

**CALIFORNIA COASTAL COMMISSION**

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# W9b

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Staff: E. Prahler-LB  
Staff Report: 10/15/2015  
Hearing Date: 11/04/2015

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 5-15-0421

**Applicant:** Ralf Zimmermann

**Location:** 2823 La Ventana, San Clemente, Orange County (APN 691-071-02)

**Project Description:** Major remodel and addition to an existing one-story 2,022 sq. ft. single-family residence with attached two-car garage resulting in new one-story 2,521 sq. ft. single-family residence, new 9 ft. x 13 ft. rear deck and landscaping plan on a 6,000 sq. ft. coastal bluff lot. The applicant also seeks after-the-fact approval for installation of nine (9) push piers to support the southwest portion of the residence.

**Staff Recommendation:** Approval with conditions

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### SUMMARY OF STAFF RECOMMENDATION:

The subject site is a coastal bluff top lot not subject to marine erosion in the City of San Clemente. All coastal bluffs in San Clemente are identified as environmentally sensitive habitat areas in the City's certified Land Use Plan. The primary issues associated with this development include assurance that the proposed development is consistent with the geologic hazard policies of the Coastal Act.

Staff is recommending **approval** of the proposed coastal development permit with **eight (8)** special conditions regarding: **1)** Conformance with Geotechnical Recommendations; **2)** Landscaping; **3)** Assumption of Risk, Waiver of Liability and Indemnity; **4)** No Future Bluff or Shoreline Protective Device; **5)** Future Improvements; **6)** Construction Responsibilities and Debris Removal; **7)** Deed Restriction against the property; and **8)** Condition Compliance, referencing all of the Special Conditions contained in this Staff Report.

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Exhibit 2 – Aerial View

Exhibit 3 – Site Plan

Exhibit 4-- Push Pier Locations

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that 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 of 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. **Conformance with Geotechnical Recommendations.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the Executive Director's review and approval, along with set of final plans, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans including foundation and grading/drainage plans and certified that each of those final plans is consistent with all the recommendations contained in the geologic engineering investigations.

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

2. **Landscaping – Drought Tolerant, Non-Invasive Plans.** Vegetated landscaped areas adjacent to the bluff shall only consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible. No permanent in-ground irrigation systems shall be installed on the bluff-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings. Vegetated landscaped areas on the street-side of the residence are encouraged to use native plant species, however, non-native drought tolerant non-invasive plant species may also be used in that area. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

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 geologic instability, sea level rise, wave uprush, and erosion; (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 Bluff or Shoreline Protective Device.**

- A. By acceptance of this permit, the applicant agrees, on behalf of himself 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. 5-15-0421 including, but not limited to, additions to the residence, foundations, bluff top deck, and any future improvements, in the event that the development is threatened with damage or destruction from landslide, erosion, storm conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this permit, the applicant further agrees, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the additions to the residence, foundations, and bluff top deck, 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 Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-15-0421. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-15-0421. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-15-0421 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.**

- A. The permittee shall comply with the following construction-related requirements:
- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wind or rain erosion and dispersion;
  - (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
  - (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;

- (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
- (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

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

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a stormdrain, open ditch or surface water; and
- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

7. **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 applicant has executed and recorded against the parcel 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 all 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.

8. **Condition Compliance.** Within 180 days of Commission action on this coastal development permit application, or within such time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

#### **IV. FINDINGS AND DECLARATIONS:**

##### **A. PROJECT LOCATION & DESCRIPTION**

The proposed development is located at 2823 La Ventana in the City of San Clemente, Orange County (Exhibit #1). The proposed development is located within 50 feet of a coastal bluff between the sea and the first public road. The site is surrounded to the north and south by single-family residences, to the east by the frontage street (La Ventana) and to the west by an approximately 70 foot high coastal bluff. The bluff slope descends to El Camino Real (aka Pacific Coast Highway), railroad tracks, and a public sandy beach beyond the road. Adequate public access to the beach exists nearby with the nearest vertical access available approximately half a mile driving distance from the subject site to the Poche Beach public beach access way. The subject site is designated RL (Residential Low Density) in the San Clemente certified Land Use Plan (LUP).

