

CALIFORNIA COASTAL COMMISSION

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Staff: M. Alvarado-LB
Staff Report: 4/01/2016
Hearing Date: 4/14/2016

Items Th12c-12o

	5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982
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COMBINED STAFF REPORT: REGULAR CALENDAR

Application Nos.: 5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Item #	Application	Applicant(s)	Project Location: Capistrano Shores Mobile Home Park, 1880 N. El Camino Real, San Clemente, Orange County
1	5-10-180	Trustee of Barth Family Trust, Mr. Leonard and Michael Barth	Unit Space 90
2	5-11-033	Mike Christian	Unit Space 31
3	5-12-126	Schreiber Trust	Unit Space 35
4	5-12-127	Chase-Muir Trust	Unit Space 69
5	5-12-128	The Loughman-Callanan Trust	Unit Space 18
6	5-12-294	Richard Gallagher Trust	Unit Space 17
7	5-12-295	Casa De La Familia, LLC	Unit Space 75
8	5-12-296	Carver Properties, LLC	Unit Space 48
9	5-12-297	Linovitz Family Trust	Unit Space 13
10	5-13-037	Steve Samuelian	Unit Space 46
11	5-13-038	Suter/Witkin Family Trust	Unit Space 23
12	5-15-0978 (was 5-11-193)	Jane S. & George B. Wallace Family Trust	Unit Space 57
13	5-15-0982 (was 5-11-194)	Capo Unit 40, LLC	Unit Space 40

Agent: Jon Corn

Project Description: After-the-fact approval for removal of existing one-story (11-15 ft. high) mobile/manufactured home structure and installation of new mobile/manufactured home replacement structure, and ancillary development at 13 oceanfront mobile home spaces located throughout the Capistrano Shores Mobile Home Park; for Unit 90, the replacement home is 19.8 ft. one-story mobile/manufactured home with a loft. For all other units, the replacement home is two-story ranging from 22-25 ft. in height. See Table 1 in Section IV.A (Page 19) of this staff report for detailed breakdown of the elements of each individual development.

Project Location: Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75 and 90 at Capistrano Shores Mobile Home Park, San Clemente, Orange County.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

This staff report addresses thirteen separate coastal development permit applications for replacement mobile homes at the Capistrano Shores Mobile Home Park in San Clemente. One mobile home (Unit 90) is proposed as one-story and is addressed separately because staff is recommending approval of the proposed height for Unit 90 only. All remaining replacement homes are two-story and addressed together for purposes of general description and issues related to consistency with the Coastal Act.

The applicants are requesting after-the-fact approval for the replacement of one-story (11-15 ft. high) mobile homes with new two-story (22-25 ft. high) mobile/manufactured homes on 12 mobile home unit spaces. For Unit 90, the applicant proposes removal of 12-13 ft. high mobile home and installation of a new one-story (19.8 feet high) mobile/manufactured home with a loft. Ancillary development (e.g. drainage improvements, minimal landscaping, sheds, fencing, barbeques, fire pits, and concrete and covered patio areas) are also proposed. The thirteen unit spaces are located throughout the 90-space Capistrano Shores Mobile Home Park ("Park"), located between the first public road and the sea and seaward of the Orange County Transportation Authority (OCTA) railroad tracks in San Clemente. The elements of the individual projects (i.e. height and square footage of original and new mobile homes, ancillary development) are broken down in the table in Section IV.A (Page 19) of this staff report.

The mobile home park is a legal non-conforming use on a stretch of beach developed with a single row of 90 mobile/manufactured homes parallel to the shoreline on a lot designated OS2 Privately Owned Open Space (intended for open space – no formal easement) in the City of San Clemente Land Use Plan (LUP). A rock revetment and bulkhead protects the mobile home park property from direct wave attack. No improvements are proposed to the existing bulkhead or revetment.

The primary issues raised by significant improvement to or replacement of the mobile homes within the Park concern consistency with the visual resource and hazards policies of the Coastal Act. The issue before the Commission with regards to visual resources is the appropriateness of approving the proposed projects given the importance of preserving scenic resources and public views. In this particular case, consistency with the pattern of development in this area would maintain the scenic coastal vistas available from Pacific Coast Highway (PCH) and adjacent surrounding public recreational areas including the Capistrano Beach upcoast, North Beach area of San Clemente downcoast and the inland areas including the public recreational trails and open space system on the uplands associated with the Marblehead development immediately inland of the oceanfront Park and PCH.

The general pattern of development in this area consists of development with a prevailing height of approximately 13-14 feet located on a perched beach directly seaward of PCH and the Commission-approved public trails along the coastal bluffs inland of El Camino Real at the Marblehead Coastal Site (CDP No. 5-03-013). Each applicant is requesting after-the-fact approval for the replacement/reconstruction of a one-story mobile/manufactured home unit with a new unit consisting of a two-story addition (or loft in the case of Unit 90). In each instance, the heights of the units are being significantly increased, from approximately 11-15 feet (average 13.3 feet) to 19.8-25 feet (average 24 feet). The proposed increased height will result in significant obstruction of major

coastal views from the nearby public areas (e.g. public trails and recreational areas). These coastal view elements include the ocean whitewater, blue water, horizon, shoreline and coastline, San Clemente Pier, headlands, islands, and sandy beach. With the exception of Unit 90 due to its distance from public vantage areas, the proposed two-story mobile/manufactured homes are inconsistent with Section 30251 of the California Coastal Act, which requires that the visual qualities of coastal areas shall be considered and protected as a resource of public importance and that new development shall be sited and designed to protect views to and along the ocean and coastal scenic areas.

In addition, approval of the proposed two-story, 22-25 feet high mobile homes would have a major adverse cumulative impact on public views and community character of the Park, and would set a negative precedent for development in this area. There are additional units within the public view corridor, and doubling in height of all these units would cumulatively eliminate the whitewater and other significant public views of the shoreline from multiple public vantage points within this scenic view corridor of PCH.

Beachfront two-story residences exist along Beach Road approximately 1,500 feet northwest of the Park. An important distinction, however, between the two-story residences along Beach Road and the two-story mobile homes within the Park is that the proposed mobile homes are located immediately seaward of the Marblehead site and, because of their close proximity, are highly visible from the public trails along the Marblehead bluffs. These trails, along with bluff-top recreational parks, were a result of Commission review of the coastal development permit for development of the vacant uplands that required the applicant to reduce the density and increase the setback of the proposed Marblehead development to provide such public amenities, which offer public coastal views, recreational uses, and beach access (CDP No. 5-03-013).

To ensure that public coastal views are protected, the height of the two-story structures must be limited to 16 ft. or lower to avoid or minimize view impacts from the public trails and recreational areas and is consistent with past Commission permit action for the mobile home park. Therefore, the staff is recommending **Special Condition 1**, which is applicable to all permits except for CDP No. 5-10-180 (Unit 90), and requires revised plans showing that the proposed mobile homes will not exceed a maximum roof height of 16 feet as measured from the frontage road, Senda de la Playa. As conditioned, the proposed project can be found consistent with the relevant policies of the City's Local Coastal Land Use Plan, used as guidance, and with the visual resource policies (Section 30251) of the Coastal Act.

The issue concerned with hazards is the potential expectation that the existing revetment may be augmented in the future to protect such new development. Any seaward encroachment of the revetment would directly impact existing lateral public access along the shoreline and encroach onto State tidelands or private lands that may be subject to the public trust. Therefore, staff is recommending a condition requiring acknowledgement and agreement that the project sites may be subject to hazards from flooding, wave uprush, sea level rise, and erosion and a requirement that each applicant waive any rights to shoreline protection for the proposed new mobile homes, consistent with the Commission's action on the most recent application for a replacement mobile home at the Park (CDP No. 5-15-1582 (Capistrano Shores Property, LLC)).

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Mobile home owners in the Capistrano Shores Mobile Home Park own the mobile home structures, but do not hold fee title to the land upon which the applicants have placed their new mobile home structures. Capistrano Shores, Inc. is a non-profit mutual benefit corporation in which each mobile home owner, such as the subject applicants, holds a 1/90 “membership” interest which allows the use of the unit space for mobile home purposes. As such, any recommended occupancy agreement amendment would not apply to the entire parcel of land within which each subject unit space exists, but would apply specifically to Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, 90, with the intention to provide future owners of the proposed new mobile home on the above-mentioned unit spaces notice of the special conditions imposed on the individual permits for the installation/construction of the new mobile home. An amendment to the individual mobile home owner’s occupancy agreement must be executed by each applicant for each proposed project site. The staff recommended occupancy agreement amendment indicates that, pursuant to the individual permits for each separate and individual unit space subject to this staff report, the California Coastal Commission has authorized development on above-mentioned unit spaces, subject to terms and conditions that restrict the use and enjoyment of these spaces only; the conditions imposed would not apply to the mobile home park as a whole or to other units within the mobile home park.

Additionally, the proposed development has been conditioned to assure the proposed project is consistent with the resource protection policies of the Coastal Act. The conditions are:

1) Revised Final Plans; 2) Assumption of Risk; 3) Future Response to Erosion/No Future Shoreline Protective Device; 4) Future Improvements; 5) Construction Best Management Practices; 6) Landscaping; 7) Bird Strike Prevention; 8) Proof of Legal Ability to Comply with Conditions; 9) Occupancy Agreement; 10) Condition Compliance; and 11) Application Fee (Unit 90).

Commission staff recommends **approval** of coastal development permit application No. 5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982, as conditioned.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of San Clemente only has a certified Land Use Plan 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.

Staff Note:

The standard of review for the proposed project is the policies and provisions of the Coastal Act regarding visual resources, hazards, biological resources, and public access. **Due to Permit Streamlining Act requirements, the Commission must act upon this permit amendment application at the APRIL 2016 Commission meeting unless a 90 day extension is approved by the applicant.**

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APPENDICES

Appendix A – Substantive File Documents

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5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

LIST OF EXHIBITS		
	Available in Printed Version	Available Online
Exhibit 1 – Location of Mobile Home Park	✓	✓
Exhibit 2 – Aerial Image of Project Sites	✓	✓
Exhibit 3 – Plans & Elevations (Unit 13)		✓
Exhibit 4 – Plans & Elevations (Unit 17)	✓	✓
Exhibit 5 – Plans & Elevations (Unit 18)		✓
Exhibit 6 – Plans & Elevations (Unit 23)		✓
Exhibit 7 – Plans & Elevations (Unit 31)		✓
Exhibit 8 – Plans & Elevations (Unit 35)		✓
Exhibit 9 – Plans & Elevations (Unit 40)		✓
Exhibit 10 – Plans & Elevations (Unit 46)		✓
Exhibit 11 – Plans & Elevations (Unit 48)		✓
Exhibit 12 – Plans & Elevations (Unit 57)		✓
Exhibit 13 – Plans & Elevations (Unit 69)		✓
Exhibit 14 – Plans & Elevations (Unit 75)		✓
Exhibit 15 – Plans & Elevations (Unit 90)		✓
Exhibit 16 – View Analysis (Unit 13)		✓
Exhibit 17 – View Analysis (Unit 17)	✓	✓
Exhibit 18 – View Analysis (Unit 18)		✓
Exhibit 19 – View Analysis (Unit 23)		✓
Exhibit 20 – View Analysis (Unit 31)		✓
Exhibit 21 – View Analysis (Unit 35)		✓
Exhibit 22 – View Analysis (Unit 40)		✓
Exhibit 23 – View Analysis (Unit 46)		✓
Exhibit 24 – View Analysis (Unit 48)		✓
Exhibit 25 – View Analysis (Unit 57)		✓
Exhibit 26 – View Analysis (Unit 69)		✓
Exhibit 27 – View Analysis (Unit 75)		✓
Exhibit 28 – Pictures of views from northern trail points		
Exhibit 29 – View Analysis (Unit 90)		✓
Exhibit 30 – Pictures from Avenida Pico & El Camino Real Intersection, and from near bluff-top recreational park	✓	✓
Exhibit 31 – City of San Clemente Letter of Concern	✓	✓

I. MOTION AND RESOLUTION

Staff recommends that the Commission **approve** the permit applications with special conditions.

Motion # 1:

*I move that the Commission **approve** Coastal Development Permit No. 5-10-180 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 2:

*I move that the Commission **approve** Coastal Development Permit No. 5-11-033 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

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Motion # 3:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-126 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 4:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-127 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 5:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-128 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 6:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-294 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 7:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-295 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 8:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-296 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 9:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-297 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 10:

*I move that the Commission **approve** Coastal Development Permit No. 5-13-037 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 11:

*I move that the Commission **approve** Coastal Development Permit No. 5-13-038 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 12:

*I move that the Commission **approve** Coastal Development Permit No. 5-15-0978 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

Motion # 13:

*I move that the Commission **approve** Coastal Development Permit No. 5-15-0982 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

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

III. SPECIAL CONDITIONS

Special Condition 1 is applicable to all permits except CDP No. 5-10-180/Unit 90):

1. **Revised Final Plans.**
 - A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, final revised project plans, approved by the appropriate regulatory authorities, drawn to scale which show that the proposed mobile home shall not exceed a maximum roof height of 16 feet as measured from the public right-of-way.
 - B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

Special Conditions 2-12 are applicable to all permits:

2. **Assumption of Risk, Waiver of Liability and Indemnity.**

By acceptance of this permit, the applicant acknowledges and agrees (i) that the applicant's mobile home space may be subject to hazards from flooding and wave uprush, tsunami, sea level rise, and erosion; (ii) to assume the risks to the applicant and the property that is the

subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards.

3. Future Response to Erosion/No Future Shoreline Protective Device.

No repair or maintenance, enhancement, reinforcement, or any other activity affecting the existing shoreline protective device, is authorized by this coastal development permit. By acceptance of this Permit, the applicant waives, on behalf of itself and all successors and assigns of the applicant's mobile home space, any rights to shoreline protection that may exist under Public Resources Code Section 30235 to protect the proposed new mobile home on the applicant's mobile home space.

By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns to the applicant's mobile home space, that the applicant and all successors and assigns shall remove the development authorized by this permit, including the residence, foundations, patio covers, if any government agency has issued a permanent order that the structure not be occupied due to the threat of or actual damage or destruction to the premises resulting from waves, erosion, storm conditions, sea level rise, or other natural hazards in the future. In the event that portions of the development fall to the beach before they are removed, the applicant or successor 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.

4. Future Improvements.

This permit is only for the development described and conditioned herein. Any non-exempt future improvements or development shall be submitted for Commission review and shall not commence unless Commission approval is granted. New development, unless exempt, shall require an amendment to this permit from the Coastal Commission.

5. Construction Best Management Practices.

The permittee shall comply with the following construction-related requirements and shall do so in a manner that complies with all relevant local, state and federal laws applicable to each requirement:

- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion;
- (2) Staging and storage of construction machinery and storage of debris shall not take place on any sandy beach areas or areas containing any native vegetation;

- (3) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (4) 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;
- (5) Concrete trucks and tools used for construction of the approved development shall be rinsed off-site;
- (6) 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
- (7) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

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

6. Landscaping – Drought Tolerant, Non-Invasive Plants.

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of final revised landscaping plans, which shall include and be consistent with the following:
 - i. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

7. Bird Strike Prevention.

Ocean front deck railing systems, fences, screen walls and gates subject to this permit, if proposed, shall use materials designed to minimize bird-strikes with the deck railing, fence, or gate. Such materials may consist, all or in part, of wood; wrought iron; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to

prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless they contain UV-reflective glazing that is visible to birds or appliques (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliques used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one applique for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clean glass or Plexiglas and appliques. All materials and appliques shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director.

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit final revised plans showing the location, design, height and materials of fences, screen walls and gates, if proposed, for the review and approval of the Executive Director. Said plans shall reflect the requirements of this special condition.
- B. The permittee shall undertake development in accordance with the approval 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.

10. Proof of Legal Ability to Comply with Conditions.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall demonstrate its legal ability or authority to comply with all the terms and conditions of this coastal development permit by submitting information indicating approval from the record title property owner that authorizes the applicant to proceed with the approved development and permits the applicant to comply with the terms and conditions of this coastal development permit.

11. Occupancy Agreement.

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 and the applicant have executed an amendment to the Occupancy Agreement for the applicant's mobile home space, (1) stating that pursuant to this permit, the California Coastal Commission has authorized the placement of a manufactured home and related accessory structures, including without limitation, manufactured home foundation system and patio covers, on the mobile home space, subject to terms and conditions that restrict the use and enjoyment of the manufactured home and related accessory structures located on the mobile home space; and (2) stating that the Special Conditions of this permit are restrictions on the use and enjoyment of the manufactured home and related accessory structures located on the mobile home space. The Amendment to the Occupancy Agreement shall also state that, in the event of an extinguishment or termination of the Occupancy Agreement for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the manufactured home and

accessory structures located on the mobile home space of the mobile home park so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on the mobile home space. Notwithstanding the foregoing, the landowner and lessee may, at their discretion, extend, assign, execute a new Occupancy Agreement, providing that the Occupancy Agreement provision required under this Permit Condition may not be deleted, altered or amended without prior written approval of the Executive Director of the Coastal Commission or by approval of an amendment to this coastal development permit by the Commission, if legally required.

12. Condition Compliance.

Within 120 days of Commission action on this coastal development permit application or within such additional time as the Executive Director may grant in writing 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.

Special Condition 13 is applicable only to CDP No. 5-10-180/Unit 90:

13. Application Fee.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall pay the balance of the application fee for after-the-fact development, which equals \$7,500.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT DESCRIPTION AND LOCATION

Each applicant is requesting after-the-fact approval for the removal/demolition of a one-story (11-15 ft. high)¹ mobile/manufactured home and installation/construction of a new mobile home. The replacement units are two-story (22-25 ft.) mobile/manufactured homes for all units except Unit 90, which is one-story (19.8 ft. high) with a loft, and on a non-permanent sub-set foundation system (i.e. steel chassis frame on jacks with concrete block skirt walls) and ancillary development on an oceanfront mobile home space located at 1880 N. El Camino Real (Unit Space 13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90), San Clemente. Please see the table below on page 19 for breakdown of the elements of the individual projects (i.e. height and square footage of original and new mobile homes, ancillary development). Project plans are included as **Exhibits 3 through 15**. The applicants are not proposing any work to the existing bulkhead/rock revetment. Each unit in the mobile home park provides two parking spaces per unit.

¹ Although it is indicated on the plans that the height of most of the original one-story mobile homes ranged were approximately 16 ft., staff has estimated the heights to have been on average 13 ft. based on 2006-2011 photos of the original structures, ranging between 11-15 feet. Staff's estimated heights for the original one-story mobile homes are incorporated in the table below.

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Table 1. Summary of Proposed Work for Coastal Development Permit Application Nos. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-126 (35), 5-12-127(69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40)

Item #	Application	Applicant(s)	Project Location: Capistrano Shores Mobile Home Park, 1880 N. El Camino Real, San Clemente, Orange County	Project Description
1	5-10-180	Trustee of Barth Family Trust, Mr. Leonard and Michael Barth	Unit Space 90	Request for after-the-fact approval for replacement of an approx. 1,332 sq. ft., 12-13 ft. high one-story mobile home with an approx. 1,569., 19.8 ft. high (with loft) mobile/manufactured home with a shed and covered patio, bbq, drainage improvements, and minimal landscaping.
2	5-11-033	Mike Christian	Unit Space 31	Request for after-the-fact approval for replacement of an approx. 1,406 sq. ft., 12 ft. high one-story mobile home with an approx. 2,669 sq. ft., 21.9 ft. two-story mobile/manufactured home with a 642 sq. ft. covered carport, covered patio, bbq, drainage improvements, and minimal landscaping.
3	5-12-126	Schreiber Trust	Unit Space 35	Request for after-the-fact approval for replacement of an approx. 1,293 sq. ft., 12 ft. high one-story mobile home with an approx. 1,957 sq. ft., 24.3 ft. high two-story mobile/manufactured home with 382 sq. ft. covered patio, 48 sq. ft. shed with plumbing and electricity, fencing (including 6-foot high glass fence with applied or etched grid), bbq, drainage improvements, and minimal landscaping.
4	5-12-127	Chase-Muir Trust	Unit Space 69	Request for after-the-fact approval for replacement of an approx. 1,494 sq. ft., 12-13 ft. high, one-story mobile home with an approx. 2,684 sq. ft., 25 ft. high two-story mobile/manufactured home, 104 sq. ft. shed, fencing (including 6-foot high fence with tempered glass), drainage improvements, and installation of minimal landscaping.
5	5-12-128	The Loughman-Callanan Trust	Unit Space 18	Request for after-the-fact approval for replacement of an approx. 1,485 sq. ft., 12-13 ft. high one-story mobile home with an approx. 2,542 sq. ft., 24.9 ft. high two-story mobile/manufactured home with 329 sq. ft. covered patio, 57 sq. ft. shed with plumbing and electricity, fencing, drainage improvements, and minimal landscaping.
6	5-12-294	Richard Gallagher Trust	Unit Space 17	Request for after-the-fact for replacement of an approx. 1,483 sq. ft., 12-13 ft. high one-story mobile home with an approx. 2,534 sq. ft., 25 ft. high two-story mobile/manufactured home, construction of a 120 sq. ft. shed with plumbing and electrical, fencing (including 6-foot high glass fence with applied or etched grid), bbq, fire pit, drainage improvements, and minimal landscaping.
7	5-12-295	Casa De La Familia, LLC	Unit Space 75	Request for after-the-fact approval for replacement of an approx. 1,394 sq. ft., 12 ft. high one-story mobile home with an approx. 2,857 sq. ft., 24.9 ft. high two-story mobile/manufactured home with patio, drainage improvements, and minimal landscaping.
8	5-12-296	Carver Properties, LLC	Unit Space 48	Request for after-the-fact approval for replacement of an approx. 1,560 sq. ft., 13-14 ft. high one-story mobile home with an approx. 2,970 sq. ft., 25 ft. two-story mobile/manufactured home, construction of an 87 sq. ft. shed with plumbing and electricity, drainage improvements, and minimal landscaping.
9	5-12-297	Linovitz Family Trust	Unit Space 13	Request for after-the-fact approval for replacement of an approx. 1,462 sq. ft., 13 ft. high one-story mobile home with an approx. 2,440 sq. ft., 24.9 ft. high two-story mobile/manufactured home, construction of 88 sq. ft. storage shed, fencing, bbq, drainage improvements, and minimal landscaping.
10	5-13-037	Steve Samuelian	Unit Space 46	Request for after-the-fact approval for replacement of an approx. 1,606 sq. ft., 13-14 ft. high one-story mobile home with an approx. 2,967 sq. ft., 24.9 ft. high two-story mobile/manufactured home with covered patios, construction of 84 sq. ft. with plumbing and electricity, fencing (including 6-foot high glass fence with applied or etched grid), drainage improvements, and minimal landscaping.

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

11	5-13-038	Suter/Witkin Family Trust	Unit Space 23	Request for after-the-fact approval for replacement of an approx. 1,440 sq. ft., 14-15 ft. high one-story mobile home with an approx. 2,741 sq. ft., 24.9 ft. high two-story mobile/manufactured home with an 80 sq. ft. second-floor deck, construction of a 66 sq. ft. shed with plumbing and electricity, fencing (including 6-foot high glass fence with applied or etched grid), bbq, fire pit, drainage improvements, and minimal landscaping.
12	5-15-0978 (was 5-11-193)	Jane S. & George B. Wallace Family Trust	Unit Space 57	Request for after-the-fact approval for replacement of an approx. 1,470 sq. ft., 13-14 ft. high one-story mobile home with an approx. 2,241 sq. ft., 22.3 ft. high two-story mobile/manufactured home with a covered patio, two sheds totaling 120 sq. ft. (one with plumbing and electricity), bbq, drainage improvements, and minimal landscaping.
13	5-15-0982 (was 5-11-194)	Capo Unit 40, LLC	Unit Space 40	Request for after-the-fact approval for replacement of an approx. 1,559 sq. ft., 13-14 ft. high one-story mobile home with an approx. 2,769 sq. ft. sq. ft., 24.3 ft. high two-story mobile/manufactured home, construction of 665 sq. ft. covered patio area, storage shed, fencing with glass gate, bbq, drainage improvements, and minimal landscaping.

Each applicant owns the original and the proposed new mobile home but neither holds fee title to the land upon which each applicant has built his or her mobile home structure nor to the land upon which the land owner has built the bulkhead/rock revetment. The Capistrano Shores Mobile Home Park property (1880 N. El Camino Real, San Clemente) is owned by Capistrano Shores, Inc., a non-profit mutual benefit corporation in which each applicant holds a 1/90 “membership” interest, which allows the applicants the use of a unit space for mobile home purposes. Each applicant, as “members” of the corporation is only responsible for repair/maintenance of their own mobile home and to the landscape on their unit space. The corporation provides for all necessary repairs, maintenance and replacements to the rest of the mobile home park common areas including the bulkhead/rock revetment.

