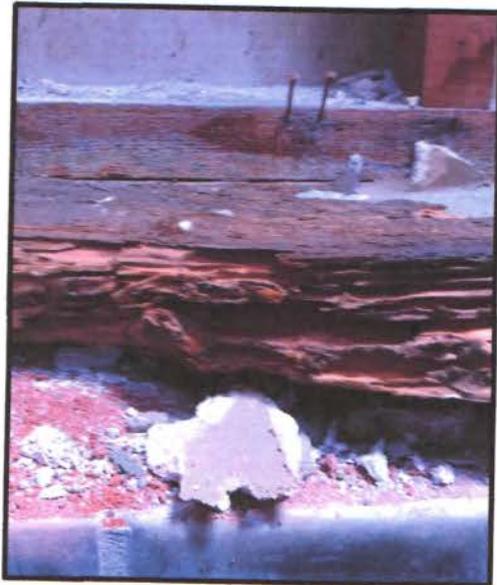
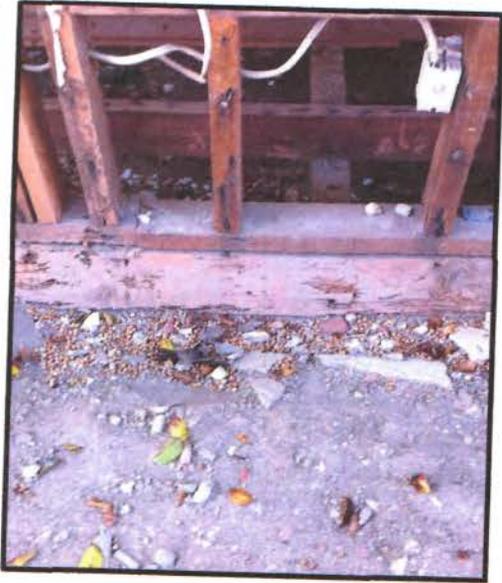
Alex, good morning. Call me when u can regarding this inspection, thanks!

Jeff

31381 S. COAST HWY, LAGUNA BEACH







Addendum Item 2:

**Appellants letter dated
2/20/14**



P. O. Box 1309

Laguna Beach, CA 92652

Villagelaguna.org



P. O. Box 9668

South Laguna, CA 92652

southlaguna.org

February 20, 2014

California Coastal Commission
Mr. Zach Rehm
200 OceanGate, 10th Floor
Long Beach, CA 90802

RE: 31831 Coast Highway
A-5-LGB-12-091

Commissioners and Mr. Rehm:

The staff report on our appeal of the demolition permit for the historical structure known as Stonehenge and the Guy Skidmore house raises new questions and its conclusions are based on incorrect answers to those questions.

1. Was the historical integrity of the house compromised as a historic resource prior to the illegal demolition in 2009 and 2010? Was it compromised as early as the 1970s?

Our evidence is that the answer to this is no, as follows:

- a. The property was listed in the Historic Resources Inventory prepared in 1981. This was not a "drive-by scan of the house by City representatives."

The Inventory was conducted for the State Historic Preservation Office under a grant and contract between Heritage Orange County, a 501 (c) (4) nonprofit and the State of California. The survey was reviewed and approved by the State Historic Preservation Office. The State Office of Historic Preservation still has the full report on file, as verified by staff member Joseph McDole. "The rules and standards of the National Historic Preservation Act and Secretary of Interior Standards guided the work of the survey," as stated by Hal Thomas who was executive officer of Heritage Orange County when the survey was prepared.

In addition to the field survey, historical research was done and thus the association of the house with Guy Skidmore was revealed. Local knowledge also played a role. For example, Karen Wilson Turnbull researcher for the South Laguna Inventory mentioned to us recently that her father Howard Wilson knew Guy Skidmore.

- b. The City of Laguna Beach was not involved in this study because South Laguna was unincorporated and under the jurisdiction of the County of Orange in 1981. On December 31, 1987 South Laguna was annexed to the City of Laguna Beach. In 1989 South Laguna's LCP and Specific Plan were incorporated into City planning documents through Council resolution 89.104. At that time the South Laguna list of heritage structures from the Historic Resources Inventory was added to the City's list. However, the structures were not rated at all—there were no “E” “K” or “C” evaluations on the South Laguna list.
- c. The South Laguna properties were rated after 1989 when the City hired a consultant to evaluate them. This was a more recent opportunity for a historical professional to evaluate the Stonehenge Guy Skidmore house. In that rating process Stonehenge was given a “K” (Key) rating. This demonstrates that the house still had integrity to deserve this rating subsequent to all of the changes the applicant cites prior to 1990.

2. What is the significance of the extensive graphics on house changes presented by the applicant?

They are irrelevant.

- a. The applicant's colorful, but unattributed graphics that purport to show a series of changes before 1977 are presumably based on an study of the materials, since there is no documentation for this period. No matter how many changes may have occurred, the house was still evaluated as being historically significant deserving a “K” rating after the period the applicant says the changes occurred.
- a. These graphics distract from the issue at hand, the extensive damage caused in 2009 and 2010 by unpermitted demolition.

3. Should this house be rehabilitated?

Yes.

- a. Your staff shares the applicant's opinion that “extensive alterations over the life of the structure . . . and a lack of evidence that either of the Skidmore brothers lived at the residence for a significant period of time” have robbed the residence of any historical significance. We've presented evidence that this was Guy Skidmore's house, and we question the significance of the “extensive alterations” that the applicant seeks to demonstrate.
- b. It is inaccurate to say, as your staff does, that “it does not resemble the residence that was constructed in the mid to late 1920s.” The steep pitched roof and opposing dormers and chimney that appear in the 1920s photographs and that are characteristic of the Period Revival style in Laguna are still there. The form and shape, the framing and foundations of the house also correspond. The additions to the oceanfront end of the house obscure its original shape from that perspective, but this is not just a house that “sits on approximately the same portion of the property as the one Guy Skidmore may or may not have lived in”; it's the very house.

- c. The City ordinance governing eligibility of houses for listing on its historic register does not prioritize the criteria for listing or insist on any combination of them, so the staff's assertion that "the relationship to the Skidmore brothers is not sufficient to classify the current residence as historic" is incorrect. In any case, the historic significance of the house itself has not been irreparably compromised and can be salvaged and rehabilitated.



Bill Rihn, president
South Laguna Civic Association



Ginger Osborne, president
Village Laguna

Addendum Item 3:

**Appellants presentation
submitted 3/3/14**

STONEHENGE
GUY SKIDMORE HOUSE



CHRONOLOGY

Stonehenge built by Guy Skidmore 1925



1928 Guy and Marion Skidmore lived at Coast Blvd. address

Ancestry.com - California Voter Registrations, 1900-1968

3/5/12 8:41 PM

ancestry.com California Voter Registrations, 1900-1968

You've saved this before:
Save Saved to your [Shoobox](#)

[Return to Record](#)

[Orange County](#) > [1928](#) > [Roll 7](#) > [409](#)

[Help](#)

INDEX TO GREAT REGISTER OF ORANGE COUNTY LAGUNA PRECINCT

| VOTED | NAME | OCCUPATION | P. O. ADDRESS | STREET |
|-------|-------------------------|-------------|---------------|-------------|
| | Skidmore, Mrs. Marion | Housewife | Laguna Beach | Coast Blvd. |
| | Skidmore, Guy E. | Real Estate | Laguna Beach | Coast Blvd. |
| | Skidmore, Mrs. Flora B. | Housewife | Laguna Beach | Box 25 |
| | Smith, Chester | Rancher | Laguna Beach | |
| | Sorensen, Cris L. | Camp Prop. | Laguna Beach | Box 464 |

T

| | | | | |
|-------|--------------------------|-----------|--------------|---------|
| | Thomason, John W. | Merchant | Laguna Beach | Box 45 |
| | Tyron, Robert M. | Camp Mgr. | Laguna Beach | 671 |
| | Tyron, Mrs. Emma E. | Housewife | Laguna Beach | Box 671 |
| | Thomason, Mrs. Lorena M. | Housewife | Laguna Beach | Box 45 |

No house numbers at that time, each house was named--ie. Stonehenge.

CHRONOLOGY

Stonehenge built by Guy Skidmore 1925

Skidmore loses property due to depression,
Second owners are Mr. and Mrs. William Crockett Watkins

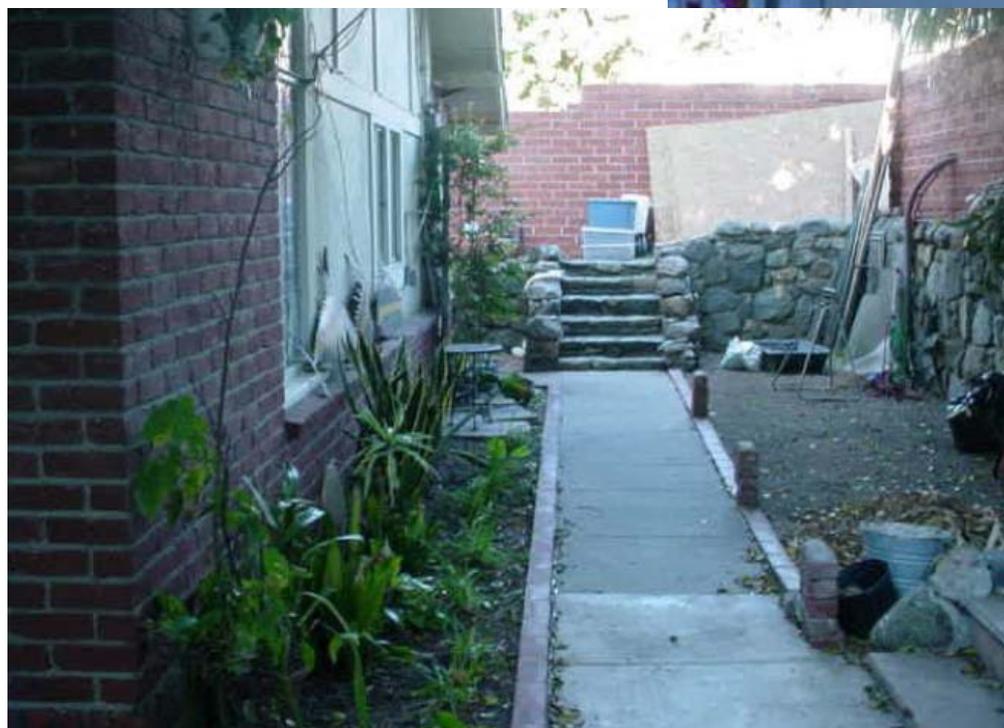
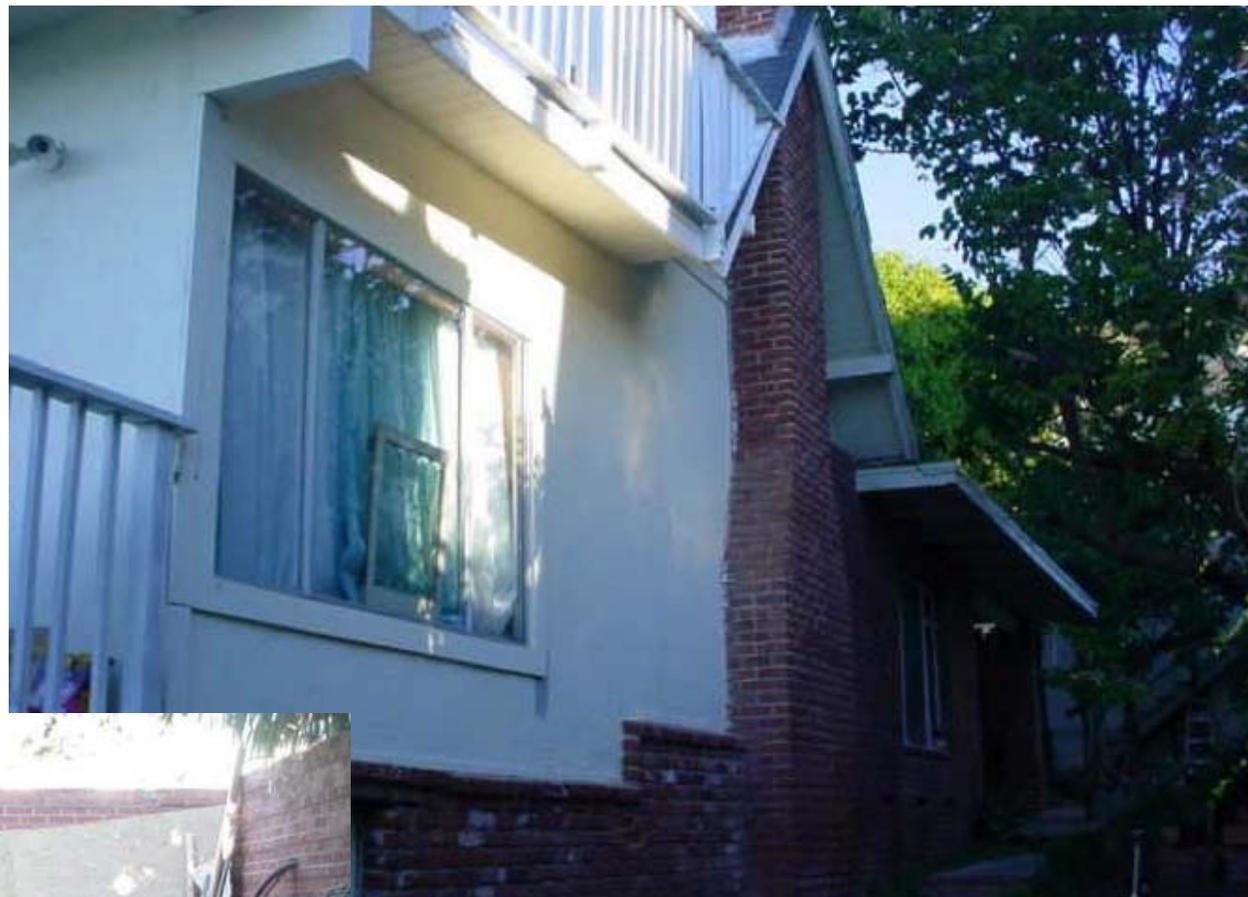
CHRONOLOGY

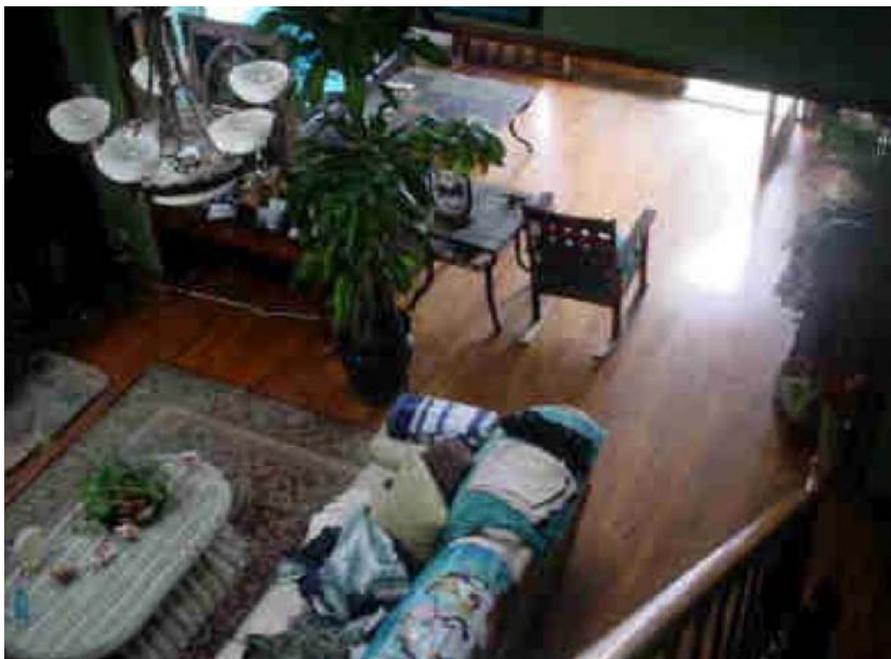
Stonehenge built by Guy Skidmore about 1926

Skidmore loses property due to depression,
Second owners are Mr. and Mrs. William Crockett Watkins

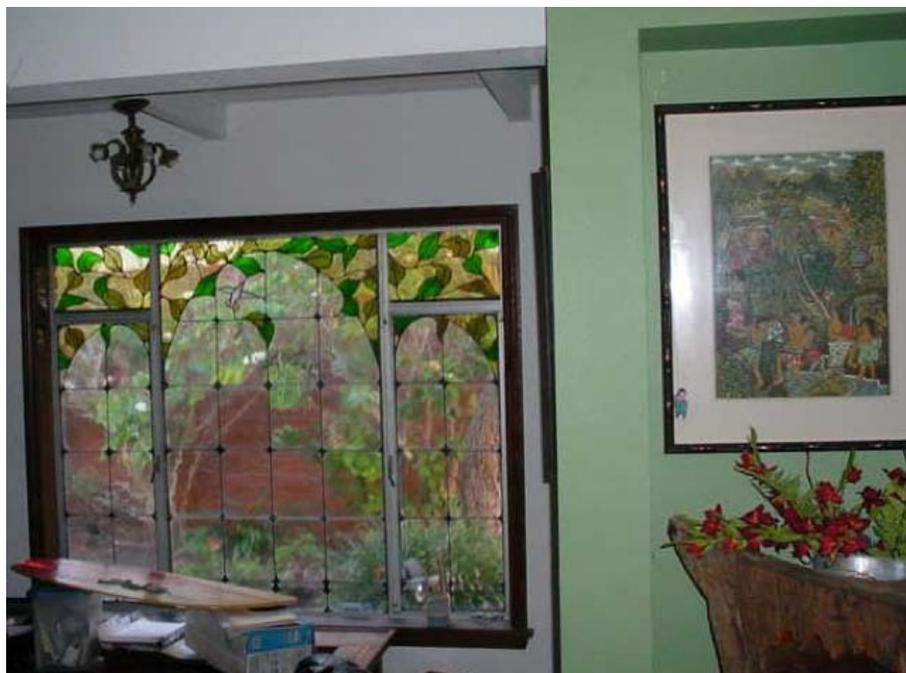
Donald Castro becomes owner in 1978

2007 appraisal
photos





Appraisal photos 2007



CHRONOLOGY

Castro loses house

First Newport Properties cited for unpermitted construction--interior demolition, June, 2009
photos from City files

First Newport Properties applies for remodel, July, 2009

31381 CoAs



INTERIOR DEMOLITION



LOWER FLOOR

CHRONOLOGY

Galvin Preservation Associates (GPA) prepares historical memo,
September, 2009

2009 photo
from historical
Report



“One method to avoid causing a substantial adverse change on the resource...would be to design alterations to the building in a manner that is consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Rehabilitation.”

GPA report

CHRONOLOGY



October 2009 Heritage Committee approves remodel/
rehabilitation plans

CHRONOLOGY

March, 2010 Building permit ready for issuance.
Permits are not pulled.



Stonehenge house exterior surfaces are removed without permits.
Code enforcement action, November 2010

June 15, 2011, Real Property Report

Buyer is advised that the subject property remains in active Code Enforcement for illegal construction activity (Major Demolition to the interior and exterior of single family dwelling.) **Buyer is advised and accepts responsibility to legitimize this construction...**

June 20, 2011

Mr. Meehan, prospective buyer, asks for complete demolition at meeting with the Heritage Committee. They advise Mr. Meehan that they cannot recommend demolition.

June 20, 2011

Mr. Meehan, prospective buyer, asks for complete demolition at meeting with the Heritage Committee. They advise Mr. Meehan that they cannot recommend demolition.

August, 2011

Mr. Meehan buys the property anyway, and asks the Heritage Committee again for demolition.

Heritage Committee reiterates its objection to demolition and recommends using the plans for restoration that have already been approved.

December, 2011

Design Review Board approves demolition, 3/2 vote.

January, 2012

Appeal of Design Review decision to City Council, no action taken.

February, 2012

Project returns to Design Review for Coastal Development Permit

Rehabilitation is feasible and appropriate

Example: Leonard Scheu studio, Agate and Glenneyre

Before



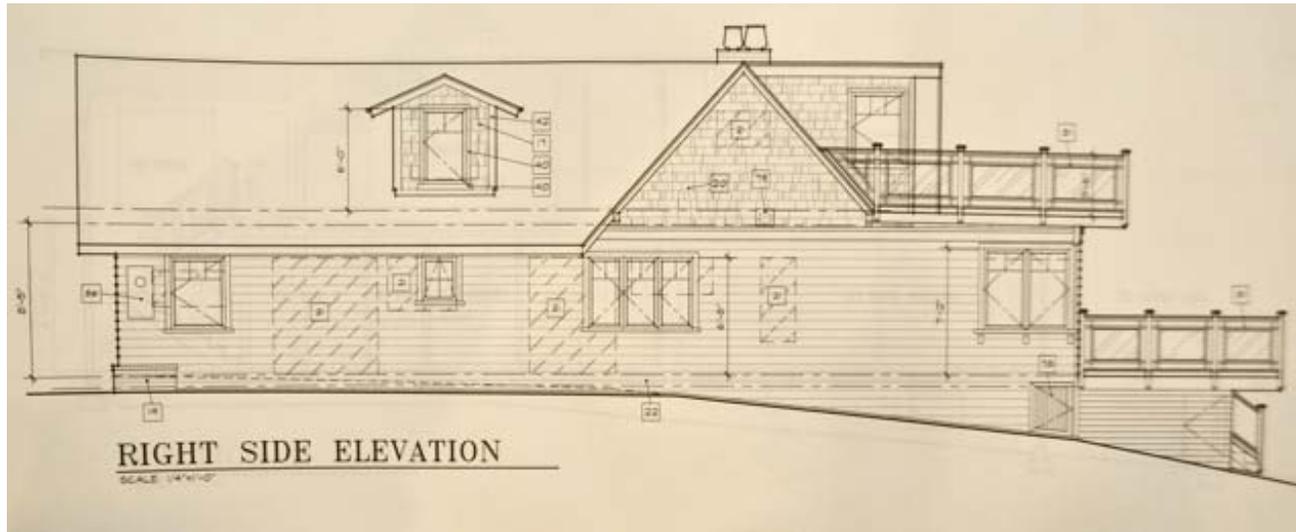
During Construction





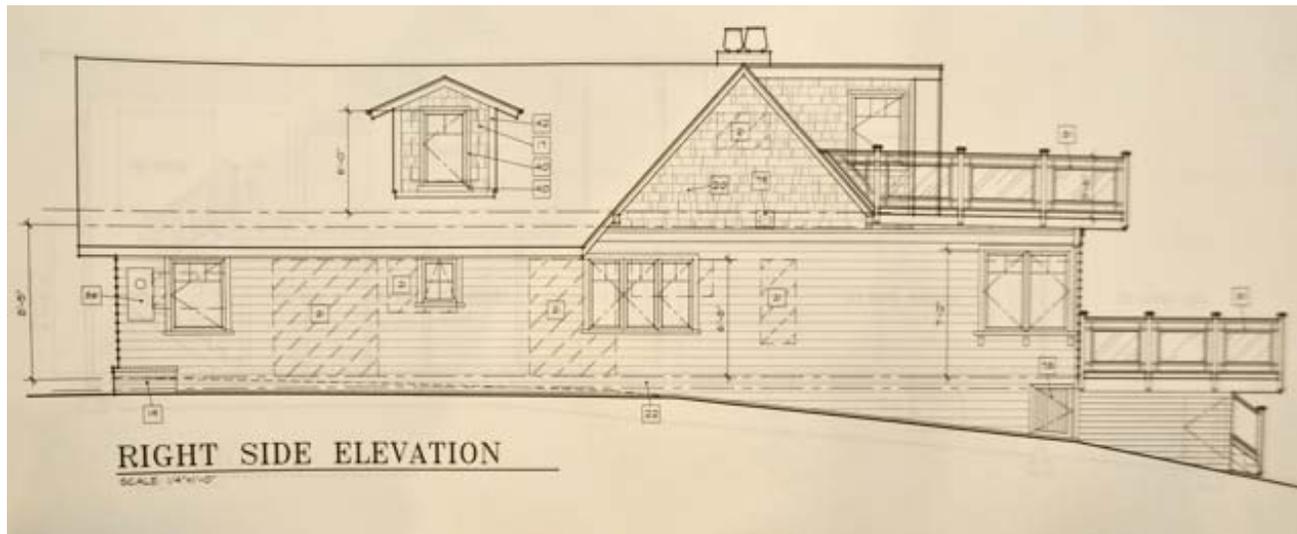
Completed restoration

Completed plans are approved to rehabilitate



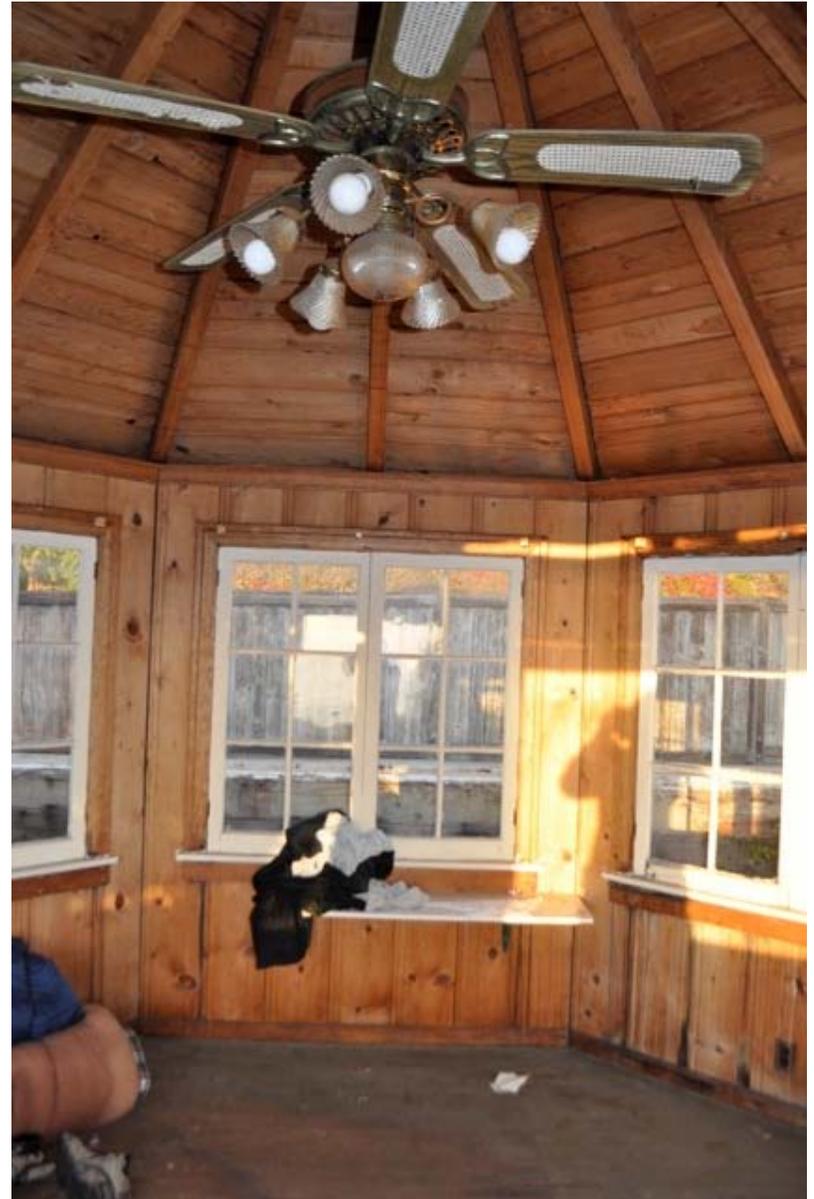
Character defining features remain

Cross gable shape, fireplace, foundation and framing.



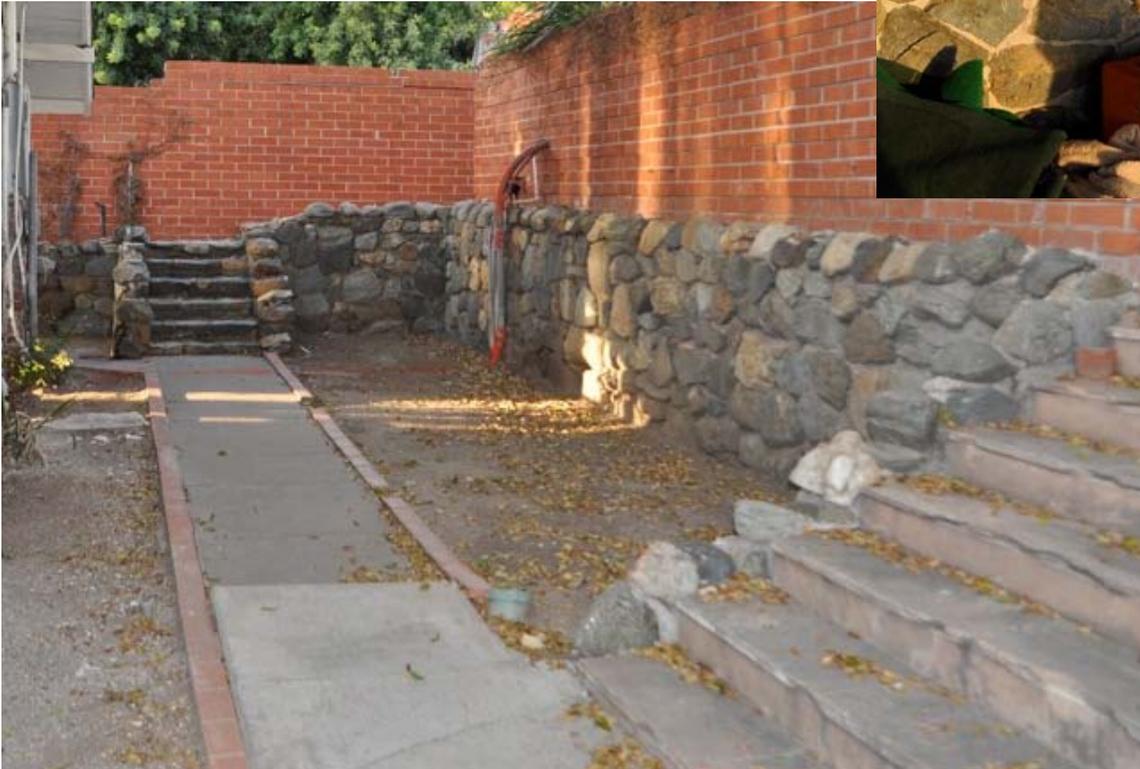
Character defining features remain

Octagonal sunroom



Character defining features remain

Stone work



Historic Preservation Ordinance Criteria

“Identification with persons who significantly
Contributed to the culture and development of the city.”

Those persons are Joe and Guy Skidmore the first owners
and William Crockett Watkins, the second owner.

**THE
FIRST 100 YEARS
in
LAGUNA BEACH**

1876 - 1976

by
Merle and Mabel Ramsey



**NATHANIEL BROOKS
FATHER
OF
LAGUNA BEACH
1886 - 1914**

Nate Brooks, step-father of Joe and Guy Skidmore

Coast Royal, 1920s



*Aerial View - Coast Royal
Laguna Beach, Calif.*



Coast Royal, 1920s



Coast Royal, 2009

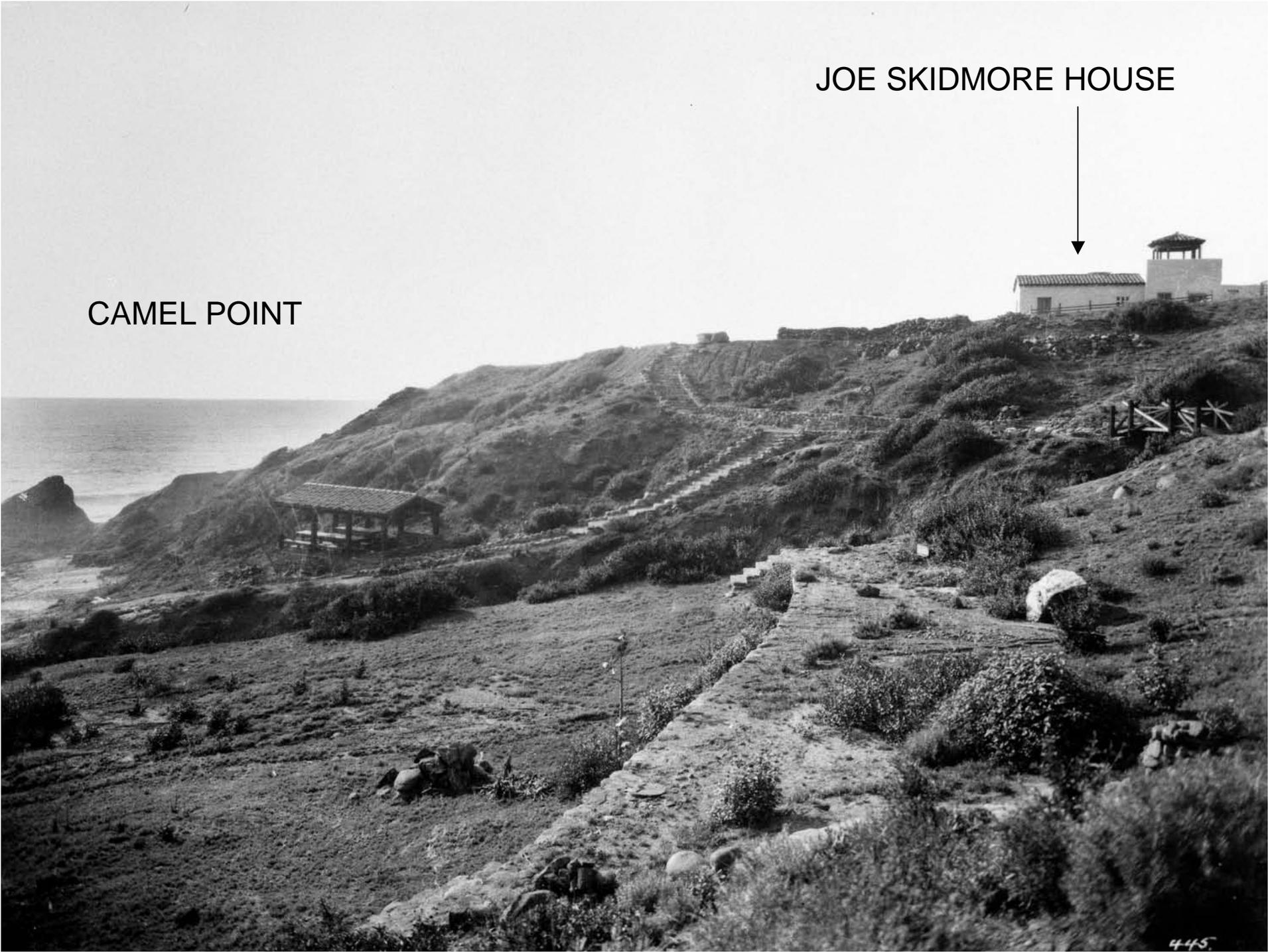
Joe Skidmore's home x
Guy — u — — u — xx

1926 or 1927
Coast Royal
South Laguna Beach



CAMEL POINT

JOE SKIDMORE HOUSE



STONEHENGE
GUY SKIDMORE HOUSE



Mrs. Mary Watkins who bought the old Guy Skidmore house, is having it remodeled and landscaped, with the intention of moving here shortly from her home in Santa Ana. Mrs. Watkins was formerly Mrs. Mary Ford and at one time owned considerable acreage in the heart of Santa Ana, which when sold became the center of the business district.

South Coast News

6-6-30

Mr. and Mrs. W. C. Watkins are building a violet ray sun room on the top of their garage, the structure being remodeled to conform to "Stonehenge."

1931

Mrs. W. C. Watkins entertained at "Stonehenge," her Coast Royal place on the highway, her brother, John R. Teague, retired contractor from Long Beach, as guest of the week-end, also her nephew, Laverne Gulley of Santa Ana who was a visitor Saturday. Mrs. Watkins is entertaining on the 31st at "White Gables," Santa Ana, for the Woman's Club of that city, when the program will include an address, music, and readings.

Garden Section

President William Crockett Watkins announces a business and social meeting of the garden section of the South Coast Improvement Association at his Coast Royal home, "Stonehenge," Saturday, March 24, at 2:30 prompt.

ADMISSION TO SOUTH COAST COUNTY WATER DISTRICT IS SOUGHT BY GOFF ISLANDERS

Official Action Taken at Garden Section Meeting
of Improvement Association, Held at Home
of Mr. and Mrs. W. C. Watkins

The garden section of the South Coast Improvement Association featured a barbecued steak dinner at its regular monthly meeting July 21. The event was held at "Stonehenge," the Coast Royal home of President and Mrs. William Crockett Watkins.

3/30/34

AUTHORITY WILL ADDRESS SOUTH COAST ASSOCIATION

Other Organizations Are Invited to Hear Theodore
Payne, Who Will Speak Here April 14

The garden section of the South Coast Improvement Association held its regular monthly meeting last Saturday afternoon at "Stonehenge," Coast Royal, home of President and Mrs. William Crockett Watkins, who served a course of delicious refreshments at the close of the meeting.

South Coast county water district, that it would be beneficial for the members to familiarize themselves with the locations of the different watersheds, it was decided to hold the April meeting of the garden section in Trabuco canyon, April 21.

Mrs. George A. Portus was an-

1934



STONEHENGE
GUY SKIDMORE HOUSE



FINDINGS--Coastal Development Permit

Required finding:

Demolition is in conformity with the General Plan and LCP

But

Demolition violates key provisions of those plans

FINDINGS--Coastal Development Permit

Demolition violates key provisions of the LCP

“Preserve and enhance buildings and structures of historic significance...”

Historic Resources Element

FINDINGS--Coastal Development Permit

Demolition violates key provisions of the LCP

“Preserve and enhance buildings and structures of historic significance...”

Historic Resources Element

“Encourage the preservation of historically significant residential structures...”

Land Use Element

FINDINGS--Coastal Development Permit

Significance of the house has been documented:

- Historic Inventory
- Heritage Committee recommendations
- House connected with persons important to the culture and development of the city.--Skidmores and Watkins

FINDINGS--Coastal Development Permit

Conformity with the Historic Preservation Ordinance,
Required finding that the demolition is:

- Consistent with the Historic Resources Element

- There is no reasonable alternative

FINDINGS--Coastal Development Permit

These findings cannot be made

- Consistent with the Historic Resources Element

Demolition does not preserve historic resources

- There is no reasonable alternative

Rehabilitation is a reasonable Alternative.

FINDINGS--Coastal Development Permit

These findings cannot be made

- Consistent with the Historic Resources Element

Demolition does not preserve historic resources

- There is no reasonable alternative

Rehabilitation is a reasonable Alternative.

FINDINGS--Coastal Development Permit

Required finding:

No adverse impacts on environment (CEQA)

But

EIR to meet CEQA requirements is triggered if the record contains a “fair argument” that the building involved is historic.

FINDINGS--Coastal Development Permit

The required findings cannot be made

1. Lack of conformity with General Plan and Local Coastal Program.
2. Lack of conformity with Local Coastal Program.
3. “Fair argument” for application of CEQA has been made.

Deny--Coastal Development Permit

Recommend Rehabilitation of historic resource



Before, 2009



After illegal demolition

Rewarding illegal behavior sets a precedent

STONEHENGE
GUY SKIDMORE HOUSE



Addendum Item 4:

**Applicant presentation
submitted 3/4/14**

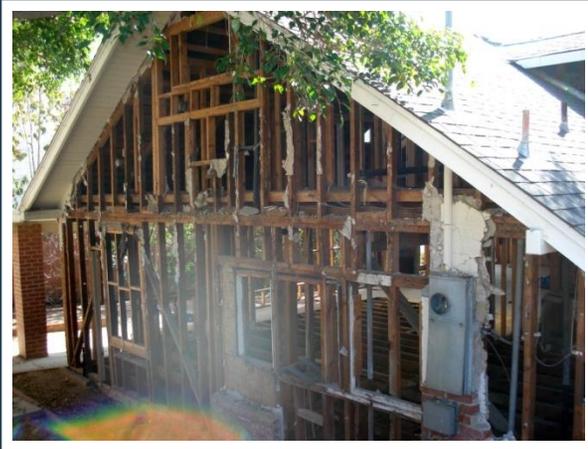
North View



South View



East View



West View



The History and Chronology of Change to the Property Located at

31381 COAST HIGHWAY

LAGUNA BEACH, CALIFORNIA 92651

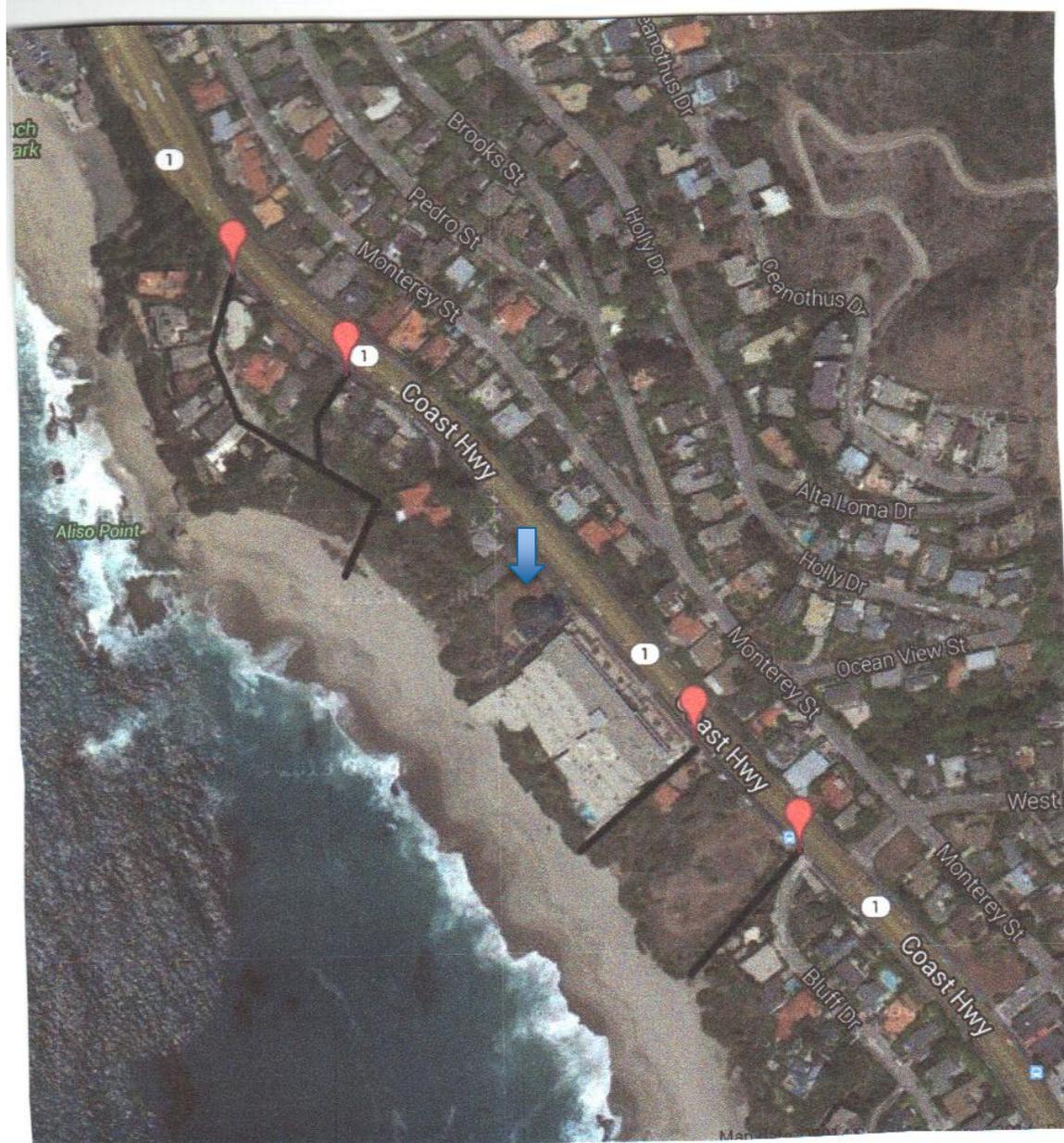
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LOCATION

The subject property is located in Laguna Beach. Specifically, in South Laguna within an area originally designated as a subdivision called Coast Royal. South Laguna began annexation into the City of Laguna Beach in 1987. Following the annexation, most County of Orange records were lost and not provided to the City of Laguna Beach. The blue arrow indicates the location of the property at 31381 Coast Highway.



PUBLIC COASTAL ACCESS POINTS



HISTORICAL DESIGNATION

Two different historical preservation experts have analyzed 31381 Coast Hwy. for historical significance. Both experts concur that the property no longer retains any historical significance. The reports conclusions are quoted on the following pages.

The property analysis and reports were prepared by:

- Galvin Preservation Associates (GPA)
- Ostashay & Associates - City Peer Review

The power point presentation has the complete reports for your review.

Historical Report Conclusion Prepared by GPA Andrea Galvin - Principal Architectural Historian

The property at 31381 S. Coast Highway is not currently designated a landmark at the national, state, or local levels. It was included in the 1981 Historic Resources Inventory and received a K rating. The property has been substantially altered since 1981. When the property was photographed in 2009, the interior had been gutted and most of the windows had been removed. When the property was photographed for this report, the exterior cladding had been removed. As such, it was re-evaluated for eligibility as a historic resource at the national, state, and local levels and found ineligible due to a lack physical and architectural integrity. The California Register Status Code that corresponds to that Galvin Preservation Associates 31381 S. Coast Highway - Historic Resource Report 15 evaluation is 6Z. Therefore, the subject property is not a historic resource subject to CEQA. The removal of the buildings would have no impact on historic resources and no mitigation measures would be required.

Historical Report Conclusion Prepared by Ostashay & Associates Jan Ostashay - Principal Architectural Historian City Hired Peer Reviewer

Conclusion

OAC conducted a peer review of the historic resource report prepared by GPA in June 2011 for the subject property. Despite some inadequacies and incorrect information in the report, OAC concurs with GPA's conclusion that the property is not historically significant due to compromised integrity issues, and the 6Z California Historical Resource Status Code assigned to the property (ineligible for federal, state, and local register listing) is also correct.

It should be noted, however, that notwithstanding the ineligibility of the property (residence and garage) as a historic resource for the purposes of CEQA, the ancillary structure referred herein as the sunroom, the wood staircase adjacent the bluff, and the flagstone paved pathway and its siting, should all be retained and reused in place as part of any current or future development of the site. These extant features are intact remnants of the property's history and character.

Preservation, Restoration, Rehabilitation and Reconstruction Secretary of the Interior's Standards

- A report analyzing Preservation, Restoration, Rehabilitation and Reconstruction was also prepared by Galvin Preservation and Associates. This detailed report explains why neither Preservation, Restoration, Rehabilitation or Reconstruction are appropriate for this structure, given the complete lack of historical integrity of the structures. The conclusions of this report are also included on the following page. The power point presentation has a complete report for your review.

The Secretary of the Interior's Standards

The four treatment approaches are Preservation, Rehabilitation, Restoration and Reconstruction

Preservation

•This approach would not be appropriate for the subject property because the majority of the historic fabric is no longer present. Physical features must be present to preserve and maintain. This is not the case with the subject building.

Rehabilitation

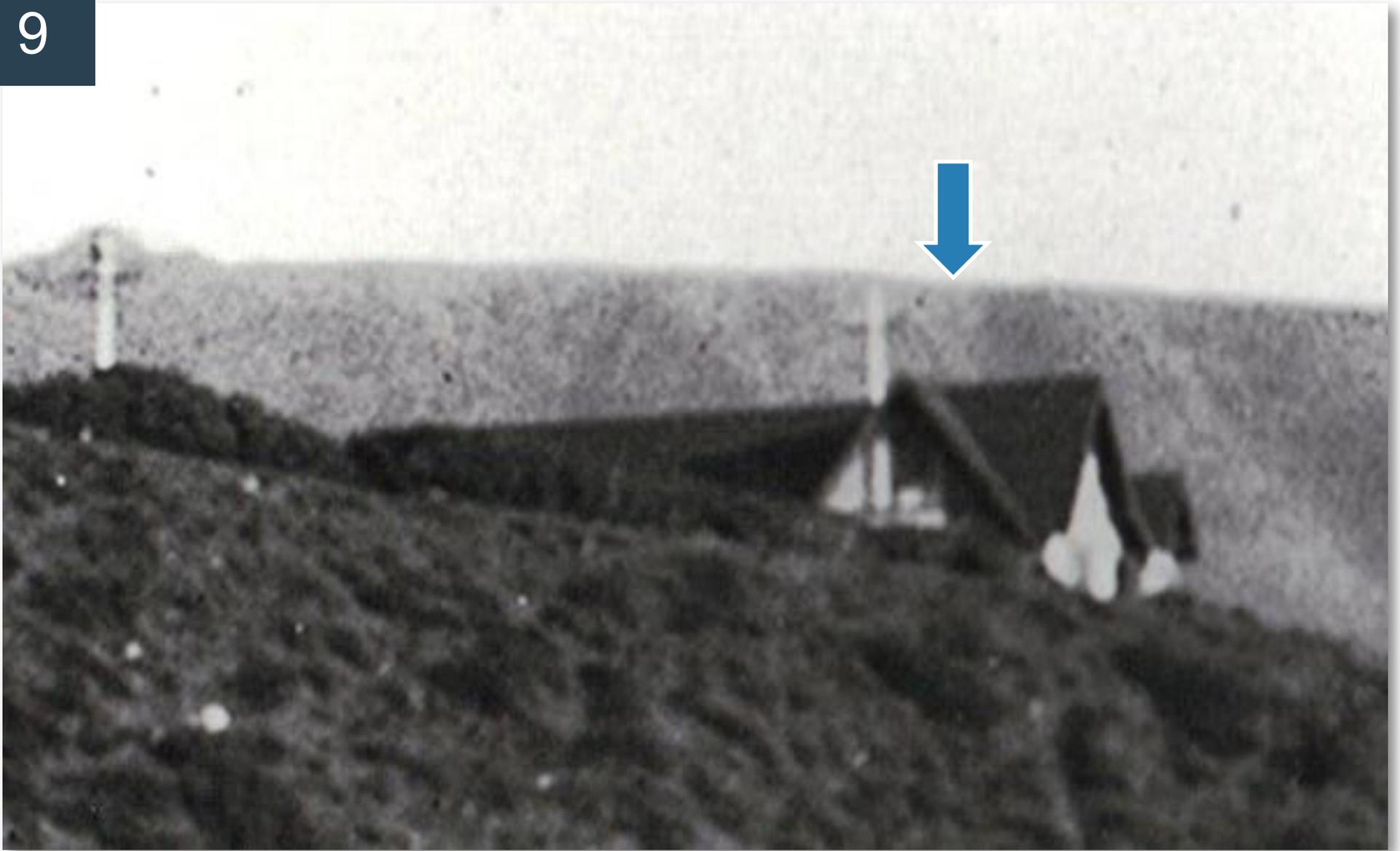
•There are no local, state, or federal laws that require a property owner to rehabilitate or restore a historic property. In the case of the subject property, substantial evidence was presented that the property lacked historic significance and integrity to qualify as a historical resource. Therefore it is inappropriate for a lead agency to require a property owner to retain, rehabilitate, or restore a property that is not determined to be historically significant.

Restoration

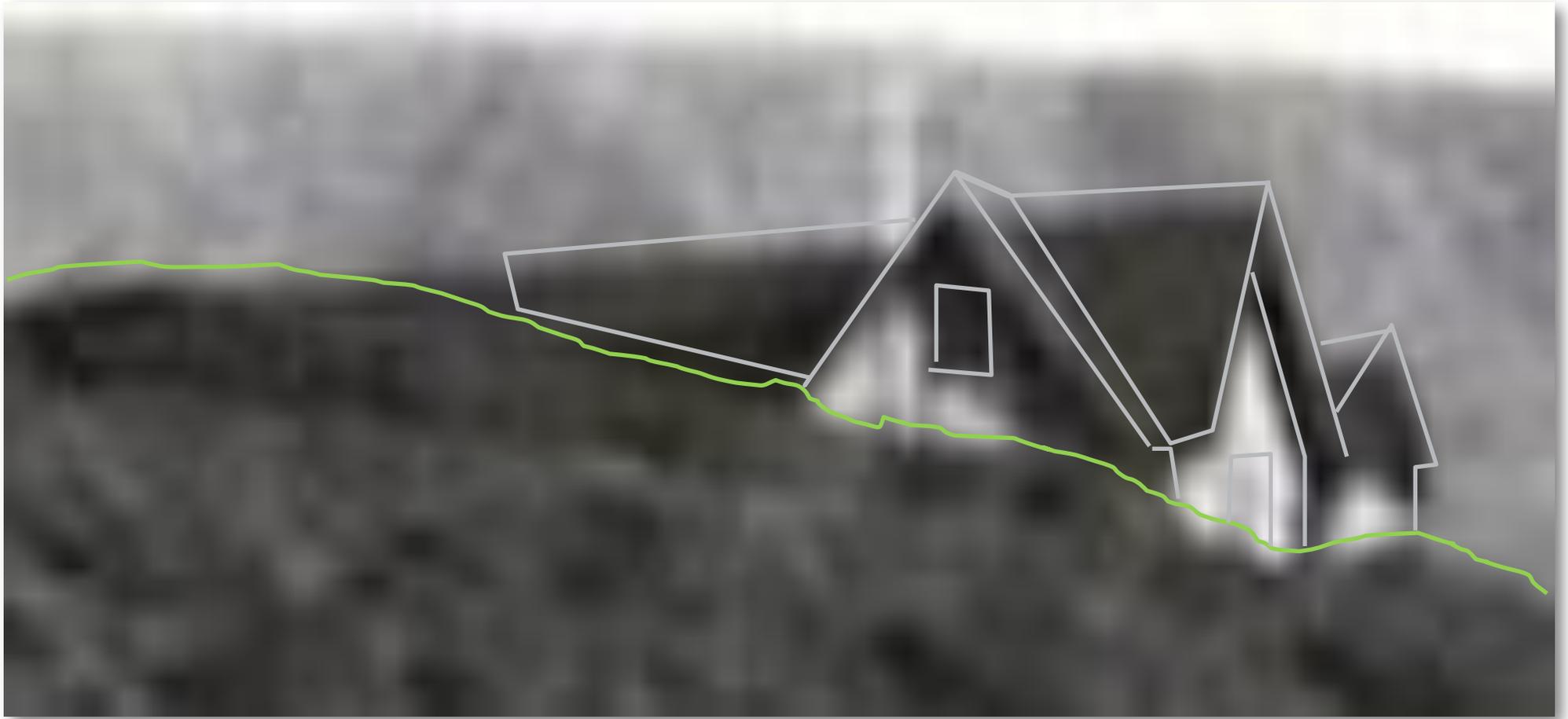
•This approach is not appropriate for the subject building because the building is not individually listed on the National Register and is not designed by a significant architect. The original form has been significantly altered over time; much of the original fabric has been completely removed and not enough physical or photographic documentation exists on the property to conduct an accurate restoration of the property.

Reconstruction

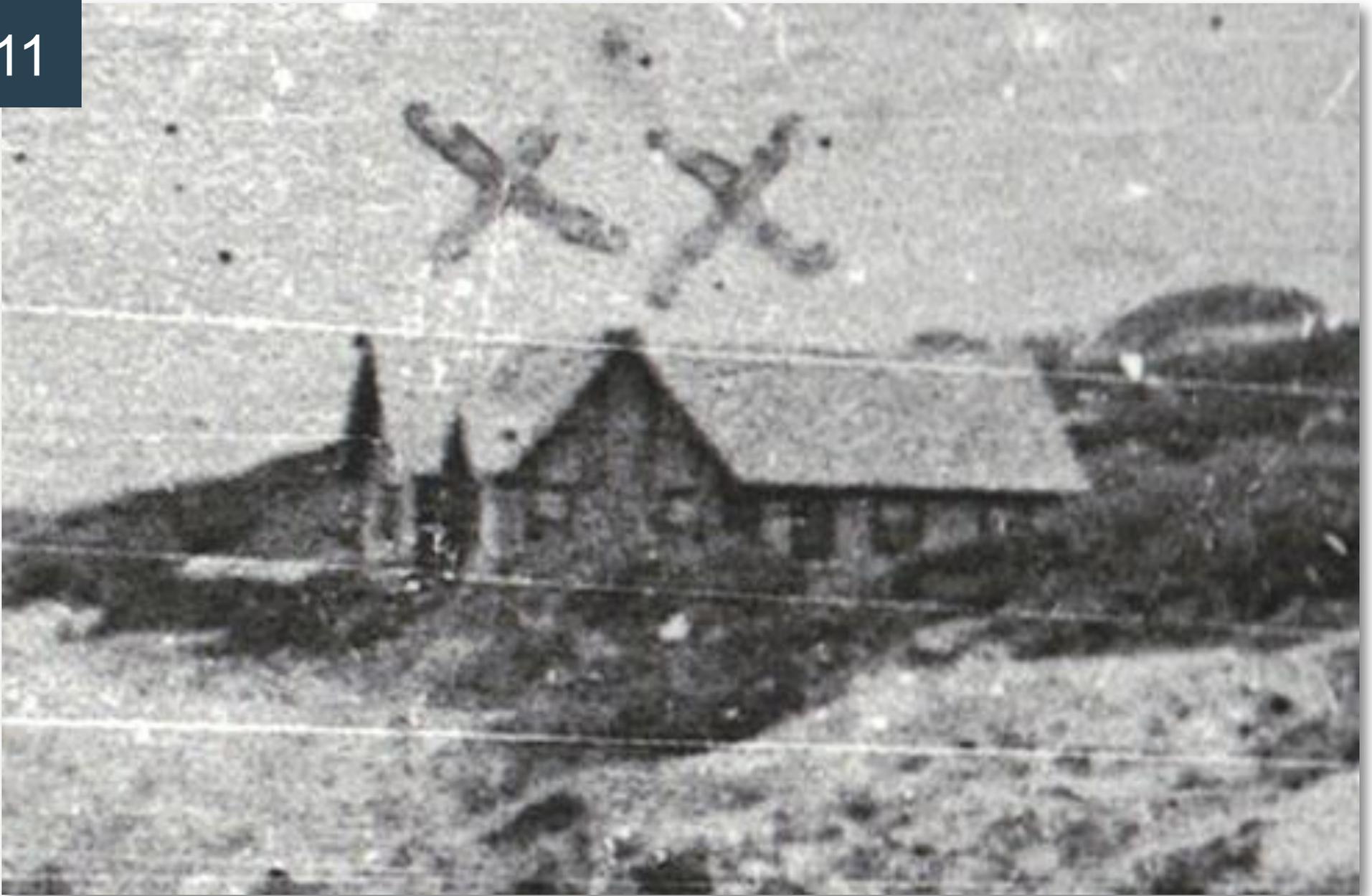
•As with the Preservation approach, Reconstruction would not be appropriate for the subject building because it is privately owned and not a candidate for public interpretation, and there is not sufficient physical and photographic documentation to conduct an accurate reconstruction. Due to the substantial loss of original historic fabric and the lack of photographic documentation of certain areas of the residence, much of the reconstruction would be conjectural, which is not in keeping with the reconstruction standards.



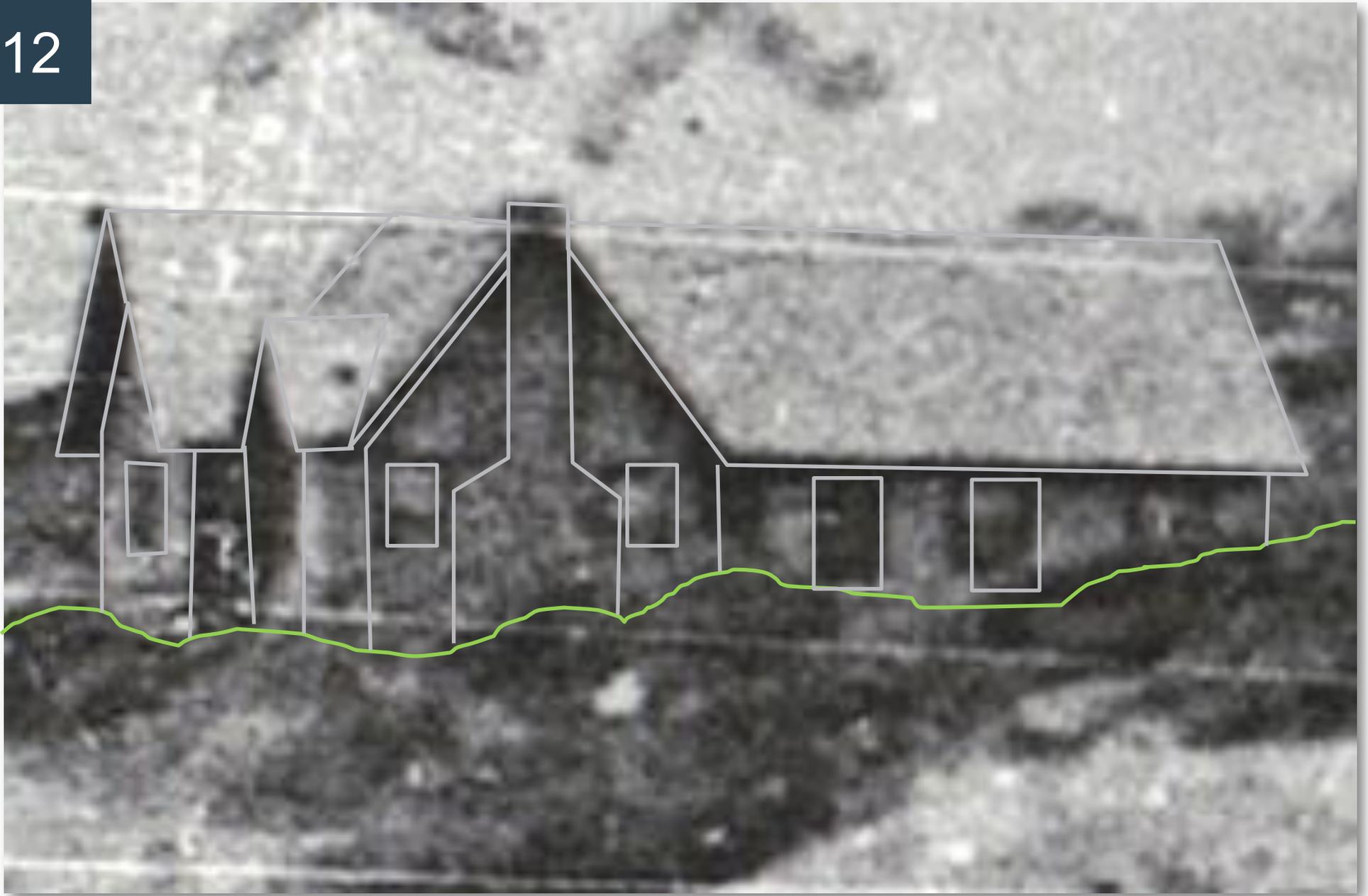
Blue arrow indicates an extremely close view of 31381 Coast Highway looking south.



This is a building sketch directly imposed upon the previous photo to add clarity and definition to the structure.

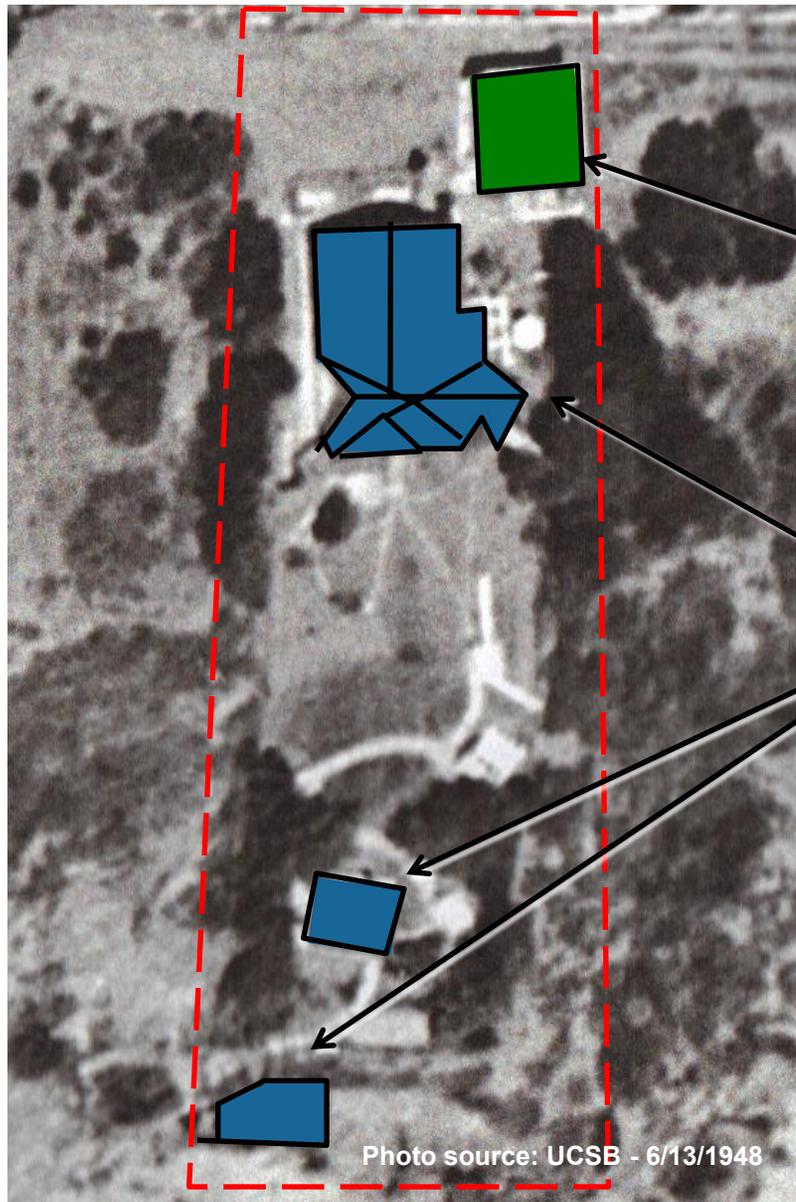


Close up view of 31381 Coast Highway looking north. Note: cupola and garage are non-existent.

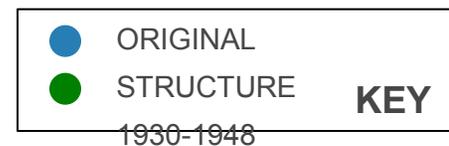


This is a building sketch directly imposed upon the previous photo to add clarity and definition of structure.

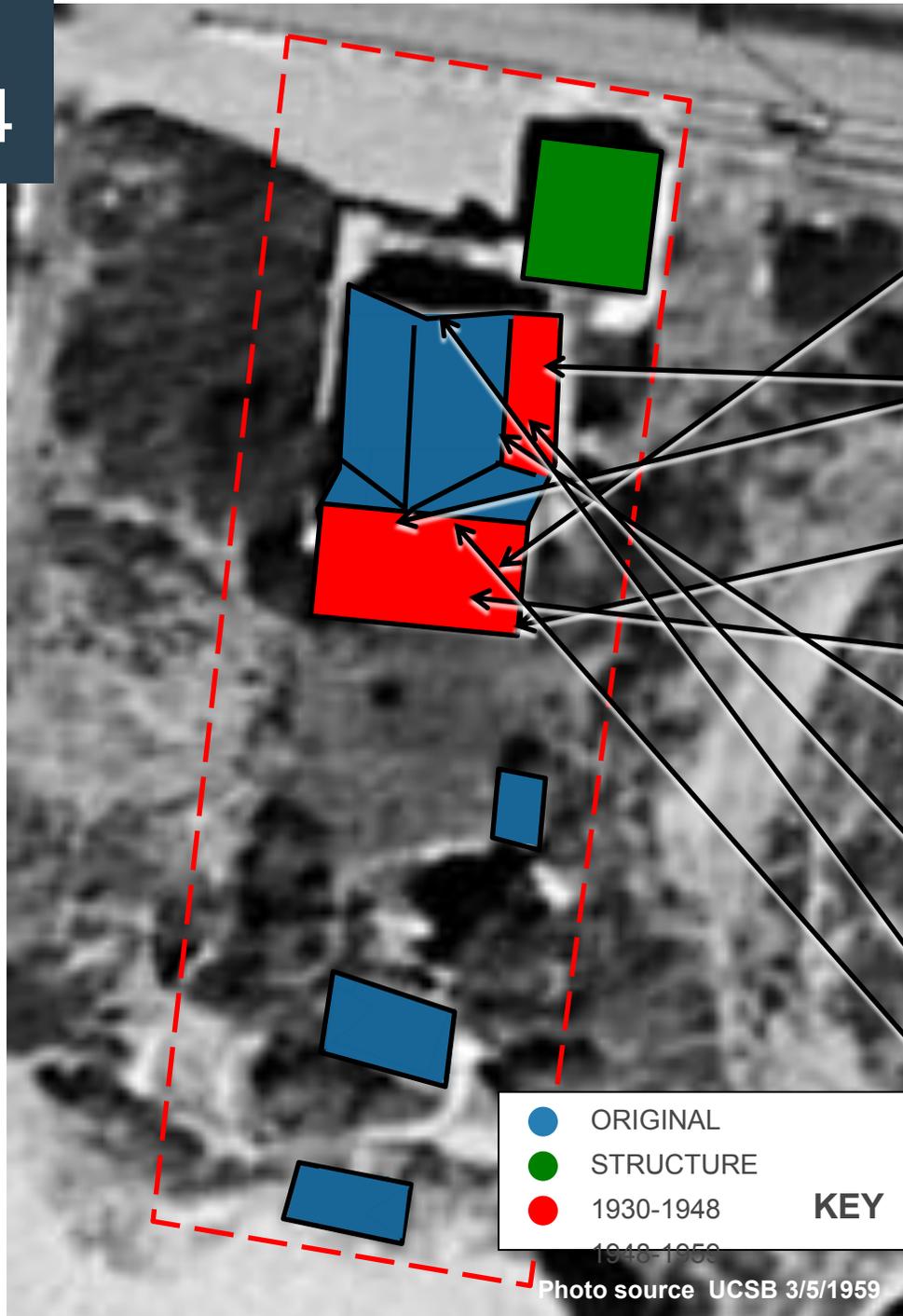
1930-1948



- 31381 Coast Highway with no apparent changes to the roofline.
- Green indicates garage and cupola constructed prior to 1948. This is the first evidence of their existence. It is unclear the exact year built.
- Blue indicates original 1929 structures, which include staircase, cabana and home.