The coastal bluffs in this area of San Clemente are not subject to direct wave attack because they are separated from the beach by a rip-rap revetment-protected Orange County Transit Authority (OCTA) railroad tracks/railroad right-of-way and the El Camino Real roadway. Though not subject to direct wave attack, the bluffs are subject to erosion caused by natural factors such as wind and rain, adverse bedding orientations, soils conducive to erosion and rodent burrowing. Bluffs are also subject to erosion from human activities, such as irrigation, improper site drainage and grading.

The applicants propose improvements to a one-story, single family residence consisting of a complete interior remodel of the existing 2,022 sq. ft. residence including new foundation pad footings and addition of 499 sq. ft. of living space. A 248 sq. ft. addition on the rear, bluff top side of the parcel will be supported by two 24-inch diameter caissons and grade-beam. The applicants propose new landscaping and hardscape in front and rear yards, including permeable synthetic lawn at the southeast half of the rear yard, extending seaward beyond the rear property line to the bluff edge, and a new 9 ft. x 13 ft. synthetic wood deck on the bluff facing side of the lot adjacent to the proposed new bluff facing residential addition. A portion of an existing larger concrete patio slab located in the rear yard will be replaced with the proposed new bluff facing residential addition. The remaining portion of the concrete patio slab will remain as is. All existing irrigation on the bluff side of the property shall be removed. No grading is proposed. Finally, the applicant seeks after-the-fact approval for 9 push piers installed around the existing southeast corner of the house to correct for poorly compacted soils and settlement. Demolition, project plans, and landscaping plans are included as Exhibit #2.

The proposed work is considered a 'major remodel.' The proposed development will not result in an increase in the density or intensification of use of the property.

### **Bluff Setbacks and Geotechnical Recommendations**

The 6,000 square foot bluff top lot is currently developed with a one-story, single-family residence with rear yard (ocean bluff-facing) concrete slab patio. The existing residence is setback approximately 26 ft. from the coastal bluff edge (approximately at the 120 ft. contour line). The seaward facing property line at the subject site does not include the bluff edge as the bluff edge is located approximately 10 ft. from the seaward property line on a separate seaward parcel owned by the La Ventana Homeowners Association which extends beyond the coastal bluff edge down to the toe of the bluff. On bluff top lots in San Clemente, the Commission has typically required new development to conform to a minimum 25 ft. setback from the bluff edge for primary structures (e.g. the enclosed living area of residential structures) and minimum 10 ft. setback for secondary structures (e.g., patios, decks, garden walls) or requires conformance with the stringline setbacks. An existing concrete slab patio currently extends to approximately 11 ft. from the bluff edge. As proposed, new additions are proposed on both the street facing portion of the structure and the bluff facing side of the existing structure. The additions on the bluff-facing side of the structure will be setback 25 ft. from the bluff edge (Exhibit #2).

The applicant provided a Geotechnical Report prepared by William R. Munson, dated June 11, 2015. Topographically, the report characterizes the lot as relatively level without significant elevation relief. Beginning with the bluff below the southeast-adjacent property, there is a shotcrete wall concealing 68 or more tie-back anchors drilled into the bluff face. The shotcrete wall was constructed as part of a bluff repair/re-stabilization project across numerous La Ventana bluff properties in response to a major landslide in 1993. The shotcrete wall is not on or below the subject property; it begins on the bluff face below the lot immediately downcoast from the subject site on the separate seaward parcel owned by the La Ventana Homeowners Association.

The report concludes that the site is suitable for the proposed development from a geotechnical aspect and recommends that the proposed additions at the street side may be supported on shallow spread footings while the bluff facing additions should be supported by caissons and grade-beam. In addition, the applicant provided a Foundation Stabilization Report prepared by Helfrich-Associates, dated April 10, 2015. The report concludes that the southwest (bluff facing) portion of the residence has been affected by settlement of poorly compacted fill soils and recommends underpinning using 9 push piers to correct the settlement. These push piers were installed without a coastal development permit and the applicant is now seeking after-the-fact approval for this foundation repair work. The applicant submitted fees in the amount of \$16,440 (five times the relevant regular calendar permit fee based on the 2014 fee schedule). **Special Condition 1** requires the applicant provide final design and construction plans including foundation and grading/drainage plans reviewed and approved by an appropriately licensed professional certifying that each of those final plans is consistent with all the recommendations contained in the submitted, and any future, geologic engineering investigations for the proposed project.