Section 30106 of the Coastal Act defines “Development”, in part, as the “placement or erection of any solid material or structure...” Each applicant has replaced an existing structure (manufactured/mobile home) with a new manufactured/mobile home at each site. Pursuant to Section 30106, the proposed project is considered “Development” and requires a coastal development permit. The Commission, through past permit action, has consistently found that replacement of (or substantial reconstruction or improvement of) mobile/manufactured homes, constitutes “Development” and requires a coastal development permit.

In a letter dated June 11, 2015, the applicants’ attorney stated that the applicants seek approval for the “remodel” of all 13 mobile homes. More than 50% of the original units, however, were replaced and/or demolished according to the demolition plans and therefore the change is not a remodel. Section 13252 of the Commission’s regulations states that the replacement of 50% or more of a single family residence, or any other structure, constitutes a replacement structure, and, therefore, is considered new development. Consequently, the Commission will treat the proposed remodeling as “replacement” of all 13 mobile homes.

LOCATION

The proposed projects are located between the first public road and the sea and seaward of the Orange County Transportation Authority (OCTA) railroad tracks at Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, 90 in the Capistrano Shores Mobile Home Park at 1880 N. El Camino Real in the City of San Clemente, Orange County (**Exhibits 1 & 2**). The mobile home park is an existing non-conforming use on a stretch of beach developed with a single row of 90 mobile homes

parallel to the shoreline on a lot designated OS2 Privately Owned Open Space (intended for open space – no formal easement) in the City of San Clemente Land Use Plan (LUP).

The applicants' attorney, in his March 26, 2015 letter(s), and Capistrano Shores Inc. (c/o Loftin Group), in its August 19, 2011 and October 13, 2011 letters, argue that the Commission lacks jurisdiction because the State Department of Housing and Community Development has exclusive jurisdiction over the replacement and remodeling of mobile homes. This claim is based on an assertion that the Mobilehome Parks Act (Health and Safety Code, sections 18200 et seq.) and the Manufactured Housing Act (Health and Safety Code, sections 18000, et seq.) supersede the Commission's authority to regulate development in mobilehome parks. The Manufactured Housing Act is not relevant here because the Commission is not, in this action, regulating building standards of mobilehomes. The Mobilehome Parks Act only supersedes "any ordinance enacted by any city, county, or city and county, whether general law or chartered, applicable to" the Mobilehome Parks Act. (Health and Safety Code, section 18300.) The Mobilehome Parks Act, however, does not supersede state law, including the Coastal Act. Even though this particular site is subject to the Commission's jurisdiction, had it been subject to the City's LCP jurisdiction, application of the City's LCP would not be superseded by the Mobilehome Parks Act because LCPs are a function of state law in their implementation of the Coastal Act. (Charles A. Pratt Construction Co., Inc. v. Coastal Commission (2008) 162 Cal.App.4th 1068, 1075.) There is an attempt to create a conflict between the Coastal Act and the Mobilehome Parks Act when there is no such conflict. The commission has jurisdiction over development in the coastal zone. The definition of development in the Coastal Act (section 30106) includes the placement or erection of a structure on land, which is what each applicant has done so on the individual spaces subject to the individual permit applications. Therefore, the Commission has jurisdiction over the proposed mobile home projects at the subject sites.

On the seaward side of the unit spaces, the subject sites are fronted by a narrow perched beach inland of an older timber bulkhead that exists roughly along the seaward limits of each Unit Space. A quarry stone rock revetment exists seaward of the bulkhead and between the proposed development and the Pacific Ocean. The pre-Coastal Act timber bulkhead and rock revetment exists along the entire length of the Capistrano Shores Mobile Home Park, including the subject sites, from direct wave attack. Each applicant has provided a Coastal Hazard and Wave Runup Study prepared by GeoSoils Inc. for each site and the proposed development.

Vertical public access to this beach is not available along the length of the Capistrano Shores Mobile Home Park. The nearest vertical public access is available at the North Beach access point and to the north at the Poche Beach access point (**Exhibit 1**). In addition, lateral access along the beach in front of the mobile home park and bulkhead/rock revetment is only accessible during low tide; during high tide the waves crash up against the rock revetment. Pursuant to the grant deed property description of the parcels owned by Capistrano Shores, Inc. comprising Capistrano Shores Mobile Home Park, property ownership of the common area seaward of the Unit Space property lines extends from the bulkhead to the ordinary high tide line. Seaward of the bulkhead is an approximately 30-foot wide beach area owned in common by the mobile home park corporation up to the ordinary high tide line (per the legal property description). According to the cross-sections of the rock revetment provided in the Coastal Hazard and Wave Runup Studies prepared by GeoSoils, the rock revetment begins immediately adjacent to the wood bulkhead and extends approximately

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

20-feet out seaward but still inland of the ordinary high tide line. A large portion of the rock revetment remains buried depending on varying sand level elevations throughout the year.

B. VISUAL RESOURCES

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The standard of review is the Chapter 3 policies of the Coastal Act. While the certified San Clemente Land Use Plan (LUP) (certified by the Commission in 1988) is not the standard of review, the LUP policies provide guidance from which the Commission can evaluate the significance of the project's impacts.

In this case, the certified San Clemente Land Use Plan echoes the priority expressed in the Coastal Act for preservation of scenic and visual qualities of coastal areas:

Policy VII.3 states, in relevant part:

The Scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be site and designed:

- a. To protect public views to and along the ocean and scenic coastal area.*
- b. To minimize the alteration of coastal bluffs and canyons.*
- c. Where feasible, to restore and enhance visual quality in visually degraded areas.*

Policy XII states:

Maintain the visual quality, aesthetic qualities and scenic public views in the Coastal Zone.

Policy XII.4 states:

Preserve the aesthetic resources of the City, including coastal bluffs, visually significant ridgelines, and coastal canyons, and significant public views.

Policy XIV.8 states:

Maintain a healthy coastline, preventing degradation of the community's visual and environmental resources.

Policy XII.9 states:

Promote the preservation of significant public view corridors to the ocean.

In past Commission actions (CDP Nos. 5-09-179, 5-09-180, and 5-14-1582) pertaining to development in the Park, the Commission has found that development in the Park must be sited and designed to protect views of the coast from public vantage points (e.g. public trails and public recreational areas) and to be visually compatible with the heights of the rest of the exclusively single-story homes in the Park; the prevailing height of development in the Park is approximately 13-14 feet. In addition, it is through the coastal development permit process that the Commission ensures that proposed development is consistent with the Coastal Act, including that the development does not adversely impacts views to and along the coast.

The beach in front of the Park is narrow and varies from a few feet to 70 feet depending on the season. During low tide, this beach is used by sunbathers and beach strollers, and it is a popular surfing location. However, high tide extends up to the existing rock revetment, which makes public access difficult to impossible during high tide. Looking inland from this beach when public access is available, views of the coastal bluffs at the Marblehead Coastal site are already obstructed by the existing one-story mobile homes at the Park; therefore, the proposed structures will not result in further visual obstruction of the coastal bluffs from the beach.

The proposed development, however, is seaward from the public trails along the coastal bluff inland of El Camino Real at the Marblehead coastal site (**Exhibit 2**). The Marblehead 247-acre large-scale, mixed use development coastal project (CDP No. 5-03-013) was approved by the Coastal Commission in 2003, which included extensive public trails to and along the bluffs, public parks, preservation of coastal canyons and bluffs and riparian areas. The trails and the recreational parks were a result of Commission review to reduce the density and increase the setback of the proposed Marblehead development to provide public amenities for viewing the coast, recreational uses, and beach access (CDP No. 5-03-013). The public trail system, composed of trails located on the bluff-top and low & mid bluff, was secured through an offer to dedicate a trail easement; the City of San Clemente has since accepted the easement. The trails are managed by the City.

Beachfront two-story residences exist along Beach Road in Capistrano Beach (Dana Point) approximately 1,500 feet northwest of the Park and approximately 2,700 northwest from the Marblehead public trails. An important distinction, however, between the two-story residences along Beach Road and the two-story mobile homes within the Park is that the proposed mobile homes are located immediately seaward of the Marblehead site. The residences further north do not have a significant view impact from the trails because of their distance. The Park is located directly in front of the trails, and other recreational areas, and because of the close proximity to the trails any redevelopment of the Park has the potential to significantly impact public views from the trails. The currently proposed units are located within the public view corridor of the public trails along the Marblehead bluffs and because of their close proximity to the trails and parks, are highly visible from these public amenities and impact coastal views.

Exhibit 2 provides a map of the Marblehead public trails and the 19 selected points of vantage (VP) on these trails referenced in this staff report; these trails were opened to the public in April 2015. Views of the coast and the Park are available throughout the public trail system and are not limited to the selected vantage points.

The viewshed along the bluffs from the Marblehead public trail system extends approximately 1,800 lateral feet from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 14 (see **Exhibit 2**). The westernmost vantage point, VP 6, and the easternmost vantage point, VP

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

13, are located approximately 150 feet and 1100 feet, respectively, from the easterly (inland) property line of the Capistrano Mobile Home Park (see **Exhibit 2**). The bluffs range from 110-130 feet above sea level, and trails of the Marblehead public trail system are situated along the bluffs at various elevations. Panoramic views of the Pacific Ocean from the near shore area to the horizon are available from this public trail viewshed, which include major scenic resources such as views of ocean white water and blue water, ocean horizon, shoreline and coastline, sandy beach, headlands, the San Clemente Pier, coastal bluffs, and islands (e.g. Catalina Island and San Clemente Island). The proposed development (at all unit spaces subject to this staff report) is not visible from VP 1, 4, 9 and 12 due their distance from the bluff edge and the Park, and due to the topography and vegetation along the bluffs. The following table (Table 2) provides information regarding each proposed mobile/manufactured home unit and where each is highly visible from and results in an impact of coastal views from a particular vantage point along the Marblehead public trails.

Table 2. Visual Resource Impacts from public vista points resulting from proposed development at proposed project site under Coastal Development Permit Application Nos. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-126 (35), 5-12-127(69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40)

Mobile/ Manufactured Home Unit	VP 1	VP 2	VP 3	VP 4	VP 5	VP 6	VP 7	VP 8	VP 9	VP 10	VP 11	VP 12	VP 13	VP 14	VP 15	VP 16	VP 17	VP 18	VP 19
Unit 13		✓				✓	✓	✓		✓	✓		✓		✓	✓	✓	✓	✓
Unit 17		✓				✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓
Unit 18		✓				✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓
Unit 23		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 31		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 35		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 40		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 46		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 48		✓				✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 57		✓			✓	✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 69		✓			✓	✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 75		✓			✓	✓	✓	✓		✓	✓					✓	✓	✓	✓
Unit 90						✓		✓		✓	✓							✓	✓

Each applicant has provided a View Analysis Report prepared by Steinmetz Photographic Services for each project site (Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90); the reports provide pictures of each project site as viewed from the 19 selected viewpoints along the trails. In the reports, the viewpoints were split into two categories based on elevation: primary (upper, bluff-top) and secondary (lower, mid bluff) viewpoint areas. It is indicated that the visual impacts are minimal with a few exceptions, particularly from the secondary viewpoint areas (VP1 & 15-19). In addition, it is noted that views from the secondary viewpoints “offer less public coastal views given

their lower elevation, proximity to air and noise pollution, proximity to other land features, and/or lack of parking” and “are unlikely to see significant public use.” Therefore, according to the studies, there is no significant impairment of coastal views from all the viewpoint areas.

It is important to note, however, that the Marblehead public trails are composed of bluff-top and low & mid-bluff trails, which are part of a singular trail system. This public trail system offers public access to and from the coast and the coastal canyons, and significant public recreational use. Public parking for the Marblehead trail system is available throughout the Marblehead site and the North Beach public parking lots; the entrance to the North Beach parking lots is located approximately 400 feet south of the nearest trail access point at El Camino Real. Furthermore, although the mid-bluff trails are at a lower elevation, these lower trails also offer key views to major scenic coastal resources. Increased loss of these scenic resources is expected as the line of sight becomes increasingly horizontal to the proposed development. As a person descends from the upper trails down to the lower trails, the overhead angle view of the coast over the Park reduces; therefore, the angled sight becomes increasingly horizontal to the proposed development. Significant blockage of major scenic resources from either or both the upper and lower trails resulting in adverse view impacts would be inconsistent with the Section 30251 of the Coastal Act, which states that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas.

Upon visiting the Marblehead trails and the project sites and upon review of the Visual Analysis Reports, it can be found that the impacts from the increased heights of the proposed units at the Park are significant, and impede coastal views from nearby public access points and trails.

Individual visual resource findings are provided below for each proposed mobile/manufactured home with an analysis on the impacts of vistas from along the bluffs and, if any, other public vista corridors. It should be noted that the analysis focuses on the 19 selected vantage, or view, points for purposes of providing a representation of various views found along the extensive trail system. All units within the Park are visible from the trails, but the degree to which the units are visible and how significant the view impact is, is dependent on the distance from the public trails and other recreational areas. However, the trail vantage points are not the only views available along this scenic corridor. At the existing one-story height, the mobile units are more subordinate to the natural setting which preserves views of the shoreline and scenic coastal areas from many public vantage points throughout this scenic corridor of PCH.

UNIT 13 (CDP APPLICATION NO. 5-12-297)

The applicant for CDP Application No. 5-12-297 is requesting after-the-fact approval for replacement of an approximately 13-ft. high, 1,462 sq. ft. one-story mobile home with an approximately 24.9-ft. high, 2,440 sq. ft. two-story mobile/manufactured home at Unit Space #13, resulting in a significant increase in bulk and height (**Exhibit 3**). This will result in an increase of approximately 12 ft. in height and 978 sq. ft. in floor area.

Unit Space #13 is located near the entrance towards the southern end of the Park. Unit Space #13 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 13, 15, 16, 17, 18, and 19. The distance of these vantage points from the proposed project site vary. The closest being VP 15, found along the southern portion of the

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Marblehead trail system, measuring at approximately 370 feet and the farthest being VP 2, found along the northern portion, measuring at approximately 1,900 feet from Unit Space #13. The viewshed, as viewed from these public trail vantage points, extends approximately 1,700 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 15 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, coastal bluffs, and islands. The table below (Table 3) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 3. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-297 (Unit 13)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 13, 16	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of whitewater from VP 2, 6, 7, 8, 10, 11) (Nearly complete blockage of blue water from VP 16)
15	Ocean blue water, horizon	Complete blockage of ocean blue water and the horizon
17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline, islands	Complete blockage of whitewater and blue water views with complete or partial blockage of San Clemente Pier

The proposed increase in bulk and height negatively impacts coastal views from 12 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include partial and complete blockage of views to the ocean white water and blue water, to the horizon, and San Clemente Pier from the upper and the lower trails (**Exhibit 16**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 15, 16); see **Exhibit 16, pages 11-12** of the view analysis.

In addition, the proposed project will result in a partial blockage of the ocean from a public children recreational area on the northern part of the Marblehead coastal site that is currently being constructed and will be maintained by the City; see **Exhibit 30, page 1**. The children's recreation area is approximately 800 feet northeast of the project site. Furthermore, the proposed development will significantly, and almost completely, block the view to the ocean from the public view corridor on the public right-of-way as one drives west along Avenida Pico at the Avenida Pico and El Camino Real intersection, see **Exhibit 30, page 2**.

UNIT 17 (CDP APPLICATION NO. 5-12-294)

The applicant for CDP Application No. 5-12-294 is requesting an after-the-fact approval for replacement of an approximately 12-13 foot high, 1,438 sq. ft. one-story mobile home with an approximately 25-foot high, 2,534 sq. ft. two-story mobile/manufactured home at Unit Space #17, resulting in a significant increase in bulk and height (**Exhibit 4**). This will result in an increase of approximately 12-13 ft. in height and 1,096 sq. ft. in floor area.

Unit Space #17 is located towards the southern end of the Park. Unit Space #17 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that

extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 16, found along the southern portion of the Marblehead trail system, measuring at approximately 240 feet and the farthest being VP 2, found along the northern portion, measuring at approximately 1,760 feet from Unit Space #17. The viewshed, as viewed from these public trail vantage points, extends approximately 1,700 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 15 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, islands, and coastal bluffs. The table below (Table 4) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 4. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-294 (Unit 17)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 13, 14, 16	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16)
15	Ocean blue water, horizon	Complete blockage of ocean blue water and the horizon
17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of blue water views with complete/partial blockage of San Clemente Pier

The proposed increase in bulk and height negatively impacts coastal views from 13 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include partial and complete blockage of views to the ocean white water and blue water, to the horizon, and San Clemente Pier (**Exhibit 17**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 15, 16); see **Exhibit 17, pages 12-13** of the view analysis.

In addition, the proposed project will result in a partial blockage of the ocean from a public children recreational area on the northern part of the Marblehead coastal site that is currently being constructed and will be maintained by the City; see **Exhibit 30, page 1**. The children's recreation area is approximately 830 feet northeast of the project site. Furthermore, the proposed development will significantly and almost completely block the view to the ocean from the public view corridor on the public right-of-way at the Avenida Pico and El Camino Real intersection, see **Exhibit 30, page 2**.

UNIT 18 (CDP APPLICATION NO. 5-12-128)

The applicant for CDP Application No. 5-12-128 is requesting an after-the-fact approval for replacement of an approximately 12-13 ft. high, 1,485 sq. ft. one-story mobile home with an approximately 24.9 ft. high, 2,542 sq. ft. two-story mobile/manufactured home at Unit Space #18, resulting in a significant increase in bulk and height (**Exhibit 5**). This will result in an increase of approximately 12-13 ft. in height and 1,057 sq. ft. in floor area.

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Unit Space #18 is located towards the southern end of the Park. Unit Space #18 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 16, found along the southern portion of the Marblehead trail system, measuring at approximately 220 feet and the farthest being VP 2, found along the northern portion, measuring at approximately 1,720 feet from Unit Space #18. The viewshed, as viewed from these public trail vantage points, extends approximately 1,700 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 15 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 5) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 5. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-298 (Unit 18)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 13, 14, 16, 17, 18	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16, 17, 18)
15	Ocean blue water, horizon	Complete blockage of ocean blue water and the horizon
19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of blue water views with complete blockage of San Clemente Pier

The proposed increase in bulk and height negatively impacts coastal views from 13 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include partial and complete blockage of views to the ocean white water and blue water, to the horizon, and San Clemente Pier (**Exhibit 18**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 15, 16); see **Exhibit 18, pages 12-13**.

In addition, the proposed project will result in a partial blockage of the ocean from a dedicated public children recreational area on the northern part of the Marblehead coastal site that is currently being constructed and will be maintained by the City; see **Exhibit 30, page 1**. The children's recreation area is approximately 840 feet northeast of the project site. Furthermore, the proposed development will significantly and almost completely block the view to the ocean from the public view corridor on the public right-of-way at the Avenida Pico and El Camino Real intersection, see **Exhibit 30, page 2**.

UNIT 23 (CDP APPLICATION NO. 5-13-038)

The applicant for CDP Application No. 5-13-038 is requesting an after-the-fact approval for replacement of an approximately 14-15 ft. high, 1,440 sq. ft. one-story mobile home with an approximately 24.9 ft. high, 2,741 sq. ft. two-story mobile/manufactured home at Unit Space #23, resulting in a significant increase in bulk and height (**Exhibit 6**). This will result in an increase of approximately 10-11 ft. in height and 1,301 sq. ft. in floor area.

Unit Space #23 is located towards the southern end of the Park. Unit Space #23 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 16, found at the southern portion of the Marblehead trail system, measuring at approximately 240 feet and the farthest being VP 2, found along the northern portion, measuring at approximately 1,530 feet from Unit Space #23. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 6) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 6. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-13-038 (Unit 23)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 16, 17, 18	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16, 17)
19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of blue water views with complete/partial blockage of San Clemente Pier

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include partial and complete blockage of views to the ocean white water and blue water, to the horizon, and San Clemente Pier (**Exhibit 19**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 16, 17); see **Exhibit 19, pages 10-11** of the visual analysis.

In addition, the proposed project will result in a partial blockage of the ocean from the dedicated children recreational area on the northern part of the Marblehead coastal site that is currently being constructed and will be maintained by the City; see **Exhibit 30, page 1**. The children's recreation area is approximately 930 feet northeast of the project site.

UNIT 31 (CDP APPLICATION NO. 5-11-033)

The applicant for CDP Application No. 5-11-033 is requesting an after-the-fact approval for replacement of an approximately 12 ft. high, 1,406 sq. ft. one-story mobile home with an approximately 21.9 ft. high, 2,669 sq. ft. two-story mobile/manufactured home at Unit Space #31, resulting in a significant increase in bulk and height (**Exhibit 7**). This will result in an increase of approximately 10 ft. in height and 1,263 sq. ft. in floor area.

Unit Space #31 is located towards the southernmost portion of the center of the Park. Unit Space #31 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 17, found along the central portion of the Marblehead trail system, measuring at approximately 320 feet and the farthest being VP 2, found along the northern portion, measuring at approximately 1,250 feet from Unit Space #31. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 7) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 7. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-11-033 (Unit 31)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 16, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water (**Exhibit 20**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 16, 17); see **Exhibit 20, pages 10-11**.

UNIT 35 (CDP APPLICATION NO. 5-12-126)

The applicant for CDP Application No. 5-12-126 is requesting an after-the-fact approval for replacement of an approximately 12 ft. high, 1,293 sq. ft. one-story mobile home with an approximately 24.3 ft. high, 1,957 sq. ft. two-story mobile/manufactured home at Unit Space #35, resulting in a significant increase in bulk and height (**Exhibit 8**). This will result in an increase of approximately 12 ft. in height and 664 sq. ft. in floor area.

Unit Space #35 is located towards the southern portion of the center of the Park. Unit Space #35 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible

from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 17, found along the central portion of the Marblehead trail system, measuring at approximately 220 feet, and the farthest being VP 2, found along the northern portion, measuring at approximately 1,090 feet from Unit Space #35. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 8) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 8. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-126 (Unit 35)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 18	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water
16, 17, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Partial blockage of blue water views with partial blockage of horizon (Nearly complete blockage of blue water from VP 16, 17, 19)

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water and the horizon (**Exhibit 21**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 7, 16, 17); see **Exhibit 21, pages 10-11** of the view analysis.

UNIT 40 (CDP APPLICATION NO. 5-15-0982)

The applicant for CDP Application No. 5-15-0982 is requesting an after-the-fact approval for replacement of an approximately 13-14 ft. high, 1,559 sq. ft. one-story mobile home with an approximately 24.3 ft. high, 2,769 sq. ft. two-story mobile/manufactured home at Unit Space #40 resulting in a significant increase in bulk and height (**Exhibit 9**). This will result in an increase of approximately 10-11 ft. in height and 1,210 sq. ft. in floor area.

Unit Space #40 is located towards the center of the Park. Unit Space #40 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 17 found along the central portion of the Marblehead trail system, measuring at approximately 240 feet, and the farthest being VP 2, found along the northern portion, measuring at approximately 920 feet from Unit Space #40. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 9) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 9. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-15-0982 (Unit 40)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 16, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16, 17, 19)

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water (**Exhibit 22**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 16, 17, 18, 19); see **Exhibit 22, pages 10-13** of the view analysis.

UNIT 46 (CDP APPLICATION NO. 5-13-037)

The applicant for CDP Application No. 5-13-037 is requesting an after-the-fact approval for replacement of an approximately 13-14 ft. high, 1,606 sq. ft. one-story mobile home with an approximately 24.9 ft. high, 2,967 sq. ft. two-story mobile/manufactured home at Unit Space #46 resulting in a significant increase in bulk and height (**Exhibit 10**). This will result in an increase of approximately 11-12 ft. in height and 1,361 sq. ft. in floor area.

Unit Space #46 is located towards the center of the Park. Unit Space #46 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 18, found along the northern portion of the Marblehead trail system, measuring at approximately 330 feet, and the farthest being VP 16, found along the southern portion, measuring at approximately 1000 feet from Unit Space #46. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 10) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 10. Visual Resource Impacts from public vista points resulting from proposed development at project site under Coastal Development Permit Application No. 5-13-037 (Unit 46)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 16, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/Partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16, 17, 19)

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water (**Exhibit 23**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 17, 18, 19); see **Exhibit 23, pages 11-13** of the view analysis.

