

CALIFORNIA COASTAL COMMISSION

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



W21d

Filed: 7/3/15
180th Day: 12/30/15
Staff: LRoman-LB
Staff Report: 10/15/15
Hearing Date: 11/4-6/15

STAFF REPORT: REGULAR CALENDAR

Application No.: 5-15-1294

Applicant: Magdy Bassaly

Agent: Karen Otis Architects

Location: 16475 and 16467 S. Pacific Avenue, Sunset Beach
(Orange County)

Project Description: Lot line adjustment between two contiguous residential lots; demolition of three single family residences, one on one lot and two on the second lot and retention of three wood decks encroaching onto the public beach; construction of a new 3-story, 33-ft. tall, 4,657 sq. ft. residence with attached 3-car garage on one lot and construction of a new 3,-story, 33-ft. tall, 4,107 sq. ft. with attached 2-car garage on the second lot; and hardscape improvements on the two oceanfront lots.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing demolition of three two-story beach cottages on two adjacent oceanfront lots and construction of two three-story single family residences; additionally a minor lot line adjustment between the two lots is proposed. The primary issues before the Commission are public access and ensuring the proposed beachfront development is safe from coastal hazards (wave up rush and flooding during strong storm events). Staff is recommending **approval** of

coastal development permit application 5-15-1294, as conditioned with six (6) special conditions regarding: 1) Submittal of Revised Plans; 2) Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris; 3) Assumption of Risk, Waiver of Liability and Indemnity; 4) No Future Shoreline Protection Device; 5) Future Improvements; and 6) Deed Restriction, referencing all of the Special Conditions contained in this staff report.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program for the relevant area. The Sunset Beach area was recently annexed to the City of Huntington Beach. Although the City has a certified LCP, the newly incorporated area hasn't been certified. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

TABLE OF CONTENTS

I.	MOTION AND RESOLUTION	Page 4
II.	STANDARD CONDITIONS	Page 4
III.	SPECIAL CONDITIONS	Page 5
IV.	FINDINGS AND DECLARATIONS	Page 8
	A. PROJECT LOCATION AND DESCRIPTION	Page 8
	B. HAZARDS AND SHORELINE PROTECTION	Page 9
	C. PUBLIC ACCESS	Page 10
	D. WATER QUALITY	Page 12
	E. DEED RESTRICTION	Page 13
	F. LOCAL COASTAL PROGRAM (LCP)	Page 13
	G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	Page 14

APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit #1 – Vicinity Map/Aerial Photos

Exhibit #2 – Project Plans

Exhibit #3 – Precise Grading Plan and Erosion Control Plan

Exhibit #4 – Lot Line Adjustment

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-15-1294 subject to the conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in conditional approval of the permit 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, located between the first public road and the sea, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Revised Final Plans.** PRIOR TO THE ISSUANCE OF THE NOTICE OF INTENT TO ISSUE THE PERMIT (“NOI”), the applicants shall submit, for the Executive Director's review and approval, two (2) full size sets of final site and building plans that substantially conform with the project plans by Otis Architecture Inc. dated 7/2/15, and the preliminary grading plan by Jones, Cahl, & Associates, 3/30/2015 but shall be revised to include the following:

The plans shall fully depict all existing deck encroachments on all sandy beach areas beyond the private property lines, adjacent to the oceanfront property line and adjacent to 23rd Street as generally depicted on Exhibit #3, page 2. These encroachment structures shall be shaded and clearly marked “*this element not permitted by coastal development permit 5-15-1294*” on each set of plans;

The approved revised final plans shall be included as an exhibit to the NOI. The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

2. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
- (a) No demolition or construction 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.
 - (b) No demolition or construction 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.
 - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
 - (d) Demolition or construction debris 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.
 - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.

- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
 - (g) 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.
 - (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
 - (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
 - (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
 - (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
3. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from flooding, wave uprush, and sea level rise; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
4. **No Future Shoreline Protective Device.** By acceptance of this permit, the applicants agree, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-12-014 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm

conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

5. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-15-1294. 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. 5-15-1294. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-15-1294 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION AND DESCRIPTION

The subject sites are located at 16475 and 16467 South Pacific Avenue in the Sunset Beach community in the City of Huntington Beach, Orange County (**Exhibits 1 and 2**). Sunset Beach was formerly unincorporated Orange County. In August 2011, Sunset Beach was annexed by the City of Huntington Beach. The Sunset Beach area has not yet been incorporated into the City of Huntington Beach LCP, therefore, Chapter 3 of the Coastal Act is the standard of review. The formerly certified Sunset Beach Local Coastal Program (LCP) designates the site Sunset Beach Residential – High Density and the proposed project lower density single-family residence is allowable under this higher density designation. The two subject lots are located within an existing urban residential area, bordered by 23rd Street to the south, residences to the north, S. Pacific Ave. to the east, and to the west a wide sandy beach (approximately 400 feet wide) between the subject property and the Pacific Ocean. The proposed project meets the previously certified Sunset Beach LCP height restriction for Sunset Beach Residential zoning.

The applicant proposes to demolish two existing cottages and a two-car garage on 16475 S. Pacific Ave., demolish an existing cottage and a two-car garage at 16467 S. Pacific Ave., record a lot line adjustment between both lots and build two new residences on each lot. The applicant proposes a three-story, 33 ft. high, 4,657 sq. ft. single family residence with an attached three-car garage on a 2,170 sq. ft. lot at 16475 S. Pacific Avenue and a three-story, 33 ft. tall, 4,107 sq. ft. single family residence with an attached two-car garage on a 2,100 sq. ft. lot at 16467 S. Pacific Ave. Both sites also include side yard hardscape improvements, minor drainage improvements, no landscaping or irrigation systems and minimal grading for site preparation. The applicant proposes to demolish all of the structures within their private property. There are existing deck encroachments onto the public sandy beach on both sites. No work is proposed to these existing encroachments. Project plans are included as **Exhibit #2**.

Existing development on both subject sites includes a wood deck encroachment onto the public sandy beach on the ocean facing side of the lot. **Exhibit #3** is an aerial photograph of the site depicting the deck encroachments. Orange County administered the previously certified Sunset Beach LCP from 1982-2012. Between 1990 and 2012, the County issued encroachment permits to oceanfront residential development for deck encroachments onto the public beach under a beach area regulation in the LCP which stated: *“Permanent above-ground structures on the beach and sand areas shall be prohibited, except for: a) Lifeguard Towers, b) Other facilities necessary for public safety, c) Temporary uses and structures accessory to residential development on contiguous Sunset Beach Residential properties subject to a Coastal Development Permit and a Public Property Encroachment Permit.”*

Staff requested information from the application regarding the deck encroachments, specifically construction date and whether an encroachment permit and coastal development permit had been obtained at the time of construction. The applicant’s response was that as no work is proposed on the deck encroachments, the decks are not included as part of this coastal development permit application #5-15-1294 and did not provide evidence that the existing deck encroachments over both lots were ever permitted by Orange County.

Local Approvals

The applicant obtained Administrative Permit No. 15-009 as an “Approval in Concept” and Lot Line Adjustment No. 15-002 approval from the City of Huntington Beach Department of Planning and Building.

Section 30600(c) of the Coastal Act provides for the issuance of Coastal Development Permits directly by the Commission in regions where the local government having jurisdiction does not have a Certified Local Coastal Program (LCP). The City of Newport Beach only has a Certified Land Use Plan (LUP) and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The Certified Land Use Plan may be used for guidance.

B. HAZARDS AND SHORELINE PROTECTION

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

New development shall do all of the following:

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

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The project site is significant due to its oceanfront location adjacent to a public sandy beach recreation area. Due to its location the site may be subject to coastal hazards related to erosion due to, among other things, flooding, wave up-rush during severe storm events, and sea level rise.

The northwest portion of the beach in the Sunset Beach area and the beach fronting Surfside Colony to the north has been subject to severe erosion as a result of the wave reflection off of the Anaheim Bay Harbor east jetty (USACOE; 1995, 2002). Properties within this reflection zone have been subject to wave runup and minor flooding. The reflection effect is strongest next to the jetty. The project site is located on the far southwest end of the beach well outside the limit of the influence of the jetty. This overall area, Sunset Beach and Surfside Colony is part of a federally mandated Orange County Beach Erosion Control Project (USACOE, 1995). The US Army Corps of Engineers has maintained the beach in this area through beach sand nourishment projects since the early 1960s. The ACOE continues to monitor the shoreline. The wide sandy beach in front of the subject site has not experienced significant long term erosion since the sand nourishment activity and has been maintained at an approximately 400 ft. width. Furthermore, in past winter months, Orange County created a temporary man made sand berm for additional winter storm protection. It is not yet known whether the City of Huntington Beach will continue this practice in future years. Regardless, because a wide beach is maintained by the federal

government it is unlikely that the beach will become narrow enough for wave runup and associated flooding to reach the site.

The applicant is not proposing any shoreline protective devices and no protective device is expected to be required for the economic life of the structure. Regardless, development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's potential future impact on shoreline processes, the Commission imposes **Special Condition #4**, which prohibits construction of any future bluff or shoreline protective device(s) to protect the development approved pursuant to Coastal Development Permit No. 5-15-1294 including, but not limited to residence, foundations, decks, balconies, patios, hardscape and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, sea level rise or other natural coastal hazards in the future.

Therefore, due to the sensitive shoreline location of the proposed development, the Commission also imposes **Special Condition #3** to require that the landowner and any successor-in-interest assume the risk of undertaking the development; **Special Condition #5** to require a coastal development permit or permit amendment for any future improvements to the development; and finally, **Special Condition #6** to require a deed restriction to inform future owners of the risks associated with development in a hazardous location.