### **Drainage Improvements and Landscaping**

The applicant proposes to direct roof and surface water runoff away from the bluff face into landscaped areas at the sides and front of the lot for natural onsite infiltration of water runoff before it is directed to existing City storm drains, per City requirements.

Landscape plantings throughout the site are proposed to be low-water use native vegetation suitable to Orange County coastal bluff vegetation communities. A drip irrigation system will be installed in the front yard planting areas, but no irrigation will be installed on the bluff side of the lot. The applicant proposes, and **Special Condition 2** requires, plantings on the bluff side of the lot to consist of native, drought tolerant, non-invasive plants and either native or non-native drought tolerant, non-invasive plants throughout the rest of the lot.

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that any future repair and maintenance of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act and the Commission's regulations. Therefore, to assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes **Special Condition 5** requiring the applicant to apply for an amendment to this CDP or a new CDP, if applicable, for any future development within the subject site.

In order to minimize adverse construction-related impacts upon marine resources, **Special Condition 6** requires the applicant comply with construction-related best management practices (BMPs) to ensure that construction materials, debris and waste does not enter receiving waters or be subject to dispersion and that prevent spillage and/or runoff of demolition or construction related materials and to contain sediment or contaminants associated with demolition or construction activities.

### **B. HAZARDS**

Development adjacent to the edges of hillsides and bluffs 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 and visual resources. To minimize risks to life and property and to minimize the adverse effects of development on hillsides and bluffs, the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, an appropriate set-back from the edge of a bluff or hillside, to prohibit construction of protective devices (such as a retaining wall) in the future, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

### **C. HABITAT**

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30240(b) of the Coastal Act.

#### **D. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates construction best management practices to minimize the effect of construction activities on the marine environment. These conditions include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials and construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

#### **E. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed and as conditioned, the project conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

#### **F. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

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

#### **H. UNPERMITTED DEVELOPMENT**

Unpermitted development has occurred within 50 feet of the bluff edge on the property subject to this Coastal Development Permit application. The unpermitted development includes installation of nine (9) push piers underpinning the southwest (bluff facing) portion of the residence. The placement of the push piers constitutes development under the Coastal Act and, therefore, requires a coastal development permit. Any non-exempt development activity (which is the case here) conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

The applicant provided a Foundation Stabilization Report prepared by Helfrich-Associates, dated April 10, 2015. The report concludes that the southwest (bluff facing) portion of the residence has been affected by settlement of poorly compacted fill soils and recommends underpinning using nine (9) push piers to correct the settlement. These push piers were installed without a coastal development permit and the applicant is now seeking after-the-fact approval for this foundation repair work.

Although development has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on this permit will resolve the violations identified in this section above once the permit has been fully executed and the terms and conditions of the permit complied with by the applicant. **Special Condition 8** requires the applicant to satisfy all “prior to issuance” conditions of this permit within 180 days of Commission action, or within such time as the Executive Director may grant for good cause.

### **I. LOCAL COASTAL PROGRAM (LCP)**

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the 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 of the Coastal Act.

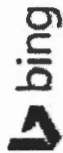
### **J. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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

## **Appendix A - Substantive File Documents**

- City of San Clemente LUP
- City of San Clemente Approval in Concept dated March 26, 2015
- Summary Report of Non-Invasive Geotechnical Assessment for Owner, prepared by William R. Munson, Inc., dated May 20, 2009
- Geotechnical Re-Assessment for Proposed House Addition Construction, 2823 La Ventana, San Clemente, California, prepared by William R. Munson, Inc., dated June 11, 2015
- Foundation Stabilization Recommendations, prepared by Helfrich-Associates, dated April 10, 2015

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La Ventana, San Clemente, California, United States