UNIT 48 (CDP APPLICATION NO. 5-12-296)

The applicant for CDP Application No. 5-12-296 is requesting an after-the-fact approval for replacement of an approximately 13-14 ft. high, 1,560 sq. ft. one-story mobile home with an approximately 25 ft. high, 2,970 sq. ft. two-story mobile/manufactured home at Unit Space #46 resulting in a significant increase in bulk and height (**Exhibit 11**). This will result in an increase of approximately 11-12 ft. in height and 1,410 sq. ft. in floor area.

Unit Space #48 is located towards the center of the Park. Unit Space #48 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 18, found along the northern portion of the Marblehead trail system, measuring at approximately 280 feet and the farthest being VP 16, found along the southern portion, measuring at approximately 1075 feet from Unit Space #48. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 11) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 11. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-296 (Unit 48)

Vantage Point (VP)	Views	View Impacts
2, 6, 7, 8, 10, 11, 16, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/Partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 16, 17, 19)

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water (**Exhibit 24**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 17, 18, 19); see **Exhibit 24, pages 11-13** of the view analysis.

UNIT 57 (CDP APPLICATION NO. 5-15-0978)

The applicant for CDP Application No. 5-15-0978 is requesting an after-the-fact approval for replacement of an approximately 13-14 ft. high, 1,470 sq. ft. one-story mobile home with an approximately 22.3 ft. high, 2,241 sq. ft. two-story mobile/manufactured home at Unit Space #57 resulting in a significant increase in bulk and height (**Exhibit 12**). This will result in an increase of approximately 8-9 ft. in height and 771 sq. ft. in floor area.

Unit Space #57 is located towards the northern portion of the center of the Park. Unit Space #57 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 5, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 19, found along the northern portion of the Marblehead trail system, measuring at approximately 250 feet and the farthest being VP 16, found along the southern portion, measuring at approximately 1400 feet from Unit Space #57. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 12) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 12. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-15-0978 (Unit 57)

Vantage Point (VP)	Views	View Impacts
2, 5, 6, 7, 8, 10, 11, 16, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/Partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 17, 19)

The proposed increase in bulk and height negatively impacts coastal views from 11 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, and partial blockage of blue water (**Exhibit 25**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 17, 18, 19); see **Exhibit 25, pages 12-14** of the view analysis.

UNIT 69 (CDP APPLICATION NO. 5-12-127)

The applicant for CDP Application No. 5-12-127 is requesting an after-the-fact approval for replacement of an approximately 12-13 ft. high, 1,494 sq. ft. one-story mobile home with an

approximately 25 ft. high, 2,684 sq. ft. two-story mobile/manufactured home at Unit Space #69 resulting in a significant increase in bulk and height (**Exhibit 13**). This will result in an increase of approximately 12-13 ft. in height and 1,190 sq. ft. in floor area.

Unit Space #69 is located towards the northernmost portion of the center of the Park. Unit Space #69 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 5, 6, 7, 8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 19, found along the northern portion of the Marblehead trail system, measuring at approximately 400 feet and the farthest being VP 16, found along the southern portion, measuring at approximately 1880 feet from Unit Space #69. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 13) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 13. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-127 (Unit 69)

Vantage Point (VP)	Views	View Impacts
2, 5, 6, 7, 8, 10, 11, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/Partial blockage of whitewater and/or partial blockage of blue water (Nearly complete blockage of blue water from VP 17, 19)
16	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of distant blue water and obstruction of distant headland coastline to the north

The proposed increase in bulk and height negatively impacts coastal views from 11 of the 19 selected public vantage points along the trails, as well as other sections along the trails. The visual impacts include complete and partial blockage of views to the ocean white water, blue water, and coastline along the headlands to the north (**Exhibit 26**). The proposed project will result in significant obstruction of highly scenic coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 18, 19); see **Exhibit 26, pages 13-14** of the view analysis.

UNIT 75 (CDP APPLICATION NO. 5-12-295)

The applicant for CDP Application No. 5-12-295 is requesting an after-the-fact approval for replacement of an approximately 12 ft. high, 1,393 sq. ft. one-story mobile home with an approximately 24.9 ft. high, 2,857 sq. ft. two-story mobile/manufactured home at Unit Space #75 resulting in a significant increase in bulk and height (**Exhibit 14**). This will result in an increase of approximately 13 ft. in height and 1,464 sq. ft. in floor area.

Unit Space #75 is located towards the northern end of the Park. Unit Space #75 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 2, 5, 6, 7,

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

8, 10, 11, 16, 17, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being VP 19, found along the northern portion of the Marblehead trail system, measuring at approximately 620 feet and the farthest being VP 16, found along the southern portion, measuring at approximately 2100 feet from Unit Space #75. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 14) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 14. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-12-295 (Unit 75)

Vantage Point (VP)	Views	View Impacts
2, 5, 6, 7, 17, 18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete/Partial blockage of whitewater and/or partial blockage of blue water (Partial but nearly complete blockage of blue water from VP 17, 18, 19)
8, 10, 11	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of distant view of shoreline to the north and complete/partial blockage of whitewater
16	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Complete blockage of distant view of blue water and obstruction of headland coastline at the north

The proposed increase in bulk and height negatively impacts coastal views from 10 of the 19 selected public vantage points along the trails, as well as other sections along the trails. From VP 7 coastal views are partially obstructed by vegetation. The visual impacts include complete and partial blockage of views to the ocean white water, blue water, Poche Beach shoreline, and coastline along the headlands to the north (**Exhibit 27**). The proposed project will result in significant obstruction of highly coastal views from the public trails, particularly from the vantage points in closer proximity to the project site and at lower elevations (e.g. VP 18, 19); see **Exhibit 27** of the view analysis and **Exhibit 28**².

UNIT 90 (CDP APPLICATION NO. 5-10-180)

The applicant for CDP Application No. 5-10-180 is requesting an after-the-fact approval for replacement of an approximately 12-13 ft. high, 1,332 sq. ft. one-story mobile home with an approximately 19.8 ft. high, 1,569 sq. ft. mobile/manufactured home with a loft at Unit Space #90 resulting in an increase in bulk and height (**Exhibit 15**).

Unit Space #90 is located at the northern end of the Park. Unit Space #90 is visible from the beach, from El Camino Real and from various Vantage Points (VP) along the public trails that extend along the coastal bluffs at the Marblehead Coastal site; the site is visible from VP 6, 8, 10, 11, 18, and 19. The distance of these vantage points from this proposed project site vary. The closest being

² Staff has provided recent photos of the project site as viewed from VP 18 & 19 representing views near the northernmost portion of the trails. The photos (labeled VP 18 & 19) of the applicant's view analysis may have inadvertently been taken at a different location as the trails had not yet been completed when the photos were taken.

VP 19 measured at approximately 1,180 feet and the farthest being VP 11 at approximately 2450 feet from Unit Space #90. The viewshed, as viewed from these public trail vantage points, extends approximately 1,550 lateral feet along the bluffs from the northernmost vantage point, VP 2, to the southernmost vantage point, VP 16 (see **Exhibit 2**). This viewshed provides views of major scenic resources including ocean white water and blue water, ocean horizon, shoreline and coastline, beach, headlands, the San Clemente Pier, and coastal bluffs. The table below (Table 15) lists the scenic resources that are visible and are impacted by the proposed development at each of these vista points.

Table 15. Visual Resource Impacts from public vista points resulting from proposed development at proposed site under Coastal Development Permit Application No. 5-10-180 (Unit 90)

Vantage Point (VP)	Views	View Impacts
6,	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Partial blockage of beach, shoreline, and white water to the North
8, 10, 11	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Partial blockage of to the north (Poche Beach)
18, 19	Ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and shoreline, beach, islands	Partial blockage of white water and/or partial blockage of blue water to the north

The proposed project will result in a bulk increase of approximately 200 sq. ft. compared to the previous unit at Unit Space #90. In addition, the proposed height of approximately 19.8 feet exceeds the maximum permitted height of 19.5 feet for residential structures within the Park. Under CDP No. 5-09-170 and 5-09-108, the Commission approved the installation of mobile homes with heights of 18.5 feet and 19.5 feet at Unit Spaces #80 and 81, respectively, located near the far northern (upcoast) end of the Park, approximately 310 feet south of Unit 90. An increase in height could have a significant impact on public coastal views from the various vantage points depending on the location of the unit within the park and proximity to the public scenic vantage points. Unit 90 is visible from 6 of 19 selected public vantage points, as well as other sections along the trails; however, because of the location of the project site at the far northern end of the Park and its distance from the public trails, the proposed project will not result in significant obstruction of major coastal views; see **Exhibit 29**. Furthermore, the loft is limited to a small area of approximately 130 sq. ft.; therefore, the remainder of the proposed unit is generally at a lower maximum height of approximately 17 feet.

CONCLUSION

As previously stated, the standard of review is the Chapter 3 policies of the Coastal Act. Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The Commission has previously limited new development in the Capistrano Shores Mobile Home Park ("Park") to minimize visual impacts and to avoid cumulative adverse impacts of development encroachment into natural areas consistent with the above-cited policy of the Coastal Act. Development at this location must be sited and designed to be visually compatible with the character of the area. In addition, it is necessary to ensure that new development be sited and designed to protect views along public vista points, such as public beaches, public trails and roads.

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

As shown in the visual impact analysis, above, the proposed individual units will have a significant adverse impact on coastal views from the public City trails and public children recreational areas at the Marblehead coastal site, as well as from the public view corridor on the public right-of-way at the Avenida Pico and El Camino Real intersection.

In past Commission permit action for development in the Park, the Commission has approved mobile homes with heights at 16 feet to 19.5 feet. In 2015, the Commission reviewed the application for the replacement of a mobile home at Unit Space #12. This unit space is located north of the southernmost entrance of the Park and is approximately 300 feet southwest from the Marblehead trails. Unit 12 is within the view corridor of the public bluff trails and public parks along Marblehead, which were under construction when the unit was brought to the Commission. Based on the location, and minimal public view impacts, the Commission approved the replacement of the existing one-story mobile home and construction of a new one-story mobile home at a maximum height of 16 feet (CDP No. 5-14-1582). The Commission found that at 16 feet the mobile home would not a significant adverse impact on scenic resources and would continue to protect the coastal views from vantage points on the public trails in the Marblehead development. In 2009, the Commission approved mobile homes with heights of 18.5 feet and 19.5 feet (CDP No. 5-09-170 and 5-09-108). These two mobile homes are located on Unit Spaces #80 and 81 near the far northern (upcoast) end of the Park and much further away from the trails and park, with a distance of approximately 800-840 feet from the nearest trail end. Because of the location and distance of the Units 80 and 81 from public vista areas, the Commission found that the two units were sited and designed to protect coastal views.

The proposed units range from Unit 13 in the south to Unit 75 in the north, with Unit 90 located at the furthest northern end of the Park. With the exception of Unit 90, Units 13 through 75 vary in closeness to the nearest selected vantage points along the public trails, ranging between 370 ft. to 620 ft. Because of their close proximity to the trails, these units are all within the view corridor of the trails and are easily visible from various points along the trails.

The proposed 22-25 foot high mobile homes cannot be found compatible with the character of the Park. The Commission finds that the proposed larger mobile home structures (with the exception of Unit 90) do not represent the prevailing pattern of development within the Park. At the existing one-story height, the mobile units are more subordinate to the natural setting which preserves views of the shoreline and scenic coastal areas from many public vantage points throughout this scenic corridor of PCH.

Approval of the proposed two-story, 22-25 feet high units would have a significant adverse cumulative impact on public views and community character of the Park, and would set a negative precedent for development in this area. The 13 units currently before the Commission represent 14% of the 90 units within the Park, and cumulatively take up approximately 330 lineal feet of coastal views as viewed from the Marblehead trail system, and from the public parks that are currently under construction on the Marblehead coastal site. This is a significant loss of coastal views for this area. Should the mobile homes be approved as proposed, the approved heights would provide an adverse precedent from which the owners of the remaining 77 one-story mobile homes in the Park could draw support for proposals to build significantly taller, two-story mobile homes. With a cumulative increase in height of the units, the loss of coastal views (including views of ocean whitewater, blue water, horizon, San Clemente Pier, headlands, coastal bluffs, coastline and

shoreline, beach, islands) from the public trails, bluff-top public parks, and view corridor at the intersection of El Camino Real and Avenida Pico could potentially expand approximately 1,970 lineal feet along the coast. This would be a significant cumulative impact on public scenic coastal views.

On January 27, 2016, the Commission received an additional application for essentially the same two-story mobile home development at another unit space within the Park. This new application indicates that in addition to these 13 currently before the Commission and the application recently submitted in January, it is reasonably foreseeable that additional occupants of the Park could be applying for similar development in the near future. Consequently, it is important to establish a height limit with the mobile homes approved under this permit to address expectations of future applicants and members of the Park.

In addition, according to a 2012 visual analysis prepared by the Park owner, that analyzes impacts to coastal views if the heights of units at the Park are increased to 26 feet, it is evident that such increases in the heights of the individual units, and cumulatively, would further impact public views of shoreline from vista points and recreational areas inland of the Park. Furthermore, the South Coast District office has received a letter from the City of San Clemente, dated August 17, 2015, in opposition to the proposed two story mobile/manufactured homes (**Exhibit 31**). The letter raised issues that concerned the visual and aesthetic impacts resulting from the proposed development from public areas that offer coastal views.

As proposed, the new two-story, 22-25 feet high mobile/manufactured homes do not adequately protect the visual resources of the area between the San Clemente North Beach and Poche Beach area with the exception of Unit 90. Moreover, although the proposed two-story mobile homes meet the structural and deck stringlines, they do not minimize the bulk of the structures that can be seen from the public areas such as the public trails along the Marblehead bluffs. .

Staff considered alternatives including a minimum height that would still allow for two-story structures but would help protect and preserve public coastal views. According to the architect of all 13 units, however, the minimal height for a two-story structure is approximately 22 feet with a pitched roof (21 feet with a flat roof). At 22 feet, as evident by the proposed units already at a height of approximately 22 feet, the proposed structures would not adequately protect the visual resources, particularly those sited closer to the trails and are highly visible within the public viewshed. Based on staff's analysis, a standard height of 19 feet for all of the structures in the Park would also increase the loss of view to the ocean and scenic resources without the benefit of accommodating an additional story to the existing single story mobile homes. Therefore, staff has concluded that limiting the height of the proposed development to 16 feet would allow for an increased height to the Park's prevailing approximately 13-14 foot unit height and upgraded one-story unit, but would not have a significant adverse impact on the ocean viewshed from public areas, thereby minimizing negative impacts to visual resources.

Based on staff's visual analysis 16 ft. would minimize the visual impact on coastal views from the intersection and trails along Marblehead. Furthermore, 16 ft. height limit is consistent with past permit action for the Park for projects that would have significant view impacts because of where they are located within the view corridor. Therefore, to ensure that the development will not have a significant adverse visual impact, a condition (**Special Condition 1**) of Coastal Development

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Permit No. 5-11-033 (31), 5-12-126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40) is required, which would limit the maximum height of the mobile/manufactured home to 16 ft. as measured from the frontage road, Senda de la Playa. As for Coastal Development Permit No. 5-10-180 (Unit 90), staff is recommending that the Commission approve the after-the-fact development as-built. The Commission finds the proposed unit at Unit Space #90 is sited in a manner that would minimize its visibility from public areas and will not have a significant adverse impact on visual resources. Therefore, the Commission finds Unit 90 is consistent with the relevant policies of the City's Local Coastal Land Use Plan and with Section 30251 of the Coastal Act.

Special Condition 10 is imposed to ensure that all development occur in compliance to the proposal, subject to the conditions herein. Staff is recommending that the Commission approve the after-the-fact development, as conditioned. As conditioned, the Commission finds the proposed project will not have a significant adverse impact on visual resources and is consistent with the relevant policies of the City's Local Coastal Land Use Plan and with Section 30251 of the Coastal Act.

Each applicant is also requesting the after-the-fact approval of ancillary development, such as drainage improvements, minimal landscaping, sheds, barbecues, fire pits, fencing, and concrete and covered patio areas (**Exhibits 3 through 15**). These components of the proposed projects will not be more visible than the original mobile homes, will not increase the height of the original buildings, and the siting of these proposed hardscape improvements meet the LUP structural and first-floor deck stringline policy for new infill construction on a beachfront property and all other City standards as it extends no farther seaward than the original units. These components of the proposal will avoid cumulative adverse impacts on visual resources and public access. Therefore, the Commission finds that the minor exterior work and ancillary structures conform with Section 30251 of the Coastal Act.

C. HAZARDS

Section 30253 of the Coastal Act states in relevant part:

New development shall:

(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.

Revetment/Bulkhead – Existing Conditions

Each applicant has provided a Coastal Hazard and Wave Runup Study prepared by GeoSoils, Inc for each project site (Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90). The studies state that the shore protection for each site primarily consists of a quarry stone revetment; a timber bulkhead abuts the stone revetment on its landward side, which is then back-filled with a 6-10 foot wide perched beach that runs the length of the mobile home park. The revetment is composed of

meta-volcanic quarry stones that range in size from less than ½ ton to about 11 ton with an average size of about 5 tons. According to the GeoSoils reports, which used the National Geodetic Vertical Datum 1929 (NGVD 29), the top of the revetment varies from +13.0 feet NGVD29 to +15.7 feet NGVD29 with an average elevation of about +14.4 feet NGVD29. The visible slope of the revetment varies from 2/1 to 1.5/1 (h/v). A visual inspection of the existing revetment/bulkhead conducted by GeoSoils, Inc. found the revetment in good condition and not in need of maintenance at this time.

Wave Run-Up/Overtopping Analysis

The Wave Run-Up and Coastal Hazard Study conducted by GeoSoils, Inc. did not identify a design life for the mobile home structures but did ascertain that these structures are typically constructed of lighter material with a shorter design life than a regular standard construction single family residence. In addition, the studies state, that the mobile homes are unique in that the structures are “mobile” and can be moved if jeopardized by coastal hazards. The Studies continue:

“The design water level will be the maximum historical water level of +4.9 feet NGVD29 plus 2.0 feet of SLR [Sea Level Rise], and plus 4 feet of SLR...the maximum SLR prediction for the year 2060 (45 years from now) is 2 feet and the maximum SLR for the year 2095 (80 years from now) is about 4 feet.”

Using the two above-mentioned SLR estimates, each study took into account ocean water depths and elevations, wave heights, the average height of the revetment, the average height of the timber bulkhead, the calculated overtopping rate of the revetment under both scenarios, and concluded that the bulkhead approximately ½ to 1 foot above the top of the revetment will impede the overtopping. Moreover, the Studies continue:

“In addition, the 10-foot wide beach along with the low height bulkhead will significantly prevent wave runup from impacting the mobile home[s] ...Due to the elevation of the development above the adjacent grade (the perched beach is at about +14.5 feet NGVD29) the development is reasonably safe from coastal hazards and wave runup even under the most onerous SLR conditions in the next 80 years. In the event the water does reach the replacement mobile home and associated improvements, the water velocity will be insufficient to cause significant damage.”

The sea level rise amount used in the provided analyses for the proposed project is a low estimate for the coming 100 year time period. However, as the development involves mobile homes, it may represent a reasonable upper limit for sea level rise for a 40 to 50 year time period and this time period may be appropriate for a mobile home development as the expected life of a mobile home structure is lower than that of a permanent detached single-family residence and can reasonably be estimated at approximately a 50 year time life. In addition, a mobile home unit can be easily relocated in the event of a threat. For purposes of mobile home replacements, the Commission’s staff coastal engineer concurs that an upper limit for sea level rise for a 40 to 50 year time period is appropriate for the anticipated economic life of a mobile home development.

Erosion and Flooding Hazards

Regarding erosion hazards on the subject site, the Coastal Hazard and Wave Runup Studies all state, “While the beach experiences short term erosion, there is no clear indication of a significant long term erosion trend. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the [subject] mobile homes are reasonably safe from the short term erosion hazards.”

The Studies find that the proposed mobile homes are reasonably safe from flooding. The analyses show that the sites have the potential to be flooded on occasion from waves breaking on the revetment, overtopping the bulkhead and reaching the mobile house units. Such flooding is a hazard that would be expected for a location this close to the ocean even with the existing shore protection provided by the bulkhead/revetment (deemed adequate by the Studies) that is protecting the mobile home park property from the main wave attack.

Furthermore, the entire mobile home park is located within the tsunami inundation zone according to the California Emergency Management Agency (CalEMA). **Special Condition 2** places the applicants and subsequent owners on notice (through an amendment to the occupancy agreements per **Special Condition 9**) that this is a high hazard area and that by acceptance of coastal development permit No. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40), the applicants acknowledge the risks, such as flooding, that are associated with location in the tsunami inundation zone, and that are associated with development sited so close to the ocean. The applicants should cooperate with the local CalEMA or emergency responders in case of a large earthquake or a tsunami warning.

The applicants do not propose any changes or improvements to the existing bulkhead/revetment along the portion that protects each project site (Unit Space#13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90) under coastal development permit application No. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40). Any repair or maintenance, enhancement, reinforcement or other activity to the existing bulkhead/revetment is the responsibility of Capistrano Shores Inc., which holds fee title to the land that the unit spaces occupy and all common areas in the mobile home park. The applicants are only responsible for repair/maintenance to the mobile homes, landscape, ancillary structures (i.e, decks, patios, and garden walls) on their Unit Space. The Capistrano Shores Inc. would be the applicant for the coastal development permit required for any modifications to the existing revetment that may be necessary to protect existing structures. Because the proposed development involves the after-the-fact placement of a new structure and ancillary structures on the beach, those new structures are not entitled to shoreline protection under Section 30235 of the Coastal Act; the new mobile homes are not anticipated to need additional shoreline protection beyond what would be necessary to protect other existing structures in the park. Future expansion of the existing shoreline protection to address such threats could conflict with Coastal Act requirements regarding public access and recreation, shoreline sand supply, and protection of views to and along the shoreline. Therefore, **Special Condition 3** requires each applicant to waive on behalf of itself and all successors and assigns, any rights to new shoreline protection that may exist under Public Resources Code Section 30235 to protect the new proposed mobile home and ancillary development at each proposed site.

If the existing shoreline protection is modified or removed at a future date, the new mobile units could be re-located and/or removed and replaced with a smaller and/or differently configured unit that provides an adequate setback from the shoreline to avoid hazards. If such relocation or replacement would not address the hazard, the mobile units could be removed entirely. Therefore, **Special Condition 3** also establishes requirements related to response to future coastal hazards, including relocation and/or removal of structures that may be threatened in the future, and in the event that portions of the development fall to the beach before they are removed, requiring the applicant or successor 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.

Because of the shoreline location of the proposed development, pursuant to sections 13250(b) and 13252(a)(3) of the Commission's regulations, the Commission imposes **Special Condition 4** requiring a coastal development permit amendment for any future improvements or repair and maintenance to the development approved under the subject permits and/or any new development.

The property owner and applicants argue that the applicants cannot record a deed restriction because they do not own title to the land. The property owner will not agree to record the deed restriction for the applicants. The Commission finds, if the deed restriction is not recorded against the parcel, it would not change or weaken the requirement for the applicant to acknowledge the risks and agree to remove the structure if it becomes unsafe for occupancy. The purpose of the deed restriction is simply to notify future owners of the permit conditions of approval. The applicants' proposal to amend the Occupancy Agreement between the land owner and each applicant will serve to notify future owners or occupants of the new mobile homes of the permit requirements, with the amendment stating that: (1) pursuant to this permit, the California Coastal Commission has authorized the placement of a manufactured home and related accessory structures, including without limitation, manufactured home foundation system and patio covers, on the mobile home space, subject to terms and conditions that restrict the use and enjoyment of the manufactured home and related accessory structures located on the mobile home space; and (2) the Special Conditions of this permit are restrictions on the use and enjoyment of the manufactured home and related accessory structures located on the mobile home space.

Regarding the waiver of rights to a shoreline protective device, the condition only requires that the applicants waive any rights that exist. If, as is indicated by the applicants and property owner, the applicants have no such rights, that is not a reason to remove the permit condition. Only applicable rights would be affected by the condition language. However, it is through the permit conditions and findings that the property owner and future members are also made aware of the potential limitations on future protective devices. Through these permit conditions, as the mobile homes potentially upgrade as proposed, all parties are made aware of the potential risks and limitations to protective devices that could impact public resources. Furthermore, Coastal Act Section 30601.5 states:

Where the applicant for a coastal development permit is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the commission shall not require the holder or owner of any superior interest in the property to join the applicant as co-applicant. All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant. In addition, prior to

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the issuance of a coastal development permit, the applicant shall demonstrate the authority to comply with all conditions of approval.