C. PUBLIC ACCESS

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired 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.

Section 30212 of the Coastal Act states, in relevant part:

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

Section 30240 (b) of the Coastal Act states:

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

The development is located between the sea and the first public road. Vertical public access to this beach is available seaward of the subject lots and downcoast of the site at the 23rd Street street-end (**Exhibit #1**). Lateral public access along the wide sandy beach is available

approximately 40 feet seaward of the oceanfront properties along the entire beach due to existing patio/deck encroachments and a man-made vegetated sand berm/dune-like mound in front of the majority of oceanfront homes along Pacific Avenue.

The proposed new residence would be constructed with a close to zero beachfront setback and would be built up to the existing beachfront deck encroachments. This is the existing pattern of development along this block (between 31rd and 32rd Streets) and along most beachfront homes in Sunset Beach.

The setback standards in the previously certified Sunset Beach LCP are as follows:

Setback Description – 16467 S. Pacific Ave. (interior lot)	Requirement	Project Proposal
Minimum Front (street) Setback @ 1 st Floor	5' – 0"	5' – 0"
Minimum Front Setback @ Other Floors	0' – 6"	0' – 6"
Minimum Rear (beach sand/ocean front) Setback	None required	None provided
Side Setback	3' – 0"	3' – 0"
Maximum Height	35'	35'

Setback Description – 16475 S. Pacific Ave. (corner lot)	Requirement	Project Proposal
Minimum Front (street) Setback @ 1 st Floor	5' – 0"	5' – 0"
Minimum Rear (beach sand/ocean front) Setback	None required	0'
Side Setback	3' – 0"	3' – 0"
Maximum Height	35'	35'

As the residences are proposed to be constructed with a zero rear (oceanfront) setback, the existing decks built on public sandy beach areas basically serve as private backyards for these residences. These beach encroachment structures take up public sandy beach area that could otherwise provide public recreation and therefore are an impediment to public beach access. However, at this time, no demolition, replacement or improvements of these structures is proposed as part of this coastal development permit application. Therefore, the Commission imposes **Special Condition #1** requiring the applicant submit final revised plans clearly depicting all encroachment structures associated with the proposed new residences and marked as not a part of this coastal development permit approval.

The proposed development is located between the sea and the first public road, however, it does not directly or indirectly impact the public's ability to access the nearby accessways to the ocean. The project sites are currently developed with single-family residences and the proposed lot line adjustment, demolition of existing residences and construction of two new single family residences will not result in an intensification of use. The proposed development will not create adverse impacts, either individually or cumulatively, on public access and will not block public access from the first public road to the shore.

While the proposed lot line adjustment, demolition of existing structures within private property lines and construction of two new single family residences do not affect the siting of the proposed two new single family residences, oceanfront setback, or coastal access, the proposed

project does raise concerns that future development at the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. In order to ensure that development on the site does not occur which could potentially adversely impact coastal access concerns expressed in this staff report, the Commission imposes **Special Condition #5**. This condition informs the applicant that future development at the site requires an amendment to this permit (5-15-1294) or a new coastal development permit. Future development includes, but is not limited to, structural additions, landscaping, fencing, structures encroaching onto the sandy beach and shoreline protective devices.

As conditioned, the landowner and any successor-in-interest assume the risk of undertaking the development; construction of shoreline protective devices is prohibited in the future; and agreement that future development returns to the Commission for review. Therefore, the Commission finds that the proposed development, as conditioned, is consistent with the Sections 30211, 30212 and 30240(b) of the Coastal Act regarding public access.

D. WATER QUALITY

Section 30230 of the Coastal Act states, in pertinent part:

Marine resources shall be maintained, enhanced, and where feasible, restored...

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Due to the project location adjacent to the Pacific Ocean, the proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes **Special Condition #2** requiring, but not limited to, implementation of best management practices (BMPs) designed to avoid temporary impacts to the ocean by minimizing erosion and preventing soil and debris from entering coastal waters during construction. Furthermore, the applicant proposes design features including drainage improvements for the predominantly paved site directing water runoff away from the ocean and toward the street where water runoff from the site will be directed to a dry well for onsite water infiltration prior to discharging to the public storm drain. No landscaping is proposed as part of the project.

As conditioned, the project will minimize possible adverse impacts on coastal waters to such an extent that it will not have a significant impact on marine resources, biological productivity or coastal water quality. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to protect marine resources, promote the biological productivity of coastal waters and to protect human health.

E. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition #6** requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. As conditioned, the applicant is required to provide revised plans clearly depicting and indicating beach encroachments associated with the development are not part of this coastal development permit approval; prohibits construction of new shoreline protective devices in the future; and requires the landowner and any successor-in-interest assume the risk of undertaking the development and/or hazards to which the site is subject and agree to the Commission's immunity from liability.

Only as conditioned, does the Commission find that the development conforms to the requirements of Section 30251 and Section 30253 of the Coastal Act regarding the siting of development in a hazardous location.

F. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the Sunset Beach was effectively certified on in 1982 and updated in 1992, however, Sunset Beach was annexed into the City of Huntington Beach effective August 2011. The City of Huntington Beach has since submitted an LCP Amendment to incorporate the Sunset Beach area into the City of Huntington Beach LCP. In the interim, Chapter 3 of the Coastal Act is the standard of review and the previously certified Sunset Beach LCP may be used as guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

The proposed development, as conditioned, is consistent with Chapter 3 of the Coastal Act and with the previously Certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

The City of Huntington Beach is the lead agency for purposes of CEQA compliance. The City determined that the project is categorically exempt from CEQA. Furthermore, the proposed development has been conditioned to assure the proposed project is consistent with the resource protection policies of the Coastal Act. The conditions also serve to mitigate significant adverse impacts under CEQA. The conditions are: 1) Submittal of Revised Plans; 2) Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris; 3) Assumption of Risk, Waiver of Liability and Indemnity; 4) No Future Shoreline Protection Device; 5) Future Improvements; and 6) Generic Deed Restriction

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

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

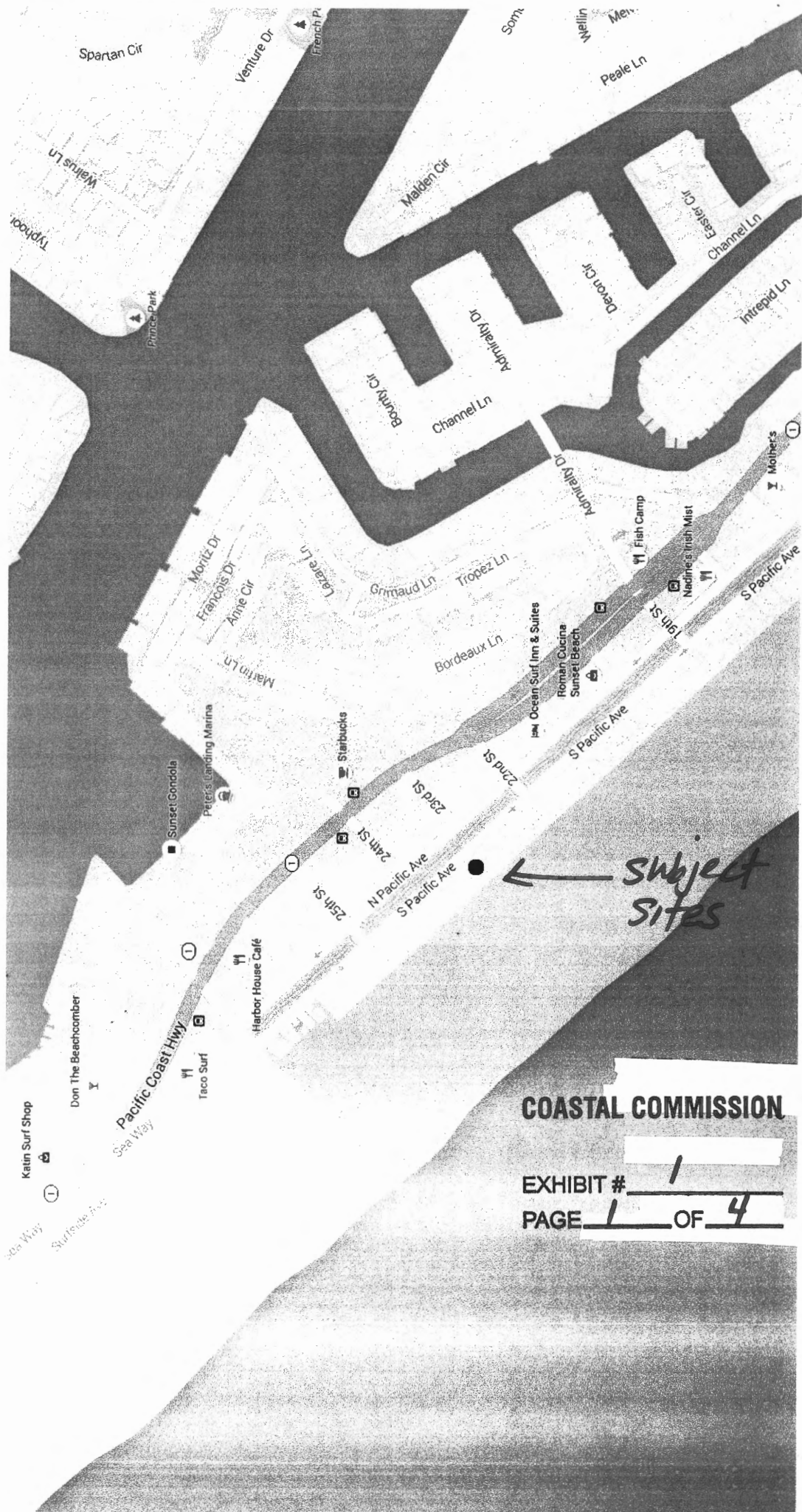
Approval-in-Concept from the City of Huntington Beach, Administrative Permit No. 15-009 and Lot Line Adjustment No. 15-002 (Bassaly Residences) dated June 24, 2015.