1948-1959



● ORIGINAL
● STRUCTURE
● 1930-1948

KEY

- Western (ocean side) addition of 420 square feet of living space. The addition spans the entire width of the house. The roofline was significantly altered by removing the west facing gable.
- The original roof shingles were removed to accommodate the new space as well as the doorway under the gable.
- The original siding (half timbering) had to be removed for the additions on the west side of the structure.
- The windows on the south and west side were removed for the additions.
- Addition of a new 100 square foot interior foyer and 175 square foot exterior covered porch at the new entry way. These additions altered the original roof line as well.
- Original south facing windows and siding removed to build the addition of a new entry. Original roof shingles were replaced.
- To move the original front entry way which was on the east side of the structure, the front door and windows were removed and replaced with new large horizontal windows and new siding and framing.
- Southern gable removed from ocean façade.



1948-1959

The following photos will show in detail:

- Removal of southwest gable.
- Addition of west end of house.
- Addition of front foyer entry and porch.



- Removal of front door and windows.
- Dating of sheet rock and reconstruction materials to this period.



1948-1959

- Photo indicates that a new room with a flat roof was constructed over the original 1929 patio. This significant alteration destroyed the southwest gable as shown in previous photos.
- Photo indicates **1920s plaster overlaid** with 1959 plaster.



Photo source 1/6/1973 UCSB

1960-1973



Photo source GPA 2009

- The **large window** are likely part of the 1970s interior remodel.
- The entire **exterior** was re-stuccoed.



1960-1973

- Once again note pieces of sheet rock from the 1920s, 1950s and 1970s. Blue grey mortar is from the 1970s which is visible throughout the property.

When additions were made the smaller original windows were covered and new reframing allowed for larger aluminum windows. This was done throughout the property. Aluminum windows and sliders were available and prolific in the 60s and 70s.

- Windows
- Sliders

ALTERATIONS & MAJOR REMODELS

1974-1984

- **Second story additions** included a bedroom, bathroom, library, storage space and two new roof dormers for a total of 840 square feet.
- Also included new construction of a **large second story deck** totaling 326 square feet.
- **Roof material, third layer of siding, additional windows/doors plumbing and electrical** also had to be replaced to accommodate the new construction.
- **New roofline construction and destruction of the west facing gable was done to accommodate the second story additions.**
- **New construction of two dormers on each side of house reconfiguring original roof.**
- **All supporting beams were reconfigured** and replaced with new load-bearing support beams.
- **Interior staircase** added to access second story.
- The majority of this **construction did not meet code and was approved by Ann Christoph** via her seat on the South Laguna Specific Plan Advisory Committee (5/5/1982).

1974-1984



Photo source California Coastal Records Act Project

Exterior photo indicates:

- New second story and large deck.
- Removal of last original gable.
- New siding throughout.
- New skylights on all sides of roofline.
New shingles added to accommodate roofline changes and skylights.
- New windows, doors and railings throughout.

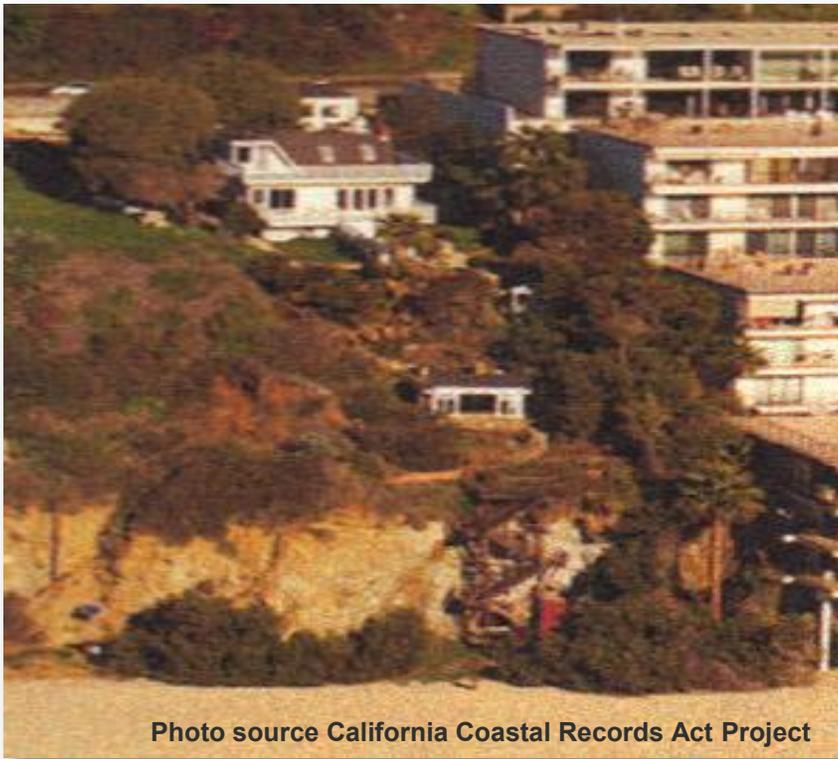
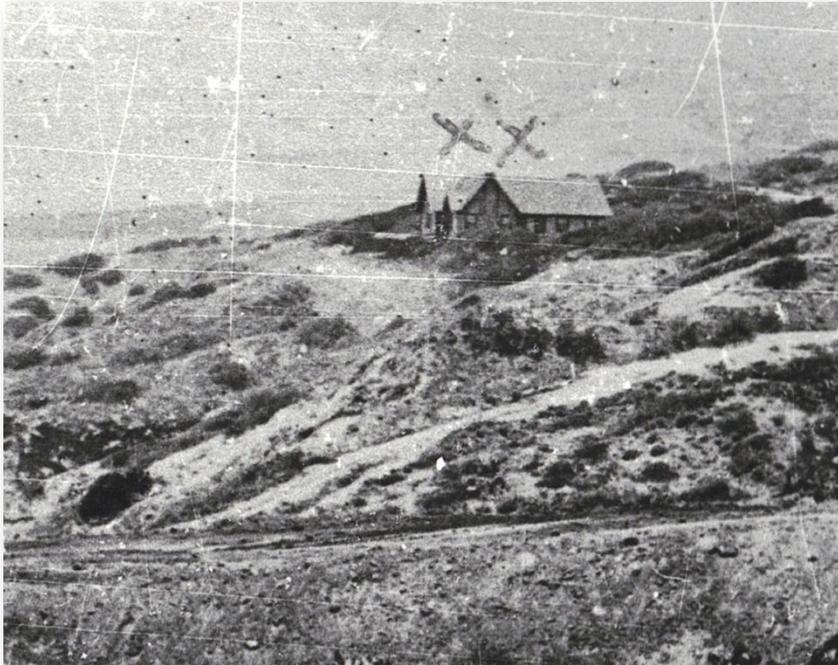


Photo source California Coastal Records Act Project



1974-1984

- Note the comparison to the original structure in 1929 as compared to the structure in the 1980s photo.
- The structure has **lost all original structural integrity** and bears no resemblance to the original structure.
- Original gables, half timbering, interior walls and utilities, windows/doors, roof shingles, flooring, roof line of structure, patios, ALL removed and replaced numerous times in some cases.



1974-1984

- Two new dormers added to the north and south facing sides of the structure. All new roof shingles and dormers siding were newly installed as part of the South Laguna Specific Plan Advisory Committee approved 1980s remodel.





1974-1984

- Close up of ocean front north/west gable completely destroyed. This was part of the 1982 South Laguna Specific Plan Advisory Committee approved remodel. This represented the destruction of a significant historical feature.





1974-1984

- Second story addition approved by South Laguna Specific Plan Advisory Committee included multiple code violations, i.e. construction that included a ceiling height of 7 feet at center point. Code requires a ceiling height minimum of 8 feet. In addition, the ceiling height incrementally decreases approximately one foot for every foot on both sides of upstairs addition.

1984-2009



- **May 19, 2000:** Illegal construction of new 20' x 40' deck and bathrooms below the deck. These features have since been removed. Approximate area indicated by the red shaded box.
- Stairway was moved from center of deck to southwest corner of deck.
- Replacement of vertical wood slat railing with glass railing.

By 2009, the interior had been gutted and most of the windows had been removed. When the property was photographed for the 2009 GPA historical evaluation report, the exterior cladding had been removed. As such, it was re-evaluated for eligibility as a historic resource at the national, state, and local levels and found ineligible due to a lack of physical and architectural integrity.



1984-2009

KEY

7/6/1977

- **7/6/77:** County of Orange Rolodex Card to convert existing attic to bedrooms and bath. Also include library approximately 560 sq.ft. Permit expired shortly after Stop Work Order issued.

| | | |
|---|--------------|------------|
| 31381 Pacific Coast Hwy | 7-6-77 | So. Laguna |
| Bernice Lanham | Tract 831 | Lot C |
| Covert exist. attic to bedrm & bath w/in SFD to incl. library | 560 | |
| BUILDING | PLASTER | PLUMBING |
| 40,252 | | HEATING |
| | 536,990 P | ELECTRIC |
| | | 533,682 |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;">SCANNED</div> | | |
| <div style="font-size: 2em; font-weight: bold; text-decoration: underline;">EXPIRED</div> | | |
| <div style="font-weight: bold;">MAR 10 1978</div> | | |
| <div style="font-size: 0.8em;">CRS F 0250-176</div> | | |

City of Laguna Beach
 Building Division
 505 Forest Avenue
 Laguna Beach, CA 92651



Demolition Permit
 Permit Number: D06-42
 Page 1 of 1 Printed: 5/16/2006
 Inspector: Rick
 Issued By: Kathy Mahboubian

FINALED

Parcel Number: 058-032-10 Zoning: R1
 Address: 31381 Coast Hy Laguna Beach, CA 92651
 Purpose: Site Area:
 Structure Use: Units: Grading (CY):
 Floor Area: Other Area: Stories:
 Occupancy: Const Type: Code:
 Geo Memo Req.: Sprinklered: NPDES(3/2/1 - H/M/L):
 DR: Rick CDP: Approved: Extended:

Description
 Exploratory demo of drywall, roofing, hardwood flooring (main structure only)
 Valuation:

| Use | Area | Rate | Valuation |
|---------------------|------|------|-------------|
| Construction Value: | | | \$29,000.00 |

Owner Donald L. Castro 949/939-1118
 31381 Coast Hy Laguna Beach, CA 92651
 Applicant: Kunysz Construction 949/249-3874
 23891 Windmill Lane Laguna Niguel, CA 92677
 Contactor: Kunysz Construction 949/249-3874
 23891 Windmill Lane Laguna Niguel, CA 92677
 State License: 625128/B HIC Expires: 8/31/2007
 Workers's Comp: 1381077-2005/SF Expires: 12/1/2006

Fees and Receipts:

| Description | QTY | Amount |
|--------------------------------|-----|-----------------|
| B - Building Permit Fee (Auto) | 1 | \$401.60 |
| Total Fees: | | \$401.60 |
| R06-1437 | | \$401.60 |
| Total Receipts: | | \$401.60 |

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5 Business and Profession Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).
 I am exempt under Sec _____ B&PC, for this reason:

DATE: _____ OWNER: _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS: _____ LICENSE NO.: _____

CONTRACTOR: Rick DATE: 05/16/06

WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers compensation as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
 I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are as follows:

5/16/2006

- 5/16/2006: City Finals a Demolition Permit.
- Note: Work Never Completed

CARRIER: _____ POLICY NO.: _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: _____ APPLICANT: _____

WARNING: Failure to secure workers compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

LENDER'S NAME: _____
 LENDER'S ADDRESS: _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

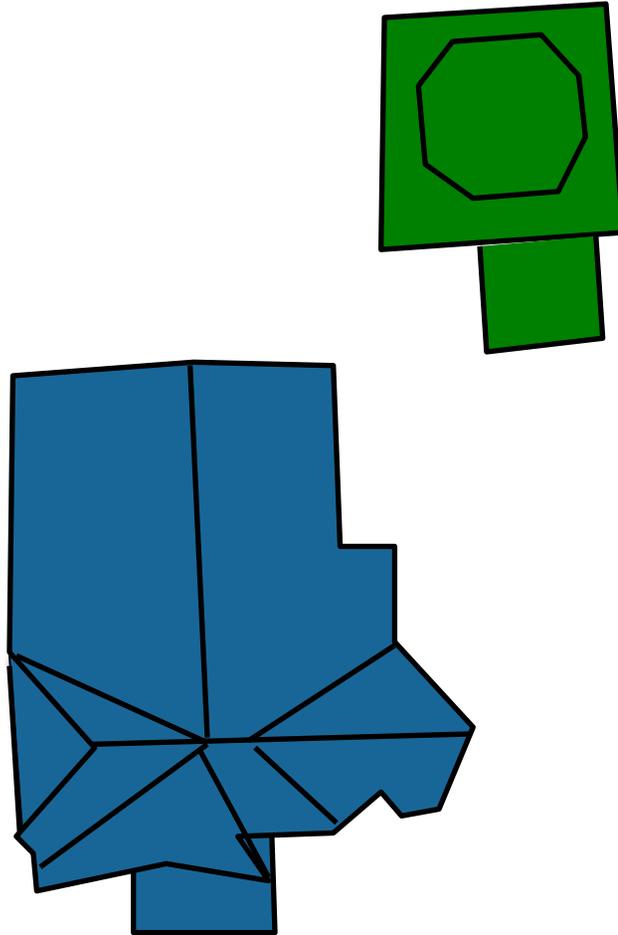
The applicant (and the applicant's successors or assigns) shall defend, indemnify and hold harmless the City and its officers, employees and agents from any and all claims, demands, damages, loss or injury arising out of or resulting from: a) the approval of this permit; and b) the use and occupancy of the subject property in accordance with the project approval.

PERMITTEE NAME (PRINT): Paul Lawrence Kunysz II
 SIGNATURE OF PERMITTEE: [Signature]
 DATE: 05/16/06

Approval: [Signature]
 Date: 5.16.06 / 5/16/06

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

1930-1948

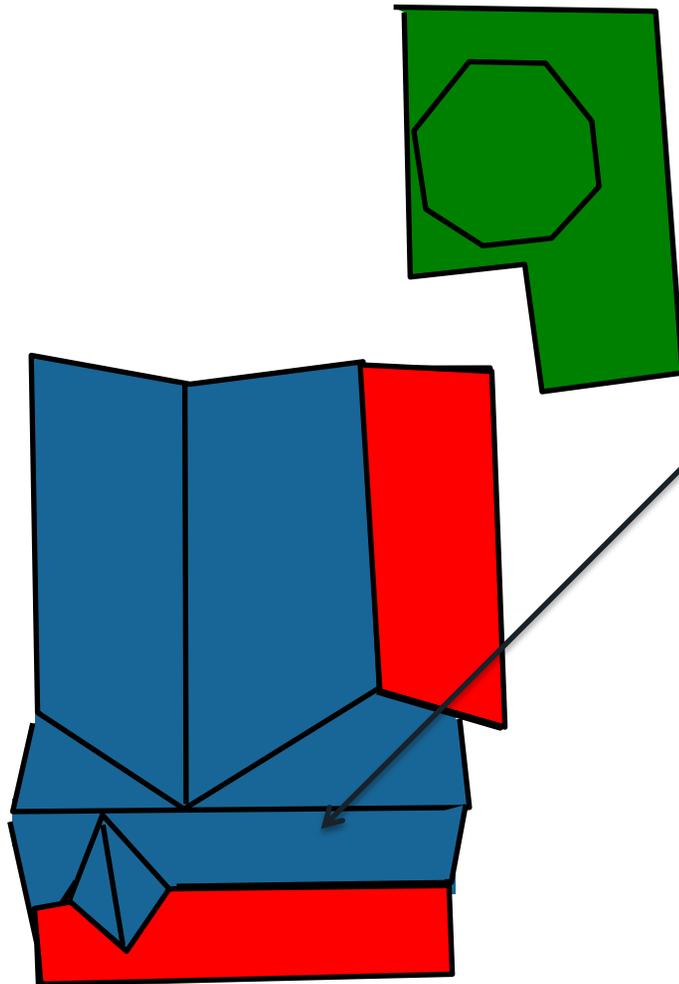


- Structure appears to have original roofline. “T” shaped cross gable with double gable on ocean facing façade. **No apparent changes to roofline.**
- Cupola and garage appear for first time.

| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |
| | KEY |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

1948-1959

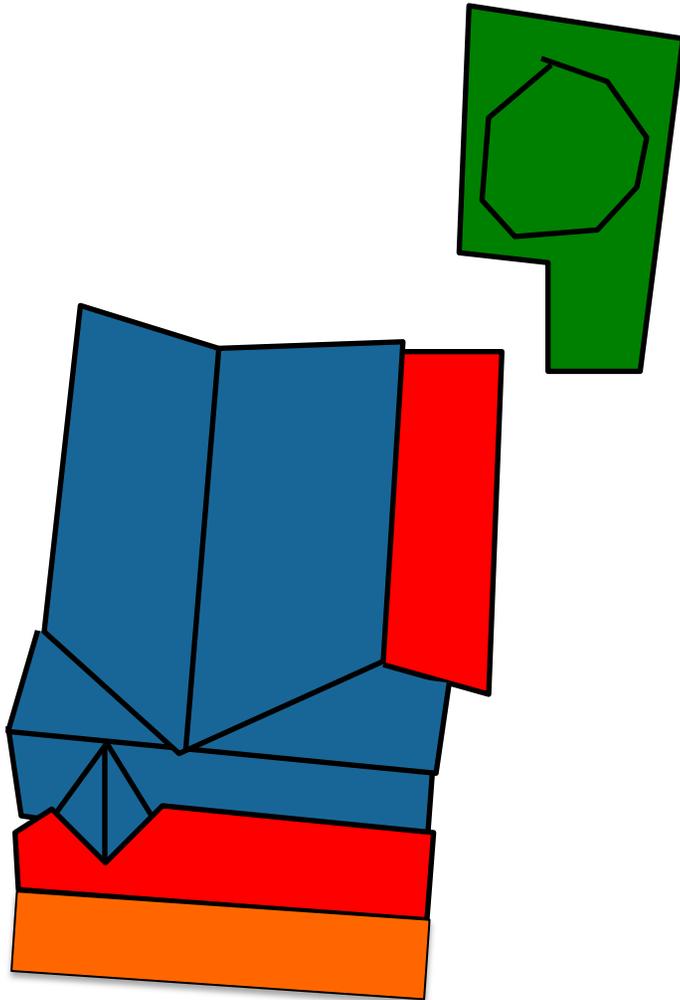


- First roof alterations are evident.
- Removal of southwest gable.
- Addition of full-width room enclosure
- Addition of roof extension on southeast corner of residence.

| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |
| | KEY |

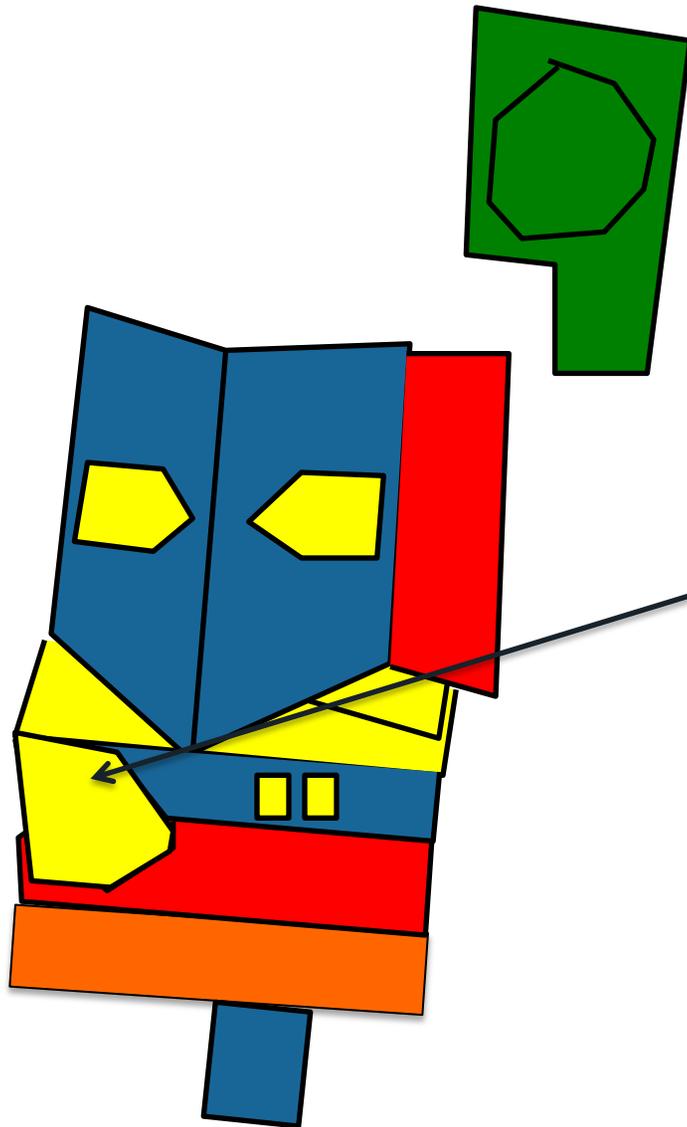
VISUAL CHRONOLOGY OF
RESIDENCE IN PLAN VIEW**1960-1973**

- Addition of full width deck.



| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | KEY |
| ● 1984-2009 | |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

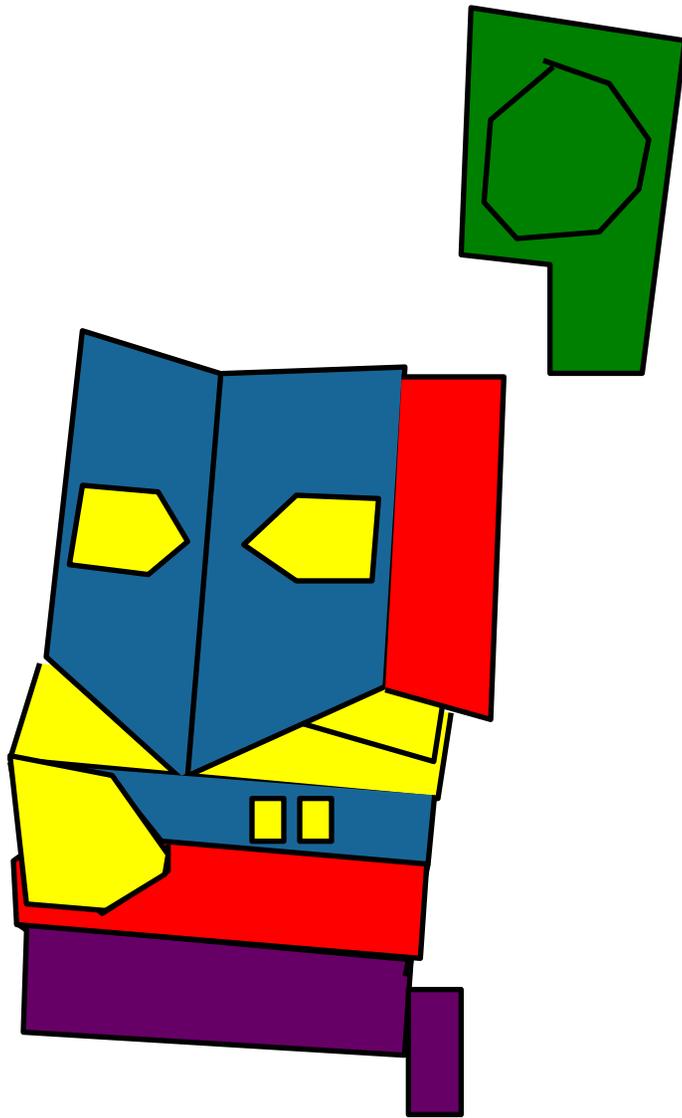


1974-1984

- Addition of **second story** adding bedroom, storage, library and bath.
- Addition of **dormers, windows** on north and south roof.
- Destruction of west facing gable to create a **door onto roof-top deck and patio.**
- Addition of **skylights.**

| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |
| ● | 1960-1973 | |
| ● | 1974-1984 | KEY |
| | 1984-2009 | |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW



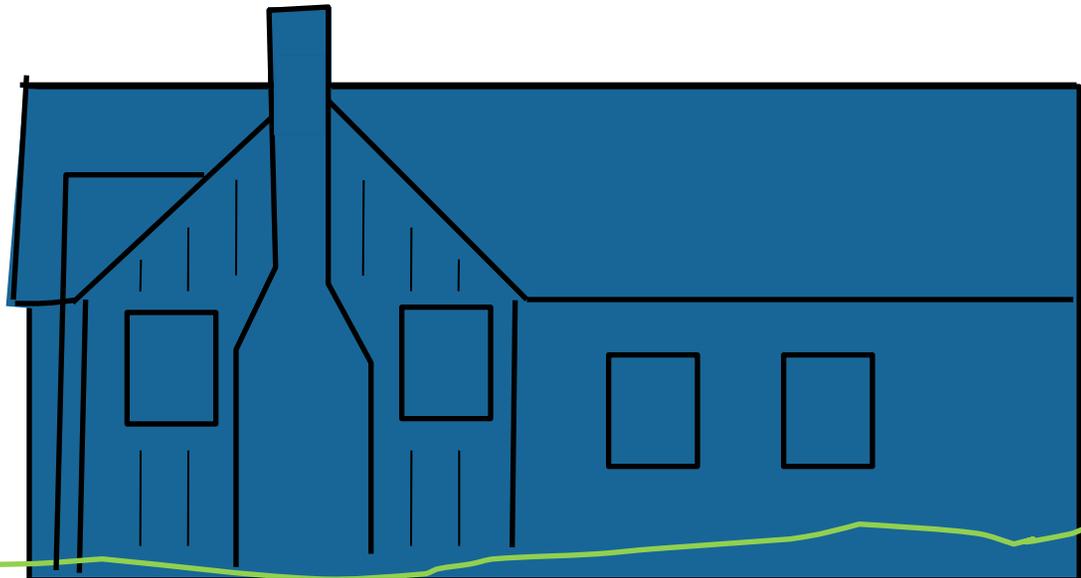
1984-2009

- Re-construction of new, larger full width **deck off rear**. Stairway re-located to southwest corner of deck.
- Vertical **wood-slat railings** replaced with glass railings.

| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |
| ● | 1960-1973 | |
| ● | 1974-1984 | |
| | 1984-2009 | KEY |



Looking South

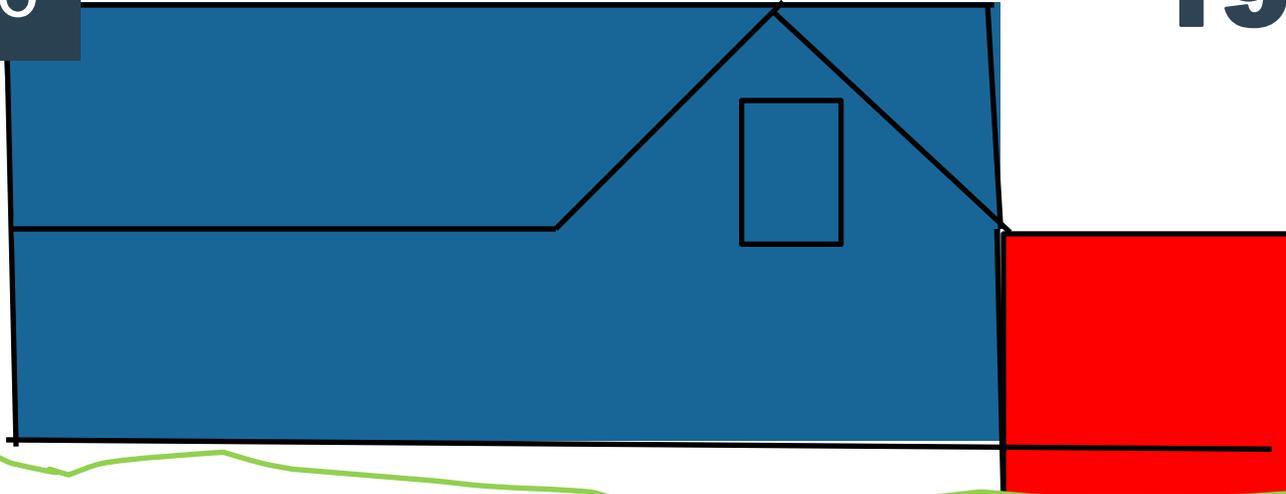


Looking North

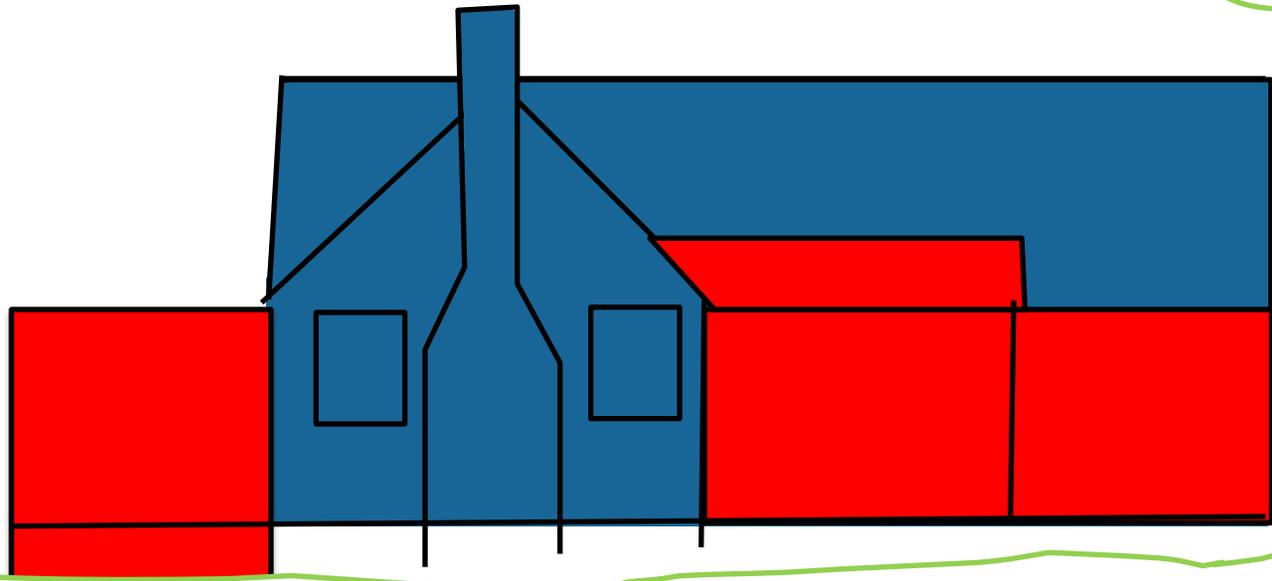
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|-------------|------------|
| ● ORIGINAL | KEY |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |

36

1948-1959



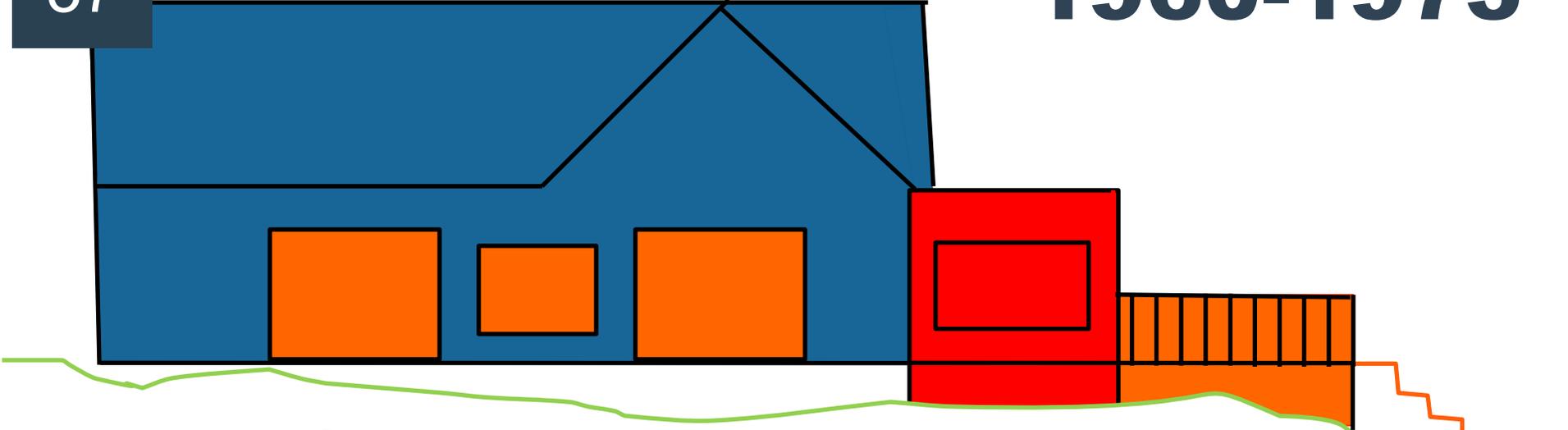
Looking South



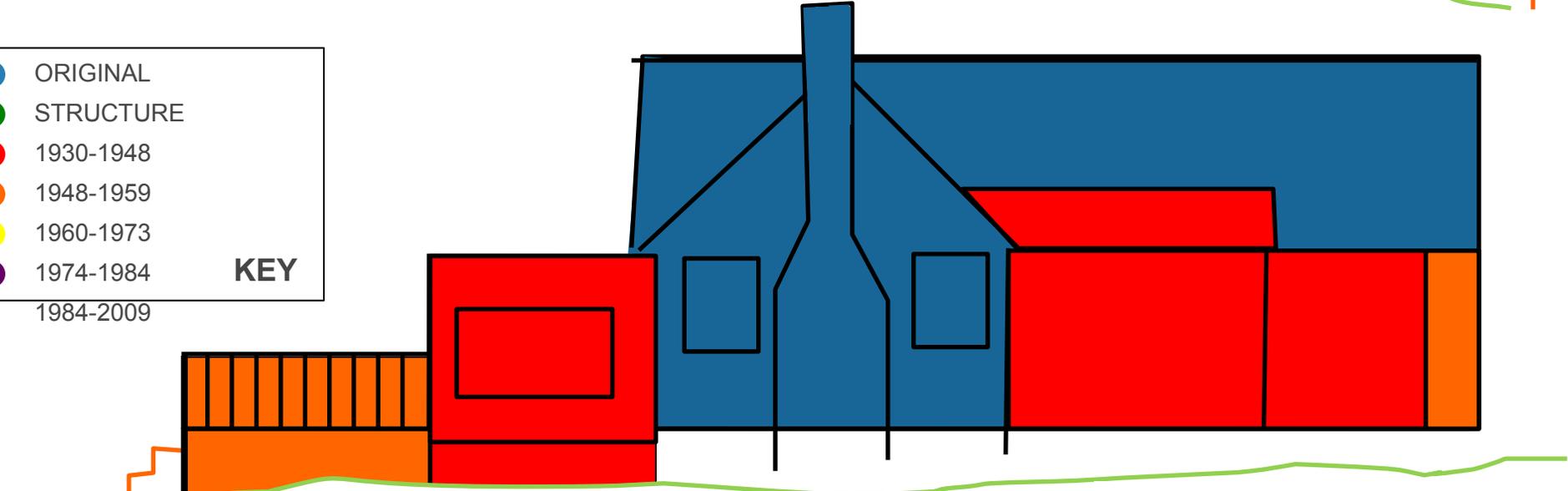
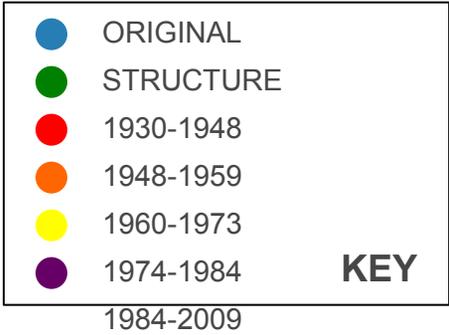
Looking North

| | |
|-------------|-----|
| ● ORIGINAL | KEY |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |

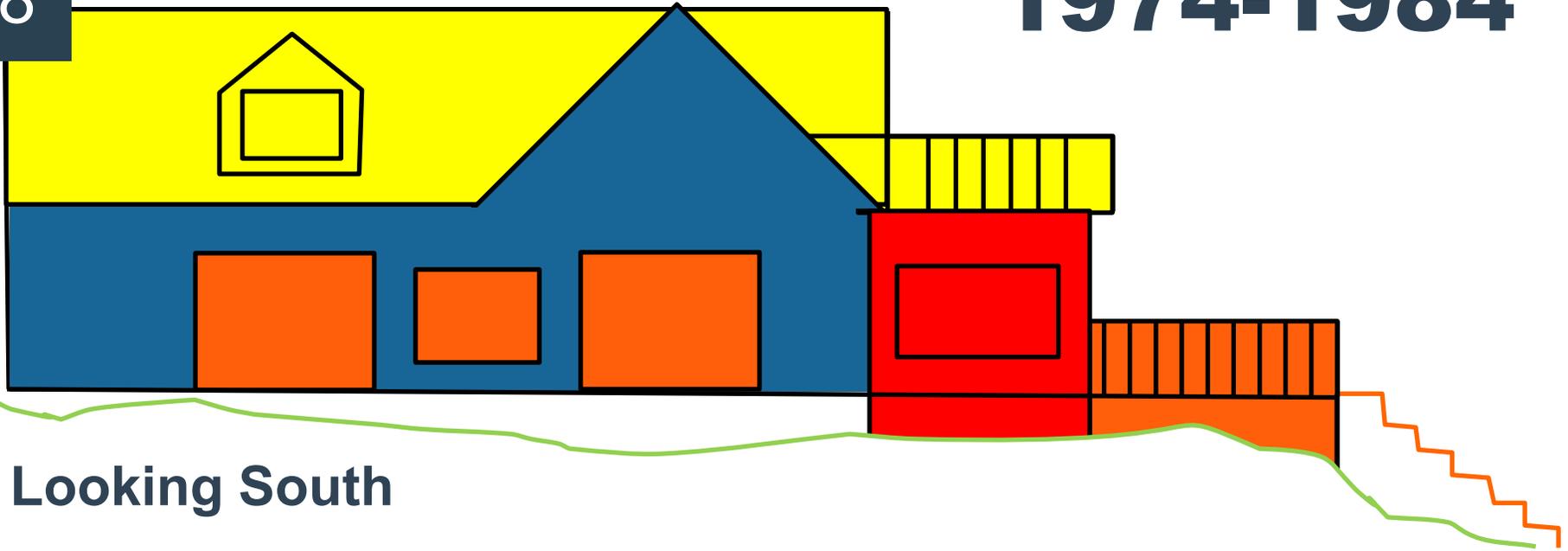
1960-1973



Looking South



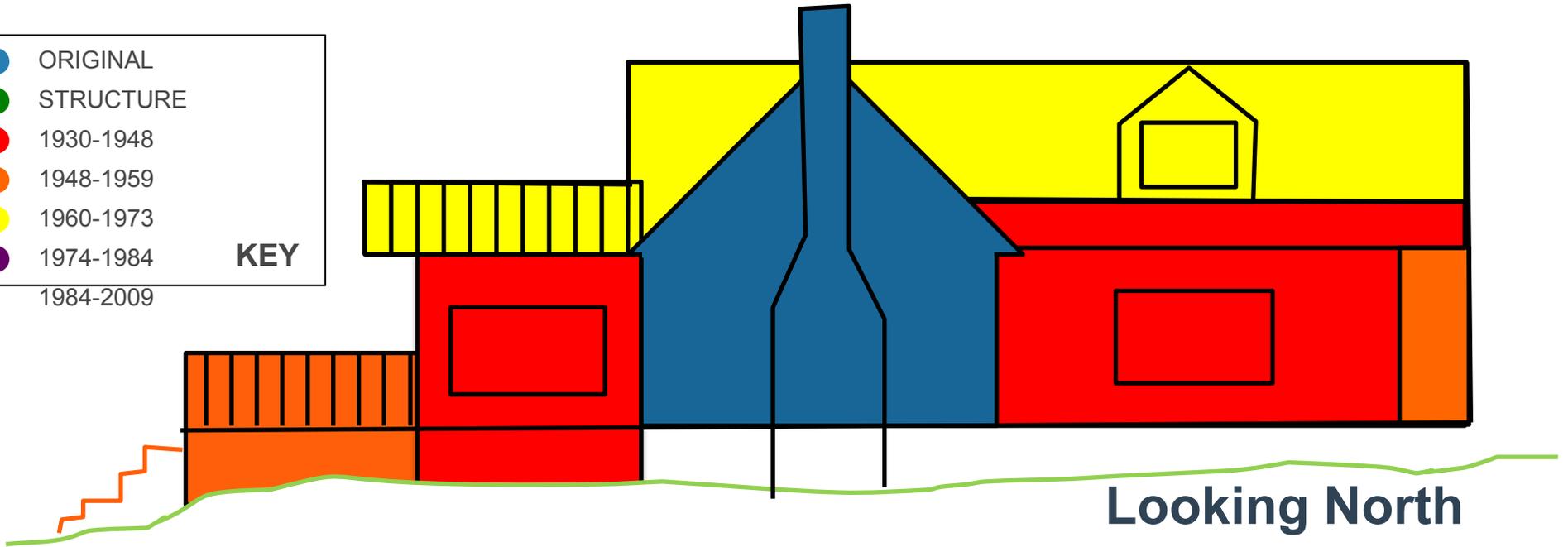
Looking North



Looking South

| | |
|-------------|-------------|
| ● ORIGINAL | ● STRUCTURE |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |

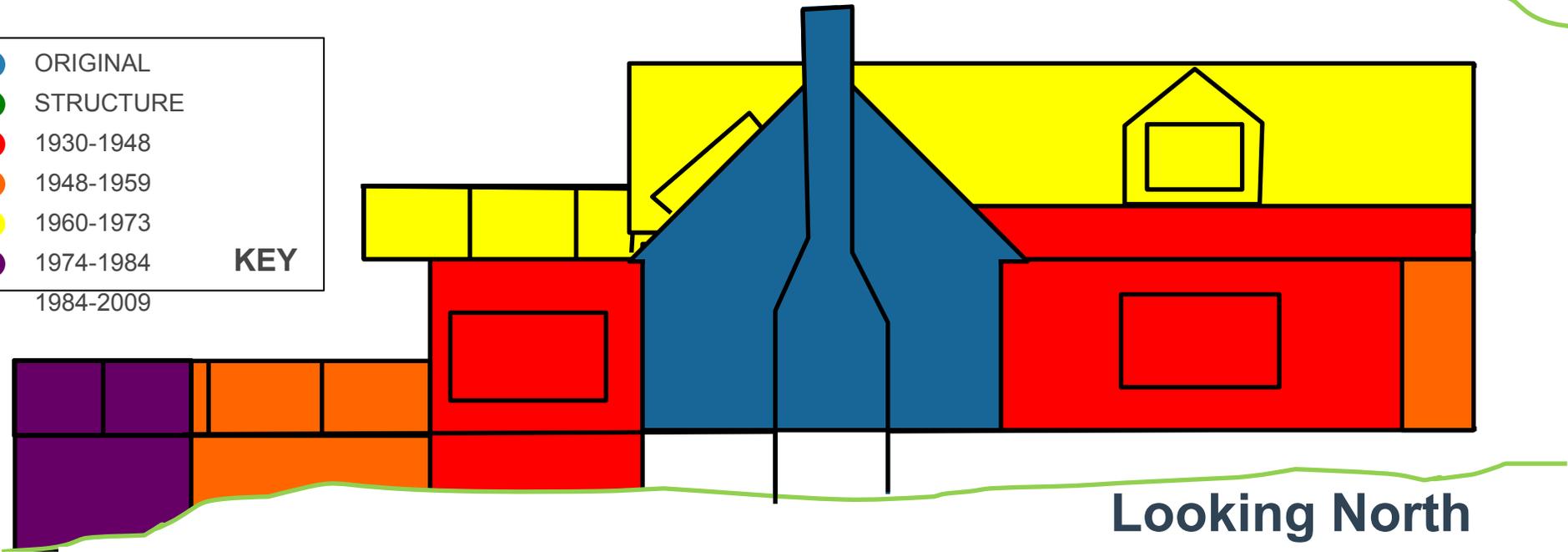
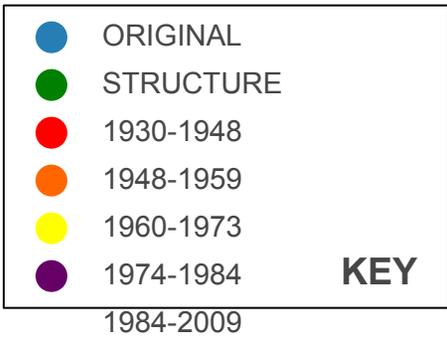
KEY



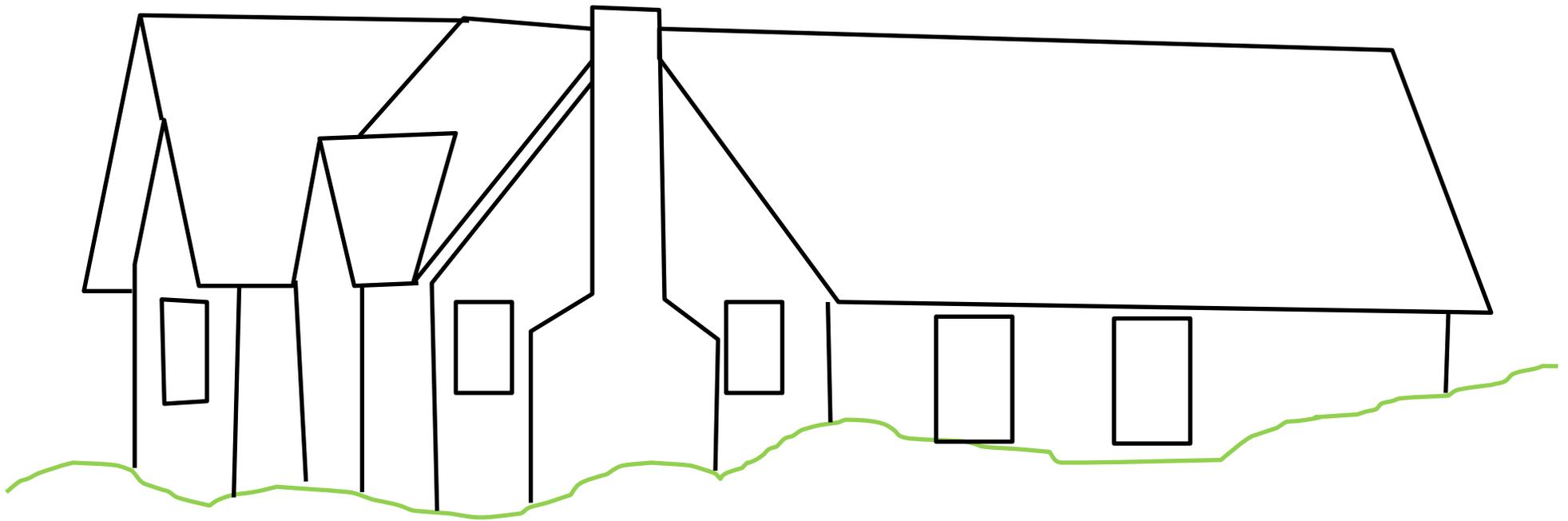
Looking North

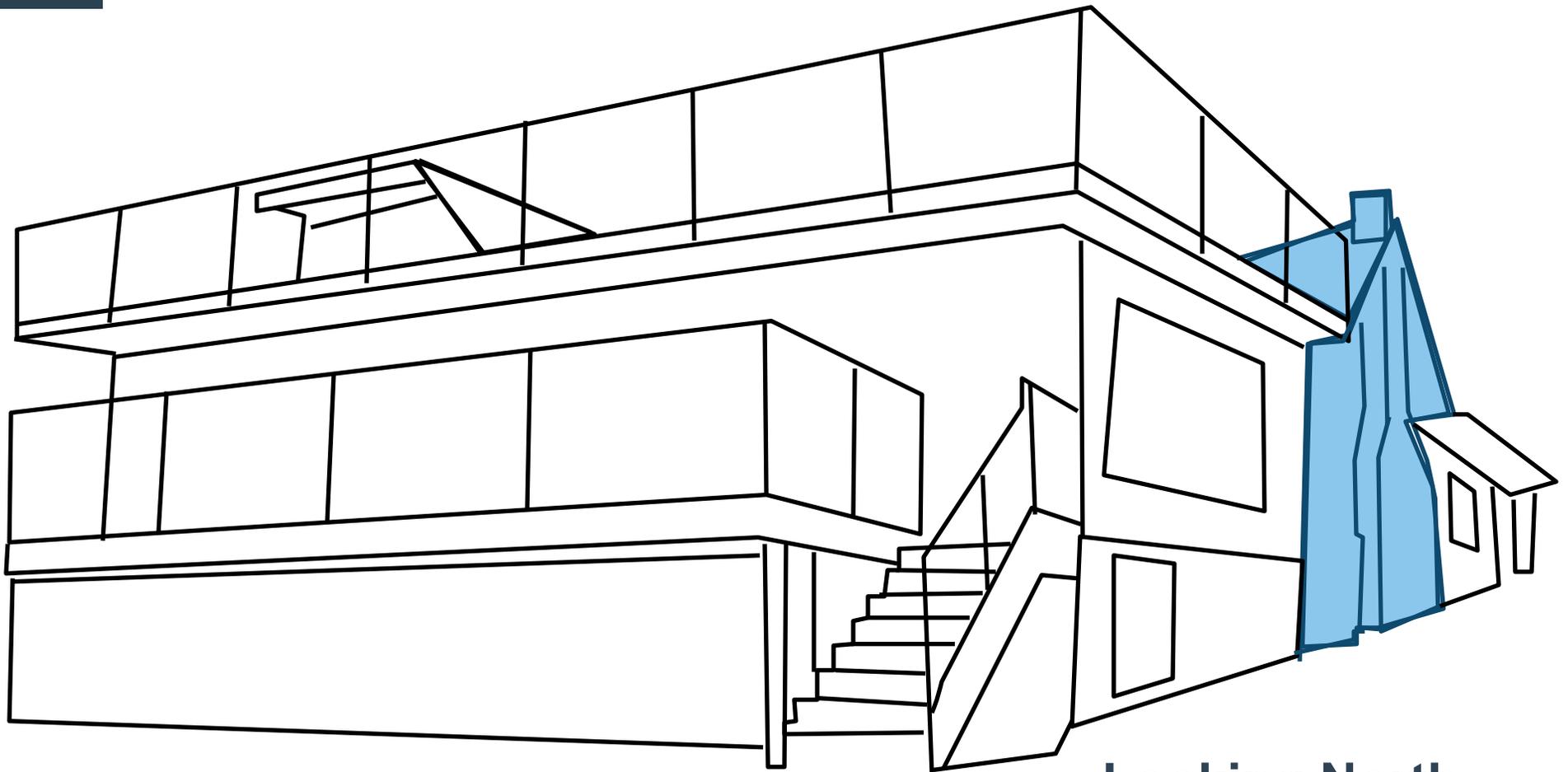


Looking South



Looking North

**Looking North**

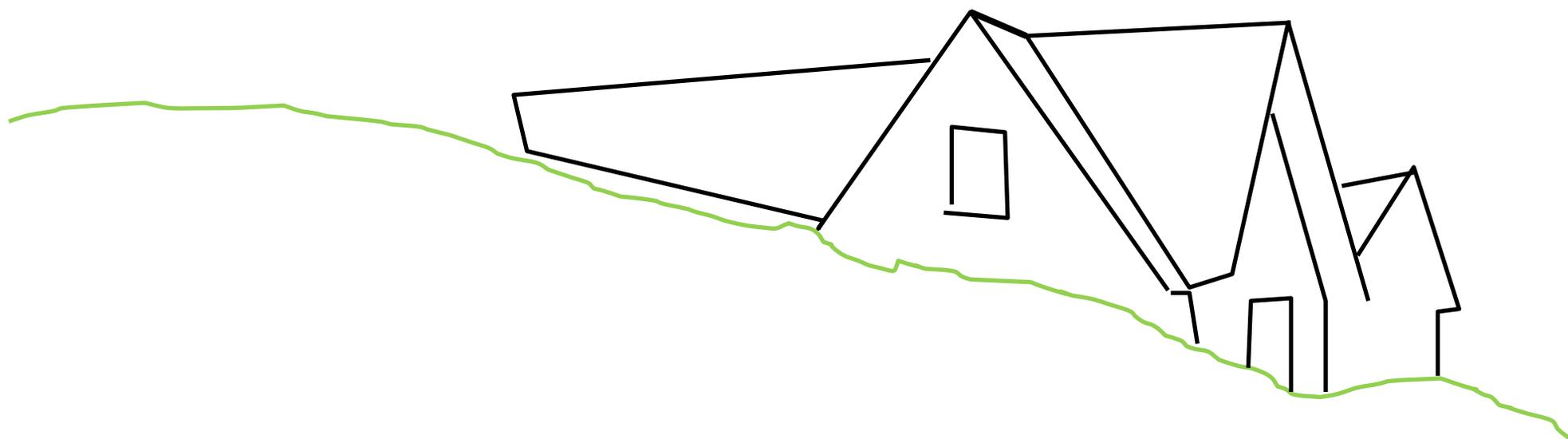


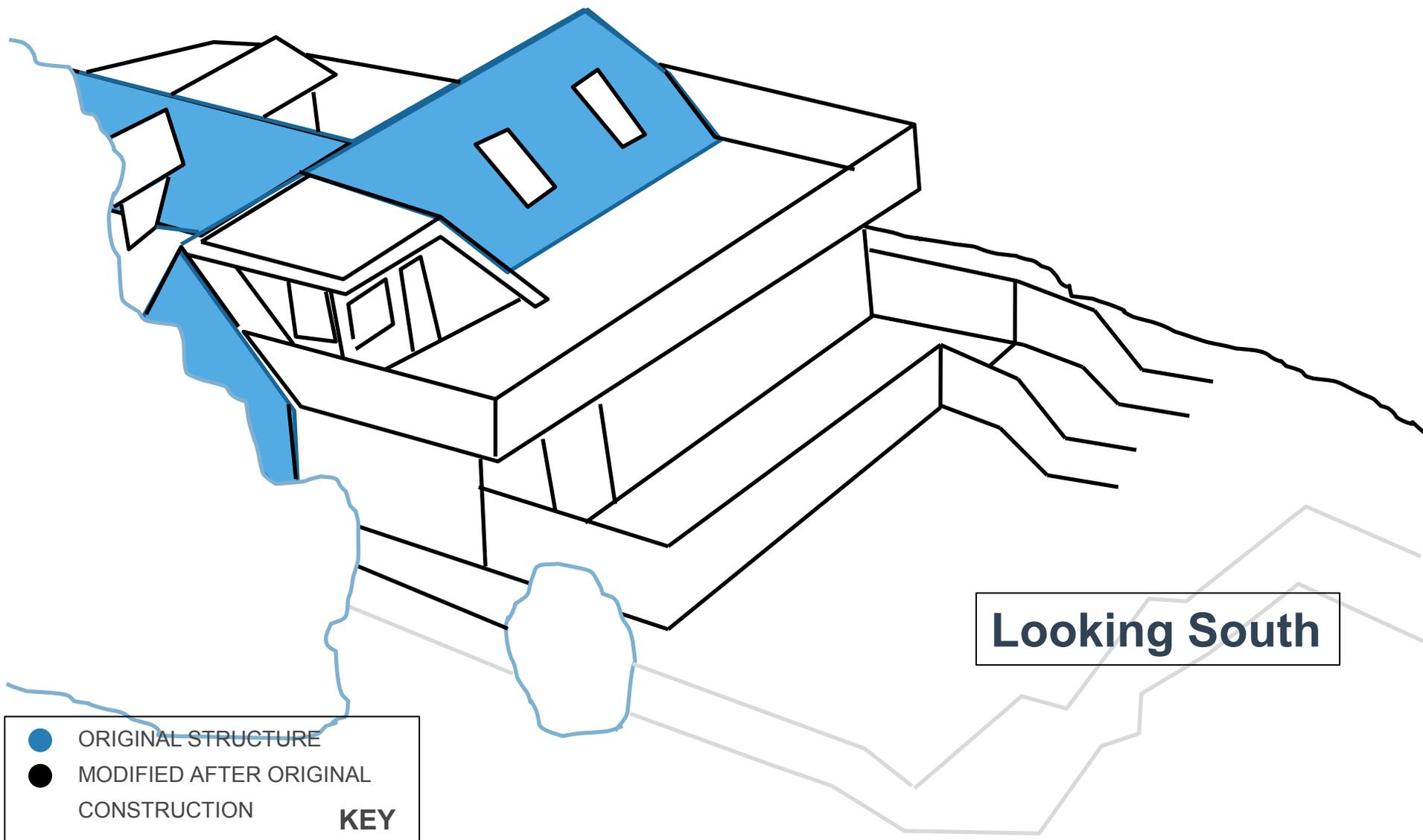
Looking North

- | | |
|---|--------------------------------------|
| ● | ORIGINAL STRUCTURE |
| ● | MODIFIED AFTER ORIGINAL CONSTRUCTION |
| | KEY |

Note: Blue shaded area is the only original structure remaining.

ORIGINAL STRUCTURE

Circa 1929**Looking South**



CONCLUSION

The documented factual and physical evidence in this report concludes the following:

- Provided title reports, U.S. Census Bureau information and bankruptcy documents, confirm there is no evidence Guy Skidmore built or ever lived at 31381 Coast Highway.
- After **multiple physical inspections**, two separate historical reports conclude the property has no historical value or integrity. Both reports conclude that less than 5% of the original structure exists today, and that due to multiple major remodels throughout the years (especially between 1948-1959 and 1974 -1984), the property cannot qualify to be on any local, state or federal register.
- Historical preservation experts provided a detailed report detailing why neither Preservation, Restoration, Rehabilitation or Reconstruction are appropriate under CEQA. In addition, Galvin Preservation Associates, Inc. explains why their 2009 report does not apply to this property under this level of analysis.

CONCLUSION CONTINUED

- The City of Laguna Beach has had two separate and distinct Design Review Boards and two City Councils hear this case and all have come to the same conclusion: The property is not a historic resource.
- The Appellant would like the property owner to rehabilitate the building. However, this approach is not required by the law, it is also poor preservation practice to recreate something that had never existed historically, which is not in keeping with the Rehabilitation Standards. Too much of the property has been lost over time to make it a reasonable candidate for rehabilitation.
- A lead agency shall presume that a property included in a local register of historical resources or survey meeting the requirements of section 5024.1(g) of the Public Resources Code is a historical resource for the purposes of CEQA unless a preponderance of evidence demonstrates that it is not historically or culturally significant. [Title 14, Chapter 3, Section 15064.5(a)(2)]. **THE APPLICANT AND THE CITY HAVE PRODUCED A PREPONDERANCE OF EVIDENCE THAT THE PROPERTY IS NOT HISTORICALLY SIGNIFICANT.**

CALIFORNIA COASTAL COMMISSION

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

W13a

Filed: 3/23/12
49th Day: Waived
Staff: Zach Rehm-LB
Staff Report: 2/27/14
Hearing Date: 3/12/14
Commission Action:

**STAFF REPORT: APPEAL DE NOVO**

LOCAL GOVERNMENT: City of Laguna Beach

LOCAL DECISION: Approval with Conditions

APPEAL NUMBER: A-5-LGB-12-091

APPLICANT: John Meehan

AGENTS: David J. Neish and Laurence P. Nokes, Esq.

APPELLANTS: Village Laguna and South Laguna Civic Association

PROJECT LOCATION: 31381 Coast Highway, Laguna Beach, Orange County;
APN 056-032-10

PROJECT DESCRIPTION: Demolition of 2,654 square foot single family residence and detached 400 square foot two car garage located on 14,350 square foot blufftop lot adjacent to public beach

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION:

At its hearing on February 6, 2013 the Commission found that the appeal of the locally issued Coastal Development Permit raised a "substantial issue" with respect to that permit's consistency with the historic preservation and public access policies of the City of Laguna Beach certified Local Coastal Program (LCP) and the public access provisions of the Coastal Act. The Commission is now required to hold a de novo hearing on the merits of the project.

The site is between the first public road and the sea, an area where development approved by the City of Laguna Beach pursuant to its certified LCP is appealable to the Coastal Commission. The parcel has a land use designation of Village Low Density (residential). In the 1920s the lot was created as part of the Coast Royal subdivision, the first in South Laguna, founded by Joe and Guy Skidmore.

The appellants contend that the residence is a historic structure where Guy Skidmore once lived and that demolishing it would be inconsistent with LCP policies regarding historic preservation. The residence appears on the City's inventory of historic resources, but is not on any state or

federal historic resources list. The appellants also contend that in not requiring the removal of a nonconforming casita and private beach access stairway located on public land and public beach as part of the project, the City failed to properly consider the public access policies of the LCP and the Coastal Act.

Since the hearing where the Commission found substantial issue, the applicant has submitted new evidence to support the argument that the residence is not historically significant. The applicant contends that there is no evidence that either of the Skidmore brothers ever lived at the residence and that historic architectural characteristics of the residence have been damaged over time. Many of the physical alterations and damage to the architectural character of the residence occurred prior to the effective date of the Coastal Initiative (i.e. Proposition 20 (2/1/1973)) and the Coastal Act (1/1/1977), as well as prior to the adoption of an LCP for the area. When the residence was added to the City's historic inventory in 1981, it bore little resemblance to the original residence. Thus, the applicant argues that the placement of this structure on the City's historic resources inventory was improper to begin with and that it doesn't actually qualify for the designation today. Two historic preservation consultants support the finding that the residence does not qualify for any National, State, or local registrar of historic resources. The applicant has also submitted photographs which show the nonconforming casita and beach access stairway in the same location at an undetermined time around the period of the property's construction. The appellants have challenged all of the applicant's arguments.

Also in the time since the initial Commission hearing, the applicant has been issued a second Coastal Development Permit at the same property from the City of Laguna Beach for the construction of a 5,320 square foot single family residence and attached three car garage; swimming pool; extensive grading and landscaping; and to maintain the nonconforming casita and beach access stairway. That permit has been appealed by Commissioners Dayna Bochco and Brian Brennan, and by Mark Nelson and Bill Rihn. A Commission hearing for that appeal has not been scheduled.

Due to extensive alterations over the life of the structure (including significant alterations prior to 1973) and a lack of evidence that either of the Skidmore brothers lived at the residence for a significant period of time, staff agrees with the City determination that the residence is not historically significant and is not required to be preserved. With regard to the non-conforming casita and beach access stairway, staff notes that the scope of the development approved by the City in the subject Coastal Development Permit is limited to the demolition of the existing residence and detached garage. The policies of the LCP are ambiguous as to whether all non-conforming structures on a property that is being redeveloped must be brought into conformity during the demolition phase or during the new construction phase. The preponderance of information available at this time leads staff to conclude that such consideration may be given when new development is being proposed. As part of the subject permit, no alterations are being proposed to either the casita or the beach access stairway. Furthermore, the applicant is not requesting in this permit to redevelop the site, and is not requesting the retention of these nonconforming structures. The proposed demolition of the residence and garage would not result in impacts to public access, and the demolition of the residence and garage would not rely on the presence of the nonconforming casita and beach access stairway.

Staff recommends that the Commission, after a public hearing, **approve** the Coastal Development Permit with conditions for reasons that the proposed development is consistent with the City of Laguna Beach certified LCP policies addressing historic preservation and public access, as well as the public access provisions of Coastal Act Sections 30210, 30211, 30212(a) and 30221. **The motion to carry out the staff recommendation is on Page 4 of this report.**

EXHIBITS:

1. Vicinity Map and Site Photograph
2. Demolition Plan
3. City of Laguna Beach Notice of Final Local Action
4. Appeal by Village Laguna and South Laguna Civic Association
5. Historical Site Analysis Presentation by Applicant
6. Response by Village Laguna and South Laguna Civic Association
7. Response by Applicant
8. Response (2) by Village Laguna and South Laguna Civic Association

Click the Exhibits on the left to view them

SUBSTANTIVE FILE DOCUMENTS:

1. Historic Resource Reports by Galvin Preservation Associates and Ostashay and Associates
2. City of Laguna Beach Certified Local Coastal Program
3. City Permit Record for local Coastal Development Permit 12-222
4. Coastal Commission Substantial Issue Hearing Staff Report

APPEAL HISTORY:

Local Coastal Development Permit 12-222 was approved by the City of Laguna Beach on March 6, 2012. An appeal of local Coastal Development Permit 12-222 was received from Village Laguna and South Laguna Civic Association on March 23, 2012 (see Exhibit 4) within the allotted 10 working day appeal period.

At its hearing on February 6, 2013 the Commission found that the appeal of the locally issued CDP raised a substantial issue with respect to that permit's consistency with the historic preservation and public access policies of the City of Laguna Beach certified Local Coastal Program and the public access provisions of the Coastal Act. The Commission is now required to hold a de novo hearing on the merits of the project, using the certified LCP as the standard of review. In addition, for projects located between the first public road and the sea, findings must be made that any approved project is consistent with the public access provisions of the Coastal Act.

I. MOTION AND RESOLUTION ON THE DE NOVO HEARING

Motion:

I move that the Commission approve Coastal Development Permit #A-5-LGB-12-091 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 the City of Laguna Beach certified Local Coastal Program and the public access provisions of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

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

This permit is granted subject to the following special conditions:

1. **Local Approval.** Except as modified by the terms and conditions of this coastal development permit, all conditions imposed on the development by the City of Laguna Beach in connection with its action on Local Coastal Development Permit 12-222 as approved on March 6, 2012, are incorporated into this permit. It is the intent of this special condition that all conditions originally imposed by the City in its CDP remain enforceable by the City to the extent they would have been had the Coastal Commission not found the appeal to raise a substantial issue.
2. **Construction Staging Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a construction staging plan along with a narrative describing the plan. The plan shall specify where construction equipment is proposed to be stored during demolition in order to maintain slope stability, control erosion, and maintain public access along Coast Highway. The plan shall also identify a disposal site outside of the Coastal Zone for waste materials and recyclable materials.
3. **Interim Landscaping Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of an interim landscape plan for the subject site that shall demonstrate the following:
 - i. The subject site shall be planted and maintained with interim landscaping for slope stability and erosion control. To minimize the need for irrigation, landscaping shall consist of native or non-native drought tolerant non-invasive plant species;
 - ii. All planting shall be completed within 30 days after completion of construction;
 - iii. All required plantings will be maintained in good growing condition until such time that a new final landscaping plan is approved in conjunction with a plan to redevelop the site, and whenever necessary, will be replaced with new plant materials to ensure continued compliance with the interim landscape plan;
 - iv. As resolved by the City of Laguna Beach Design Review Board and City Council, there shall be no alteration of the natural landform or grading of the site in conjunction with the current project;
 - v. Following demolition of the residence and garage, the property shall be cleared of construction equipment, debris, and manmade objects which may obscure the natural landscape and diminish water quality. All surface areas of the property which are not covered by structures or pathways, including the areas which are currently covered by the structures proposed to be demolished, shall be covered by organic matter; and
 - vi. The landscaping plan shall demonstrate that all proposed vegetation, at maximum growth (width/height), will not diminish public views of the ocean from Coast Highway. The plan shall provide information regarding the maximum height and

width of all proposed vegetation. Landscaping shall be maintained such that diminished public views are avoided. Any replacement vegetation which is planted in the future shall be consistent with the terms of this Coastal Development Permit, and shall ensure the protection of public views. Once planted, if the Executive Director determines that any landscaping is diminishing public views, the applicant shall replace such landscaping with different plant species that meet the requirements of this special condition, as directed by the Executive Director.