Therefore, the Commission imposes **Special Condition 8** requiring each applicant to demonstrate their legal ability or authority to comply with all the terms and conditions of their coastal development permit, prior to issuance of the coastal development permits. Each applicant shall submit information indicating approval from the record title property owner that authorizes the applicant to proceed with the approved development and permits the applicant to comply with the terms and conditions of their coastal development permit.

Thus, as conditioned, the individual permits ensure that any prospective future owners of any of the subject unit spaces (Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90) pursuant to the CDPs, will receive 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 each Unit Space is subject, and the Commission's immunity from liability. The amendment to the occupancy agreements will indicate that the California Coastal Commission has authorized development on the above-mentioned unit spaces, subject to terms and conditions that restrict the use and enjoyment of the individual spaces only and does not restrict the remainder of the land that the mobile home park occupies.

Since the scope of the development in this case is limited to Unit Space #13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90, the Commission has focused on assurance that its authorization for placement of a new mobile home on that space (and ancillary development) would not be used to support any future requests for repair, maintenance, or expansion of shoreline protection. In addition, representatives for Capistrano Shores, Inc. were previously notified that repair, maintenance or enhancement of the existing shoreline protection, if deemed necessary, should occur as part of a comprehensive plan for the entire mobile home park. The Capistrano Shores Mobile Home Park Homeowner Association submitted a coastal development permit application in February 2012 which in addition to park wide improvements, included maintenance of the existing shoreline protective device. That application has since remained incomplete, pending submittal of additional information regarding the bulkhead/rock revetment and project alternatives. Any such repairs/enhancements should occur within the mobile home park's private property and not further encroach onto the public beach. No additional shoreline protective devices should be constructed for the purpose of protecting ancillary improvements (e.g., patios, decks, fences, landscaping, etc.) located between the mobile home and the ocean. For any type of future shoreline hazard response, alternatives to the shoreline protection must be considered that will eliminate impacts to coastal and recreational resources including, but not limited to, scenic visual resources, recreation, and shoreline processes. Alternatives would include but are not limited to: relocation and/or removal of all or portions of the mobile home and ancillary improvements that are threatened, and/or other remedial measures capable of protecting the mobile home without shoreline stabilization devices. Alternatives must be sufficiently detailed to enable the Coastal Commission to evaluate the feasibility of each alternative, and whether each alternative is capable of protecting a mobile home that may be in danger from erosion and other coastal hazards.

Only as conditioned does the Commission find the proposed development consistent with Section 30253 and 30235 of the Coastal Act.

D. PUBLIC ACCESS

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212 of the Coastal Act states, in 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, or,

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30223 of the Coastal Act states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

As shown in **Exhibits 1 & 2**, the new mobile homes will be located between the first public road and the sea directly seaward of the OCTA railroad tracks. Vertical public access is not available through the Capistrano Shores Mobile Home Park ("Park"), therefore, no construction impacts to public access are anticipated. Lateral public access is available along the public beach seaward of the bulkhead/revetment during low tide. Vertical public access to the beach exists nearby at Poche Beach, approximately 480 yards north of the Park (**Exhibit 1**). Public access from the southern end of the mobile home park is available at the North Beach public access point (**Exhibit 1**).

Regarding shoreline setbacks, the proposed projects are sufficiently setback to be consistent with that of the surrounding mobile homes within the Capistrano Shores Mobile Home Park. Furthermore, the setback provides an area that may accommodate any necessary future bulkhead/revetment repairs/enhancement efforts within the mobile home units' private property thereby protecting intertidal habitat and avoiding any possible future public access impacts that may arise due to rock revetment encroachment into public beach areas (both individually and cumulatively).

The adjacent North Beach area is a heavily used public beach. North Beach is a popular regional coastal access point as it is located along a popular regional bike route along El Camino Real, it is also the trailhead to the popular San Clemente Coastal Trail, and is the site of a Metrolink/Amtrak train stop. North Beach is identified as a primary beach access point in the City with the greatest number of public parking spaces (approximately 250 off-street and 100 on-street) in the City's

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certified LUP. Because of the supply of public parking, popularity of the adjacent North Beach area, and the location of vertical access north of the mobile home park at Poche Beach, the public beach in front of the mobile home park is used by sunbathers, and beach strollers, and the beach is a popular surfing location.

The beach in front of each site, and the mobile home park, is narrow varying from a few feet to 70 feet, depending on the season. High tide extends up to the existing rock revetment, which makes public access difficult to impossible during high tide. Because of the narrow beach in this location, allowing a future shoreline protective device to protect a new residential structure could adversely impact public access by occupying existing sandy beach and deprive the beach of sand re-nourishment.

Shoreline protective devices are all physical structures that occupy space. When a shoreline protective device is placed on a beach area, the underlying beach area cannot be used as beach. This generally results in the privatization of the public beach and a loss of space in the public domain such that the public can no longer access that public space. The encroachment also results in a loss of sand and/or areas from which sand generating materials can be derived. The area where the structure is placed will be altered from the time the protective device is constructed, and the extent or area occupied by the device will remain the same over time, until the structure is removed or moved from its initial location. Coastal shoreline experts generally agree that where the shoreline is eroding and armoring is installed, the armoring will eventually define the boundary between the sea and the upland.

In addition, sea level has been rising for many years. There is also a growing body of evidence that there has been an increase in global temperature and that acceleration in the rate of sea level rise can be expected to accompany this increase in temperature (some shoreline experts have indicated that sea level could rise 4.5 to 6 feet by the year 2100). Mean sea level affects shoreline erosion in several ways, and an increase in the average sea level will exacerbate all these conditions. On the California coast the effect of a rise in sea level will be the landward migration of the intersection of the ocean with the shore, leading to a faster loss of the beach as the beach is squeezed between the landward migrating ocean and the fixed backshore.

Given the foregoing potential impacts to access and shoreline sand supply that a shoreline protective device would cause, staff is recommending, under **Special Condition 3**, that each applicant waive its right to shoreline protection under section 30235 of the Coastal Act because it would assure that the proposed development remains consistent with the access and recreation policies of the Coastal Act by avoiding any of the aforementioned impacts that a shoreline protective device would have on public access and recreation.

As conditioned, the Commission finds the development consistent with the public access and recreation policies of Chapter 3 of the Coastal Act.

E. BIOLOGICAL RESOURCES

Section 30230 of the Coastal Act states:

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

protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

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

Section 30240 of the Coastal Act states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

WATER QUALITY

To protect water quality from construction related activities, the Commission imposes construction-related requirements and best management practices under **Special Condition 5** in order to minimize adverse construction-related impacts upon marine resource and for erosion control.

Drainage from the predominantly paved site sloped away from the ocean and toward the street where water runoff from the site is directed to a dry well/percolation box for onsite water infiltration. In addition, each applicant will incorporate minor landscaping in contained planters, in order to minimize water use and water runoff from each subject site.

The existing development minimizes 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 development 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.

LANDSCAPING

Native terrestrial habitat in the area is located near the Capistrano Shores Mobile Home Park (“Park”) along the Marblehead coastal bluffs. Each applicant is proposing landscaping; therefore,

the Commission imposes **Special Condition 6**, which implements the installation of non-invasive, drought-tolerant vegetation.

PLEXIGLAS OR GLASS WIND SCREENS

Some of the proposed development includes new railings around the decks/patios on the seaward side of the project sites. Glass railing systems, walls or wind screens are known to have adverse impacts upon a variety of bird species. Birds are known to strike these glass walls causing their death or stunning them which exposes them to predation. Some authors report that such birds strikes cause between 100 million to 1 billion bird deaths per year in North America alone. Birds strike the glass because they either don't see the glass, or there is some type of reflection in the glass which attracts them (such as the reflection of bushes or trees that the bird might use for habitat)³ This is of particular concern at this location since the site is adjacent to a Marine Protected Area (just offshore of the site) and there is vegetation and other perching/landing areas at the site on the promontory that are attractive to birds.

There are a variety of methods available to address bird strikes against glass. For instance, glass can be frosted or etched in a manner that renders the glass more visible and less reflective. Where clear glass is used, appliques (e.g.) stickers can be affixed to the glass that have a pattern that is visible to birds. Some appliques incorporate features that allow humans to see through the glass, but which are visible to birds. Usually appliques must be replaced with some frequency in order to retain their effectiveness. In the case of fences or walls, alternative materials can be used, such as wood, stone, or metal (although this approach isn't usually palatable when there is a desire to see through the wall). Use of frosted or etched glass, wood, stone or metal material is preferable to appliques because of the lower maintenance and less frequent replacement that is required.

As a special condition of this permit (**Special Condition 7**) each applicant proposing glass fencing along the seaward side of their unit space within the Park is required to use a material for the new railing that is designed to prevent creation of a bird strike hazard.

CONCLUSION

The Commission, therefore, finds that, as conditioned to require construction-related requirements and best management practices, non-invasive drought tolerant landscaping and native landscaping, and to incorporate glass walls or windscreens that will prevent bird strikes, the development will be consistent with Section 30230, 30231 and 30240 of the Coastal Act.

F. UNPERMITTED DEVELOPMENT

Commission staff received 13 applications for development at Capistrano Shores Mobilehome Park ("Park"). Each proposed project site is currently occupied by new approximately 22-25 foot high two-story (or approximately 19.8 foot high with an upper level loft) mobile homes that were installed/constructed without the benefit of a coastal development permit. These applications also generally request authorization for ancillary development (e.g. drainage improvements, minimal landscaping, sheds, fencing, barbeques, fire pits, and concrete and covered patio areas). Therefore, unpermitted development has occurred on site. Despite this unpermitted development, though, consideration of Coastal Development Permit (CDP) No. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-

³ Daniel Klem, Jr. (1989) Bird-Window Collisions. Wilson Bulletin 101: 606-620; Daniel Klem, Jr. (1990) Collisions Between Birds and Windows: Mortality and Prevention. Journal of Field Ornithology, 1990, 61:120-128; Fatal Light Awareness Program (FLAP), <http://www.flap.org/>

126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40) by the Commission is based solely upon the visual resources, hazards, public access, and water quality policies of the Coastal Act, with guidance from the policies of the certified LUP.

These applications were submitted by each applicant in response to communication with Commission staff. The applicant of CDP No. 5-10-180 (Unit 90), 5-11-033 (31), 5-12-126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40) are not proposing to remove any of the unpermitted development. However, staff is recommending approval of the applications with conditions to modify the proposed structures (with the exception of Unit 90) for compliance with Coastal Act resource protection policies. Therefore, Special Conditions are imposed to ensure the proposed development's consistency with the visual resources, hazards, public access, and water quality policies of the Coastal Act. Thus, approval of these applications pursuant to the staff recommendation, issuance of the permits, and the applicants' subsequent compliance with all terms and conditions of the permits will result in resolution of the above described violations.

Special Condition 1 of Coastal Development Permit No. 5-11-033 (31), 5-12-126 (35), 5-12-127 (69), 5-12-128 (18), 5-12-294 (17), 5-12-295 (75), 5-12-296 (48), 5-12-297 (13), 5-13-037 (46), 5-13-038 (23), 5-15-0978 (57), 5-15-0982 (40) requires the applicants to submit revised plans showing that the proposed mobile homes will not exceed a maximum roof height of 16 feet as measured from the frontage road, Senda de la Playa. **Special Condition 10** is imposed to ensure that all development occur in compliance to the proposal, subject to the conditions herein. As for Coastal Development Permit No. 5-10-180 (Unit 90), staff is recommending that the Commission approves the after-the-fact development as-built.

To ensure that the unpermitted development component of this application is resolved in a timely manner, **Special Condition 10** also requires that the applicant satisfy all conditions of this permit which are prerequisite to the issuance of this permit within 120 days of Commission action. The Executive Director may grant additional time for good cause. 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. Approval of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

APPLICATION FILING FEE FOR AFTER-THE-FACT DEVELOPMENT

Each application was submitted by each applicant in response to communication with Commission staff. In June 2010, before any of the unpermitted development at issue occurred, the Commission approved two (2) Coastal Development Permits No. 5-09-179(Hitchcock) and CDP No. 5-09-180 (Hitchcock) (and a third CDP No. 5-14-1582 (Capistrano Shores Property, LLC in 2015) to authorize installation of new mobile/manufactured homes within the Park. Although the unpermitted structures at issue are taller than those approved (the structures approved in 2010 by the Commission were limited in height to 18.5 feet, and 19.5 feet), the development activity approved by the Commission, i.e. replacement of (or substantial reconstruction/improvement of) the pre-Coastal Act mobile/manufactured home unit with a new structure, was similar if not identical to the unpermitted development activity at issue. By authorizing such development activity in 2009, the

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Commission clearly notified the Park owner and the unit owners⁴ of its permit jurisdiction over such development activity.

In July 2010, staff's attention of the unpermitted replacement/reconstruction of units at the Capistrano Shores Mobile Home Park ("Park") first came in the context of the unpermitted reconstruction of Unit 90. Enforcement staff sent a Notice of Violation letter dated July 9, 2010 to the owner of Unit 90. The Notice of Violation letter informed the unit owner that the unpermitted installation of the replacement structure that was occurring on the site constituted a violation of the Coastal Act. The Notice of Violation was also sent to the Park owner and the unit owners in their capacities as members of the ownership entity. The Notice requested that the unit owner submit a complete coastal development permit application for removal of the unpermitted development or to authorize the development after-the-fact. The owner of Unit 90 submitted an incomplete application to authorize the "remodeling of the residence". In "Notice of Incomplete Application" letters to the unit owner dated September 9, 2010 and January 26, 2011 (and in additional letters dated April 27, 2015, May 8, 2015, and July 15, 2015), staff identified and requested information that was necessary to adequately analyze the proposed project, including the information necessary to complete the application; as a result the application remained incomplete until October 2015.

Although the Park and unit owners had been notified of the requirement for a coastal development permit for replacement structures, and that unpermitted replacement of structures constitutes a violation of the Coastal Act, at least 12 other unit owners commenced unpermitted replacement of structures subsequent to notification of permit requirements within two years (2011-2013). Commission staff sent additional Notice of Violation letters to unit owners undertaking unpermitted development as staff became aware that unpermitted development was occurring. The Notices informed the unit owners that installation/construction of the replacement structures that was occurring on their spaces constituted violation of the Coastal Act. Despite such notification, unpermitted development continued without authorization and without a request for authorization.

Subsequent to the initial Notice of Violation sent to the owner of Unit 90 and the Park owner, incomplete applications were received by Commission staff for development at 12 other residential unit spaces within the Park, in addition to Unit 90 referenced above. Three incomplete applications were submitted to staff in 2011 (CDP No. 5-11-033, 5-11-193, and 5-11-194), seven applications in 2012 (CDP No. 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, and 5-12-297), and two applications in 2013 (CDP No. 5-13-037 and 5-13-038). Although the units were expanded and the heights of the units were increased, none of the application included proposals for such expansion or reconstruction at an increased height, or any reconstruction for that matter. The applications only included requests for approval of ancillary development. Consequently, all of the applications remained incomplete until recently, except for 5-11-193 and 5-11-194, which were withdrawn by the applicants in 2012 and resubmitted in 2015; the applications were assigned CDP No. 5-15-0978 and 5-15-0982, respectively. In each instance staff requested via multiple "Notice of Incomplete Application" letters that the applicants submit information regarding the height of the unit, among other things, in order to complete the application for staff's review. All 13 applications were filed on October 3, 2015 subsequent to receiving the material and information requested by staff. Upon further inspection of the submitted material, staff requested that the architect provide

⁴ Notice of the coastal development permit process was to the Park owner – a mutual benefit corporation of which the unit owners are members, and in addition to the units within 100 feet of the approved structures.

revised plans and height matrixes due to discrepancies in the plans regarding the height of the units. As of March 1, 2016, Commission staff received this requested information for all thirteen applications.

Unpermitted development has occurred at the project site subject to this coastal development permit amendment application. Any non-exempt development activity 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 is proposing after-the-fact approval of the unpermitted development noted above and described in more detail in the project description. Although the development has taken place prior to submittal of this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act.

Section 30620 of the Coastal Act states, in relevant part:

The Commission may require a reasonable filing fee and the reimbursement of expenses for the processing by the Commission of any application for a coastal development permit...

Section 13055 of the California Code of Regulations sets the filing fees for coastal development permit applications, and states in relevant part:

(d) Fees for an after-the-fact (ATF) permit application shall be five times the amount specified in section (a) unless such added increase is reduced by the Executive Director when it is determined that either:

(1) the ATF permit application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or

(2) the owner did not undertake the development for which the owner is seeking the ATF permit, but in no case shall such reduced fees be less than double the amount specified in section (a) above. For applications that include both ATF development and development that has not yet occurred, the ATF fee shall apply only to the ATF development. In addition, payment of an ATF fee shall not relieve any persons from fully complying with the requirements of Division 20 of the Public Resources Code or of any permit granted thereunder or from any penalties imposed pursuant to Chapter 9 of Division 20 of the Public Resources Code.

(i) The required fee shall be paid in full at the time an application is filed. However, applicants for an administrative permit shall pay an additional fee after filing if the executive director or the commission determines that the application cannot be processed as an administrative permit. The additional fee shall be the amount necessary to increase the total fee paid to the regular fee. The regular fee is the fee determined pursuant to this section. In addition, if the executive director or the

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

commission determines that changes in the nature or description of the project that occur after the initial filing result in a change in the amount of the fee required pursuant to this section, the applicant shall pay the amount necessary to change the total fee paid to the fee so determined. If the change results in a decreased fee, a refund will be due only if no significant staff review time has been expended on the original application. If the change results in an increased fee, the additional fee shall be paid before the permit application is scheduled for hearing by the commission. If the fee is not paid prior to commission action on the application, the commission shall impose a special condition of approval of the permit. Such special condition shall require payment of the additional fee prior to issuance of the permit.

Subsection (d) of California Code of Regulations Section 13055 indicates that the fee for an after-the-fact permit application shall be five times the amount otherwise required, unless reduced by the Executive Director for specified reasons. An after-the-fact permit is a permit involving any non-exempt development activity conducted in the Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit.

Subsection (d) of California Code of Regulations Section 13055 indicates that the fee for an after-the-fact permit application shall be five times the amount specified in section (a) unless such added increase is reduced by the Executive Director when it is determined that either: the permit application can be processed by staff without significant additional review time or the owner did not undertake the development for which the owner is seeking the after-the-fact permit. In this case, the Executive Director did not reduce the fee because neither of the criteria for reducing the filing fee has been met. Staff has expended a significant amount of time to secure submittal of these applications, to discuss the Commission's jurisdiction over this matter with the applicants and their representatives, and to review plans to interpret which portions of the structures have already been demolished, replaced, and/or rebuilt, amongst other things. Second, based upon the information provided to staff, it is our understanding that each of the applicants undertook the development for which after-the-fact authorization is now being sought.

Based on the filing fee schedule for the fiscal year the applications were submitted, the permitting fee for residential projects between 1,501 and 5,000 square feet was \$4,500. Five times the regular permit fee of \$4,500 is \$22,500, which has been paid by each applicant except for CDP No. 5-10-180.

Because the applicant of CDP No. 5-10-180 has already paid \$15,000, **Special Condition 11** requires the applicant to pay the balance of \$7,500 prior to issuance of the permit, consistent with the requirements of California Code of Regulations Section 13055(i).

G. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program that conforms to Chapter 3 policies of the Coastal Act. 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.

The certified Land Use Plan has specific policies addressing the protection of scenic and visual qualities of coastal areas. As stated in the previous sections of this report, the proposed development will have significant individual and cumulative impacts on public coastal views from nearby public trails, parks, and a major roadway that leads to the public beach and El Camino Real, which is the first public road that is parallel to the sea. The trails and park along Marblehead bluffs are a significant public resource and under the LUP, are required to be protected. The proposed development will be inconsistent with the view protection policies of the LUP and approval of the development will prejudice the City's ability to prepare a Local Coastal Program (LCP) consistent with the Chapter 3 policies of the Coastal Act. Therefore, only as conditioned, to protect the views from the public facilities, will the development be consistent with the policies of the LUP and not prejudice the City's ability to prepare a LCP.

The proposed development, as conditioned, is consistent with the policies contained in the certified Land Use Plan. Moreover, as discussed herein, the development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, 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 that the activity may have on the environment.

As stated in the previous sections of this report, the proposed development with the proposed increase in height to 22-25 feet will have significant individual and cumulative impacts on public views from nearby public trails, parks, and a major roadway (Avenida Pico) that leads to the public beach and El Camino Real, which is the first public road parallel the sea. The alternative available to the applicant(s) is to construct the proposed mobile homes to a height that will minimize the visual impact and protect the public views from those vistas. As stated and conditioned by this permit, staff has determined that a 16 foot height limit is a feasible alternative which would substantially lessen any significant adverse impact on the environment.

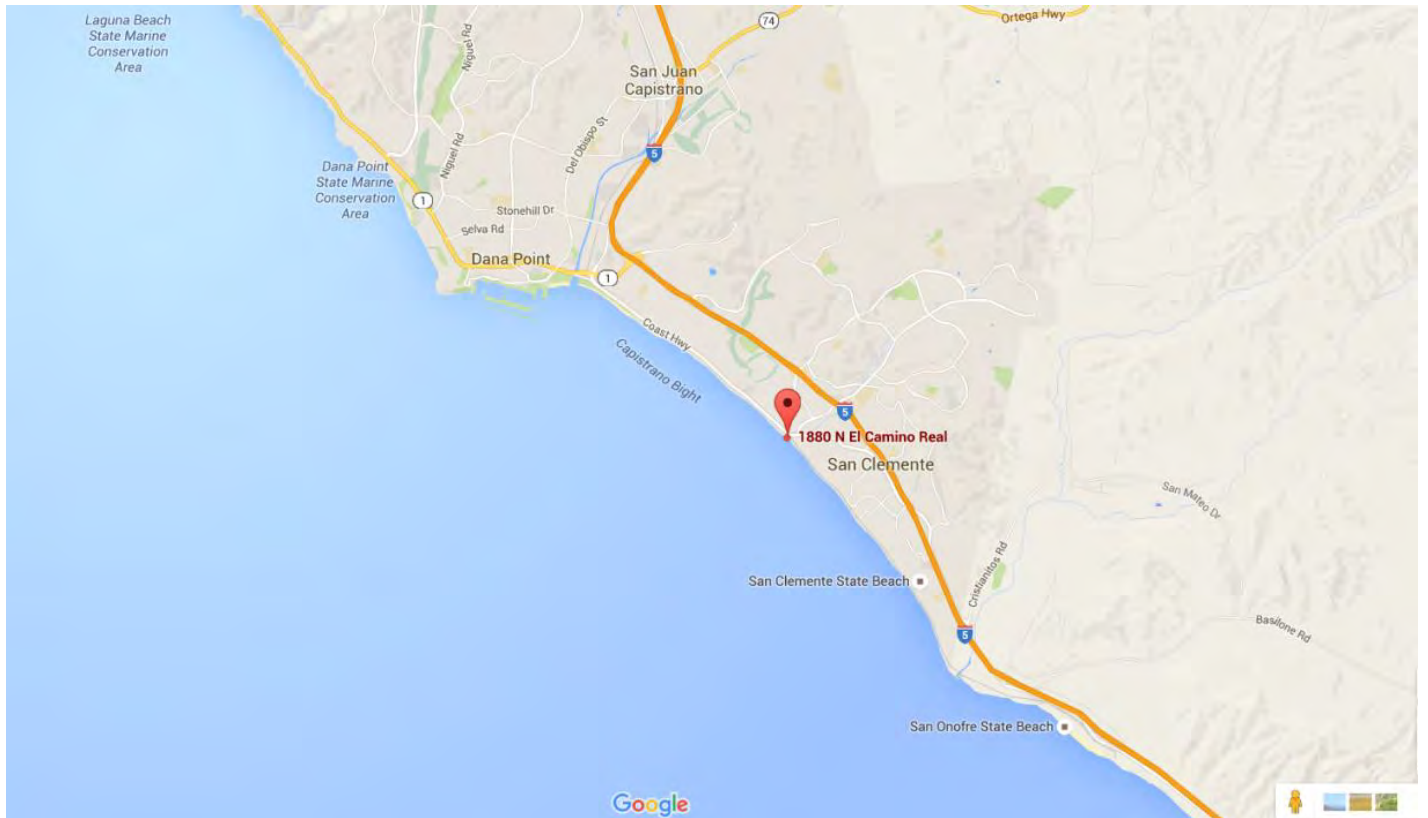
The City of San Clemente is the lead agency for purposes of CEQA compliance. As determined by the City, the project is categorically exempt pursuant to CEQA Guidelines section 15302 as a Class 2 Item (replacement of an existing structure). In order to ensure compliance with resource protection policies of the Coastal Act, the proposed development is conditioned for additional mitigation measures. The conditions are: **1) Revised Final Plans; 2) Assumption of Risk; 3) Future Response to Erosion/No Future Shoreline Protective Device; 4) Future Improvements; 5) Construction Best Management Practices; 6) Landscaping; 7) Bird Strike Prevention; 8) Proof of**

5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294,
5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978, 5-15-0982

Legal Ability to Comply with Conditions; **9)** Occupancy Agreement; **10)** Condition Compliance; and **11)** Application Fee (Unit 90). As conditioned, the proposed development is consistent with the visual resource protection, hazards, public access, and water quality policies of the Coastal Act and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse effect, which the activity may have on the environment. Therefore, the Commission finds that the proposed development, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act and CEQA.