Laboratory Test Results, 16475-16467 South Pacific Avenue, Sunset Beach, CA, prepared by G3SoilWorks, dated April 7, 2015

Previously Certified Sunset Beach Local Coastal Program

US Army Corps of Engineers (USACOE), 1995, "Orange County Beach Erosion Control Project, San Gabriel River to Newport Bay Orange County, CA," April 1995

US Army Corps of Engineers (USACOE), 2002, "Coast of California Storm and Tidal Waves Study South Coast Region, Orange County"



COASTAL COMMISSION

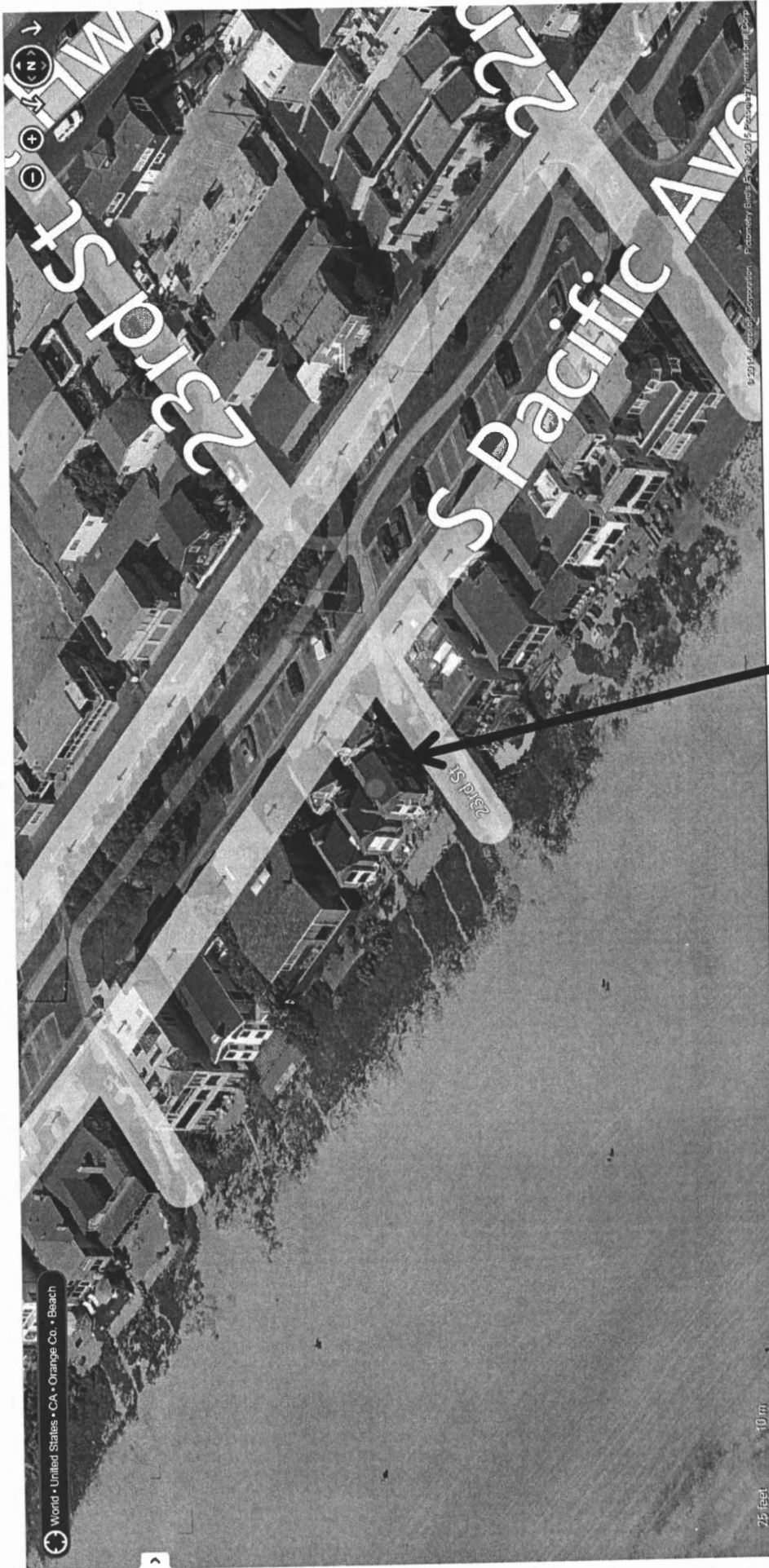
EXHIBIT # 1
 PAGE 1 OF 4



16475 S Pacific Ave, Sunset Beach, CA
90742
Directions Save Zoom Send

COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 4



Subject Sites

COASTAL COMMISSION

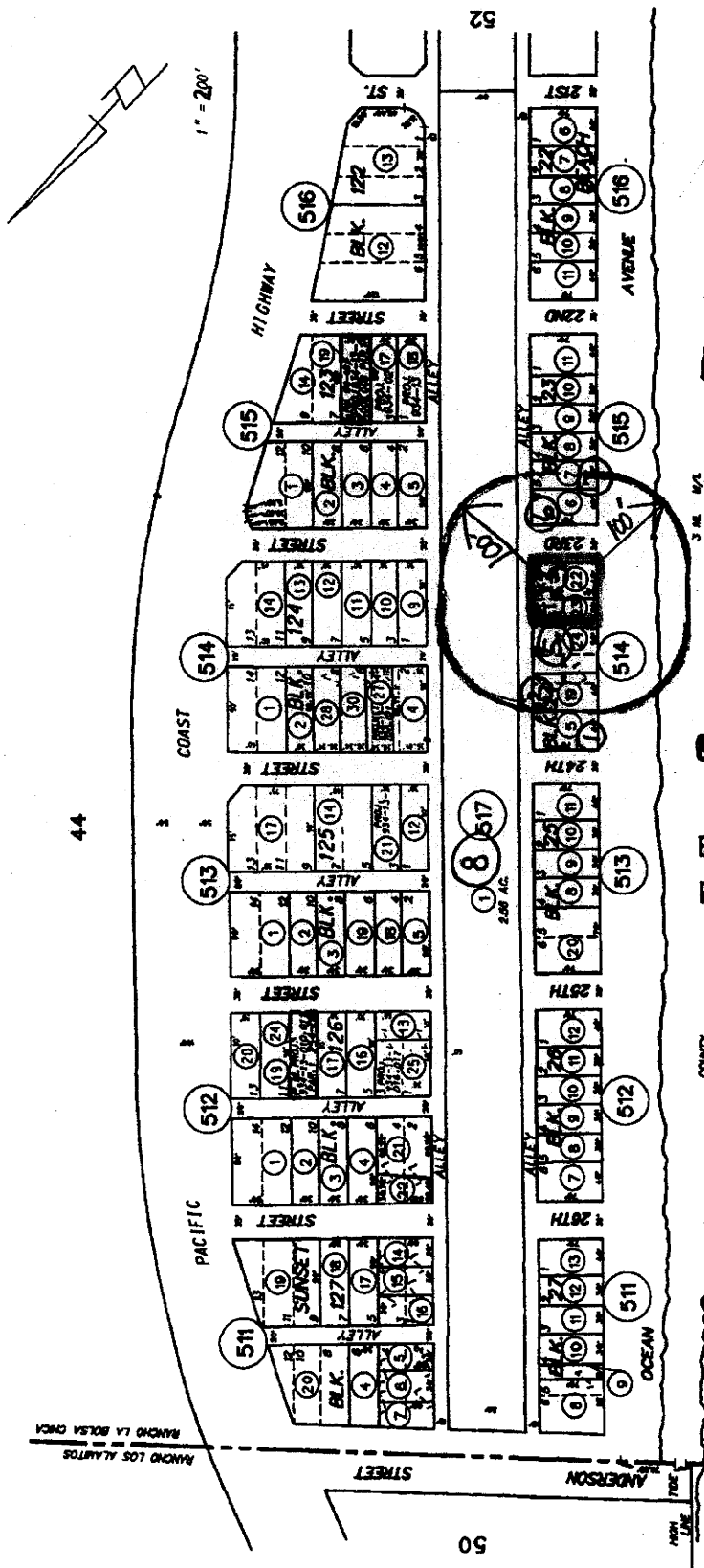
EXHIBIT # 1
PAGE 3 OF 4

178-51

SEE SPECIAL PAGE 178-519 FOR FEE TITLE ASSESSMENT BELOW SURFACE

POR. W. 1/2, SEC. 19, T 5 S, R 11 W
POR. E. 1/2, SEC. 24, T 5 S, R 12 W

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY FOR ANY OTHER PURPOSE. ALL RIGHTS ARE RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2014