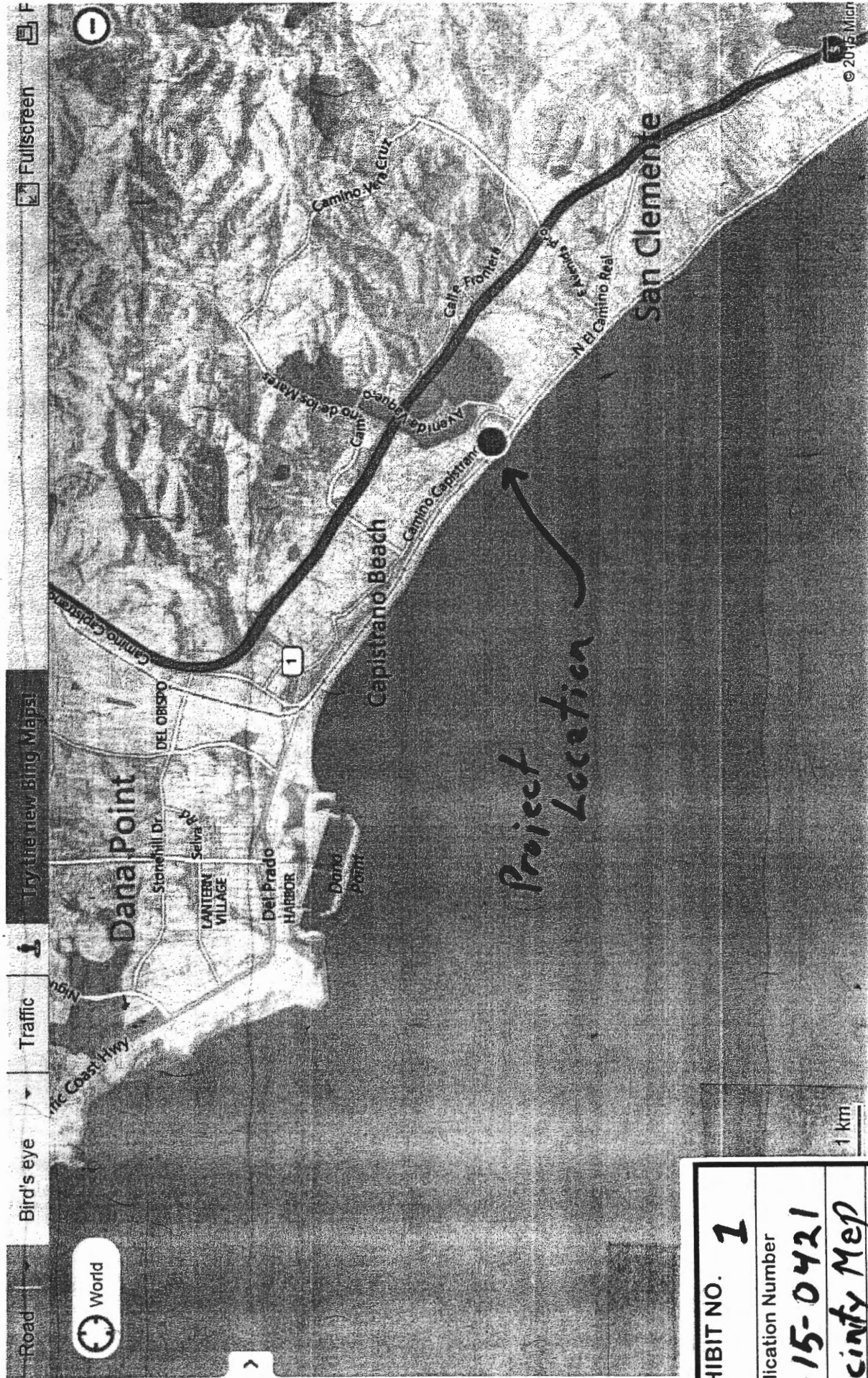


EXHIBIT NO.	1
Application Number	5-15-0421
	Vicinity Mep

*Project Site*



World • United States • CA • Orange Co. • San Clemente • Capistrano Beach

EXHIBIT NO. 2
Application Number 5-15-0421
Aerial View

**BRONZAGE NOTE**

- Utilize existing Drain Inlets and Drain Line System, and add new Aluminum Planter Drains where necessary.
- All Roof area Gutters and Downspouts drain into Planter area or Hardscape area.