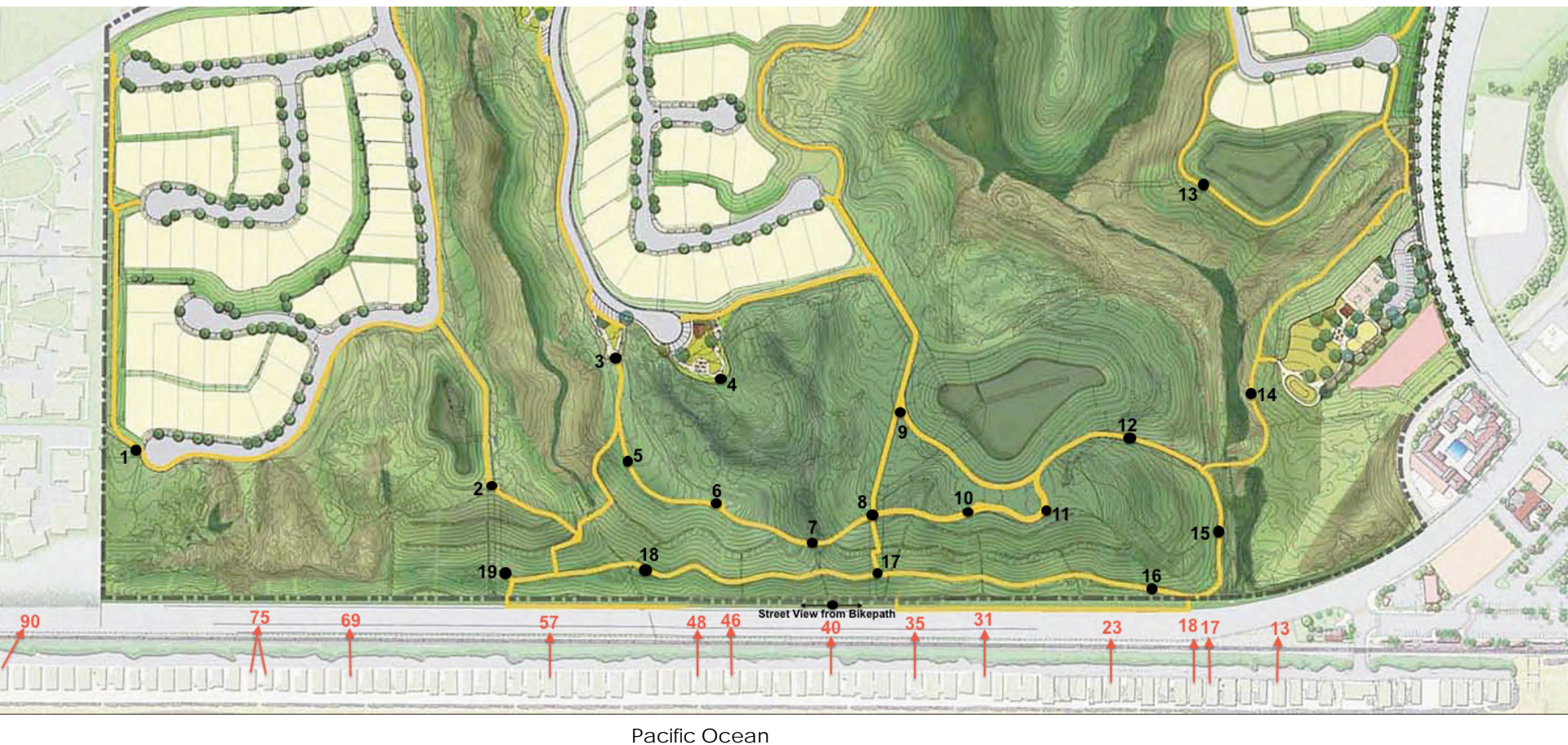
APPENDIX A- SUBSTANTIVE FILE DOCUMENTS

1. City of San Clemente LUP
2. CDP Application No. 5-10-180, 5-11-033, 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038, 5-15-0978 (was 5-11-193), and 5-15-0982 (was 5-11-194)
3. *Capistrano Shores # [], View Analysis, CA Coastal Commission Permit Application [],* by Steinmetz Photographic Services - (Individual Reports submitted for Units # 13, 17, 18, 23, 31, 35, 40, 46, 48, 57, 69, 75, and 90)
4. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 13, San Clemente,* by GeoSoils Inc., dated February 10, 2015.
5. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 17, San Clemente, California,* by GeoSoils Inc., dated February 17, 2015.
6. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 18, San Clemente, California,* by GeoSoils Inc., dated February 18, 2015.
7. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 23, San Clemente, California,* by GeoSoils Inc., dated February 19, 2015.
8. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 31, San Clemente, California,* by GeoSoils Inc., dated February 20, 2015.
9. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 35, San Clemente, California,* by GeoSoils Inc., dated February 21, 2015.
10. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 40, San Clemente, California,* by GeoSoils Inc., dated February 22, 2015.
11. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 46, San Clemente, California,* by GeoSoils Inc., dated February 23, 2015.
12. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 48, San Clemente, California,* by GeoSoils Inc., dated February 23, 2015.
13. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 57, San Clemente, California,* by GeoSoils Inc., dated February 22, 2015.
14. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 69, San Clemente, California,* by GeoSoils Inc., dated February 22, 2015.
15. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 75, San Clemente, California,* by GeoSoils Inc., dated February 23, 2015.
16. *Wave Runup and Coastal Hazard Study, and Shore Protection Observation, 1880 N. El Camino Real, Unit 90, San Clemente, California,* by GeoSoils Inc., dated February 24, 2015.
17. *Capistrano Shores Mobilehome Park, 1880 N. El Camino Real, San Clemente, CA, View Analysis* by Focus360, Architectural Communications, dated January 10, 2012
18. CDP No. 5-09-179 (Hitchcock) and 5-09-180 (Hitchcock)
19. CDP No. 5-14-1582 (Capistrano Shores Property, LLC)



MARBLEHEAD PARKS & TRAILS

Viewpoint Map



Primary viewpoints 2-14 | Secondary viewpoints 1 & 15-19

Exhibit 2

Page 1 of 1

**PETERS
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33771 BLUE LANTERN STREET
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949-412-4428
williamspeters@yahoo.com

Seal / Signature:

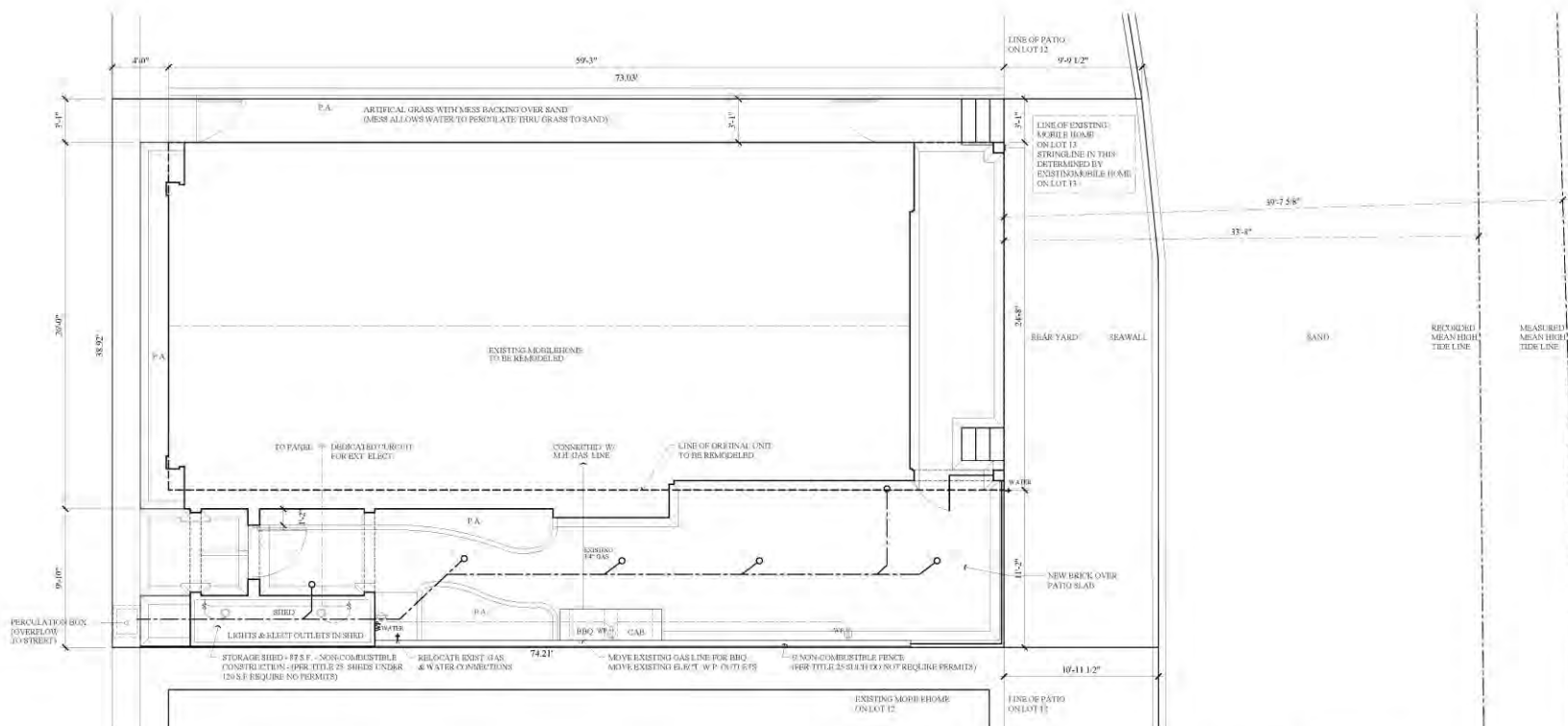
**Structural Engineer
D.E.J. ENGINEERING**

14271 JEFFREY DR.
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IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
deengineering@yahoo.com

**LINOVITZ
RESIDENCE**

1880 N. El Camino Real
Unit 13 Capistrano Shores
San Clemente,
California

ILCD Approval



**ACCESSORY STRUCTURES
DRAINAGE & SITE WORK**

1/4" = 1'-0"

NOTES

1. "P.A." DESIGNATES PLANTING AREAS - SEE L-1 LANDSCAPE FOR FURTHER INFO.

ELECTRICAL / PLUMBING SYMBOLS

- SUBMITTANT'S LANDSCAPE
- EXISTING LANDSCAPE (1/4" SCALE)
- EXISTING
- WATER-PROOF PROPERTY - 2003
- HYDRO PUMP
- GAS SUPPLY FOR APPLIANCE

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

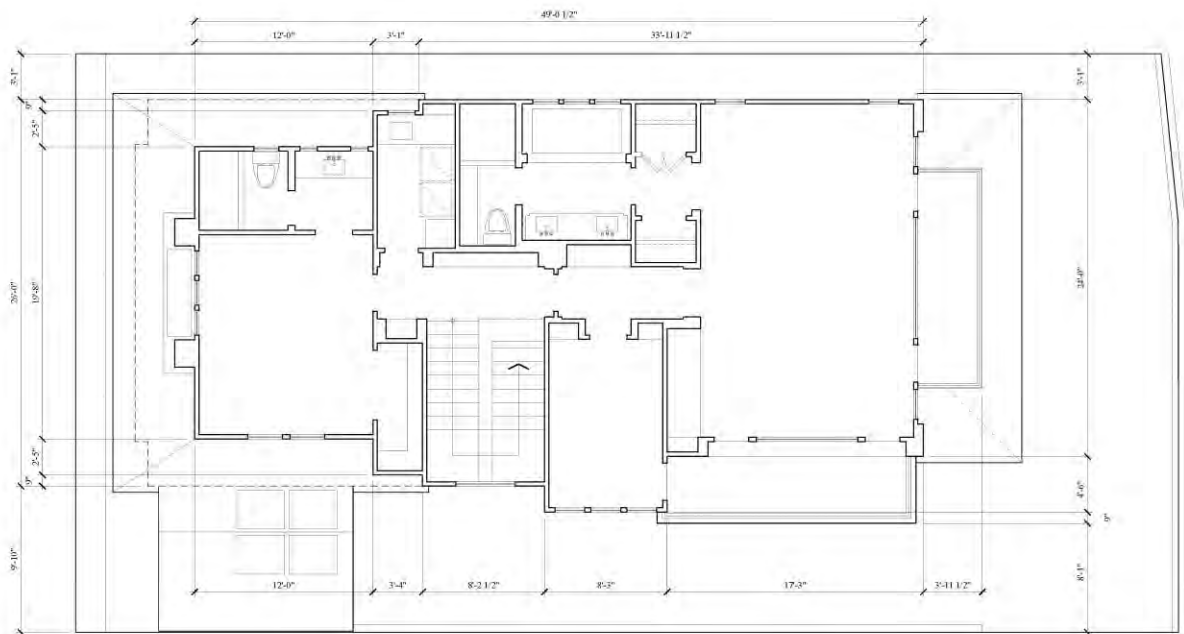
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Construction Issue:

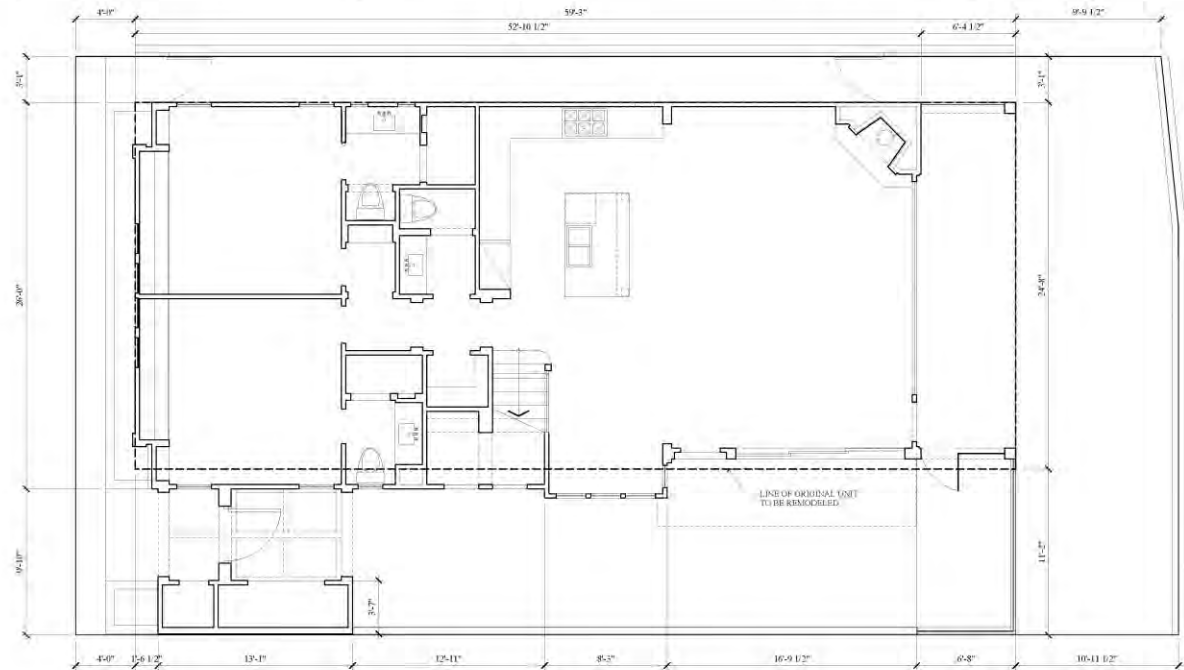
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**ACCESSORY STRUCT.,
DRAINAGE & MISC.
SITE WORK.**

Sheet No.:

A - 1



SECOND FLOOR PLAN



FIRST FLOOR PLAN 1/4" = 1'-0"

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San Clemente,
California

B/C/D Approval

Revisions:		
No.	Date	Revision
1		
2		
3		
4		
5		

Date: 9 / 20 / 12
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

BUILDING DATA	
ORIGINAL UNIT (COMPLETELY REMODELED)	1,462 S.F.
MAIN FLOOR	1,337 S.F.
UPPER LEVEL	1,103 S.F.
TOTAL	2,440 S.F.
SHED W/ BATH	87 S.F.

Sheet Title:
FLOOR PLANS

Sheet No.:

A - 3

**PETERS
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San Clemente,
California

ILCD Approval

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4



SOUTH ELEVATION



WEST ELEVATION (OCEAN)



NORTH ELEVATION



EAST ELEVATION (STREET)

1/4" = 1'-0"

PETERS
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FAX: 949-497-6819

ddejengineering@yahoo.com

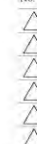
GALLAGHER
RESIDENCE

1880 N. El Camino Real
Unit 17 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision:



Date: 2 / 12 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
SHORELINE SETBACK
PATTERN OF
DEVELOPMENT PLAN

Sheet No.:

A - 1A



SHORELINE SETBACK +
PATTERN OF ADJACENT DEVELOPMENT SITE PLAN

1" = 10'-0"

PARK C C & R RULES FOR SEAWARD PERPENDICULAR STRINGLINE LIMITATION
OF THE PLACEMENT OF MOBILE HOMES, PATIOS AND SECOND STORY DECKS

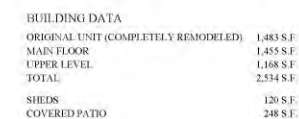
THE PLACEMENT OF ANY MOBILEHOME, PATIO OR 2ND STORY DECK IN CAPISTRANO
SHORES SHALL BE LIMITED BY THE LEAST RESTRICTIVE OF THE FOLLOWING:

1. THE LINE OF THE EXISTING LOCATION OF THE M.H. OR PATIO ON THE SUBJECT SITE.
2. THE SEAWARDMOST "PERPENDICULAR" STRINGLINE FROM THEIR EXISTING COUNTERPART (M.H. OR PATIO) ON EITHER ADJACENT LOT, WHICHEVER IS MOST SEAWARD FOR EACH ELEMENT.
3. SECOND STORIES & 2ND STORY DECKS MUST MEET THE SAME SETBACKS AS THE M.H.

Seal / Signature:

GALLAGHER
RESIDENCE

H.C.D. Approval



Revisions:

[illegible]

Date: 9/14/12

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

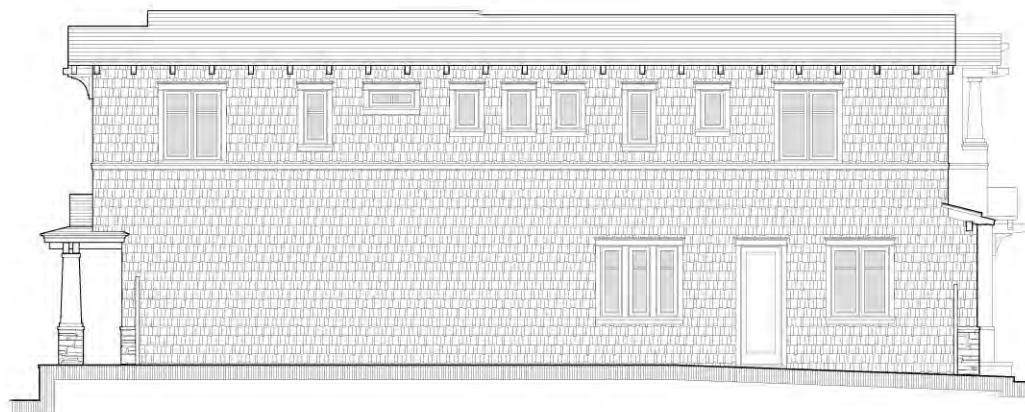
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Construction Issue:

Sheet Title:
FLOOR PLANS

Sheet No.:

A - 3



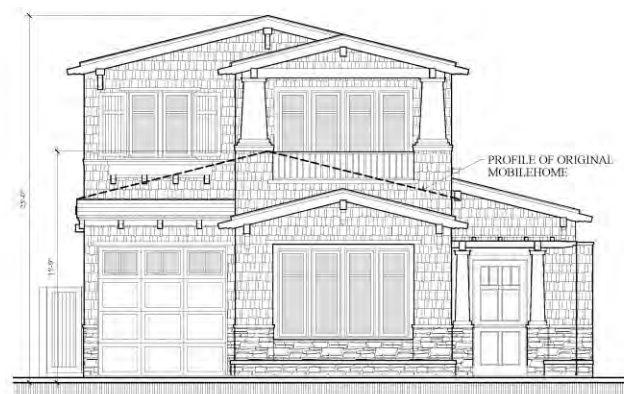
SOUTH ELEVATION



WEST ELEVATION (OCEAN)



NORTH ELEVATION



EAST ELEVATION (STREET)
1/4" = 1'-0"

**PETERS
ASSOCIATES**

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949-412-4428

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**GALLAGHER
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San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4

PETERS
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LOUGHMAN
CALLANAN
RESIDENCE

1880 N. El Camino Real
Unit 18 Capistrano Shore,
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date: 2 / 10 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

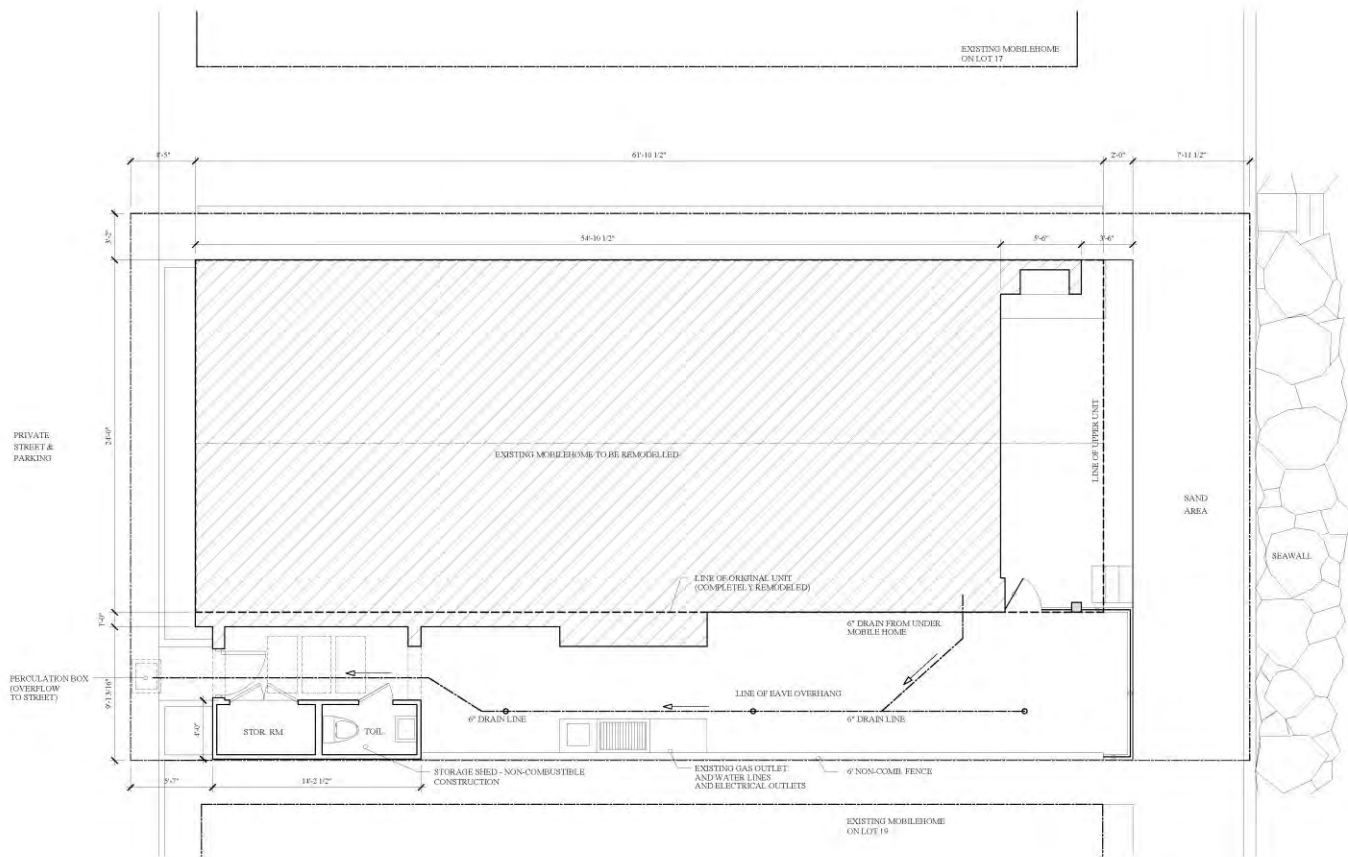
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Construction Issue:

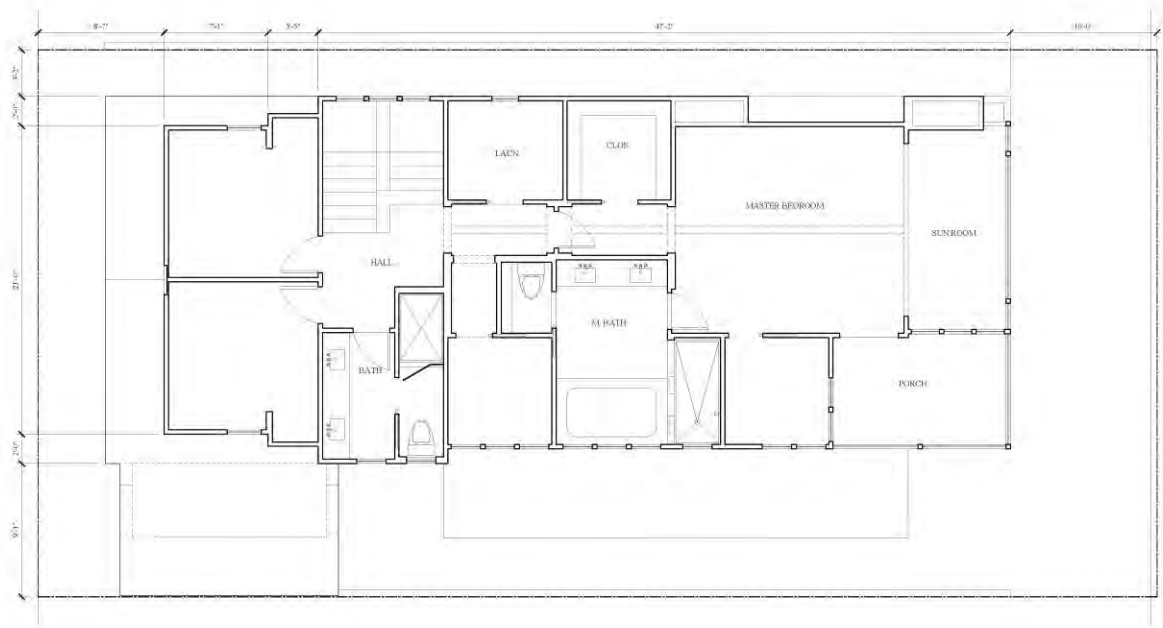
Sheet Title:
SITE PLAN

Sheet No.:

A - 1



SITE PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN

**PETERS
ASSOCIATES**

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949-412-4428

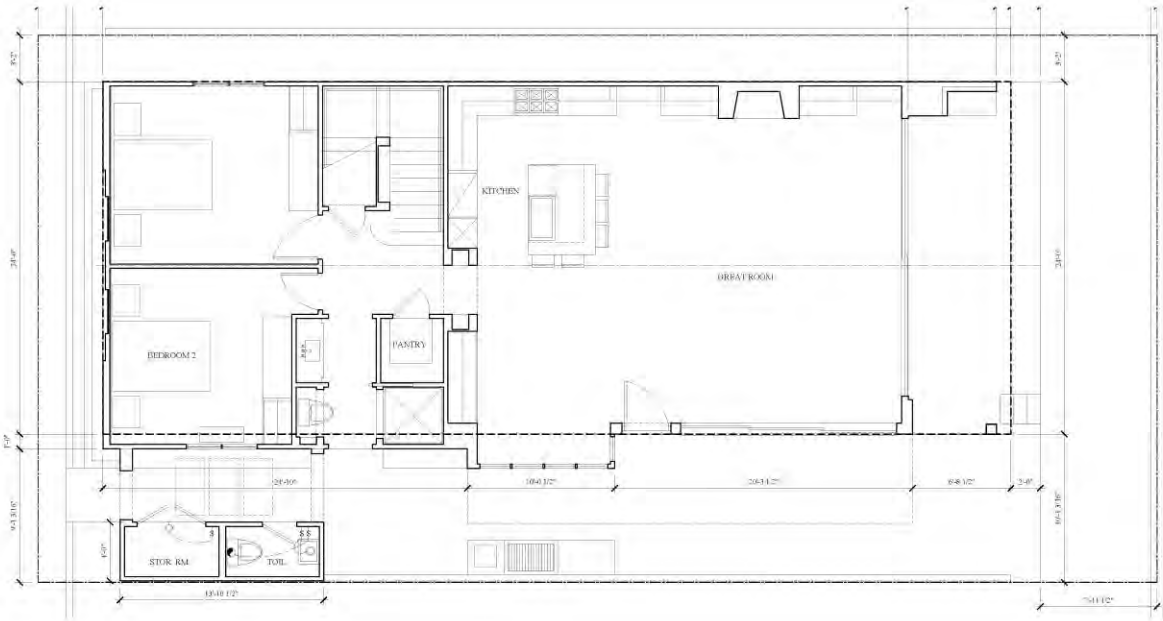
Seal / Signature:

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**LOUGHMAN
CALLANAN
RESIDENCE**

1880 N. El Camino Real
Unit 18 Capistrano Shore,
San Clemente,
California

H.C.D. Approval



BUILDING DATA

ORIGINAL UNIT (COMPLETELY REMODELED)	1,485 S.F.
MAIN FLOOR	1,374 S.F.
UPPER LEVEL	1,168 S.F.
TOTAL	2,542 S.F.

COVERED PATIO	329 S.F.
SHED	57 S.F.

FIRST FLOOR PLAN
1/4" = 1'-0"

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date: 3/6/12
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

Sheet Title:
FIRST FLOOR PLAN

Sheet No.:
A - 2

**PETERS
ASSOCIATES**

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Seal / Signature:

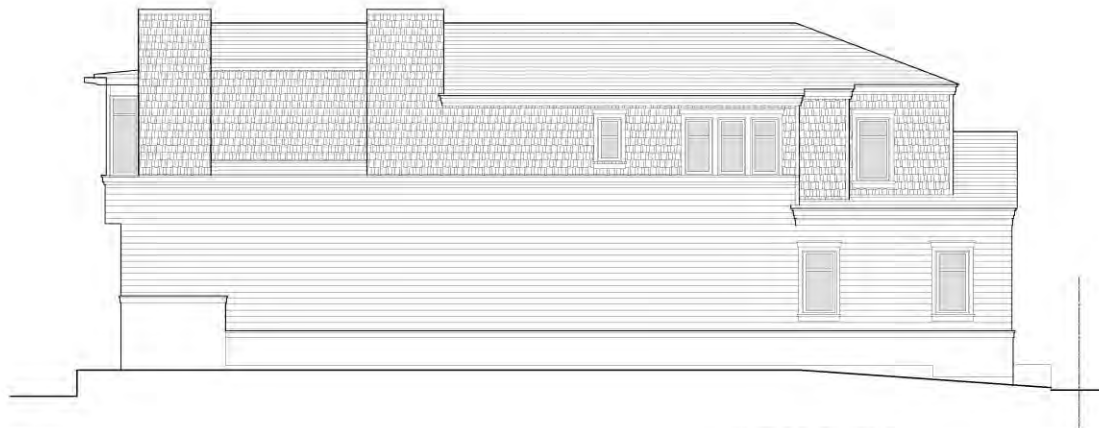
Structural Engineer
D.E.J. ENGINEERING

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949-497-6810 FAX: 949-497-6817
dejengineering@yahoo.com

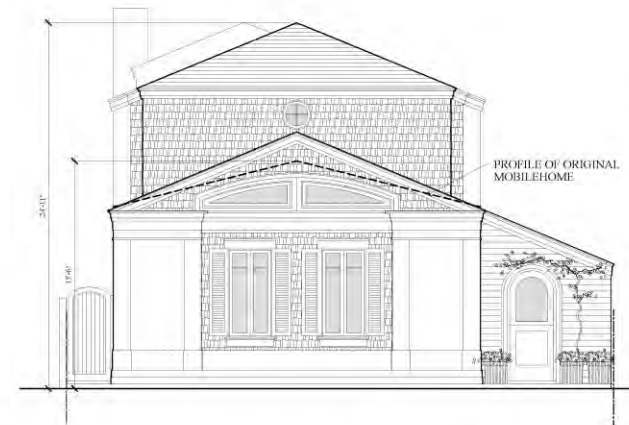
**LOUGHMAN
CALLANAN
RESIDENCE**

1880 N. El Camino Real
Unit 18 Capistrano Shore,
San Clemente,
California

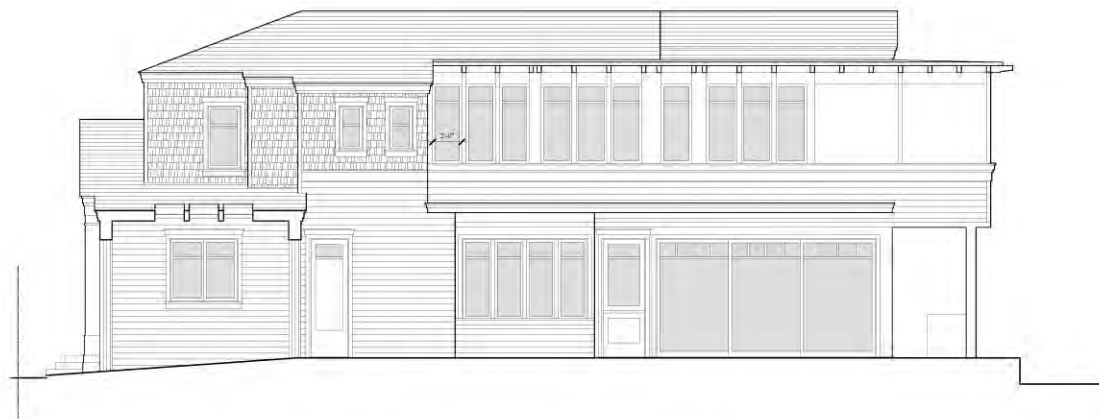
H.C.D. Approval



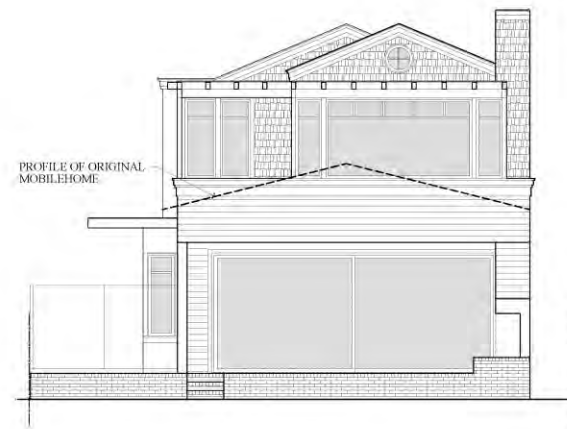
SOUTH ELEVATION



EAST ELEVATION (STREET)



NORTH ELEVATION



WEST ELEVATION (OCEAN)
1/4" = 1'-0"

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4

**PETERS
ASSOCIATES**

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Project
**SUTER-WITKIN
RESIDENCE**

1880 N. El Camino Real
Capistrano Shores - Unit 23
San Clemente,
California

ILCD Approval:

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date: 2 / 10 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

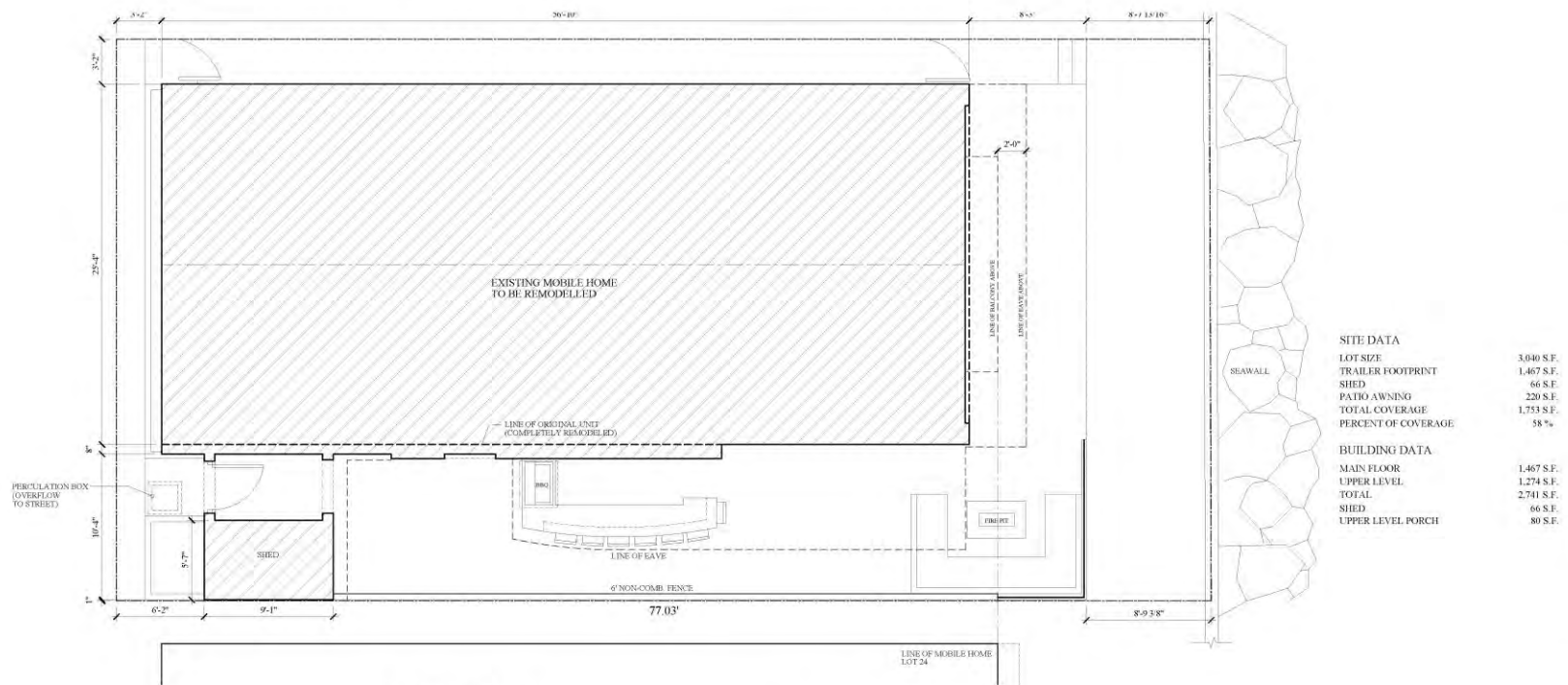
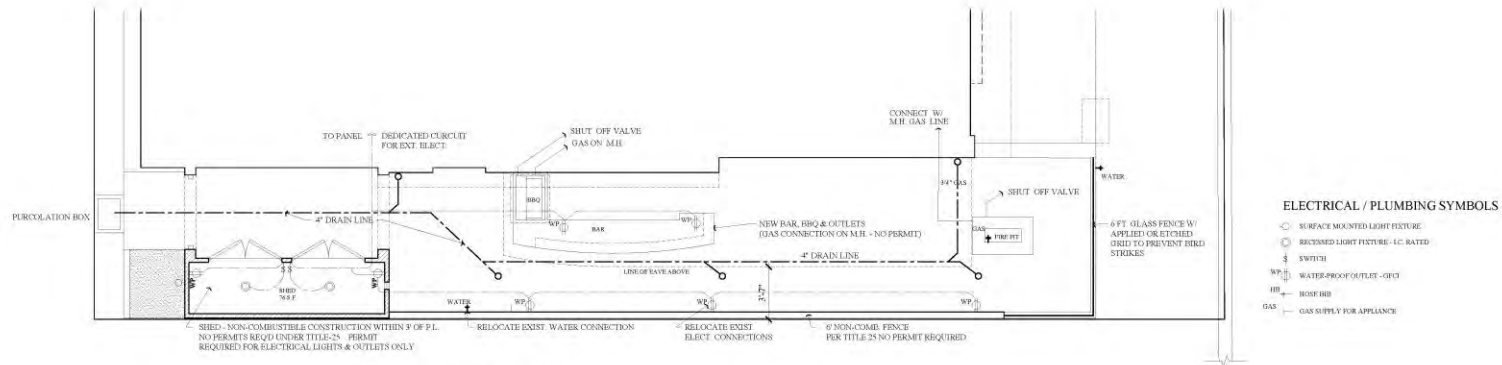
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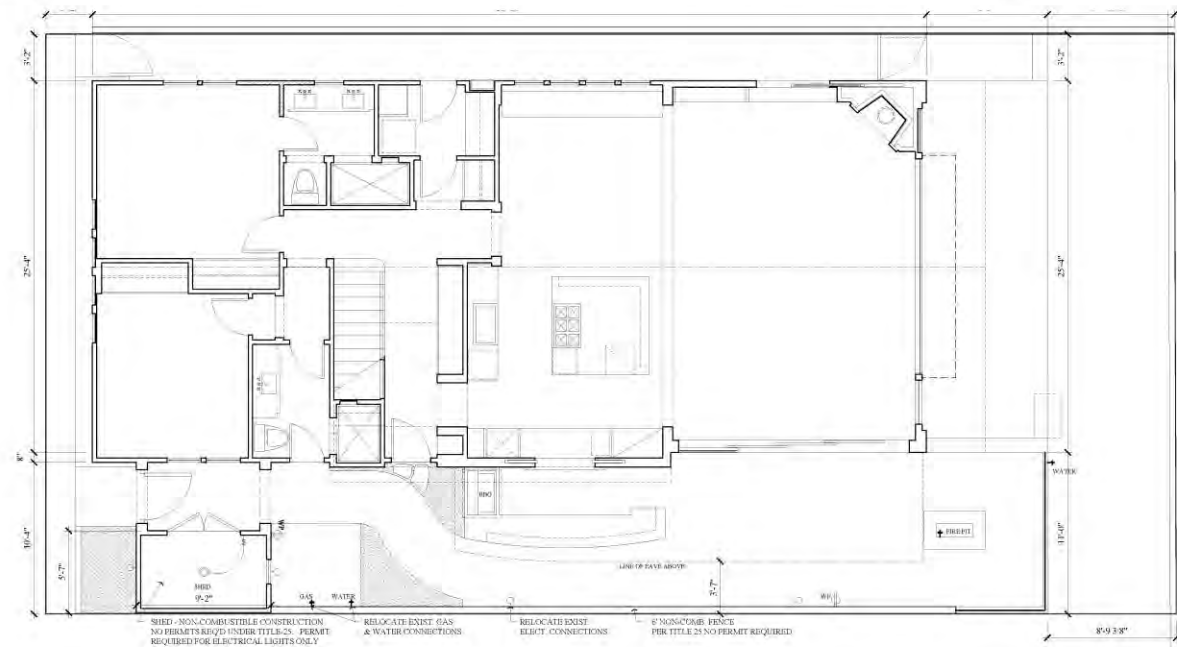
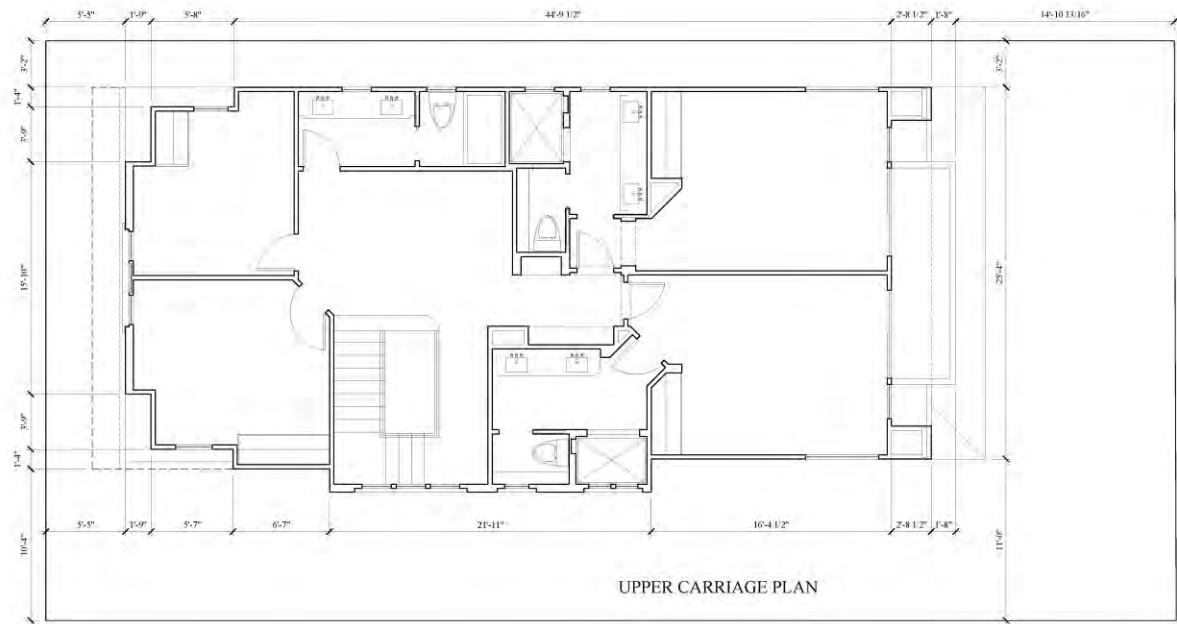
Construction Issue:

Sheet Title:
**SITE IMPROVEMENT
PLAN**

Sheet No.:

A - 1





LOWER CARRIAGE PLAN 1/4" = 1'-0"

PETERS
ASSOCIATES

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Project
SUTER-WITKIN
RESIDENCE

1880 N. El Camino Real
Capistrano Shores - Unit 23
San Clemente,
California

ILCD Approval

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

BUILDING DATA
ORIGINAL UNIT (COMPLETELY REMODELED)
MAIN FLOOR
UPPER LEVEL
TOTAL
SHED
UPPER LEVEL PORCH

1,440 S.F.
1,467 S.F.
1,274 S.F.
2,741 S.F.
66 S.F.
80 S.F.