4. **Interim Erosion Control & Construction Best Management Practices Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director an interim erosion control and construction best management practices plan, prepared by licensed civil engineer or qualified water quality professional. The consulting civil engineer/water quality professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan is in conformance with the following requirements:

A. Interim Erosion Control

- i. The plan shall delineate the areas to be disturbed by demolition activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags;
- ii. Include a narrative report describing all temporary run-off and erosion control measures to be used during construction;
- iii. The plan shall identify and delineate on a site plan the locations of all temporary erosion control measures;
- iv. The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geofabric covers or other appropriate cover; install geotextiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible; and
- v. The erosion measures shall be required on the project site prior to or concurrent with the initial demolition operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

B. Construction Best Management Practices

- i. No demolition materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;

- ii. No demolition equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;
- iii. Any and all debris resulting from demolition activities shall be removed from the project site within 24 hours of completion of the project;
- iv. Demolition and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
- v. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every work day;
- vi. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition; and
- vii. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.

5. **Future Development.** This coastal development permit is only for the development described in Coastal Development Permit No. A-5-LGB-12-091 (i.e., the demolition of the existing residence and associated site work). Pursuant to Title 14 California Code of Regulations Section 13250(b) (6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. A-5-LGB-12-091. Accordingly, any future improvements to the property 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. A-5-LGB-12-091 from the Commission or shall require an additional Coastal Development Permit from the Commission or from the City of Laguna Beach, unless the Executive Director determines that no Coastal Development Permit or amendment is required.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

Existing Development on Site:

The subject site is a 14,350 square foot blufftop lot located at 31381 Coast Highway, between the sea and the first public road, and has a designated land use of Village Low Density (residential). The site is located south of the Montage Resort Hotel and Aliso Beach Park in the 'South Laguna' area of the City of Laguna Beach. Public access to the beach seaward of the site is available from Aliso Beach Park, located approximately 1,200 feet to the north of the site, or by a pedestrian access at Camel Point Drive, approximately 460 feet to the north.

Existing development on the site includes a 2,654 square foot residence, a 400 square foot detached garage, a shade structure, a 200 square foot casita located seaward of the residence on the bluff edge, and a private beach access stairway located on the bluff face on public land and public beach.

Proposed Development on Site:

The development approved by the City would result in the complete demolition of the existing single family residence and detached garage on the site. The application for development, and thus the approved development, does not include the demolition of or repair of the existing shade structure, casita, or private beach access stairway. These structures would remain on the site since they were not within the scope of the proposed development. The subject locally issued Coastal Development Permit 12-222 and this de novo application do not include the construction of any new structures or fences, or the installation of any new landscaping.

History of Actions on Site:

Mid to Late 1920s – Residence is constructed on the site.

1930 – Mary Watkins buys “the old Guy Skidmore house” and has it remodeled and landscaped.

1930-1948 – The two car garage is constructed at the street side of the site.

1948-1959 – The following alterations are made: 420 square foot addition along western side of residence; 100 square foot addition and 175 square foot covered porch at front of residence; alteration of roofline; and window replacements.

1960-1973 – Additional alterations are made as follows: new oceanfront porch and stairway; new brick and plaster siding; and new and enlarged aluminum windows.

1974-1984 – Additional alterations are made as follows: new aluminum windows; new wood beams; addition of two roof dormer windows and alteration of roofline; and new 326 square foot second story deck.

1977 – The attic is converted to a second story living area comprised of bedroom, bathroom, library, and storage space for a total of 840 square feet.

1981 – Despite the numerous alterations, the City lists the site in the historic inventory with a “K” (Key) rating, meaning that the building "strongly maintains [its] original integrity and demonstrates a particular architectural style or time period."

1992 – Permit filed for replacement of roof shingles.

1993 – Permit filed for remodel of kitchen and roofing.

1998 – Several code violations are reported.

2006 – Permit filed for exploratory demolition of drywall, roofing, and hardwood floors.

June 2009 – Stop work order and letter of violation issued by City for illegal demolition of interior of residence.

October 2009 – Heritage Committee approves plans for partial rehabilitation of existing residence. City prepares to issue building permit but property owner changes plans.

November 2010 – Stop work order and citation issued by City for illegal demolition of exterior of residence.

June 2011 – John Meehan (applicant) purchases the property.

August 15, 2011 – Heritage Committee considers the proposal for demolition of the residence and recommends retention of the existing residence.

December 15, 2011 – Design Review Board approves demolition of the residence and detached garage. The Design Review Board's approval is appealed by City Council Member Toni Iseman. The appeal is scheduled for hearing at the City Council, but is continued because the approval by the Design Review Board did not include consideration of a Coastal Development Permit.

February 9, 2012 – Design Review Board approves local Coastal Development Permit 12-222 for the demolition of the residence and garage.

March 6, 2012 – City Council sustains the appeal raised by City Council Member Toni Iseman and upholds the decision of the Design Review Board to approve demolition of the residence and garage.

March 23, 2012 – Village Laguna and South Laguna Civic Association appeal local Coastal Development Permit 12-222 to the Coastal Commission.

February 6, 2013 – Commission finds that the appeal of the local Coastal Development Permit raises substantial issue.

B. Historic Preservation

Chapter 25.45 of the City's certified Implementation Plan is the section regarding historic preservation. Section 25.45.002 of the City's certified Implementation Plan states, in part:

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation and use of

improvements, buildings and their settings... within the city that reflect special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

- A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;*
- B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;*
- C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;*
- D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors...*

Section 25.45.010 of the City's certified Implementation Plan states, in part:

Procedures for demolition. The following procedures shall be applied to all historic structures listed on the historic register and those structures listed on the historic inventory.

- A. Demolition permits are subject to compliance with the provisions of the California Environmental Quality Act and Title 14 of this code.*
- B. Applicants for demolition of historic buildings which appear on the city's historic inventory or register or as required in this chapter shall make application for a demolition permit with the department of community development.*
- C. Upon receipt of the application to demolish, the department of community development shall, within thirty days, solicit input from the heritage committee prior to scheduling the request for public hearing before the design review board. Public noticing shall be as specified in Section 25.05.065(C) of this title.*
- D. Design Review Board Action. After the appropriate environmental review, pursuant to the California Environmental Quality Act (CEQA), the design review board shall receive a recommendation from the heritage committee and shall address and mitigate the cumulative impacts of allowing the demolition of structures that contribute to the overall neighborhood character or streetscape, but which may be individually insignificant. After conducting the public hearing, the design review board shall take the following action:
 - Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or documentation....**
- E. Findings. Prior to issuance of a demolition permit, the design review board shall make one of the following findings:
 - 1. The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or*
 - 2. There are no reasonable alternatives to demolition.**

The Land Use Element contains additional policies related to historic preservation which were added as part of LCP amendment LGB-MAJ-1-10, which was not yet effective at the time of the March, 2012 City action. However, at this de novo hearing the Commission may consider the

consistency of the approved development with the current certified LCP, which now includes the following:

Policy 1.1.13 of the City's certified Land Use Element states:

Encourage preservation of historic structures and adaptive reuse of buildings.

Goal 2 of the City's certified Land Use Element states:

Preserve, enhance and respect the unique character and identity of Laguna's residential neighborhoods.

Policy 2.2 of City's certified Land Use Element states:

Encourage the preservation of historically significant residential structures and protect the character-defining components of Laguna Beach's traditional neighborhoods.

The main issue raised by the appellants is that the development approved by the City would result in the demolition of a historic residence, which is inconsistent with the historic preservation policies of the City's LCP and would set a negative precedent by rewarding illegal demolition. This is based on an assertion that the residence is historic because of its connection with Guy Skidmore and the Skidmore Development Company, and because the residence is listed as a K rated property on the City's historic inventory.

The opponents of the project characterize the Skidmore Brothers as important figures who enable the residence to meet the criteria for listing on the local historic register defined in the City's certified Land Use Element and outlined in the City's Historic Preservation Ordinance section 25.45 (D), "identification with a person or persons or groups who significantly contributed to the culture and development of the city." The Skidmore Brothers' constructed the first subdivision in South Laguna as well as the first water wells (which later went dry, leading to the bankruptcy of the Coast Royale subdivision). The Skidmore Brothers advocated dedicating beaches and beach accessways to the public, which the appellants allege was unusual during the time period.

Several pieces of information suggest that Guy Skidmore may have lived at 31381 Coast Highway: a photograph of unknown origin culled from the City of Laguna Beach Historical Society (via the Bill Thomas Historical Photo Collection) which labels the residence as "Guy Skidmore's Home" circa 1927; and a note in the South Coast News (local paper) June 6, 1930 which states "Mrs. Mary Watkins, who bought the old Guy Skidmore house, is having it remodeled and landscaped..." Historical documents from the County and the City date the residence as being constructed in 1925. The appellants reasoned that Guy Skidmore must have lived at the residence from 1925 until the time it was turned over to a bank by his mother in 1928, while the applicant argues that there is no proof that either of the Skidmore brothers actually lived at the residence, only that they owned the lots for a short period of time. Exhibits 4 through 8 reflect the appellants' and the applicant's efforts to demonstrate whether or not Guy Skidmore occupied the residence, as well as to argue about other facts related to the history of the site.

The appellants have argued that the applicant's rationale for requesting demolition of the residence is based on the previous unpermitted demolition. Opponents of the project and historic preservation advocates have argued that allowing illegal demolition to be used as justification for complete demolition will encourage illegal demolition of coastal historical resources statewide. The applicant disputes this claim, stating the residence lost any historical significance it may have once had long before the illegal demolition by the previous property owner. Since the substantial issue hearing, the applicant has submitted historical photographs and representations of the property over time, highlighting the appearance and the changes to the residence and garage (see Exhibit 5). The applicant documents that significant alterations to the residence occurred in nearly every decade from the time of construction to the present day (see exhibit 5). Many of the physical alterations and damage to the architectural character of the residence occurred prior to the effective date of the Coastal Initiative (i.e. Proposition 20 (2/1/1973)) and the Coastal Act (1/1/1977), as well as prior to the adoption of an LCP for the area (see exhibit 5). These alterations are summarized in the "history of actions at the site" sub-section of this report.

The applicant argues that in 1981, when the site was first listed by the City as a K rated property, the residence had been severely altered and did not meet the qualification for historical preservation. The City of Laguna Beach defines the criteria for K rated properties as "very good historical architectural examples which strongly retain their original integrity and/or are buildings that have significant architectural, historical, and/or aesthetic value and are fine period examples." The applicant asserts that the architectural, historic, and aesthetic value of the residence was insignificant in 1981 and that the residence was originally listed as K rated based on a faulty evaluation.

The applicant alleges that the process for listing the site as K rated was a drive-by scan of the house by City representatives who took an exterior photograph but did not walk on the site or conduct an investigation into the history of the property. The applicant states that the subsequent alterations and illegal demolition only further tarnished the historical integrity of the structure. Regarding the illegal demolition by the previous property owner, the applicant argues that it "did not substantiate the entire loss of integrity to the property's significance in light of the whole record; however it did allow for a more detailed inspection of the property which revealed substantial alterations to the original form, design and structure."

During the lengthy City review process which was required by the LCP, both the applicant and the appellants were provided ample opportunity to present their arguments and supporting material evidence. The procedure outlined in the City's certified LCP requires a hearing before the Heritage Committee prior to the demolition of a structure which appears on the city's historic inventory. At a hearing in August of 2011, the Heritage Committee recommended against demolishing the residence. As required by the LCP, the Design Review Board considered the Heritage Committee's recommendation, as well as expert testimony and the physical evidence, and approved the project with findings that the proposed demolition was consistent with the LCP because the residence did not qualify as a historic structure. On appeal, the City Council affirmed the Design Review Board's decision. The record demonstrates that the City followed the public hearing procedures outlined in its LCP.

Multiple expert analyses have been provided regarding the historical significance of the site and the architectural integrity of the existing residence, including: 1) a 2009 report by Galvin Preservation Associates (GPA) titled “Technical Memo for the Compliance of the Secretary of the Interior’s Standards for 31381 S. Coast Highway, Laguna Beach, Orange County”; 2) a 2011 report by GPA titled “31381 S. Coast Highway Historic Resource Report”; 3) a Peer Review of the 2011 GPA report by Ostashay and Associates, and 4) letters from the public, including letters from several local architects.

The 2009 report by Galvin Preservation Associates was prepared for the previous property owner because the City was compelling him to remedy the first portion of illegal demolition. Therefore, the scope of the 2009 GPA report was limited to the evaluation of whether or not the proposed rehabilitation project met the Secretary of the Interior’s Standards for Rehabilitation in accordance with CEQA and Chapter 25 Section 45.008 of the Laguna Beach Municipal Code. The report concluded that it did meet the standards; however, a determination of the property’s historical significance and architectural integrity was not requested at the time because the City presumed the property to be a historical resource by virtue of its inclusion in the City’s inventory of historic resources.

The 2009 report repeatedly referenced the architecturally compromised state of the residence. Page 5 stated, “the recommendations of this report are based on proposed alterations that would be compatible with its historic design and fabric and not for actual restoration of the property.” Page 7 stated, “modifications to the building include non-original siding, the replacement of windows with sliding doors on the north elevation, the non-original porch, as well as the large rear addition that includes a two-tiered deck overlooking the Pacific Ocean.” The conclusion of the report stated, “the existing condition and alterations to the building have caused substantial adverse changes on the building’s significance.”

In 2011, the applicant hired the same firm to produce a different type of report. The applicant requested a full evaluation of the history of the property and the historical significance of the existing residence. Through on-site evaluation and historic research, the consultant prepared a second report, “31381 S. Coast Highway Historic Resource Report.” That report found that the property was not historically significant due to significant alterations over time, some of which were first identified in 2011 because the exterior siding had been removed during the second illegal demolition by the previous property owner.

The second GPA report acknowledged the contradiction from the previous report, “GPA reviewed plans for alterations to the property in 2009. At the time, the interior of the residence had already been gutted. Although the integrity of the property in 1981 seemed questionable, it was nevertheless evaluated as significant and received a “K” rating. Thus, GPA recommended that the appearance of the property in 1981 be used as the baseline for applying the Secretary of the Interior’s Standards for Rehabilitation and the Heritage Committee approved the plans.”

The City hired a second historical preservation consultant, Ostashay and Associates, to peer review the second GPA report. The peer review determined that the residence did not have historical significance due to a lack of historic integrity of the original structure caused by alterations which occurred over the lifetime of the structure, and concerns relating to whether the

original structure had sufficient historical importance. Both reports concluded that the property is not a historical resource and is ineligible for listing on the National Register, California Register, or local register.

Given that both reports concluded that the original residence has been architecturally compromised, the Commission finds that the relationship to the Skidmore brothers is not sufficient to classify the current residence as historic. The residence sits on approximately the same portion of the property as the one which Guy Skidmore may or may not have lived in, but it does not resemble the residence that was constructed in the mid to late 1920s. In order to meet the criteria for historical significance outlined in the LCP, a structure must maintain architectural integrity: in this case two historic preservation consultants, including one who was not retained by the applicant, have determined that it does not.

Public comment letters (including those from the appellants and the applicant) argued both for and against a historic significance for the residence. The appellants reference several letters from local architects who argued that the residence was historic. However, the arguments in those letters were not based on the same thorough, peer reviewed analysis of the property that the GPA report was and therefore staff is attaching greater weight to the reports by GPA and Ostashay.

There is substantial evidence that the City acted in a manner consistent with the certified LCP. The City's record includes evidence opposing a finding for historical significance of the residence, including expert testimony, multiple descriptions of the degraded condition of the site, and evidence showing how the residence had changed over time. The City solicited the input of the Heritage Committee, as required by Section 25.45.010 of the implementation Plan. At the December 15, 2011 Design Review Board and March 6, 2012 City Council hearings, the City considered the presented evidence, including the historic significance of the original structure, the state of the existing house, the effects on the historic integrity that alterations to the original structure had over the years. The City did not consider only the effects that the unpermitted demolitions in 2009 and 2010 had on the historical integrity of the structure, but rather considered the state of the existing building as it had been modified over its lifetime, including additions and alterations to the structure made since the residence was listed as K rated on the City's historic inventory in 1981. In the findings for their decisions, both the Design Review Board and the City Council made clear that they no longer considered the residence to have historic significance, and that demolition of the structure was consistent with the historic preservation policies of the LCP.

Given the lack of historical significance and the degraded condition of the residence, the City made findings that there were no reasonable alternatives to demolition and approved the demolition of the existing residence. The minutes for the City Council hearing show that alternatives, such as reconstruction of the original residence, were considered but determined infeasible due to the lack of historical integrity. Adaptive reuse of the existing structure is also infeasible because of the degraded and architecturally inconsistent nature of the existing structure. In its actions, the City followed the procedure outlined in the LCP in finding that there were no feasible alternatives to demolition of the residence and garage.

In light of the City's findings and the additional information provided to the Commission since the City's review, the Commission finds that the proposed demolition is consistent with the cited policies of the Local Coastal Program.

C. Public Access

Section 25.07.012 of the City's certified Implementation Plan states, in part:

G) Findings. A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all of the following findings:

- 1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;*
- 2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;*
- 3) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.*

Section 30211 of Chapter 3 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquires through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Impacts upon public access to the coast were raised in the appeal of the City's action to the Commission. The appellants contended that the City incorrectly made findings that the project would not result in impacts to public access and recreation because 1) the City erred in issuing building permits for repair of the beach access stairway before code enforcement issues on the site have been resolved; and 2) that the subject permit, for demolition of the existing residence and garage, should have included measures to address the existing nonconforming stairway. The appellants argued that the presence of the stairway on the public beach obstructs public access along the beach.

The applicant has provided photo evidence that the casita and beach access stairway were constructed in conjunction with the original residence or shortly thereafter, and certainly before the provisions of the Coastal Act took effect. The applicant contends that the structures were permitted by the relevant permitting agencies but that all records were likely lost when the City of Laguna Beach annexed South Laguna in 1989. Laguna Beach staff stated in an April 11, 2013 staff report for locally issued CDP 13-0013 (the related local permit for construction of a new residence at the site): "In 1989, when South Laguna was annexed into the City of Laguna Beach, all existing development (including the beach access stairs and cabana) was grandfathered and considered to be legal nonconforming. These structures may be repaired provided no more than 50% of the structure is demolished."

The City has stated that they received a separate application from the subject CDP for repair of the beach access stairway; however, due to the location of the stairway past the seaward property line, the City did not issue a permit authorizing the repair of the stairway and the applicant withdrew their application.

Section 25.07.008 of the City's Implementation Plan outlines the types of development that are exempt from Coastal Development Permit requirements. Subsections (A) (3) and (B) (1) state that improvements to existing structures within 50 feet of a coastal bluff require a Coastal Development Permit, and subsection (C) states that repair and maintenance activities within 50 feet of the edge of a coastal bluff require a Coastal Development Permit. The existing casita and beach access stairway are located within 50 feet of a coastal bluff. Therefore, any repair and maintenance activities or improvements to these structures would require a Coastal Development Permit.

The City states they have not issued any permits for repair and maintenance of the beach access stairway since the City gained permitting jurisdiction over the area. Likewise, commission staff has been unable to find evidence that a Coastal Development Permit has been approved for repair and maintenance of the stairway. Therefore, if repair, maintenance, alteration or improvements have been constructed to the existing stairway, it has been done without the necessary local approvals, including a Coastal Development Permit, and should be addressed through an enforcement action.

Commission staff encouraged the City to address the nonconforming structures in its review of the applicant's application to construct a new residence and garage on the property. In July, 2013 the City approved a Coastal Development Permit which included the retention of the nonconforming structures, making the findings that the proposed development was consistent with the policies of the City's certified LCP and the Coastal Act's public access policies. That permit has been appealed by two Commissioners as well as by Mark Nelson and Bill Rihn, and will be scheduled for a future Commission hearing.

The scope of the development approved by the City in the subject Coastal Development Permit is limited to the demolition of the existing residence and detached garage. The policies of the LCP are ambiguous as to whether all non-conforming structures on a property that is being redeveloped must be brought into conformity during the demolition phase or during the new construction phase. The preponderance of information available at this time leads the Commission to conclude that such consideration may be given when new development is being proposed. As part of the subject permit, no alterations are being proposed to either the casita or the beach access stairway. Furthermore, the applicant is not requesting in this permit to redevelop the site, and is not requesting the retention of these nonconforming structures. The proposed demolition of the residence and garage would not result in impacts to public access, and the demolition of the residence and garage would not rely on the presence of the nonconforming casita and beach access stairway. Therefore, the Commission finds that proposed development is consistent with the LCP and with Coastal Act policies related to public access and recreation.

D. Water Quality

Because the proposed development involves the demolition of multiple structures and their foundations, and will require the use of heavy construction equipment, water quality best management practices are necessary to protect the site and the surrounding natural environment during and following construction. The conditions of approval related to water quality will enable the proposed project to be consistent with the Land Use Element component of the certified LCP, which emphasizes the protection of water quality.

Goal 10 of the City's certified Land Use Element states, in part:

Larger structures and development into environmentally sensitive areas have the potential to create numerous impacts on the environment and surrounding neighborhoods. Some potential impacts include 1) water quality impacts...

Policy 10.7 of the City's certified Land Use Element states:

Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention).

Policy 7.3.6 of the City's certified Land Use Element states:

Require new development on oceanfront blufftop lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession.

The conditions of approval related to landscaping following construction will ensure that water may be absorbed into the soil, rather than running off down the slope of the bluff into the ocean. Combined with the best management practices conditioned as part of the project's approval, these conditions will ensure that the natural and marine environments are protected during and following development. The Commission finds that only as conditioned is the proposed development consistent with the LCP standards regarding water quality.

E. Scenic and Visual Qualities

The City's certified LCP requires development to maintain visual resources. Currently, public views of the ocean exist from Coast Highway, looking over the applicant's property, which slopes down towards the sea. Pedestrians and motorists can view the ocean from most of the highway, looking over an approximately four foot tall fence which currently fronts the property. Several mature trees, which are visible from the street, obscure sections of the seaward line of site. The only existing development on the property which is visible from the highway is the top of the garage, which is proposed to be demolished. Policy 10.2 of the City's certified Land Use Element states, in part:

Design and site new development to protect natural and environmentally sensitive resources such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses...

The proposed development does not include any new primary (residence) or ancillary (fencing) structures, nor does it include the removal of or any new landscaping. However, the Commission is requiring the applicant to implement an interim landscaping plan for erosion control purposes. The new interim landscaping must consist of low-lying vegetation that shall not diminish public views across the site toward the ocean. Therefore, as conditioned, the Commission finds the proposed development to be consistent with the visual resource protection policies of the certified LCP.

F. California Environmental Quality Act

The appellants have argued that the City improperly exempted the project from CEQA. They suggest that the City should have required an EIR to ascertain the historical significance of the residence. While staff does not take a position on whether the exemption was proper, staff notes extra measures taken by the City, such as ordering a peer review of the historical resource report, to make sure that it was not permitting improper or illegal development. Two historic preservation consultants found that the residence was not a historic structure; thus there was no need for the City to require alternatives or mitigation to the proposed project.

Section 13096 of the California Code of Regulations requires Commission approval of 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. 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.

Because the structures proposed to be demolished are not historic structures, no mitigation measures related to their treatment are required. Adaptive reuse of the existing structure is infeasible because of the degraded and architecturally inconsistent nature of the existing structure. However, the special conditions regarding future development and visual and water quality measures are necessary to comply with the City of Laguna Beach certified LCP and the Coastal Act. 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.

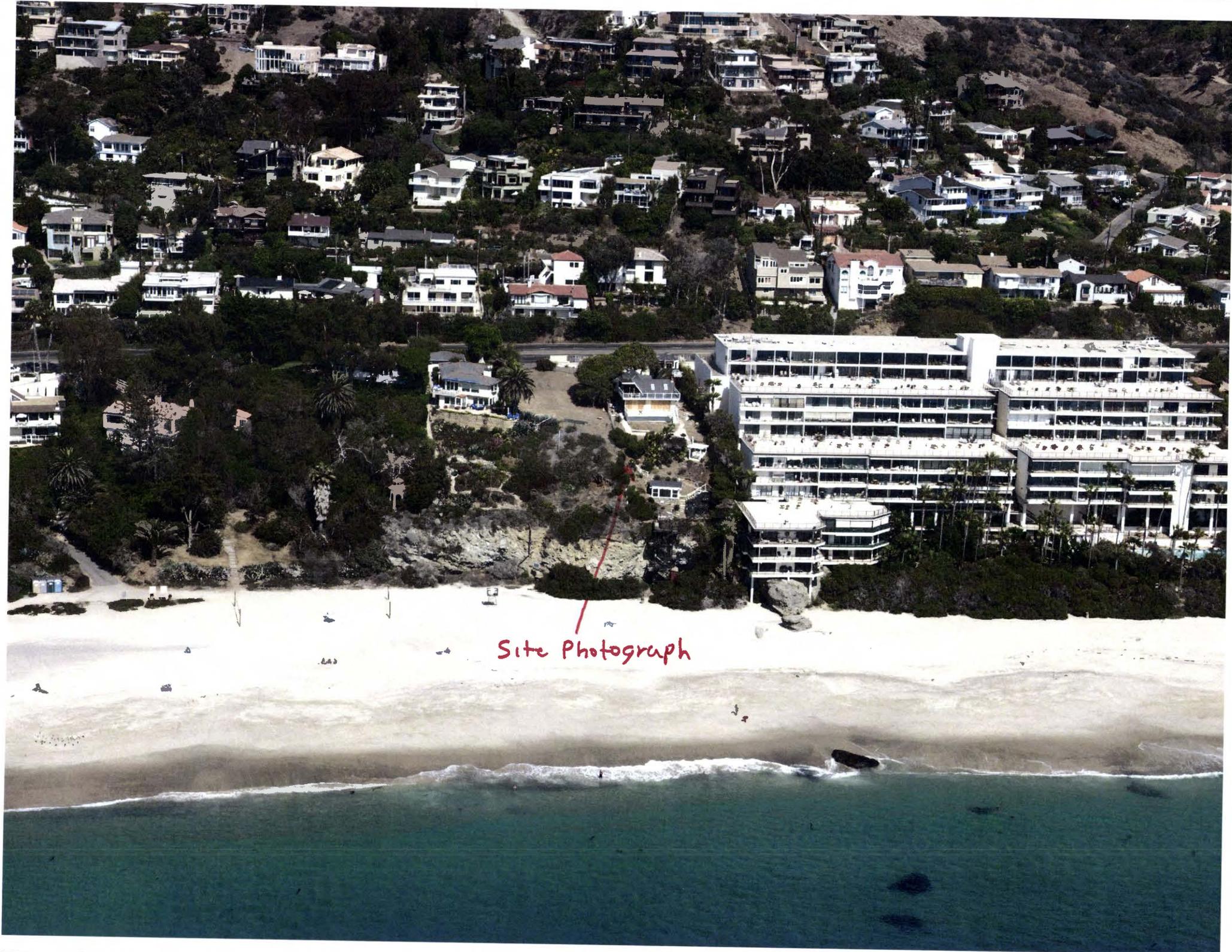
Exhibit 1:

Vicinity Map and Site Photograph



Project Site: 31381 Coast Highway

Google



Site Photograph

Exhibit 2:

Demolition Plan

D.A.V.I.D M. PARKER, ARCHITECT
 1111 11th St
 San Francisco, CA 94103
 N 114 00 30 D
 415 438 2000
 415 438 2000

DEMO PLAN



PACIFIC COAST HIGHWAY

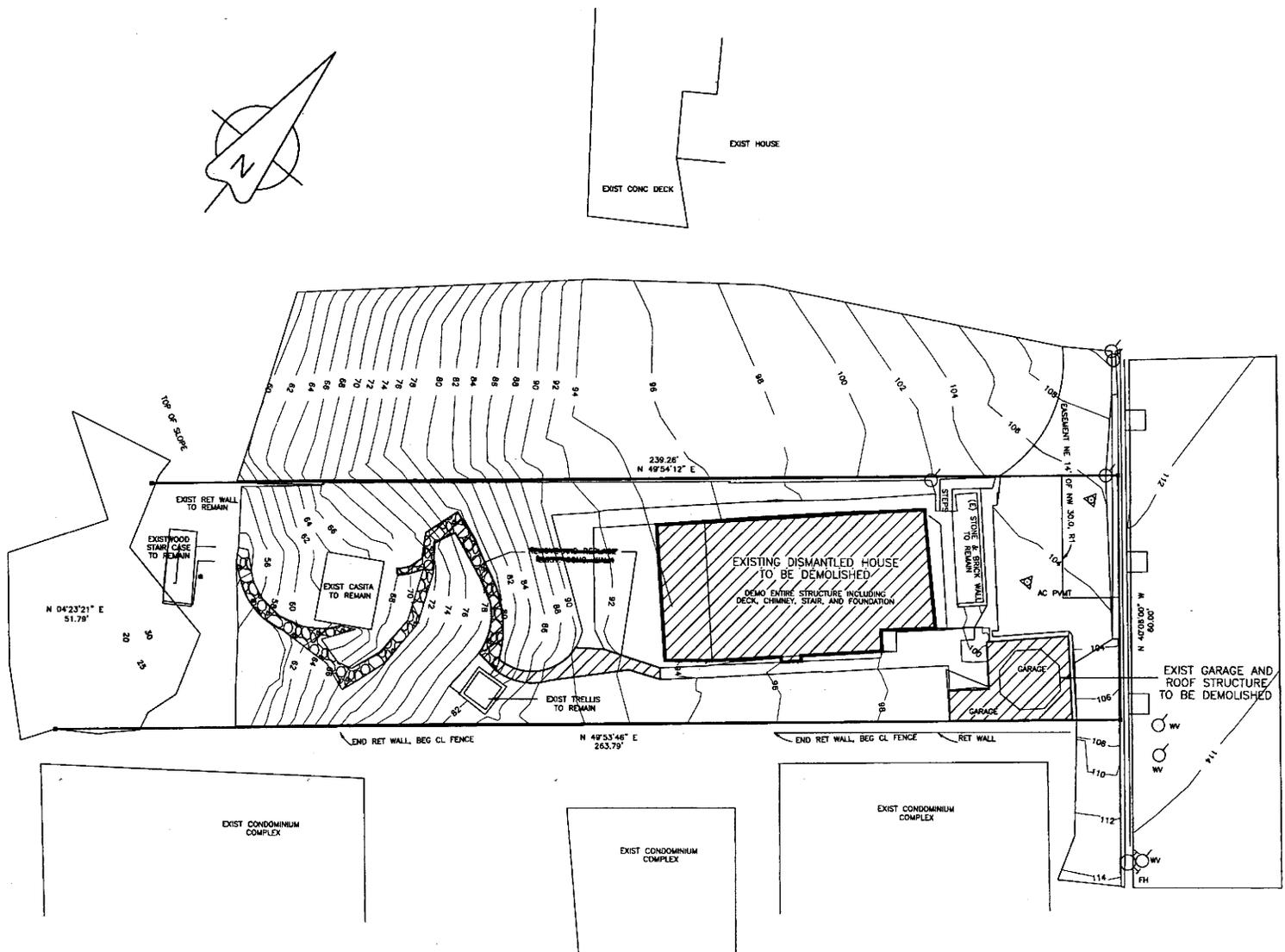


Exhibit 3:

City of Laguna Beach Notice of Final Local Action

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South Coast Region

JAN 22 2014

**NOTICE OF FINAL LOCAL ACTION
FOR COASTAL DEVELOPMENT PERMITS** CALIFORNIA
COASTAL COMMISSION

Date: March 8, 2012

The following project is located within the City of Laguna Beach Coastal Zone:

Location: 31381 Coast Highway, Laguna Beach, CA 92651

Coastal Development Project No: 12-222

Project Description: On December 15, 2011, the Design Review Board approved a request to demolish a single-family dwelling and detached two-car garage identified on the City's Historic Inventory. Coastal Commission staff has recently determined that a Coastal Development Permit should be processed with any stand-alone demolition applications.

Applicant: John Meehan

Mailing Address, 362 Pinecrest, Laguna Beach, CA 92651

On March 6, 2012 a coastal development permit application for the project was

- approved
- approved with conditions
- denied

Local appeal period ended March 6, 2012

This action was taken by: City Council
 Design Review Board
 Planning Commission

The action did did not involve a local appeal; in any case, the local appeal process has been exhausted. Findings supporting the local government action and any conditions imposed are found in the attached resolution.

This project is

- not appealable to the Coastal Commission
- appealable to the Coastal Commission pursuant to Coastal Act Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days following Coastal Commission receipt of this notice. Applicants will be notified by the Coastal Commission if a valid appeal is filed. Appeals must be in writing to the appropriate Coastal Commission district office and in accordance with the California Code of Regulation Section 13111. The Coastal Commission may be reached by phone at (562) 590-5071 or by writing to 200 Oceangate, 10th Floor, Long Beach, CA 90802-4416

Attn: CDP Resolution No. 12-03

RESOLUTION CDP 12-03

**A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE
CITY OF LAGUNA BEACH APPROVING COASTAL DEVELOPMENT PERMIT
APPLICATION NO 12-222**

Whereas, an application has been filed in accordance with Title 25-07 of the Laguna Beach Municipal Code, requesting a Coastal Development Permit for the following described property located within the City of Laguna Beach:

31381 Coast Highway
APN 056-032-10

and;

Whereas, the review of such application has been conducted in compliance with the requirements of Title 25.07, and;

Whereas, after conducting a noticed public hearing, the Design Review Board has found:

1. The project is in conformity with all applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans, in that there is no alteration of the natural landform or grading of the site proposed in conjunction with the demolition of the existing single-family residence and garage structure. Any alterations to the existing landform in conjunction with any future development project will be subject to a separate Coastal Development Permit, as set forth in Laguna Beach Municipal Code Chapter 25.07.

2. Vertical and lateral public access exists to and along this portion of the coast and the demolition of the existing single-family residence and garage structure will not create any adverse impacts to the existing access conditions.

3. The proposed demolition is in compliance with the applicable rules and regulations set forth by the Municipal Code and will not have any significant adverse impact on the environment within the meaning of the California Environmental Quality Act in that the area of work is separated from the bluff edge by separate and detached structures which are proposed to remain undisturbed, and appropriate erosion control measures (Best Management Practices) will be implemented during the demolition process.

NOW, THEREFORE, BE IT RESOLVED, that a Coastal Development Permit is hereby approved to the extent indicated:

Permission is granted in the R-1 Zone to demolish a single-family dwelling and detached two-car garage identified on the City's historic inventory.

1. Notice of Receipt and Acknowledgement. The Coastal Development Permit ("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 Community Development Department.

2. Expiration. If development has not commenced within two years from the final action of the approval authority on the application, the permit will expire. Development, once commenced, 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 Community Development Director or permit approval authority.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Community Development Department 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 approval authority and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

6. Indemnification. The permittee, and the permittee's successors, heirs and assigns, shall protect, defend, indemnify and hold harmless the City, its officers, employees or agents arising out of or resulting from the negligence of the permittee or the permittee's agents, employees or contractors.

7. Plan Reliance and Modification Restriction. In the absence of specific provisions or conditions herein to the contrary, the application and all plans or exhibits attached to the application are relied upon, incorporated and made a part of this resolution. It is required that such plans or exhibits be complied with and implemented in a consistent manner with the approved use and other conditions of approval. Such plans and exhibits for which this permit has been granted shall not be changed or amended except pursuant to a subsequent amendment to the permit or new permit as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.

8. Grounds for Revocation. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

BE IT FURTHER RESOLVED, that the subject Coastal Development Permit shall not become effective until after an elapsed period of fourteen (14) calendar days from and after the date of the action authorizing such permit.

PASSED on February 9, 2012 by the following vote of the Design Review Board of the City of Laguna Beach, California.

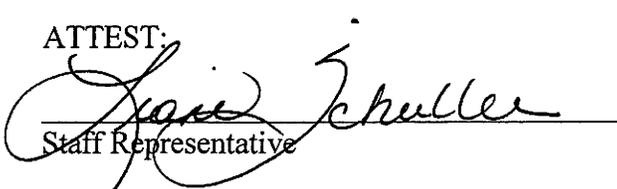
AYES: Lenschow, Sadler, Wilkes

NOES: Liuzzi, Zur Schmiede

ABSENT: None

ABSTAIN: None

ATTEST:


Staff Representative


Chairperson Wilkes

Exhibit 4:

Appeal by Village Laguna and South Laguna Civic Association

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
 200 OCEANGATE, 10TH FLOOR
 LONG BEACH, CA 90802-4416
 VOICE (562) 590-5071 FAX (562) 591-5084

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT****SECTION I. Appellants**

Village Laguna
 P. O. Box 1309
 Laguna Beach, CA 92652

949-494-3624

South Laguna Civic Association
 P. O. Box 9668
 South Laguna, CA 92652

949-499-0505

RECEIVED
 South Coast Region

MAR 23 2012

SECTION II. Decision Being Appealed

1. Name of local/port government: City of Laguna Beach
2. Brief description of development being appealed:

CALIFORNIA
 COASTAL COMMISSION

Approval to demolish "Stonehenge" a K (key)-rated historical house and garage with octagonal sun room above. The property is on the City's historic inventory. Resolve issue of existing private beach access stair tower on public beach.

3. Development's location (street address, assessor's parcel no., cross street, etc.)

31381 Coast Highway, Laguna Beach, on the ocean side of Coast Highway, between Camel Point Drive and West Street

APN 056-032-10 Lot C, Tract 831

4. Description of decision being appealed (check one):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-5-LGB-12-091

DATE FILED: 3/23/2012

DISTRICT: South Coast

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

Planning Director/Zoning Administrator

X City Council, upholding the decision of the Design Review Board on appeal.

Planning Commission

Other

6. Date of local government's decision: March 6, 2012

7. Local government's file number (if any): Design Review 11-193 and Coastal Development Permit 12-222

SECTION III. Identification of Other Interested Persons

Ann Christoph
31713 Coast Highway
Laguna Beach, CA 92651

Richard Picheny
32029 Point Place
Laguna Beach, Ca 92651

Barbara Metzger
2669 Nido Way
Laguna Beach, Ca 92651

Barbara Picheny
32029 Point Place
Laguna Beach, Ca 92651

Bill Ives
31538 Egan Road
Laguna Beach, CA 92651

Bill Rihn
31681 Third Avenue
Laguna Beach, Ca 92651

Charlotte Masarik
761 Oak Street
Laguna Beach, Ca 92651

Faith Fontan
1559 Catalina
Laguna Beach, Ca 92651

Gene Felder
2680 Park Avenue
Laguna Beach, Ca 92651

Johanna Felder
2680 Park Avenue
Laguna Beach, CA 92651

Ginger Osborne
31651 Santa Rosa Drive
Laguna Beach, Ca 92651

Leah Vasquez
606 Bluebird Canyon Drive
Laguna Beach, Ca 92651

Rosemary Boyd
3002 Bern Drive
Laguna Beach, Ca 92651

Toni Iseman,
2338 Glenneyre,
Laguna Beach, Ca 92651

Linda Morgenlander
872 Cliff Drive
Laguna Beach, CA 92651

Alan Hess
4991 Corkwood Lane
Irvine, CA 92612

Larry Nokes
470 Broadway, Suite 200
Laguna Beach, 92651

John Meehan
362 Pinecrest
Laguna Beach, CA 92651

Anders Lasater
Anders Lasater Architects
384 Forest Avenue, Suite 12
_Laguna Beach, California 92651

Clay Daniels
1745 S. Coast Hwy.
Laguna Beach, CA 92651

Josh Borella
Peter Borella Engineering Geology
900 N Coast Hwy.
Laguna Beach, CA 92651

Andrea Galvin
611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

Jan Ostashay
P. O. Box 542
Long Beach, CA 90801-0542

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

We are appealing the City of Laguna Beach decision to allow demolition of historical structures at 31381 Coast Highway on the City's historic inventory, protected by numerous policies in the LCP. We are also raising issues related to an existing private stair tower that is built on the public beach. We are appealing for the following reasons:

1. **Important Resource, Pioneering Public Coastal Dedications**

The residence and garage/sunroom in question, known as "Stonehenge," are significant to Laguna Beach history both in themselves and because of their early (mid-1920s) connection with Guy Skidmore and the Skidmore Development Company, who planned and developed Coast Royal, the oldest subdivision in South Laguna. As noted by Eric Jessen, former Orange County Parks chief of planning and acquisition, the Skidmores' pioneering plan was the first in Orange County to dedicate beaches for public use as well as a system of public parks and accessways to the beach. **(See Attachment A for the history of the property)**

2. **Historic Preservation Critical to Laguna Beach LCP and Coastal Act policies**

Preservation of buildings that tell of the city's early settlement and beach-cottage days gives visitors and residents an impression of the community timeline and the opportunity to discover and enjoy the quaint and one-of-a-kind crafted houses of Laguna Beach's diverse neighborhoods. Historic preservation is important to preserving the "special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses" (Section 30253(e) of the Coastal Act). Laguna Beach and its neighborhoods are special in this way.

Section 25.45.002 of the LCP/Zoning Code contains several provisions that parallel this Coastal Act provision, including the following objectives:

(A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;

(B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;

(C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;

(D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;

(See Attachment B, letter from Alan Hess, architect and architectural historian, on the neighborhood context of "Stonehenge")

3. Precedent Setting

This request for demolition is unusual in that the applicant's rationale for demolition is the condition of the building due to previous illegal/unpermitted demolition. The property has been in code enforcement since 2009. (See Attachment C, Chronology, Attachment D, Village Laguna letter of January 19, 2012, Attachment F, South Laguna Civic Association letter of January 8, 2012, and Attachment G, the power point presentation from the March 6, 2012 City Council hearing) The City's action not only lets the illegal actions go unpunished (the penalties outlined in the zoning code were not imposed or even discussed during the hearings) but in fact rewards unpermitted demolition. The damage to the historic resources will not only go unrepaired but total destruction will be allowed. This rewarding of illegal behavior opens the way for more destruction of the city's historic structures and the deterioration of the "special community" and its "unique characteristics." The first city body to consider the demolition request, the Heritage Committee, citing both the historic importance of the buildings and the precedent-setting nature of the case, unanimously recommended against demolition and urged the applicant to rehabilitate the structure.

4. Due Process

Toni Iseman, the councilmember who filed the appeal of the Design Review Board's 3/2 approval of the demolition, was prevented from participating as a councilmember and voting on her own appeal by instruction of the city manager and city attorney. They said that the wording of her appeal revealed too much of her opinion for her to be an unbiased decision-maker. It goes without saying that a councilmember who appeals a project must certainly think there was something wrong with the lower body's decision or he or she would not have considered appealing. Councilmember Iseman is in her fourth term and has filed numerous appeals. This is the only time that she has been pressured to disqualify herself for this reason. Her removal from the dais colored the view of the issue for the other council members and prevented her from commenting during the decision-making part of the meeting and, of course, from voting.

5. Lack of Compliance with the LCP

The City's LCP includes both the Land Use Element of the General Plan and the Zoning Code, and these documents include policies and regulations for historic preservation. While these policies are central to the consideration of the demolition of the historic structures, the Coastal Development Permit issued by the City does not include the findings that address them.

These provisions include the following (emphasis added) :

From the General Plan/Local Coastal Program, Land Use Element:

Page 1 Guiding Principles

The following guiding principles provide the basis for detailed policies included in the General Plan elements.

1. Strengthen our sense of community. The General Plan envisions Laguna Beach as a place of abundant scenic natural beauty, small-town village charm, and cultural diversity. Laguna residents take great pride in their community, which has a tradition of promoting the arts, historic preservation, and participation in civic and community organizations. The community is made up of quiet, close-knit neighborhoods of beachside and hillside homes. The residential neighborhoods are complemented by

amenities such as the beaches, trails, shops, and restaurants, and these amenities are easily accessible to residents and visitors. Ongoing public education, civic participation, and monitoring regional growth are keys to maintaining and enhancing the positive characteristics of the community.

Page 7-3 **Action 1.1.13** Encourage preservation of historic structures and adaptive reuse of buildings.

Page 7-5 **GOAL 2:** Preserve, enhance and respect the unique character and identity of Laguna's residential neighborhoods.

Intent - The residential neighborhoods of Laguna Beach are diverse in housing design and are characterized by a strong neighborhood identity. Styles range from traditional to contemporary, with a majority of neighborhoods being of an eclectic mix. Pressures for development created by Laguna Beach's spectacular coastal and hillside settings and consistently high property values are perceived as creating cumulatively negative aesthetic and other impacts on these unique neighborhoods. In response to such impacts, Goal 2 sets forth policies and actions to preserve, enhance, and respect the character and identity that make Laguna Beach a highly desirable community in which to live through actions such as 1) amending zoning ordinances, including the implementation of long-term anti-mansionization standards; 2) changing the Design Review guidelines and process; 3) encouraging the preservation of historic residences; and 4) strengthening the Landscape and Scenic Highways Resource Document.

Policy 2.2 Encourage the preservation of historically significant residential structures and protect the character-defining components of Laguna Beach's traditional neighborhoods.

From the Zoning Code:

Section 25.45 Historic Preservation

25.45.002 Intent and purpose.

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings and their settings, structures, objects, monuments, sites, places, and areas within the city that reflect special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

- (A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;
- (B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;
- (C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;
- (D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
- (E) Promote the private and public use of historic resources for the education, prosperity and general welfare of the people;

(F) Stabilize and improve property values within the city. (Ord. 1458 § 1 (part), 2006: Ord. 1179 § 5 (part), 1989).

25.45.010 Procedures for demolition.

The following procedures shall be applied to all historic structures listed on the historic register and those structures listed on the historic inventory.

(A) Demolition permits are subject to compliance with the provisions of the California Environmental Quality Act and Title 14 of this code.

(B) Applicants for demolition of historic buildings which appear on the city's historic inventory or register or as required in this chapter shall make application for a demolition permit with the department of community development.

(C) Upon receipt of the application to demolish, the department of community development shall, within thirty days, solicit input from the heritage committee prior to scheduling the request for public hearing before the design review board. Public noticing shall be as specified in Section 25.05.065(C) of this title.

(D) Design Review Board Action. After the appropriate environmental review, pursuant to the California Environmental Quality Act (CEQA), the design review board shall receive a recommendation from the heritage committee and shall address and mitigate the cumulative impacts of allowing the demolition of structures that contribute to the overall neighborhood character or streetscape, but which may be individually insignificant. After conducting the public hearing, the design review board shall take the following action:

Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or documentation.

(1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city once a month for the first two months following the design review board's hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department of community development prior to issuance of a demolition permit.

(2) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review board.

(3) The design review board may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent.

(4) During the continuance period, the heritage committee may investigate relocation of the building or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.

(5) During the continuance period, the applicant may pursue plan approval.

(E) Findings. Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:

(1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or

(2) There are no reasonable alternatives to demolition. (Ord. 1458 § 1 (part), 2006: Ord. 1179 § 5 (part), 1989).

The City's Design Review Board heard the Design Review permit application to demolish on December 15, 2011. In its approval of the demolition permit the Board made the finding that "there is no reasonable alternative." Yet the City's own historical consultant presented rehabilitation as a reasonable alternative, and that option was supported both by the recommendation of the City's Heritage Committee and by public testimony at the hearing. Approved rehabilitation plans, ready for building permits, have been on file at the City since March 2010. The rehabilitation option is a reasonable one.

At this meeting the Board made no findings related to consistency with the provisions of the General Plan or the LCP.

Chapter 25.07 Coastal Development Permits

25.07.012 Procedures.

(G) Findings. A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all of the following findings:

- (1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;
- (2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;
- (3) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

The Design Review Board's December 15, 2011 approval of the demolition request was appealed to the City Council, set to be heard January 24, 2012. However, by that time City staff had been advised by Coastal staff that a Coastal Development Permit (CDP) is required for a stand-alone demolition project. Therefore the Council continued the appeal hearing, referring the matter back to the Design Review Board for a second hearing, this time for the CDP.

At this hearing the Design Review Board was informed by staff that "the original design review approval may not be re-visited with this current Coastal Development Permit application, but rather that the review of the requisite Coastal Development Permit is a corrective procedural matter only." (See the staff report for the February 9, 2012 hearing.) This advice overlooked the fact that Board in the previous hearing had never made the findings for conformity with the LCP and General Plan. As a result, the historic preservation policies to which the project had to conform to make the required findings for the CDP were not considered.

FINDING (1)

On finding (1), the City's resolution approving the Coastal Development Permit reads:

The project is in conformity with all applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans, in that there is no alteration of the natural landform or grading of the site proposed in conjunction with the demolition of the existing single-family residence and garage structure.

This finding does not address the provisions of the General Plan/LCP that deal with historic preservation.

FINDING (2)

On finding (2), the resolution reads:

Vertical and lateral public access exists to and along this portion of the coast and demolition of the existing single-family residence and garage structure will not create any adverse impacts to the existing access conditions.

This resolution does not address the status of the existing private access stair tower from this property that is built on the public beach below. A portion of the public beach dedicated by the Skidmores in 1924 has been taken over for private use of the owners of this property.

In his power point presentation before the City Council, the applicant's attorney, Larry Nokes, raised issues related to some County of Orange approvals for additions to the Stonehenge/Guy Skidmore house in 1982. The site plan of the property submitted for the 1982 application shows an oceanfront property line that is in the form of an indented angle. **(See Attachment H)** The beach access stair tower is not shown on that site plan.

The tract maps for Coast Royal show the lot at 31381 Coast Highway (Lot C) with a similar shape. **(See Attachment K, Tract 702 and Attachment L, Tract 831, Lot C)** These maps also clearly delineate and designate the public beach dedication.

In October 2011 the applicant submitted a site plan for the purpose of obtaining a permit to repair the stair tower. The footprint of the stair tower is shown on this drawing. However, the oceanfront property lines are missing from this drawing, so it is not possible to see how the location of the stair tower relates to the oceanward limits of the lot. **(See Attachment I)**

Superimposing the 1982 plan on the 2011 drawing makes it clear that nearly all of the stair tower is outside the property line and is on the public beach. **(See Attachment J)**

It appears that since the oceanfront property lines were omitted from the 2011 site plan City plan reviewers were not aware that there could be coastal issues related to the stair tower, and they issued permits to repair the structure. In any case the City should not have been issuing any permits for this property until the code enforcement issues were resolved.

FINDING (3)

On finding (3), the resolution reads:

The proposed demolition is in compliance with the applicable rules and regulations set forth by the Municipal Code and will not have any significant adverse impact on the environment within the meaning of the California Environmental Quality Act in that the area of work is separated from the bluff edge by separate and detached structures which are proposed to remain undisturbed, and appropriate erosion control measures (Best Management Practices) will be implemented during the demolition process.

This finding does not begin to cover all the potential environmental impacts that must be considered under CEQA. In a letter of March 6, 2012, attorney Susan Brandt-Hawley, addressed the City Council on this point **(See Attachment E)**:

“To make the required findings under your Municipal Code and CEQA, the Council must consider the potential impacts of demolishing a vintage building that may qualify for historic status. (The Design Review Board was incorrectly informed that it could not consider such impacts.) A dispute among experts on this point — or any credible evidence supporting a fair argument of any other potentially significant historic impacts or general plan inconsistency — requires the preparation of an EIR. While I understand that the City Attorney provided an opinion that no consideration of historic resource impacts is required under LBMC section 25.07.012 (F), this does not apply to section (G) quoted above.”

In the letter referred to earlier, the architectural historian Alan Hess said, “In my opinion as an architect and architectural historian, the structure, though partially dismantled, retains sufficient original fabric and form to be restored. Its architectural integrity has not been compromised beyond rehabilitation.” This is the essence of the “dispute among experts,” offering a contrary view to that of the historians who say that the integrity of the structure has been compromised as result of the illegal demolition and therefore complete demolition should be permitted.

The city improperly exempted the project from CEQA despite arguable inconsistency with local plans and policies and impacts to cultural/historic resources. Therefore there is no CEQA document or analysis that the Coastal Commission can utilize. (The Coastal Commission's CDP process is the “functional equivalent” of the EIR process; but this equivalency has not been met here. In order to make a decision on this project there is still the need to analyze site-specific and cumulative impacts and consider mitigations and alternatives.)

In addition, Susan Brandt-Hawley states that the City has used an incorrect baseline for evaluating the condition of the structure, since the rehabilitation plans had already been applied for when the illegal demolition occurred:

“The appropriate CEQA baseline from which the City must measure and analyze the environmental impacts of this proposed demolition project is the 2009 application by the former owner to restore the historic home (Agenda Bill at 2.) Unpermitted partial demolition that subsequently occurred cannot now justify approval of design review of the CDP. And even if one (incorrectly) considers a 2011 baseline, the expert opinion of Alan Hess is substantial evidence that the home retains sufficient integrity to retain its historic status.”

CONCLUSION

In summary, we ask that the Commission find substantial issue and consider this permit de novo.

There is ample evidence that the City’s decision was not consistent with the historic preservation provisions of the Local Coastal Program and that historic preservation is of particular importance to the public’s experience of Laguna Beach as a unique coastal community.

The precedent set by the City’s action is detrimental to the future of other local historic resources and through this case could become a reference for similar decisions elsewhere.

Allowing illegal demolition to be used as justification for complete demolition could encourage lawless destruction of coastal/historical resources statewide.

In a case such as this one, where damage occurred after the filing of an application, it is important to establish a baseline for evaluation of a historic resource as being before the illegal damage occurred,

If the City's approach to granting the CDP in this instance, that is, excluding applicable and to-the-point provisions of the LCP from consideration, becomes accepted practice, the implementation of the LCP policies on historic preservation and any other topic may be severely affected.

Finally, the existing beach access stair tower raises issues of public access to the beach by taking privatizing beach land dedicated for public use.

The illegal activities that have gone on at this property have harmed the public interest and coastal resources and should not remain unaddressed. It is time to set the development pattern on this property back on the right track.

Attachments:

- A. Historical Summary
- B. Letter from Alan Hess
- C. Chronology
- D. Village Laguna letters of January 19, 2012 and February 28, 2012
- E. Letter from Susan Brandt-Hawley
- F. South Laguna Civic Association letter of January 8, 2012
- G. Printout of Power Point presentation, March 6, 2012 City Council meeting
- H. Site plan, 1982
- I. Site plan, 2011
- J. Site Plan, 2011 with ocean front property line
- K. Tract 702, Coast Royal
- L. Tract 831, Amendment to Coast Royal Tract, showing Lot C

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

*Village Laguna
Singer Osborne,
President*

*SOUTH LAGUNA CIVIL ASSOCIATION,
by Richard PICHENY, VICE President*

Signature of Appellant(s) or Authorized Agent

March 22, 2012

Date:

MARCH 22, 2012

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____

to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date:

Attachment A Historical Summary

STONEHENGE, THE BEGINNING

The historic "Stonehenge" house is marked by the octagonal cupola and sunroom just north of Laguna Royale, a landmark as viewed from Coast Highway. Stonehenge dates back to the very early days when there were no street numbers in South Laguna and each house had a name instead. "Stonehenge" may be a reference to the overhanging, steep stone cliff face on the ocean side of the property.

Stonehenge is not just an iconic feature but is associated with important events and people in Laguna's history.

The house is a Key (K-rated) historical resource, originally the home of Guy Skidmore. He and his brother Joe Skidmore of the Skidmore Development Company were stepsons of Nate Brooks, known as the "Father of Laguna Beach." The Skidmores were important to Laguna Beach history in the 1920s and '30s, associated with Laguna's first water system, the incorporation of the city, and the construction of a Laguna Beach airport where the St. Regis Hotel is now.

The Skidmores filed the tract map for Coast Royal in 1924, making the neighborhood north of Eagle Rock Way including Monterey, Brooks, Bluff Drive, and Camel Point the oldest in South Laguna.

The design of Coast Royal was innovative for its time. Former Orange County Parks chief of planning and acquisition Eric Jessen writes,

"The Skidmores made statewide history in dedicating for public use the County's West Street and Camel Point beaches. This is the earliest known public beach dedication in Orange County. The developers also established a series of public access ways cascading down the slope of Aliso Peak from Brooks Street to the shoreline. Using locally collected, native San Onofre Breccia (stone), they constructed for public use the stairway still located just south of Camel Point Drive and the picnic shelter at the foot of this stairway. These were among the first developer-constructed coastal access improvements in the state."

Joe and Guy Skidmore each built a home in Coast Royal to demonstrate their commitment to quality investment in the area. Joe's was at Camel Point, Guy's was Stonehenge. When the Great Depression hit, the Skidmores lost many of their properties. By 1931 Stonehenge was owned by Mr. and Mrs. William Crockett Watkins. Mr. Watkins was a key figure in the South Coast Improvement Association, working for scenic beautification. He was instrumental in arranging for State Emergency Relief Administration (SERA) workers to plant street trees in South Laguna. SERA was a state agency similar to the WPA on the federal level. Community meetings were often held at Stonehenge, and the Watkinses built the octagonal sunroom over the garage.

RECENT EVENTS

Stonehenge was stripped of its interior without permits in June of 2009. The City issued a stop work order (June 4, 2009) and a letter of violation (June 18, 2009). At the direction of the City, the owners prepared plans to rehabilitate the house and hired a historical consultant, Galvin Preservation Associates, to prepare historical recommendations. These plans were approved by the city's Heritage Committee and were ready for building permits in March of 2010. Then, in fall 2010, demolition resumed, again without permits, removing the exterior surfaces. The City issued another stop work order (September 28, 2010) and then an administrative citation (November 16, 2010).

The property remains in code enforcement, and according to the residential property report issued by the City, any new owner is obligated to resolve the outstanding code violations.

New owner John Meehan proposes to resolve those code violations by obtaining a demolition permit to destroy the structures completely. The applicant's position is that "the historic integrity has been compromised and there is no longer historic value to the buildings." However, the framing, foundation, fireplace, roof, and cross-gables are still intact, and an argument has been made that the house can and should be rehabilitated.

Prior to purchasing the property, in June 2011 prospective owner John Meehan asked the Heritage Committee to approve the idea of demolishing the house. The Heritage Committee informed him that they could not support demolition. He made the request again after purchase, in August 2011 and the Heritage Committee reaffirmed their recommendation not to demolish but to rehabilitate the house in keeping with the approved plans on file.

In fall 2011 an application for repair of the stair tower to the beach was submitted to the City and permits for that repair were approved on October 11, 2011. The owner is listed as John Meehan, Trustee and the applicant was Laguna Crest Enterprises, Inc., DBA Tresor Construction.

Following are the events in the City permit process for the application to demolish the buildings.

December 15, 2011 Design Review Board hearing, approval of Design Review Permit, 3/2 vote.

January 24, 2012 Appeal scheduled for City Council but project was sent back to Design Review for a Coastal Development Permit.

February 9, 2012 Design Review approves CDP, 3/2 vote

March 6, 2012 City Council upholds Design Review approvals to demolish, 3/1, with Council Member Iseman recused.

Attachment B Letter from Alan Hess

ALAN HESS
ARCHITECT
4991 CORKWOOD LANE
IRVINE, CA 92612
949.551.5545
alan@alanhess.net

February 28, 2012

Laguna Beach City Council
505 Forest Avenue
Laguna Beach, CA 92651

Re: 31381 Pacific Coast Highway (Stonehenge/Guy Skidmore House)

To the City Council:

I strongly advocate the preservation of the historic Stonehenge House. I have visited the site and reviewed its history. In my opinion as an architect and architectural historian, the structure, though partially dismantled, retains sufficient original fabric and form to be restored. Its historical architectural integrity has not been compromised beyond rehabilitation.

The importance of preserving Stonehenge goes beyond this one structure's significance as a historical resource, however. It is also a significant historical resource because it is an integral and representative part of the Skidmore brothers' vision to establish a high quality character for Laguna Beach.

Demolishing Stonehenge would materially diminish that larger vision. It is a vision which relates directly to the identity of Laguna Beach that we enjoy and appreciate today: a unified (not piecemeal or disjointed) urban design for neighborhoods, a simplicity of form to contrast with the magnificent mountains and ocean, and a respect for and integration with nature.

For the city's purpose, Stonehenge cannot be considered as just one isolated structure. It contributes to an existing (though unfortunately diminishing) historic district of early Laguna Beach homes in the Coast Royal neighborhood established by the Skidmores in the 1920s. This district's qualities are distinctive to Laguna Beach, and contribute to its current character. These qualities embodied in houses such as Stonehenge can be considered civic assets, as they create a valuable civic identity. To decimate this asset is to alter the city's value unnecessarily.

Stonehenge, the Joe Skidmore house (31302 Camel Point), the Ilsey house (31351 Coast Hwy.), and other historic houses in the immediate area form a set of buildings that define the appealing character of South Laguna. The low cottage-like form, the sloping gable roof, the local San Onofre Breccia stone walls, steps, and paths throughout this district (and on the Stonehenge site) are intentional architectural and aesthetic features that unify the entire district, not just one house. As an architect, it is clear to me that though the house may have

lost some of its original fabric, it can be brought back to its original character through rehabilitation. The house is not so far altered as to compromise these features.

Architecturally, the house appears to be more than a simple beach cottage; this reflects the level of quality as conceived by the Skidmore brothers. While the simplicity of the overall double-gabled roof fits with the simplicity of a beach cottage, certain elements suggest a more sophisticated house for the time and place. For example, the half timbering which appears to be part of the original exterior gives the house a specific historical style (Tudor) to distinguish it from a plain beach cottage.

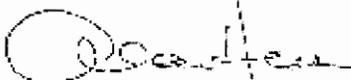
The value of rehabilitating Stonehenge lies in maintaining the character of the South Laguna neighborhood -- an effort that benefits the neighborhood, the city, and the property owner. Any meaningful evaluation of Stonehenge House must take this larger picture into account; it was part of the concept for the area historically, and it raises the level of public quality in the district today.

My own work and research as a historian focuses on the architecture of twentieth century California. I am a licensed architect, and have published eighteen books on architectural history, most focused on California and the West in the twentieth century. I have written on architecture for the *Los Angeles Times*. I am the architecture critic for the *San Jose Mercury News*, where I often write about the need for the kind of unifying urban design seen on the neighborhood scale in Coast Royal. My resume is attached.

Coast Royal's unifying civic and planning elements are no surprise; the Skidmore Development Company was involved in many civic improvements for infrastructure, services, and public amenities. Today it is essential for our generation to maintain the high quality of comprehensive civic design and planning instituted by pioneers such as the Skidmores by preserving the remaining pieces of their efforts. Rehabilitating the significant historical resource of Stonehenge House is one important way to do this. Allowing the house's demolition would damage that vision.

The issue here goes far beyond one single house. The idea of preserving Stonehenge and its character ties into the character of South Laguna, and Laguna Beach in general. The illegal demolition suffered by the house does not irrevocably compromise its historical integrity. It can be brought back to play its role in the character of Laguna Beach. I urge you to take all necessary steps to preserve this significant historical resource and the high quality of neighborhood design and character it embodies.

Sincerely,



Alan Hess

RESUME OF ALAN HESS, ARCHITECT

4991 Corkwood Lane, Irvine, CA 92612 949/551 5343 alan@alanhess.net

- WORK** 1981- Alan Hess, Architect
1986- Architecture critic, **San Jose Mercury-News**
- EDUCATION** 1975-78 M.Arch. I, School of Architecture and Urban
Planning, University of California, Los Angeles
1970-74 B.A., Principia College, Elsau, IL
- DESIGN** Jamm's Coffee Shop, Petersen Automotive Museum, Los
Angeles County Museum of Natural History; principal
contributor to interpretive exhibits
Gordon Onslow-Ford guesthouse, Marin County, CA
- TEACHING** 1989-91 Instructor, University of California, Los Angeles
1986-90 Lecturer, Southern California Institute of
Architecture
- PRESERVATION** Design Guidelines, Heatherstone Community, Mountain
View, CA
Honor Award 1997, National Trust for Historic Preservation
President's Award, California Preservation Foundation
Qualified for National Register of Historic Places:
Bullock's Pasadena (Wurdeman and Becket 1947),
Pasadena CA
McDonald's Drive-In (Stanley C. Meston 1953), Downey,
CA
Valley Ho Hotel (Edward Varney, 1957), Scottsdale, AZ
Stuart Pharmaceutical Factory (Edward Durell Stone
1958), Pasadena, CA
Expert testimony on behalf of landmark designations for
Century Plaza Hotel, Los Angeles (Minoru Yamasaki, 1966);
Bob's Big Boy, Burbank (Wayne McAllister, 1949);
Wichstand, Los Angeles (Armet and Davis, 1957), Columbia
Savings, Los Angeles (1964), Stanford Hospital (Edward
Durell Stone, 1959), National Theater, Westwood (1969) and
other mid-century modern structures
- FELLOWSHIPS** Fellow, National Arts Journalism Program, School of
Journalism, Columbia University, 1997-98
- GRANTS** Graham Foundation for Advanced Studies in the Fine Arts,
research on Brazilian landscape architect Roberto Burle Marx,
1990
- LICENSE** Licensed architect, California # C 15747

SELECTED PUBLICATIONS

BOOKS:

- Casa Modernista: A History of the Brazil Modern House** Rizzoli International, New York 2010
- Oscar Niemeyer Buildings** Rizzoli International, New York 2009
- Frank Lloyd Wright: The Buildings** Rizzoli International, New York 2008
- Julius Shulman: Palm Springs** Rizzoli International, New York 2008
- Forgotten Modern: California Houses 1940-1970** Gibbs Smith Publisher, Layton, UT 2007
- Frank Lloyd Wright: Mid-Century Modern**, Rizzoli International, New York 2007
- Organic Architecture: The Other Modernism** Gibbs Smith Publisher, Layton, UT 2007
- Frank Lloyd Wright: Prairie Houses**, Rizzoli International, New York 2006
- Oscar Niemeyer Houses**, Rizzoli International, New York 2006
- Frank Lloyd Wright: The Houses**, Rizzoli International, New York 2005
- The Ranch House**, Harry Abrams, Inc., New York 2005
- Googie Redux: Ultramodern Roadside Architecture**, Chronicle Books, San Francisco 2004
- Palm Springs Weekend: the Architecture and Design of a Midcentury Oasis**, Chronicle Books, San Francisco 2000
- Rancho Deluxe: Rustic Dreams and Real Western Living**, Chronicle Books, San Francisco 2000
- The Architecture of John Lautner**, Rizzoli International, New York 1999
- Hyperwest: American Residential Architecture on the Edge**, Thames & Hudson, London 1996
- Viva Las Vegas**, Chronicle Books, San Francisco, CA 1993
- The Car and the City**, "Styling the Strip," chap. 13, University of Michigan Press, Ann Arbor, MI 1991
- Googie: Fifties Coffee Shop Architecture**, Chronicle Books, San Francisco, CA 1986

MAGAZINES AND NEWSPAPERS:

- "John Lautner and Los Angeles," **Los Angeles Times**, July 23, 2011
- "Coming to Terms with the Sixties," **National Trust Forum Journal**, Summer 2010, vol 24 no 4
- "Colorful Landmarks: how color shaped public space in 1950s suburbia," **New Geographies**, Harvard Graduate School of Design, Oct 2010
- "The Suburbs and the Ranch House," **California College of the Arts Architecture Studio Series**, 2005
- "The Place of Histories," **Architecture California**, 04:1, 2003
- "Steven Ehrlich house, Pacific Palisades," **Metropolitan Home**, Dec. 2005
- "Montalvo Artists' Village," **Architectural Digest**, June 2005
- "Cliff May's Romantic Mandalay," **Architectural Digest**, May 2005
- "Meeting the Horizon in California, Roscoe House by Helena Arahuete," **Architectural Digest**, Jan. 2005
- "Historic Architecture: Oscar Niemeyer," **Architectural Digest**, May 2003
- "The Place of Histories," **Architecture California**, 04:1, 2003
- "San Jose: A Downtown in the Making," **Places**, vol. 15, no. 2
- "High Art Parking Lot," **Rearview Mirror: Automobile Images and American Identities**, University of California, Riverside 2000

- "Eine kurze Geschichte von Las Vegas," *Stadt Bauwelt* 143, Sept. 1999
 "City Center to Regional Mall," *Journal of Preservation Technology*, vol XXVII, no 4, 1997
 "New York, New York," *Architectural Record*, March 1997
 "John Lautner" *Progressive Architecture*, December 1994
 "The Origins of McDonald's Golden Arches," *Journal of the Society of Architectural Historians*, XLV: 60-67, March 1986
 "Technology Exposed," *Landscape Architecture*, May 1992, pp 38-48
 "Burle Marx: A Shaky Legacy," *Landscape Architecture*, April 1992 p 38
 "Back to Brasilia," *Progressive Architecture*, October 1991 pp 96-97
 "Greenwald house," *Los Angeles Times Magazine*, October 27, 1991, p 31
 "Of Cities and Their Halls," *San Francisco Examiner*, Aug. 7, 1991
 "*American Style* and *Fifties Style*: reviews," *Design Book Review*, Winter 1989
 "Schindler and Goff: Architectures," *L.A. Style*, March 1989
 "Monsanto House of the Future," *Fine Homebuilding*, August/September 1986, No. 34
 "The Eichler Homes," *Arts + Architecture*, Vol. 3, No. 3, 1984

SELECTED TALKS

LECTURES:

Getty Research Institute; Kansas City Modern; Dallas Modern; Arizona Preservation Conference Keynote; Nevada Museum of Art Symposium; Society of Architectural Historians Tour; Commonwealth Club of San Francisco; Society for Commercial Archeology Conference Keynote; Los Angeles Conservancy Welton Becket Centennial Keynote; Columbia University School of Architecture; Houston Modern; Phoenix Modern; Walker Art Museum; Chicago Humanities Festival; Cooper-Hewitt Museum of Design; Yale University School of Architecture; Graham Foundation for Advanced Studies in the Fine Arts; Greenwich (England) National Maritime Museum; Cliff May Lecture, Los Angeles Conservancy; Vancouver (B.C.) Alcan Lecture Series; Architecture League; International Association of Shopping Center Owners; National Real Estate Editors Association; Colby College Southworth Lecture; Monterey Design Conference; University of British Columbia; National Trust for Historic Preservation Conference; AIA 2005 National Convention, Las Vegas; Hammer Museum Symposium; San Francisco AIA; California Preservation Foundation; Schusev State Museum of Architecture, Moscow.