**4" ATHRUM CRATE**

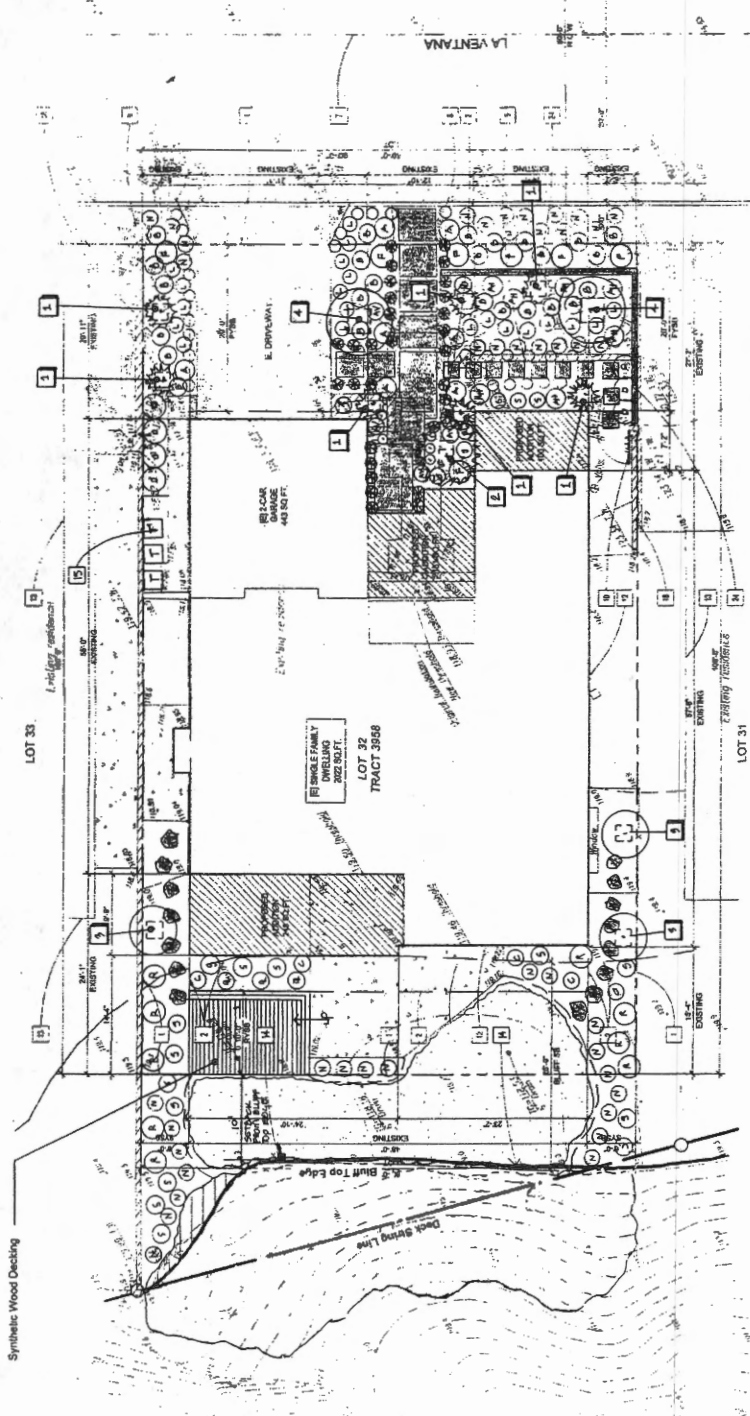


**Synthetic Wood Decking**



**LANDSCAPE NOTES:**

- ALL EXISTING IRREGULARITIES WITHIN THE PROPERTY SHALL BE REMOVED AND THE SURFACE SHALL BE REGRADED.
- NO NEW IRRIGATION ALIGNED WITHIN THE APPROVED SETBACKS FROM EDGE OF COASTAL BLUFF FROM EDGE OF COASTAL BLUFF SHALL BE OF A VARIETY THAT IS SUITABLE TO THE CLIMATE AND SATISFACTORY TO THE PLANNING DIVISION.
- ALL LANDSCAPING WITHIN THE SETBACKS SHALL BE PROVIDED TO BE REMOVED AND REPLACED WITHIN THE APPROVED SETBACKS FROM THE PROPERTY OWNER WHICH MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
- ANY EXISTING WALLS ON OR NEAR THE PROPERTY SHALL BE REMOVED AND THE PROPERTY SHALL BE REGRADED TO BE SUITABLE TO THE CLIMATE AND SATISFACTORY TO THE PLANNING DIVISION.