COASTAL COMMISSION

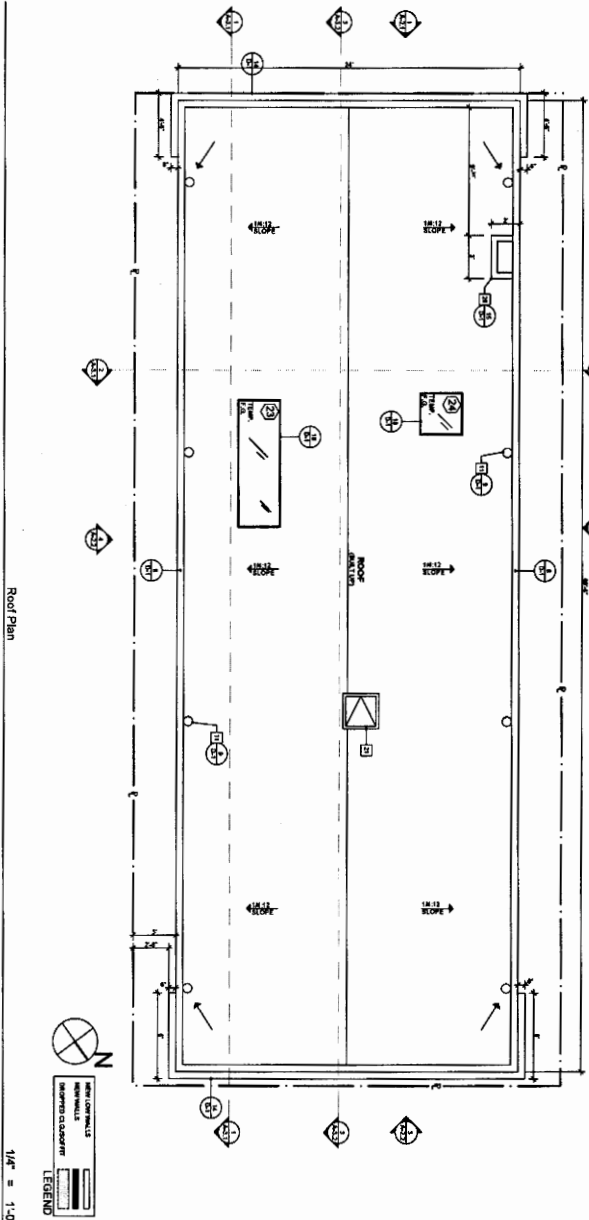
EXHIBIT # 1
PAGE 4 OF 4

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

SUNSET BEACH PARCEL MAP N.M. 3-39, 40 P.M. 176-48, 254-26

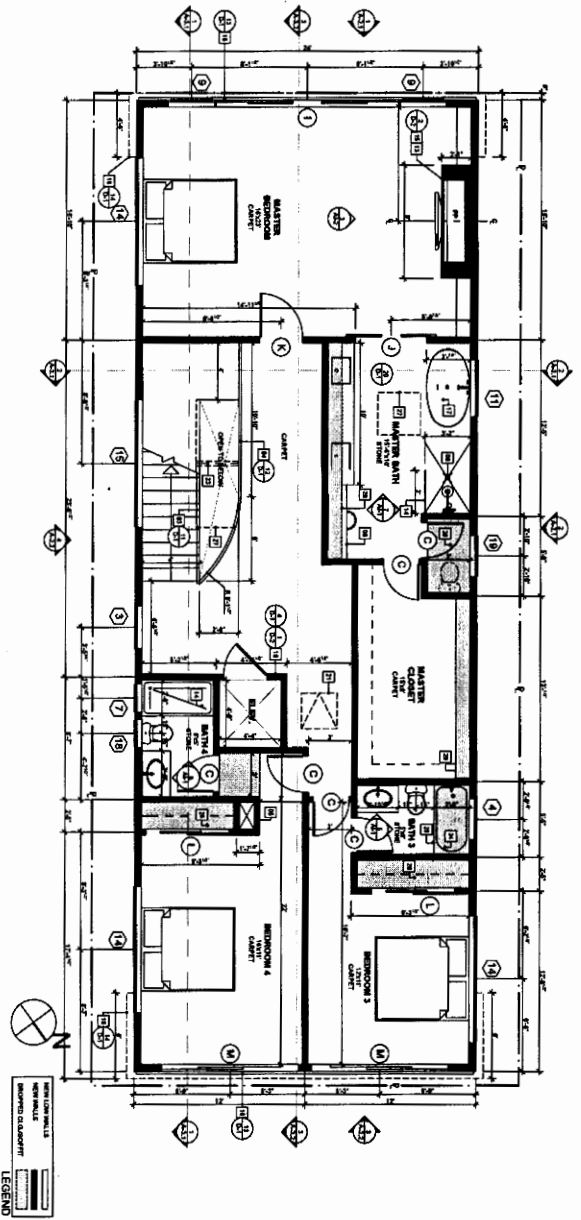
MARCH 1971

DONNA'S RADIUS MAPS
DATE: 7-2-15
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921



Roof Plan

1/4" = 1'-0"



Third Floor

1/4" = 1'-0"