BROADCAST MEDIA AND FILMS:

- "A Kick in the Head—The Lure of Las Vegas," BBC-TV January 2010
 "William Krisel, Architect," DesignOnScreen, 2010
 "Journeyman Architect: The Architecture of Donald Wexler," DesignOnScreen 2009
 "Desert Utopia," DesignOnScreen, 2008
 "Which Way LA," KCRW-FM, July 7, 2008
 "Which Way LA," KCRW-FM July 27, 2007
 "The Late Show," BBC-TV January 16, 1996
 "CBS Sunday Morning News with Charles Kuralt, January 23, 1994
 "Good Morning America, August 3, 1993

CBS Morning News, Jan. 17, 1990
Videolog, KCET, Los Angeles, June 1985
Patrick Monroe Show, CBC Radio, February 1987
Morning Edition, NPR, May 2, 1986
Smithsonian World, "Speaking Without Words," PBS, March 1984

SELECTED REFERENCES TO WORK

Thomas Hines, **Architecture of the Sun**, 2010
"Las Vegas meets la-la land," **Smithsonian**, October 1995
"In Los Angeles, a '50s Flameout," **New York Times**, September 7, 1995
"Oldest McDonald's Closes," **New York Times**, March 6, 1994
"Would Las Vegas Landmark Be an Oxymoron?" **New York Times**, Oct. 7, 1993
"Restaurant Architecture," **Journal of the Society of Architectural Historians**, XLVIII:2, June 1989
"Legacy of the Golden Arches," **TIME**, June 2, 1986
"Books: Pop Style to Free Style," **Progressive Architecture**, December 1986
"Googie: Fifties Coffee Shop Architecture, a review," **Architectural Record**, May 1986
"Who Says It's Not a Landmark?" **Historic Preservation**, November/December 1987
"Googie -- History Closing the Menu on a 1950s style," **Los Angeles Times**, June 9, 1986
"Now let's hear it for Googie style," **Vancouver Sun**, February 5, 1987
"Architecture and Design reviews," **Philadelphia Inquirer**, November 30, 1986
"Architecture To Go," David Dillon, **Dallas News**, June 22, 1986
"Googie: Fifties Coffee Shop Architecture," **Art and Design**, London, June 1986

Attachment C Chronology

Pietig, John CM

From: Montgomery, John CD
Sent: Monday, August 15, 2011 11:23 AM
To: Pietig, John CM
Subject: 31381 Coast Highway
Attachments: RPR 31381 Coast Hy (2).pdf

John,

Here is a chronology and an attached RPR. The Heritage Committee and DRB will be trying to figure out how to respond to the illegal demolition of an historic structure.

- 4/14/08 Anonymous Service Request / Code Enforcement for property management
- 5/16/08 Exploratory demolition building permit issued for drywall, roofing and hardwood flooring (main structure)
- 9/19/08 Site Meeting for upper level addition occurred with City Planner, Alicia Crump, designer, Hugo Sora and Steve Kawaratan. Owner (Donald Castro) did not attend meeting. Informed that Historic Resource Assessment Report may be required.
- 6/4/09 Code Enforcement: unpermitted construction - remodel entire house and decks, patio structure rebuild, remodel of cabana and site work.
- 7/22/09 Zoning Plan Check (ZPC) application to remodel interior of single-family dwelling (2,480 square-feet), replace and/or relocate some windows, repair decks
- Michael Tekstra, architect and First Newport Properties, property owner
- 10/19/09 Heritage Committee reviewed plans and a Historic Resource Assessment Report prepared by GPA (attached) showing compliance with the Secretary of Interior Standards to complete the remodel.
- 3/9/10 Building Permit (P09-01101) ready for issuance for remodel but not obtained
- 11/16/10 Code Enforcement: Demolition of exterior materials of house and garage
- 6/15/11 Real Property Report (attached) prepared informing the buyer of conditions and restrictions applicable to the property.
"K" rated Historic Inventory: Historic Resource Assessment Report may be required for CEQA determination.
Unresolved Problems: Buyer is advised that the subject property remains in active Code Enforcement for illegal construction activity (Major demolition to the interior and exterior of single-family dwelling). Buyer is advised and accepts responsibility to legitimize this construction through the City's permitting, inspection and approval processes, and to contact Code Enforcement and arrange for compliance inspection within 60 days of escrow.
- 6/20/11 Heritage Committee reviewed a Historic Resource Assessment Report prepared by GPA to demolish the existing residence and wanted peer review of the report.
- 7/11/11 GPA memorandum in response to Heritage Committee comments at meeting.
- 8/3/11 Oshlashay & Associates peer review of Historic Assessment Reports and findings, and Impact Assessment w/Mitigation Recommendations.
- 8/5/11 Response to Oshlashay & Associates peer review by new property owner's attorney. New property owner is John Mahan.

John Montgomery



JAN 19 2012

To preserve and enhance the unique village character of Laguna Beach

January 19, 2012

#17

Laguna Beach City Council
505 Forest Avenue
Laguna Beach, CA 92651

RE: 31381 Coast Highway

Dear Mayor Egly and members of the City Council:

We are grateful for the appeal of the Design Review approval (3/2 vote) of demolition of this historic property. Not only does it give you the opportunity to rectify an incorrect decision of the Design Review Board, but rejection of the demolition will provide an opportunity to restore a house with a significant history in the community.

Chronology

The staff has prepared an excellent chronology (attached). Events of the last two years have been complicated by foreclosures and a series of owners/lenders subsequent to Donie Castro who owned the property since 1978. We are listing some of the salient events that have brought us to this point.

1. The owner (at that time First Newport Properties) obtained approvals to restore the Stonehenge house, a K-rated historic property, and permits were ready to pull. (March, 2010)
2. The exterior and interior surfaces of the residence were demolished, leaving the roof, framing, fireplace and foundation. This demolition did not have a city permit.
3. Work on the property was stopped by the City because of the unpermitted demolition. The code violations have not been resolved.
4. The Real Property Report identifies the illegal demolition and points out new owners are responsible for correcting the situation.
5. A prospective buyer of the property, Mr. Meehan, met with the Heritage Committee in June, 2011 to request their approval to completely demolish the house. The Committee unanimously refused to endorse his proposal because of the illegal demolition that had already occurred and the historic nature of the property.

SCANNED

For some people, having a house designated as historic on their property is an inconvenience. If illegal demolition becomes an acceptable way of removing the historical significance of such houses, the character of the community is at risk.

Even though the penalties outlined in the Historic Preservation Ordinance could be applied, we think that an option that cures the problem by repairing the damage is beneficial to both the community and the applicant.

Rehabilitation is Feasible and Appropriate

There are approved plans for rehabilitation that can be used to return the house to an attractive, livable dwelling, with approved exterior materials and details that conform to the historical rehabilitation recommendations done in 2009. The applicant should be encouraged either to proceed with those plans or to return to the Design Review Board with modifications that meet the City's concerns about the value of the resource that has been destroyed.

Criteria for Preservation

The applicant's historical consultant argues that the loss of integrity of the historic structure due to the illegal demolition is reason to completely demolish it.

We disagree with this conclusion because:

1. The house still retains character defining features such as the distinctive cross gable shape, the fireplace, foundation and framing that shows locations for original windows and doors. On the exterior the house is in the same condition that a house would be that needed its siding and windows replaced. These can be put back by referring to the 2009 report and the approved drawings on file.
2. Other character defining features of the site are still intact such as the octagonal sunroom, the stone work and the original portions of the pavilion. These add to the integrity of the site as a whole.
3. There are other criteria in the historic preservation ordinance that apply here:

25.45.004 D2(d) The identification with a person or persons or groups who significantly contributed to the culture and development of the city.

Stonehenge and Significant Historic Contributions

The house is associated with two important figures, the first owner and builder, Guy Skidmore, and the second owner, William Crocker Watkins, who according to newspaper archives built the octagonal sunroom and

meetings and gatherings, as shown in newspaper archives.

Benefits To All

We recommend the rehabilitation solution, not only from the public's standpoint of preserving our community's history, but from the standpoint of the applicant's benefit. A new owner may not recognize the value and uniqueness of a historical property until it is too late. There is a value of having a house with a story special to Laguna, something a brand new structure can never have. He many not know of the many benefits that may result from the incentives of our historical preservation program. There are not very many properties in our city that offer this potential, and it is a shame even from a real estate value standpoint to destroy any of them.

We urge you to uphold the appeal, reject demolition and encourage the applicant to include historic preservation and rehabilitation in his future plans.



Ginger Osborne
President



To preserve and enhance the unique village character of Laguna Beach

February 28, 2012

Laguna Beach City Council
505 Forest Ave.
Laguna Beach, CA 92651

RE: 31831 Coast Highway, "Stonehenge," Guy Skidmore house,
Meeting of March 6

Dear Councilmembers,

Once again, we appreciate having the opportunity to discuss the issues raised by the Design Review Board's approval of the demolition of the historic home known as Stonehenge. We refer you to our letter of January 19 arguing the significance of the structure and its early inhabitants to the history of Laguna Beach, the existence of reasonable alternatives to demolition, and the precedent-setting nature of an approval that rewards illegal behavior.

Since we wrote our earlier letter we've been confronted by an additional reason for you to overturn the approval. At a hearing held on February 9 to decide whether a coastal development permit could be granted for the demolition, the Design Review Board was inappropriately instructed not to consider the building's status as a historical resource. The findings that staff suggested for the board's adoption were limited to impacts on the land and on public access to the coast, and it wasn't difficult to argue that there were none. The majority who voted to grant the permit made it clear that they were following these instructions, and it's possible that one or more of the board members might have voted differently without them.

COASTAL DEVELOPMENT PERMIT FINDINGS

The findings required to grant a coastal development permit (25.07.012) are as follows:

(G) Findings. A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all of the following findings:

- (1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;
- (2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;
- (3) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

First, demolishing this historic house violates the intent of the Historic Resources Element (Goal #1: "Preserve and enhance buildings and structures of historic significance in Laguna Beach") and Policy 2.2 of the Land Use Element ("Encourage the preservation of historically significant residential structures"). It also conflicts with Action 1.1.13 of the Land Use Element policy on reducing greenhouse gases and Action 5.1.3 of the policy on promoting compatibility of land uses ("Encourage preservation of historic structures and adaptive reuse of buildings"). Finally, Design Review criterion 6 calls upon you to avoid whenever possible "destruction or alteration to properties with historic significance, as identified in the city's historic resources inventory or historic register."

The significance of the house has been determined by

- its listing on the City's Historic Inventory
- the Heritage Committee's recommendation, after reviewing the first report from professional consultant, Galvin Preservation Associates (GPA), that it be rehabilitated and preserved according to approved plans on file with the City. (It's significant that even though the GPA report was written after the interior demolition that creates such a strong impression of hopelessness, GPA still recommended rehabilitation.)
- the additional information that we have uncovered (which we presented to the DRB) regarding the relationship of the house to important local people and events
- the letter of the architectural historian Alan Hess regarding the building's importance in the context of Coast Royal and the Skidmores' work.

The baseline for your decision should be the significance of the house *before* it was damaged. It makes no sense to let the damage to it go uncorrected and then say that the house is no longer significant because of the damage. In any case, "The illegal demolition suffered by the house does not irrevocably compromise its historical integrity," as stated by Alan Hess.

The **second** finding also requires conformity with the local coastal program, and the argument here is the same as the above.

As for the **third** finding, completing the demolition of this house will deprive the community of a historic resource, and this has to be treated as seriously as any other kind of environmental impact. CEQA makes clear that a project that may cause the substantial alteration of a historic resource, including projects that seek demolition to clear a site for new construction, *will have* a significant adverse environmental impact (Public Resources Code § 21084.1), and the requirement of an EIR is triggered if the record contains a "fair argument" that the building involved is historic. We feel that the Historic Inventory listing, the Heritage Committee's determination and the historical report on which it was based, and the additional information we have provided constitute such an argument.

DESIGN REVIEW PERMIT FINDINGS

According to section 25.45.010 of the zoning code,

"Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:

- (1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or
- (2) There are no reasonable alternatives to demolition. (Ord. 1458 § 1 (part), 2006: Ord. 1179 § 5 (part), 1989)."

Neither of these findings can be made.

In granting this permit, the DRB chose "no reasonable alternatives to demolition," but the fact that there are approved plans on file to rehabilitate the house demonstrates that rehabilitation is a reasonable alternative. The alternative finding—to find consistency with the purposes of the Historic Preservation Ordinance—also cannot be made, since demolition of a historic is counter to the purposes of the ordinance, such as:

- (A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history.

The lack of consistency with the historic resources element of the general plan, has been discussed on page 2 of this letter.

MORE COMPLETE PICTURE HAS BEEN REVEALED

Through this appeal, for the first time in the hearing process both the Design Review Permit and the Coastal Development permit will be considered at the same time. The Council has an opportunity for a comprehensive view of the situation—to consider

- code enforcement, precedent setting nature of a decision to allow demolition of an illegally damaged historic structure
- additional historical information and evaluation that DR said they were not allowed to consider
- lack of compliance with required findings.

We believe the response to this application should be to deny the coastal development permit and design review permits required for this demolition and encourage the applicant to pursue the reasonable alternative of rehabilitating this historic resource.

Sincerely,



Ginger Osborne
President

Dear Design Review Board members,

To grant a coastal development permit for the demolition of the historic house at 31381 Coast Highway, you have to make four findings, and we believe that that can't be done.

First, you have to find that the project (demolition) is in conformity with all the applicable provisions of the general plan, including the certified local coastal program. But demolishing this house violates the intent of the Historic Resources Element (Goal #1: "Preserve and enhance buildings and structures of historic significance in Laguna Beach") and Policy 2.2 of the Land Use Element ("Encourage the preservation of historically significant residential structures"). It also conflicts with Action 1.1.13 of the Land Use Element policy on reducing greenhouse gases and Action 5.1.3 of the policy on promoting compatibility of land uses ("Encourage preservation of historic structures and adaptive reuse of buildings").

The significance of the house has been determined by its listing on the City's Historic Inventory and by the Heritage Committee's recommendation, after reviewing a report from a professional consultant, that it be preserved according to approved plans on file with the City. In addition, we have uncovered additional information that increases its significance.

The house was built by Guy Skidmore, who with his brother, Joe, developed Coast Royal and what is now Diamond-Crestview and were involved in developments elsewhere in Laguna Beach. They built an airport where the St. Regis is now to show prospective buyers what the development looked like from the air. They were the stepsons of Nate Brooks, whom Merle and Mabel Ramsey, in their book *The First Hundred Years of Laguna Beach*, called the "Father of Laguna Beach" and managed their mother's real estate interests after his death.

Known as "Stonehenge," the house is one of the two oldest houses in Coast Royal, dating to about 1927. (The other is Joe Skidmore's house at Camel Point.) By 1931 it was owned by Mary and William Crocker Watkins, who made many landscape improvements and built "a violet ray sun room on top of their garage, the structure being modeled to conform to 'Stonehenge'" (*South Coast News*, November 13, 1931). Watkins owned silver and gold mines in Kingman, Arizona, and was active in the South Coast Improvement Association and president of its garden section. He was instrumental in obtaining funding from the federal Civil Works Administration (predecessor to the WPA) for street trees in South Laguna. Stonehenge was often the setting for community meetings.

Its association with these important figures in the history of Laguna Beach add to its physical properties in making it historically significant.

In addition, in approving demolition of the partially demolished building at your previous meeting you were required to find either (1) that it was consistent with the purposes of the ordinance and the Historic Resources Element or (2) that there was no reasonable

alternative. The demolition that you agreed to both failed to preserve the significant historical resource just described and overlooked a reasonable alternative—rehabilitation in accordance with the approved plans on file with the City. Finally, you failed to consider recommending any of the penalties for the previous partial demolition that are specified in the historic preservation ordinance.

The applicant has argued that he isn't to blame for the earlier demolition, but that's not the point. When he bought the property, the real property report made it clear that he was taking on the responsibility for correcting the situation. And the Heritage Committee told him on two occasions that the house was a historic resource that needed to be rehabilitated rather than destroyed. No matter who did the illegal demolition, permission to let the current owner finish the job is likely to be precedent-setting for property owners who view their historic houses as an inconvenience. This likelihood simply generalizes the violations of General Plan policies just described.

The second finding, which is specific to the location between the sea and the first public road, also requires conformity with the local coastal program, and the argument here is the same as the above.

The third finding is that the project "will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act." Completing the demolition of this house will deprive the community of a historic resource, and it has to be treated as seriously as any other kind of environmental impact. CEQA makes clear that a project that may cause the substantial alteration of a historic resource, including projects that seek demolition to clear a site for new construction, *will have* a significant adverse environmental impact (Public Resources Code § 21084.1), and an EIR is triggered if the record contains a "fair argument" that the building involved is historic. We feel that the Historic Inventory listing, the Heritage Committee's determination and the historical report on which it was based, and the additional information we have provided constitute such an argument.

We feel that you have no choice but to deny the coastal development permit required for this demolition and encourage the applicant to pursue the reasonable alternative of rehabilitating this historic resource.

Brandt-Hawley Law Group

Chauvet House • PO Box 1659
Glen Ellen, California 95442
707.938.3900 • fax 707.938.3200
preservationlawyers.com

March 6, 2012

Mayor Jane Egly
Members of the City Council
City of Laguna Beach

Subject: Appeal of Design Review Approval 11-193 and CDP 12-222
31381 Coast Highway/Stonehenge House

Dear Honorable Mayor Egly and Councilmembers:

On behalf of the members of Village Laguna and the South Laguna Civic Association, I am writing to request that the City Council grant the appeal of the Design Review Approval and Coastal Development Permit (CDP) for this project. If approval of the CDP or Design Review is considered, an EIR must first be prepared to inform your decision, because the record before you includes substantial evidence that the demolition project may have a significant environmental effect.

By way of introduction, since I have not appeared before this City Council, my law practice is focused on public interest environmental law and in particular the application of the California Environmental Quality Act (CEQA) to historic resources statewide. Among the published decisions of this office are *Friends of Sierra Madre v. City of Sierra Madre*, *Berkeley Hillside Preservation v. City of Berkeley*, *Flanders Foundation v. City of Carmel-by-the-Sea*, *Friends of the Juana Briones House v. City of Palo Alto*, *Lincoln Place Tenants Association v. City of Los Angeles*, *League for Protection v. City of Oakland*, *Stanislaus Natural Heritage Project v. County of Stanislaus*, *The Pocket Protectors v. City of Sacramento*, *Architectural Heritage Association v. County of Monterey*, *Preservation Action Council v. City of San Jose*, *Galante Vineyards v. Monterey Peninsula Water Management District*, and *Sierra Club v. County of Sonoma*.

Respectfully, this Council's consideration of demolition of the historic Stonehenge/Skidmore House, which is on the City's Historic Inventory List, must first be informed by the preparation of an EIR in light of arguable general plan inconsistencies (*see, e.g., The Pocket Protectors case*) and impacts to historic resources. As an alternative, the City could exempt the project from CEQA if it denies the CDP and Design Review approval. Public Resources Code section 21080 (b)(5)

provides that CEQA "does not apply to ... projects which a public agency rejects or disapproves." Guideline sections 15061 (b) (4) and 15270 implement the Code.

Expert fact-based analysis submitted by eminent architect and architectural historian Alan Hess in his letter dated February 28, 2012, adds to the ample information already in the City's files regarding the extant historic status of the threatened home. As concluded by Mr. Hess, "the illegal demolition suffered by the house does not irrevocably compromise its historical integrity. It can be brought back to play its role in the character of Laguna Beach." (Hess Letter at 2.) This letter was not before the Design Review Board¹ but should greatly assist this Council in what should be a straightforward decision to deny the project, or, if approval is to be considered, to first require the preparation of an EIR.

The appropriate CEQA baseline from which the City must measure and analyze the environmental impacts of this proposed demolition project is the 2009 application by the former owner to restore the historic home. (Agenda Bill at 2.) Unpermitted partial demolition that subsequently occurred cannot now justify approval of design review or the CDP. And even if one [incorrectly] considers a 2011 baseline, the expert opinion of Alan Hess is substantial evidence that the home retains sufficient integrity to retain its historic status.

There is no question that the historic status of the Stonehenge/Skidmore House is relevant to the discretionary decisions required for the currently proposed demolition project. In addition to the specific inquiries required by Laguna Beach Municipal Code section 25.07.012 (F), section (G) requires the following:

(G) Findings. A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all of the following findings:

- (1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;
- (2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;
- (3) The proposed development will not have any significant adverse

¹ I note that for some reason my letter to the Design Review Board was not included in the documents attached to the Agenda Bill. It is part of the record.

Letter to Laguna Beach City Council
March 6, 2012
Page 3

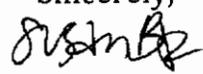
impacts on the environment within the meaning of the California Environmental Quality Act.

To make the required findings under your Municipal Code and CEQA, the Council must consider the potential impacts of demolishing a vintage building that may qualify for historic status. (The Design Review Board was incorrectly informed that it could not consider such impacts.) A dispute among experts on this point — or any credible evidence supporting a “fair argument” of any other potentially significant historic or other environmental impacts or general plan inconsistency — requires the preparation of an EIR. (CEQA Guideline §§ 15064 and 15064.5; *e.g., League for Protection, Architectural Heritage Association, and The Pocket Protectors* cases.) While I understand that the City Attorney provided an opinion that no consideration of historic resource impacts is required under LBMC section 25.07.012 (F), this does not apply to section (G) quoted above.

Here, there is a credible dispute among experts as to the historic integrity of the Stonehenge House. As already noted above, the appropriate baseline from which to consider historic integrity is 2009. But even if this Council were to consider the integrity of the House in its current condition as the CEQA baseline, at this stage in the environmental review process the City Council may not resolve that dispute without an EIR.

Village Laguna and the South Laguna Civic Association urge this Council to comply with the protective mandates of state law.

Thank you very much for your consideration.

Sincerely,

Susan Brandt-Hawley



P.O. BOX 9668
SOUTH LAGUNA, CA 92652-7639

January 18, 2012

Laguna Beach City Council
505 Forest Avenue
Laguna Beach, CA 92651

RE: 31381 Coast Highway, "Stonehenge"

Dear Councilmembers:

At our meeting on November 14, 2011, the board of the South Laguna Civic Association voted unanimously to oppose the demolition of the K-rated historic dwelling at 31381 Coast Highway, known as "Stonehenge." We were very disappointed in the Design Review Board's 3/2 vote to allow demolition. The Design Review Board did not make the required findings, nor did they consider the various timing and alternatives outlined in 25.45.010 of the Municipal Code. (See Attachment.)

Please review carefully the recommendations of the Heritage Committee—they got it right! Even though many of the surfaces of the house have been removed, it can nonetheless be rehabilitated to its historic condition. There are approved plans and photographs that can be used to guide the way to accomplish such a rehabilitation. We should also note that, in addition to the shape, form, framing, fireplace and foundation of the historic house that still remain, there are other historic components still existing such as the cupola/sunroom, the stone work and the foundation and walls of the pavilion.

The present owner, in doing his due diligence, was informed publicly by the Heritage Committee of the historic nature of this dwelling and that the recent dismantling had been done illegally, that is, without any permits. It is documented in the RPR that he received that there are outstanding code enforcement issues that he is obliged to resolve. We do not believe they should be resolved by allowing further demolition.

It just isn't right that such illegal actions could now result in permission to demolish what remains. Please, please do not allow the demolition of this iconic South Laguna dwelling.

In our opinion, the City's peer review historical consultant, Jan Ostashay, should have been present at the DRB hearing. As it was, the only historical consultant present was representing the applicant, and she was advocating for demolition. Without the city's peer review consultant there, objective information was not available to the deciding body.

Ms. Ostashay's report outlines various options for dealing with the illegal demolition. Rehabilitation of the house is one of the options suggested in her peer review historical

Attachment F

17

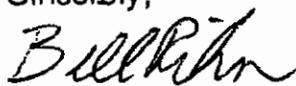
JAN 18 2012

report. Following is a quote:

Rehabilitate. Rehabilitate or reconstruct the subject property to its original condition prior to the violation using as much physical and photographic evidence as possible.

We recommend the option of rehabilitation of the structure rather than penalties or total demolition. Rehabilitation will preserve as many of the historic features as possible, and give the applicant an attractive and livable dwelling with the least expense and difficulty, since Heritage Committee-approved drawings are already on file at the city (ready for building permits as of March, 2010).

Sincerely,



Bill Rihn, president

Attachment:

From 25.45.010 of the Municipal Code

After conducting the public hearing, the design review board shall take the following action:

Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or documentation.

(1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city once a month for the first two months following the design review board's hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department of community development prior to issuance of a demolition permit.

(2) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review board.

(3) The design review board may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent.

(4) During the continuance period, the heritage committee may investigate relocation of the building or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.

(5) During the continuance period, the applicant may pursue plan approval.

(E) Findings. Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:

(1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or

(2) There are no reasonable alternatives to demolition. (Ord. 1458 § 1 (part), 2006; Ord. 1179 § 5 (part) 1989).

Exhibit 5:

Historical Site Analysis

Presentation by

Applicant

North View



South View



East View



West View



The History and Chronology of Change to the Property Located at

31381 COAST HIGHWAY

LAGUNA BEACH, CALIFORNIA 92651

31381 Coast Highway

Location and Property Origin

3

LOCATION

The subject property is located in Laguna Beach. Specifically, in South Laguna within an area originally designated as a subdivision called Coast Royal. South Laguna was annexed into the City of Laguna Beach in 1989. Following the 1989 annexation, most County of Orange records were lost and not provided to the City of Laguna Beach. The blue arrow indicates the location of the property at 31381 Coast Highway.



THE PROPERTY'S ORIGIN

According to the city of Laguna Beach historic resources inventory form, Horace J. Pullen first subdivided the Coast Royal area in 1906. His partner, Blanch Dolph, was not consulted on the subdivision. She was in Europe when he advertised the lots for sale. She filed a suit to stop the sale. Los Angeles newspapers branded it a swindle and the subdivision went bankrupt. In 1924, the Skidmore Bros. Corporation began the process to develop the subdivision.

The City's historic resources inventory indicates the property at 31381 Coast Highway was built in 1929. The source of this information is unclear as no original building permit was filed or found at the County of Orange nor Laguna Beach City Hall. The Skidmore Bros. Corporation claimed bankruptcy in February of 1929 and lost possession of the Coast Royal subdivision. Los Angeles First National Trust and Savings Bank, as trustee, took possession of the property in 1929. Based on title record research, Mary Watkins was the first individual to obtain title to the property in May 1930. Records substantiate that Guy Skidmore never lived in the home and likely did not build it. Records further indicate the Skidmores only sold lots for development as detailed in the attached sales brochure dated 1928.

[Click for 1928 Coast Royal sales brochure.](#)

31381 Coast Highway

*Historical Designation
and Loss of Historical Significance*

HISTORICAL DESIGNATION

Two different historical preservation experts have analyzed 31381 Coast Hwy. for historical significance. Both experts concur that the property no longer retains any historical significance. Their reports are linked here:

- [Galvin Preservation Associates Report](#)
- [Jan Ostashay and Associates Peer Review](#)

A report analyzing Preservation, Restoration, Rehabilitation and Reconstruction was also prepared by Galvin Preservation and Associates. This detailed report explains why neither Preservation, Restoration, Rehabilitation or Reconstruction are appropriate for this structure given the complete lack of historical integrity of the site. The report is linked here:

- [Secretary of the Interior Standards for Selection of Treatment Options Report by Galvin Preservation Associates](#)

31381 Coast Highway

Documentation discrediting local folklore and hearsay:

- *Bankruptcy*
- *Census Bureau information*
- *Chain of Title*

BANKRUPTCY

Skidmore Bros. Corporation began bankruptcy proceedings in 1927. One of the main contributors to the bankruptcy was the lack of ability to provide water service. Up until the early 1920s, the residents relied on a few privately owned shallow wells in Laguna Canyon for their water supply. In 1924, the growth of the village had been so rapid that the water system, owned and operated by the Skidmore brothers, could not produce an adequate supply. The heavy pumping exhausted the surface supply and soon saltwater intrusion and well failure forced the brothers to announce that water service would be discontinued. [Click here for the Water District website.](#)

Final adjudication of the bankruptcy was completed February 27, 1929 as shown in this linked document. The complete bankruptcy proceedings of the Skidmore Bros. Corporation is [attached to the link referenced here.](#)

Note: The city of Laguna Beach's historic resources inventory validity comes into question as far as any Skidmore building or ever occupying 31381 Coast Hwy.

CENSUS BUREAU INFORMATION

The image shows a 1920 U.S. Census Population Schedule form for Guy Skidmore. The form is titled "POPULATION SCHEDULE" and includes fields for name, address, and various demographic data points such as age, sex, race, and marital status. The form is filled out with handwritten information.

| NAME | RELATION | SEX | AGE | RACE | MARRIAGE | EDUCATION | INDUSTRY | VALUE | PROPERTY | RENT | REMARKS |
|------------------|----------|--------|-----|-------|----------|-------------|----------|-------|----------|------|---------|
| Guy Skidmore | Head | Male | 32 | White | Married | High School | None | None | None | None | None |
| Catherine Brooks | Wife | Female | 28 | White | Married | High School | None | None | None | None | None |
| ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

- According to the 1920 census, Guy Skidmore lived with his mother, Catherine Brooks, at 814 Ocean Avenue.
- The attached 1930 census indicates Guy Skidmore lived at 610 Coast Boulevard in North Laguna.
- In addition, City and County directories indicate Guy Skidmore lived at various addresses during the 30s and 40s including 245 Cliff Drive (1932); 383 Forest Avenue (1935) and 689 Cress Street (1941). There is no evidence that Guy Skidmore built 31381 Coast Highway or lived at this property.
- [Click to view the 1920 Census.](#)
- [Click to view the 1930 Census.](#)

CHAIN OF TITLE

Recorded at request of Releasee, May 27, 1930, at 30 min. past 8 A. M., in Book 365, page 173, Official Records of Orange County. Justine Whitney, County Recorder. Ruby Cameron, Deputy.

Dorothy Dresser COMPARED Ada Robinson
- - - o o - - -

14894

RELEASE OF MORTGAGE LIEN

KNOW ALL MEN BY THESE PRESENTS: That that certain notice of lien executed by the undersigned, and claiming a lien upon the following described real property situated in the County of Orange, State of California, to-wit:

Lots 5, 6, 7, 8, in Block 15, Townsite of Fullerton, dated the 17th day of February, 1930, and recorded in the office of the County Recorder of Orange County, on February 17, 1930, in Book 361, page 5, of Official Records, is hereby released, the claim thereunder having been fully paid and satisfied.

COAST ELECTRIC COMPANY
BY: Jensen.

State of California, }
County of Los Angeles, } ss. On this 28th day of April, 1930, before me, Madeline A. Ruhl, a Notary Public in and for said County and State, personally appeared Clarence Jensen, doing business under the fictitious firm name of Coast Electric Company, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

((SEAL)) Madeline A. Ruhl Notary Public
in and for the County of Los Angeles,
State of California.

Recorded at request of Releasee, May 27, 1930, at 30 min. past 8 A. M., in Book 365, page 174, Official Records of Orange County. Justine Whitney, County Recorder. Ruby Cameron, Deputy.

Dorothy Dresser COMPARED Ada Robinson
- - - o o - - -

15014

GRANT DEED

C. C. SEAMANS AND MINNIE A. SEAMANS, his wife, A. J. LASBY AND FLO B. LASBY, his wife, and E. L. CRAWFORD AND MAUD S. CRAWFORD, his wife, party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant to MARY S. WATKINS, a married woman, as her separate property, party of the second part, all that real property situate in the county of Orange, State of California, described as follows:

Lot C, of Tract No. 831, as per Map recorded in Book 25, page 15, of Miscellaneous Maps, Records of said County.

Reserving unto the Grantor, its successors or assigns, an easement and right of way over the rear four (4) feet of each Lot in said Tract, where practicable and where not so, elsewhere over said premises so as to cause as little inconvenience as practicable, for the erection, construction, maintenance and operation of pole lines, with the necessary crossarms and wires, for the transmission of electrical energy, and for telephone and telegraph lines, and pipe lines for water and gas together with the right of entry for the purpose of erecting, constructing, maintaining, repairing and operating same, together with the further right of conveyance, or lease of the whole or any portion of such easement and right of way and right of entry to the

- In review of the two title reports attached, note that in May of 1930 the property was purchased by Mary Watkins from Seamans, Crawford and Lasby who were one-third owners/partners of the property. At this point, the Skidmores have already filed bankruptcy and are no longer involved with the property or subdivision.

- [First American Title](#)

- [Chicago Title](#)

- See page 10 of 42 of First American Title report.

31381 Coast Highway

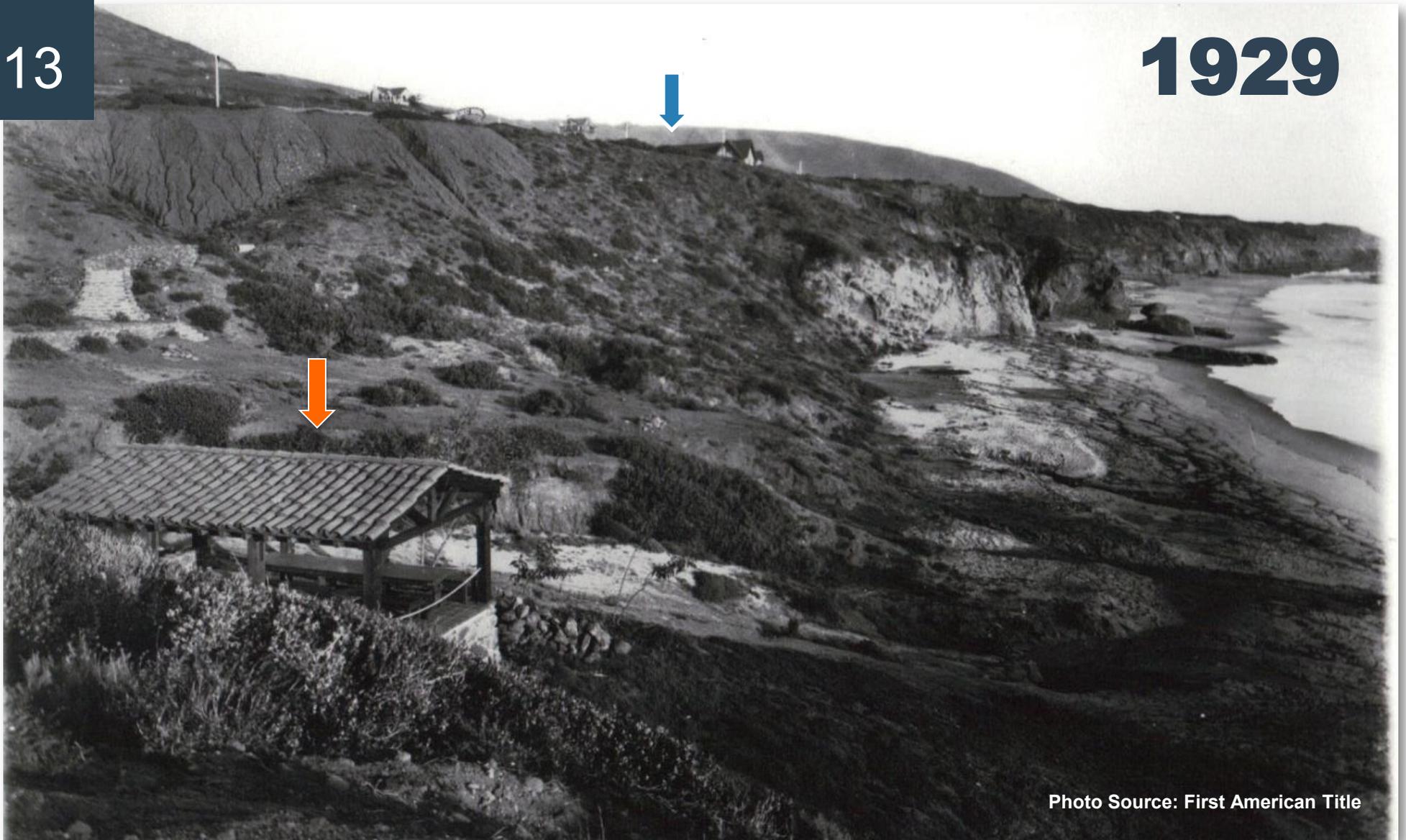
*Clear identification of early
physical attributes of the property.*

Early **1900s**

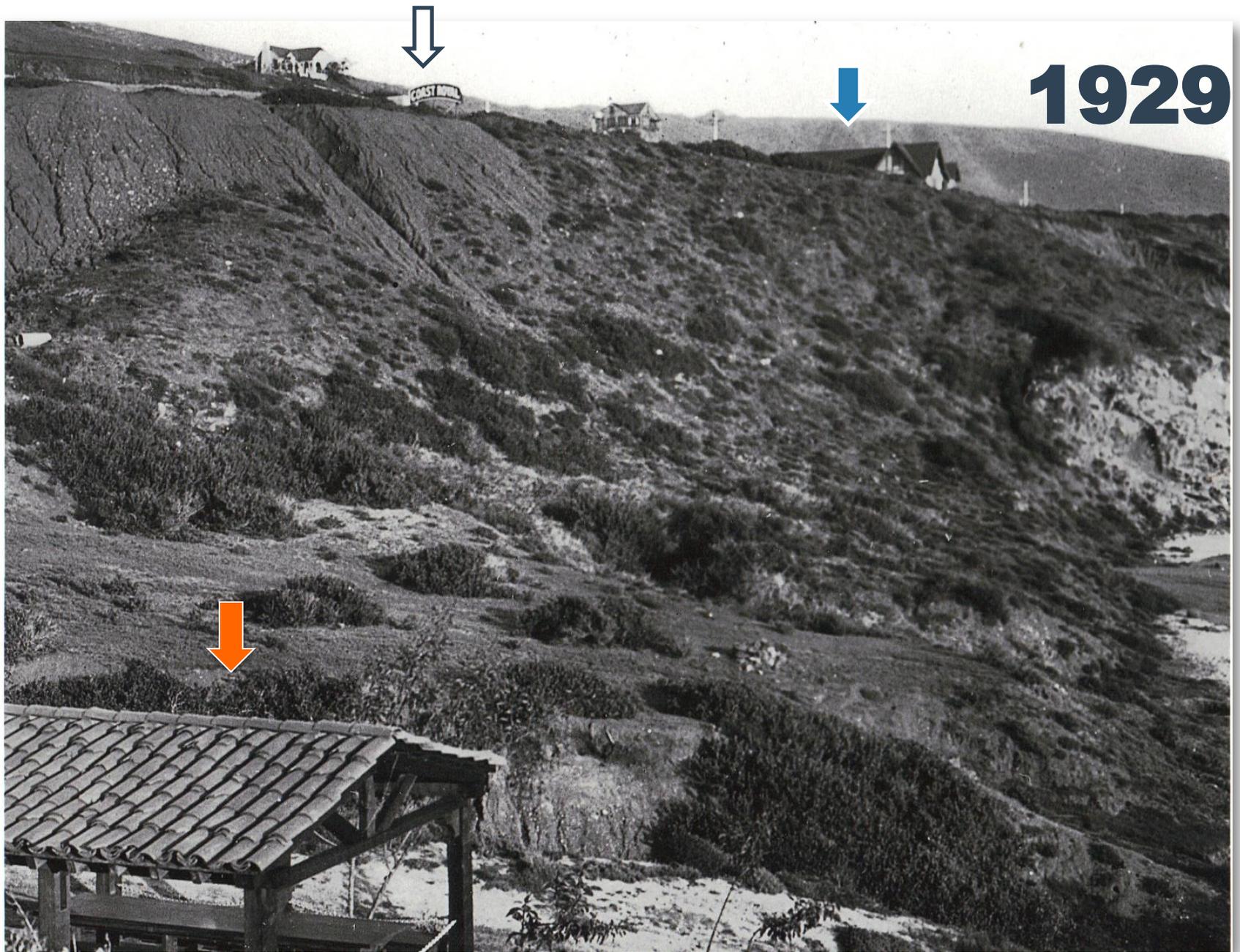
Photo taken looking north from approximate location of 31381 Coast Highway. The orange arrows indicate lot 1 of the Coast Royal bankrupt subdivision and a picnic shelter.

13

1929



Blue arrow indicates 31381 Coast Highway looking south from picnic shelter (orange arrow).



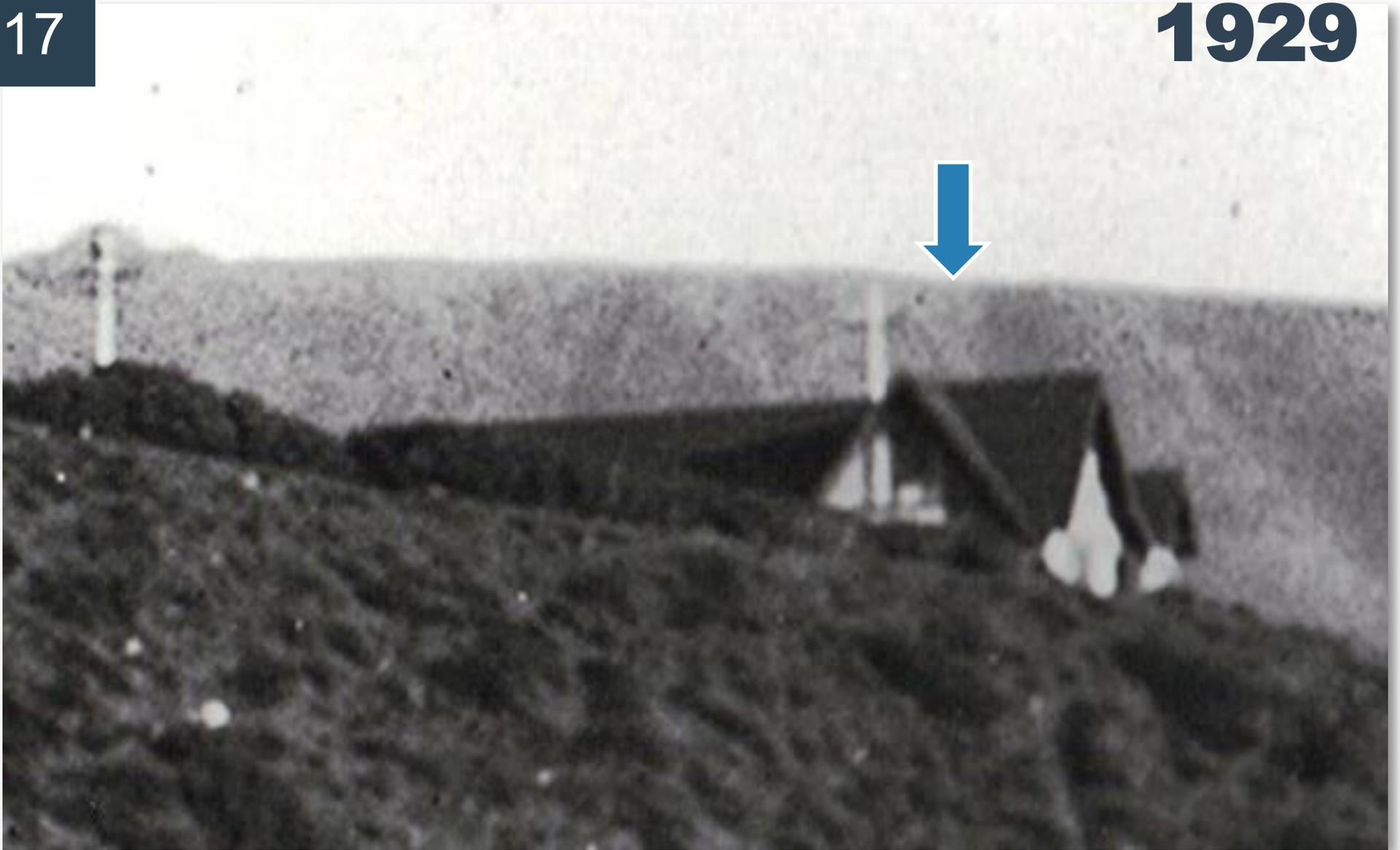
Blue arrow indicates 31381 Coast Highway looking south from picnic shelter (orange arrow). The Coast Royal bankrupt subdivision sign is indicated with a clear arrow.



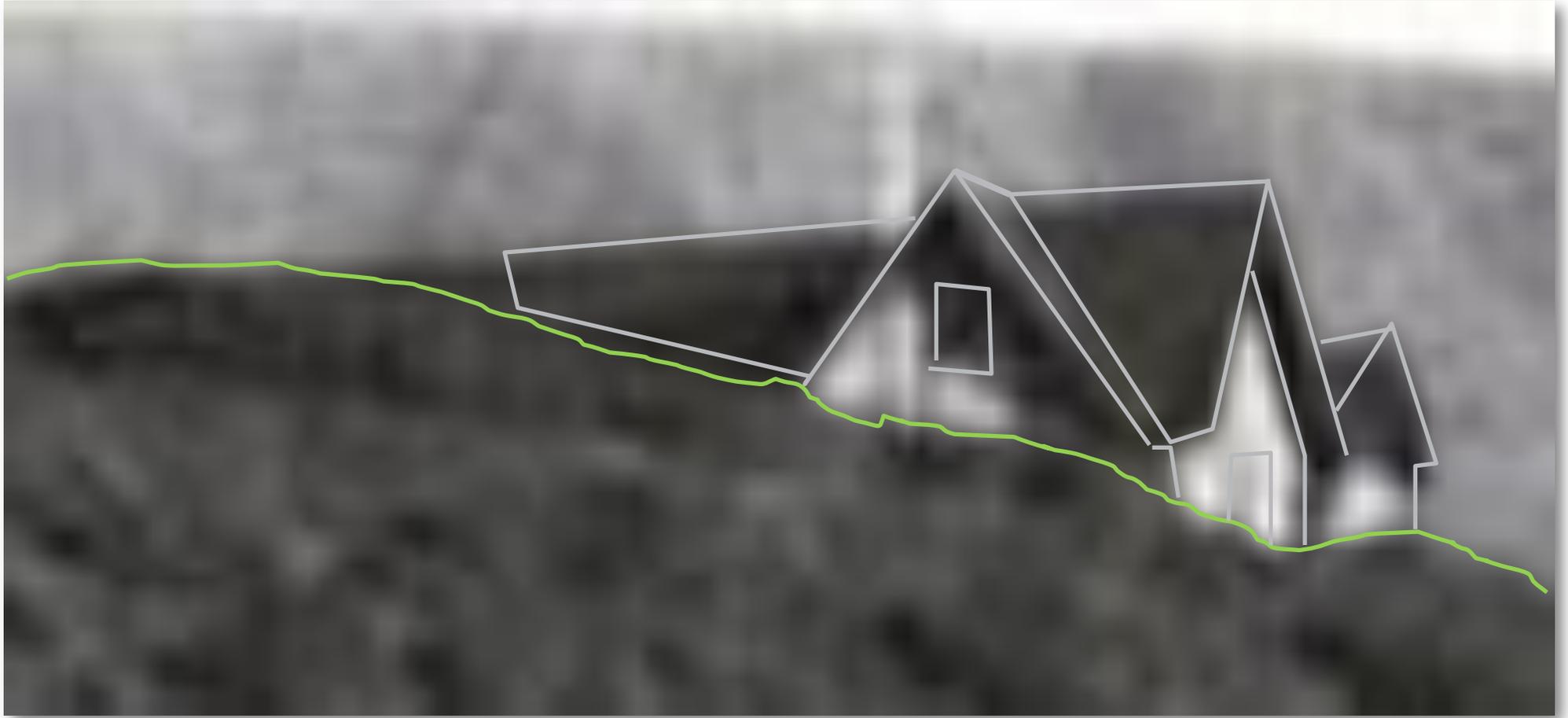
Blue arrow indicates a closer view of 31381 Coast Highway looking south. The Coast Royal bankrupt subdivision sign is indicated with a clear arrow.



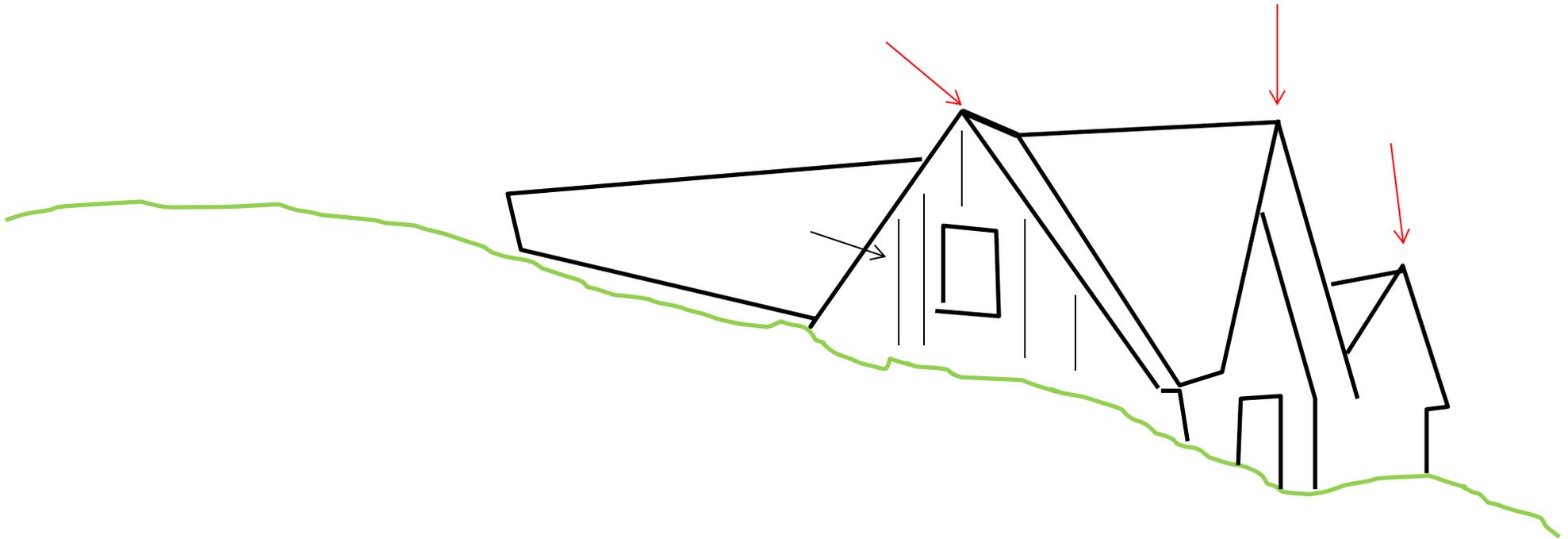
Blue arrow indicates an even closer view of 31381 Coast Highway looking south.



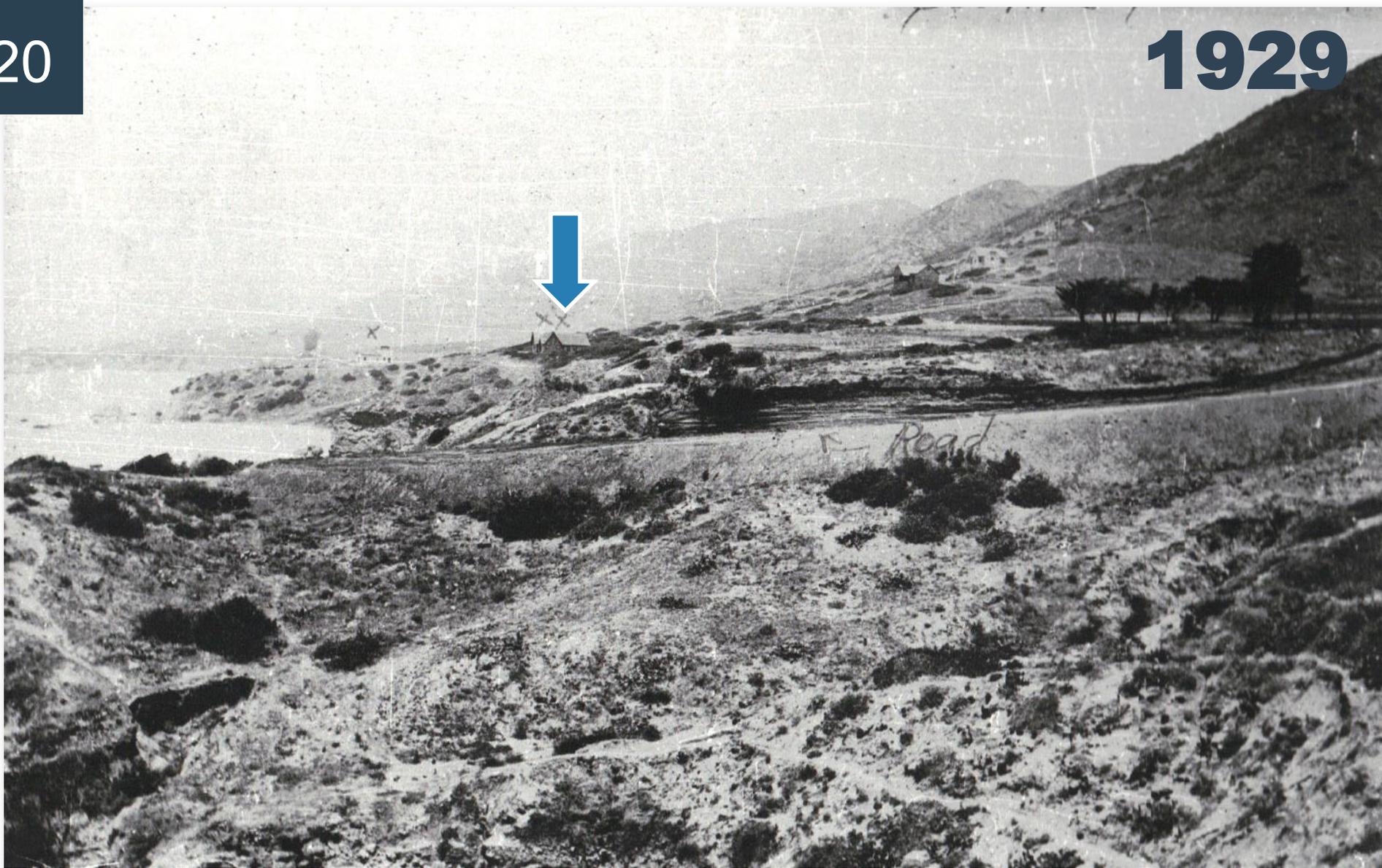
Blue arrow indicates an extremely close view of 31381 Coast Highway looking south.



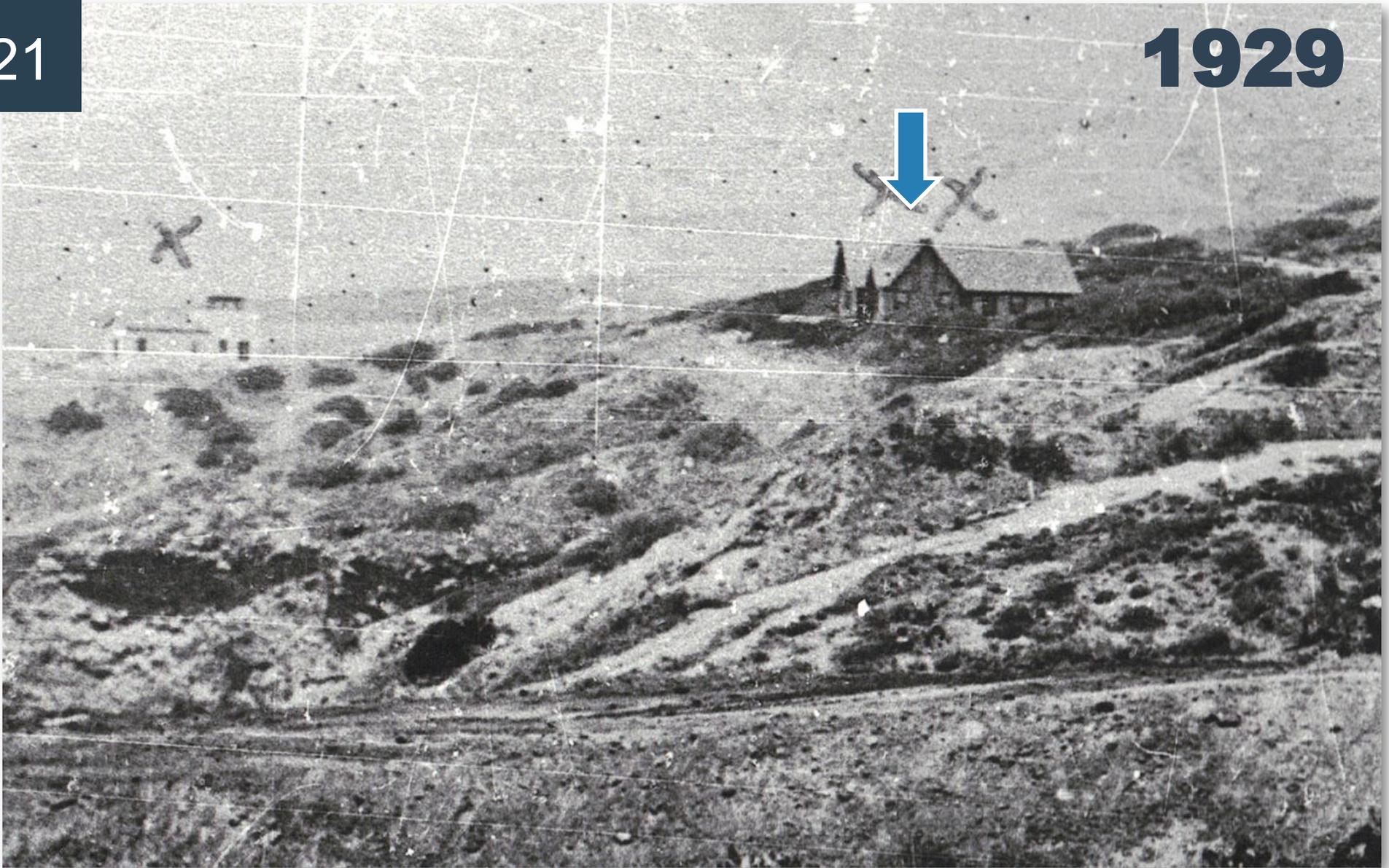
This is a building sketch directly imposed upon the previous photo to add clarity and definition to the structure.



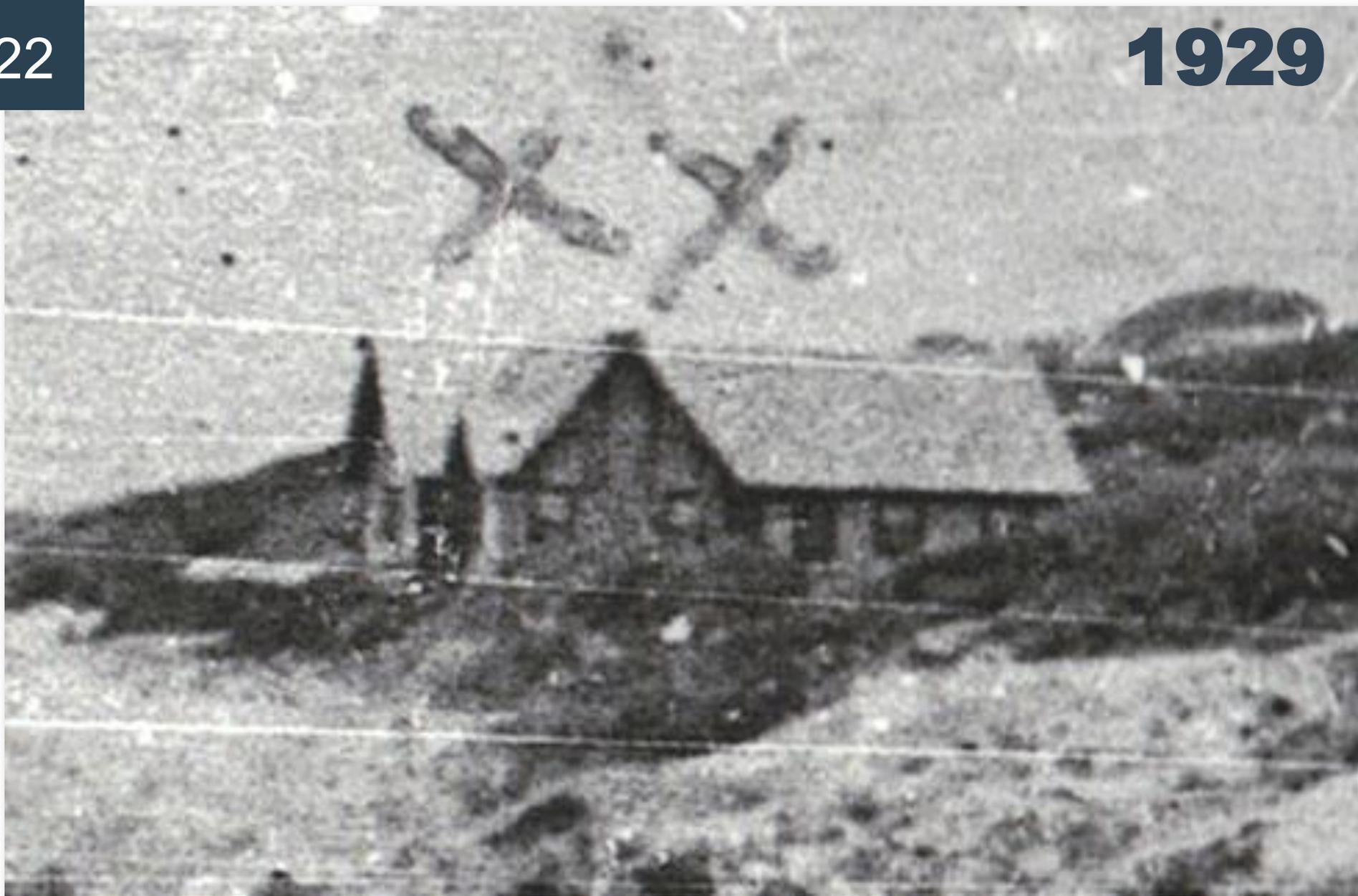
The photo has been removed to show a clear outline of 31381 Coast Highway facing south in 1929. The residence appears to be a multi-gabled building (pie shaped pitches shown by red arrows). The façade facing the ocean (west) has two cross gables. The façade facing north has a tall narrow window flanked by the half-timbering (vertical timbers shown by a black arrow) and one gable. The roof has a steep pitch with a “T” shaped roofline.



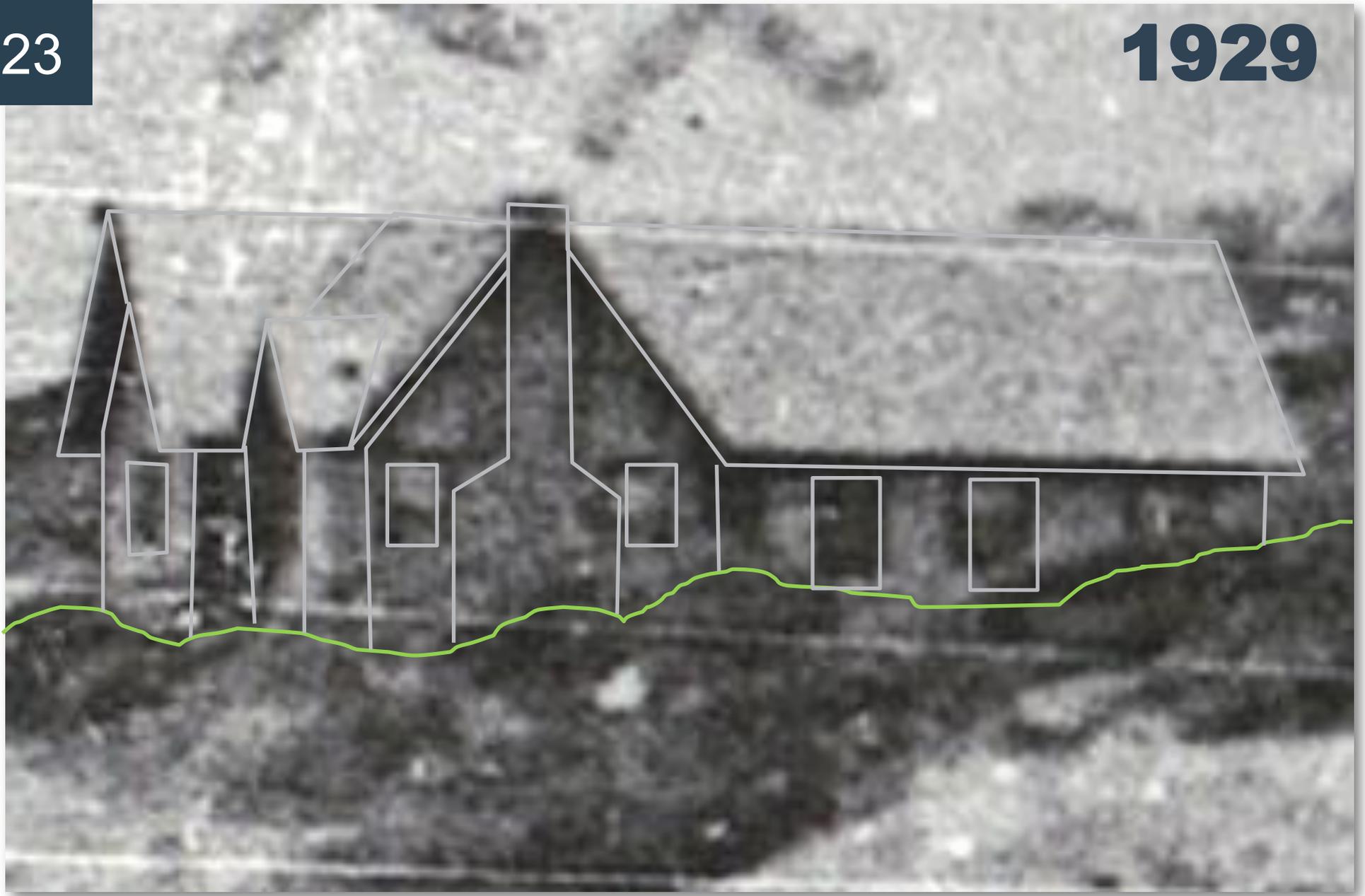
Blue arrow indicates 31381 Coast Highway looking north. The home on lot 1 can be seen in the distance (indicated with a single "X").