**COASTAL INTERIOR PLANT MATERIAL**

- SHRUBS**
- *Arctostaphylos Emuwood* (1 Gal) (1' to 2' tall)
  - *Baccharis Pinnata* (1 Gal) (1' to 2' tall)
  - *Ceanothus Texensis* (1 Gal) (4' to 10' tall)
  - *Ceanothus Magnificus* (1 Gal) (2' tall)
  - *Cercocarpus Californica* (1 Gal) (1' tall)
  - *Dudleya Linnaculata* (1 Gal) (3' to 5' tall)
  - *Ipomoea Atrorubra* (1 Gal) (3' to 5' tall)
  - *Koeberlinia Confertiflora* (1 Gal) (4' to 8' tall)
  - *Ribes Spectabile* (1 Gal) (2' tall)
- GROUND COVER**
- *Arctostaphylos Emuwood* (4" Pot)
  - *Baccharis Pinnata* (1 Gal)
  - *Ceanothus Texensis* (1 Gal)
  - *Ceanothus Magnificus* (1 Gal)
  - *Cercocarpus Californica* (1 Gal)
  - *Dudleya Linnaculata* (1 Gal)
  - *Ipomoea Atrorubra* (1 Gal)
  - *Koeberlinia Confertiflora* (1 Gal)
  - *Ribes Spectabile* (1 Gal)

**LANDSCAPE NOTE**

- Existing Rear Yard Hardscape is to remain as is.
- All existing Lawn Area and any non-conforming Coastal Bluff Top Plant Material is to be removed, along with all existing Rear Yard permanent Irrigation Systems.
- Remaining Rear Yard Landscaping Areas are to be planted with approved native Coastal Bluff Top Plant Material.

**SITE NOTES**

1. ALL EXISTING GRADES WITHIN THE PROPERTY SHALL BE REGRADED TO BE SUITABLE TO THE CLIMATE AND SATISFACTORY TO THE PLANNING DIVISION.
2. THE DISCHARGE OF ANY POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOLUBLE WASTES, OR OTHER HAZARDOUS WASTES SHALL BE DISCHARGED TO ANY STORM DRAINAGE SYSTEM OR TO ANY WATER BODY.
3. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ENCOURAGED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE THE IMPACT OF CONSTRUCTION ACTIVITIES ON THE ENVIRONMENT. THE LOCATION OF ALL CONSTRUCTION ACTIVITIES SHALL BE DETERMINED BY THE PLANNING DIVISION.
4. THE IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD WATER, AND OVER IRRIGATION. THE SYSTEM SHALL BE MAINTAINED TO PREVENT WATER FROM OVER IRRIGATING AREAS, SUCH AS ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARBORS, ROADWAYS OR STRUCTURES.
5. EXISTING AREA DRAINS TO REMAIN. UTILIZE EXISTING SURFACE DRAINAGE SYSTEMS TO PREVENT OVER IRRIGATION. ALL DRAINS SHALL BE CONNECTED TO EXISTING SURFACE DRAINAGE.