COASTAL COMMISSION

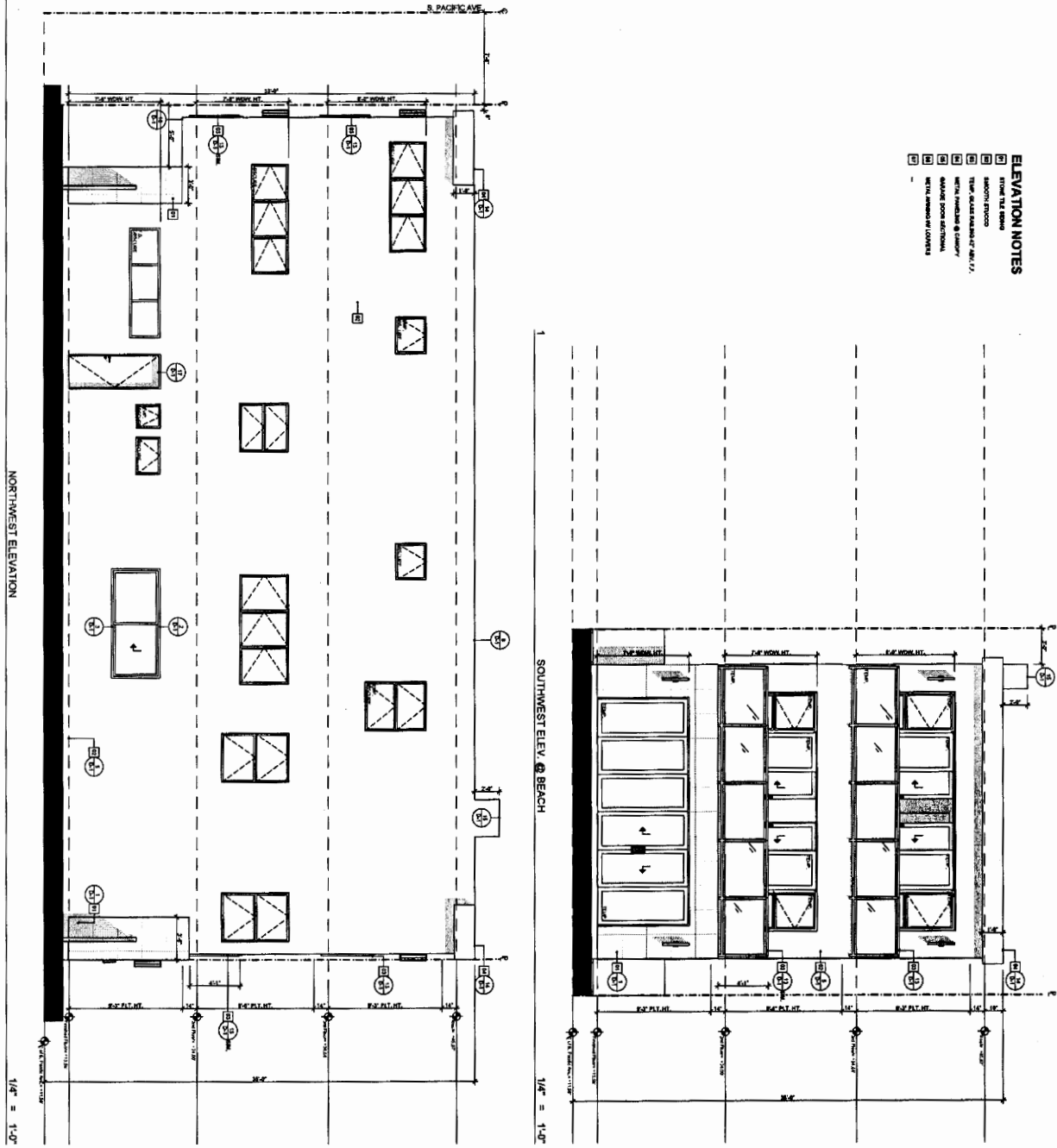
EXHIBIT # 2
PAGE 2 OF 8

- FLOOR PLAN NOTES**
1. SEE GENERAL NOTES TO THE CONTRACT DOCUMENTS FOR THE PROJECT.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. FINISHES TO BE SHOWN ON THE DRAWINGS.
 4. SEE SCHEDULES FOR FINISHES.
 5. SEE SCHEDULES FOR MATERIALS.
 6. SEE SCHEDULES FOR EQUIPMENT.
 7. SEE SCHEDULES FOR MECHANICAL.
 8. SEE SCHEDULES FOR ELECTRICAL.
 9. SEE SCHEDULES FOR PLUMBING.
 10. SEE SCHEDULES FOR FIRE PROTECTION.
 11. SEE SCHEDULES FOR SPECIALTIES.
 12. SEE SCHEDULES FOR PAINTS AND COATINGS.
 13. SEE SCHEDULES FOR FLOORING.
 14. SEE SCHEDULES FOR CEILING.
 15. SEE SCHEDULES FOR WALLS.
 16. SEE SCHEDULES FOR DOORS AND WINDOWS.
 17. SEE SCHEDULES FOR STAIRS.
 18. SEE SCHEDULES FOR ELEVATORS.
 19. SEE SCHEDULES FOR RAMPWAYS.
 20. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 21. SEE SCHEDULES FOR SIGNAGE.
 22. SEE SCHEDULES FOR SECURITY.
 23. SEE SCHEDULES FOR SPECIALTIES.
 24. SEE SCHEDULES FOR PAINTS AND COATINGS.
 25. SEE SCHEDULES FOR FLOORING.
 26. SEE SCHEDULES FOR CEILING.
 27. SEE SCHEDULES FOR WALLS.
 28. SEE SCHEDULES FOR DOORS AND WINDOWS.
 29. SEE SCHEDULES FOR STAIRS.
 30. SEE SCHEDULES FOR ELEVATORS.
 31. SEE SCHEDULES FOR RAMPWAYS.
 32. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 33. SEE SCHEDULES FOR SIGNAGE.
 34. SEE SCHEDULES FOR SECURITY.
 35. SEE SCHEDULES FOR SPECIALTIES.
 36. SEE SCHEDULES FOR PAINTS AND COATINGS.
 37. SEE SCHEDULES FOR FLOORING.
 38. SEE SCHEDULES FOR CEILING.
 39. SEE SCHEDULES FOR WALLS.
 40. SEE SCHEDULES FOR DOORS AND WINDOWS.
 41. SEE SCHEDULES FOR STAIRS.
 42. SEE SCHEDULES FOR ELEVATORS.
 43. SEE SCHEDULES FOR RAMPWAYS.
 44. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 45. SEE SCHEDULES FOR SIGNAGE.
 46. SEE SCHEDULES FOR SECURITY.
 47. SEE SCHEDULES FOR SPECIALTIES.
 48. SEE SCHEDULES FOR PAINTS AND COATINGS.
 49. SEE SCHEDULES FOR FLOORING.
 50. SEE SCHEDULES FOR CEILING.
 51. SEE SCHEDULES FOR WALLS.
 52. SEE SCHEDULES FOR DOORS AND WINDOWS.
 53. SEE SCHEDULES FOR STAIRS.
 54. SEE SCHEDULES FOR ELEVATORS.
 55. SEE SCHEDULES FOR RAMPWAYS.
 56. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 57. SEE SCHEDULES FOR SIGNAGE.
 58. SEE SCHEDULES FOR SECURITY.
 59. SEE SCHEDULES FOR SPECIALTIES.
 60. SEE SCHEDULES FOR PAINTS AND COATINGS.
 61. SEE SCHEDULES FOR FLOORING.
 62. SEE SCHEDULES FOR CEILING.
 63. SEE SCHEDULES FOR WALLS.
 64. SEE SCHEDULES FOR DOORS AND WINDOWS.
 65. SEE SCHEDULES FOR STAIRS.
 66. SEE SCHEDULES FOR ELEVATORS.
 67. SEE SCHEDULES FOR RAMPWAYS.
 68. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 69. SEE SCHEDULES FOR SIGNAGE.
 70. SEE SCHEDULES FOR SECURITY.
 71. SEE SCHEDULES FOR SPECIALTIES.
 72. SEE SCHEDULES FOR PAINTS AND COATINGS.
 73. SEE SCHEDULES FOR FLOORING.
 74. SEE SCHEDULES FOR CEILING.
 75. SEE SCHEDULES FOR WALLS.
 76. SEE SCHEDULES FOR DOORS AND WINDOWS.
 77. SEE SCHEDULES FOR STAIRS.
 78. SEE SCHEDULES FOR ELEVATORS.
 79. SEE SCHEDULES FOR RAMPWAYS.
 80. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 81. SEE SCHEDULES FOR SIGNAGE.
 82. SEE SCHEDULES FOR SECURITY.
 83. SEE SCHEDULES FOR SPECIALTIES.
 84. SEE SCHEDULES FOR PAINTS AND COATINGS.
 85. SEE SCHEDULES FOR FLOORING.
 86. SEE SCHEDULES FOR CEILING.
 87. SEE SCHEDULES FOR WALLS.
 88. SEE SCHEDULES FOR DOORS AND WINDOWS.
 89. SEE SCHEDULES FOR STAIRS.
 90. SEE SCHEDULES FOR ELEVATORS.
 91. SEE SCHEDULES FOR RAMPWAYS.
 92. SEE SCHEDULES FOR ACCESSIBLE ROUTES.
 93. SEE SCHEDULES FOR SIGNAGE.
 94. SEE SCHEDULES FOR SECURITY.
 95. SEE SCHEDULES FOR SPECIALTIES.
 96. SEE SCHEDULES FOR PAINTS AND COATINGS.
 97. SEE SCHEDULES FOR FLOORING.
 98. SEE SCHEDULES FOR CEILING.
 99. SEE SCHEDULES FOR WALLS.
 100. SEE SCHEDULES FOR DOORS AND WINDOWS.

COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 8

- ELEVATION NOTES**
- 1 FROM THE BEACH
 - 2 FROM THE DRIVE
 - 3 FROM THE DRIVE
 - 4 FROM THE DRIVE
 - 5 FROM THE DRIVE
 - 6 FROM THE DRIVE
 - 7 FROM THE DRIVE
 - 8 FROM THE DRIVE
 - 9 FROM THE DRIVE
 - 10 FROM THE DRIVE
 - 11 FROM THE DRIVE
 - 12 FROM THE DRIVE
 - 13 FROM THE DRIVE
 - 14 FROM THE DRIVE
 - 15 FROM THE DRIVE
 - 16 FROM THE DRIVE
 - 17 FROM THE DRIVE
 - 18 FROM THE DRIVE
 - 19 FROM THE DRIVE
 - 20 FROM THE DRIVE



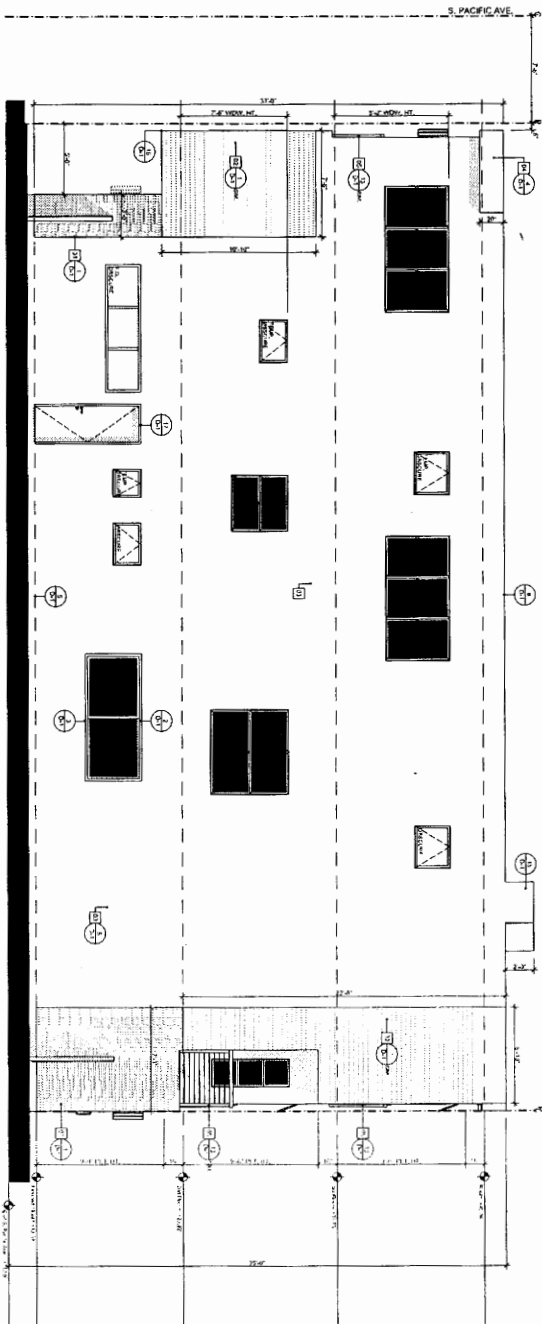
A-3.1 Exterior Elevations - Project No. 1920111 - 1/2\"/>

<p>A-3.1</p>	<p>Exterior Elevations</p>	<p>BASSALY INTERIOR LOT NEW CONSTRUCTION/SINGLE FAMILY RESIDENCE 16467 S. PACIFIC AVE, SUNSET BEACH CA. 92649</p>			<p>OTIS Architecture Inc. 908 Electric Ave. Studio 207 Seal Beach, CA 90740 (714) 848-0177 jph www.otisarchitecture.com</p>
---------------------	-----------------------------------	--	--	---	--