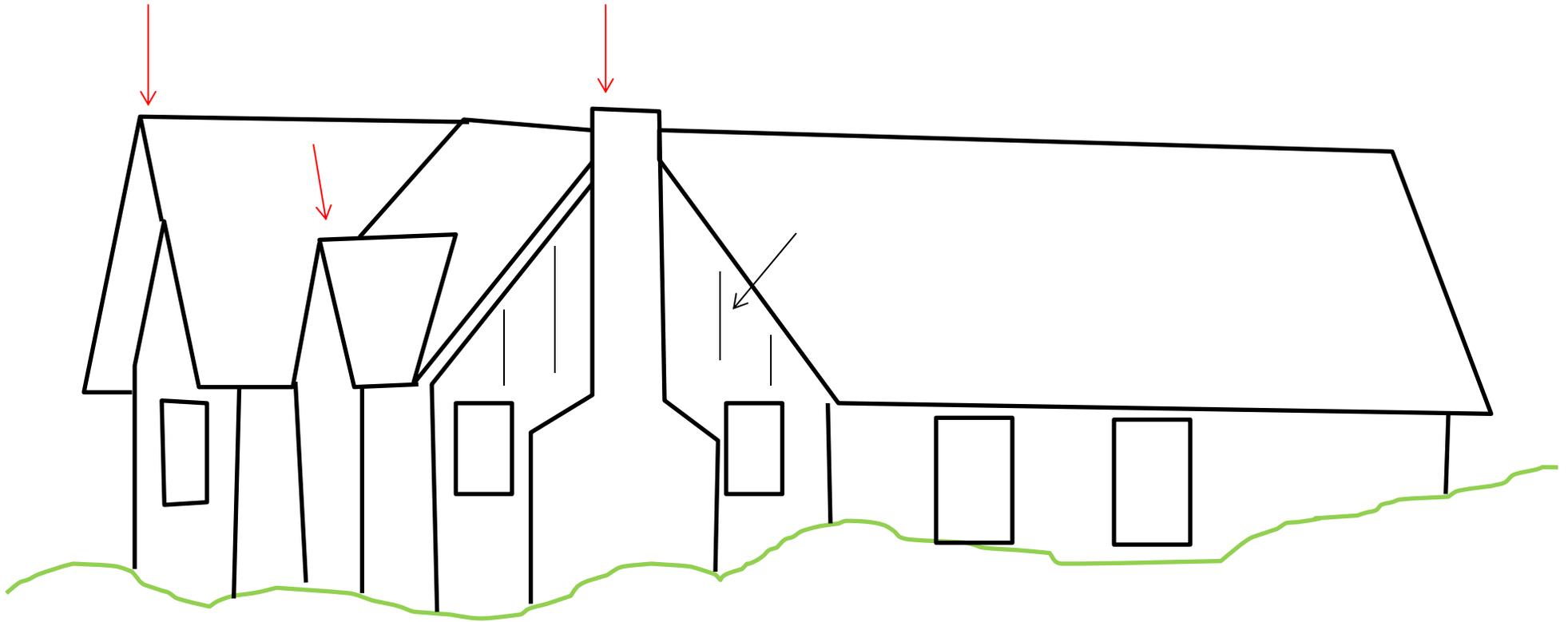
Blue arrow indicates a closer view of 31381 Coast Highway looking north. Lot 1 can be seen in the distance (indicated with a single "X"). This photo clearly shows that there is no garage structure or cupola present in 1929.



Extremely close view of 31381 Coast Highway looking north. Note: cupola and garage are non-existent.



This is a building sketch directly imposed upon the previous photo to add clarity and definition of structure.



The structure is a multi-gabled building (pie shaped pitches shown by red arrows). The façade facing the ocean (west) has two cross gables. The façade facing south has one gable and a chimney flanked with half-timbering (shown by a black arrow) and two square windows. There are two additional windows located on the south elevation and one on the west side. The roof has a steep pitch with a “T” shaped roofline.



Photo Source: Jim Nordstrom,
Laguna Beach Historian personal collection

Photo dated based on architecture, design and presence of other buildings in the photo. The original cabana and the staircase to the beach remain intact and unaltered at the present time.

STAIRS & CABANA

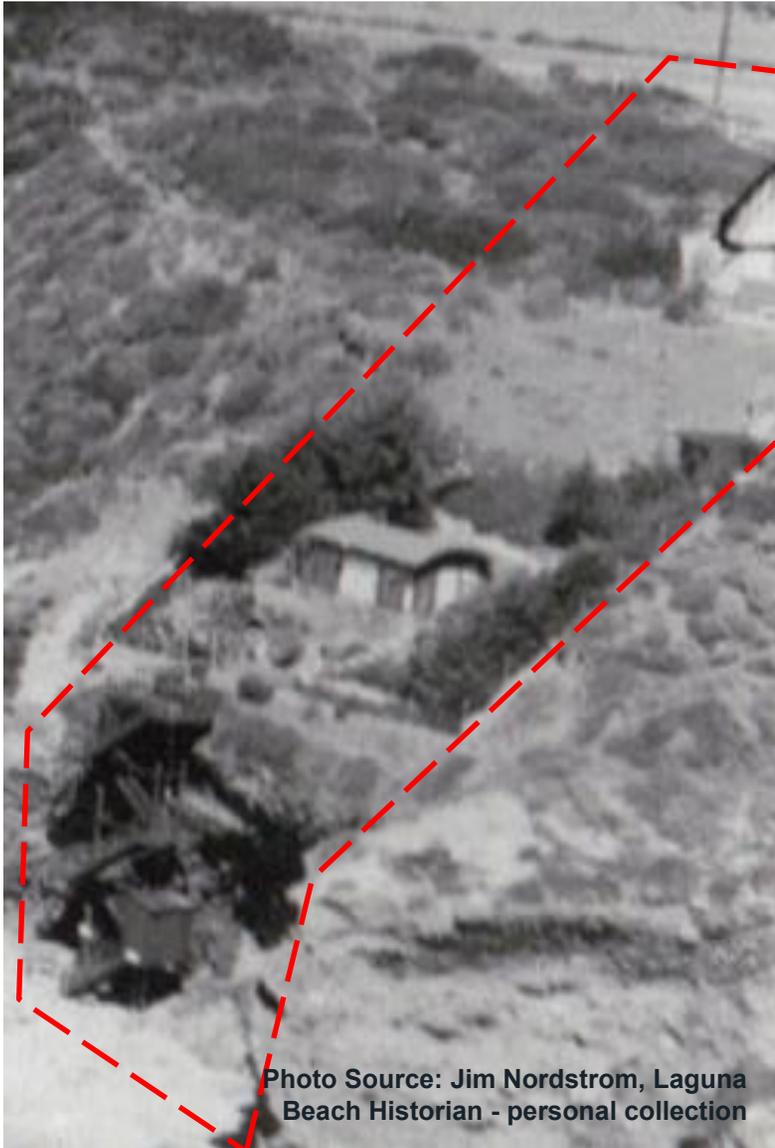


Photo Source: Jim Nordstrom, Laguna Beach Historian - personal collection

- Close up view of beach cabana and stairs built contemporaneously with the home in 1929.
- To reiterate, original cabana and staircase remain intact and unaltered at the present time.

31381 Coast Highway

Chronology
1930 - 1948

1930-1948

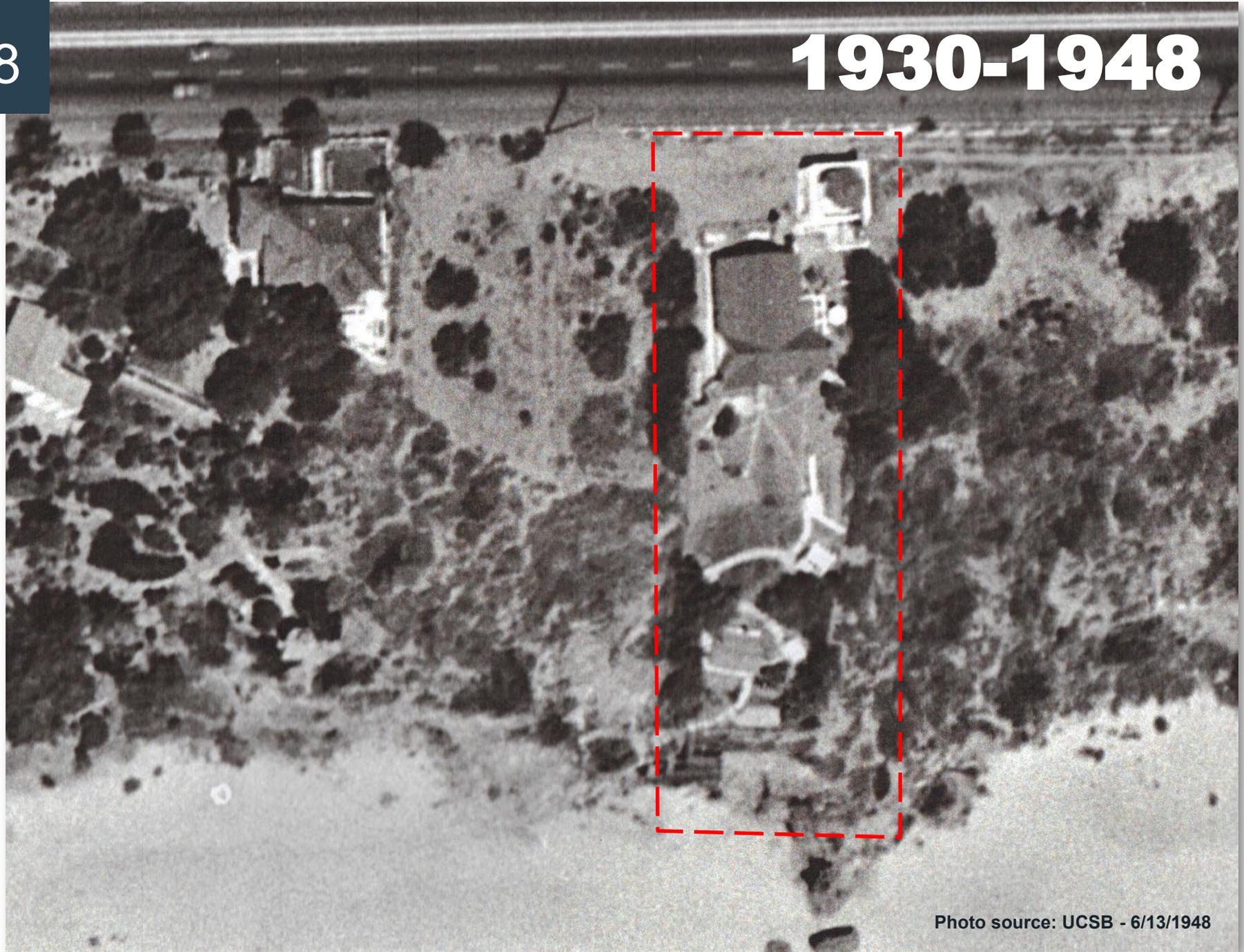
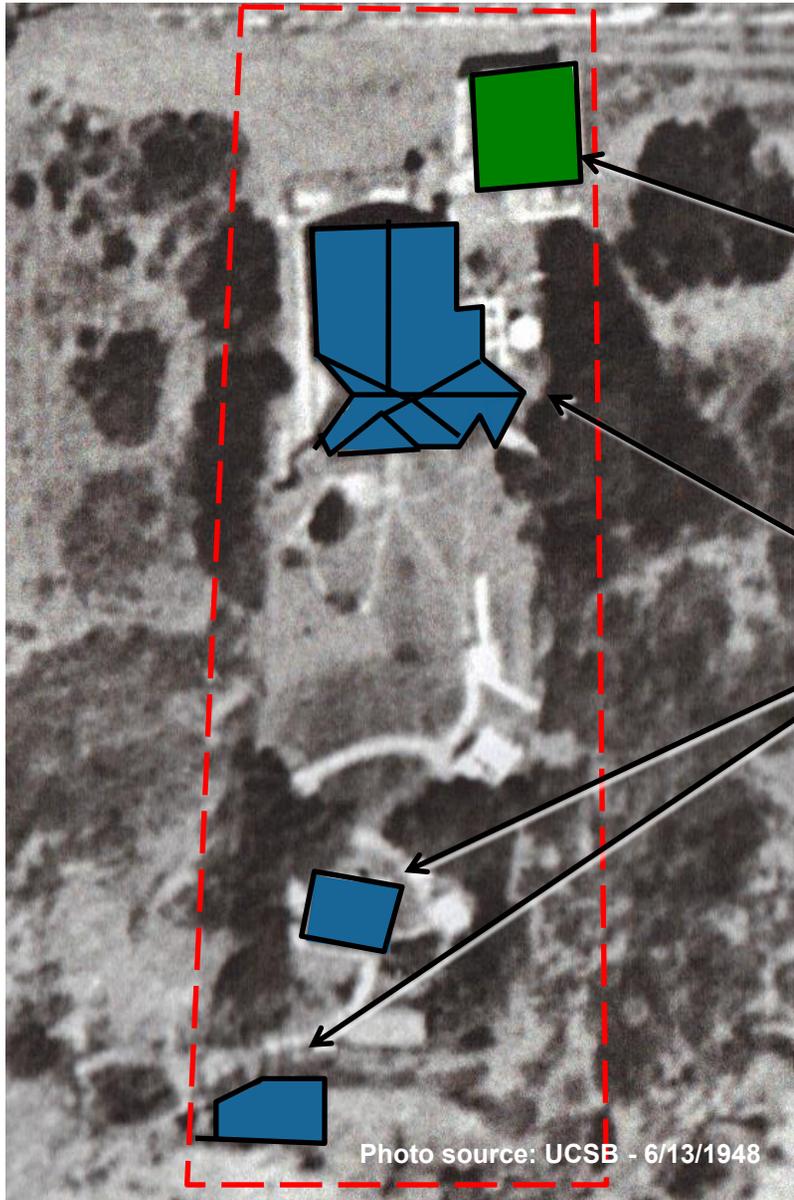
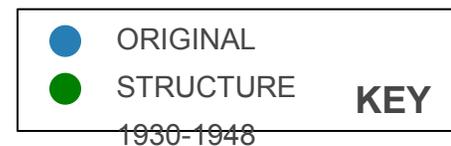


Photo source: UCSB - 6/13/1948

1930-1948



- 31381 Coast Highway with no apparent changes to the roofline.
- Green indicates garage and cupola constructed prior to 1948. This is the first evidence of their existence. It is unclear the exact year built.
- Blue indicates original 1929 structures, which include staircase, cabana and home.



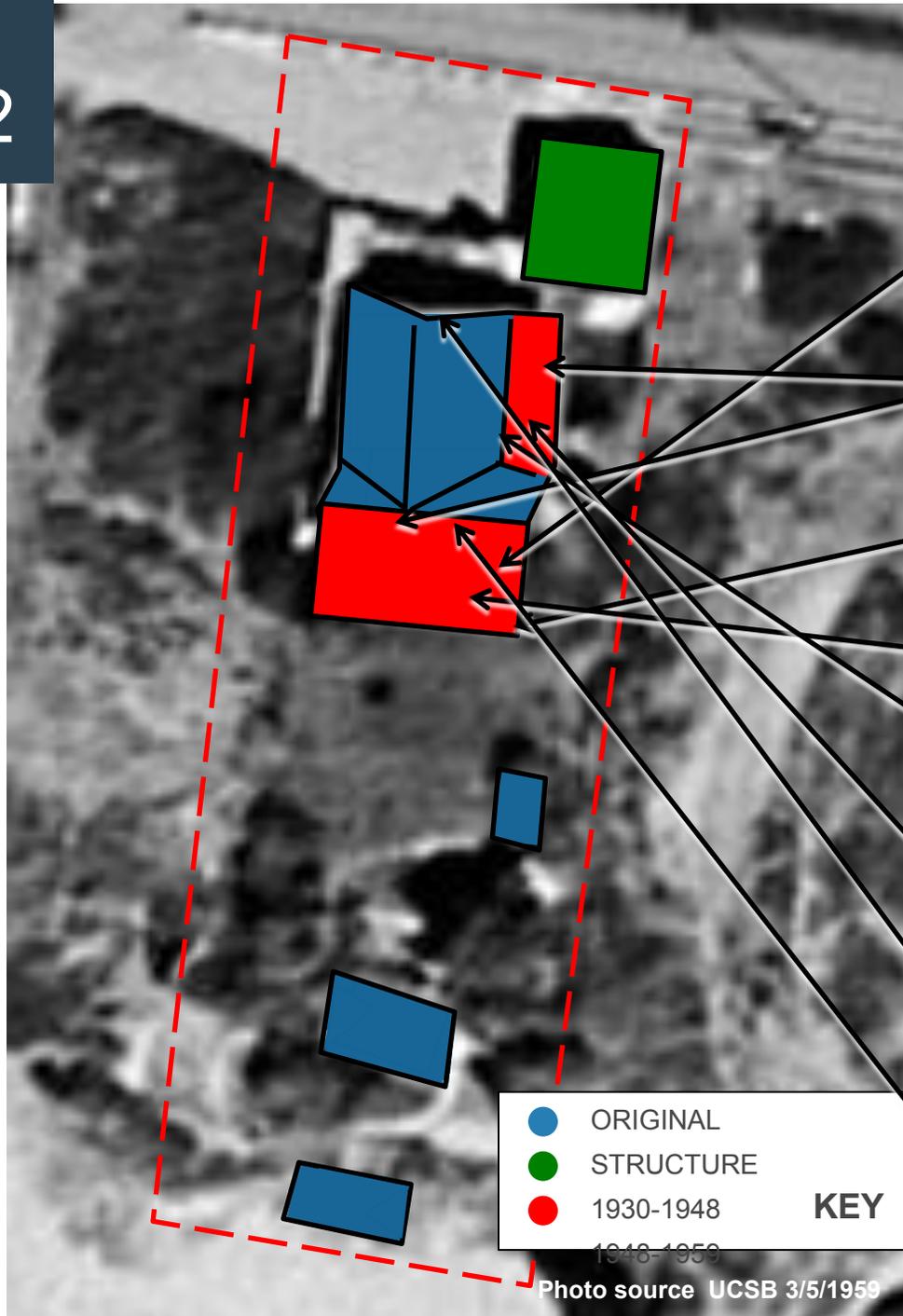
31381 Coast Highway

Alterations and Major Remodels
1948 - 1959

ALTERATIONS & MAJOR REMODELS 1948-1959

- Western (ocean side) addition of 420 square feet of living space. The addition spans the entire width of the house. The **roofline was significantly altered** by removing the west facing gable.
- The **original roof shingles were removed** to accommodate the new space as well as the doorway under the gable.
- The original siding (**half timbering**) on this west side was removed.
- **The windows on the west side were removed for new improvements.**
- Addition of a new 100 square foot interior foyer and 175 square foot exterior covered porch at the new entry way. These **additions also altered the original roof line.**
- Two original south facing **windows were removed as well as the siding (half timbering)** to build the addition of a new entry. Original roof shingles were replaced.
- To move the original front entry way which was on the east side of the structure, **the front door and windows** were removed and replaced with new large horizontal windows and new siding and framing. All original siding (half timbering) were removed.

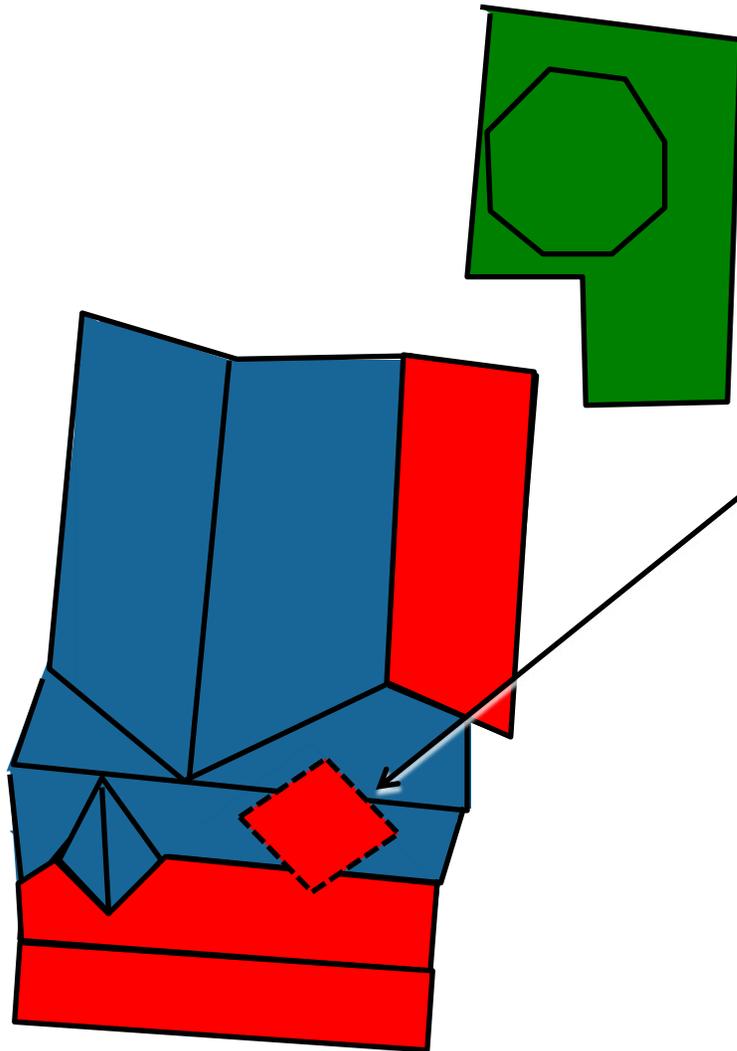
1948-1959



- Western (ocean side) addition of 420 square feet of living space. The addition spans the entire width of the house. The roofline was significantly altered by removing the west facing gable.
- The original roof shingles were removed to accommodate the new space as well as the doorway under the gable.
- The original siding (half timbering) had to be removed for the additions on the west side of the structure.
- The windows on the south and west side were removed for the additions.
- Addition of a new 100 square foot interior foyer and 175 square foot exterior covered porch at the new entry way. These additions altered the original roof line as well.
- Original south facing windows and siding removed to build the addition of a new entry. Original roof shingles were replaced.
- To move the original front entry way which was on the east side of the structure, the front door and windows were removed and replaced with new large horizontal windows and new siding and framing.
- Southern gable removed from ocean façade.

Photo source UCSB 3/5/1959

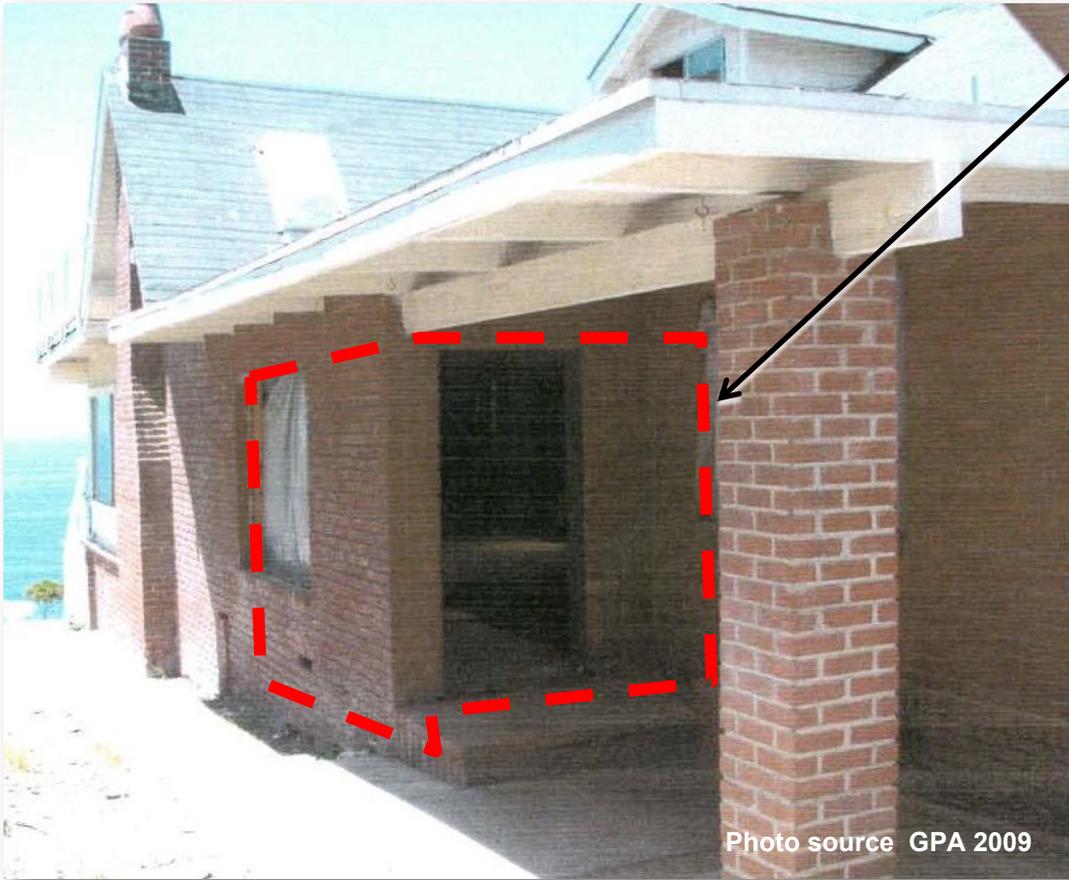
1948-1959



- First major changes to roofline appear in red.
- **Removal of the gable** on southwest corner (dashed red) was one of the most historically significant structural changes.

| | | |
|---|-----------|------------|
| ● | ORIGINAL | KEY |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |

1948-1959

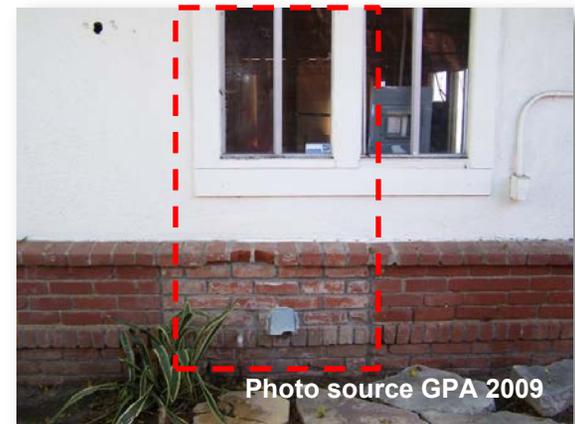


- Red dashed line indicates location of **foyer and front entry room addition** on SE corner of structure.
- The smooth brick material was overlaid on the structure at a later date.



1948-1959

- Removal of exterior stucco siding revealed sections of original framing and window/door configuration on the east façade. Red dotted line indicates locations of **original doors/windows** (stucco not original).
- **Original door location** indicated by red dotted line; newer brick in-fill dates to most recent kitchen remodel 1960-1970. Other brick in this photo dates to 1948-1959.



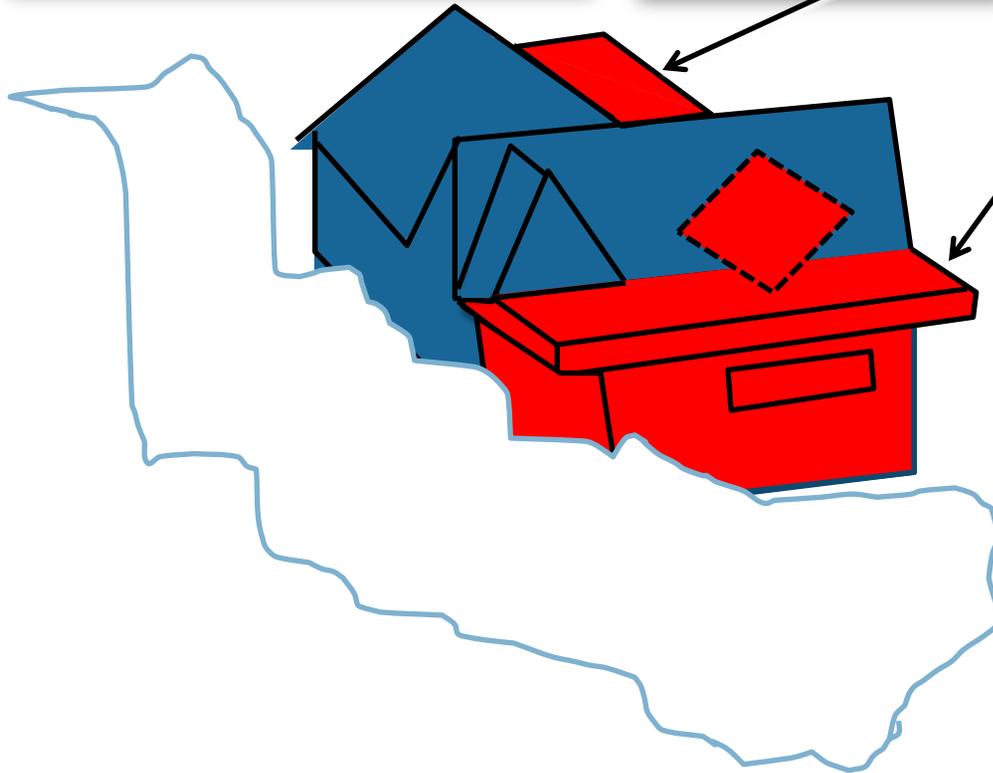
1948-1959



- Room addition, extended to west side of structure between 1948 and 1959.

- New addition of foyer and entry way to south side of house.

- New addition of western expansion of house.



| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | KEY |
| ● | 1948-1959 | |



Photo source GPA 2009

1948-1959

- Dotted blue line indicates original area of house.
- Additional blue dotted line indicates location of original window, which was removed.
- Red dotted line indicates full length room addition on west side.

1948-1959

The following photos will show in detail:

- Removal of southwest gable.
- Addition of west end of house.
- Addition of front foyer entry and porch.



- Removal of front door and windows.
- Dating of sheet rock and reconstruction materials.



1948-1959

- Flooring where front west side **addition was constructed over original porch.**
- Floor tongue and groove indicates where original gable was removed. **The gables were historically significant identifying factors.** Photos also indicates substantial floor changes, ceiling changes and electrical changes.
- **New lumber** also present in photos.



1948-1959

- Photo indicates original **1929 patio was covered and later destroyed.** Flooring is identical to flooring in beach cabana.
- **Photo indicates addition.** Square wire is not original and white brick mortar indicates built prior to 1959. Note softer brick on top with medium density white mortar. Photo taken under house facing west end, showing remnant of original 1929 patio including new foundation and footings and new beams prior to 1959.



1948-1959

- Photo indicates that a new room with a flat roof was constructed over the original 1929 patio. This significant alteration destroyed the southwest gable as shown in previous photos.
- Photo indicates **1920s plaster overlaid** with 1959 plaster.



1948-1959

- Adjacent to the fireplace is a layer of bricks from the 1950s. Its placement on top of the fireplace establishes the fact that changes were made to the original area. Layer of bricks from the 1950s have different mortar which is harder and less friable.
- The wire protruding up is evidence of the remodel from the 1950s which is on top of original structure.



1948-1959

- Entering the front door exposed beams indicate where the original floor was removed. Note the original 1920s foundation. This is evidence of the addition of the front entry. Following multiple site visits by historical preservationists **identifying the original footprint of the house and the original layout is virtually impossible due to massive destruction and reconstruction between 1948-1959.**



1948-1959

- Photo indicates **sheet rock from 1920s, 1950s & 1970s** all within two square feet of each other. Also note **1920s 2x4s immediately adjacent to newer 2x4s.**
- Sheet rock removed from wall in upper photo identified as follows:
 - right hand is 1970s
 - middle is 1920s
 - far left is 1950s.

1948-1959



- Photo shows **location of original front door and windows** which were removed and covered with siding between 1948-1959.

31381 Coast Highway

Alterations and Major Remodels
1960 - 1973

1960-1973

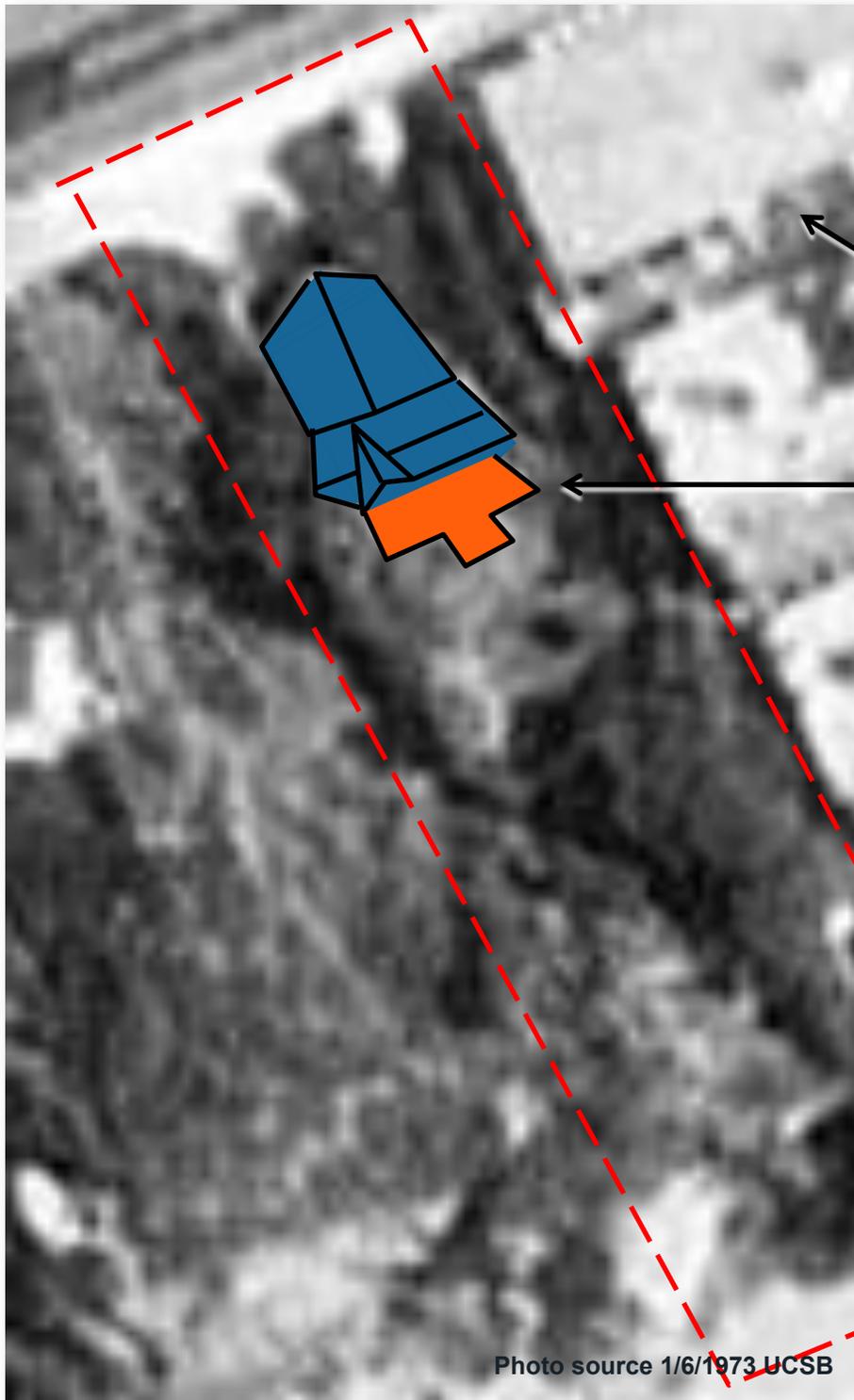


Photo source 1/6/1973 UCSB



Photo source 1/6/1973 UCSB

1960-1973



- Construction of adjacent apartment building (ca. 1962).
- The addition of ocean facing full width deck/porch with central stairway.

| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | KEY |

Photo source 1/6/1973 UCSB



1960-1973

- **Updated brickwork** on east and southeast corners date to 1960s-1970s.
- Installation of **large aluminum framed windows** in various locations throughout the house are dated between the late 1960s and early 1970s.



1960-1973



- **New pilaster** added in 1970s.
- This type of smooth brick allows identification of 1970s composition.

1960-1973



Photo source GPA 2009

- The **large window** was likely part of the 1970s interior remodel.
- The entire **exterior** was re-stuccoed.



1960-1973

- Once again note pieces of sheet rock from the 1920s, 1950s and 1970s. Blue grey mortar is from the 1970s which is visible throughout the property.

When additions were made the smaller original windows were covered and new reframing allowed for larger aluminum windows. This was done throughout the property. Aluminum windows and sliders were available and prolific in the 60s and 70s.

- Windows
- Sliders

31381 Coast Highway

Alterations and Major Remodels
1974 - 1984

ALTERATIONS & MAJOR REMODELS

1974-1984

- **Second story additions** included a bedroom, bathroom, library, storage space and two new roof dormers for a total of 840 square feet.
- Also included new construction of a **large second story deck** totaling 326 square feet.
- **Roof material, third layer of siding, additional windows/doors plumbing and electrical** also had to be replaced to accommodate the new construction.
- New **roofline construction and destruction** of the west facing gable was done to accommodate the second story additions.
- **New construction of dormers** and reconfiguring of last remaining gable.
- All **supporting beams were reconfigured** and replaced with new load-bearing support beams.
- **Interior staircase** added to access second story.
- The majority of this **construction did not meet code and was approved by Ann Christoph** via her seat on the South Laguna Specific Plan Advisory Committee (5/5/1982).

1974-1984



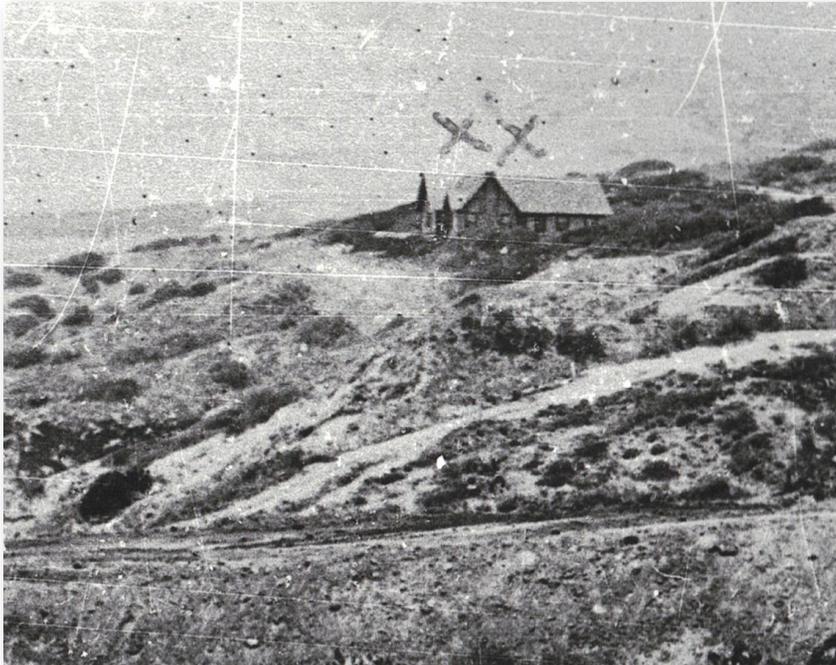
Photo source California Coastal Records Act Project

Exterior photo indicates:

- New second story and large deck.
- Removal of last original gable.
- New siding throughout.
- New skylights on all sides of roofline.
New shingles added to accommodate roofline changes and skylights.
- New windows, doors and railings throughout.



Photo source California Coastal Records Act Project



1974-1984

- Note the comparison to the original structure in 1929 as compared to the structure in the 1980s photo.
- The structure has **lost all original structural integrity** and bears no resemblance to the original structure.
- Original gables, half timbering, interior walls and utilities, windows/doors, roof shingles, flooring, roof line of structure, patios, ALL removed and replaced numerous times in some cases.



1974-1984

- Two new dormers added to the north and south facing sides of the structure. All new roof shingles and dormers siding were newly installed as part of the South Laguna Specific Plan Advisory Committee approved 1980s remodel.





1974-1984

- Close up of ocean front northern gable completely destroyed. This was part of the 1982 South Laguna Specific Plan Advisory Committee approved remodel. This represented the destruction of a significant historical feature.





1974-1984

- The following nine interior photos are of the 1982 South Laguna Specific Plan Advisory Committee approved remodel.
- New load-bearing beams to support new second story additions. Note the composition of the new load-bearing beams are contemporaneous with the late 1970s early 1980s.

1974 - 1984



- New headers indicate change in room and wall configurations.

1974-1984



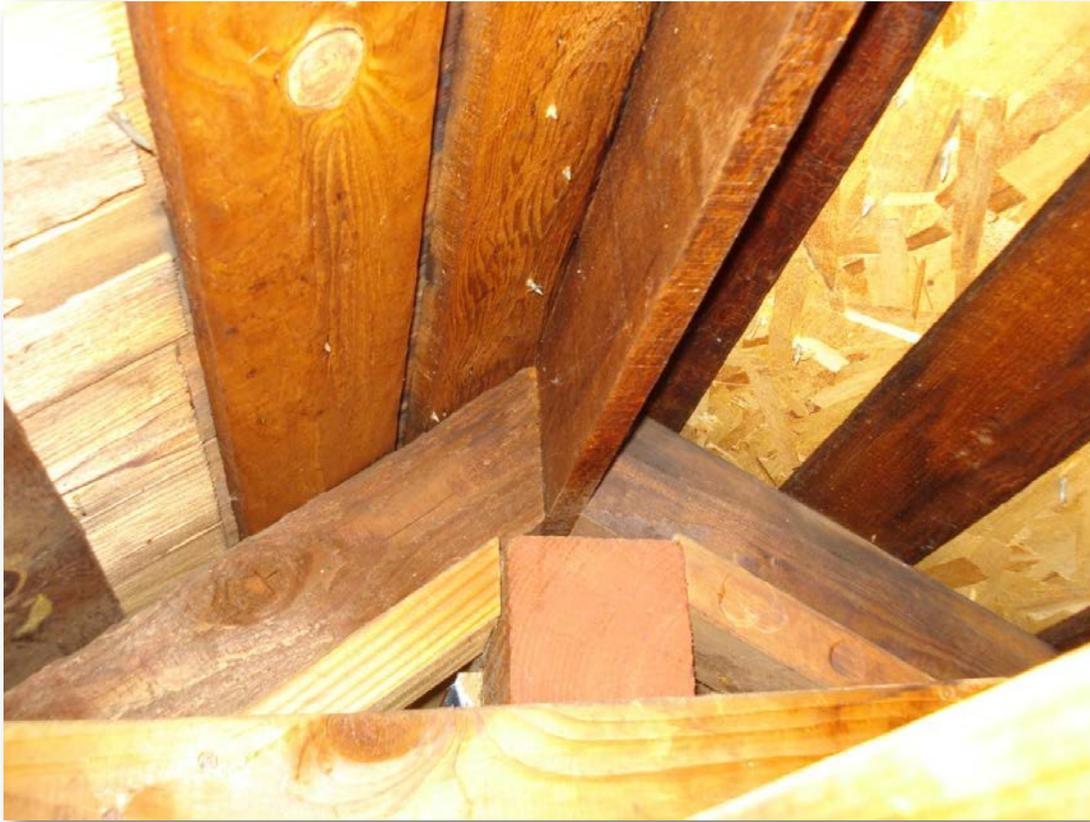
- New east facing bathroom window; new support beams; new roof line window; new ceiling panels.

1974-1984



- New large aluminum window in south facing dormer.

1974-1984



- Original beam along with all new cosmetic and load-bearing beams. The original beam is the small center beam surrounded by the load-bearing beams. Note the different types of woods representing different eras of construction.

1974-1984



- Wood panel ceilings installed in portions of second story.



1974-1984

- Second story addition approved by South Laguna Specific Plan Advisory Committee included multiple code violations, i.e. construction that included a ceiling height of 7 feet at center point. Code requires a ceiling height minimum of 8 feet. In addition, the ceiling height incrementally decreases approximately one foot for every foot on both sides of upstairs addition. Note the following slide where same applies.

1974-1984



- Note new materials and ceiling heights.
- New staircase entering center of room.

31381 Coast Highway

Alterations and Major Remodels
1984 - 2009

ALTERATIONS & MAJOR REMODELS 1984-2009

- **August 1992:** Tear off existing roof and install new roof material. Tear off existing roof above garage and replace with new material.
- **May 2000:** Illegal construction of 20x40 deck.
- **April 2004:** Remove four layers of existing roof composite.
- **May 2006:** Demo permit issued for drywall, roofing and hardwood flooring.
- **August 2009:** Unpermitted demolition by owner.

Due to the fact that the home was owner-occupied during this time period, no interior photos are available. Please refer to the following permitting documentation that chronicles alterations and remodels.

1984-2009



- **May 19, 2000:** Illegal construction of new 20' x 40' deck and bathrooms below the deck. These features have since been removed. Approximate area indicated by the red shaded box.
- Stairway was moved from center of deck to southwest corner of deck.
- Replacement of vertical wood slat railing with glass railing.

By 2009, the interior had been gutted and most of the windows had been removed. When the property was photographed for the 2009 GPA historical evaluation report, the exterior cladding had been removed. As such, it was re-evaluated for eligibility as a historic resource at the national, state, and local levels and found ineligible due to a lack of physical and architectural integrity.



1984-2009

KEY

31381 Coast Highway

Permits and Applications **1974 - 2009**

- 1989 South Laguna was annexed into the City of Laguna Beach.
- The majority of 31381 Coast Highway documents and records were lost following annexation from the County of Orange to the City of Laguna Beach.

31381 COAST HIGHWAY PERMITS

| <u>Permit or Work Date</u> | <u>Applicant</u> | <u>Permit Number or Ref</u> | <u>Scope of Work</u> |
|----------------------------|------------------|-----------------------------|--|
| 10/1/74 | Lanham | 21239 | Power Pole Temporary Power Permit Upgrade underground electric service Final |
| 3/3/77 | Lanham | NC57131 | Increase and upgrade electric service |
| 7/6/77 | Lanham | 40252 | Convert existing attic to bedrooms and bath. Also to include a library apx 560 s.f. No additional info. (Expired) Shortly after STOP WORK ORDERED. |
| 8/15/78 | Castro | illegible | Interior alterations and a new roof without permits or inspections - violation. |
| 1/8/81 | Castro | 306485 | Underground electrical |
| 4/15/82 | Castro | | Letter of justification from Castro on improvements. Hearing scheduled May 27, 1982. To permit the construction of a second story addition to an existing two story dwelling . Request to resubmit plans with sufficient information to review what is existing and what is proposed. South Laguna Advisory Committee approval of all additions. Approved and signed off by Ann Christoph "since it is already constructed." No mention of historic house, Skidmore, inventory or Stonehenge. |
| 4/23/82 | Castro | 82-23Z | |
| 4/28/82 | Castro | 82-23Z | |
| 5/5/82 | Castro | 82-23Z | |
| 5/27/82 | Castro | | Hearing on application for additions. |
| 9/17/82 | Castro | 82-23Z | Convert attic into bed and bath. |
| 3/18/83 | Castro | 82-23Z | Final inspection and approval. |
| 8/3/92 | Castro | 92-689 | Tear off existing roof. Also remove and install 9 sq flat east and south of house. Three tab on shingle, three ply on flat. Tear off roof above garage. |
| 4/1/93 | Castro | B04-1605 | Complaint - illegal construction - kitchen remodel, electrical, plumbing, etc. Corrected on 5-7-93 by issuance of permits to owner. |

31381 COAST HIGHWAY PERMITS CONTINUED

| <u>Permit or Work Date</u> | <u>Applicant</u> | <u>Permit Number or Ref</u> | <u>Scope of Work</u> |
|----------------------------|------------------|-----------------------------|---|
| 4/29/93 | | 92-689 | Letter to Castro about permit 92-689 never finalized. |
| 5/11/93 | Castro | 92-689 | Finalized |
| 6/24/98 | Castro | | Complaint, holes in floors owner will not fix. |
| 7/1/98 | Castro | | Complaint, sub flooring / foundation not to code. |
| 1/25/00 | Marshals | | Complaint from neighbor for City to keep an eye on property for illegal construction on house and decks and wedding parties. |
| 3/16/00 | Akhavi Akhavi | | Owner writes Lou Kirk (city inspector) RE unsafe condition of deck. Owner writes Lou Kirk (city inspector) RE error on drawings showing pair of existing bathrooms. |
| 3/21/00 | Akhavi | | Owner writes Lou Kirk please contact me. |
| 5/19/00 | Marshalls | | Letter to Lou Kirk from Marshalls on illegal construction of new 20 x 40 foot deck. Lou Kirk writes letter of unlawful construction including construction and expansion of decks and bathroom below deck. |
| 6/2/00 | City | | Complaint letter - marked Corrected and Closed by the city Inspector - CITY APPROVES IT. |
| 4/23/02 | | | Short term lodging complaint filed at city. |
| 5/22/03 | City | | Stop work order for illegal demolition and re roofing without permits. |
| 4/26/04 | Castro | B104-1605 | Remove 4 layers of existing roofing composition Re roof with half inch C.D.X., roof is 9 over 12 pitch. |
| 5/16/06 | | D06-42 | DEMO PERMIT - Drywall, roofing, hardwood flooring, etc. John Bustafson 12/27/07 - roofing drywall flooring. Finalized by City of Laguna. |
| 8/8/09 | | | First Newport Properties, unpermitted demo. |

10/1/1974

- 10/1/1974: Issuance of an Electric Permit to install a temporary power pole for construction purposes only. Permit not to exceed 120 days.

REGIONAL OFFICE
 10143 CROWN VALLEY PARKWAY
 LAGUNA HILLS, CALIF. 92653
 714-493-0850

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY
 F. G. McLELLAN, JR., DIRECTOR

MAIL OFFICE
 SAN VICENTE CENTER
 216-598-3333

APPLICATION FOR ELECTRICAL PERMIT

BUILDING ADDRESS: 31381 Coast Hwy
 COUNTY AREA: LAGUNA
 OWNER: C.A.A.L.
 PROPOSED USE: _____ PRESENT USE: _____

TRACT: _____ LOT NO.: _____
 CONTRACTOR: RETRU CRANE
 ADDRESS: 390 Hwy
 CITY: LakeBach TEL NO.: 918-269

Single or Multi-Family Dwlg (New or Relocated) (Area sq ft) PER UNIT FEE: 1.44 ea ft
 Garages Residential (New or Relocated) (Area sq ft) PER UNIT FEE: 1.44 ea ft
 Relocated Dwelling (in addition to fees shown above) \$ 5.00
 Above Fees Cover: All Electrical Installations Within New or Relocated Dwellings Except Ranges and Heat No. Does not include Service
 Radiant Ceiling Heat (No. of Rooms) Per Room \$ 1.25
 Fixtures (No.) 20 Additional .25 ea
 Outlets (No.) 20 Additional .25 ea
 Electrical Appliances or Factory-wired self-contained units (No.) 2.00 ea
 Time Clock (No.) 1.25 ea
 Relocated Commercial Bldg. Pre-lowering Inspection

Swimming pool Under _____
 Signs & HP Ga Tube Light _____
 Commercial Service Meter Overhead or Underground _____
 Residential Service Meter - Overhead (No.) 3.00 ea
 Residential Service Meter - Underground (No.) 1 or 2 4.80+ 3.00 ea
 3 or more 4.80+ 3.00 ea
 Work-with Service Residential 10.00
 Commercial 18.00
 Construction of Permanent Poles, Pedestal or Piggy Back (No.) Metered pole 5.00
 Add'l. poles on same service 3.00 ea
 Other List generators, motors, transformers, etc. & give rating in HP, KW or KVA (See schedule)

Permit Issuance 3.00
 TOTAL PERMIT FEE 8.00
 PLAN CHECK FEE 1.00

APPROVALS: CONDUIT, UNDERGROUND, WIRING, FIXTURES, POWER, UTILITY NOTIFIED

INSP. SIGNATURE: _____ DATE: _____

Building Permit Number: _____ Verified By: _____

6 OCT 1 '74 191,378 VALIDATION 8.00 2 8.00

THIS ELECTRIC PERMIT FOR A POWER POLE FOR CONSTRUCTION PURPOSES ONLY AND IS ISSUED FOR A TEMPORARY PERIOD NOT TO EXCEED 120 DAYS. ANY OTHER USE WILL CAUSE DISCONTINUANCE OF SERVICE PRIOR TO LIMITATION NOTED ABOVE.

INSPECTION RECORD

1 - 30 amp recept

10/1/1974

- **10/1/1974:** Issuance of an Electric Permit to install a temporary power pole for construction purposes only. Permit not to exceed 120 days.

31381 Coast Hwy 10-1-74 S. Lag.

Crane TR 831 Lot C

^A NC Power Pole

BUILDING PLASTER PLUMBING HEATING ELECTRIC

NC 191,378

NC 571311
Underground cov

SCANNED

 F0152-66.1

10/1/1974

COUNTY OF ORANGE

**ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION**

400 CIVIC CENTER DRIVE WEST
SANTA ANA, CA.

March 3, 1977

TELEPHONE: 555-5555
AREA CODE 714

MAILING ADDRESS
P.O. BOX 610
SANTA ANA, CA. 92705

H. S. SIDORNE
DIRECTOR

MURRAY STORM
ASSISTANT DIRECTOR
REGULATION

FILE

72

Ms. Bernice Lanham
31381 Coast Highway
South Laguna, Calif. 92677

SUBJECT: Request for waiver of the requirements of the Orange County Utility Service Underground Ordinance No. 2701 for the proposed increase in electrical service located at 31381 So. Coast Hwy., So. Laguna.

Dear Ms. Lanham:

We have reviewed the subject request and find that due to the conditions stated in your waiver request, your waiver will be conditionally approved. The conditions of this approval are that, (1) a combination overhead and underground electrical panel, and (2) a future stub for underground installation be provided.

If the electrical service panel is to be surface mounted the above conditions are not applicable.

If you need any additional information or clarification about the conditions of approval, please contact Mr. Clive LeVoir, Supervising Electrical Inspector, phone 834-2626, or Mr. George Johnson, Senior Inspector at the South Coast Regional Office, phone 831-2610.

Very truly yours,

M. STORM, Assistant Director

By: F. G. McLELLAN, JR.
F. G. McLELLAN, JR., Manager
Building and Safety Division

CEL/sk

- Increase in electrical service.
- Combination of overhead and underground electrical panel.

3/3/1977

UNDERGROUND UTILITY REVIEW

Bernice Lanham as owner of the property described below,
(name)

request a utility review for Upgrading Elect Service to 200 VA
(description of work)

at 31381 So. Coast Hwy (address) San Diego (city) (Building Permit No.)

The reasons for this request are the following:

1. There are structural conditions (slabs, masonry walls, etc.) on existing site which prevent underground installation.
2. Serving utility company will not provide underground service to the meter (see note)
3. Other (explain): _____

Note: Written evidence from the utility company may be required for verification of reason.

Instructions: Draw a plot plan on the back showing: Location of nearest service pole; approximate size of lot; approximate location of existing building or structural condition (including proposed additions); approximate location of existing service panel; show north arrow. (see example on back).

Signed Bernice Lanham (owner) 3/1/77 (date)

Mailing address 31381 Coast Hwy Phone No. 499-4370
Recommend Over Head Ser vice - Johnson

FOR BUILDING DEPARTMENT USE ONLY

Findings: Condition(s) No. 4 of SMIBE 742 exists; or other conditions as follows:
#

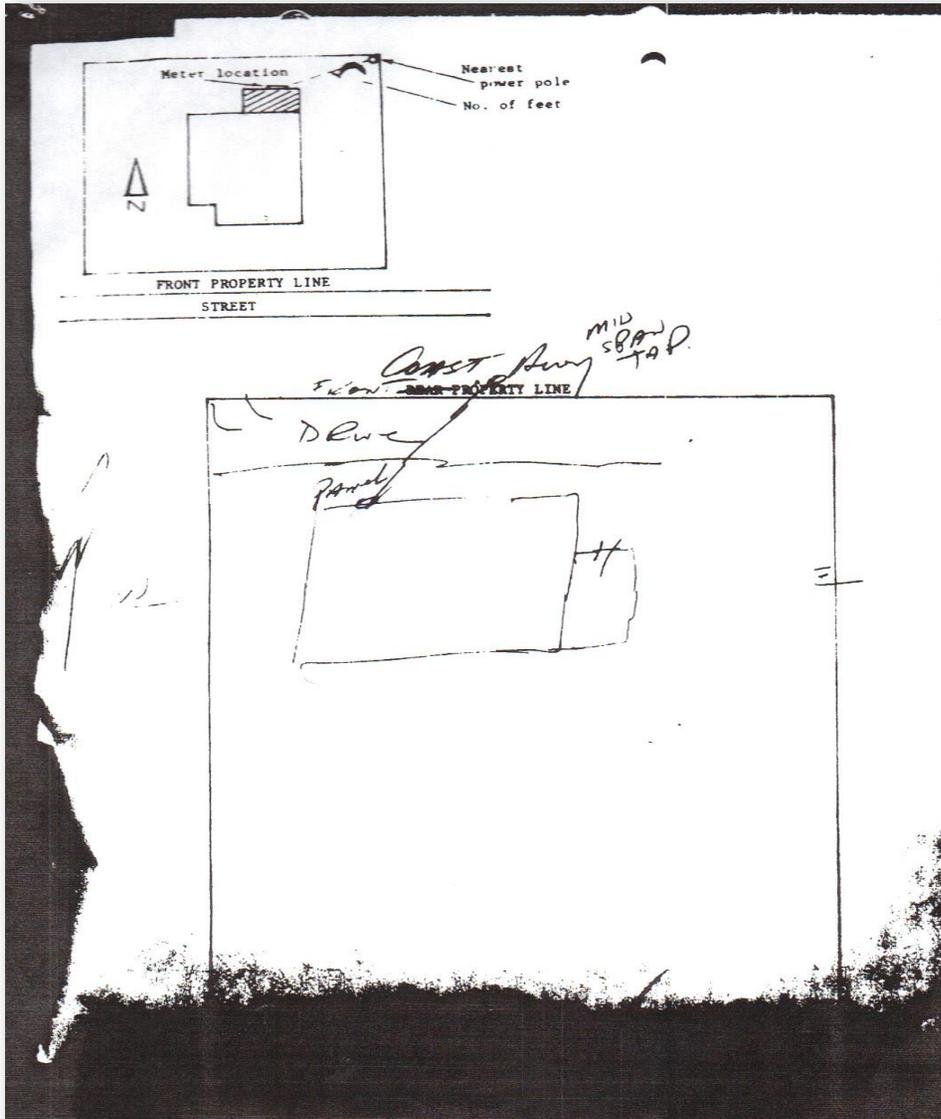
Recommendations: Grant waiver - Comb. service section required with future raceway down

Edwin L. Smith (signature)
Electrical Section Supervisor 3/3/77 date

F0250-235 (7-76) 1977

- Increase in electrical service.
- Combination of overhead and underground electrical panel.

3/3/1977



- Increase in electrical service.
- Combination of overhead and underground electrical panel.

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY 2

COUNTY OFFICE
 26051 HEATHY DRIVE
 LAGUNA HIGUEL, CA 92651
 314-831-2810

COUNTY OF ORANGE
 ENVIRONMENTAL MANAGEMENT AGENCY
 BUILDING & SAFETY
 P.O. BOX 418, SANTA ANA, CA 92702

MAIN OFFICE
 400 CIVIC CENTER DRIVE WEST
 SANTA ANA, CALIFORNIA
 714-634-3000

B. B. No. **31381 Coast Hwy**
 A. R. I. No. **So Laguna**
 B. E. No. **Bernice Lanham**
 C. No. **92677**
 D. No. **10976**
 E. No. **CE 10984**
 F. No. **OWNER**

G. No. **10976**
 H. No. **5573**
 I. No. **10976**
 J. No. **5573**
 K. No. **10976**
 L. No. **5573**
 M. No. **10976**
 N. No. **5573**
 O. No. **10976**
 P. No. **5573**
 Q. No. **10976**
 R. No. **5573**
 S. No. **10976**
 T. No. **5573**
 U. No. **10976**
 V. No. **5573**
 W. No. **10976**
 X. No. **5573**
 Y. No. **10976**
 Z. No. **5573**

I certify that the following Contr. Lic. No. _____ is in full force and effect.
 I hereby certify I am exempt from Sec. 7031.5 of the Business and Professions Code, Div. 3 Chap. 9 Contractors' License Law under the following section:
 Owner Sec. 7044 [] Minor Work Under \$100 Sec. 7048 [] or employee working for Wages Only - Sec. 7053 []

Other: I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.
 I hereby acknowledge and state that the information I have provided is correct and agrees to comply with all County Ordinances and State Laws regarding building construction.

Signature: _____ Date: _____
 (Sealing provisions) _____
 RIBROD (SR)
 NO ACTION
 INSPECTION
 WORK ONLY

56-032-101 5/10
 U. S. 7-6-77

VALIDATION
 JUL 6 1977 4,252 58.00 1 58.00

DESCRIPTION OF WORK
 NEW ADD ALTER REPAIR DEMOLISH
 SIZE SQ. FT. **560'** NO. OF STORIES _____ NO. OF FAMILIES _____
 PROPOSED USE **COURT EXIST ATTIC**
 STRUCTURE **TO A BED ROOM & BATH**
 EXIST. OCCUPANCY **EXIST. OCCUPANCY**
 CONSTRUCTION **TO INCLUDE SHED**
 LEADER NAME _____

INSPECTION RECORD

| APPROVALS | DATE | INSPECTION'S |
|----------------------|------|--------------|
| FOUNDATIONS LOCATION | | |
| REINFORCED | | |
| SLAB REINF. | | |
| MEMBRANE | | |
| UNDERPINNING | | |
| MASONRY | | |
| BOND BEAM | | |
| FIREPLACE | | |
| ROOF SHEATHING | | |
| ROOF FRAMING | | |
| FRAMING | | |
| INSULATION | | |
| STANDINGS | | |
| LATH | | |
| EXTERIOR | | |
| LATH - EXTERIOR | | |
| INTERIOR | | |
| PLASTER | | |
| BROWN COAT | | |
| FINAL | | |

FINAL ZONING: _____
 REVISION: **NO COASTAL PERM REQUIRED PER M. J. CARPENTER LETTER OF 4/4/77**
 U. S. 7-6-77

7/6/1977

- 7/6/77: Application to convert existing attic to bedrooms and bath. Also include library approximately 560 sq.ft. Permit expired shortly after Stop Work Order was issued.
- Application indicates that no Coastal Permit Required per M.J. Carpenter letter of 4/4/77.

7/6/1977

- **7/6/77:** County of Orange Rolodex Card to convert existing attic to bedrooms and bath. Also include library approximately 560 sq.ft. Permit expired shortly after Stop Work Order issued.

| | | |
|--|--------------|------------|
| 31381 Pacific Coast Hwy | 7-6-77 | So. Laguna |
| Bernice Lanham | Tract 831 | Lot C |
| Covert exist. attic to bedrm & bath w/in SFD to incl library | 560 | |
| BUILDING | PLASTER | PLUMBING |
| 40,252 | 536,990 P | HEATING |
| | | ELECTRIC |
| | | 533,682 |
| SCANNED | | |
| EXPIRED | | |
| MAR 10 1978 | | |
|  F 0250-176 | | |

46

31381 Pacific Coast Hwy 7-6-77 So. Laguna
 Bernice Lanham Tract 831 Lot C

Covert exist. attic to 560
 bedrm & bath w/in SFD to
 106 bnd library PLASTER PLUMBING HEATING ELECTRIC
 40,252 533,682

F 0250-176 MAR 10 1978

SCANNED

7/6/1977

- Convert existing attic to bedroom, bathroom and library.
- County of Orange permit issued to Bernice Lanham.

VIOLATION ISSUED

8/15/1978

- **8/15/1978:** Violation issued for interior alterations and new roof without permits or inspections.

| | | | | |
|--|---------|----------------|------------|------------|
| <u>31381 Pacific Coast Hwy., S. Laguna</u> | | <u>8/15/78</u> | | |
| (ADDRESS) | | (DATE) | | |
| <u>Castro</u> | | | | |
| (NAME) | | | | |
| NATURE OF VIOLATION | | | | |
| <u>Int. alterations and new roof without permits</u> | | | | |
| <u>or inspections.</u> | | | | |
| <u>TR 831 LOT C</u> | | | | |
| PERMITS REQUIRED | | | | |
| BUILDING | PLASTER | PLUMBING | HEATING | ELECTRICAL |
| # <u>X</u> | # _____ | # <u>X</u> | # <u>X</u> | # <u>X</u> |
| • (PS) F0250-446 | | | | |

SOUTH LAGUNA SPECIFIC PLAN
ADVISORY COMMITTEE

Date: April 28, 1982.

TO: County of Orange, EMA-Community Planning
Attn: Project Manager, South Laguna Specific Plan
P.O. Box 4048
400 West Civic Center Drive
Santa Ana, California 92702

SUBJECT: Development Plan Review
Permit # 82-232 Address: 31381 Coast Highway,
Cedie Castro

Dear Sir:

The South Laguna Specific Plan Advisory Committee has reviewed the above noted document and offers the following comments/recommendations.

- II Approve the project as submitted.
- II Approve the project with the following suggested modifications:
- II Deny the project for the following reasons:
- II Other: Re-submit plans with sufficient information to review what is being proposed. No floor plans or elevations included. Difficult to tell difference between what is existing and what is proposed.

Should you have further questions regarding the above, please contact
Ann Christoph at phone/address 499-3573.

Thank you for the opportunity to comment on the project.

Sincerely,

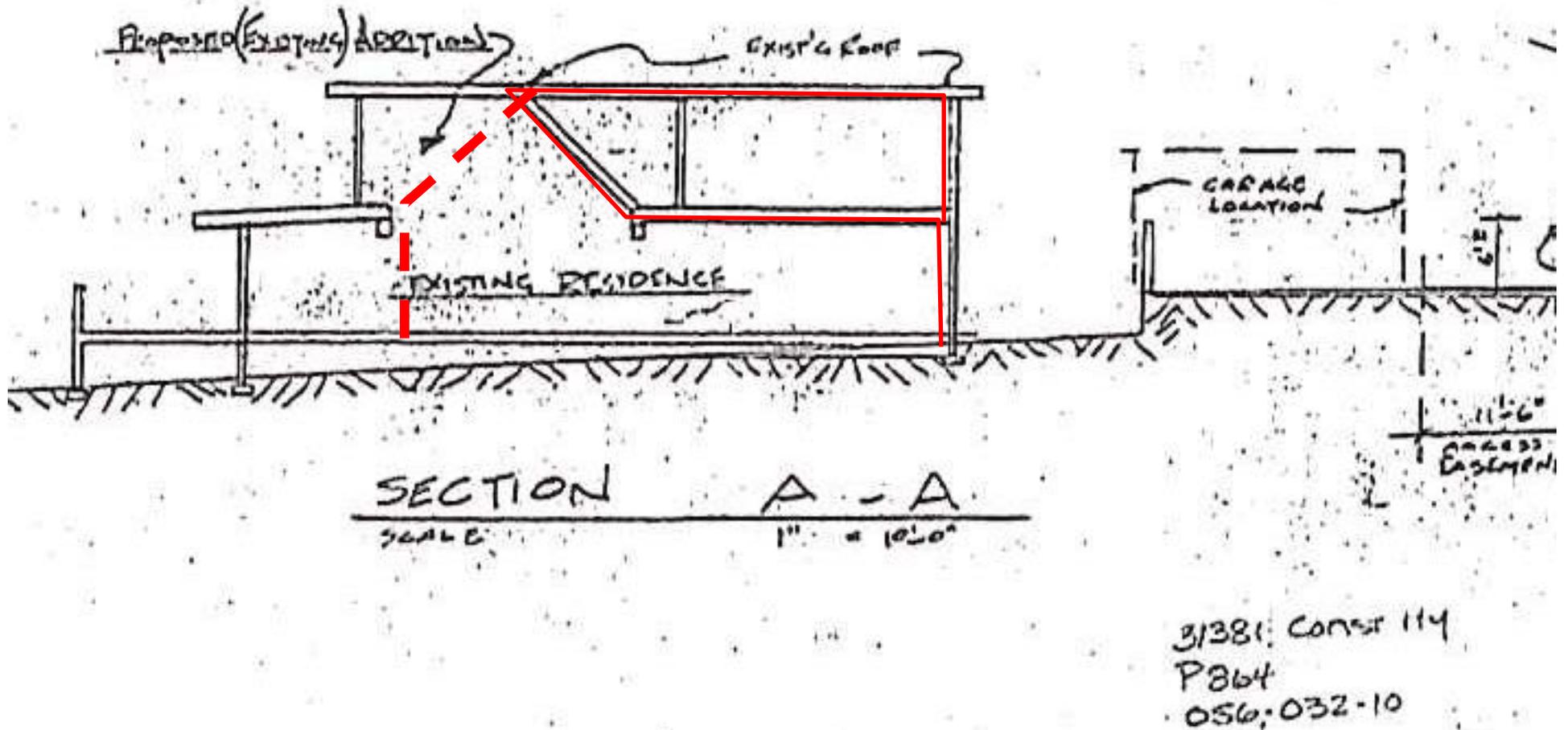
Ann Christoph
Anne Campbell
David J. Walsh

SCANNED

4/28/1982

- **4/28/1982:** South Laguna Specific Plan Advisory Committee requested re-submittal of plans with sufficient information to review what is being proposed. Request floor plans and elevations.
- Form indicates questions be addressed to Ann Christoph at 949-499-3573.
- **Ann Christoph approved this illegally constructed project in 1982.**
- **Ann Christoph is the appellant on 31381 Coast Highway.**

5/5/1982



Close up view of plans submitted to South Laguna Specific Plan Advisory Committee.

- Dotted red line indicates original west elevation wall plane.