**EXHIBIT NO. 3**  
**Application Number**  
**5-15-C421**  
**Site Plan**

**PLANT LEGEND**

SYMBOL	PLANT NAME	COMMON NAME	SIZE	WATERING
(1)	Chamaecyparis Humilis	Medicinal Fan Palm	2' Tall	M
(2)	Decascope Drago	Dragon Tree	2'	L
(3)	Citrus Specios	Variety	2'	M
(4)	Yucca Gloriosa	Spanish Dagger	3'	L
(5)	Arctostaphylos Emuwood	Sage Bush	1 Gal	M
(6)	Agave attenuata	Fossil Agave	5 Gal	L
(7)	Agave vivipara	NOY	1 Gal	L
(8)	Adiantum hybrid	Big Bear Fern	5 Gal	L
(9)	Bougainvillea	Colorful Bush	5 Gal	L
(10)	Delonix Regia	People's Tree	15 Gal	L
(11)	Euphorbia tirucalli	Porcupine Tree	1 Gal	L
(12)	Ficus glauca	Elfin Tree	4" Pot	M
(13)	Nesselia tenuiflora	Mealy Flower Grass	1 Gal	L
(14)	Phormium tenax	Brown New Zealand Fern	5 Gal	L
(15)	Sida acuta	Sour Gum	5 Gal	M
(16)	Sida acuta	Sour Gum	5 Gal	M
(17)	Sida acuta	Sour Gum	5 Gal	M
(18)	Sida acuta	Sour Gum	5 Gal	M
(19)	Sida acuta	Sour Gum	5 Gal	M
(20)	Sida acuta	Sour Gum	5 Gal	M
(21)	Sida acuta	Sour Gum	5 Gal	M
(22)	Sida acuta	Sour Gum	5 Gal	M
(23)	Sida acuta	Sour Gum	5 Gal	M
(24)	Sida acuta	Sour Gum	5 Gal	M

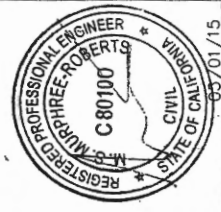
**CONSTRUCTION LEGEND**

1. PROPERTY LINE
2. SETBACK
3. (R) FINISH FLOOR (BELOW BOUNDARY AS OCCURS)
4. (R) FINISH FLOOR (ABOVE BOUNDARY AS OCCURS)
5. REMOVE EXISTING SITE WALL
6. CONCRETE ON EXISTING FOUNDATION
7. CONCRETE ON NEW FOUNDATION
8. (R) TOP OF CURB
9. (R) SIDEWALK
10. (R) 8" HIGH WOOD GATE
11. (R) ROOF TO MATCH - IN. CLAS 3" FINE TATED
12. (R) ROOF TO MATCH - IN. CLAS 3" FINE TATED
13. ADJACENT BUILDING
14. BLUFF TOP ROOF FOR SURVEY
15. TRASH STORAGE AREA
16. EDGE OF WALL (NEW OR EXISTING)
17. EDGE OF WALL (NEW OR EXISTING)
18. (R) WALL MOUNTED ELECTRICAL PANEL LOCATION
19. (R) 6" DIA METER LOCATION
20. (R) 6" DIA METER LOCATION
21. (R) 6" DIA METER LOCATION
22. (R) 6" DIA METER LOCATION
23. (R) 6" DIA METER LOCATION
24. (R) 6" DIA METER LOCATION

**IRRIGATION NOTE**

- New Front Yard Planting areas are to be irrigated with a "Drip"-type system to minimize water usage.
- All new Trees will be separately-valved and be irrigated with a "Bubble"-type system design.
- There will be no "overhead spray"-type system installed on this project.

minus crushed Aggregate "California Gold" available thru BNS, (Southwest Boulder & Stone)