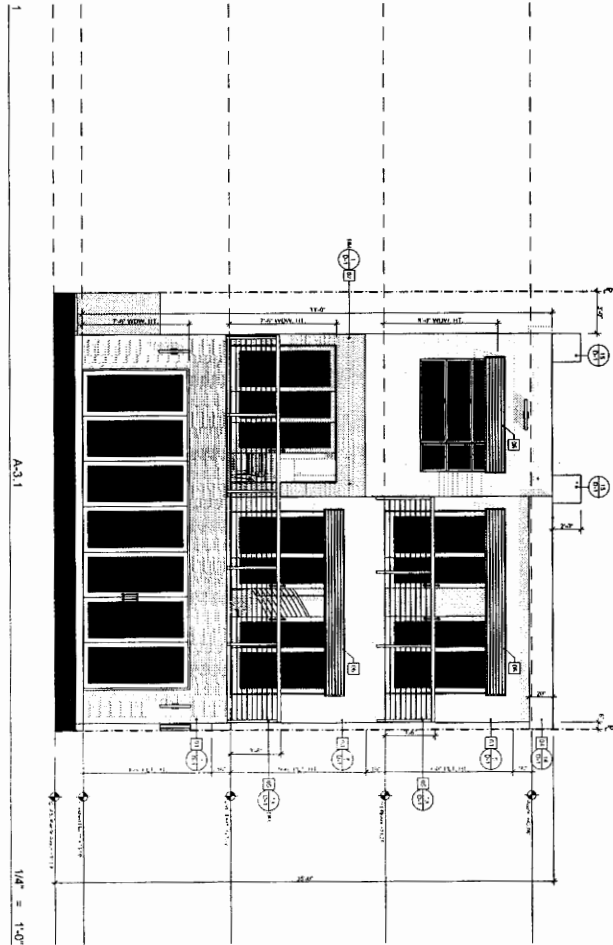
COASTAL COMMISSION

EXHIBIT # 2
PAGE 7 OF 8

2



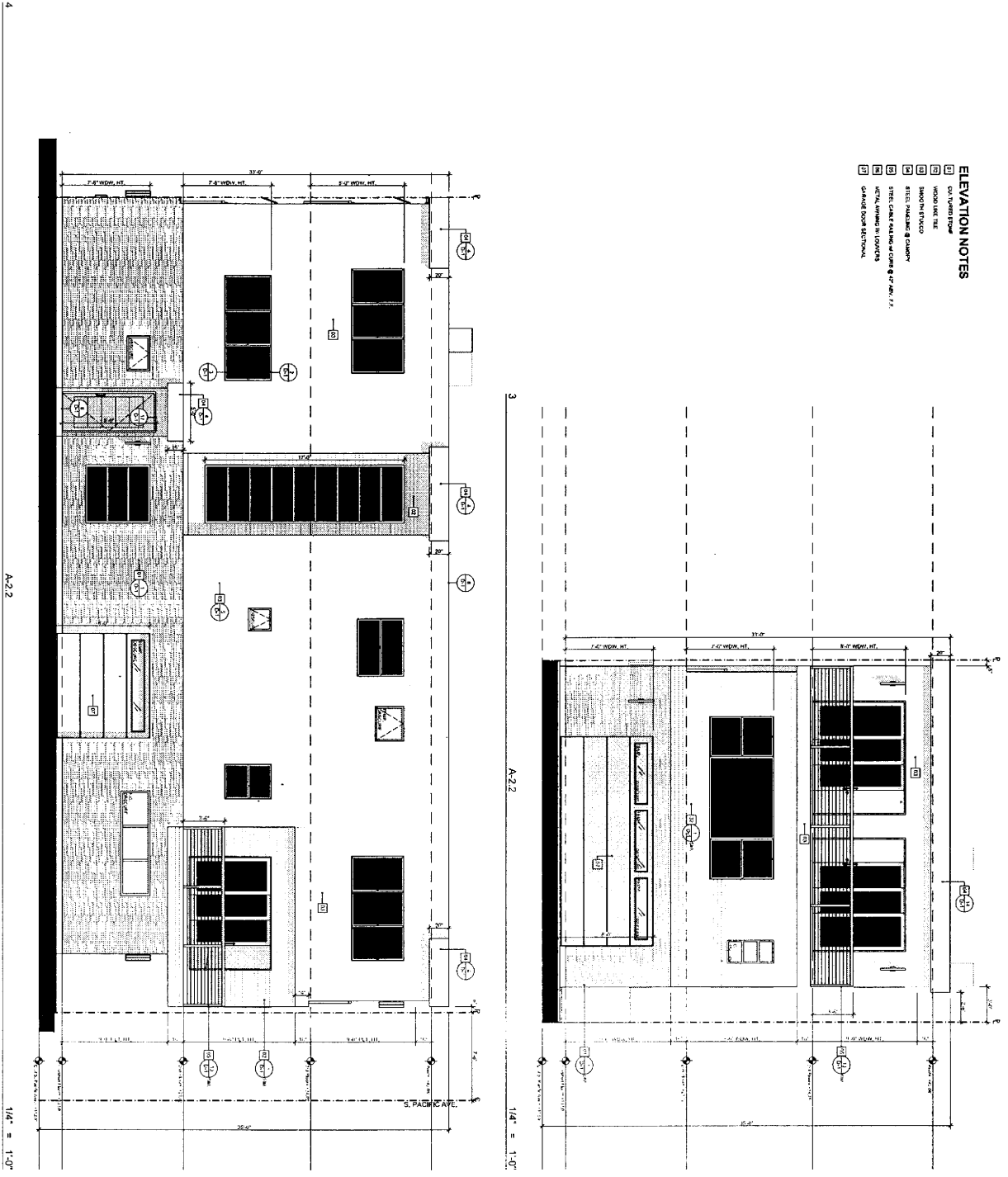
- ELEVATION NOTES**
- 1. CO. TYPED SYMBOL
 - 2. WINDOW UNIT
 - 3. WINDOW UNIT
 - 4. WINDOW UNIT
 - 5. WINDOW UNIT
 - 6. WINDOW UNIT
 - 7. WINDOW UNIT
 - 8. WINDOW UNIT
 - 9. WINDOW UNIT
 - 10. WINDOW UNIT
 - 11. WINDOW UNIT
 - 12. WINDOW UNIT
 - 13. WINDOW UNIT
 - 14. WINDOW UNIT
 - 15. WINDOW UNIT
 - 16. WINDOW UNIT
 - 17. WINDOW UNIT
 - 18. WINDOW UNIT
 - 19. WINDOW UNIT
 - 20. WINDOW UNIT
 - 21. WINDOW UNIT
 - 22. WINDOW UNIT
 - 23. WINDOW UNIT
 - 24. WINDOW UNIT
 - 25. WINDOW UNIT
 - 26. WINDOW UNIT
 - 27. WINDOW UNIT
 - 28. WINDOW UNIT
 - 29. WINDOW UNIT
 - 30. WINDOW UNIT
 - 31. WINDOW UNIT
 - 32. WINDOW UNIT
 - 33. WINDOW UNIT
 - 34. WINDOW UNIT
 - 35. WINDOW UNIT
 - 36. WINDOW UNIT
 - 37. WINDOW UNIT
 - 38. WINDOW UNIT
 - 39. WINDOW UNIT
 - 40. WINDOW UNIT
 - 41. WINDOW UNIT
 - 42. WINDOW UNIT
 - 43. WINDOW UNIT
 - 44. WINDOW UNIT
 - 45. WINDOW UNIT
 - 46. WINDOW UNIT
 - 47. WINDOW UNIT
 - 48. WINDOW UNIT
 - 49. WINDOW UNIT
 - 50. WINDOW UNIT
 - 51. WINDOW UNIT
 - 52. WINDOW UNIT
 - 53. WINDOW UNIT
 - 54. WINDOW UNIT
 - 55. WINDOW UNIT
 - 56. WINDOW UNIT
 - 57. WINDOW UNIT
 - 58. WINDOW UNIT
 - 59. WINDOW UNIT
 - 60. WINDOW UNIT
 - 61. WINDOW UNIT
 - 62. WINDOW UNIT
 - 63. WINDOW UNIT
 - 64. WINDOW UNIT
 - 65. WINDOW UNIT
 - 66. WINDOW UNIT
 - 67. WINDOW UNIT
 - 68. WINDOW UNIT
 - 69. WINDOW UNIT
 - 70. WINDOW UNIT
 - 71. WINDOW UNIT
 - 72. WINDOW UNIT
 - 73. WINDOW UNIT
 - 74. WINDOW UNIT
 - 75. WINDOW UNIT
 - 76. WINDOW UNIT
 - 77. WINDOW UNIT
 - 78. WINDOW UNIT
 - 79. WINDOW UNIT
 - 80. WINDOW UNIT
 - 81. WINDOW UNIT
 - 82. WINDOW UNIT
 - 83. WINDOW UNIT
 - 84. WINDOW UNIT
 - 85. WINDOW UNIT
 - 86. WINDOW UNIT
 - 87. WINDOW UNIT
 - 88. WINDOW UNIT
 - 89. WINDOW UNIT
 - 90. WINDOW UNIT
 - 91. WINDOW UNIT
 - 92. WINDOW UNIT
 - 93. WINDOW UNIT
 - 94. WINDOW UNIT
 - 95. WINDOW UNIT
 - 96. WINDOW UNIT
 - 97. WINDOW UNIT
 - 98. WINDOW UNIT
 - 99. WINDOW UNIT
 - 100. WINDOW UNIT



COASTAL COMMISSION

EXHIBIT # 2
PAGE 8 OF 8

- ELEVATION NOTES**
- 1. COLORADO PINE
 - 2. WOOD LAM. FILL
 - 3. SHIMMER FINISH
 - 4. STEEL PANELING IN CORNER
 - 5. STEEL CORNER PANEL CORNER @ 90°/45°/135°
 - 6. METAL MOUNTING IN CORNERS
 - 7. CHANGEL DOOR DETAILING



A-3.2 Exterior Elevations, Project # 170118, 16475 S. Pacific Ave., Sunset Beach, CA 92649. Prepared by OTIS Architecture Inc. on 08/15/18. All rights reserved. No part of this document may be reproduced without written permission from OTIS Architecture Inc.