5/5/1982

SOUTH LAGUNA SPECIFIC PLAN
ADVISORY COMMITTEE

Date: May 5, 1982

TO: County of Orange, EMA-Community Planning
Atto: Project Manager, South Laguna Specific Plan
P.O. Box 4048
400 West Civic Center Drive
Santa Ana, California 92702

SUBJECT: Development Plan Review 31381 Coast Highway
Permit # 82-23Z Address: 31381 Coast Highway
Cedie Castro

Dear Sir:

The South Laguna Specific Plan Advisory Committee has reviewed the above noted document and offers the following comments/recommendations.

I Approve the project as submitted. Since it is already constructed

II Approve the project with the following suggested modifications:

III Deny the project for the following reasons:

II Other:

Should you have further questions regarding the above, please contact Ann Christoph at phone/address 499-3574

Thank you for the opportunity to comment on the project.

Sincerely,

- **5/5/1982:** Letter from South Laguna Specific Plan Advisory Committee approves the project as submitted.
- **Approved by appellant, Ann Christoph 5/5/1982.**
- This letter indicates that the majority of the alterations to the exterior of the building had been completed prior to 1982. Reference previous chronologies of remodels.
- Note: South Laguna Specific Plan Advisory Committee does not mention historic nature of property or Guy Skidmore ownership, his residency or any reference to “Stonehenge.”

CEQA Status: "Categorically Exempt Class I" ZONING ADMINISTRATOR
 APPLICATION FOR USE PERMIT
 N. UP 82-232
 As provided for by Section 79.150 of the Comprehensive Zoning Code.
 COUNTY OF ORANGE, CALIFORNIA

Filing Date: 5/25/82
 Hearing Date: 5/27/82
 Technical Staff: [Redacted]

Referred to: MacDougall
 Traffic
 South Laguna
 Specific Plan
 Advisory Committee

Applicant: Cedric Castro 31381 Pacific Coast Highway, South Laguna 953-6134
 Mailing Address Phone No.

Agent: _____ Mailing Address _____ Phone No. _____

To permit the construction of a second story addition to an existing two-story single family dwelling with detached garage located on a shoreline building site in the RI(BRD)(SR) "Single-Family Residence (Beach, Recreation and Development)(Sign Restriction)" District and in the (1-2) Medium Low Density Residential Category of the Land Use Element of the General Plan.

The subject addition will be of the approximate size and located as indicated on the plot plan and will meet all required setbacks.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION of SUBJECT PROPERTY: Lot C Tract No. 831

Location of property: 31381 Pacific Coast Highway - South Laguna
 Present use of property: Single-family dwelling with detached garage
 Adjoining property owned or leased by applicant: None

Cedric Castro
 Signature of Applicant or His Agent

Cedric Castro
 Signature of Property Owner or His Agent

ACTION _____ No. UP 82-232

1982

- **5/27/1982:** Application for the construction of a second story addition to an existing two-story residence.
- **9/17/1982:** Convert existing attic to a bedroom and bath within existing sf. (560 s.f.)

31381 Pacific Coast Highway 9-17-82 SL
 Castro TR BLK 831 LT C
 convert exst attic to a bdrm & bath 560 sq.ft.
 within exst sfd
 BUILDING PLASTER PLUMBING HEATING ELECTRIC
 70121
 SCANNED
 CRS F 0260-176

APPLY FOR A BUILDING PERMIT AND A CERTIFICATE OF OCCUPANCY

SPECIAL PERMITS COUNTY OF ORANGE
 ENVIRONMENTAL HEALTH & SAFETY AGENCY
 REGULATION P.O. BOX 4008 SANTA ANA, CA 92703

PLUMBING INSPECTOR
 ELECTRICAL INSPECTOR
 MECHANICAL INSPECTOR

| | | | |
|--|---|--------------------|--------------------------|
| TRACT BLOCK 831 LOT C | THE FOLLOWING WORK IS AUTHORIZED IN THIS PERMIT | | |
| ADDRESS 31381 Pacific Coast Highway | STRUCTURE | PLUMB | ELECTR |
| CROSS STREET | REPAIR | CONVERT | DEMO |
| OWNER John LaRoc | TYPE OF PROJECT | NEW | ALTER |
| ADDRESS 2222 Pacific Blvd 92704 | REPAIR | CONVERT | DEMO |
| CITY Orange | A.P. | 56-032-10 | BLDG DIST |
| ARCHITECT John LaRoc | ZONE | R1(BRD)(SA) | INSP AREA UPR-288 |
| DESIGNER | SET BACKS: | PL FRONT | STREET WIDTH |
| ADDRESS | YARDS: | LE 10 | RIGHT |
| CITY | PROJECTIONS: | LEFT | RIGHT |
| ENGINEER | PARKING SPACES: | REG | PROVID |
| ADDRESS | STRUCT HEIGHT | NO OF STORES | NO OF PARALLEL |
| CITY | PARK FEES REQUIRED | YES | NO |
| LICENSED CONTRACTORS DECLARATION | | | |
| I, the undersigned, being duly licensed under provisions of Chapter 8 commencing with Section 10011 of the Statutes of the State of California, do hereby certify that the above mentioned work is to be done in accordance with the Building and Fire Codes and my license is in full force and effect at the time of this declaration. License Number: _____ | | | |
| REMARKS | | | |
| See Exp. B.P. 4025 | | | |
| PROPOSED USE OF STRUCTURE | | | |
| Convert existing attic to a bedroom and bath within existing single fam. dwelling | | | |
| EXISTING SINGLE FAM. DWELLING | | | |
| OCC CLASS R-3 TYPE 1 DATE 09/20 | | | |
| TOTAL VALUATION 10,976.00 | | | |
| GRADING PLAN REQUIRED NO | | | |
| ROUGH GRADING APPROVED BY Field | | | |
| REMARKS BY Field | | | |
| ELECTRICAL | | | |
| PLUMBING | | | |
| MECHANICAL | | | |
| ISSUANCE FEE | | | |
| SUBTOTAL | | | |
| PLAN CHECK 38.50 | | | |
| TOTAL PERMIT FEE | | | |
| PLAN CHECK BY Quillman | | | |
| ISSUANCE APPROVED D. Khan | | | |
| PERMIT NO 9-17-82 70121 | 176.00 | 42.32 | 220.64 |
| DATE | PERMIT FEE | CODE | PLAN FEE |
| | 246 | 225 | TOTAL \$ 218.32 |

9/16/1982

- 9/16/1982: Reference to prior permit B.P. 4025.
- Application for conversion of existing attic to a bedroom and bath within an existing single family dwelling.

| TYPE INSPECTION | PLUMBING | DATE | INSPECTOR (SIGNATURE) | PERMIT NO. |
|----------------------------|----------|------|-----------------------|------------|
| CALCULATED | | | | |
| CHECKED WITH | | | | |
| TO | | | | |
| NEWER | | | | |
| CAL TEST | | | | |
| BANK DIST CERT REQ'D | | | | |
| FINAL PLUMBING | 3/16/83 | | | |
| MECHANICAL | | | | |
| INDE PLUMBING | | | | |
| ROOFING | | | | |
| COMB HEAT | | | | |
| AIR COND | | | | |
| FINAL MECHANICAL | 3/16/83 | | | |
| ELECTRICAL | | | | |
| TEMP CORRECTN POWER | | | | |
| UNGROUNDING | | | | |
| PVC METAL D.B.C. | | | | |
| ROUGH WIRING | | | | |
| RECEPT SPACING | | | | |
| SERVICE CIRCUIT | | | | |
| FITTINGS TRIM | | | | |
| BONDING | | | | |
| POCAL LIGHT | | | | |
| ROOF PENETRATIONS | | | | |
| FINAL ELECTRICAL | | | | |
| STRUCTURAL | | | | |
| FOUNDATION LOCATION | | | | |
| REINFORCED | | | | |
| SLAB RE-REF | | | | |
| WE MEMORANDUM | | | | |
| UNDERPINNING | | | | |
| MASONRY BOND BEAM | | | | |
| FIRE PLACE | | | | |
| ROOF FRAMING | | | | |
| ROOF SHEATHING | | | | |
| FRAMING | | | | |
| INSULATION - SOUND BARRIER | | | | |
| LATH EXTERIOR | | | | |
| LATH INTERIOR | | | | |
| DRYWALL | | | | |
| PLASTER - BRUSH COAT | | | | |
| PLUMBING FINAL | 3/16/83 | | | |
| MECHANICAL FINAL | | | | |

Note: Do not remove the attached notes.

Final inspection report...

9/16/1982

- **9/16/1982:** Reference to prior permit B.P. 4025.
- Application for conversion of existing attic to a bedroom and bath within an existing single family dwelling.
- Found unpermitted construction during inspection.

BUILDING PERMIT NO. _____
 ELECTRICAL PERMIT NO. _____
 MECHANICAL PERMIT NO. _____
 CIVIL ENGINEER NO. _____

PROJECT NO. _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____

PERMIT TYPE: _____
 DATE: _____

| DEPARTMENT | DATE | PLUMBING | DATE |
|------------------|------|----------|------|
| FINAL ELECTRICAL | | | |
| PLUMBING | | | |
| UNDERGROUND | | | |
| FOUND PLUMBING | | | |
| SEWER | | | |
| FINAL SEWER | | | |
| TOP OUT | | | |
| GAS | | | |
| TEST | | | |
| FINAL PLUMBING | | | |

FORM 810A CH 5-11-82

INSPECTOR'S NOTES:

Expired 4/23/83 DW

owner was contractor failed to arrange for a building inspection, all appears to be ok. CH 5-11-82

NOTE: Do not occupy Building until Final Approval by all Departments.

SCANNED

9/16/1982

- **9/16/1982:** Reference to prior permit B.P. 4025.
- Application for conversion of existing attic to a bedroom and bath within an existing single family dwelling.
- Found unpermitted construction during inspection.

CITY OF LAGUNA BEACH
APPLICATION FOR BUILDING, ELECTRICAL, PLUMBING, & MECHANICAL PERMITS

Project Address: 31381 SOUTH COAST HWY

Description of Work: REMOVE FOUR LAYERS OF EXISTING ROOFING COMPOSITION. RE-SHEATH WITH HALF INCH C.D.X. POOL IS (9' x 12' DIET)

Valuation of Work: \$ 5,500 - Residential or Commercial (circle one)

Legal Owner's Name: DONALD CASTRO Telephone (714) 939-1118

Owner's Address: SAME

Emergency contact phone number (if owner/builder) () () ()

Tenant or Applicant Name: Gerald P. Castro Telephone () () ()

Contractor's Name (AS SHOWN ON LICENSE) N/A

Contractor's State Lic. # N/A Expires: N/A City Lic. # () () ()

Contractor's Address: N/A

Contractor's Telephone: () () () Cell Phone # () () ()

Emergency contact phone number: () () ()

Indicate number of each of the following: (NEW and/or REPLACEMENT)

| | | |
|------------------------------|-------------------------------|--|
| Plumbing: | Mechanical: | HARDSCAPE |
| Each Fixture _____ | Furn. Up to 100,000 BTU _____ | Fountains/Water Features |
| Sewer _____ | Furn. Over 100,000 BTU _____ | Plumbing fixtures _____ |
| Water Heater _____ | Compressor/AC units _____ | Electrical pump _____ |
| Gas Outlets _____ | Vent Fans _____ | Electrical outlets _____ |
| Hose Bibs/water pipes _____ | Hood Ducts _____ | Exterior Sink, BBQ, & Fireplace |
| Lawn Sprinkler _____ | Extend Ductwork _____ | Gas outlets _____ |
| Backflow Valve _____ | Floor/Wall Heaters _____ | Plumbing fixtures _____ |
| Electrical: | POOL EQUIPMENT: | Gazebo |
| Outlets _____ | Electrical _____ | Electrical outlets _____ |
| Fixtures _____ | Outlets _____ | Electrical fixtures _____ |
| Sub-panel _____ | Timers _____ | |
| Service Meter _____ | Lights/fixtures _____ | |
| Temp pole/Piggyback _____ | Pumps/motors _____ | |
| Forced Air Circuit _____ | Plumbing _____ | |
| Radiant Heat(per room) _____ | Fixtures (#jets) _____ | |
| Cooking Appliances _____ | Mechanical _____ | |
| Generators/Motors _____ | Heater over 100,000 BTU _____ | |

In Computer Box 4-1605

**You want to talk to him before issuing permit*

\\evolution\Comm_Dev\Staff Working Files\Draw\FORMS\Building Permit Application Doc. 04/25/04 4:38 PM

MID 1992

- City of Laguna Beach building department application to remove four layers of existing roof and re-sheath with half inch C.D.X. Submitted by Donald Castro.
- Also tear off roof above garage.

APPLICATION FOR BUILDING PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF LAGUNA BEACH, CA. 92651
 (714) 497-0715

APPLICANT TO FILL IN INFORMATION AND DECLARATIONS WITHIN RED LINES. USE BALLPOINT PEN ONLY. PRINT ALL INFO

DESCRIPTION: Tear off 12 sq Existing Roof (Shingle) also 9 sq flat East and South of House. Three tabs on Shingle 3 Pies on Flat. Tear Off Roof above Garage. *5' x 12'*

ASSESSOR'S PARCEL NO.: 31381 Coast Hwy 30-032-11

PLANNING: OCC GROUP: 2300, CONEST TYPE: DATE: 8/3/92, PLAN CHECK NO., SPEC. INSP. REQ'D. FOR: CONCRETE, STRAIN STEEL, OTHER.

OWNER: Cedis Castro, 29256 RUCORRES CAUSEWAY, Santa Ana, CA 92705, TEL: 495-0634

CONTRACTOR: David Calderon, 1027 N. Logan, Santa Ana, CA 92703, TEL: 542-7023

DESIGNER: Santa Ana, CLASS C-79, CITY LIC. NO. 388107, CITY LIC. NO. 519903

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 91 (commencing with Section 7200) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CONSTRUCTION LIENS AND MORTGAGES: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, C.V. C).

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
 I am exempt under Sec. _____ BAPC for this reason: _____

HAZARDOUS MATERIALS INFORMATION GUIDE: YES WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OF A NATURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE? NO

HAZARDOUS MATERIALS INFORMATION GUIDE: YES WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 100 FEET OF THE OUTER BOUNDARY OF A SCHOOL? NO

HAZARDOUS MATERIALS INFORMATION GUIDE: YES WILL THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCANNED PERMITTING CHECKLISTS UNDERSTAND AND EQUIVALENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25186.0 AND 25186.001 CONCERNING HAZARDOUS MATERIALS REPORTING? YES

AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5'-0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT. (714) 908-0148

HAZARDOUS FIRE AREA: YES NO

GEOTECHNICAL REPORT REQUIRED: YES NO

UNDERGROUND - UTILITIES REQUIRED: YES NO

HEALTH DEPARTMENT REQUIRED: YES NO

PUBLIC WORKS PERMIT REQUIRED: YES NO

FEES SUMMARY: PLAN CHECK, BUILDING PERMIT \$5,799, SMIP INCLUDED IN PERMIT FEE, TOTAL ELECTRICAL, PLUMBING, MECHANICAL, GRADING FEE, BUILDING CONSTRUCTION FEE, SEWER CONSTRUCTION FEE, PARK FEES, DRAINAGE FEE, ART IN PUBLIC PLACES, BOND AMOUNT, TOTAL FEES PAYABLE TO CITY OF LAGUNA BEACH \$395.00

INSPECTOR: DM 8/3/92

8/3/1992

- Approval by the City of Laguna Beach building department to remove four layers of existing roof and re-sheath with half inch C.D.X.
- Also to tear off roof above garage.

Files: 31381 COAST

RECEIVED
MAY 24 2000
PLANNING DEPARTMENT
CITY OF LAGUNA BEACH, CA

May 19, 2000

Mr. Lewis Kirk
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Dear Mr. Kirk:

I live at 31365 S. Coast Highway next to two properties you recently red tagged. The people living in that house have put a cement slab on the adjacent lot for the purpose of having beach front weddings as well as a new 20x40 foot deck on their house. This new deck goes out over the bluff top. These additions were made without:

1. Coastal permits
2. Design review process
3. Construction permit
4. Construction meeting code requirements

Now that the property is red tagged, what is the next step to remove this deck which is sitting there surrounded with orange netting. It is a total eyesore. As a property owner in this residential area I would appreciate your help in having this deck removed. It would have never been allowed I feel sure, if appropriate channel were followed.

Sincerely,

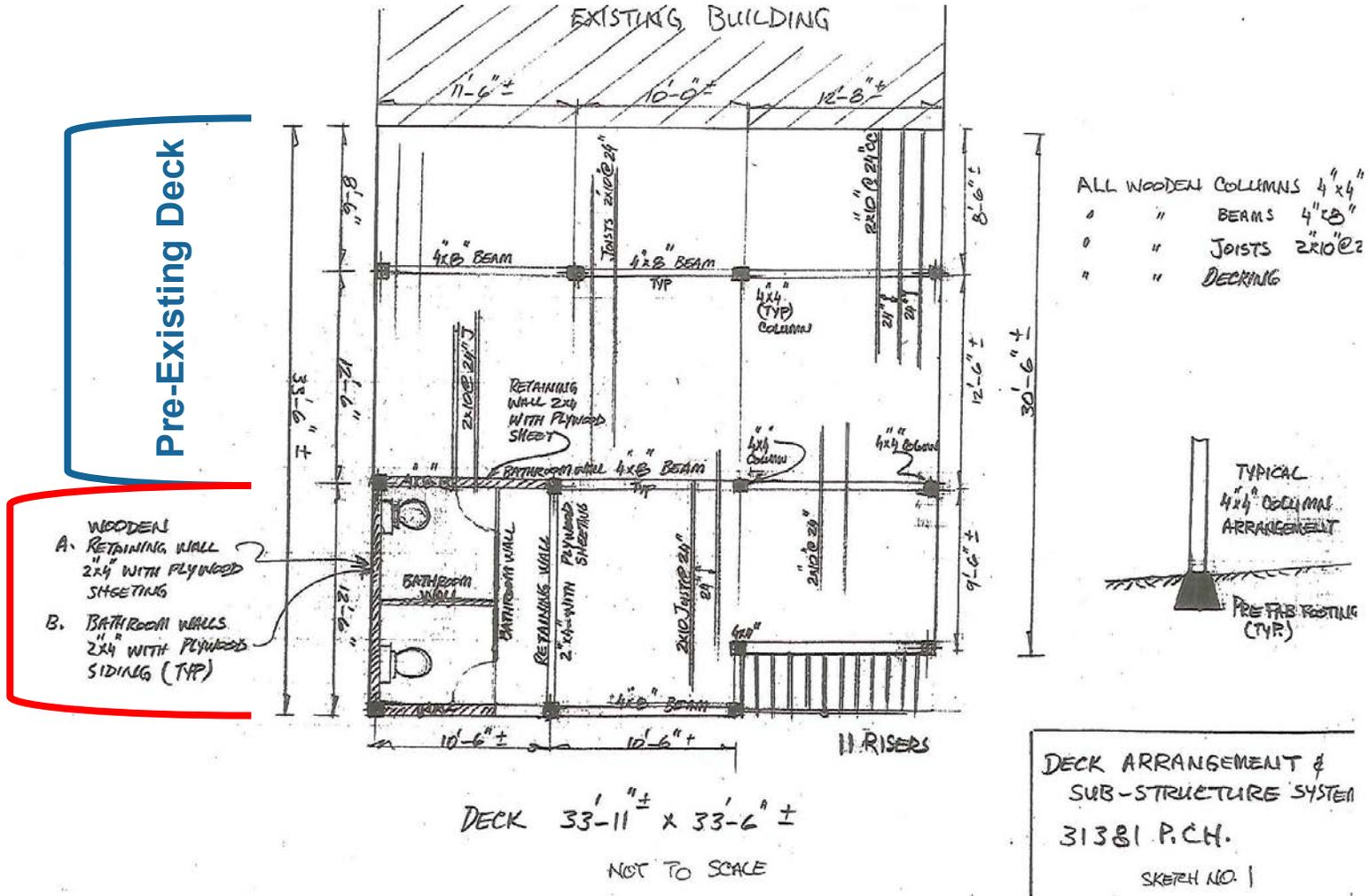
Debbie Marshall
Debbie Marshall

5/19/2000

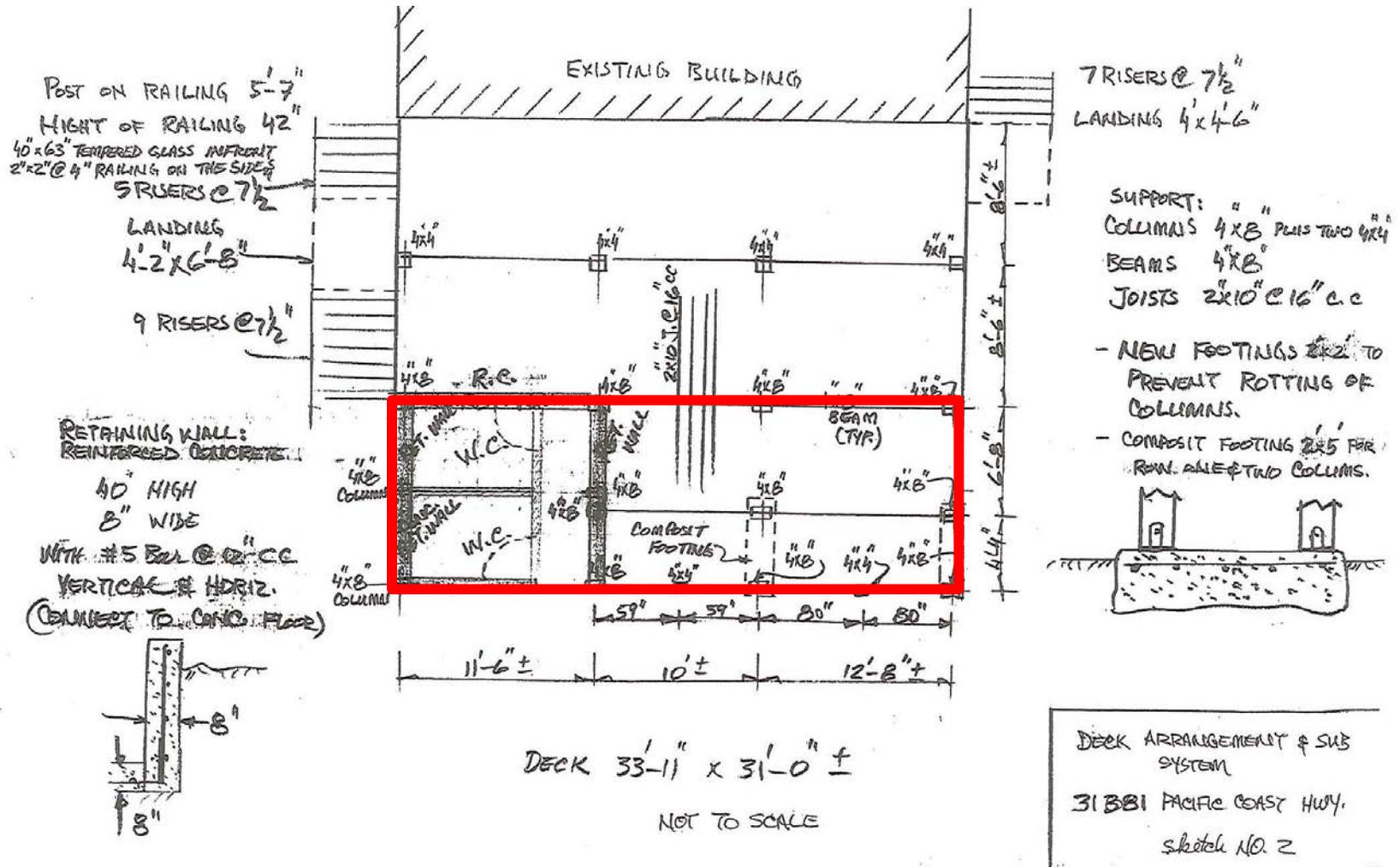
5/19/2000: Letter to City inspector from neighbor indicates the construction of:

- Concrete pad on adjacent property.
- New 20 x 40 foot deck off the ocean side of house.

**Unpermitted/proposed
New Deck & Bathrooms**



- Plans for deck construction submitted by tenant to City.



Plans for deck construction submitted by tenant to City.

- Red indicates unpermitted deck area.
- Note: The owner submitted subsequent plans to correct the existing non-permitted deck (not included in this chronology).

6/2/2000

June 2, 2000



Donald L. Castro
29256 Rue Cerise
Laguna Niguel, California 92677-4305

Subject Properties: 31371 and 31381 Coast Highway
Laguna Beach, California 92651-2616

Dear Mr. Castro:

My records indicate that you are the owner of record or otherwise have an interest in the subject properties. Reference is made to a Stop Work Order that I posted upon the properties on March 14, 2000. Further reference is made to numerous correspondences I have had with workers on the site as well as with your tenants and/or their representatives. I note that conditions continue to exist upon the properties that are incompatible with provisions of the Laguna Beach Municipal Code (LBMC), and that previous instructions that I have issued have not met with compliance.

The conditions of violation pertain to general property maintenance, including, but not limited to, the following:

I. Unlawful construction (without benefit of permits/approvals):

- reconstruction and major expansion of blufftop deck;
- addition of bathroom facilities below deck;
- large on-grade patio/slab on vacant parcel;
- plumbing/sprinkler system on vacant parcel;
- landscaping of vacant parcel without Design Review approval.

II. Land Use/Zoning violations:

- maintaining subordinate uses on a vacant parcel having no occupancy;
- misuse of residentially-zoned property for commercial purposes (i.e., weddings, gatherings, etc.).

505 FOREST AVE. • LAGUNA BEACH, CA 92651 • TEL (949) 497-3311 • FAX (949) 497-0771

RECYCLED PAPER

CORRECTED / CLOSED
L. Kirk

- **3/14/2000:** Stop Work Order issued for deck construction.
- **6/2/2000:** City sends property owner notice to rectify by August 2, 2000.

31371 and 31381 Coast Highway
June 2, 2000
Page 2 of 2

Please arrange to have these matters corrected by August 2, 2000 by submitting suitable plans and obtaining all necessary permits, inspections and approvals for the illegal construction, and by discontinuing all use, nonresidential or otherwise, of the vacant parcel. Please note that, should you choose to remove the illegal construction, all corrective work will still require city oversight and approval. Should you fail to substantially correct these issues within the timeline established herein, I shall without hesitation refer this matter to the office of the City Attorney for appropriate legal processing against both the current tenants and the property owner.

If you have any questions, or require further information regarding this matter, you are strongly encouraged to contact me at (949) 497-0301. For specific information regarding the permitting process, you may contact the Building Division at (949) 497-0715, or the Planning Division at (949) 497-0713. Thank you for your cooperation.

Sincerely,



Louis L. Kirk
Senior Code Enforcement Officer

056-032-09 & 10

cc: Current tenant, subject property
Massoud Akhavi, P.O. Box 16934, Irvine, California 92623

5/22/2003

RECEIVED *[Signature]*
MAY 22 2003
City of Laguna Beach
Building Division
DATE: 5/22/03

**CITY OF LAGUNA BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
SERVICE REQUEST**

Residential: Commercial: Industrial: Service Request #: 003-309

Nature of Concern (explain in detail):
tearing off roof without permits

Specific Site Address: 31381 Coast Hwy
CITY POLICY REQUIRES NAME, ADDRESS, AND PHONE NUMBER:
056-032-10 NAME: Phoned in
ADDRESS: _____ PHONE: _____

- **5/22/2003:** City issues a Stop Work Order for removal of roof without permits.

City of Laguna Beach—Stop Work Order

Permit No. REOF

Address 31381 Coast

Date 5/22/03 Time 1530 a.m. PT.

Reason for Stop Work Order
RE-ROOF

Comment
[Signature] SX

City of Laguna Beach
 Building Division
 505 Forest Avenue
 Laguna Beach, CA 92651



Demolition Permit
 Permit Number: D06-42
 Page 1 of 1 Printed: 5/16/2006
 Inspector: Rick
 Issued By: Kathy Mahboubian

FINALED

Parcel Number: 058-032-10 Zoning: R1
 Address: 31381 Coast Hy Laguna Beach, CA 92651
 Purpose: Site Area:
 Structure Use: Units: Grading (CY):
 Floor Area: Other Area: Stories:
 Occupancy: Const Type: Code:
 Geo Memo Req.: Sprinklered: NPDES(3/2/1 - H/M/L):
 DR: Rick GDP: Approved: Extended:

Description
 Exploratory demo of drywall, roofing, hardwood flooring (main structure only)

| Use | Area | Rate | Valuation |
|---------------------|------|------|-------------|
| Construction Value: | | | \$29,000.00 |

Owner: Donald L. Castro 949/939-1118
 31381 Coast Hy Laguna Beach, CA 92651
 Applicant: Kunysz Construction 949/249-3874
 23891 Windmill Lane Laguna Niguel, CA 92677
 Contactor: Kunysz Construction 949/249-3874
 23891 Windmill Lane Laguna Niguel, CA 92677
 State License: 625128/B HIC Expires: 8/31/2007
 Workers's Comp: 1381077-2005/SF Expires: 12/1/2006

Fees and Receipts:

| Description | QTY | Amount |
|--------------------------------|-----|-----------------|
| B - Building Permit Fee (Auto) | 1 | \$401.60 |
| Total Fees: | | \$401.60 |
| R06-1437 | | \$401.60 |
| Total Receipts: | | \$401.60 |

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5 Business and Profession Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec _____ B&PC, for this reason:

DATE: _____ OWNER: _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS: _____ LICENSE NO.: _____

CONTRACTOR: RK DATE: 05/16/06

WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers compensation as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are as follows:

5/16/2006

- 5/16/2006: City Finals a Demolition Permit.
- Note: Work Never Completed

CARRIER: _____ POLICY NO.: _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: _____ APPLICANT: _____

WARNING: Failure to secure workers compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

LENDER'S NAME: _____
 LENDER'S ADDRESS: _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

The applicant (and the applicant's successors or assigns) shall defend, indemnify and hold harmless the City and its officers, employees and agents from any claim, action, proceeding, demand, damage, loss or injury arising out of or resulting from: a) the approval of this permit; and b) the use and occupancy of the subject property in accordance with the project approval.

PERMITTEE NAME (PRINT): Paul Lawrence Kunysz II
 SIGNATURE OF PERMITTEE: [Signature]
 DATE: 05/16/06

Approval: [Signature]
 Date: 5/16/06 / 5/16/06

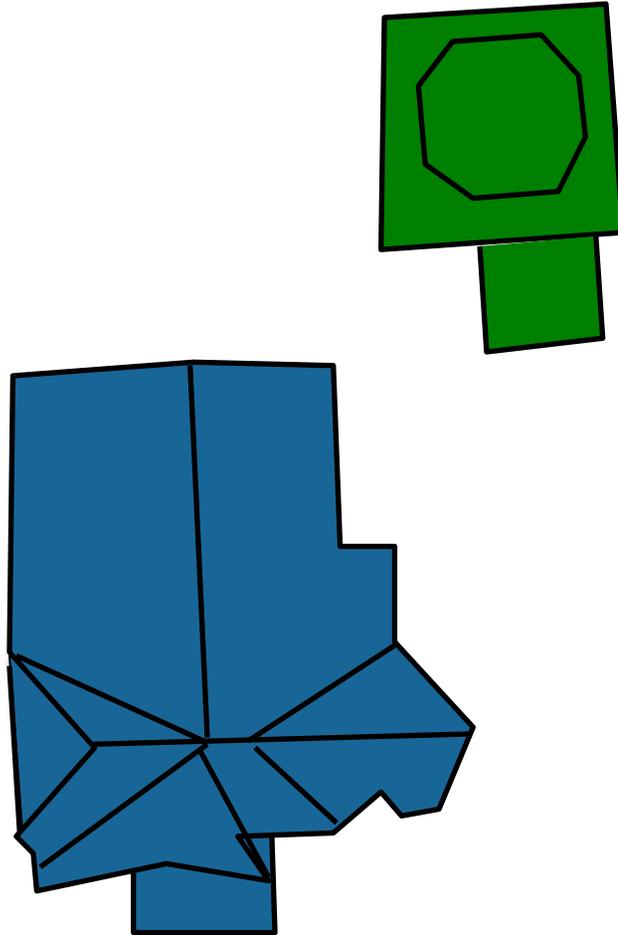
31381 Coast Highway

Visual Chronology of Structures In Plan View

All of the following drawings are adapted from photos viewed previously in the presentation.

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

1930-1948

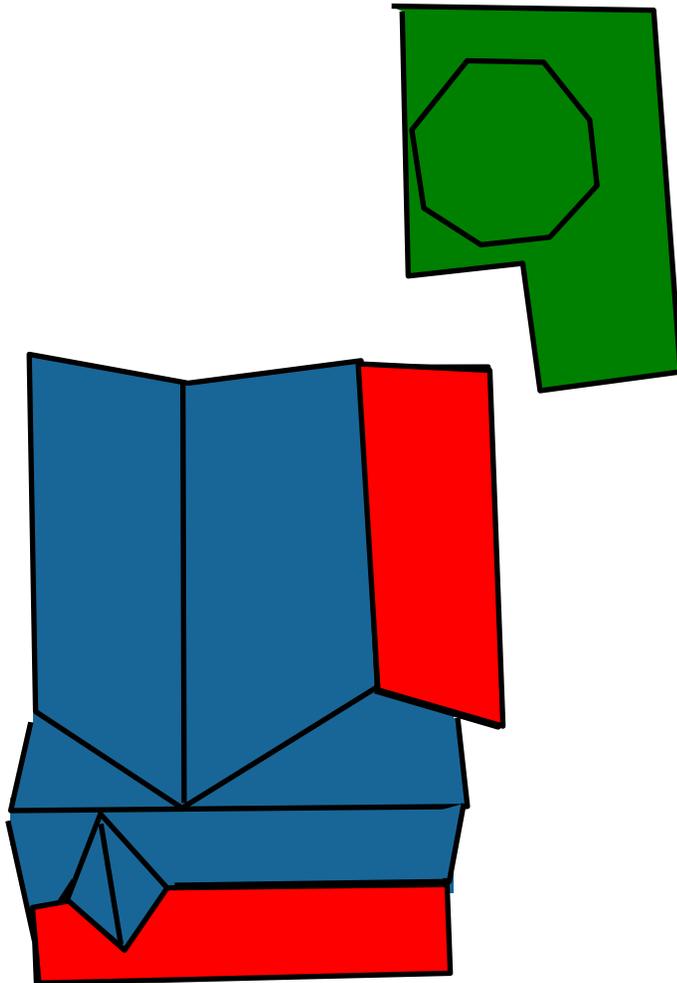


- Structure appears to have original roofline. “T” shaped cross gable with double gable on ocean facing façade. **No apparent changes to roofline.**
- Cupola and garage appear for first time.

| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |
| | KEY |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

1948-1959

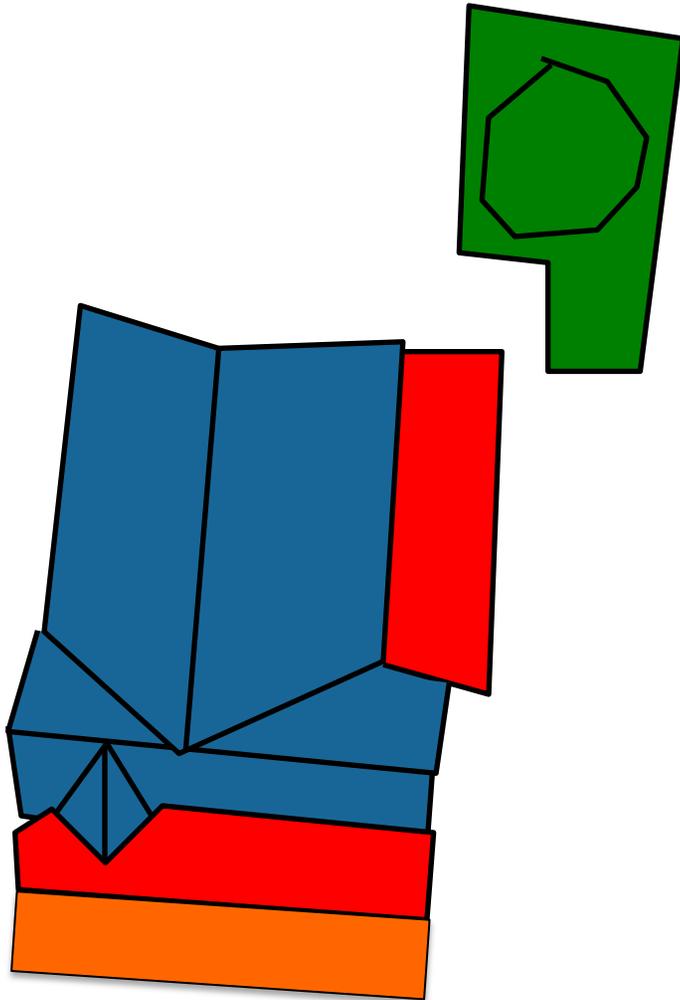


- First roof alterations are evident.
- Removal of southwest gable.
- Addition of full-width room enclosure
- Addition of roof extension on southeast corner of residence.

| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |
| ● | 1960-1973 | |
| ● | 1974-1984 | KEY |
| | 1984-2009 | |

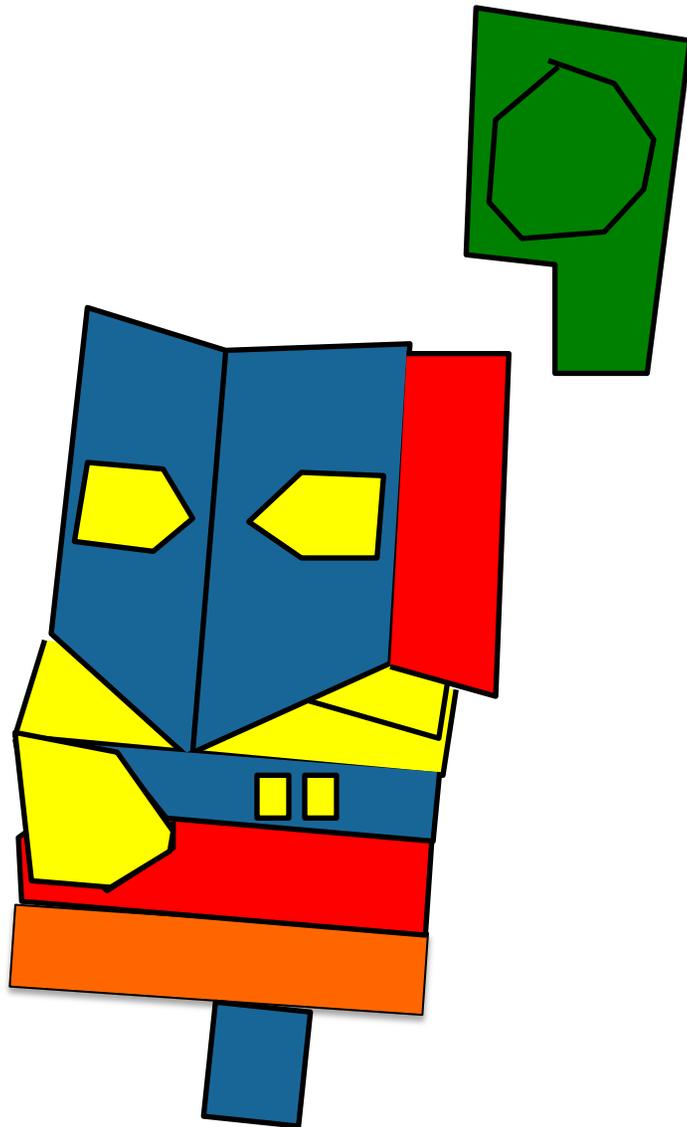
VISUAL CHRONOLOGY OF
RESIDENCE IN PLAN VIEW**1960-1973**

- Addition of full width deck.



| | |
|-------------|------------|
| ● ORIGINAL | |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | KEY |
| ● 1984-2009 | |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW

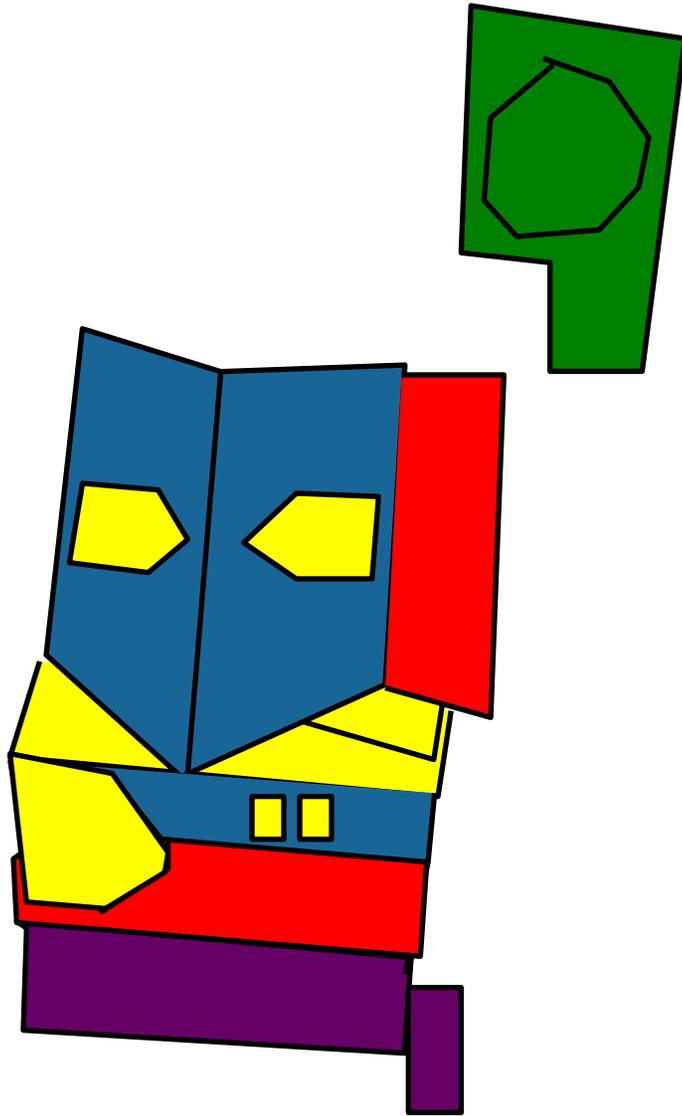


1974-1984

- Addition of **second story** adding bedroom, storage, library and bath.
- Addition of **dormers, windows** on north and south roof.
- Destruction of west facing gable to create a **door onto roof-top deck and patio**.
- Addition of **skylights**.

| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |
| ● | 1960-1973 | |
| ● | 1974-1984 | KEY |
| | 1984-2009 | |

VISUAL CHRONOLOGY OF RESIDENCE IN PLAN VIEW



1984-2009

- Re-construction of new, larger full width **deck off rear**. Stairway re-located to southwest corner of deck.
- Vertical **wood-slat railings** replaced with glass railings.

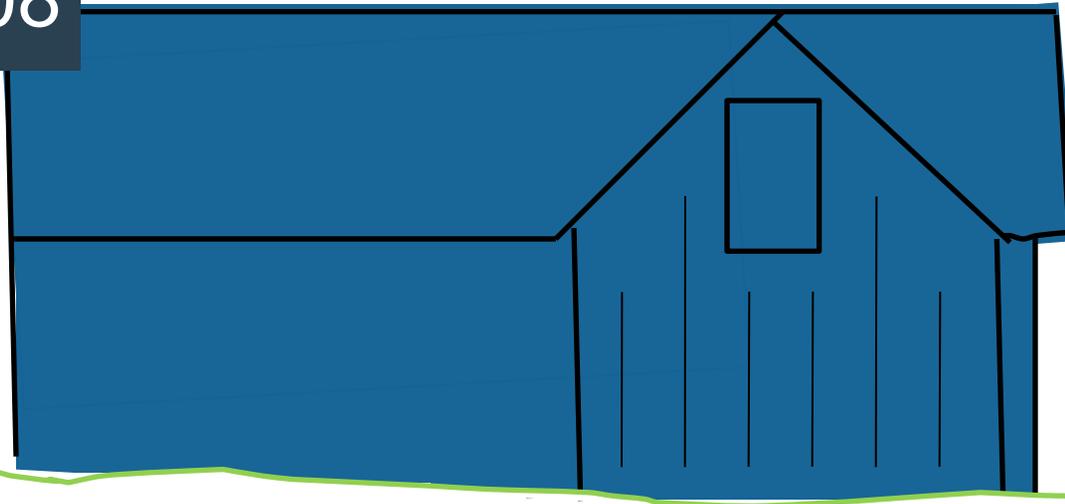
| | | |
|---|-----------|------------|
| ● | ORIGINAL | |
| ● | STRUCTURE | |
| ● | 1930-1948 | |
| ● | 1948-1959 | |
| ● | 1960-1973 | |
| ● | 1974-1984 | |
| | 1984-2009 | KEY |

31381 Coast Highway

*Visual Chronology of Structure
Elevation Views*

108

1929 Original



Looking South

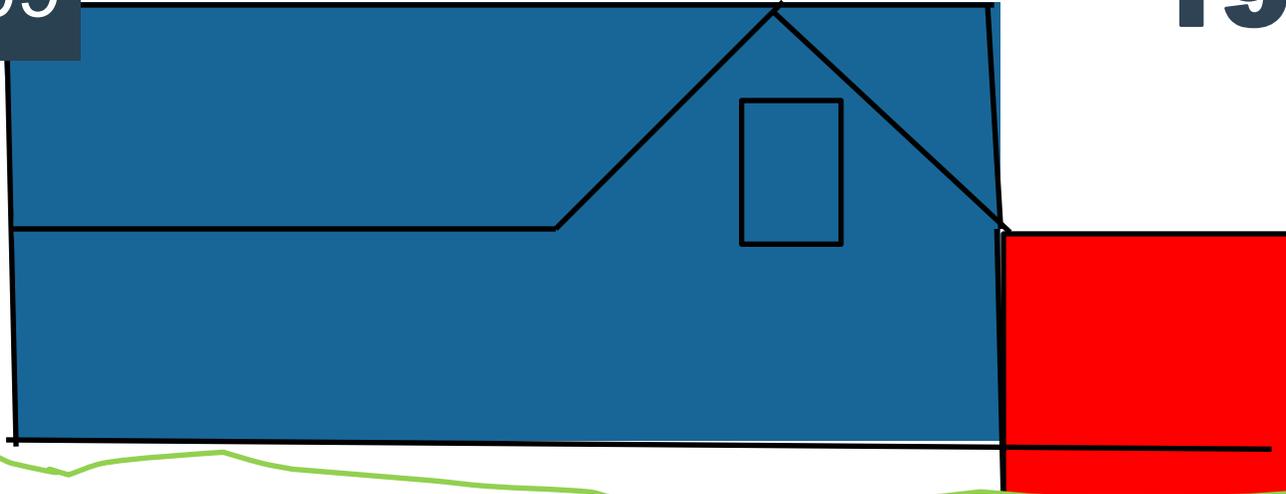
| | |
|-------------|-----|
| ● ORIGINAL | KEY |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |



Looking North

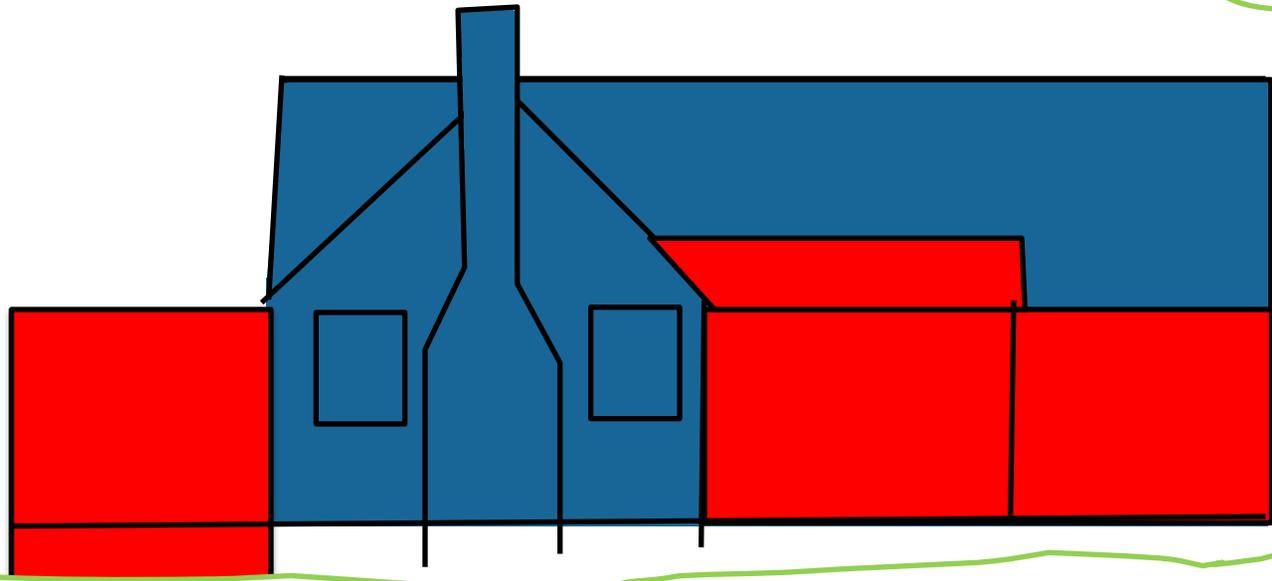
109

1948-1959



Looking South

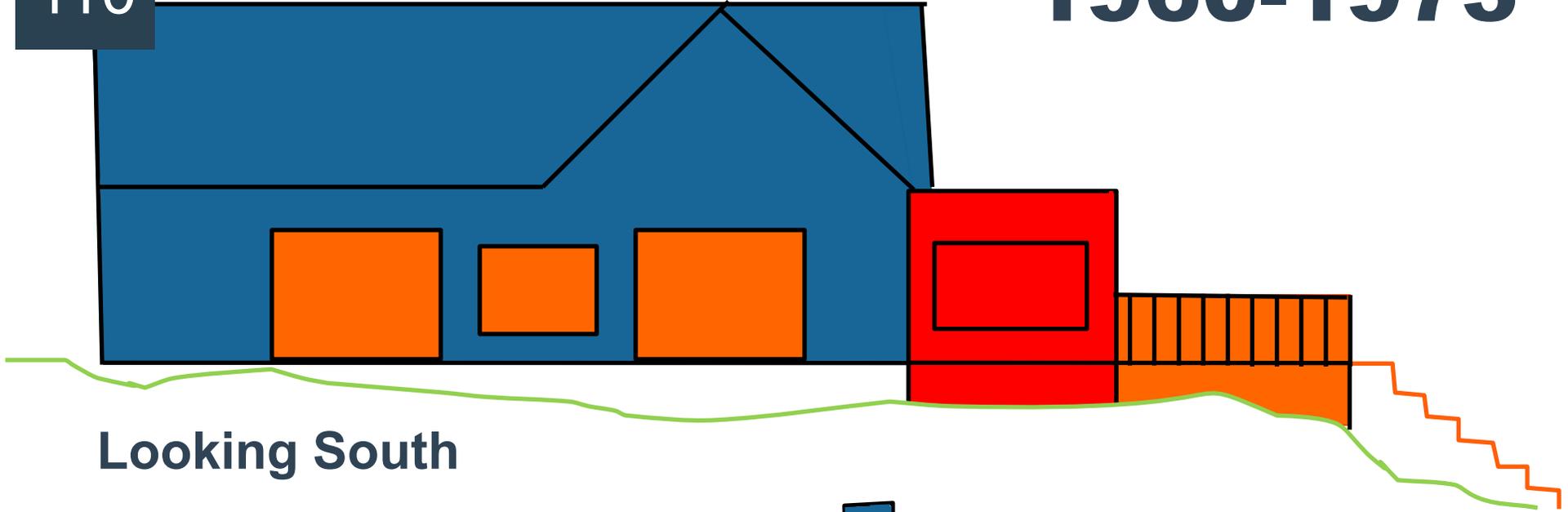
| | |
|-------------|-----|
| ● ORIGINAL | KEY |
| ● STRUCTURE | |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |



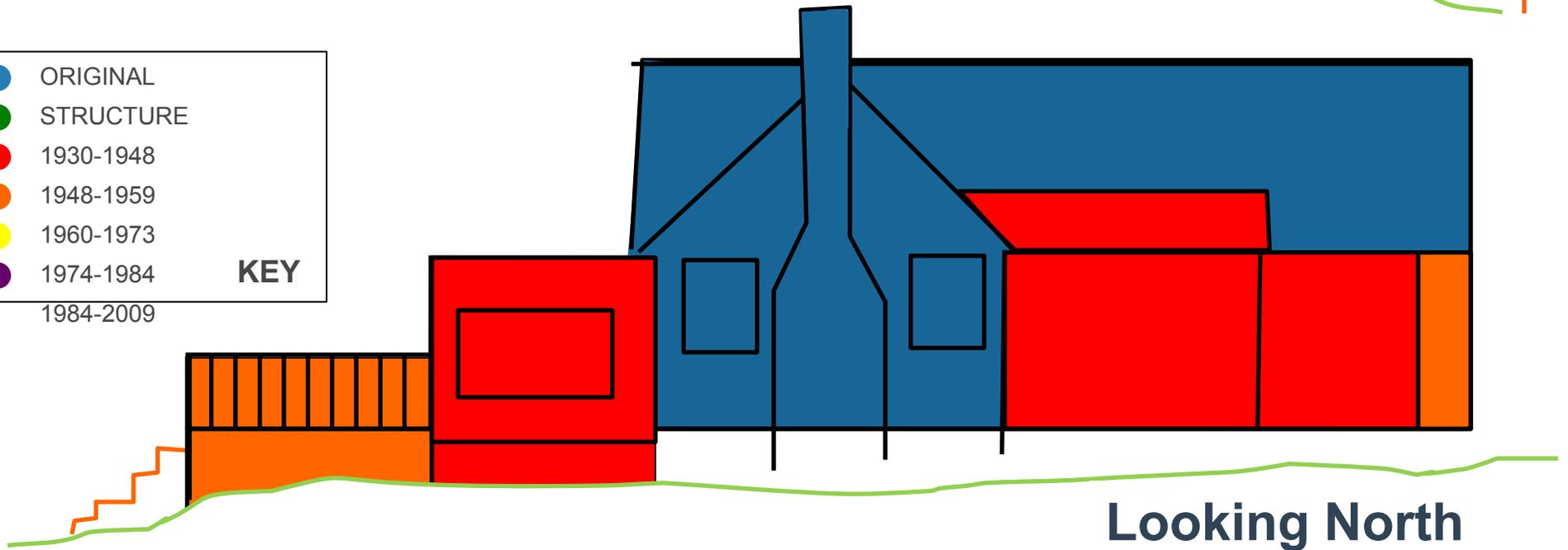
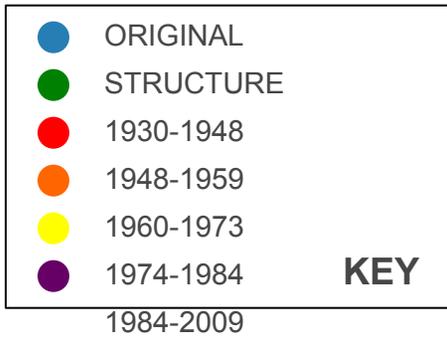
Looking North

110

1960-1973



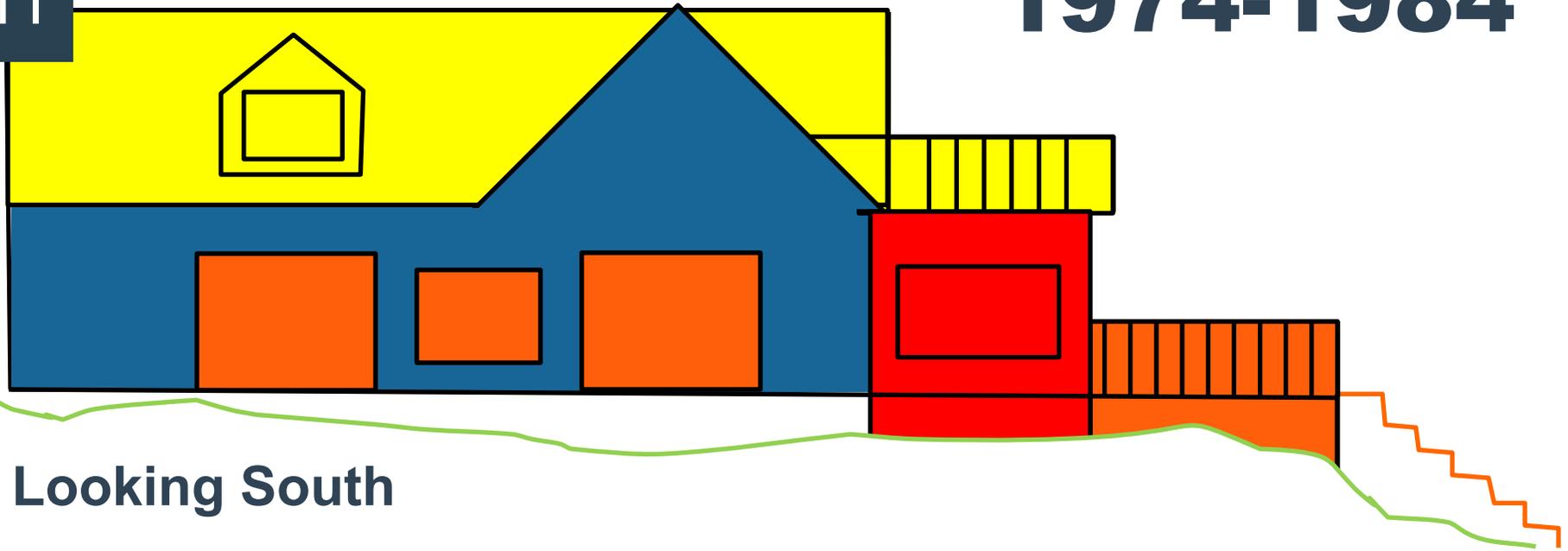
Looking South



Looking North

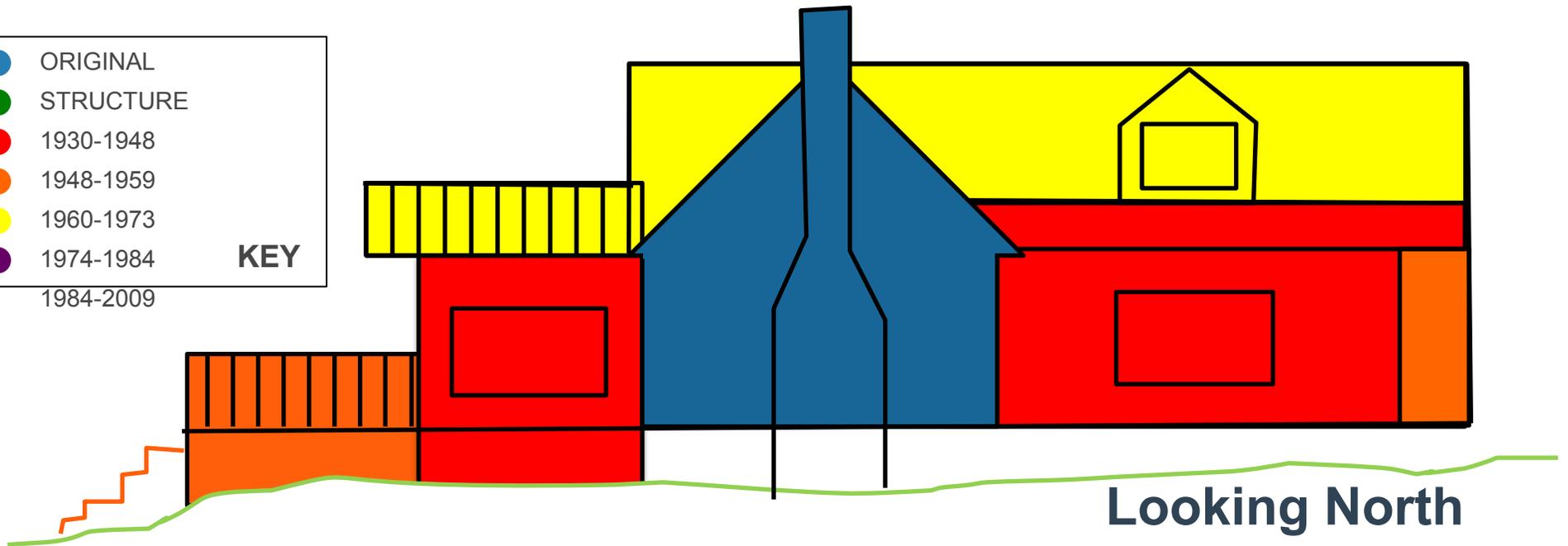
111

1974-1984



Looking South

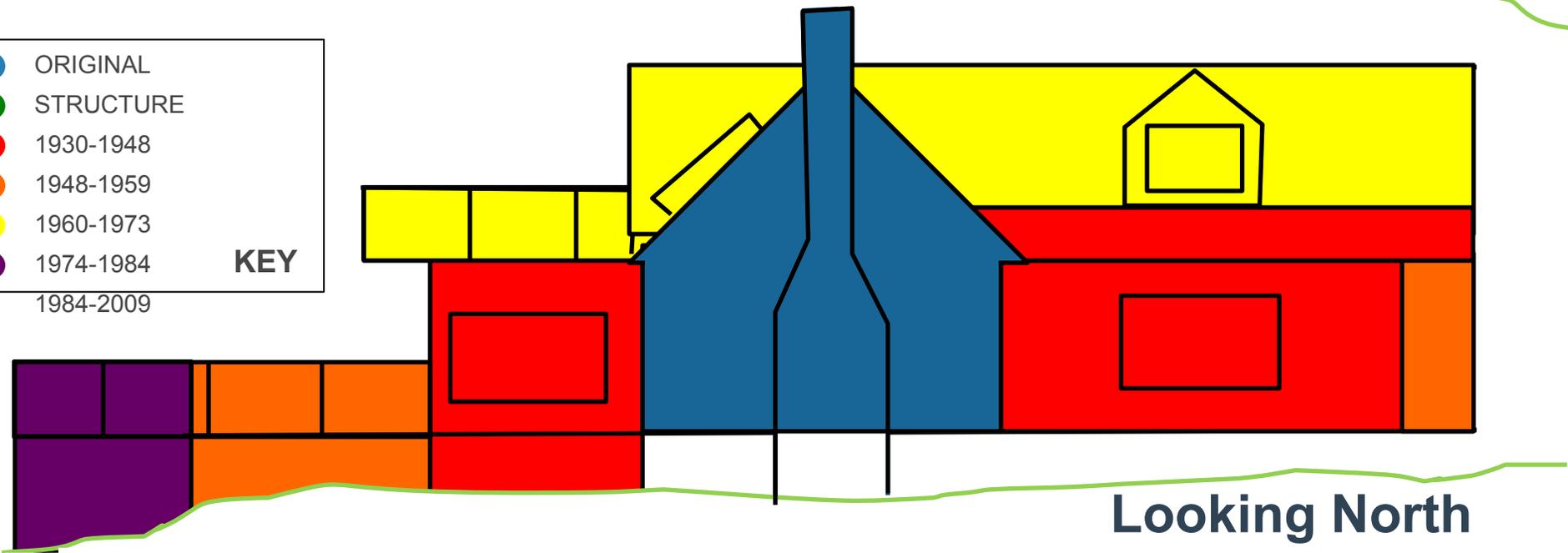
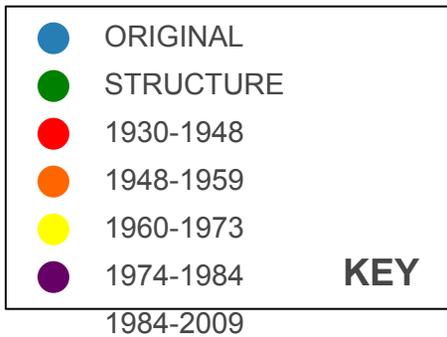
| | |
|-------------|-------------|
| ● ORIGINAL | ● STRUCTURE |
| ● 1930-1948 | |
| ● 1948-1959 | |
| ● 1960-1973 | |
| ● 1974-1984 | |
| ● 1984-2009 | |
| KEY | |



Looking North



Looking South



Looking North

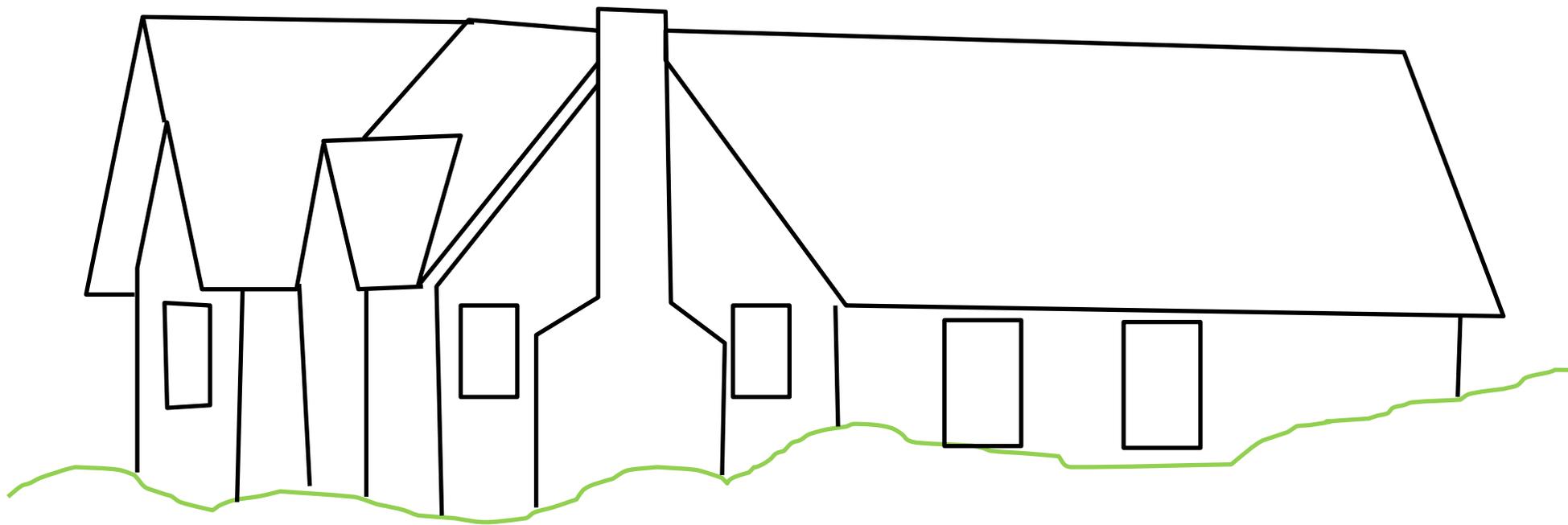
31381 Coast Highway

*Visual Chronology of Structure
Oblique Views*

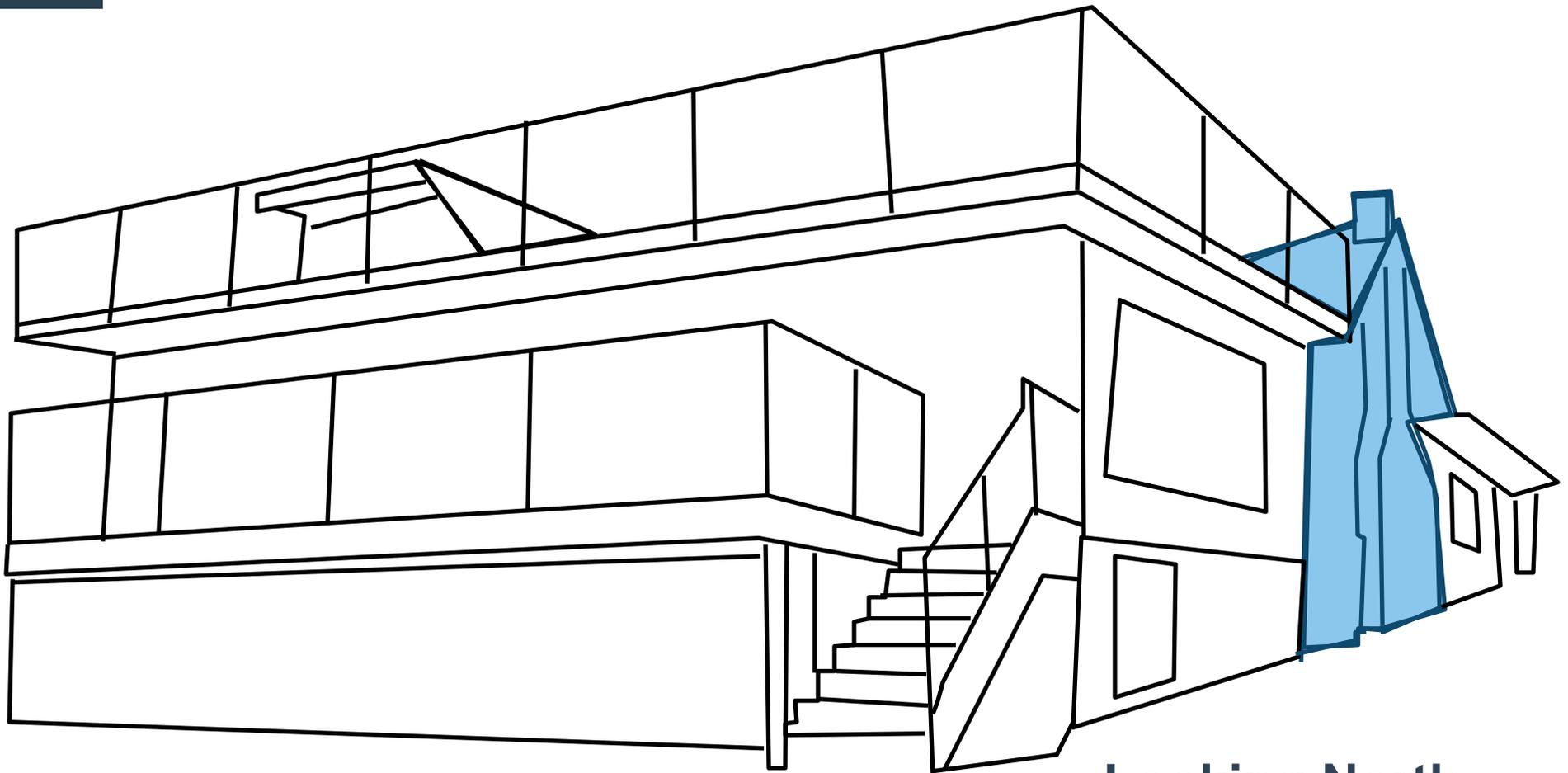
114

ORIGINAL STRUCTURE

1929



Looking North



Looking North

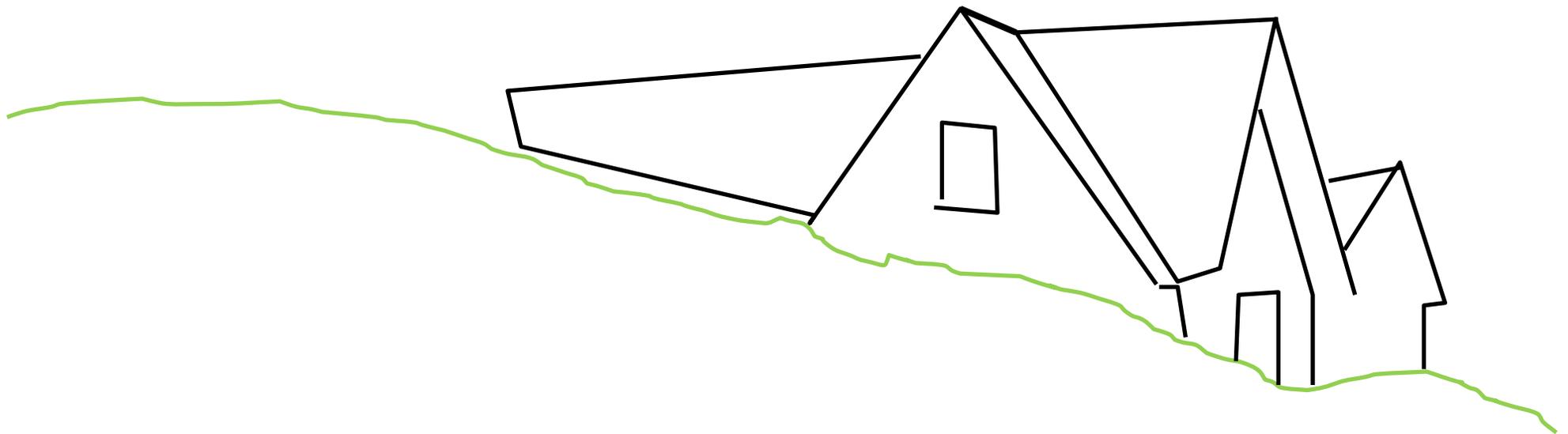
- | | |
|---|--------------------------------------|
| ● | ORIGINAL STRUCTURE |
| ● | MODIFIED AFTER ORIGINAL CONSTRUCTION |
| | KEY |

Note: Blue shaded area is the only original structure remaining.