Sheet Title:
FLOOR PLANS

Sheet No.:

A - 3

**PETERS
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Project
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1880 N. El Camino Real
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San Clemente,
California

ILCD Approval



SOUTH ELEVATION



WEST ELEVATION (OCEAN)



NORTH ELEVATION



EAST ELEVATION (STREET) 1/4" = 1'-0"

- A BOARD AND BATTEN SIDING - FIBER CEMENT PANELS W/ FIBER CEMENT BATTENS
- B FIBER CEMENT SHINGLE BOARDS
- C MILLARD "ESSENCE" WINDOWS - FIBERGLASS CLAD WOOD WINDOWS
- D TREES "66" "ACE" COMPOSITE TRIM AT WINDOWS AND FAUCES
- E "CLASS A" COMPOSITE ASPHALT SHINGLE ROOFING

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:
A - 4

PETERS
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949-412-4428
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dejenineering@yahoo.com

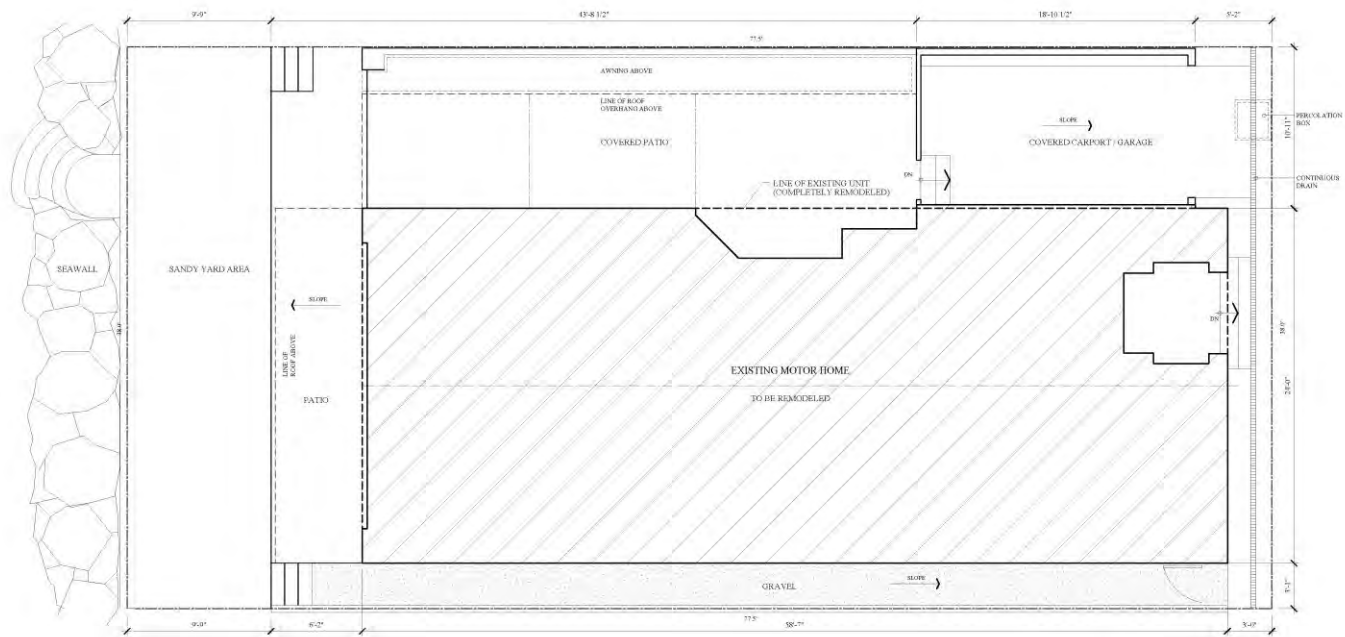
CHRISTIAN
RESIDENCE

1880 N. El Camino Real
Unit 31 Capistrano Shores
San Clemente,
California

Revisions:		
No.	Date	Revision
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△		
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Date: 2 / 20 / 15		
Job No.:		
Association Submittal:		
Bldg. Dept. Submittal:		
Bid Issue:		
Construction Issue:		

Sheet Title:
SITE PLAN

Sheet No.:
A - 1



SITE DRAINAGE PLAN
1/4" = 1'-0"

PETERS
ASSOCIATES

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949-412-4428

Seal / Signature:

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dejongincorp@yahoo.com

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RESIDENCE

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San Clemente,
California

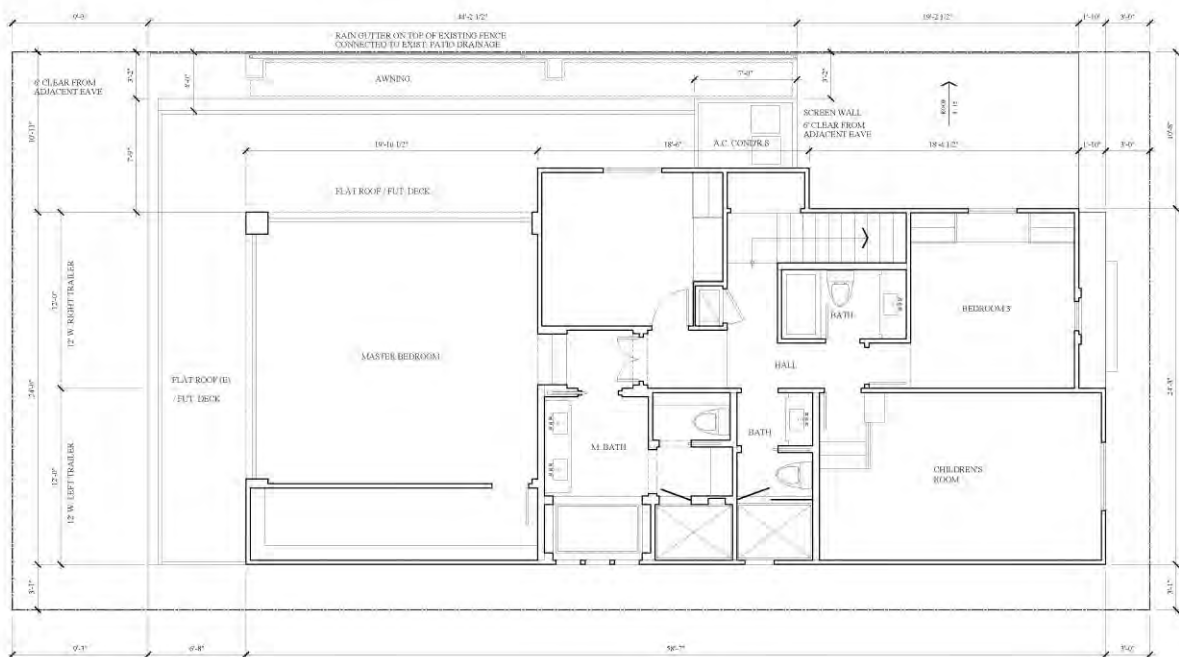
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No.	Date	Revision
1		
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Date: 2/20/15
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

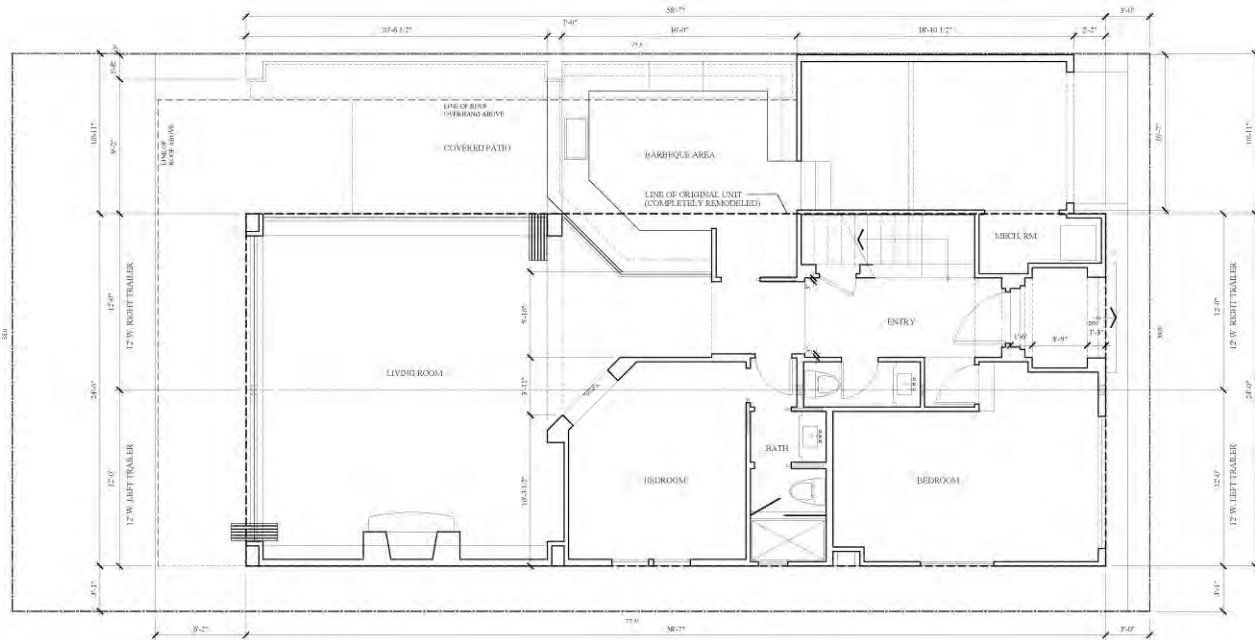
Sheet Title:
FLOOR PLANS

Sheet No.:

A - 3



SECOND FLOOR
1/4" = 1'-0"



SITE DATA	
LOT SIZE	2,945 S.F.
ORIGINAL UNIT (COMPLETELY REMODELED)	1,406 S.F.
FIRST FLOOR	1,325 S.F.
COVERED PATIO	642 S.F.
TOTAL COVERAGE	1,967 S.F.
PERCENT OF COVERAGE	67 %

FLOOR PLAN
1/4" = 1'-0"

PETERS
ASSOCIATES

33771 BLUE LANTERN STREET
DANA POINT, CA 92629
949-412-4428

Seal / Signature:

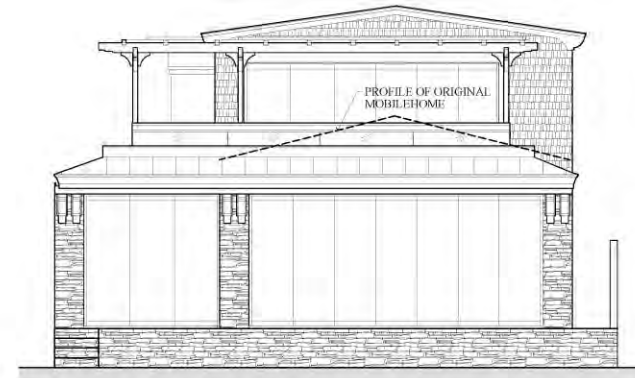
Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

CHRISTIAN
RESIDENCE

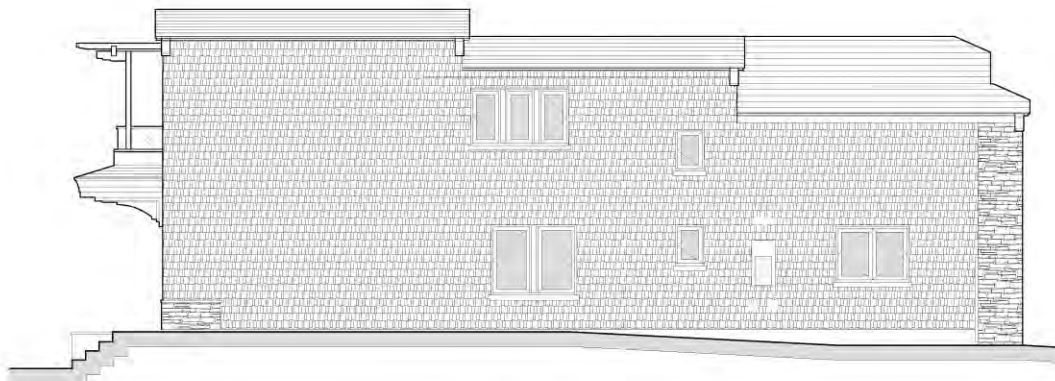
1880 N. El Camino Real
Unit 31 Capistrano Shores
San Clemente,
California



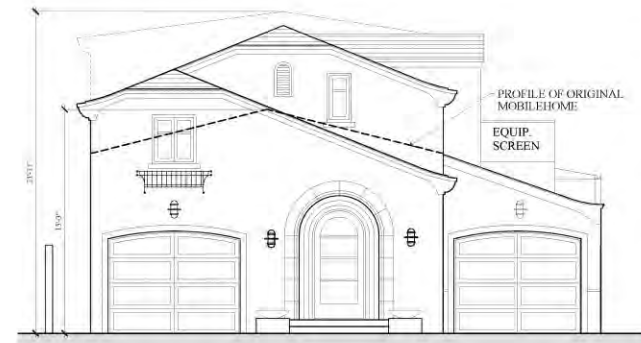
NORTH SIDE ELEVATION



REAR ELEVATION (OCEAN)
1/4" = 1'-0"



SOUTH SIDE ELEVATION



FRONT ELEVATION (STREET)
1/4" = 1'-0"

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date:
Job No.:
Association Submittal:
Bldg. Dept. Submittal: 2 / 20 / 15
Bid Issue:
Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:
A - 4

PETERS
ASSOCIATES

31693 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4428
williamapeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

SCHREIBER
RESIDENCE

35 Capistrano Shores
San Clemente,
California

H.C.D.

Revisions:		
No.	Date	Revision
1		
2		
3		
4		
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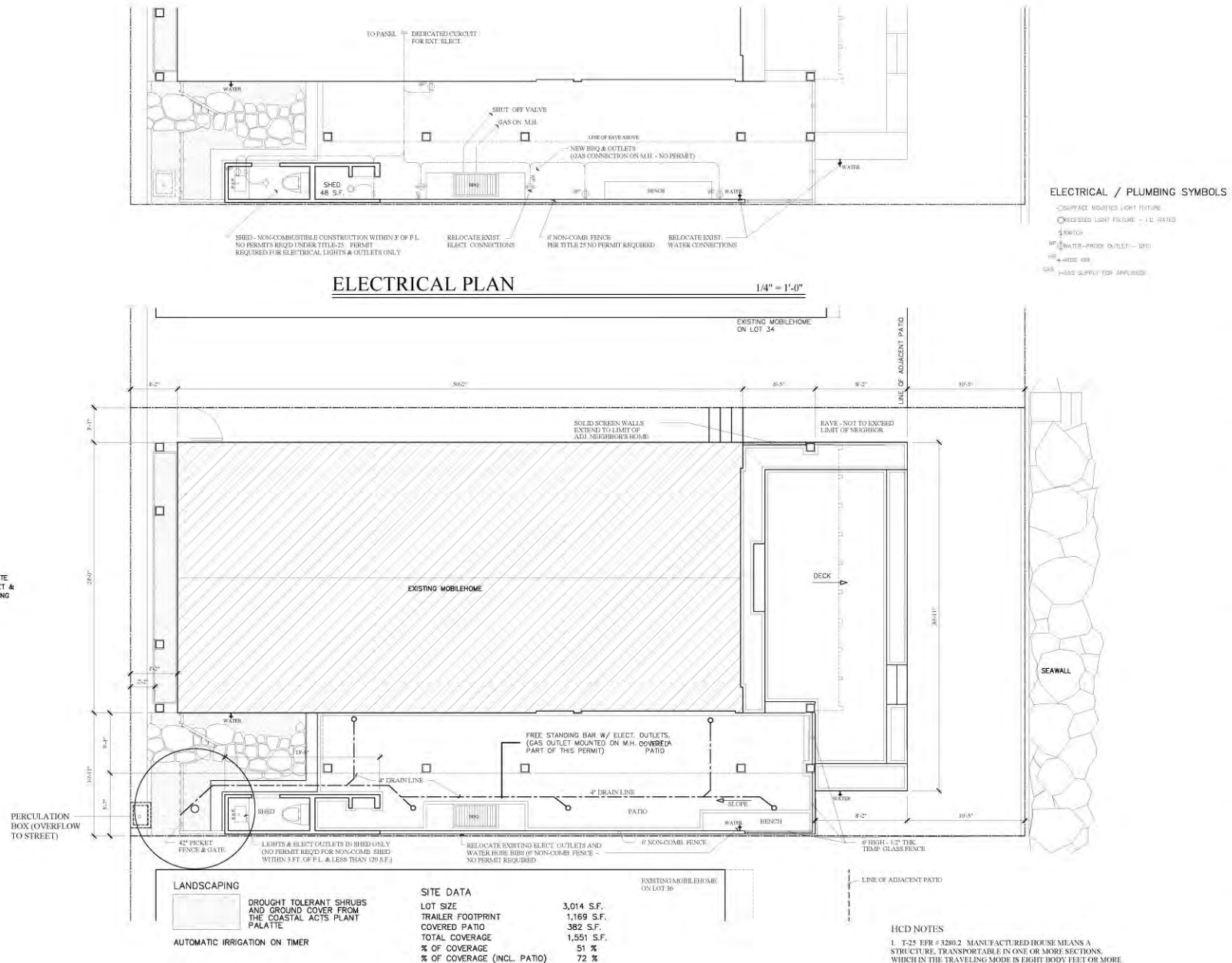
Date: 9 / 15 / 11
Job No.:
Association Submittal:
H.C.D. Submittal:
Bid Issue:
Construction Issue:

Sheet Title:

SITE UTILITY PLAN

Sheet No.:

A - 1

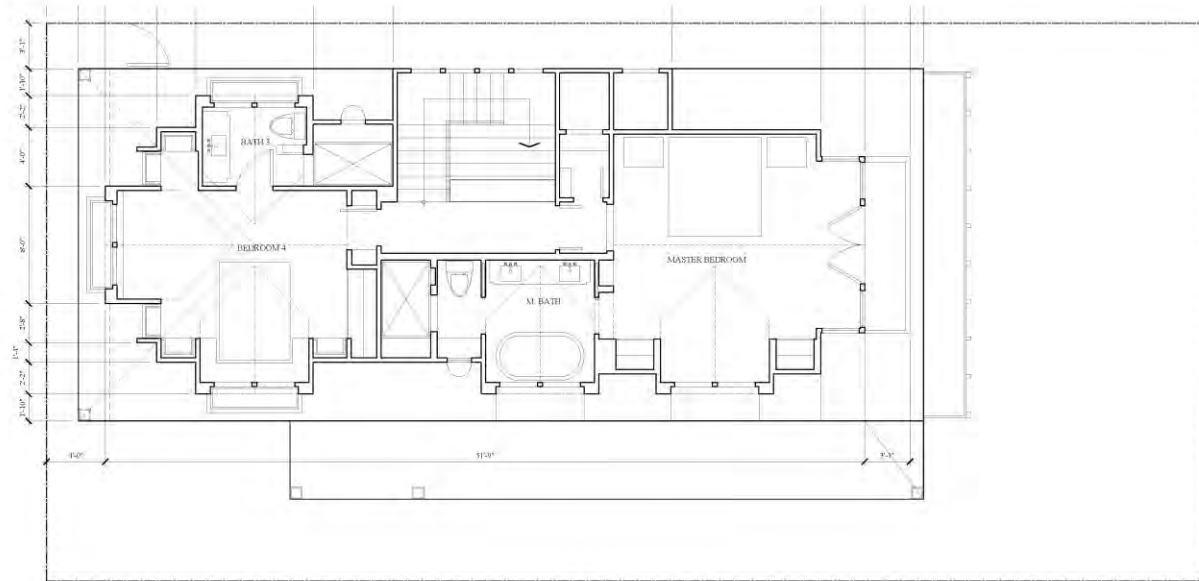


ELECTRICAL PLAN

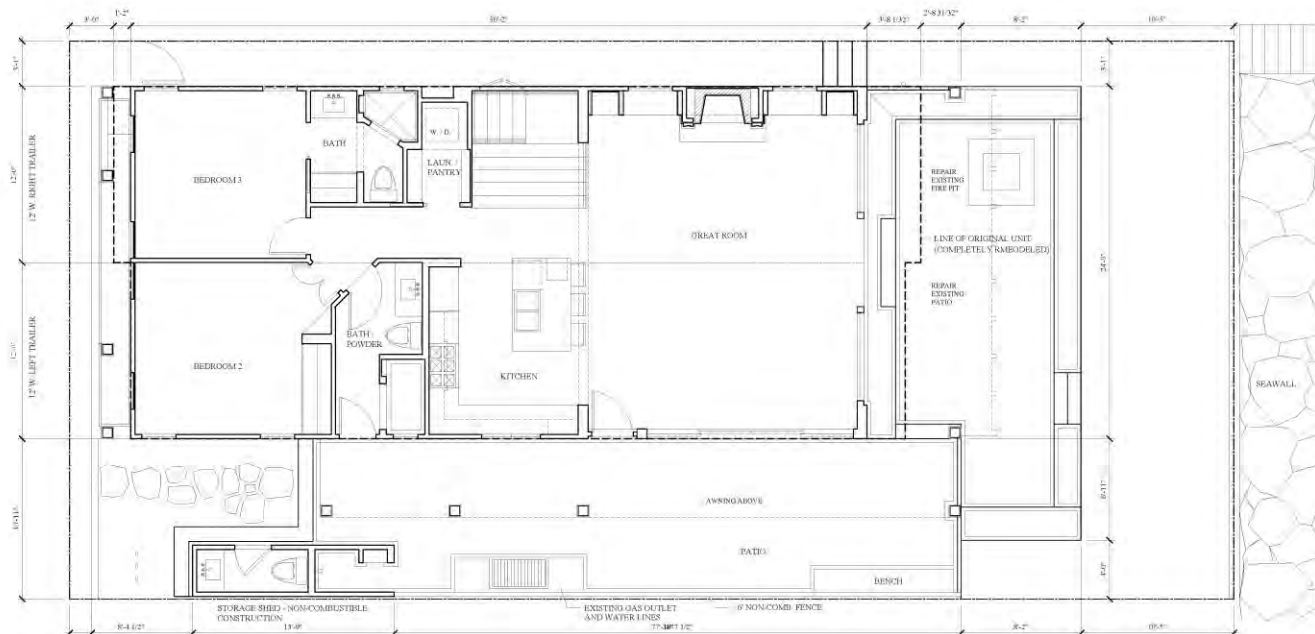
1/4" = 1'-0"

SITE UTILITY PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



BUILDING DATA
ORIGINAL UNIT (COMPLETELY REMODELED) 1,293 S.F.
MAIN FLOOR 1,169 S.F.
UPPER LEVEL 788 S.F.
TOTAL 1,957 S.F.
COVERED PATIO 382 S.F.

FIRST FLOOR PLAN
1/4" = 1'-0"

PETERS ASSOCIATES

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williamapeters@yahoo.com

Seal / Signature:

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SCHREIBER RESIDENCE

35 Capistrano Shores
San Clemente,
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H.C.D.

Revisions:

No.	Date	Revision
1		
2		
3		
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8		
9		
10		

Date: 2/20/13

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:

FLOOR PLANS

Sheet No.:

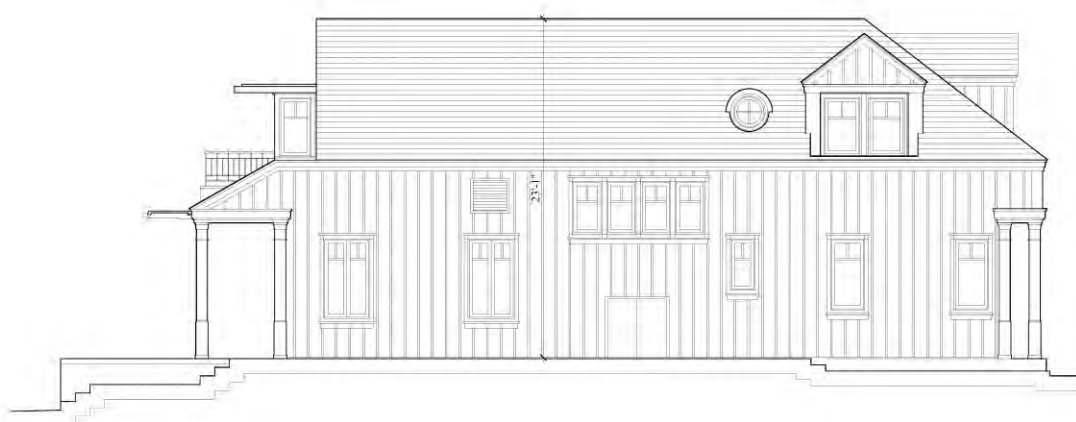
A - 2



NORTH ELEVATION



EAST ELEVATION (STREET)



SOUTH ELEVATION



WEST ELEVATION (OCEAN)
1/4" = 1'-0"

**PETERS
ASSOCIATES**

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williamspeters@yahoo.com

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**SCHREIBER
RESIDENCE**

35 Capistrano Shores
San Clemente,
California

H.C.D.