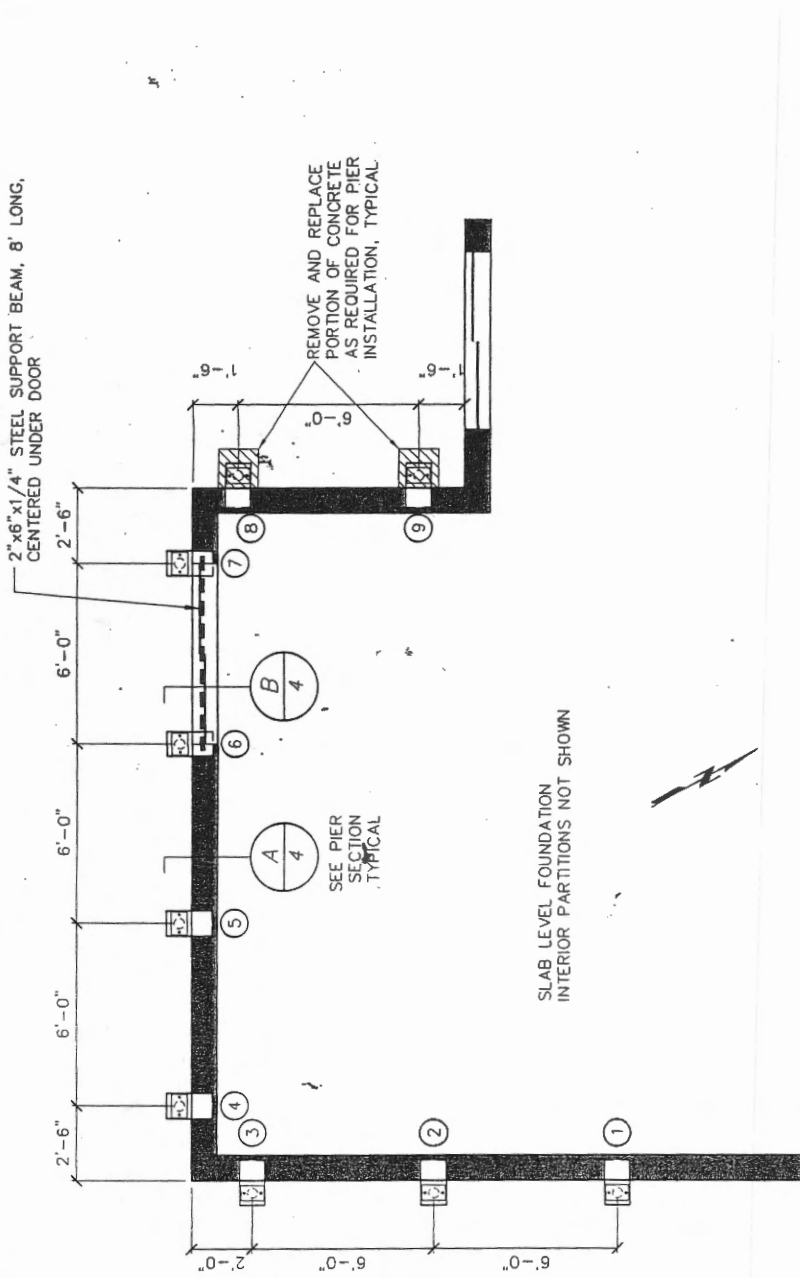
Owner: Rafi Zimmerman  
 Address: 2823 La Ventana  
 San Clemente, CA 92672  
 Job No: HE15040072  
 Date: 05/01/15  
 Dwn By: JKT  
 Chkd By: SMR

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**FOUNDATION WORK BY:**  
**A1 CONCRETE & CONSTRUCTION, INC.**  
 781 NORTH LOREN AVE.  
 AZUSA, CA 91702  
 1-909-957-9192

**GENERAL PIER NOTES**

- Pier spacing is based on the following notes and assumptions. If field conditions differ, notify Engineer before placing piers.  
 Structure:  
 - Roof: tile  
 - Ext. siding: stucco over frame  
 - Foundation: conc. slab w/ 10Mx18D turned-down footing  
 - Exist. structure is generally in good condition.
- Place piers directly under concentrated load points such as beam pockets, interior load-bearing walls that meet the ext. foundation, interior columns, etc.
- Place piers on both sides of doors, windows, and other wall openings.
- Place piers w/in 3' of both sides of significant vertical cracks in the foundation wall. A significant vertical crack is one that eliminates the foundation's ability to transfer load across the crack.
- Pier spacing may not be altered without engineer approval.
- If access is blocked by surface concrete and concrete needs to be removed in a non-structural area, 2500 PSI concrete may be used with #3 or #4 rebar reinforcing.



The development as proposed is approved by the City of San Clemente in concept. This is a preliminary approval and does not grant the recipient any development rights. This City will then process the Coastal Commission, U.S. Fish & Wildlife Service, and other City departments and divisions to ensure full compliance with all City codes, standards and requirements.

City Planner \_\_\_\_\_ Date \_\_\_\_\_



**A 3**  
 Detailed Repair Area  
 SCALE: NTS

**EXHIBIT NO. 4**  
 Application Number  
 5-15-0421  
 Push Pier  
 Locations