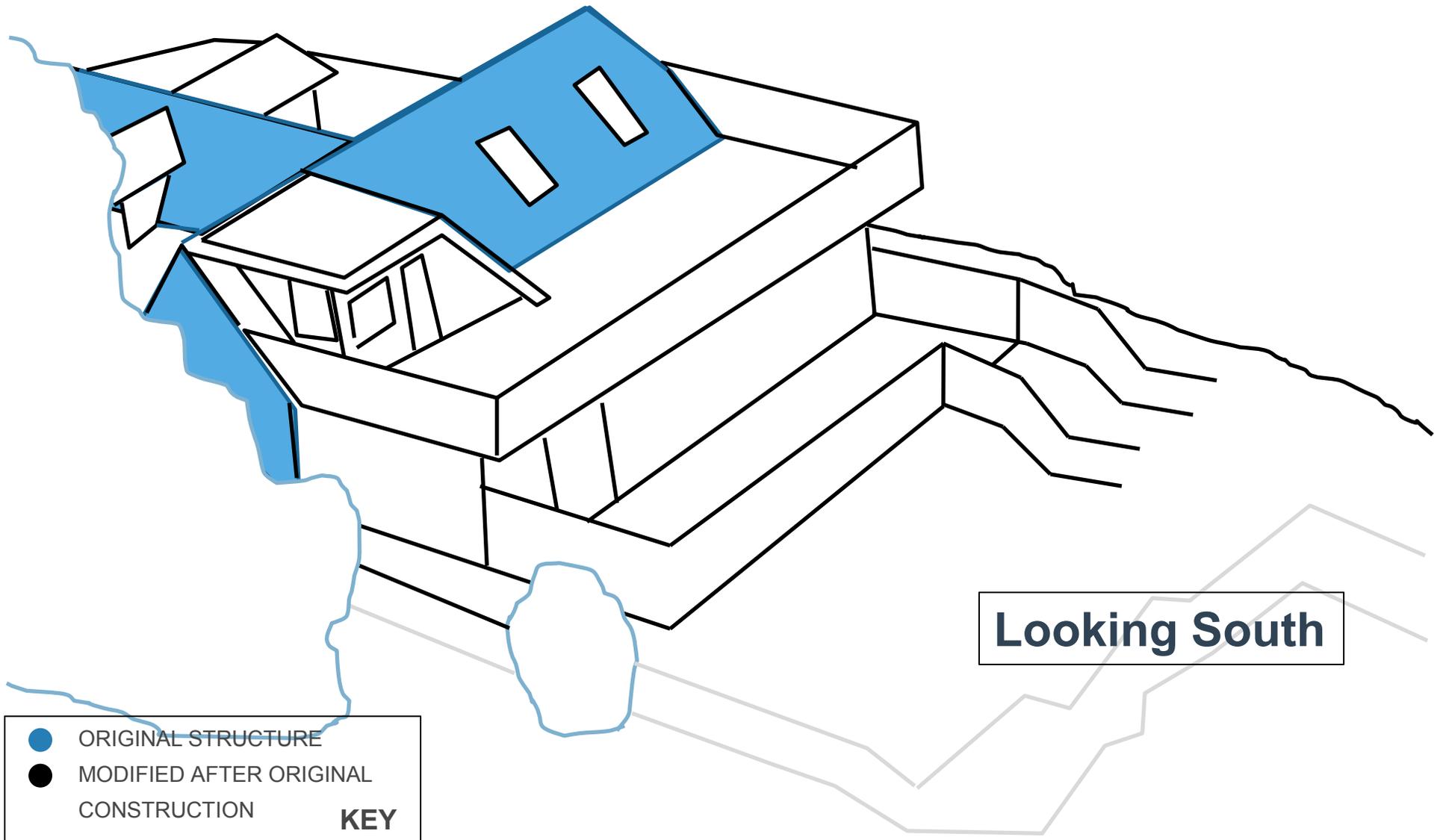
116

ORIGINAL STRUCTURE

1929



Looking South



31381 Coast Highway

In Conclusion

CONCLUSION

The documented factual and physical evidence in this report concludes the following:

- Provided title reports, U.S. Census Bureau information and bankruptcy documents, confirm there is no evidence Guy Skidmore built or ever lived at 31381 Coast Highway.
- After **multiple physical inspections**, two separate historical reports conclude the property has no historical value or integrity. Both reports conclude that less than 5% of the original structure exists today, and that due to multiple major remodels throughout the years (especially between 1948-1959 and 1974 -1984), the property cannot qualify to be on any local, state or federal register.
- Historical preservation experts provided a detailed report detailing why neither Preservation, Restoration, Rehabilitation or Reconstruction are appropriate under CEQA. In addition, Galvin Preservation Associates, Inc. explains why their 2009 report does not apply to this property under this level of analysis.

CONCLUSION CONTINUED

- The City of Laguna Beach has had two separate and distinct Design Review Boards and two City Councils hear this case and all have come to the same conclusion: The property is not a historic resource.
- The Coast Royal development/subdivision is a black eye to the history of Laguna Beach when researched in depth. The developers, builders and ultimately the first residents bought into Covenants, Conditions and Restrictions (CC&Rs) that segregated a community for Caucasians only (unless servant), and prohibited coastal access to the general public.
- The first land developers, the Skidmore brothers, did not deliver water and roads as promised and claimed bankruptcy, although they retained early investors' money. Finally, due to the difficult sales of the Coast Royal lots because of lack of water and roads, the Skidmores paid brokers an astounding 30% commission to sell these lots. The caring, giving and community-minded picture the appellants paint of the Skidmore Bros. Corporation cannot be supported with any factual evidence.

Exhibit 6:

Response by Village

Laguna and South

Laguna Civic

Association



P. O. Box 1309

Laguna Beach, CA 92652

Villagelaguna.org



P. O. Box 9668

South Laguna, CA 92652

southlaguna.org

February 6, 2014

California Coastal Commission
Mr. Zach Rehm
200 Oceangate, 10th Floor
Long Beach, CA 90802

Dear Commissioners and Mr. Rehm:

We have the following responses to the historical materials and power point presentation filed by the applicant. The presentation has many errors and assumptions presented as fact, and we point these out below:

Slide 3

South Laguna was annexed to the City of Laguna Beach on December 31, 1987, not 1989 as stated in the applicant's presentation. The slides that the applicant presents demonstrate that quite a few permit records from before 1987 were transferred from the County to the City of Laguna Beach. What evidence is there that other records were lost? And if they were, why is that important to the issue at hand—the unpermitted partial demolition of a historical resource and the application to totally demolish it?

Slide 4

1. Although the name "Coast Royal" originated in 1906 with a plan by Horace Pullen, the subdivision tract maps recorded by the Skidmore Brothers Corporation beginning in 1924 were entirely different from Pullen's plan.
2. The second paragraph says that "Mary Watkins was the first person to obtain title to the property in May 1930." The applicant seems to be questioning that the Skidmores ever owned the property. Yet clearly they did. There were several changes in the details of ownership of the Coast Royal property in the years beginning with the filing of Tract 702 on July 19, 1924, but the Skidmores were consistently owners and managers until the bankruptcy in October, 1929.

The first tract of Coast Royal, Tract 702 contains the following statement of ownership:

We the undersigned owners of the land covered by the accompanying map and also all other persons whose consent is necessary to pass a clear title to such lands, do hereby consent to the making of said map and we hereby dedicate to public use the Coast Boulevard, parks, sand strip, alleys and all public highways as shown on the accompanying map.

Signed:

Joe W. Skidmore, Flora B. Skidmore, Guy E. Skidmore, Agnes O. Hall, and Helen Russell

The statement was also signed by the president and secretary of the Abstract Title and Guaranty Company.

On April 15, 1927, Skidmores filed Tract 831 reconfiguring some of the coastal lots of Tract 702 and creating lot “C” (the lot in question, now 31381 Coast Highway). Pacific-Southwest Trust and Savings Bank and the Skidmore Brothers Corporation are both listed on that Tract Map as giving permission for the tract to be created.

The records the applicant submitted show that Lot C was held by the Skidmore Corporation or family during the mid to late 1920s, the time that the “Stonehenge” house was built.

The records supplied by the applicant show the following transactions:

July 20, 1926 Skidmore Brothers corporation filed a Declaration of Trust with Pacific-Southwest Trust and Savings Bank, for the Seamans, Lasby and Crawford to secure promissory notes for \$75,000 and \$19,500 due December 1, 1928, at 12% per annum.

March 2, 1928 Los Angeles First National Trust and Savings Bank (formerly Los Angeles First National Trust and Savings Bank and formerly the Pacific-Southwest Trust and Savings Bank) conveyed Lot C to Catherine A. Brooks (Guy’s mother, and one of the directors of Skidmore Brothers Corporation). (Notarized on May 23, 1928)

March 2, 1928 Catherine A. Brooks obtains a \$5,000 mortgage on Lot C from George P. Nichols. (Notarized on May 28, 1929)

May 25, 1928 Catherine A. Brooks grants Lot C to Los Angeles First National Trust and Savings Bank subject to tax liens, the \$5,000 mortgage, and other conditions of record.

June 21, 1929 Security-First National Bank of Los Angeles conveyed Lot C to the couples Seamans, Lasby and Crawford, who then sold it to Mrs. Mary S. Watkins on May 26, 1930.

It was during the period of Skidmore/Brooks ownership that the Guy Skidmore/Stonehenge house would have to have been constructed on Lot C, or there would have been no “Old Guy Skidmore house” for Mary S. Watkins to buy in 1930—see below.

The South Coast News of June 6, 1930 says, “Mrs. Mary Watkins who bought the old Guy Skidmore house ...” The house must have been there for at least several years at that point to be called “old,” and if Guy had never lived there or built it, why did the newspaper call it the “old Guy Skidmore house”?

Despite the phrase “records substantiate” Slide 4 makes unsubstantiated statements that Skidmores did not build any homes because they only sold lots, yet the applicant also says if they did build a house then Guy didn’t live in it. They present no evidence for these conflicting statements.

The historic inventory done in 1981 puts the date of the Guy Skidmore house as 1929, but the evidence indicates that that date is not correct. This evidence includes the photograph of the Guy Skidmore house that is shown on page 7 of this letter dated as 1926-27, the newspaper article referring to the Guy Skidmore house as “old” in 1930, the years that the Skidmore’s owned the property (1924-1928), and the mortgage obtained by Catherine Brooks in 1928.

Slide 6

The applicant cites the recommendations of historical preservation experts as supporting his view that the house “no longer retains any historical significance.”

They neglect to point out that architect and architectural historian Alan Hess states:

I strongly advocate the preservation of the historic Stonehenge House. I have visited the site and reviewed its history. In my opinion as an architect and architectural historian, the structure, though partially dismantled, retains sufficient original fabric and form to be restored. **Its historical architectural integrity has not been compromised beyond rehabilitation.**

The importance of preserving Stonehenge goes far beyond this one structure’s significance as a historical resource, however. It is also a significant historical resource because it is an integral and representative part of the Skidmore brothers' vision to establish a high quality character for Laguna Beach.

Demolishing Stonehenge would materially diminish that larger vision. It is a vision which relates directly to the identity of Laguna Beach that we enjoy and appreciate today: a unified (not piecemeal or disjointed) urban design for neighborhoods, a simplicity of form to contrast with the magnificent mountains and ocean, and a respect for and integration with nature.

For the city's purpose, Stonehenge cannot be considered as just one isolated structure. It contributes to an existing (though unfortunately diminishing) historic district of early Laguna Beach homes in the Coast Royal neighborhood established by the Skidmores in the 1920s. This district's qualities are distinctive to Laguna Beach, and contribute to its current character. These qualities embodied in houses such as Stonehenge can be considered civic assets, as they create a valuable civic identity. To decimate this asset is to alter the city's value unnecessarily.

Stonehenge, the Joe Skidmore house (31302 Camel Point), the Ilsley house (31351 Coast Hwy.), and other historic houses in the immediate area form a set of buildings that define the appealing character of South Laguna. The low cottage-like form, the sloping gable roof, the local San Onofre Breccia stone walls, steps, and paths throughout this district (and on the

Stonehenge site) are intentional architectural and aesthetic features that unify the entire district, not just one house. As an architect, it is clear to me that though the house may have lost some of its original fabric, but **it can be brought back to its original character through rehabilitation.** The house is not so far altered as to compromise these features.

Architecturally, the house appears to be more than a simple beach cottage; this reflects the level of quality as conceived by the Skidmore brothers. While the simplicity of the overall double-gabled roof fits with the simplicity of a beach cottage, certain elements suggest a more sophisticated house for the time and place. For example, the half timbering which appears to be part of the original exterior gives the house a specific historical style (Tudor) to distinguish it from a plain beach cottage.

The value of rehabilitating Stonehenge lies in maintaining the character of the South Laguna neighborhood -- an effort that benefits the neighborhood, the city, and the property owner. Any meaningful evaluation of Stonehenge House must take this larger picture into account; it was part of the concept for the area historically, and raises the level of public quality in the district today.

In addition, Jan Ostashay, one of the two experts the applicant cites, states on pages 4 and 5 of her report,

The deconstruction work done by the prior owner and before the request for demolition of the residence by the current property owner is a code violation pursuant to the City's municipal Code Section 25.45.014.

Conditions of Approval Recommendations

Project plans for the rehabilitation of the residence were approved by the Heritage Committee in early 2010. The work reflected in the plans at that time was considered by the City's Heritage Commission as consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project was exempted from CEQA as a Class 31 categorical exemption. Any work done beyond or out of scope of those approved plans should be addressed per the applicable violations cited in the City's Municipal Code and the property owner penalized appropriately. Per the City code Section 14.50.010, such unpermitted work is the responsibility of the current property owner.

...the Committee may also wish to consider the application of conditions of approval as remedies to address the violation of the City's Historic Preservation Ordinance, including the following:

Retroactive Compliance. Apply for and obtain a permit for construction, exterior alteration or enlargement of the subject property in accordance with Section 24.45.008 and Section 25.05 of the City's Municipal Code, including compliance with all conditions for work previously approved by the Heritage Committee.

Rehabilitate. Rehabilitate or reconstruct the subject property to its original condition prior to the violation using as much physical and photographic evidence as possible. The applicant must obtain approval from the Heritage Committee and the design review board in accordance with Section 25.02 of the City's municipal Code prior to issuance of permits or the initiation of work. The City can compel the violator to perform or provide for the rehabilitation work, or the City may perform or provide the rehabilitation work and recover all of its costs from the applicant....

In addition the Galvin Preservation Associates report of 2009 (done for the prior applicant before the unpermitted demolition and when the prior applicant was applying to

rehabilitate the house) supports rehabilitation of the property and finds conformance of that rehabilitation with the Secretary of Interior's Standards.

Slide 8

The applicant implies that the fact that the Skidmore Brothers Corporation went bankrupt casts doubt on the significance of the Skidmores to local history. A lot of Americans went bankrupt in 1929. The company's bankruptcy is part of the history of our city as well as an example of the economic difficulties thousands endured during the Great Depression. The December 6, 1929 South Coast News puts it this way, "With the drop in demand for lots following a period of general buying, the Skidmore Brothers Corporation got into financial difficulty..."

The Skidmores' role in the Laguna Beach water system is key in the history of Laguna Beach. They are important figures, and they meet the criterion outlined in the City's LCP and historic preservation ordinance, "identification with a person or persons or groups who significantly contributed to the culture and development of the city."

Skidmores donated the water system to the city of Laguna Beach, and on January 5, 1926, Laguna Beach residents approved a \$600,000 bond issue to purchase water-bearing land in Huntington Beach, build a new water system, construct a 13-mile transmission pipeline, and provide service to Laguna Beach. The system was completed and water began to flow into the reservoirs in Spring 1927. (Laguna Beach Water District website) Thus the water crisis was resolved by citizen ingenuity with the contribution of the Skidmores.

Slide 9--Census

The census information for 1920 and 1930 is interesting with regard to the whereabouts of Guy Skidmore in those years, but it doesn't tell us where he was living in the time period in question—between 1924 when the Coast Royal Tract was filed and 1929 when the bankruptcy went into effect.

Slide 10—Chain of Title

See our comments on Slide 4 which outlines the title information from 1924-1929 when the Skidmores were in charge of the Coast Royal development.

Slide 12

This slide, dated by the applicant as "early 1900s," had to have been taken after 1924 when the first tract maps were filed, because it shows Joe Skidmore's house and Coast Royal park improvements that the Skidmores installed.

Slides 13, 14, 15, 16 and 17

This photo is the same photo we included in our Power Point presentation. It makes the point that the Guy Skidmore/Stonehenge house was one of the very first houses built in the development. Slide 15 shows that the Coast Royal sign does not read “bankrupt subdivision.” The new owners carried on in promoting Coast Royal and encouraged quality development. The main difference with the new owners was their desire to make the beaches, accessways, and parks private. Joe Skidmore had to step in several times to remind the Board of Supervisors and the public that all those amenities had been dedicated to the public.

This is a portion of the statement that Skidmore made regarding his testimony to the Orange County Board of Supervisors in September of 1936, as reported by the South Coast News.

...in 1924, Skidmore Bros. (Guy and Joe), subdivided and owned Coast Royal and, in filing of Coast Royal map, all of the sand strip and parts of the bluff and canyons were deeded and dedicated to Orange county as a public park forever. On this 3000 feet of ocean front park we built stairways, bridge and a large building to be used by the public for resting and eating. This building was furnished with a large table and benches. An incinerator, water and other accommodations were furnished, donated and paid for by Skidmore Bros.

The development of this park was done under the direction of Florence Yoch, a famous landscape architect.

Several rights of ways from upper lots of Coast Royal were dedicated to the park.

...Several of these rights-of-ways from upper lots to the park had been abandoned by E. L. Crawford. I told the board that a fraud and deception had been done in the abandonment of these rights-o-ways...I called the board’s attention to the fact that certain paved roads in Coast Royal are barricaded from public use by locked iron gates and in other cases barriers are in the street with signs “Private Road.” These streets were paved by my brother and myself and dedicated to public use. They are not private roads.

Slide 25

The applicant's date of 1929 on this photo is much too early. The Richard Halliburton house on the ridgeline in the upper right was not existing in 1929. It was built in 1937-1938. More investigation is needed on this photograph if it is to be relied on for some part of the decision.

Slide 26

Earlier parts of the applicant's presentation say that Guy Skidmore didn't build the house, and that the first person to have title to it was Mary Watkins in 1930. Yet in this slide he maintains that not only was the house built in 1929—but the staircase and cabaña were built at the same time. Since this photograph would have to have been taken post 1937 there is no proof the staircase and cabaña were built in 1929 as the applicant states.

In any case, whenever the staircase was built, the point is that it is not on the applicant's property and it is on the public beach.

Slide 28

This photo, labeled 6-13-48 includes the garage structure and cupola. A 1931 clipping from the South Coast News states "Mr. and Mrs. W. C. Watkins are building a violet ray sunroom on the top of their garage, the structure being remodeled to conform to "Stonehenge."

Slide 55

The inappropriate changes to this residence are indeed unfortunate but not irreparable, as noted in both in the comments by Andrea Galvin in her 2009 report and in the letter from Alan Hess. This is why the rehabilitation plan approved by the Heritage Committee in 2009 was especially welcome.

It was not until 1984, in the County's third amendment to the South Laguna Specific Plan/Local Coastal Program, that the inventory of heritage structures and trees and policies regarding their preservation and treatment were included in South Laguna planning documents. When the South Laguna Specific Plan Advisory Committee reviewed the plans for Stonehenge in 1982, the information about the historic inventory of 1981 was not generally available, and there were no review criteria that dealt with historic structures. Awareness by the public and government agencies of the importance of historic features was just beginning, and the protections offered by CEQA were not understood in Laguna Beach until 2005.

Since the South Laguna Specific Plan/Local Coastal Program was not yet adopted in 1982, there was no official review board for South Laguna. This South Laguna Specific Plan Advisory Committee served in the interim reviewing proposed

projects and providing input to county staff that made the decisions. The Advisory Committee did not review for building code compliance. That was the responsibility of the County inspectors. Ann Christoph was one of three members of the Advisory Committee and served as its secretary, which is why her name is on the form that the applicant includes in his exhibits.

This extraneous information presented by the applicant from 30 years past is not relevant to the main issue at hand, the applicant's responsibility for correcting the unpermitted partial demolition of a historic structure in violation of the LCP.

Slide 71

See comments on Slide 3.

All the slides that show changes over the years:

The information presented is the kind of information that would be presented to the Heritage Committee to review the history of changes to the structure and its current status.

That was not what was presented to the Heritage Committee in 2009. Rather the applicant, after partially demolishing the interior of the house without a permit, did not question the building's integrity or status and presented a plan for rehabilitation and restoration. The plan was accompanied by a historic report. The plan was approved, and the city was prepared to issue permits. Instead, a second unpermitted demolition took place. Now a successor applicant wants to demolish the entire building.

This is not how historic resources should be managed, and applicants should not be allowed to short-circuit the process by illegally demolishing their buildings. The city does have the drawings that were approved for the rehabilitation and the applicant should be instructed to proceed with those plans or submit improved plans that rehabilitate and restore the building.

Slide 84

The document illustrated asks for further information on the application for the addition. It is not an approval.

Slide 88

See comments on Slide 55. Statements on this slide are incorrect. The appellants for this project are Village Laguna and South Laguna Civic Association. Ann Christoph is not an appellant. The early alterations, how they were built or approved, are not relevant to the main issue at hand--the applicant's responsibility

for correcting the unpermitted partial demolition of a historic structure in violation of the LCP.

Slide 103

The main east/west gable shown on Slide 102 and the two north-south gables are still existing. They are not correctly portrayed in this illustration.

Slide 119

The applicant asserts that that his document search “confirms there is no evidence Guy Skidmore built or ever lived at 31381 Coast Highway.” We have found evidence that the Skidmore family owned the lot during the time period in which the house was built and that Mary Watkins bought “the old Guy Skidmore house” in 1930. Further, the applicant has presented the same historical photo that we did showing houses labeled “Joe Skidmore’s” and “Guy Skidmore’s” (though his presentation conceals this evidence by cropping off most of the original handwritten caption.)

He cites two separate historical reports concluding that the property has no historical value or integrity, overlooking the fact that a third, earlier report, produced by one of these same consultants before the most recent episode of demolition, recommended measures for rehabilitation consistent with the Secretary of Interior’s Standards, and that report was accompanied by plans that were approved by the City. He also fails to mention the architectural historian Alan Hess’s recommendation of rehabilitation. (See our comments on Slide 6).

He says that the property cannot qualify to be on any local, state, or federal register, but in Laguna’s LCP a structure is considered a historical resource if it’s on the City’s historic inventory. “Stonehenge” qualifies for listing on the City’s historic register by being associated with a person who significantly influenced the culture and development of the city. It was reviewed as a historical resource and recommended for preservation in 2009, before the illegal demolition that preceded the applicant’s acquisition of the property.

Slide 120

The hearings at the City of Laguna Beach were resolved with 3-2 votes, and those votes contradicted the recommendations of the Heritage Committee which was the body most closely familiar with the case and which consistently argued that the house should be preserved.

Stonehenge, the Guy Skidmore house, is a historic resource and it should be rehabilitated.

The Coast Royal development is exemplary in that the Skidmores provided for public beaches, accessways, and parks. The CC & Rs were unfortunately standard

for the era and none of the exclusionary provisions stand today. The Skidmores were leaders in the community, the step-sons of Nate Brooks, called the “Father of Laguna Beach,” and their involvement with this tract and this particular house enhances its historic significance.

The negative claims the applicant makes about the Skidmores are not substantiated by any documents he has submitted. We have read Laguna Beach newspaper accounts from 1922 through 1948 and have not encountered any of the accusations the applicant lists. Whatever their assets or faults, the fact remains that the Skidmores were important historical figures in Laguna Beach history, the house in question is associated with Guy Skidmore, and it is historically significant. Disparaging comments don’t change the facts of an unpermitted demolition of a historical building that needs to be rehabilitated and restored by the applicant.

We appreciate your understanding that one important way of preserving the coast of California is preserving the historic character of our coastal communities. Our grassroots organizations, South Laguna Civic Association and Village Laguna, exist to protect the community and the coast. We support the Coastal Commission’s mission of ensuring public access to the benefits of the coast. Please don’t let illegal actions/unpermitted demolition counter that important mission.



Ginger Osborne
President, Village Laguna



Bill Rihn
President, South Laguna Civic Association

Exhibit 7:

Response by Applicant

JOHN MEEHAN

February 16, 2014

California Coastal Commission
Mr. Zach Rehm
200 Oceangate, 10th Floor
Long Beach, CA 90802

Dear Commissioners and Mr. Rehm:

Thank you for the opportunity to provide the following comments in reply to the Appellants response of February 6, 2014.

Background:

Respondent applied to complete the demolition of a mostly demolished structure in Laguna Beach. Laguna Beach Municipal Code 25.45.010 provides the authority and procedure for demolition applications, with which the Respondent complied.

Respondent's application was approved by the Laguna Beach Design Review Board (LBDRB) on December 15, 2011. The LBDRB approval was appealed to the Laguna Beach City Council. The appeal was drafted by Ann Christoph, a board member of both Village Laguna and of South Laguna Civic Association. The appeal was formally submitted under the name of Councilmember Toni Iseman. The appeal contained the following recommendation by Councilmember Iseman, the nominal appellant:

"I recommend that the Council overturn the 3-2 decision by the Design Review Board to completely demolish the house, and urge the applicant to respect the historic elements of the home in his future plans. This would be in keeping with the recommendation of the Heritage Committee."

Having urged a recommended action by the board, and having submitted the appeal as Ann Christoph's surrogate, the City Attorney determined that Iseman could not deliberate fairly on the issue, as she was already predisposed to the result, without having heard the evidence presented at the hearing. After hearing the evidence, the Laguna Beach City Council approved the demolition application as this property lacked historic integrity and therefore had no historic significance.

It is important to note that this property does not appear on any national, state or local historic register. It is not even eligible for inclusion on such a register, because any possible historic integrity of this structure is gone. The evidence shows that any possible historical feature of this property was modified through work performed under legally issued permits. This permit was actually given written approval by Ann Christoph on May 5, 1982 when she served as a member of the South Laguna Specific Plan Advisory Committee in 1982. Christoph is currently a board member of both appellants.

Appellant's Current Position:

Demolition should not be completed as the structure is claimed to have some association with Guy Skidmore, a Laguna Beach person of note. Respondents must therefore be required to build a "replica" of what was on Lot C in 1928.

Respondents' Reply:

1. Historical Timeline Debunks Notion of Meaningful Association Between This Property and Guy Skidmore:

Evidence does not support any long-standing affiliation between Guy Skidmore as an individual and this property. First, the title information clearly establishes that the property was never owned by Guy Skidmore. It was owned by Skidmore Brothers Corporation. Second, and by their own admission, “Lot C” (on which this mostly demolished ruin is located) did not even exist until April 15, 1927, when “Lot C” was created ¹ (see P. 2 of “Appellants Responses”). Appellants also provide information that conclusively proves that as of May 25, 1928, the property was completely out of Skidmore Brothers Corporation’s control. It was on that date that the Skidmore brothers’ mother, Catherine Brooks, conveyed “Lot C” to the lending bank in satisfaction of obligations. The lending bank conveyed the property to Skidmore Brothers Corporation’s creditors, who collectively sold the property on May 26, 1930 to Mary S. Watkins.

Based on the evidence, the entire duration of the relationship between Skidmore Brothers Corporation and Lot C lasted a maximum of 13 ½ months: April 15, 1927 when Lot C was created, to May 25, 1928, when it was reconveyed to the bank. During that 13 ½ month period, the Skidmore Brothers Corporation would have had to design, layout and construct the building. This timeframe demonstrates, at the most, a fleeting relationship with this lot and Skidmore Brothers Corporation. If Guy Skidmore ever occupied the building, which is left entirely to speculation, that occupancy would have been only a few months duration at the most.

This could explain the reason Appellants could not provide any evidence that Guy Skidmore ever occupied the property – because there was never really a time he could have. If Skidmore Brothers Corporation built a house on the property, there would have

¹ The lots were reconfigured because they were bisected by a street called Bluff Drive. Bluff Drive was eliminated by the map that created Lot C, and a house was built.

been no time to occupy it before it was sold to the bank by their mother, Catherine Brooks.

2. Reference to “The Old Guy Skidmore House” in a Newspaper Article Does Not Mean the House Was “Old.”

Appellants next cite a newspaper article referencing “the old Guy Skidmore house” and suggest that this means the house was “old.” Using inferences like this, one could also interpret this to mean that Guy Skidmore was “old.” In its context, this reference may suggest that Guy Skidmore had some former connection with the house. The duration, quality and nature of the connection are left entirely to speculation by the appellants, as the evidence clearly establishes that Guy Skidmore never owned this property, but a corporation in which he owned shares, did.

3. This Property Cannot be Deemed Historic Because There is No Evidence to Suggest That This Property is Significant Due to Any Association With Guy Skidmore

The Respondent is not questioning the fact that the Skidmore Brothers Corporation once owned the land, nor is the Respondent questioning Guy Skidmore’s contributions to local history. The submitted documents support that the Skidmore Brothers Corporation owned the land that included what would become “Lot C” from 1924 to 1929. It is also understood that the Skidmore brothers were involved with development in Laguna Beach, among other activities. However, the relevant question is whether the existing building (not the land) qualifies as a historical resource (as defined by state and local law/guidelines) based on that building’s association with a significant individual.

For a property to be determined to be historically significant for an association with a significant individual, an evaluator must determine the following, utilizing guidance from the National Register Bulletin:

a) Was the person's activity demonstrably important within a local, state, or national historic context?

b) Does the building in question demonstrate their important achievements?

Professional practitioners take several steps in determining whether a property is significant for its associative values with a significant individual. First, they determine the importance of the individual. Second, they ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, they evaluate the context under which the person is significant under the following considerations:

-Is the person individually significant within a historic context or is their significance from a larger group?

-Is the building representative of the person's productive life, reflecting the time period when he or she achieved significance? **Speculative associations are not acceptable.**

-When compared with other properties associated with the individual is the subject building the best representation of the person's historic contributions? The best representatives usually are properties associated with the person's adult or productive life. (e.g. is it the best representative example of their achievements).

-did the person occupy the property during their productive life for a sufficient period of time to demonstrate their association to the property,

-does the building still look like it did when they occupied the building and achieved their significance,

-Are there other buildings that might be better associations to the individual?

This building does not meet the criteria as a historical resource for its connection to Guy Skidmore because:

-Guy Skidmore's individual connection to the residence is not clear, and is speculative at best; and,

-Even if Guy Skidmore individually did build or occupy the residence (which has not been demonstrated through public records), he was not associated with the subject building long enough for the building to be the best representative example of his productive life.

Public records do not demonstrate that Guy Skidmore owned, built or lived in the residence at 31381 South Coast Highway. But if he did build or live in the subject residence, it could have only been for a matter of weeks. This is certainly not enough time for the subject building to be the best representative example of his contributions to the community.

Not only is the connection of Guy Skidmore to the subject residence tenuous, but the building no longer looks like it did when it would have been associated with

Skidmore Brothers Corporation. Therefore, as defined by the criteria for determining historical significance, the building does not qualify for its association to Guy Skidmore.

Properties must also have a direct association to that person. Types of resources that possess direct associations with an individual include the individual's home, office or workplace, business or locations of important events in which the person played a key role. Associations that, by themselves, would generally not be sufficient to qualify a property as an important representation of a person's historic significance include ownership, ownership by a relative or associate, a single visit, or other types of brief or tangential relationships.

The property must be considered a good representation of the person's historic contributions. These factors should be considered in determining which properties are most appropriate in representing his or her significance:

- The length of time that a resource was associated with an individual;
- The strength of association with the person's productive life and important achievements; and,
- The extent to which the property retains its historic integrity.

In other words:

- Did the person occupy the property during his or her productive life for a sufficient period of time to demonstrate their association to the property?

-Does the building still look like it did when the person occupied the building and achieved their significance?

As to the first inquiry, the historical timeline shows that if the Corporation built on this property, it had to do so in a 13-month period. During that time, if Guy Skidmore lived in it, he had to have done so only after the property was occupiable. No one can say Guy ever lived at this property, and the quality and duration of his occupancy would be pure speculation, but it certainly would be insufficient to satisfy the requirement that it be “occupied during their productive life for a sufficient period of time” to demonstrate an association so strong that it would require this property owner to create a speculative replica.

As to the second inquiry, the answer is simply “no”.

4. It Has Been Demonstrated That This Property Has No Meaningful Connection With Guy Skidmore, But Even if it Did, is “Rehabilitation” an Available Requirement?

There are no federal, state, or local requirements that can require a private property owner to restore or reconstruct their property. Under CEQA, rehabilitation of a property that is found to be an historical resource is not a requirement. It is an option that is sometimes used to encourage property owners to minimize impacts on their historical resources. A lead agency may still approve alterations or even demolition of historical resources. If a historical resource is not present, then there is no requirement to rehabilitate, restore, or reconstruct the building.

Based on these criteria, and the reports of two historical consultants (one of whom was retained by the City of Laguna Beach), both the LBDRB and the Laguna Beach City

Council determined that the property did not meet the criteria as a historical resource and therefore did not elect to apply any retroactive measures to remediate the code violations.

5. Appellant's "labeling" of Photos is Evidence of Nothing as Appellants provide No Evidentiary Foundation as to When, How and By Whom Those Labels Were Appended to the Specific Photo.

Appellants refer to writing on the photographs to suggest that this writing accurately depicts the location of Joe and Guy Skidmore's houses. There is no indication as to the name of the writer, the date the writing was affixed to the photograph, whether the writer had any personal knowledge as to the location of residences of Joe or Guy Skidmore. This information is therefore unreliable. It is just as easy to assume that this writing was affixed by the appellants. The authenticity issue aside, the reader is left to speculate as to what the writer was actually talking about in referring to making any reference to the houses, or whether the writer was simply speculating on a matter of which the writer had no personal knowledge. Therefore, the writing at the top of the photograph must be disregarded.

6. The Existing Site Must Be Demolished Even If Appellants Prevail and Respondent is Required to Build a "Replica" of What the Appellants Suppose Guy Skidmore's House Might Have Looked Like

To complete the circle of speculation regarding who lived at the property, who built the house, and how long they lived in the house, Appellants wish to go down an additional speculative street to determine that if there were indeed a house built and occupied by Guy Skidmore, "just what did that house look like?" The fact is, there is no evidence to show what the house looked like with any degree of precision. The reason there is no evidence is because this house was regularly and continually remodeled over

the years since it was first actually occupied by Mary S. Watkins in May 1930. Based on a thorough review of all available files, there are no records of permits for many of these remodels. However, it seems that a significant variation eliminating any argument for historicity of this property occurred in 1981 or 82 when pursuant to a legal building permit, Cedric Castro was permitted to add a second story to the house, completely destroying the existing gables and thus an essential part of the character of the home. Ironically, in what could have been the coup de grace to any claim of historicity, this permit was approved, sanctioned and authorized expressly by Ann Christoph and two other members of the South Laguna Specific Plan Advisory Committee on May 5, 1982.

The fact is, this property has been modified so regularly over the years that it looks nothing like the building that was originally constructed on the site. This was done largely through legal permits executed by authorized agencies. These permits were accumulated by the Respondent at the request of Staff, in order to show permitted work executed prior to and following the enactment of the Coastal Act.

What the Appellants now want is for this landowner to build a building of a speculative nature that approximates a vision of what the appellants believe might have existed at one time on this site. It is beyond reason that these two advocacy groups, each of which provides an elected board position to the individual who approved a permit that changed the character of this property legally and forever, can now be given a voice to demand the fabrication of a speculative replica.

///

///

Should Staff require additional information, please let me know.

Respectfully Submitted,



John Meehan

Attachments:

1. Exhibit A – Ann Christoph As Appellant
2. Exhibit B – Tract Maps from July, 1924 and February, 1927 showing creation of “Lot C”

Exhibit A

SOUTH LAGUNA SPECIFIC PLAN

ADVISORY COMMITTEE

Date: May 5, 1982

TO: County of Orange, EMA-Community Planning
Attn: Project Manager, South Laguna Specific Plan
P.O. Box 4048
400 West Civic Center Drive
Santa Ana, California 92702

SUBJECT: Development Plan Review
Permit # 82-23Z

31381 Coast Highway
Address: 31381 Coast Highway
Cedie Castro

Dear Sir:

The South Laguna Specific Plan Advisory Committee has reviewed the above noted document and offers the following comments/recommendations.

I Approve the project as submitted. Since it is already constructed

II Approve the project with the following suggested modifications:

III Deny the project for the following reasons:

IV Other:

Should you have further questions regarding the above, please contact Ann Christoph at phone/address 499-3574

Thank you for the opportunity to comment on the project.

Sincerely,



VILLAGE LAGUNA

Dedicated to preserving and enhancing the unique village character of Laguna Beach

■ HOME ■ CHARM HOUSE TOUR ■ EVENTS ■ COMMUNITY ■ NEWSLETTER ■ MEMBERSHIP

Contact Information

| | | |
|-------------------|--------------|----------------------------------|
| Ginger Osborne | 499.4809 | osbornes@hotmail.com |
| John Monahan | 689.5033 | john.monahan@yahoo.com |
| Darrylin Girvin | 376.7565 | dkgirvin@verizon.net |
| Barbara Metzger | 494.3624 | barbara.metzger@worldnet.att.net |
| Richard Picheny | 295.0545 | rpicheny@gmail.com |
| Kate Clark | 376.9882 | kclark1@alumni.uci.edu |
| Ann Christoph | 499.3574 | ann@AC-LA.com |
| Johanna Felder | 497.4525 | johanna@felders.net |
| Jackie Gallagher | 415.0157 | planetzell@cox.net |
| Bonnie Hano | 497.7454 | hanos1@cox.net |
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| Rosemary Boyd | 494.4088 | boyd190@cox.net |
| Barbara Picheny | 499.0505 | bpicheny@gmail.com |
| Faith Fontan | 714 791.3095 | ffontain@cslb.edu |

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Contact Village Laguna:
 P.O. Box 1309
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South Laguna Civic Association Dues

- Individual \$25
- Family/Business \$45
- Supporting \$100
- Sponsor \$200
- Contribution for historical research \$ _____
- Friend of the South Laguna Community Garden Park \$100

Name _____

Phone (Day) _____ (Evening) _____

Address _____

City _____

Email _____ Date _____

The SLCA is a non-profit organization; however, your contributions are not tax deductible. Tax-deductible contributions to acquisition of the South Laguna Garden Park should be made to CVOC/SL Garden and mailed to SLCA.

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In Memoriam

Blair Ballard, Architect (1941-2013)

By Ann Christoph

We have reason to remember the late Blair Ballard, Laguna Beach architect, with fondness.

Aside from his many major accomplishments, such as the design of the Gleneyre Street parking garage, and the theater complex at the San Juan Capistrano train station, he made a significant contribution to South Laguna. In 1973-1977 when his children were young he was active in an SLCA subcommittee called People for Parks. This committee recognized the need for a children's play park and pushed for the creation of South Laguna Village Green. There were meetings, petition drives, searches for funds, and finally design. Parents wanted fences around the park to protect the children. Others objected to visible barriers and wanted the park to look open.

A design solution was found to address both of the above concerns. The berms with retaining walls behind them disguised the protective boundary and



the open looking flower-themed rebar gates made entering the park a special experience. The gates are Blair's creation. Next time you visit the park take an appreciative look at the gates and think of Blair's inspiration and thoughtfulness.

Aliso Creek continued

then what is? Would a skateboard park, with its attendant noise, congestion, and further obliteration of the environment, better serve the heritage and needs of Lagunans than a restored Aliso estuary?

A restoration project for this area is doable. Significant grant funding is available to communities organized for action. Restoration of the Malibu wetlands was the result of community action. The Malibu Restoration Project will improve the health and wildlife of that city's lagoon while reducing ocean pollution. If restoration can work in Malibu, it can also work in Laguna Beach. Do you want to bring the "lagoon" back to Laguna? It is up to us. Working together, we can make it happen. You can help by joining the effort and taking action while there is time. Contact mike@southlaguna.org to learn more.

● ARE YOUR DUES CURRENT FOR 2013?

If you care about the community of South Laguna and the surrounding environment, please support SLCA's efforts by keeping your dues current.

ALL 2012 MEMBERSHIPS EXPIRED JANUARY 1.

Clip the coupon on page 3 and mail it with your check in the enclosed envelope to:

SLCA, P. O. Box 9668, South Laguna, CA 92652-9639

Extra contributions are welcome and appreciated!

Del Arroz, John@Coastal

From: Christoph Ann [ann@ac-la.com]
Sent: Tuesday, September 11, 2012 10:16 PM
To: Susan Brandt-Hawley
Cc: Del Arroz, John@Coastal
Subject: Re: Stonehenge letter
Delarroz John <jdelarroz@coastal.ca.gov>

Thanks, I am eager to see the letter!

I was upset to learn that Meehan has gone ahead, hired an architect, and all this time has been designing his new replacement house. He is sure he is going to win this battle. It's all so wrong, I hope we can prevail.

Ann

On Sep 11, 2012, at 10:09 PM, Susan Brandt-Hawley wrote:

Ann, to send from me I am making a few more edits.

Do you know Del Arroz's email address?

On Sep 11, 2012, at 10:53 AM, Ann Christoph wrote:

[see attached file: Clean Copy Laguna CCC appeal SBH AC & BM edit-1.doc] [see attached file: South Laguna History 9-11-1936 Skidmore.doc] [see attached file: Skidmore:public parks001.pdf]

Here is the clean copy with our comments, so it is no longer a clean copy!

We inquired about the status of the beach stair issue and found out that the applicant has supplied a new survey that confirms our research that they are located on the "adjacent oceanfront property" which is the County beach.

Also I am sending scans of the 1936 article about the Skidmore's park dedications and Joe Skidmore's efforts to keep the accessways, roads and parks public.

I am also including notes I made from the newspaper article with extensive quotes from them.

We are so grateful for your work and we are pleased that you will be sending this in from your office. I think it will mean more coming from you. Please let us know what we owe you for your services.

Thanks,

Ann

ANN

CHRISTOPH

LANDSCAPE ARCHITECT • ASLA

California State License 1439
Fellow, American Society of Landscape Architects

31713 COAST HWY • SOUTH LAGUNA • CA • 92651
TEL (949) 499 3574 FAX (949) 499 1804

<Clean Copy Laguna CCC appeal SBH AC & BM edit-1.doc><South Laguna
History 9-11-1936 Skidmore.doc><Skidmore:public parks001.pdf>

Susan Brandt-Hawley
Brandt-Hawley Law Group
707.938.3900
preservationlawyers.com

Del Arroz, John@Coastal

From: Christoph Ann <ann@ac-la.com>
Sent: Tuesday, July 16, 2013 9:57 AM
To: Del Arroz, John@Coastal
Cc: Rihn Bill; Mark Mark Esq.
Subject: 31381 Coast Hwy

Follow Up Flag: Follow up
Flag Status: Flagged

In appealing the replacement house for this property to the city council 2 neighbors signed the appeal, as well as Bill Rihn, president of the South Laguna Civic Association. The Civic Association also submitted written correspondence. The City would not accept the appeal from Bill Rihn because he lives outside the noticing area, but they did accept the appeal from the 2 neighbors and the appeal was heard.

Who is eligible to appeal to the Coastal Commission?

Bill Rihn testified at the Design Review Board hearing but not at the City Council. Does that matter?

My list of interested people includes all who testified at both Design Review and City Council, is this correct?

Thank you,

Ann Christoph

ANN

CHRISTOPH
LANDSCAPE ARCHITECT • ASLA

California State License 1439
Fellow, American Society of Landscape Architects

31713 COAST HWY • SOUTH LAGUNA • CA 92651
TEL (949) 499 3574 FAX (949) 499 1804



Meeting update

7 messages

Steve Kawaratani <stevekawaratani@mac.com>

Thu, Jan 19, 2012 at 8:27 PM

To: Larry Nokes <lnokes@nokesquinn.com>, Andrea Galvin <andrea@galvinpreservation.com>

Cc: John Meehan <jhnmeehan@gmail.com>, brendan horgan <seanbrendan@yahoo.com>, Teresa Grimes <teresa@galvinpreservation.com>, Neno Grguric - Structures <nenog@structuresinc.biz>, Kenneth Fischbeck <kjfischbeck@gmail.com>, Mark Singer <mark@marksingerarchitects.com>

Larry and Andrea,

John and I met formally with a committee organized by Ann Christoph, including Bill Rihn, Charlotte Masarik, Ginger Osborne, and 2 other preservation activists.

It became abundantly clear to me, that all but Ann and Bill will likely acknowledge that the house is done... but they will lobby the CC to impose sanctions on the property (or perhaps John) for the condition it is in. Their reasoning is that a warning to others, not to demolish heritage rated residences, is required.

Can you both be prepared to answer what fines and/or penalties are at the disposal of the CC, and what are our options to oppose such actions.

Best,

Steve Kawaratani

c 949.463.1161

f 949.613.7346

OPPOSITION TO APPEAL



January 20, 2012

VIA ELECTRONIC MAIL

John Meehan
362 Pinecrest
Laguna Beach, CA 92651

Re: **Opposition to Appeal by Ann Christoph and Toni Iseman
31381 So. Coast Highway, Laguna Beach, California**

Dear John:

I reviewed the appeal submitted by Toni Iseman on behalf of Ann Christoph. I was surprised to receive the appeal after the thorough evaluation made by the Design Review Board. Unfortunately, the Appeal did not contain any new information beyond the claims recitals made by Ann and Bill Rihn to the Heritage Committee and the Design Review Board.

Galvin Preservation Associates ("GPA") prepared a Historic Resources Report for this property and determined that the property is not a "historic resource." The Heritage Committee's "peer review" historian, Ostashay and Associates ("O&A"), concurred with the findings of GPA. The property has no historical significance.

The Design Review Board did its own investigation and came to the same conclusion, approving the demolition permit requested.

Two Separate Architectural Historian Firms Evaluated This Property and Determined That It Is Not A Historic Resource Subject to CEQA; Its Demolition Would Have No Impact On Historic Resources and No Mitigation Measures Are Required.

This matter was considered by GPA and was peer reviewed by O&A at the request of the City. The two historians came to the identical conclusions that this property is not historically significant due to compromised integrity issues. Neither the residence nor the garage is eligible to be considered a historical resource. The removal of the buildings would have no impact on the City's historic resources and no mitigation measures are required. (See GPA Report dated June 2011 and O&A Report dated August 3, 2011.)

The history of the house shows that the “integrity” was lost even before the 1981, when it was arbitrarily included on the local historic inventory after a cursory inspection from the public right of way. The City file contains many County records from the days prior to annexation. It reflects permitted construction of a bedroom, a library and a bathroom in what was the attic area of the home. This major revision was completed between 1977 and 1982 and approved by the County in 1982, and is seen today on the oceanward side of the house. The decks, balconies, patios, upstairs rooms, bathrooms and library area are all part of the permitted work undertaken pursuant to County permits.

Design Review Board Member Wilkes looked at the property and determined that the property must have been included on the inventory by mistake.

There Is No Significant Association Of This House With Guy Skidmore.

Although appellant claims that the Historic Resources Inventory form states that the house was constructed by Guy Skidmore in 1929, neither GPA nor O&A was able to find any evidence to corroborate that claim. The public records show that the “Skidmore Bros. Corporation, a California Corporation,” not Guy Skidmore, was the owner of the property. Skidmore Bros. Corporation lost the property through bankruptcy in 1929. According to the 1920 census, Guy Skidmore lived with his mother, Catherine Brooks, at 814 Ocean Avenue. He is not listed in the 1930 census. However, according to City directories, he lived at various addresses during the 1930s and 1940s, including 245 Cliff Drive (1932); 383 Forest Avenue (1935) and 689 Cress Street (1941). He is never identified as having lived at 31381 So. Coast Hwy. There is simply no evidence that Guy Skidmore built this home or lived in this home.

The Design Review Board Thoroughly Reviewed the Assertions of Ann Christoph and Bill Rihn, and Determined That the Property Had No Historic Significance.

After visual inspection of the property, review of the lot file, and review of the reports by two historians, the Design Review Board found that the demolition application should be approved and the demolition permit issued. The record reflects serious and thoughtful consideration by the Board. The issue was well framed by Zoning Administrator Schuller”

“One finding needs to be made by the board in order to approve the demolition, which staff would suggest, would be the finding that a reasonable alternative does not exist, based on the condition of the site at this time.” Liane Schuller, Zoning Administrator

“...the report that you have is indicating that there is no historic value to the structure (31381 SCH)”, Liane Schuller, Zoning Administrator

Board Member Sadler evaluated the evidence as follows:

“We’ve had two historic consultants that have weighed in on this. Staff has weighed in on it. And they’re all saying that in their opinion the historic integrity of this structure is gone. And I agree with that.”

...

“The idea of then replicating something and making it look like a historic structure where it doesn’t—it isn’t—is just not meeting, in my opinion,

what our whole analysis of these historic structures...it doesn't meet the standards for historic preservation in my opinion." Ken Sadler DRB Member

Board Member Lenschow made the following observations:

"And two experts have determined that there is absolutely no significant value to this property. Old is not necessarily historic. It's just old.... And in my opinion, this is just an old house."

...

"Just because Skidmore may have built it is not sufficient in my opinion to make this an historic value...I can go with the staff recommendation that it is not historic, that it cannot be relocated, and I can approve for the demolition." Ilse Lenschow, DRB Member

"I think the applicant has, actually, a right to ask for demolition irrespective of the condition of the property, based on our Code." Ilse Lenschow, DRB member

Chairperson Wilkes spent significant time physically inspecting the property and evaluating the reports. He made the following observations, determining consistent with the records on file and the elements used in construction, that this property should never have been included on the historic inventory in the first place. He stated:

"I think that we're in a state of balance here. And there are some projects that, perhaps erroneously, were added to the Inventory. The best I can tell, in 1981, this project was one of those mistakes."

...

"In 1981, when the inventory was done here that this property was significantly altered and to have given it a K rating, I think it just plain wrong. I don't see how you can give this structure in 1981 a K rating and still maintain the integrity of the entire Inventory for the city. I think it undermines the quality of the homes that deserve that in our city. There's a lot more worthy projects in this town that we should be looking to save, and this is not one of them."

...

"And I can make the findings that there are no other reasonable alternatives because the historical integrity of this project is gone. It was gone in 1981. It was gone before all this siding and the interior was stripped. Gone." Michael Wilkes, DRB Chairperson

As noted by the architectural historian who studied the history of this property:

"For a property to be on a "register" or "historically significant" under the different criteria, it has to also retain sufficient integrity for that property to convey the significance, and due to its current state, the determination was that the property is not a historical resource for the purposes of CEQA..." Andrea Galvin, Historic Preservation Consultant

John Meehan
Re: Opposition to Appeal-31381 So. Coast Highway
January 18, 2012

Ann Christoph told DRB that the Heritage Committee had approved a plan by a prior owner to "replicate" an old-looking house at the location. Board Member Sadler asked if "replication" makes a property eligible for inclusion on the historic inventory or registry, since there is no evidence from which a "restoration" of the original structure could be devised:

Mr. Sadler: "If they were to go back to, I guess, what the previous proposed plans, what they were trying to, I guess, replicate what was there, or something similar to what was there, it's no longer eligible to be on the Historic Inventory or Register, correct?" Ken Sadler, DRB member

Ms. Galvin, Historian: "Correct."

Mr. Sadler: "I mean, you're more or less just trying to make something new look old." Ken Sadler, DRB member

Ms. Galvin: "Right. You know, properties need to be authentic for them to be considered historic resource, and that's the guidelines that we make determinations under.

Even Mrs. Zur Schmide, who voted against the application, recommending "replication", noted:

"There is no other option than to tear it down. Because there's nothing left." Robin Zur Schmide, DRB member

Based on the opinions of the two historians, the thoughtful findings of the Design Review Board, the contents of the City file and the documents in the public record, this appeal has no merit and should be overruled by City Council. CEQA and preservation factors considered in this case dictate that what remains of the structure at 31381 So. Coast Hwy is not a historic resource. The demolition of what remains would not cause an environmental impact, and no mitigation is required. DRB's approval for issuance of a demolition permit should be honored by the Council.

Very truly yours,

Laurence P. Nokes

LPN/dkc

Brown, Margaret CD

From: Schuller, Liane CD
Sent: Monday, February 06, 2012 4:12 PM
To: Brown, Margaret CD
Subject: FW: Agenda Item #1, Feb. 9, 2012 DRB Meeting
Attachments: SCAN0003.PDF

For property file – I have seen it.

Liane Schuller

Zoning Administrator
City of Laguna Beach
(949) 497-0325

From: Ann Christoph [<mailto:ann@AC-LA.com>]
Sent: Monday, February 06, 2012 4:02 PM
To: Schuller, Liane CD
Cc: Caren Liuzzi; Ilse Lenschow; Ken Sadler; Michael Wilkes; Robin Zur Schmiede
Subject: Re: Agenda Item #1, Feb. 9, 2012 DRB Meeting

Liane,

Will you please make this letter part of the record on 31381 Coast Highway?

Ann Christoph

On Feb 3, 2012, at 4:27 PM, Ginger Osborne wrote:

Dear Design Review Board Members,

Please see the attached letter from Village Laguna regarding our analysis of the findings that must be made to grant a coastal development permit for the demolition of the historic house at 31381 Coast Highway.

Thank you for your careful consideration.

Ginger Osborne, President
Village Laguna

--
Ginger Osborne
[see attached file: SCAN0003.PDF]

ANN

CHRISTOPH
LANDSCAPE ARCHITECT • ASLA

California State License 1439
Fellow, American Society of Landscape Architects

31713 COAST HWY • SOUTH LAGUNA • CA • 92651

Balmer-Csira, Nancy CD

31381 COAST Hwy

From: Ann Christoph [ann@AC-LA.com]

Sent: Friday, June 24, 2011 2:53 PM

To: Balmer-Csira, Nancy CD

Subject: Guy Skidmore house

Attachments: WestClose1934 cropped Guy Skidmore.jpg; ATT00001.htm; pg41.jpg; ATT00002.htm; Guy Skidmore, SL air photo 1959 261 6-22-1 cropped.tif @ 200% (RGB).pdf; ATT00003.htm

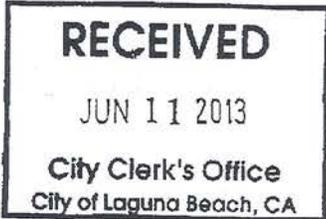
These are the only photos I have been able to find so far. 1934 and 1959 air photos and another coastal photo from 1926 or 1927 from the Laguna Beach Historical Society.

Chel, Lisette CC

From: Ann Christoph <ann@ac-la.com>
Sent: Tuesday, June 11, 2013 10:49 AM
To: Chel, Lisette CC
Cc: Mark Nelson
Subject: 31381 Coast Hwy Appeal
Attachments: 31381 Coast Hwy 1982 site plan.PDF; 31381 Coast Hwy 2011 site plan with stairs .PDF; SLCA letter 4-11-13 31381 Coast Hwy.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Please include the attached documents in the Council Agenda bill on this appeal.



Attorney Phil Kohn if what she read were the findings that the City would need to grant a Coastal Development Permit.

City Attorney Phil Kohn said what was read were the findings made by the Design Review Board when they approved the Coastal Development Permit.

Mayor Egly confirmed with Schuller that Laguna Beach Municipal Code 24.45.010 was the procedure for demolition, and the Heritage Committee was only allowed to make recommendations. Schuller stated that it was up to the Design Review Board to approve or disapprove the request.

Councilmember Pearson asked if a house was historical simply because a famous person lived in the house.

Historic Preservation Consultant Jan Osteshay said a property could be historically associated with a person of significance depending on how long the person lived at the property and what made the person recognized as an important individual of the community. She noted that the property must also have historic integrity, and the seven integrity factors were outlined in a bulletin by the National Parks Service. Osteshay said the property did not have historic integrity; therefore the building was not historically significant.

Testimony in Support of the Appeal: Ann Christoph said she was on the board of the South Laguna Civic Association and Village Laguna, and she was speaking on behalf of both entities asking the Council to deny the applicant's request to demolish the key historical structure known as Stonehenge. She showed a pictorial presentation depicting the history of the Stonehenge house while the following speakers presented research in hopes to restore the structure: Ginger Osborne, Bill Ives, Charlotte Masarik, Johanna Felder, Barbara Metzger, Alan Hess, Barbara Picheny Faith Fontan, Toni Iseman, Linda Morgenlander, Richard Picheny Rosemary Boyd, Bill Rihn, Gene Felder and Leah Vasquez. The following is a list of some of the statements made:

- Rehabilitation of the house would preserve part of the story of how the very first tract in South Laguna came to be.
- Joe and Guy Skidmore were real estate entrepreneurs of the 1920s and were important figures in the history of the community, and they built the house in 1926.
- Rehabilitation would be an easy way to achieve a pleasant and usable green home with a meaningful story.
- There were two episodes of illegal demolition on a project that went terribly wrong.
- There will be harm to a historic resource which should trigger the requirement of an Environmental Impact Report.
- The Heritage Committee unanimously refused to endorse demolition due to the historic nature of the property and the illegal demolition that had already occurred.

Anders Lasater, architect invested in the preservation of historical resources and a member of the Historical Society, voiced his concern about what led the project to this point. He said there was a battle being fought but a war being lost and passion would not get a home restored. Lasater said the war should be to make the City's historic process more reasoned and to incentivize owners to preserve and restore authentic historic resources. He said the City should re-survey the Historic Inventory. Lasater urged the Council to uphold the Design Review Board's findings.

Clayton Daniels said the property was in disarray and broken. He said Laguna was made up of different environments, and he said the focus should be on how to renew the property and make it better. Daniels said Meehan had a great respect for the property and the best days were still to come.

Josh Borella, engineering geologist, said he was hired to assess the impact the demolition would have on the property. He said he had visited the property several times, and he determined that there would be no adverse impact from the proposed demolition as long as it was done well.

Historian Andrea Galvin said she had worked on over 40 properties in the City of Laguna Beach over the last four years. She addressed her role and the City's role in the proposed project. Galvin said the property needed to be re-evaluated due to the multiple alterations that had occurred over time, and there was less than 40 percent of the historic fabric left on the property. She said due to the substantial alterations, the property no longer conveyed the important significance.

Councilmember Pearson confirmed with Galvin that the dwelling and garage were listed on the Historic Inventory; however, the inventory itself was not enough information for a lead agency to determine whether or not the property was historical.

Galvin noted that the City contracted with a historical professional to make a formal determination as to whether or not a property was historically significant.

Rebuttal: Ann Christoph showed newspaper clippings depicting that Skidmore did live at 31381 Coast Highway/Stonehenge House. She questioned the quality of the historian's report and the lack of complete information. Christoph said it was a crime that the structure was damaged, and she urged the Council to consider the importance of the historic structure and the comments of Architect Alan Hess. She asked for justice, and she said the loss of history would be a loss to the community.

Councilmember Comments: Councilmember Pearson asked City Attorney Phil Kohn if the Design Review Board was correct in evaluating the demolition application as one with no historical relevance. She confirmed that the Council must consider the appeal based on the facts, circumstances, appearance and property conditions as it existed when the current application was made.

MINUTES

BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD

REGULAR MEETING AND NOTICED HEARING

APRIL 11, 2013

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6:00 p.m. in the City Council Chambers on April 11, 2013.

Present: Caren Liuzzi, Roger McErlane, Monica Simpson, Michael Wilkes, Robin Zur Schmiede

Absent: None

Staff Present: Liane Schuller, Nancy Csira, Margaret Brown

CONTINUED BUSINESS

11. 31381 COAST HIGHWAY, APN 056-032-10 (Staff Assist) APPROVED WITH CONDITIONS

DESIGN REVIEW 13-0037, COASTAL DEVELOPMENT PERMIT 13-0038 AND A CATEGORICAL EXEMPTION, LAST HEARD 2/7 (SECOND HEARING)

The applicant requests design review and a coastal development permit to construct a 5,320 square-foot single-family residence, 125 square-foot storage/mechanical area and 767 square-foot attached three-car garage in the R-1 Zone. Design review is required for the new structure, covered parking, elevated decks (773 square feet), skylights, grading, retaining walls, pool, spa, air conditioning units, landscaping, construction in an environmentally sensitive area (oceanfront) and to maintain nonconforming site conditions including vehicular access, driveway grade and improvements in the blufftop (beach access stairs and cabana).

Project Representative: Architect Mark Singer said they had met with the Marshalls, the City Engineer and the Nelsons. He said every single wall has been moved to achieve view improvements and site responsiveness. The rear of the house was moved back from the bluff an additional eleven feet by reducing the courtyard and the home which Mr. Marshall supports; the roof was lowered three feet on the south and two feet six inches at the remainder of the home which should help with view impacts; the proposed home is lower than the existing home; the lower floor was lowered an additional foot and the rear deck moved back from the bluff to reduce fill; home reduced by 499 square feet; the large south overhang reduced twenty feet

and seven inches; articulation and balance were improved by stepping the home; a three-foot wide sidewalk is proposed and this project will be back more than most of the homes in the 'horseshoe' where many don't meet the blufftop setback. The caissons are only in two lines now. Glazing was reduced by replacing glass railings with a woven mesh system and by reducing plate heights. He feels the building is the equivalent of a one-story house.

Public Testimony: Mark Nelson, 31423 South Coast Highway, #71, said he is concerned that there are still some view blockages that need to be resolved. He demonstrated with photos showing the view blockage to Laguna Royale. He believes this view can be shared with Mr. Meehan by eliminating roof overhangs, reducing room heights at the front and by removing the pool and atrium from the middle of the home where it pushes everything out toward the ocean. The loss may be of a partial view but is very precious. He believes it was a reasonable assumption they have a northwest view because the original home was historic.

Brent Stickler, 31423 Coast Highway, Unit #61, said his property is adjacent to Mr. Meehan's property. He has whitewater views but being on that side he's concerned with the landscape program and landscape height conditions. He understands the air conditioning units will be on his side and is unsure if there will be noise issues for him.

Sande Stickler, 31423 Coast Highway, Unit #61, thanked the applicants for Mr. Meehan's attempt to comply. They understand this is in their view. The coastal view is why they bought and it should be preserved. She's concerned that the hill may not hold the weight of this home and its landscaping. She asked what's holding all of it back.

Debbie Marshall, 31365 Coast Highway, has the property next to the vacant lot and her only concern is with the possibility of a sidewalk. There's an easement from Coast Royale through that property to her home. She has a heart condition and the only way an ambulance can get into her driveway is through that easement. She's concerned that a sidewalk will prohibit that access to her home.

Ann Christoph, 31632 Wildwood Road, spoke representing the South Laguna Civic Association which has appealed the demolition of the historic house to the Coastal Commission. The Association believes this application is premature and there is no permit at this time to demolish the property. This action - if approved by the Board - compromises their effort to restore the house instead of building this kind of house on the property. She believes the illegal demolition should not be rewarded and Coastal has agreed to the extent of allowing a hearing on the matter but it has not yet been scheduled. The other issue is the beach stair tower which they don't believe is legal nonconforming as it's on County beach property not the applicant's property.

Exhibit B

25-15

We, the undersigned, do hereby consent to the making of the accompanying map SANTA ANA BRANCH PACIFIC SOUTHWEST TRACT & SHIMES BANK

By *J. H. ...* Not. Public

State of California) ss: On this 15 day of February, A.D. 1927 before me, J. H. ... a Notary Public in and for said County and State, appearing therein, duly commissioned and sworn, personally acquainted with the person whose name is subscribed to the above instrument, known to me to be the ass. secretary of the SANTA ANA BRANCH PACIFIC SOUTHWEST TRACT & SHIMES BANK, the corporation that executed the above instrument and to me to be the persons who executed the above instrument and that such corporation executed the same.

In witness whereof, I have subscribed my hand and affixed my official seal, the day and year in the certificate first above written.

Notary Public in and for Orange County, State of California.

We, the undersigned, do hereby consent to the making of the accompanying map SKIDMORE BROS. CORPORATION.

By *...* Secretary

State of California) ss: On this 15 day of February A.D. 1927 before me, J. H. ... a Notary Public in and for said County and State, appearing therein, duly commissioned and sworn, personally acquainted with the person whose name is subscribed to the above instrument, the corporation that executed the above instrument, and known to me to be the persons who executed the above instrument and that such corporation executed the same.

In witness whereof, I have subscribed my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public in and for Orange County, State of California.