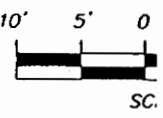
<p>A-3.2</p>	<p>Exterior Elevations</p> <p>170118 16475 S. Pacific Ave. Sunset Beach, CA 92649</p>	<p>BASSALY CORNER LOT NEW CONSTRUCTION/SINGLE FAMILY RESIDENCE 16475 S. PACIFIC AVE. SUNSET BEACH CA. 92649</p>			<p>OTIS Architecture Inc. 909 Electric Ave. Studio 207 Seaf Beach, CA 90740 (714) 846-0177 ph www.otisarchitecture.com</p>	
---------------------	--	--	--	--	---	--

1-800-422-4133
3 WORKING DAYS BEFORE YOU DIG

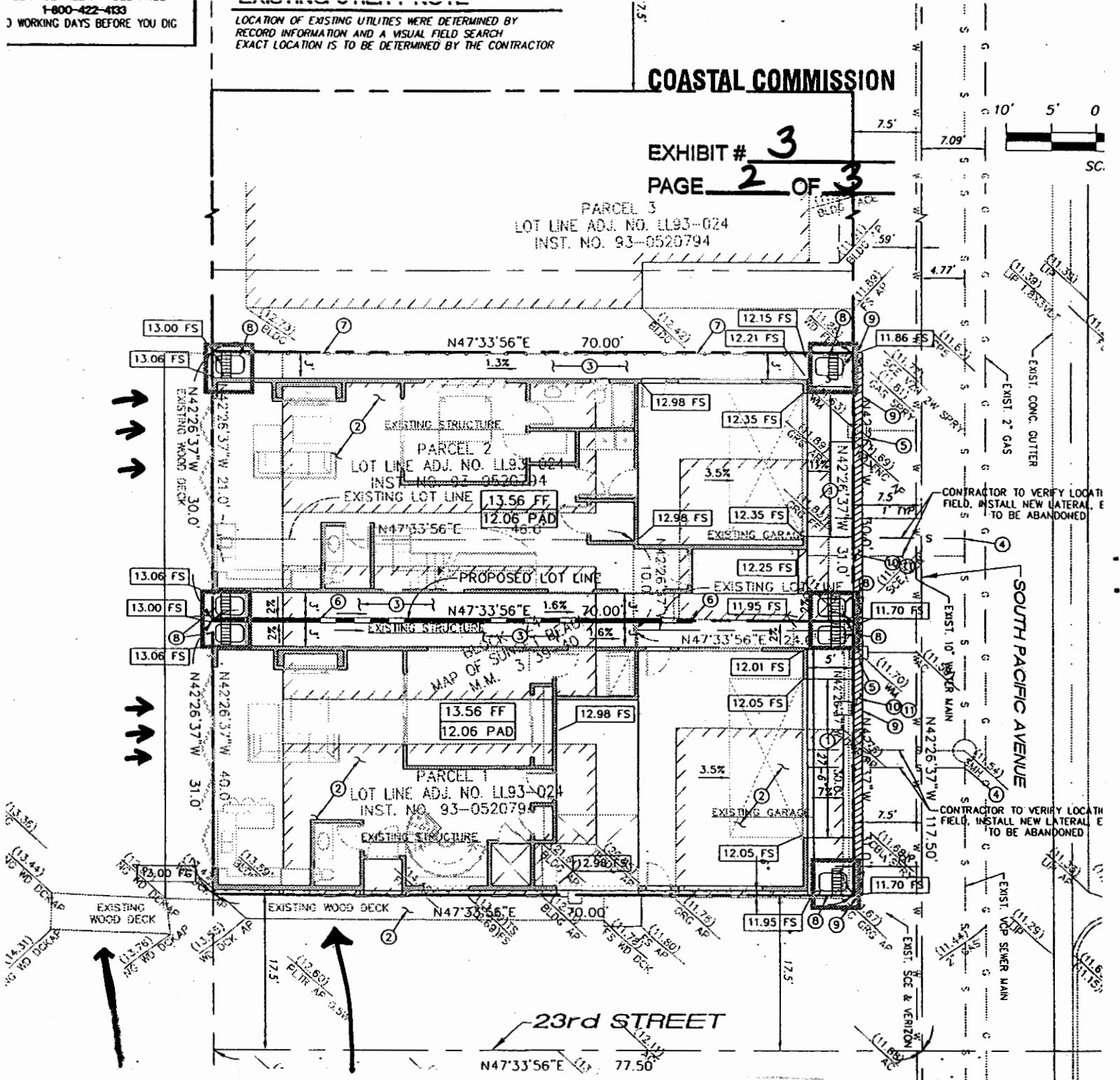
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY
RECORD INFORMATION AND A VISUAL FIELD SEARCH
EXACT LOCATION IS TO BE DETERMINED BY THE CONTRACTOR

COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 3



PARCEL 3
LOT LINE ADJ. NO. LL93-024
INST. NO. 93-0520794



GRADING PLAN DETAIL DEPICTING EXISTING WOOD DECK ENCROACHMENTS BEYOND THE OCEANFRONT PROPERTY LINES ON BOTH SITES, AND ALONG 23RD STREET OF THE CORNER LOT

RECEIVED
South Coast Region

Mail recorded copies to:

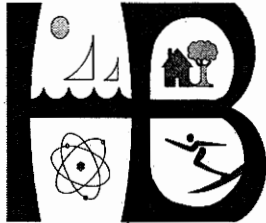
CITY OF HUNTINGTON BEACH
CITY CLERK
2000 Main Street
Huntington Beach, CA 92648

SEP 16 2015

CALIFORNIA
COASTAL COMMISSION

Space above reserved for County Recorder's use

Fee: \$ _____



**CITY OF HUNTINGTON BEACH
LOT LINE ADJUSTMENT
No. 15 - 002**

RECORD OWNER(S) OF EXISTING PARCELS:

I hereby certify that: 1) I am the record owner of all parcels proposed for adjustment by this application: 2) I have knowledge of and consent to the filing of this application: and 3) The information submitted in connection with this application is true and correct:

APN: 178-514-22

NAME: Magdy Bassaly Bichay

ADDRESS: 16475 South Pacific
Huntington Beach, CA 90742

DAYTIME
TELEPHONE: _____

APN: 178-514-23

NAME: Magdy Bassaly Bichay

ADDRESS: 16467 South Pacific
Huntington Beach, CA 90742

DAYTIME
TELEPHONE: _____

Signature
Name: _____

Signature
Name: _____

Signature
Name: _____

Signature
Name: _____

COASTAL COMMISSION

EXHIBIT # 4
PAGE 1 OF 6



CITY OF HUNTINGTON BEACH

LOT LINE ADJUSTMENT

COASTAL COMMISSION

No. 15 - 002

EXHIBIT # 4
PAGE 2 OF 6

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS _____ DAY OF _____, 200__, BEFORE ME, _____ A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

PRINT NAME

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS _____ DAY OF _____, 200__, BEFORE ME, _____ A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____

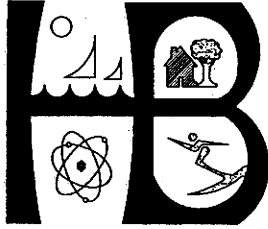
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

PRINT NAME



CITY OF HUNTINGTON BEACH
LOT LINE ADJUSTMENT
No. 15 - 002

COASTAL COMMISSION

EXHIBIT # 4
PAGE 3 OF 6

PREPARER:
CONTACT PERSON: DANIEL RUBIO
JONES, CAHL AND ASSOCIATES, INC.
ADDRESS: 18090 BEACH BOULEVARD, SUITE 12
HUNTINGTON BEACH, CA 92648
DAYTIME TELEPHONE NO: (714) 848-0566

This document consisting of 4 pages was prepared by me or under my direction.

DANIEL RUBIO P.L.S. 8239

My Registration Expires: 12/31/15

COUNTY:

Examined and Approved as to survey content only for
Kevin R. Hills, County Surveyor
L.S. 6617, Expiration Date: 12-31-15

By: _____
CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR
P.L.S. 6131, EXPIRATION DATE: 3/31/16

Dated this _____ day of _____

CITY ENGINEER:

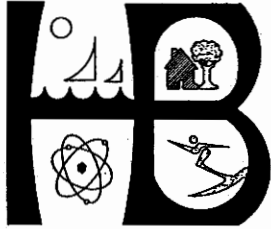
This Lot Line Adjustment Application has been examined and approved by the City of Huntington Beach.

Thomas M. Herbel, City Engineer R.C.E. 53300 Date
My Registration Expires: June 30, 2017

PLANNING DEPARTMENT:

Examined and Approved as to Zoning Conformance by the City of Huntington Beach Planning Department

By: _____ Date _____ See Exhibits "A, B and C" attached hereto.



CITY OF HUNTINGTON BEACH
LOT LINE ADJUSTMENT
No. 15 - 002

EXHIBIT # 4
PAGE 9 OF 6

LEGAL DESCRIPTION
"EXHIBIT A"

Owners:	Existing Parcels AP Numbers:	Proposed Parcels Reference Number:
MAGDY BASSALY BICHAY	178-514-22	PARCEL 1
MAGDY BASSALY BICHAY	178-514-23	PARCEL 2

SHEET 1 OF 1

A PROJECT IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, CONSISTING OF A LOT LINE ADJUSTMENT OF THE LAND DESCRIBED AS:

PARCEL 1: THE SOUTHEASTERLY 31 FEET OF LOT 1, BLOCK 24, OF THE SUNSET BEACH TRACT, IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: THE SOUTHWESTERLY 9 FEET OF LOT 1, BLOCK 24, OF THE SUNSET BEACH TRACT, IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THE SOUTHEASTERLY 21 FEET OF LOT 2, BLOCK 124, OF SAID TRACT.

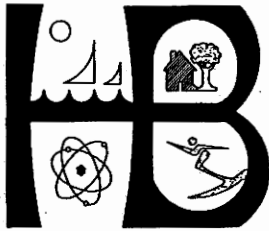
ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF.