TRACT NO. 831

BEING A RESUBDIVISION OF LOTS NO. 33 TO 52 INCLUSIVE AND LOTS NO. 54 TO 63 INCLUSIVE OF TRACT NO. 702 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 21 PAGES 12 & 3. MISC. MAPS RECORDS OF ORANGE COUNTY AFTER ABANDONMENT OF STREETS AND WALKWAYS AS PER RESOLUTION OF THE BOARD OF SUPERVISORS AS RECORDED IN MINUTE BOOK 20 PAGES 279 & 280 AND BOOK 21 PAGES 119-120 ALL IN T83-R8W. 9B.B.&M.

COAST ROYAL, ORANGE COUNTY, CALIFORNIA

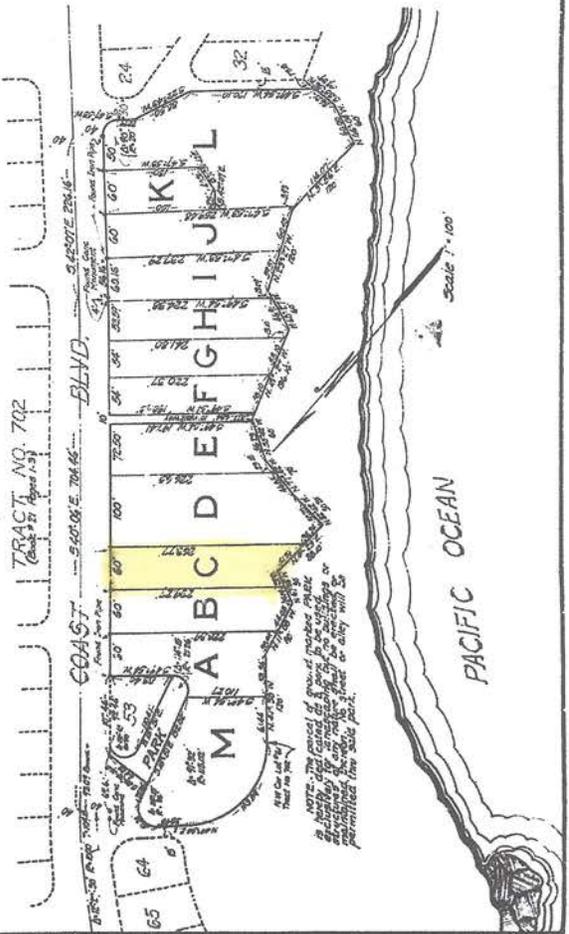
We hereby certify that we have examined the lots of this subdivision as shown on the accompanying map and approve said lots for residence or commercial uses.

James Steyer
County Assessor

Maurus T. Conkel
Chief Deputy

W. H. ...
County Surveyor

Examined and approved this 15 day of April, A.D. 1927



We, the undersigned, owners of the lot covered by the accompanying map and also all other persons whose consent is necessary to give a clear title to such lands do hereby consent to public use of park and walkway shown hereon.

Abstract & Title Guarantees by *...*

State of California) ss: On this 15 day of February A.D. 1927 before me, J. H. ... a Notary Public in and for said County and State, appearing therein, duly commissioned and sworn, personally acquainted with the person whose name is subscribed to the above instrument, known to me to be the persons who executed the above instrument and that such corporation executed the same.

In witness whereof, I have subscribed my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public in and for Orange County, State of California.

Notary Public in and for Orange County, State of California.

I, J. H. ... County Clerk in and for said County, do hereby certify that the accompanying map was made under the direction of the Board of Supervisors and that the same is a correct map thereof.

Dated this 15 day of April, A.D. 1927.

J. H. ...
County Clerk

Notary Public in and for Orange County, State of California.

I, H. C. ... County Auditor, do hereby certify that there are no liens or claims against the land covered by the accompanying map, yet due and payable against the tract of land covered by the accompanying map.

Dated this 15 day of April, A.D. 1927.

H. C. ...
County Auditor

Notary Public in and for Orange County, State of California.

I, H. G. ... Civil Engineer, certify that on the 25th day of January, A.D. 1927, an actual survey was made under my direction of the ground covered by the accompanying map and that the same is a correct map thereof.

H. G. ...
Civil Engineer

ORIGINAL

SHEET 2 OF 3 SHEETS

TRACT No 702 COAST ROYAL

BEING A SUBDIVISION OF PORTIONS OF BLOCKS A, B, C, N & O OF COAST ROYAL AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4 PAGES 74 & 75 MISC. MAPS REC. OF ORANGE COUNTY AFTER ABANDONMENT OF STREETS AND ALLEYS AS PER RESOLUTION OF THE BOARD OF SUPERVISORS AS RECORDED IN MINUTE BOOK 12, PAGE 230. ALSO PORTIONS OF LOTS 2 & 3 SEC. 9 AND LOT 4 SEC. 5 ALL IN T. 8 S. R. 8 W. S. 5 B. 4 N. M.

LAGUNA BEACH, ORANGE COUNTY, CALIFORNIA.

FILLED
 as shown, per...
 of record of
ORANGE COUNTY RECORDS
Richard W. [unclear]
 5-20



SEE SHEET No 3

SEE SHEET No 3

SEE SHEET No 1

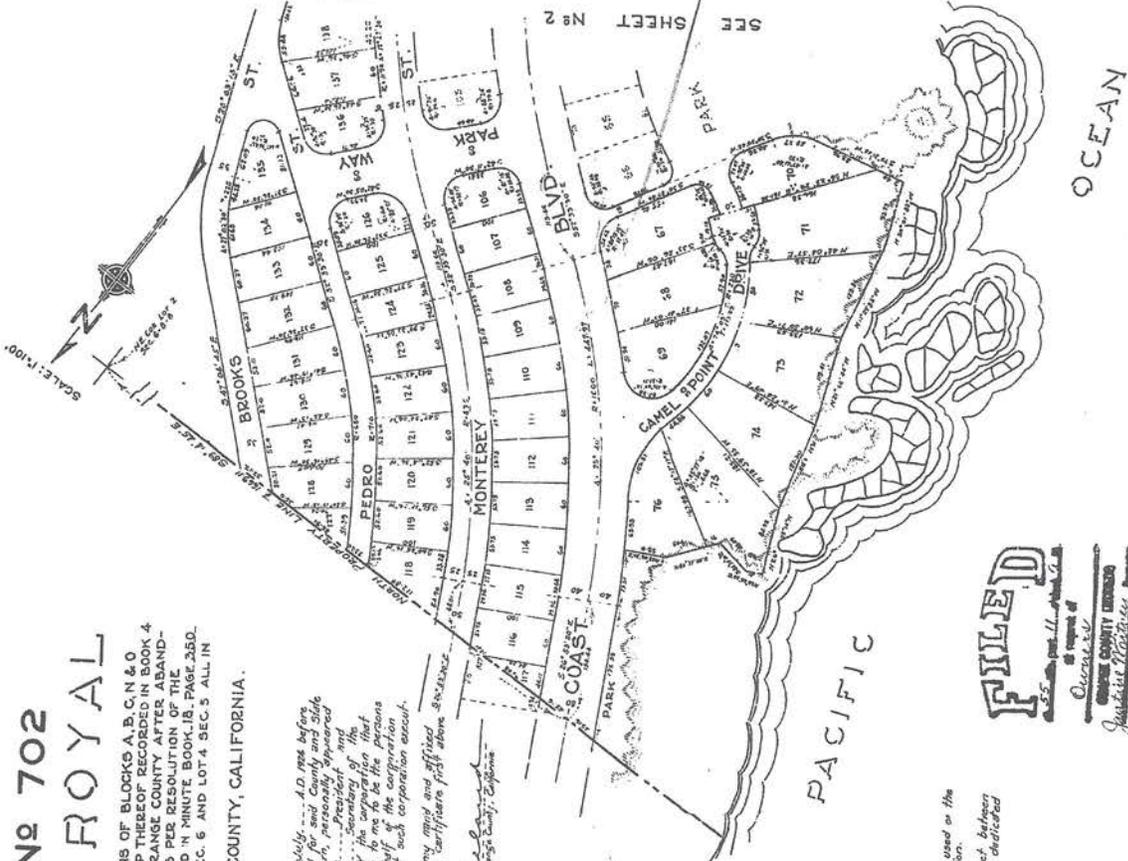
TRACT NO 702 COAST ROYAL

BEING A SUBDIVISION OF PORTIONS OF BLOCKS A, B, C, N & O OF COAST ROYAL AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4 PAGES 74 & 75 MISC. MAPS REC. OF ORANGE COUNTY AFTER ABANDONMENT OF STREETS AND ALLEYS AS PER RESOLUTION OF THE BOARD OF SUPERVISORS AS RECORDED IN MINUTE BOOK 18, PAGE 350. T. 8 S. R. 31 N. S. 33 E. & M. LAGUNA BEACH, ORANGE COUNTY, CALIFORNIA.



SEE SHEET No 3

SEE SHEET No 2



FILED
Orange County
Recorder's Office
Laguna Beach, California
May 5, 1925

We the undersigned owners of the land covered by the accompanying map and also all other persons whose consent is necessary to the making of this map hereby consent to the making of said map and the public highways shown thereon on the accompanying map.

W. H. ...
I, *W. H. ...*, County Clerk in and for said County do hereby certify that the above map was approved by the Board of Supervisors on this 12th day of July, A.D. 1925, and that the same is a correct and true copy of the original map as approved by the Board of Supervisors.

I, *W. H. ...*, County Engineer, certify that on this 12th day of July, A.D. 1925, an actual survey was made under my direct supervision and that the same is a correct map thereof.

We hereby certify that we have examined the lots of this subdivision as shown on the accompanying map and approve said lots for residential or commercial use.

Examined and approved this 12th day of July, A.D. 1925.

NOTICE: Hearings on this map were held as they are used on the Coast Boulevard by the State Highway Commission. Set 2x2 inch wooden stakes at all lot corners the foot of the bluff along the front of this tract between the foot of the bluff and the water edge, is dedicated to public use.

State of California) ss: I, the undersigned of ... A.D. 1925 before me being thereunto duly sworn in and for said County and State ... known to me to be the ... Secretary of the ... executed the ... the corporation that executed the ... and known to me to be the persons all the same ... I have heretofore, set my mind and affixed my official seal the day and year in this certificate first above written.

W. H. ...
County Clerk in and for Orange County, California

W. H. ...
County Engineer

W. H. ...
County Clerk

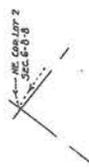
W. H. ...
County Engineer

W. H. ...
County Clerk

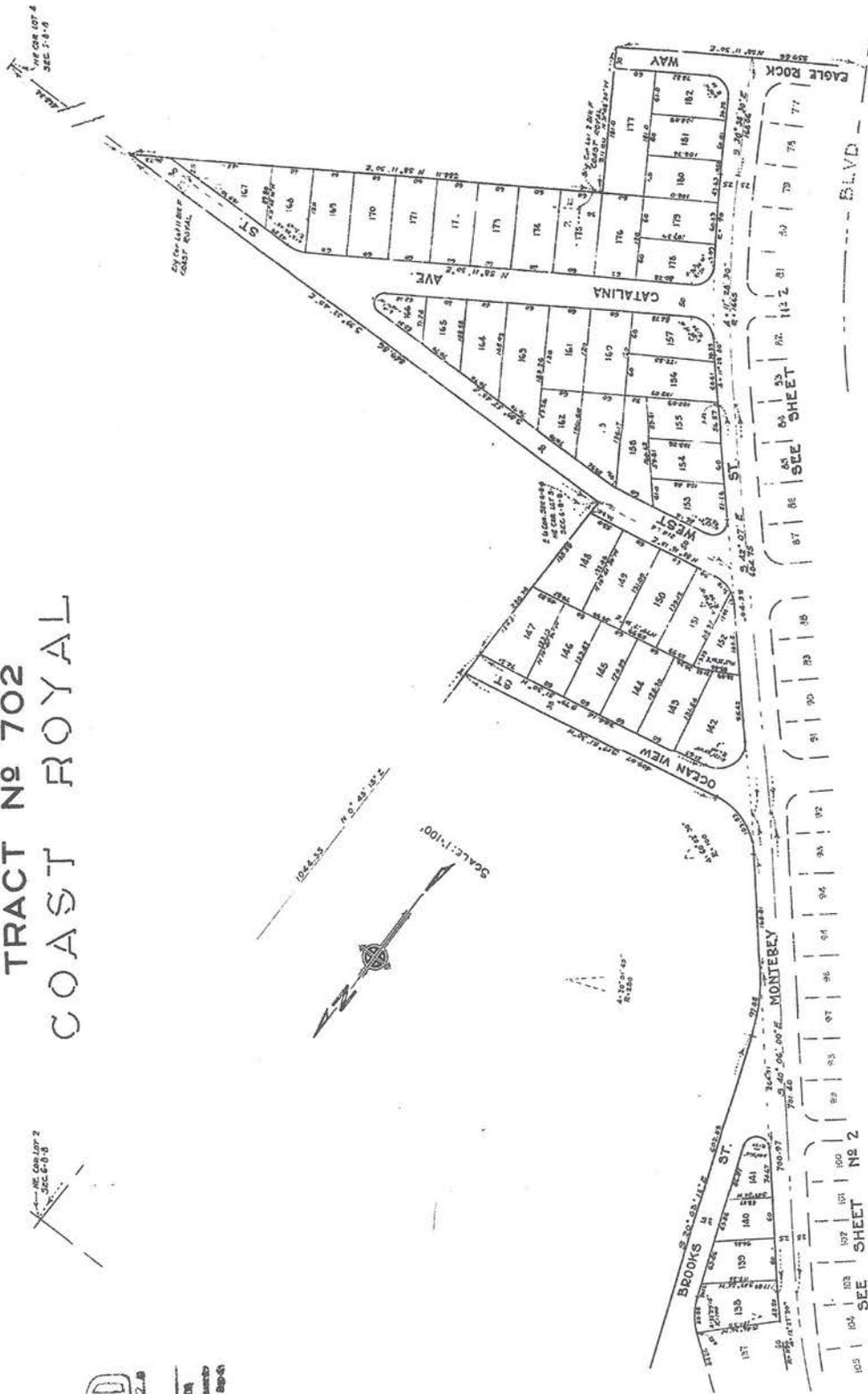
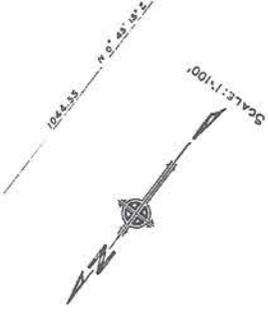
ORIGINAL

SHEET 3 OF 3 SHEETS

TRACT No 702 COAST ROYAL



FILED
in presence of
Overseer
JAMES COUNTY CLERK
JAMES COUNTY CLERK
JAMES COUNTY CLERK
JAMES COUNTY CLERK



SEE SHEET No 1

SEE SHEET No 2

COAST

Exhibit 8:

Response (2) by Village Laguna and South Laguna Civic Association



P. O. Box 1309

Laguna Beach, CA 92652

Villagelaguna.org



P. O. Box 9668

South Laguna, CA 92652

southlaguna.org

February 20, 2014

California Coastal Commission
Mr. Zach Rehm
200 OceanGate, 10th Floor
Long Beach, CA 90802

RE: 31831 Coast Highway

Commissioners and Mr. Rehm:

We have the following comments regarding the February 16 submittal of John Meehan, the applicant for a demolition permit for the historical structure known as Stonehenge and the Guy Skidmore house.

1. Integrity The applicant chooses to emphasize modifications to the building that occurred in the 1980s as harming its integrity, overlooking the principal damage that occurred with two episodes of unpermitted demolition in 2009 and 2010. Prior to these episodes the house was entirely livable and the property was appraised at \$7.2 million in 2007. (See attached.) Still, even after the 2009 interior demolition, the structure was deemed suitable for rehabilitation in compliance with the Secretary of Interior Standards per Andrea Galvin, Galvin Preservation Associates in 2009.
2. Association with Guy Skidmore is established from several sources:
 - a. The State of California Historic Resources Inventory prepared in 1981 lists Guy Skidmore as builder.
 - b. Newspaper articles from 1930 previously submitted referring to the "old Guy Skidmore house."
 - c. Annotated historical photograph labeling the Joe and Guy Skidmore houses. We are submitting a letter from Jim Nordstrom, photographer and owner of the Bill Thomas historical photograph collection stating that the negative for this photograph has been in his possession since 1990 and it has not been altered. (See attachment.)
 - d. The Orange County Assessor's office records* state date of construction as 1925. The City of Laguna Beach records also give date built as 1925. (See attached.)

* Assessor's office policy does not allow release of any back-up documents, except to the owner. There may be further information related to the 1925 date of construction in those files.

1925 is the year following the Skidmores' filing of Tract 702. In 1927 parts of Tract 702 were reconfigured to combine ocean front lots with Coast Highway facing lots, eliminating a street between them. Lot 50 of Tract 702 is located exactly where Lot C of Tract 831 is located now, except that ocean front land was added to lot 50 when Lot C was created. The Guy Skidmore house would have been built on Lot 50 of Tract 702 in 1925, then when the reconfiguration occurred in 1927, the oceanward land would have been added to it. (See Tract Map exhibits, attached.)

- e. Photograph of the ocean side of the Stonehenge house supplied to the Laguna Beach historical society by the late Thelma Aufdenkamp, niece of Guy Skidmore. (Thelma and her husband Lynn were also important to Laguna Beach historical figures—Lynn built what is now the South Coast Theater, and the main water line in Laguna Canyon is called the Aufdenkamp line.) Lynn is the man on the upper left, Thelma is on the lower right. The fact that these relatives are posing there at the Guy Skidmore, Stonehenge house indicates the family's involvement in the property.



3. The State Historical Inventory prepared in 1981 makes the house eligible for the Laguna Beach historic register. Although the applicant/owner criticizes the documentation available about this house, an amazing amount has been supplied. In 1981, of the 17 houses designated for the Inventory in Coast Royal, only 4 original owners were known. The fact that Guy Skidmore is listed and that so much is known about him compared to what is known about the owners of most other structures of its age on this list and city-wide in itself speaks to the significance of the house and Guy Skidmore.
4. Significance of Guy Skidmore We have previously documented the significance of the Skidmores to the history of Laguna Beach. Coast Royal was their “crowning achievement.” The brothers each built a quality home, with two different styles intending to show diversity of design and substantial construction in the future development of the lots. (See attached newspaper article.) Because of the Great Depression they were not able to see their dreams realized under their ownership, yet ultimately Coast Royal did develop in a high quality way, and the public amenities and access they provided for are an important part of their legacy. This house is not only the best representation of Guy Skidmore’s life, it is the only one, as far as we know.
5. Modifications to the house in the 1980s are incorrectly described by the applicant. The second story he describes was within the attic space and did not affect the roof line or the characteristic side gables that are depicted in the historical photographs. Those gables still exist today.
6. Rehabilitating the house is possible and should be required. The applicant misstates our position as wanting to create a replica. Rather, we want to see the house restored and rehabilitated. The roof, the gables, the structure, are all in place. There is sufficient documentation in the drawings submitted to the city for permits, as well as the photographs of the exterior taken before the unpermitted demolition. There are also the historical photographs. The recently discovered photograph of the oceanward side of the house gives even more detail. Rehabilitating the house would not be a “replication” because as stated by Alan Hess, architectural historian, “the structure, though partially dismantled, retains sufficient original fabric and form to be restored. Its historical architectural integrity has not been compromised beyond rehabilitation.”

It seems to us that many of the issues raised by the owner/applicant are far afield from the core issues raised in our appeal, (the City’s compliance with its LCP, enforcing the rules regarding unpermitted demolition, preserving historical coastal resources, and dealing with private beach stairs constructed on the public beach) but we stand ready to address any further questions that may be presented.

Sincerely,



Bill Rihn, president
South Laguna Civic Association



Ginger Osborne, president
Village Laguna

Aug 22, 2007

Uniform Residential Appraisal Report

File # 35521JK

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 31381 Coast Hwy City Laguna Beach State Ca Zip Code 92651-6989
Borrower Castro Owner of Public Record Castro County Orange
Legal Description Lot C, Tract 831
Assessor's Parcel # 056-032-10 Tax Year 2006 R.E. Taxes \$ 13,219
Neighborhood Name South Laguna Map Reference 951-B7 Census Tract 0423.05
Occupant Owner Tenant Vacant Special Assessments \$ 0.00 PUD HOA \$ N/A per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe)
Lender/Client Di Vanta Financial Services Address 9595 Coast Drive #200, Costa Mesa, Ca 92626
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Realist.com/MLS

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A Refinance
 Contract Price \$ Refinance Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. N/A

NEIGHBORHOOD
Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | | | One-Unit Housing Trends | | | One-Unit Housing | | | Present Land Use % | |
|--|---|-----------------|---|----------|-------|------------------|--------------|------|--------------------|--|
| Location | <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | Property Values | <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | 75 % | | | |
| Built-Up | <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$ (000) | (yrs) | 2-4 Unit | 10 % | | | |
| Growth | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time | <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths | 1,000 | Low | New | Multi-Family | 10 % | | |
| Neighborhood Boundaries Appear to be Pacific Coast Hwy. to the north, the Pacific Ocean to the west and south, and Laguna Niguel and Dana Point city limits to the east. | | | | 15,000 | High | 70 | Commercial | 5 % | | |
| Neighborhood Description The subject is located in the city of Laguna Beach. The subject property is located within adequate proximity to employment, schools, shopping, recreational, community services (fire, police, medical, postal, ...) beaches and freeway transportation. | | | | 5,000+ | Pred. | 35 | Other | % | | |

 Employment in this area appears to be stable. The site is waterfront with good market demand for waterfront locations in Laguna Beach.
 Market Conditions (including support for the above conclusions) Conventional and FHA financing appears to be the norm, thus no special loan discounts, buy downs or special financing is evident at this time. Marketing time is typically within the 1-12 month range and market values are considered stable at this time. Strong demand noted for the market area. There is a limited supply of waterfront homes available in the market.

SITE
Dimensions (See Plat Map) Area 14,820 Sq.Ft. Shape Rectangle View Ocean View
Specific Zoning Classification R-1 Zoning Description Single Family Residence
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06059C0438H FEMA Map Date 2/18/2004
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 Subject's lot is slightly larger than typical with beach views. The site is a waterfront property on Coast Highway, and next to a condominium project.
 The topography is downhill sloping located below street grade with panoramic ocean, sandy beaches, and white water views. The site has a driveway easement for access off the main highway. Site has stairs for beach access which is very desirable for waterfront residences.

| General Description | | Foundation | | Exterior Description | | Interior | |
|--|--|---|--|--|--|--|-----------------------------------|
| Units | <input checked="" type="checkbox"/> One <input checked="" type="checkbox"/> One with Accessory Unit <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space | Foundation Walls | N/A | Floors | Carpet/Tile/Wd./Avg | | |
| # of Stories | 2 | Full Basement | <input type="checkbox"/> Partial Basement | Exterior Walls | Stucco/brk/Average | Walls | Drywall / Good |
| Type | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | Basement Area | N/A sq.ft. | Roof Surface | Composition / Avg | Trim/Finish | Wood, Paint / Avg. |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish | N/A % | Gutters & Downspouts | Gutters / Good | Bath Floor | Tile / Good | |
| Design (Style) | Conv. | Outside Entry/Exit | <input type="checkbox"/> Sump Pump | Window Type | Aluminum / Average | Bath Wainscot | Tile / Avg. |
| Year Built | 1935 | Evidence of | <input type="checkbox"/> Infestation None Noted | Storm Sash/Insulated | None | Car Storage | <input type="checkbox"/> None |
| Effective Age (Yrs) | 25 Yrs | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement | | Screens | Fiberglass / Average | <input checked="" type="checkbox"/> Driveway | # of Cars 2 |
| Attic | <input type="checkbox"/> None | Heating | <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities | <input type="checkbox"/> Woodstove(s) # | Driveway Surface | Concrete |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | <input type="checkbox"/> Other | Fuel | Gas | <input checked="" type="checkbox"/> Fireplace(s) # 1 | <input checked="" type="checkbox"/> Fence Wood | <input checked="" type="checkbox"/> Garage | # of Cars 2 |
| <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle | Cooling | Central Air Conditioning | <input checked="" type="checkbox"/> Patio/Deck Brick | <input checked="" type="checkbox"/> Porch Covered | <input type="checkbox"/> Carport | # of Cars | |
| <input type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated | <input type="checkbox"/> Individual <input type="checkbox"/> Other | <input type="checkbox"/> Pool | <input type="checkbox"/> Other | <input type="checkbox"/> Pool | <input type="checkbox"/> Att | <input checked="" type="checkbox"/> Det. | <input type="checkbox"/> Built-in |

IMPROVEMENTS
 Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 7 Rooms 3 Bedrooms 3 Bath(s) 2,125 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Includes: Hardwood flooring, wood beamed ceiling, view decks, rock fireplace, accessory room above garage, and a beach bungalow structure with a 1/2 bath at the south end of the site. Standard energy efficient items noted.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) No functional inadequacies, or needed repairs etc. were observed for the subject. Physical depreciation relates to normal wear and tear. External obsolescence relates to the subject being located on Coast Highway, and siding a condominium project. Considering the subject is a waterfront home, minimal external noted due to superior location fronting beaches. The site has one of very few stairs to beaches which was considered in reconciliation. The subject is similar to the surrounding properties in the area and has panoramic ocean and breakwater views. Subject is in overall average condition.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 35521JK

| | | | | |
|---|--|--|--|--|
| There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 5,299,000 to \$ 18,000,000 | | | | |
| There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 4,200,000 to \$ 18,000,000 | | | | |
| FEATURE | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 |
| Address | 31381 Coast Hwy Laguna Beach, Ca 92651-6989 | 31841 Coast Hwy. Laguna Beach | 14 S La Senda Drive Laguna Beach | 2017 Ocean Way Laguna Beach |
| Proximity to Subject | | 0.55 miles SE | 1.33 miles SE | 1.88 miles NW |
| Sale Price | \$ Refinance | \$ 7,150,000 | \$ 8,000,000 | \$ 8,500,000 |
| Sale Price/Gross Liv. Area | \$ sq.ft. | \$ 5500.00 sq.ft. | \$ 2756.72 sq.ft. | \$ 2833.33 sq.ft. |
| Data Source(s) | | Field, Title, Realist.com | Field, Title, Realist.com, MLS | Field, Title, Realist.com, MLS |
| Verification Source(s) | | Doc#06-466930 | Doc#07-164611 | Doc#07-462986 |
| VALUE ADJUSTMENTS | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sales or Financing Concessions | | \$Unreported 1st TD | \$6,000,000 1st TD | \$5,950,000 1st TD |
| Date of Sale/Time | | 07/13/2006COE | 03/15/2007COE | 07/24/2007COE |
| Location | Waterfront/Avg. | Waterfront/Avg. | Waterfront/Supr | Waterfront/Supr |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Site | 14,820 75%utl | 14,350 65%utl | 18,392 60%utl | 9,030 100%utl |
| View | Ocean View | Equal | Equal | Equal |
| Design (Style) | Conv. | Equal | Equal | Equal |
| Quality of Construction | Typical | Equal | Equal | Equal |
| Actual Age | 49 Yrs | 67 Yrs./ Equal | 74 Yrs./ Equal | 83 Yrs./ Equal |
| Condition | Average | Equal | Superior | Equal |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | Total Bdrms. Baths | Total Bdrms. Baths |
| Room Count | 7 3 3 | 4 2 2 | 9 3 2 | 9 5 3 |
| Gross Living Area | 2,125 sq.ft. | 1,300 sq.ft. | 2,902 sq.ft. | 3,000 sq.ft. |
| Basement & Finished Rooms Below Grade | N/A | N/A | N/A | N/A |
| Functional Utility | Typical | Equal | Equal | Equal |
| Heating/Cooling | FAU / None | Equal | Equal | Equal |
| Energy Efficient Items | Standard | Equal | Equal | Equal |
| Garage/Carport | 2 Garage | Equal | Equal | Equal |
| Porch/Patio/Deck | Porch, Decks | Equal | Equal | Equal |
| AP Numbers | | 658-113-02 | 056-180-12 | 644-278-12 |
| Accessory structures | Bungalow, art st | Equal | Equal | Equal |
| | Beach stairs | | | |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 93,000 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,093,000 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -838,000 |
| Adjusted Sale Price of Comparables | | Net Adj. 1.3 % Gross Adj. 1.3 % \$ 7,243,000 | Net Adj. 13.7 % Gross Adj. 13.9 % \$ 6,907,000 | Net Adj. 9.9 % Gross Adj. 9.9 % \$ 7,662,000 |
| <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain | | | | |
| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data Source(s) Realist.com, Title | | | | |
| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data Source(s) Realist.com, Title, MLS | | | | |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). | | | | |
| ITEM | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
| Date of Prior Sale/Transfer | No previous transfer | No transfers other than above | No transfers other than above | No transfers other than above |
| Price of Prior Sale/Transfer | In the last 36 months | within the past 12 months | within the past 12 months | within the past 12 months |
| Data Source(s) | Realist.com | Dataquick | Realist.com | Realist.com |
| Effective Date of Data Source(s) | 08/20/2007 | 08/20/2007 | 08/20/2007 | 08/20/2007 |
| Analysis of prior sale or transfer history of the subject property and comparable sales No current sale, option, or listing of the subject property. The subject has not transferred in the last 36 months. No listings in the last 12 months. No transfers of the comparables in the last 12 months. | | | | |
| Summary of Sales Comparison Approach The subject is a waterfront residence located on Coast Highway. The sales selected were considered the best sales available at the time of inspection with doc. numbers provided above. The subject is a unique property located on the south side of Coast Hwy., on a larger than typical size lot for Laguna Beach. There are limited properties sold or available of this type, with direct beach access, and rarely do these properties come available on the market. The reader must be aware of the uniqueness of the assignment and the difficulties associated with estimating the subjects fair market value. Comparable #1 is heavily weighted, as it has a very similar location, and a similar-type house on the property. It was located in South Laguna like the subject and very similar at \$7,150,000. It was necessary to expand the search area throughout the city of Laguna Beach to utilize comparables with similar ocean-front locations. The subject's beach bungalow, artist studio, and beach access stairway was not adjusted in the grid, but considered in reconciliation. See attached comments. Indicated Value by Sales Comparison Approach \$ 7,200,000 | | | | |
| Indicated Value by: Sales Comparison Approach \$ 7,200,000 Cost Approach (if developed) \$ 7,201,652 Income Approach (if developed) \$ | | | | |
| Sales comparison approach is given the most weight as it best reflects the actions of buyers and sellers in the marketplace. The cost approach was given additional consideration. The income approach was not developed nor deemed necessary for this report. All of the comparables supplied are located in the same city of Laguna Beach with waterfront locations. See attached comments. | | | | |
| This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. | | | | |
| Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 7,200,000, as of 08/20/2007, which is the date of inspection and the effective date of this appraisal. | | | | |

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

File # 35521JK

| | | | |
|---|--|---|------------------------|
| ADDITIONAL COMMENTS | Comparable #1 is located on the subject's street and is similar in design, appeal, location, condition, and lot utility. This property was smaller in size, and has a guest area which was considered equal to the bungalow, and artist studio. It was listed with Suzanne Robinson who is familiar with this area. This home was not as close to PCH as the subject as it access was off a flag lot. Comp. #1 is heavily weighted as it is located on a similar, rare lot as the subject with similar beach access, is of relative age, size, etc. It was a dated sale sale but necessary for this unique assignment. | | |
| | Comparable #2 is a recent sale of a waterfront property with a similar lot size. This is similar in age, quality, and larger in size and superior in overall condition. This home is in a gated community with a pool. This was listed at \$8,750,000 and sold in just 15 days per MLS and local agent. This home was adjusted for being remodeled. | | |
| | Comparable #3 is similar in appeal, age, quality, condition, lot size, and larger in size. This home has a superior location in Three Arch bay. This home has similar lot utility. The agent at Laguna Seaside Realty, listed with John Stanaland at 949-494-2124. It was on the market 141 days. | | |
| | Comparable #4 is a recent sale similar on a smaller lot. This is an ocean front property similar in room count and slightly larger in size. This home sold without being listed, and the seller is a Real Estate Agent. This home is superior in condition and had a superior location. | | |
| | Comparable #5 sold for \$10,500,000 on 02/02/2007 and located in the same South Laguna Beach immediate neighborhood. It has a superior point location, and a larger lot with good privacy. This property was larger, superior quality home, but supplied for waterfront location and located in the same south Laguna Beach neighborhood. It was on the market just 31 days with Coldwell Banker. | | |
| | Comparable #6 is a recent sale similar in age, quality, condition, lot utility, and larger in square footage. This home was on the market only 31 days per MLS and local agent Lee Ann Canaday with Re/Max Real Estate Services at 949-249-2424. This property has a superior location located in a gated community known as Three Arch Bay. It was a older one like the subject which brackets the appraised value. | | |
| | Comparable #7 is an additional comparable utilized due to being a waterfront property with a similar lot utility and similar in age. This is a larger home with a superior location and superior in overall condition. This property has 2 guest units and a 6 car garage. This home was listed with John Stanaland with Laguna Seaside Realty at 949-494-2124. This property sold at \$13,500,000 and supports waterfront location amenities. | | |
| | Comparable #8 has a PCH location with only access is through the Coyote Grill parking lot. It was supplied as an additional indicator with external obsolescence. The improvement was adjusted at \$1,500,000 and supports land value by extraction technique. This comparable was on the market 262 days, and supportive of the subjects appraised value. | | |
| It was necessary to go beyond the typical 1 mile search parameter within the city of Laguna Beach to find comparables with similar waterfront locations. All of the sales supplied are waterfront in the city of Laguna Beach. The appraiser analyzed more than 30 properties in the data collection and appraisal process with seven sales supplied in this analysis. The reader must be aware of the uniqueness of the subject property and the difficulties associated with estimating the subjects fair market value. The subject consisted of a 2,125 sq ft residence on a 14,820 square foot lot with panoramic ocean, breakwater, coastline, and sandy beach views. The site is below street grade with external obsolescence observed due to busy street location, and siding a condominium project. There were many factors to consider in the valuation process, and reconciliation due to the complexity of the assignment. Subject has private stairway to beach access which was not adjusted, but considered as additional marketability factors. Utilizing sales that exceed typical guidelines was necessary due to complexity of the assignment. | | | |
| COST APPROACH TO VALUE (not required by Fannie Mae) | | | |
| Provide adequate information for the lender/client to replicate the below cost figures and calculations. | | | |
| Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Estimated site value obtained by the abstraction method using direct sales comparables. | | | |
| COST APPROACH | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE | = \$ 6,750,000 |
| | Source of cost data Marshall & Swift | DWELLING 2,125 Sq.Ft. @ \$ 190.00 | = \$ 403,750 |
| | Quality rating from cost service Good Effective date of cost data 2007 | N/A Sq.Ft. @ \$ | = \$ |
| | Comments on Cost Approach (gross living area calculations, depreciation, etc.) | Built-ins, porch, patio, etc./studio/bungalow | = \$ 200,000 |
| | The estimated remaining economic life is 45 years based on a 70 year life method with an effective age of 25 years per Marshall & Swift. Site value is typical for the area. Land value exceeded the cost of improvements, which is typical for beachfront homes in Laguna Beach. | Garage/Carport 420 Sq.Ft. @ \$ 50.00 | = \$ 21,000 |
| | | Total Estimate of Cost-New | = \$ 624,750 |
| | | Less Physical Functional External | |
| | | Depreciation 223,098 | 100,000 = \$(323,098) |
| | Cost approach was provided at the lenders request and not for insurance purposes. | Depreciated Cost of Improvements | = \$ 301,652 |
| | | "As-is" Value of Site Improvements | = \$ 150,000 |
| Estimated Remaining Economic Life (HUD and VA only) 45 Years | INDICATED VALUE BY COST APPROACH | = \$ 7,201,652 | |
| INCOME APPROACH TO VALUE (not required by Fannie Mae) | | | |
| Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier 0.00 | = \$ | Indicated Value by Income Approach | |
| Summary of Income Approach (including support for market rent and GRM) n/a | | | |
| PROJECT INFORMATION FOR PUDs (if applicable) | | | |
| Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached | | | |
| Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. | | | |
| Legal Name of Project n/a | | | |
| Total number of phases | Total number of units N/A | Total number of units sold | |
| Total number of units rented | Total number of units for sale N/A | Data source(s) | |
| Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. | | | |
| Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source | | | |
| Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. n/a | | | |
| Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. n/a | | | |
| Describe common elements and recreational facilities. N/A | | | |

Uniform Residential Appraisal Report

File # 35521JK

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 35521JK

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 35521JK

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

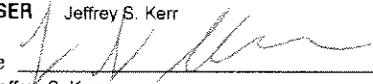
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Jeffrey S. Kerr
 Signature 
 Name Jeffrey S. Kerr
 Company Name UNITED NATIONAL APPRAISAL CORPORATION
 Company Address 108 PACIFICA, SUITE 290, IRVINE, CA 92618
 Telephone Number (949) 453-0030
 Email Address jeffkerr@unac.us
 Date of Signature and Report August 22, 2007
 Effective Date of Appraisal 08/20/2007
 State Certification # AR004863
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 1/11/2009

ADDRESS OF PROPERTY APPRAISED
31381 Coast Hwy
Laguna Beach, Ca 92651-6989
APPRAISED VALUE OF SUBJECT PROPERTY \$ 7,200,000
LENDER/CLIENT
 Name Sean Roberts
 Company Name Di Vanta Financial Services
 Company Address 9595 Coast Drive #200, Costa Mesa, Ca 92626
 Email Address sroberts@divanta.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of inspection _____
 Did inspect interior and exterior of subject property
 Date of inspection _____

COMPARABLE SALES

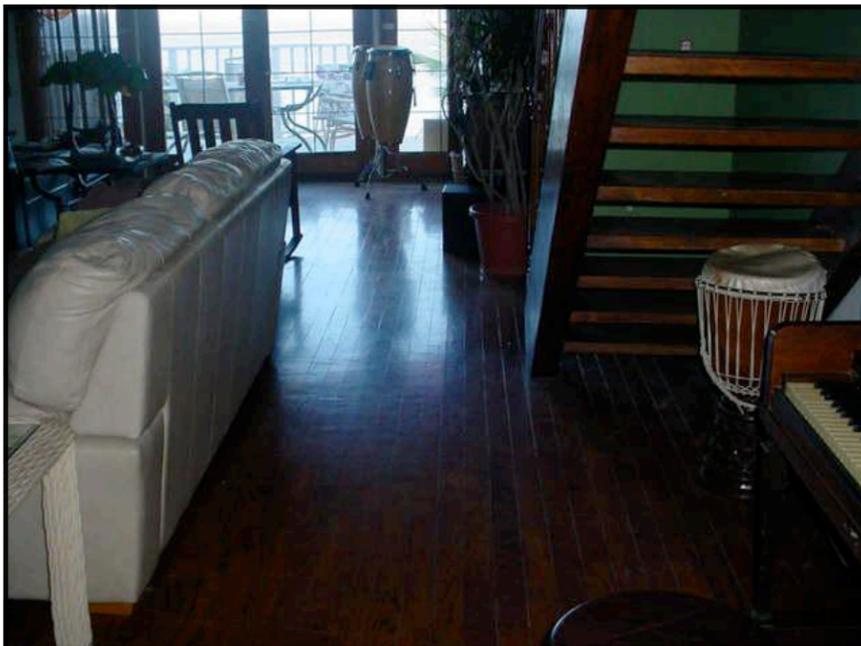
- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of inspection _____

Photograph Addendum

| | | | | | |
|------------------|-----------------------------|--------|--------|-------|------------------------|
| Borrower | Castro | | | | |
| Property Address | 31381 Coast Hwy | | | | |
| City | Laguna Beach | County | Orange | State | Ca Zip Code 92651-6989 |
| Lender | Di Vanta Financial Services | | | | |



Subject



Subject



Subject

| | | | | | |
|------|------|----------------|----|----------------|-----|
| HABS | HAER | NR | 5D | SHL | Loc |
| UTM: | A | 431420/3708480 | B | 431420/3708900 | |
| | C | 430800/3708900 | D | 430800/3708480 | |

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Coast Royal
2. Historic name: Coast Royal
3. Street or rural address: Multiple
 City South Laguna Zip 92677 County Orange
4. Parcel number: Multiple
5. Present Owner: Multiple Address: _____
 City South Laguna Zip 92677 Ownership is: Public _____ Private XX
6. Present Use: Single-family residential Original use: Single-family residential

DESCRIPTION

- 7a. Architectural style: Mediterranean Revival, Moderne, Beach Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Coast Royal area of South Laguna (a name still used by old timers) is an area of steep hillsides sloping to rugged bluff edges overhanging the Pacific. Many of the homes are cut into the hillside and cascade down the hills on several levels. All of the homes in the Coast Royal area have an ocean orientation.

The predominant architectural styles in Coast Royal are Mediterranean Revival and the beach cottage style. There exists one fine Moderne house that has a Brutalist influence.

Most of the homes are in good condition. The area has become very desirable in the past years as oceanfront property becomes more scarce. The value of the properties here have risen at a rate far beyond real estate inflation elsewhere, sometimes doubling in value in only three or four years.

The streets all parallel the shoreline as to provide good ocean views from all the houses.

Attach Photo(s) Here

8. Construction date: 1925-40
 Estimated _____ Factual X
9. Architect Various - unknown
10. Builder Various - unknown
11. Approx. property size (in feet)
 Avg. Frontage 50 Depth 150
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1981

13. Condition: Excellent Good Fair Deteriorated _____ No longer in existence _____
14. Alterations: Some major
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: Detached garages, shed

SIGNIFICANCE

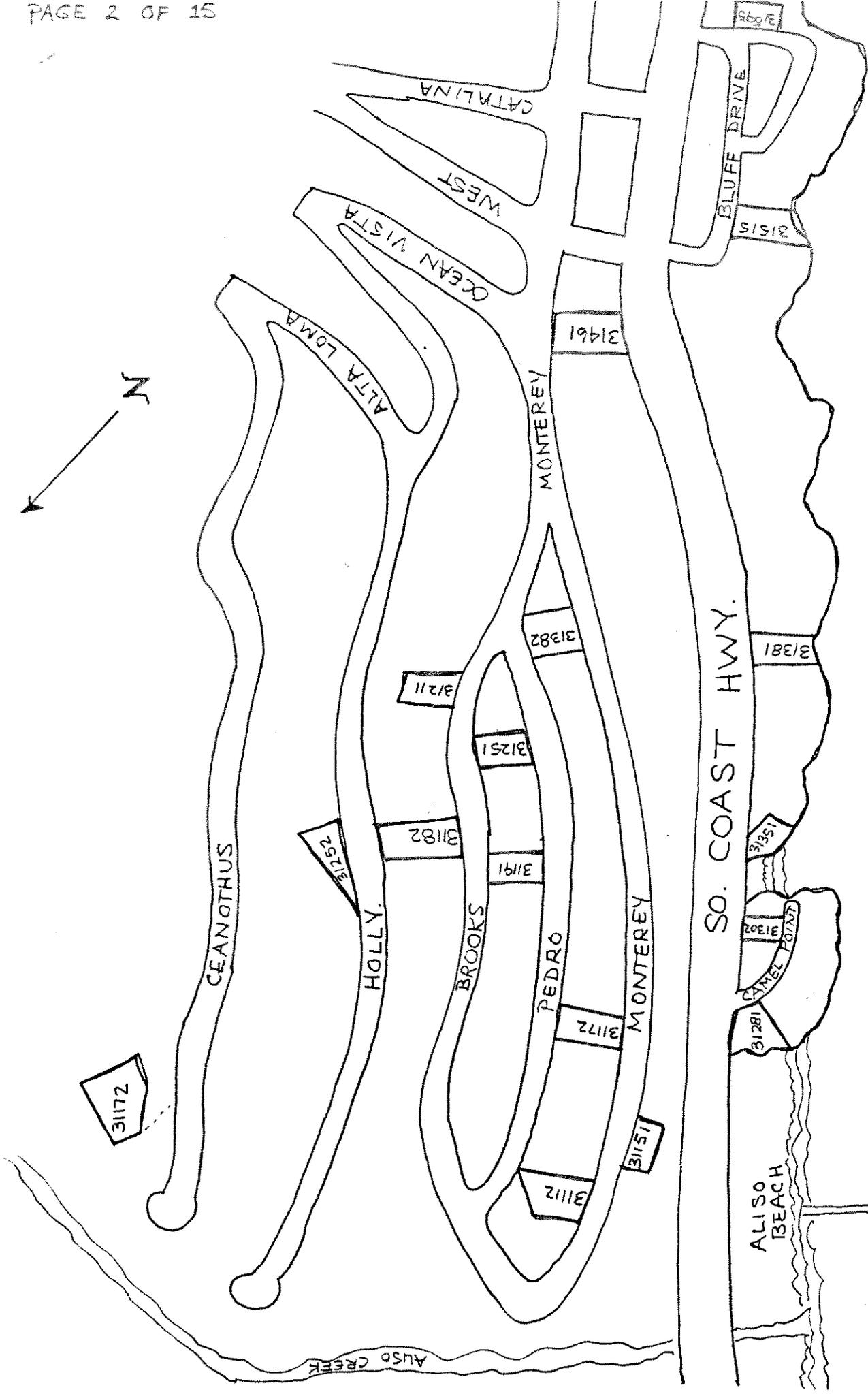
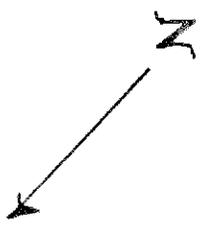
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The area known as Coast Royal was first subdivided in 1906 by Horace J. Pullen who coined the name for the area. His tract map shows the streets in different configurations and with different names than today. His partner, Miss Blanche Dolph, was not consulted on the subdivision. She was in Europe when he placed the property on the market. She filed suit to stop the project. Los Angeles newspapers branded it a swindle and the project died. In 1925 the Skidmore Brothers of Laguna Beach received the subdivision and developed it.

Coast Royal is important to local history as the beginning of the southern expansion of Laguna Beach and as the first development in South Laguna. It precedes Three Arch Bay and the rest of South Laguna by two or three years, and the hillside roads were graded before the completion of Pacific Coast Highway.

The hillside lots all have panoramic views of the ocean, Aliso Beach, and Catalina Island. Many hastily-built beach cottages were built to accommodate wealthy inlanders looking for vacation homes. Over the years, the majority of these have been replaced by permanent, large homes. Other beach cottages have been highly remodeled. Only one is in untouched condition.

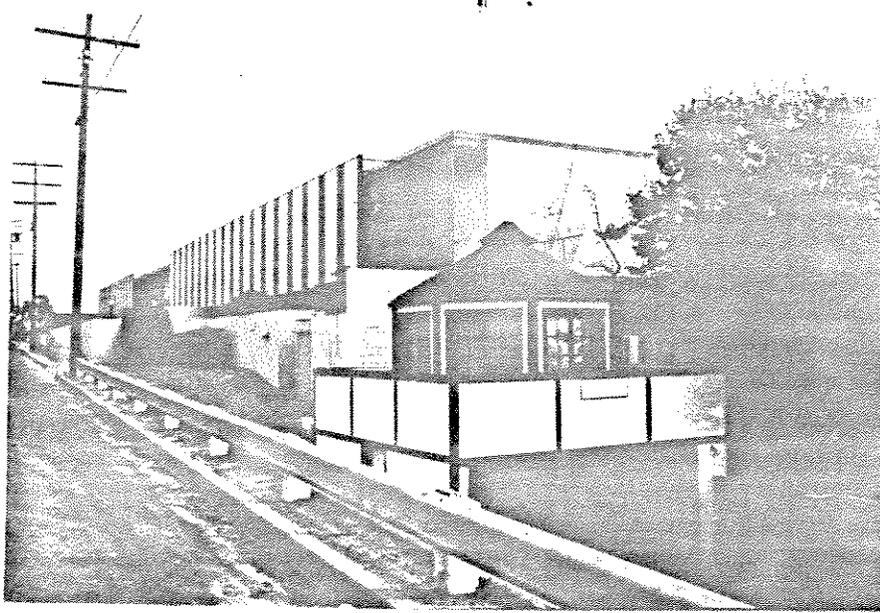
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Who Was Who In America
Biography of American Authors
Orange Co. Tax Assessor Records
Orange Co. Through Four Centuries, Friis
Pullin Tract Map, Crawford Tract Map
22. Date form prepared April 1981
By (name) Karen Turnbull
Organization Environmental Coalition
Address: 206 W. 4th St., Ste. 316
City Santa Ana Zip 92701
Phone: (714) 836-4314



SO. COAST HWY.

COAST ROYAL



17. 31381 Pacific Coast Highway 1929

This is a Period Revival influenced house. It is a rectangular house with stucco sides and half timbering. The garage (pictured here) is square with a six-sided room on top of it which has a six-sided shingled roof. A small cupola is on top of this structure.

The house was built by Guy Skidmore as one of the first unusual homes in the Skidmore Brothers development of Coast Royal. It is named Stonehenge.

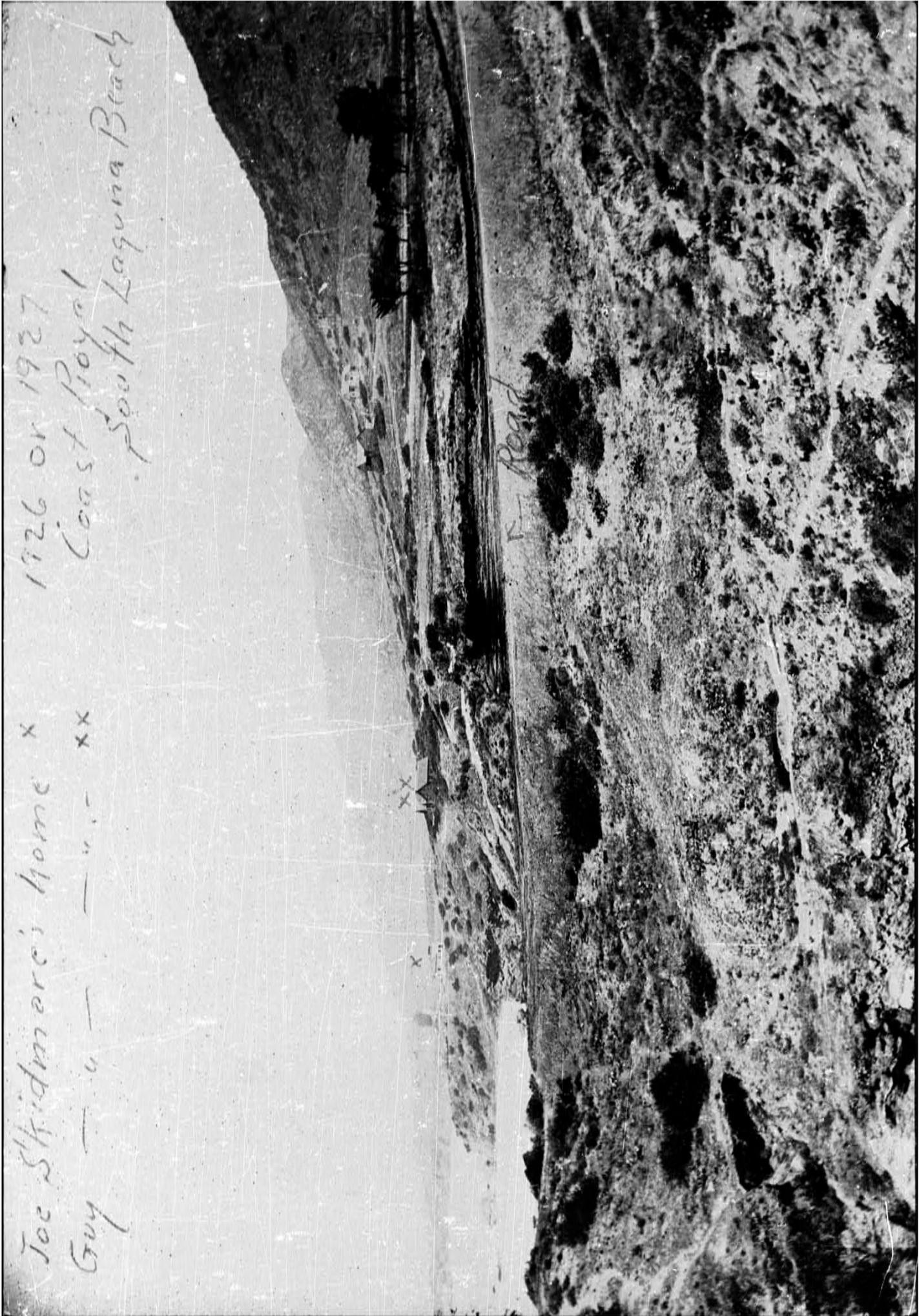
Joe Skidmore's home x
Guy — " — — " — xx

1926 or 1927

Coast Royal

South Laguna Beach

← Road





JAMES NORDSTROM

670 Brooks Street
Laguna Beach, CA 92651

T 949-494-3005
C 949-228-7032
silverimages@verizon.net

February 19, 2014

South Laguna Civic Association

P. O. Box 9668
Laguna Beach, CA 92652

To whom it may concern:

As per your request, this letter accompanies an image of South Laguna looking north that includes houses, designated as belonging to

Joe Skidmore and

Guy “

as per the hand written legend at the top of the picture and the “X” and “XX” marks on the photo.

This image is a high resolution scan of a negative that I obtained from the Bill Thomas archive when I purchased the business from him in 1990. This is a “straight” scan, meaning that it has not been altered in any way from the content of the negative. It is sold “as is”.

Please let me know if I may be of any other assistance.

Sincerely yours,

James Nordstrom

CITY OF LAGUNA BEACH RECORDS

31381 Coast Hy

<http://gis.lagunabeachcity.net/Geocortex/Essentials/Web23/Viewer.aspx?Site=Parcels>

| Feature Details | |
|--|--|
| FID | 11276 |
| OBJECTID | 0 |
| Shape_Leng | 0 |
| Shape_Area | 0 |
| Assessor Tax Number | 056-032-10 |
| Parcel Identification No. | 864 |
| Property Street Address | 31381 Coast Hy |
| Property Owner(s) | John R Meehan |
| Parcel Area (sq. ft.) | 14350 |
| Zone District | R1 |
| Specific Plan Area | None |
| General Plan Land Use Designation | VLD |
| Building Site Designation | Yes |
| Historic Resources Inventory Designation | K |
| Historic Register Designation Date | |
| Environmentally Sensitive Areas | Coastal/WQESA/VHFHSZ |
| OnSite Turnaround Required | Yes |
| Special Subdivision Map Building Setbacks | None |
| Special Street Plan Requirements | 100ft Coast Hwy ROW |
| Special Subdivision Map Height Standards | None |
| Recommended Landscaping and Setbacks | Refer to Landscape & Scenic Hwys Res Doc |
| 1990 Census Tract No. | 423.05 |
| 2000 Census Tract No. | 423.05 |
| 2000 Census Block No. | 3012 |
| FEMA Flood Zone(s) | X |
| FEMA Flood Map Effective Date | 12/03/2009 |
| FEMA Flood Map Panel No. | 06059C0438J |
| Private Sewer Lateral Corrective Notice Date | |
| Private Sewer Lateral Compliance Date | |
| Property Owners (Last Name First) | Meehan,John R Trust |
| Property Owners' Street Address | 362 Pinecrest Dr |
| Property Owners' City/State/Zip Address | Laguna Beach Ca 92651-1452 |
| Legal Subdivision Tract Number | 831 |
| Legal Block Number | |
| Legal Lot Number | C |
| Property Legal Description | N-Tract: 831 Block: Lot: C |

| | |
|--|----------------------------|
| Total Rooms | 6 |
| No. of Stories | |
| No. of Units | 1 |
| Sale Price | 3,400,000 |
| Sale Date | 7/12/2011 |
| Assessor Tax Code Area No. | 5036 |
| Building Living Area (sq. ft.) | 1,568 |
| Land Value (\$) | 3,288,480 |
| Improvement Value (\$) | 111,520 |
| Total Taxable Value (\$) | 3,400,000 |
| Property Tax (\$) | 35,936.42 |
| Year Built | 1925 |
| Property City/State/Zip Address | Laguna Beach Ca 92651-6989 |
| Watershed | DPCS |
| Home Owners' Association | |
| Coastal Commission Appeal or Deferred Area | Yes |
| Shape_Length | 637.241695500047 |

Reduced 70%

TRACT NO 702 COAST ROYAL

BEING A SUBDIVISION OF PORTIONS OF BLOCKS A, B, C, N & O OF COAST ROYAL AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4 PAGES 74 & 75 MISC. MAPS REC. OF ORANGE COUNTY AFTER ABANDONMENT OF STREETS AND ALLEYS AS PER RESOLUTION OF THE BOARD OF SUPERVISORS AS RECORDED IN MINUTE BOOK 18, PAGE 350. ALSO PORTIONS OF LOTS 2 & 3 SEC. 6 AND LOT 4 SEC. 5 ALL IN T. 8 S. R. 8 W. S. B. B. & M.

LAGUNA BEACH, ORANGE COUNTY, CALIFORNIA.

FILED

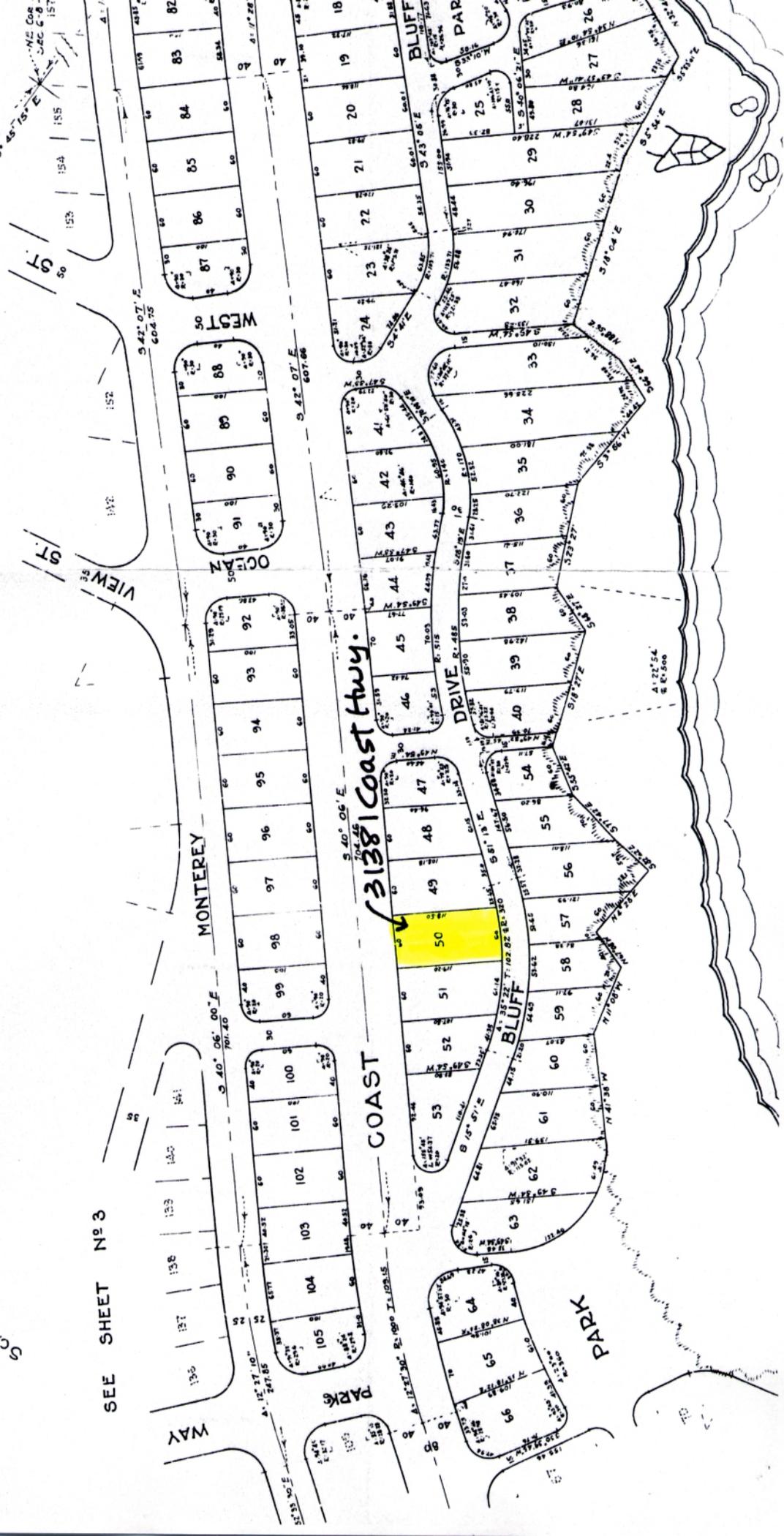
Orange County Recorder
Orange County Recorder
Orange County Recorder
500



SCALE: 1"=100'

SEE SHEET NO 3

SEE



We, the undersigned, do hereby consent to the making of the accompanying map
 SANTA ANA BRANCH PACIFIC SOUTHWEST TRUST & SAVINGS BANK
 By *J. H. Keenan* Vice-President
W. A. Crowell, Jr. Asst. Secretary

State of California }
 County of Orange } ss.: On this 4th day of February A.D. 1927 before
 me *A. F. Crowell, Jr.* a Notary Public in and for said County and State,
 residing therein, duly commissioned and sworn, personally appeared
J. H. Keenan known to me to be the Vice-President and *E. C. D. Pettit*,
 known to me to be the Asst. Secretary of the SANTA ANA BRANCH PACIFIC
 SOUTHWEST TRUST & SAVINGS BANK, the corporation that executed the above
 instrument, and known to me to be the persons who executed the above instru-
 ment on behalf of the corporation therein named and acknowledged to me
 at such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal the day and year in the certificate first above written.

W. A. Crowell, Jr.
 Notary Public in and for Orange County, State of California.

We, the undersigned, do hereby consent to the making of the accompanying map.
 SKIDMORE BROS. CORPORATION.

State of California }
 County of Orange } ss.: On this
 day of February A.D. 1927 before
 me *A. F. Crowell, Jr.* a Notary Public in
 and for said County and State,
 residing therein, duly commissioned
 and sworn, personally appeared
W. A. Crowell, Jr. known to me to be the
 President and *Guy Skidmore* known
 to me to be the Secretary of
 SKIDMORE BROS. CORPORATION, the cor-
 poration that executed the above
 instrument, and known to me to be the
 persons who executed the above instru-
 ment on behalf of the corporation therein
 named and acknowledged to me that such
 corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal the day and year in the certificate first above written.

W. A. Crowell, Jr.
 Notary Public in and for Orange County, State of California.

TRACT NO. 831 Reduced
 70%
 BEING A RESUBDIVISION OF LOTS NO. 33 TO 52 INCLUSIVE
 AND LOTS NO. 54 TO 63 INCLUSIVE OF TRACT NO. 702
 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 21
 PAGES 1, 2 & 3 - MISC. MAPS RECORDS OF ORANGE COUNTY
 AFTER ABANDONMENT OF STREETS AND WALKWAYS AS PER
 RESOLUTION OF THE BOARD OF SUPERVISORS AS RECORDED
 IN MINUTE BOOK 20 PAGES 279 & 280 AND BOOK 21 PAGES 119-120
 ALL IN T.8S.-R.8W. S.B.B.&M.
COAST ROYAL, ORANGE COUNTY, CALIFORNIA

We hereby certify that we have examined the lots of this subdivision as
 shown on the accompanying map and approve said lots for residence or
 commercial uses.

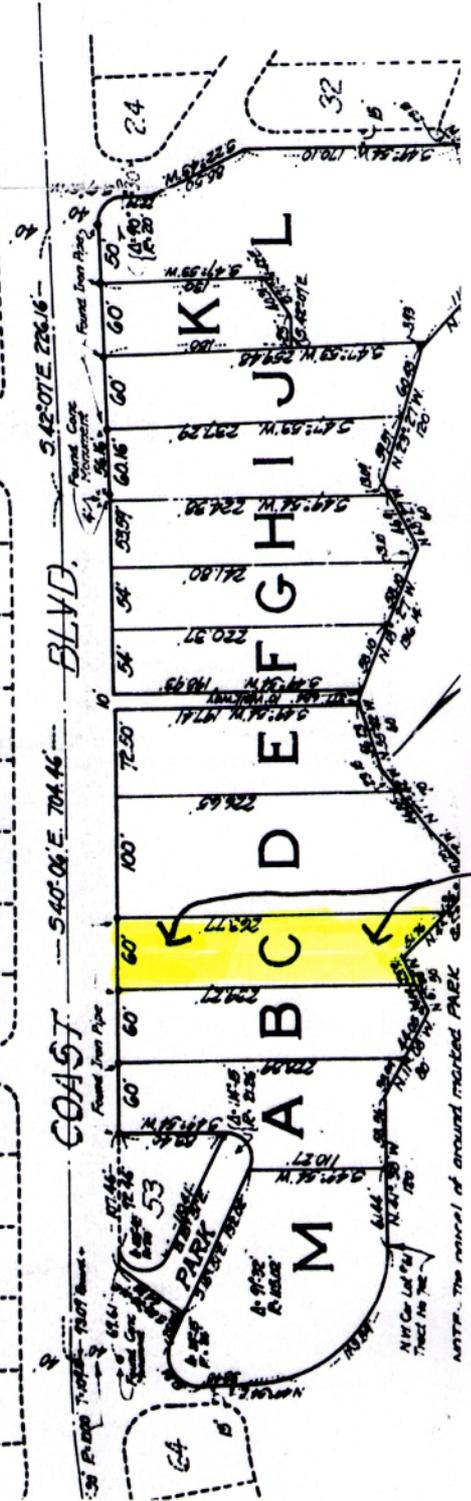
James DeJager County Assessor
Maurice D. Cochran Chief Deputy
W. A. McIllyard County Surveyor

Examined and approved this 15 day of April A.D. 1927.

W. A. McIllyard
 County Surveyor

Justin J. Finney
W. A. McIllyard
 County Surveyor

TRACT NO. 702
 (Book 21 Pages 1-3)



31381 Coast Hwy.

This is the day of April A.D. 1927 before me *W. A. McIllyard* County Surveyor and *R. A. ...* the Vice-President and *R. A. ...* the Secretary of the corporation that executed the above instrument, and known to me to be the persons who executed the same. I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

State of California }
 County of Orange } hereby certified and sworn, personally appeared *W. A. McIllyard* known to me to be the County Surveyor and *R. A. ...* known to me to be the Secretary of the corporation that executed the above instrument, and known to me to be the persons who executed the same. I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Death Takes L Guy Skidmore

Funeral services for Guy W. Skidmore, pioneer Laguna Beach resident and developer, will be held at 1 p.m. today in Downey.

Skidmore died early Tuesday morning in the Veterans Hospital at Long Beach after a brief illness. He was 70 years old.

Survivors include a niece, Mrs. Lynndon Aufdenkamp of South Laguna; a nephew, Orville Skidmore, of Laguna Beach; two sisters, Mrs. Lee Farman Van de Riet of Leisure World in Seal Beach and Mrs. Anita Lee of Garden Grove; and two daughters, Mrs. Maureen Richards of South Gate and Mrs. Beverly O'Neil of China Lake.

Skidmore came to Laguna Beach in 1900 and lived here for 55 years. Since 1955 he had made his home with his daughter, Mrs. Richards, at South Gate.

With his brother, Joseph, he played a prominent role in the early development of Laguna Beach. The brothers operated the town's first commercial water system, piping water to the cliffs from a well on their property in the canyon near El Toro Road.

Joseph Jahraus, a 1902 Laguna arrival, who remembers going to school with the brothers out in the canyon recalls that they later owned all the oceanfront property from Sleepy Hollow to Bluebird canyon.

Guy Skidmore
1895-1966
from family album

Aunt Kitty Brook, pioneer mother of Laguna, and a veritable Mrs. Santa Claus to the village children of long ago, visited with Lombardy lane friends Tuesday, and reminisced delightfully, of those happy days beyond recall. Mrs. Brooks will be 75 years young Tuesday, still has a merry twinkle in her eye, and a happy laugh as she tells amusing incidents of old Laguna days.

February 25, 1927

prize.

Skidmores Entertain At New Home

Mr. and Mrs. Joseph Skidmore entertained Wednesday evening at their beautiful new home at Coast Royal. The guests were informally shown the house and were delighted with its beauty and the richness of its furnishings.

There were eight tables of Bridge, the high ladies' score being held by Mrs. Riddell, low by Miss Anna Gayne Peake; high men's by Mr. DeAhna and low by Mr. Riddell.

The guests that enjoyed this delightful evening were Mr. and Mrs. Ferris, Mr. and Mrs. Perry Warren, Miss Mawbelle L. Frost, Miss Annie G. Peake, Mr. and Mrs. Joseph P. Thurston, Mr. and Mrs. Carl Benson, Mr. and Mrs. Riddell, Mr. and Mrs. Frank Gowan, Mr. and Mrs. Edward M. DeAhna.