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCELS HEREIN.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION

DANIEL RUBIO P.L.S. 8239
My Registration Expires: 12/31/15



CITY OF HUNTINGTON BEACH
 LOT LINE ADJUSTMENT
 No. 15 - 002

COASTAL COMMISSION

EXHIBIT # 4
 PAGE 5 OF 6

MAP
 "EXHIBIT B"

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
MAGDY BASSALY BICHAY	178-514-22	Parcel 1
MAGDY BASSALY BICHAY	178-514-23	Parcel 2

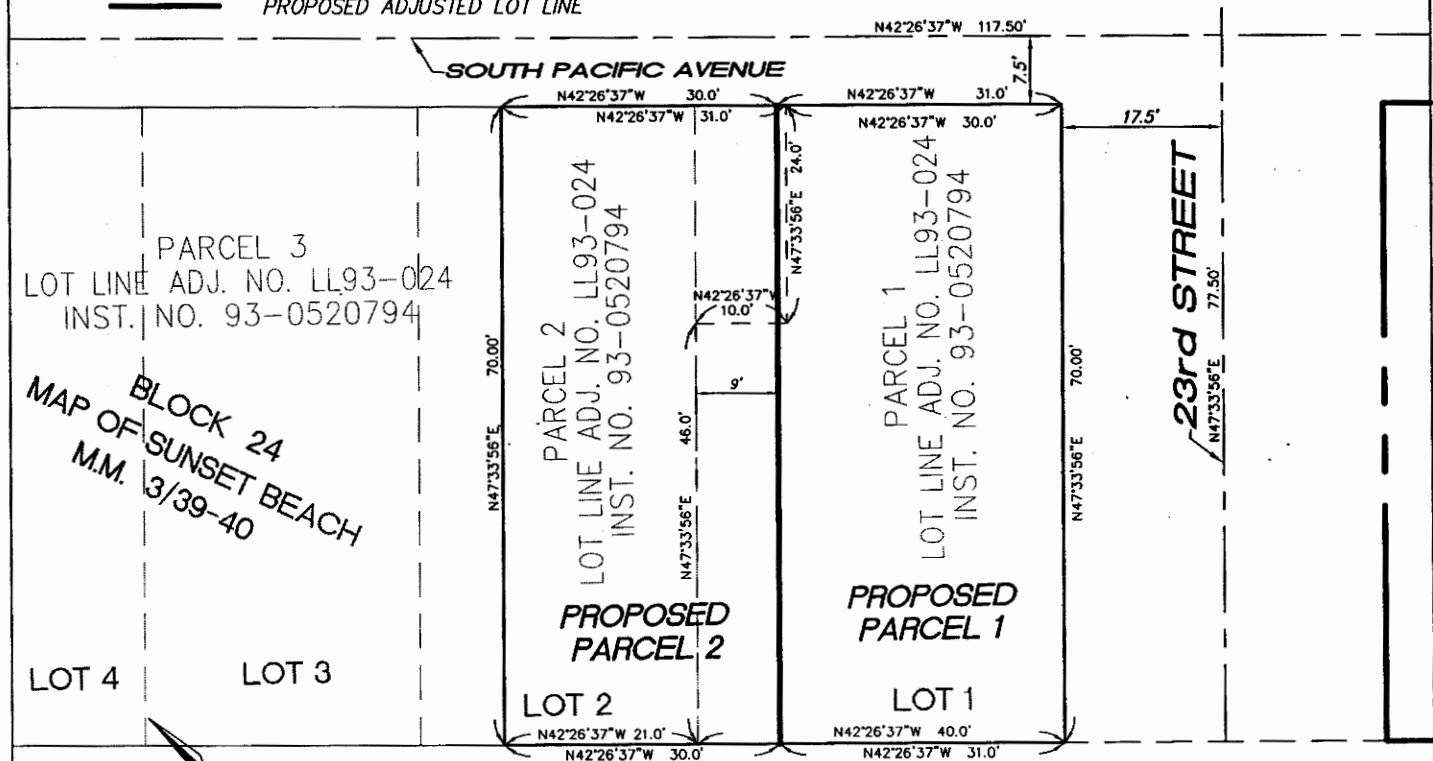
LEGEND

- EXISTING LOT LINE
- EXISTING LOT LINE PER SUNSET BEACH TRACT M.M. 3, PAGES 39-40
- EXISTING LOT LINE PER LOT LINE ADJUSTMENT LL93-024, TO BE ADJUSTED
- PROPOSED ADJUSTED LOT LINE

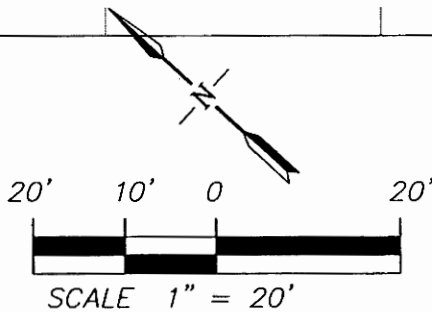
AREAS

	EXISTING	PROPOSED
PARCEL 1	2,558.9 S.F.	2,170.0 S.F.
PARCEL 2	1,710.8 S.F.	2,099.7 S.F.
TOTAL	4,269.7 S.F.	4,269.7 S.F.

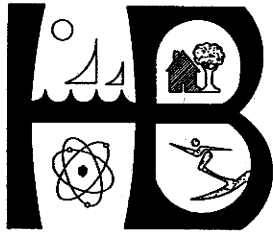
Sheet 1 of 1 sheet



THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
 ME OR UNDER MY DIRECTION



DANIEL RUBIO P.L.S. 8239
 My Registration Expires: 12/31/15



CITY OF HUNTINGTON BEACH
 LOT LINE ADJUSTMENT
 No. 15 - 002

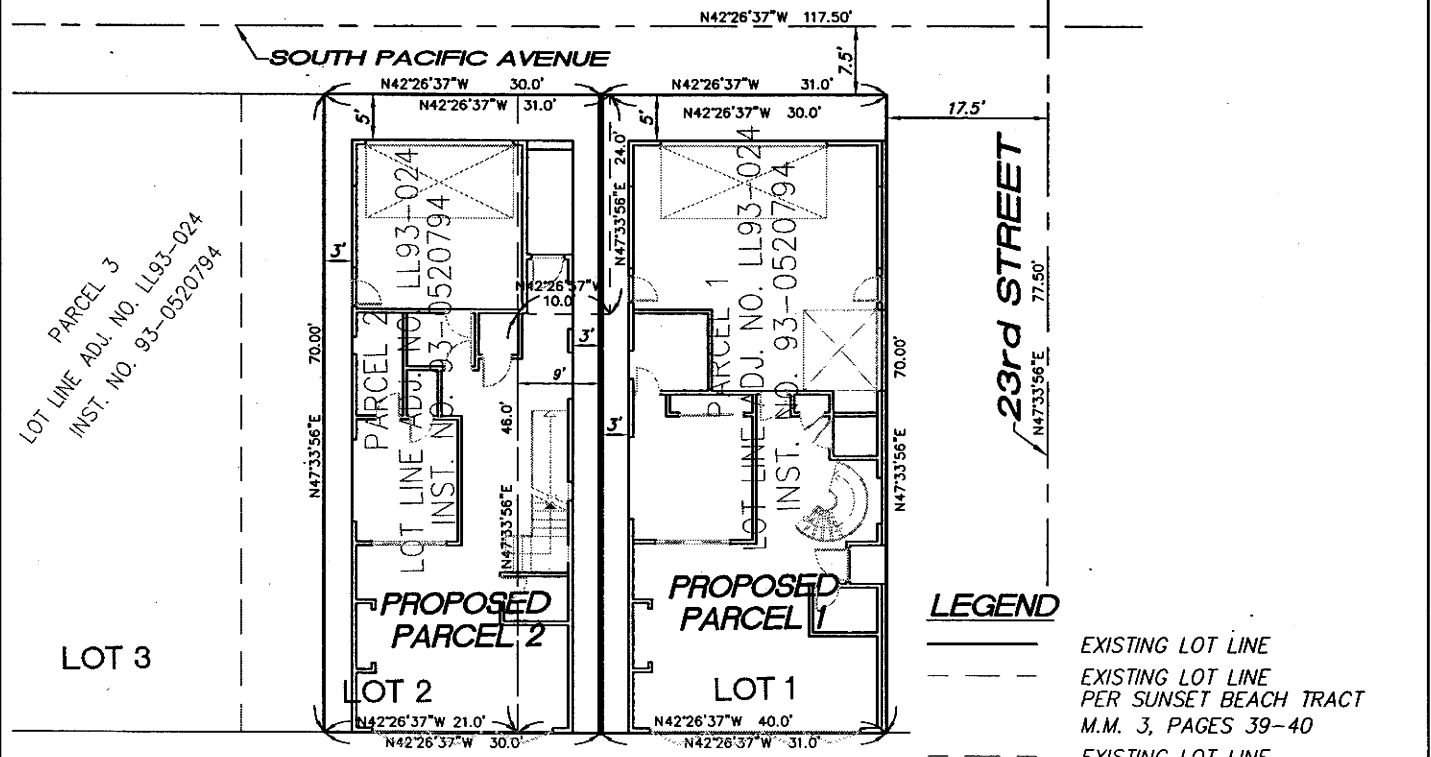
COASTAL COMMISSION

EXHIBIT # 4
 PAGE 6 OF 6

SITE PLAN
 "EXHIBIT C"

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
MAGDY BASSALY BICHAY	178-514-22	Parcel 1
MAGDY BASSALY BICHAY	178-514-23	Parcel 2

Sheet 1 of 1 sheet



THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
 ME OR UNDER MY DIRECTION

DANIEL RUBIO P.L.S. 8239
 My Registration Expires: 12/31/15