Revisions:

No.	Date	Revision
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Date: 2/20/15

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 3

PETERS
ASSOCIATES

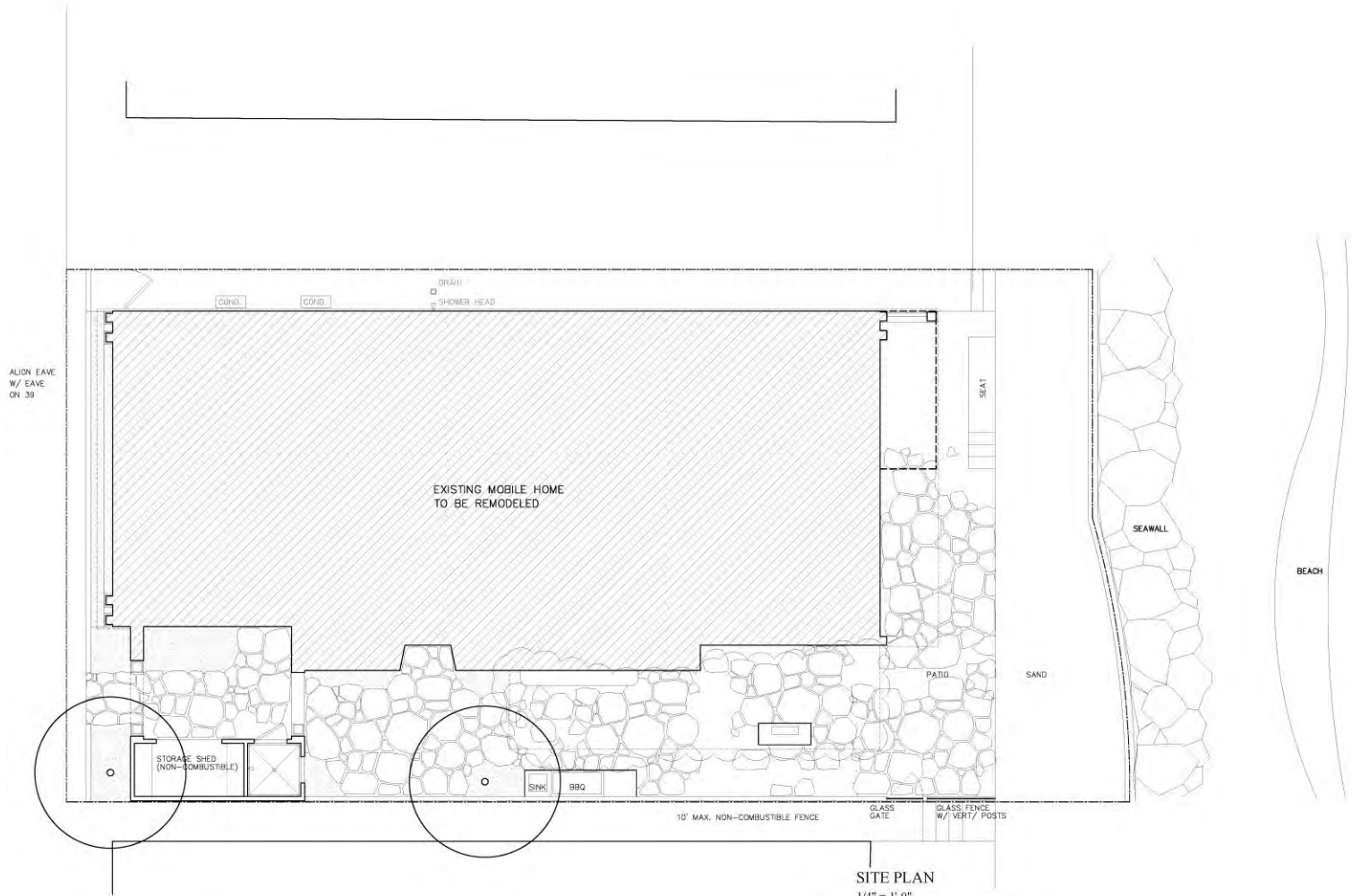
31693 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4428

Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
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GRISWOLD
RESIDENCE
1880 N. El Camino Real
Unit 40 Capistrano Shores
San Clemente,
California

H.C.D. Approval



SITE PLAN
1/4" = 1'-0"

SITE DATA	
LOT SIZE	3,204 S.F.
TRAILER FOOTPRINT	1,511 S.F.
COVERED PATIO/SHED	665 S.F.
TOTAL COVERAGE	2,176 S.F.
PERCENT OF COVERAGE	68 %
BUILDING DATA	
MAIN FLOOR	1,511 S.F.
UPPER LEVEL	1,258 S.F.
TOTAL MOBILE HOME	2,769 S.F.
COVERED PATIO / SHED	665 S.F.

Revisions:		
No.	Date	Revision
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Date: 7 / 9 / 11		
Job No.:		
Association Submittal:		
Bldg. Dept. Submittal:		
Bid Issue:		
Construction Issue:		

Sheet Title:
SITE PLAN

Sheet No.:

A - 1

PETERS
ASSOCIATES

31693 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4428

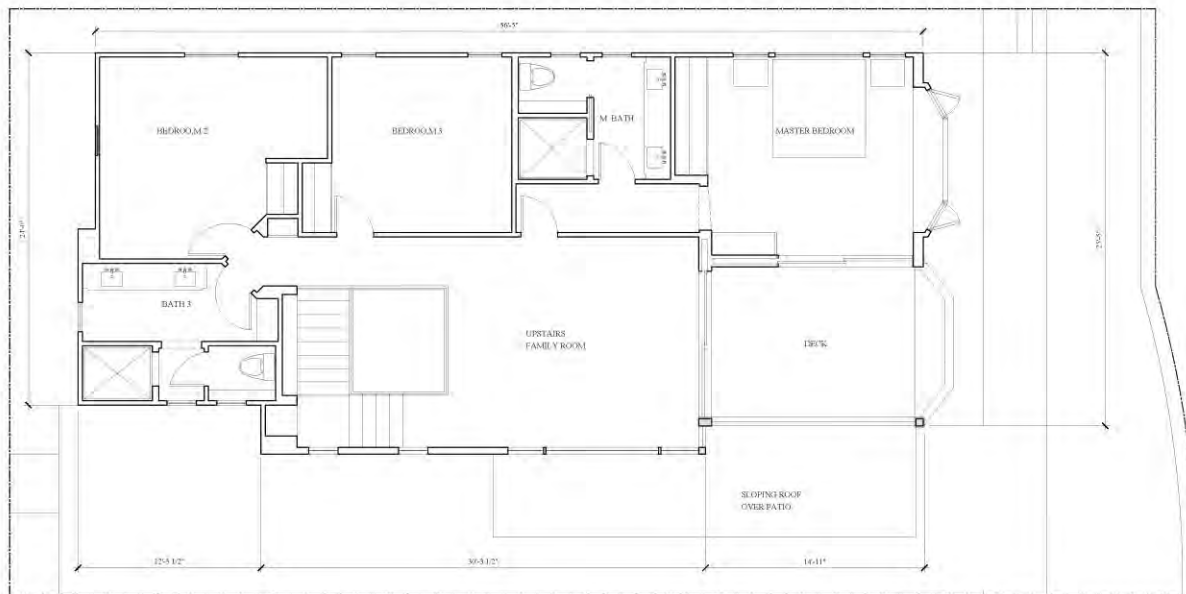
Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

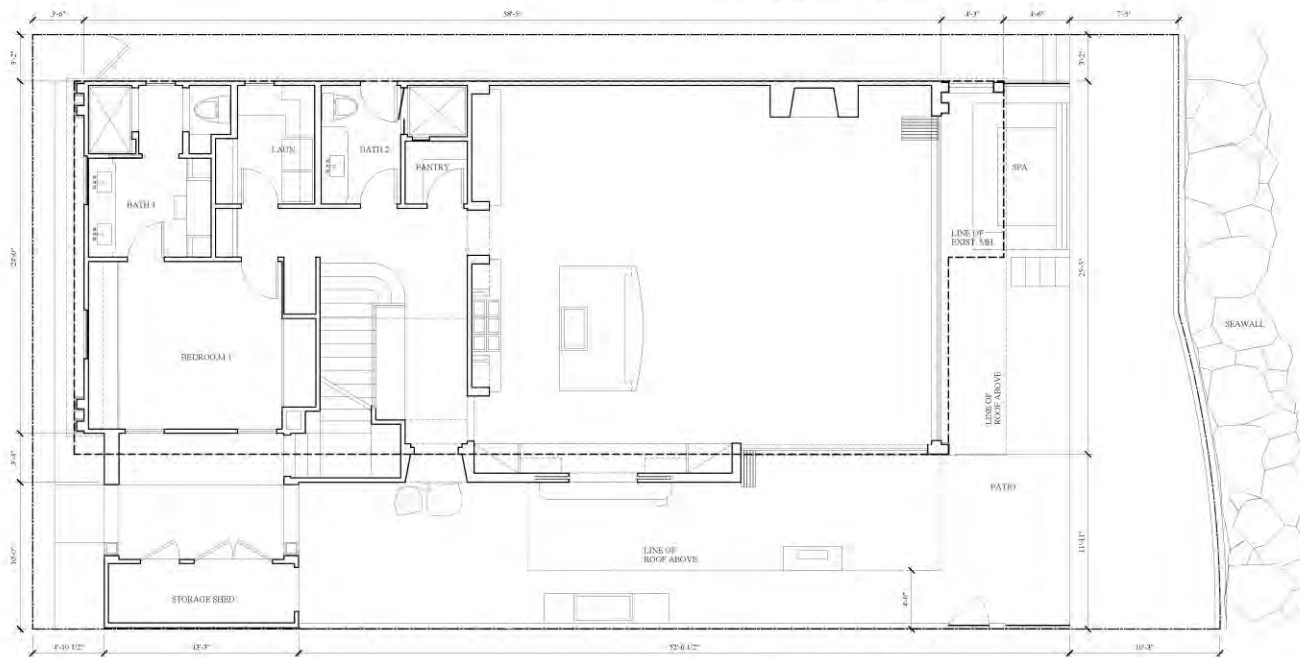
GRISWOLD
RESIDENCE

1880 N. El Camino Real
Unit 40 Capistrano Shore:
San Clemente,
California

H.C.D. Approval



SECOND FLOOR PLAN



FIRST FLOOR PLAN 1/4" = 1'-0"

BUILDING DATA	
ORIGINAL UNIT (COMPLETELY REMODELED)	1,559 S.F.
MAIN FLOOR	1,511 S.F.
UPPER LEVEL	1,258 S.F.
TOTAL MOBILE HOME	2,769 S.F.
COVERED PATIO / SHED	665 S.F.

[illegible]

Date: 3-17-11

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

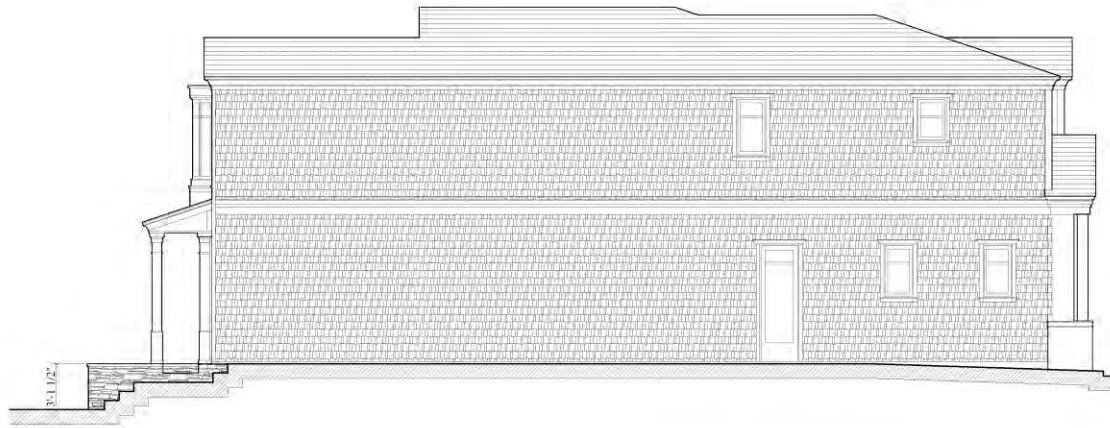
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Construction Issue:

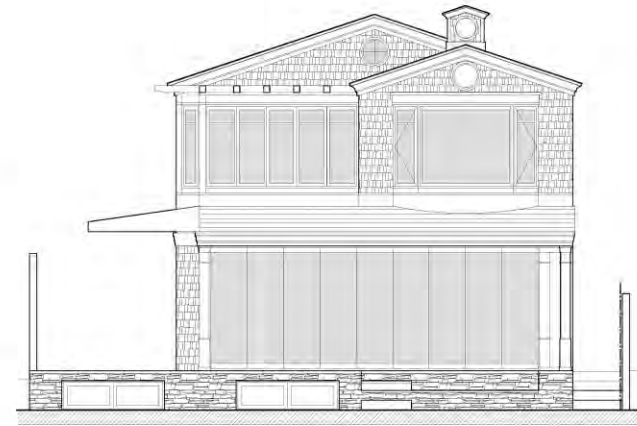
Sheet Title:
FLOOR PLAN

Sheet No.:

A - 2



SOUTH ELEVATION



REAR (OCEAN) ELEVATION



NORTH ELEVATION



FRONT (STREET) ELEVATION 1/4" = 1'-0"

**PETERS
ASSOCIATES**

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949-412-4428

Seal / Signature:

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dejengineering@yahoo.com

**GRISWOLD
RESIDENCE**

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San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

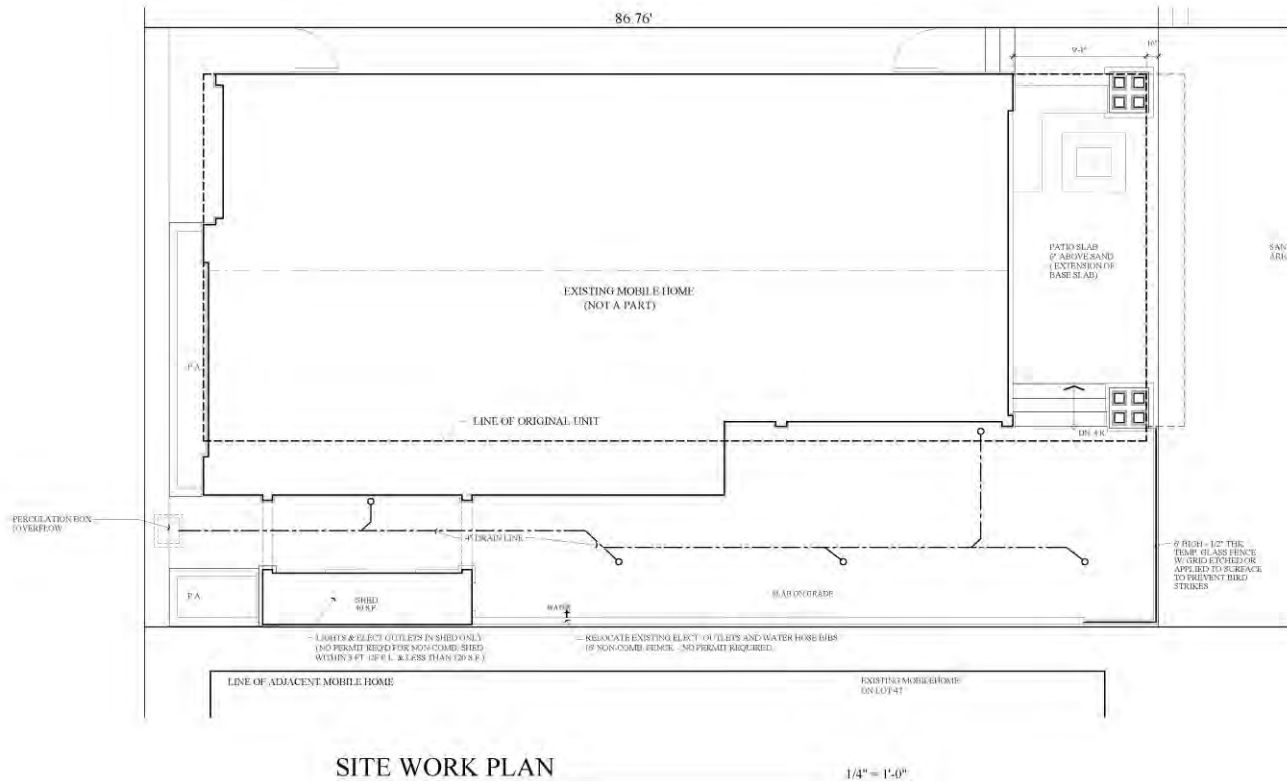
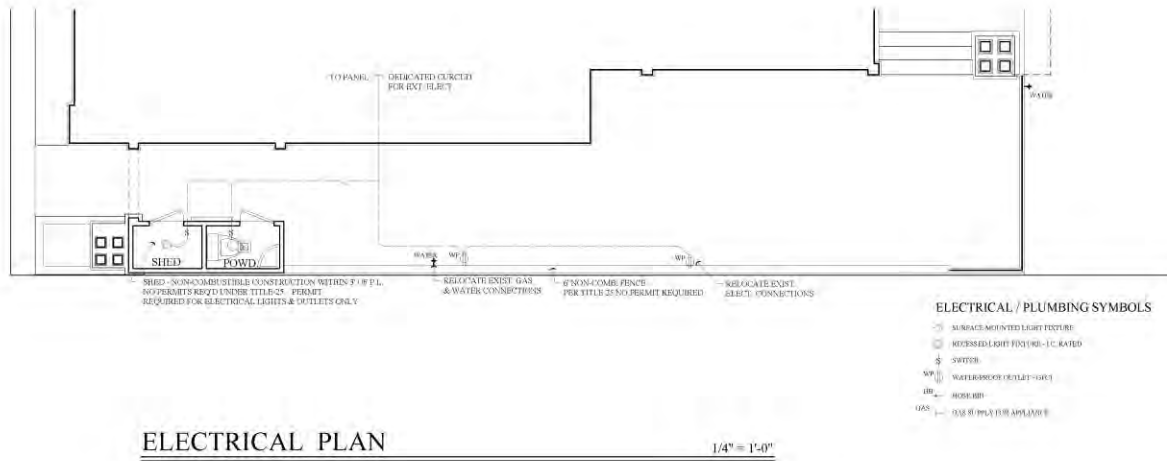
Bid Issue:

Construction Issue:

Sheet Title:
**ELEVATIONS
SECTIONS**

Sheet No.:

A - 3



PETERS ASSOCIATES

33771 BLUE LANTERN
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949-412-4428
williamspeters@yahoo.com

Seal / Signature:

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dejengineering@yahoo.com

SAMUELIAN RESIDENCE

1880 N. El Camino Real
Unit 46 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision



Date: 2 / 20 / 15

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
SITE DEVELOPMENT PLANS

Sheet No.:

A - 1B

PETERS
ASSOCIATES

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williamspeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING

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dejengineering@yahoo.com

SAMUELIAN
RESIDENCE

1880 N. El Camino Real
Unit 46 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision



Date: 1 / 20 / 13

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

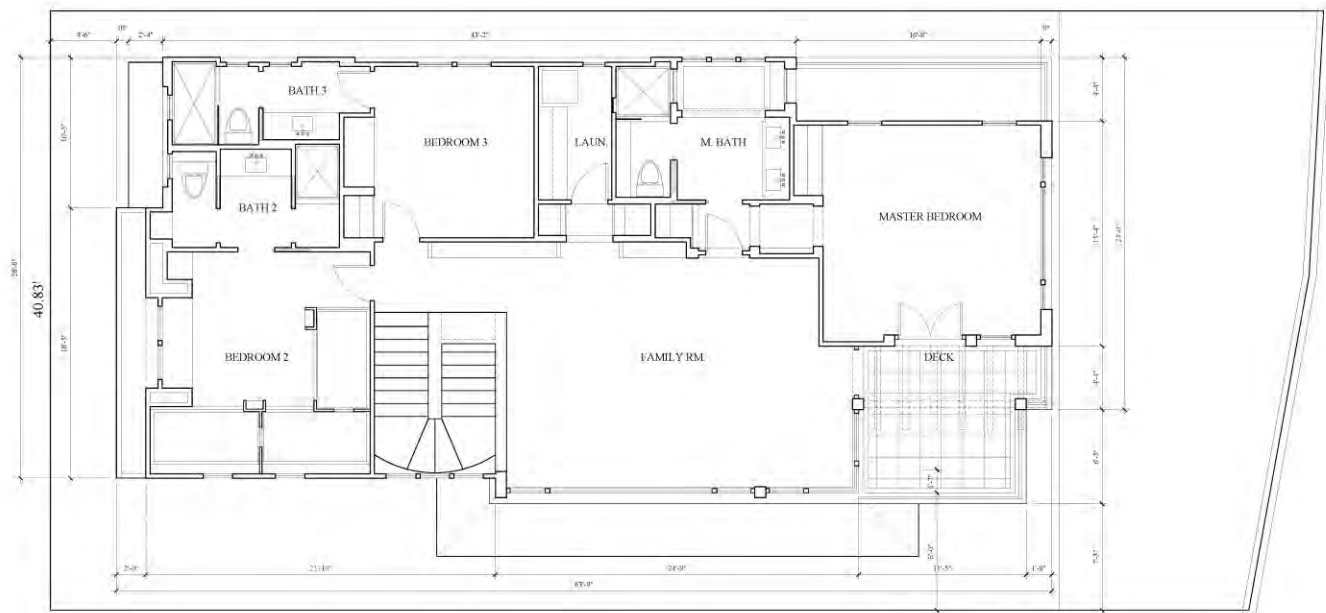
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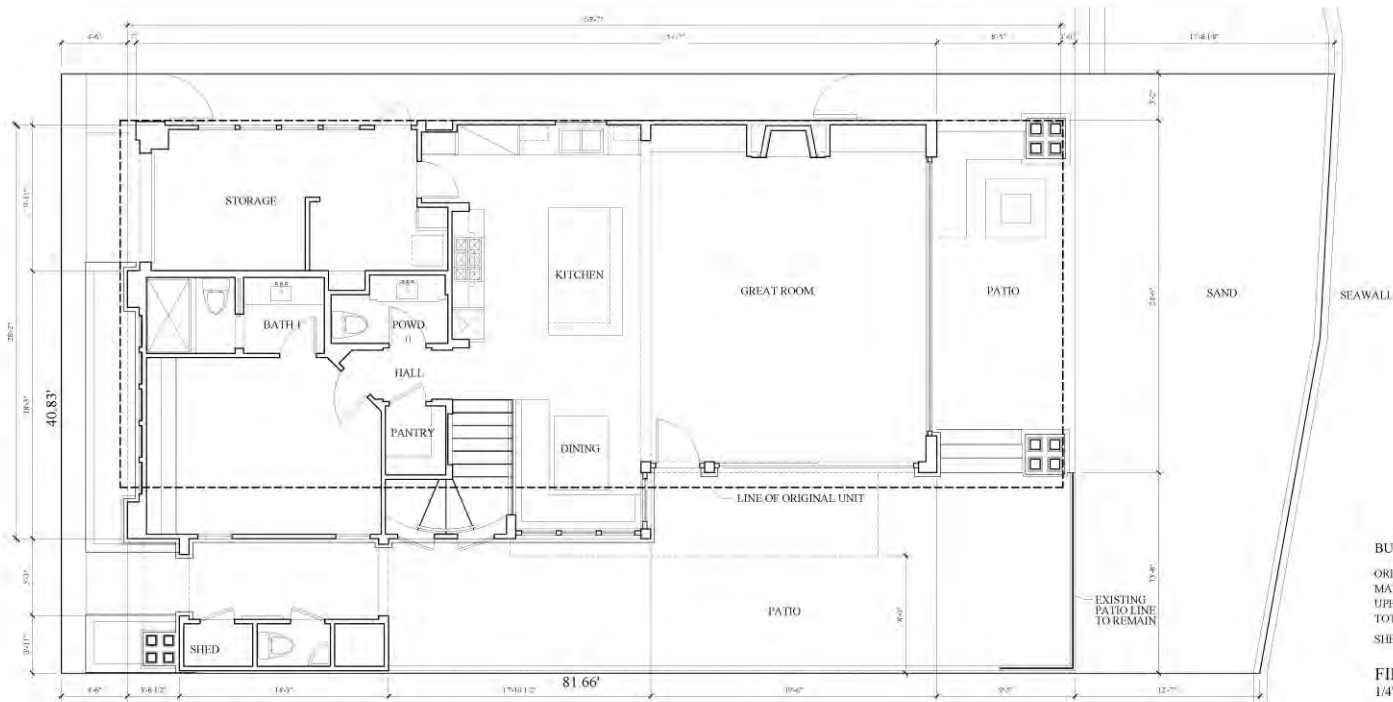
FIRST FLOOR PLAN

Sheet No.:

A - 2R



SECOND FLOOR PLAN



BUILDING DATA

ORIGINAL UNIT (COMPLETELY REMODELED) 1,606 S.F.
MAIN FLOOR 1,459 S.F.
UPPER LEVEL 1,508 S.F.
TOTAL 2,967 S.F.
SHEDS 84 S.F.

FIRST FLOOR PLAN

1/4" = 1'-0"



WEST ELEVATION (OCEAN)



SOUTH SIDE ELEVATION



EAST ELEVATION (STREET)
1/4" = 1'-0"

ELEVATION KEYNOTES

- A BOARD AND BATTEN SIDING - W/ COMPOSITE PANELS OR FIBER CEMENT PANELS W/ FIBER CEMENT BATTENS
- B FIBER CEMENT SHINGLE BOARDS
- C STONE VENEER
- D MILDGARD "EASING" WINDOWS - THREE GLASS CLAU WOOD WINDOWS
- E "TREX" OR "AZEK" COMPOSITE TRIM AT WINDOWS AND EAVES
- F "CLASS A" COMPOSITE ASPHALT SHINGLE ROOFING
- G COPPER STANDING SEAM ROOF

PETERS
ASSOCIATES

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DANA POINT, CA 92629
949-412-4428
williamspeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING

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dejengineering@yahoo.com

SAMUELIAN
RESIDENCE

1880 N. El Camino Real
Unit 46 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No. Date Revision

1		
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Date: 1 / 20 / 13

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

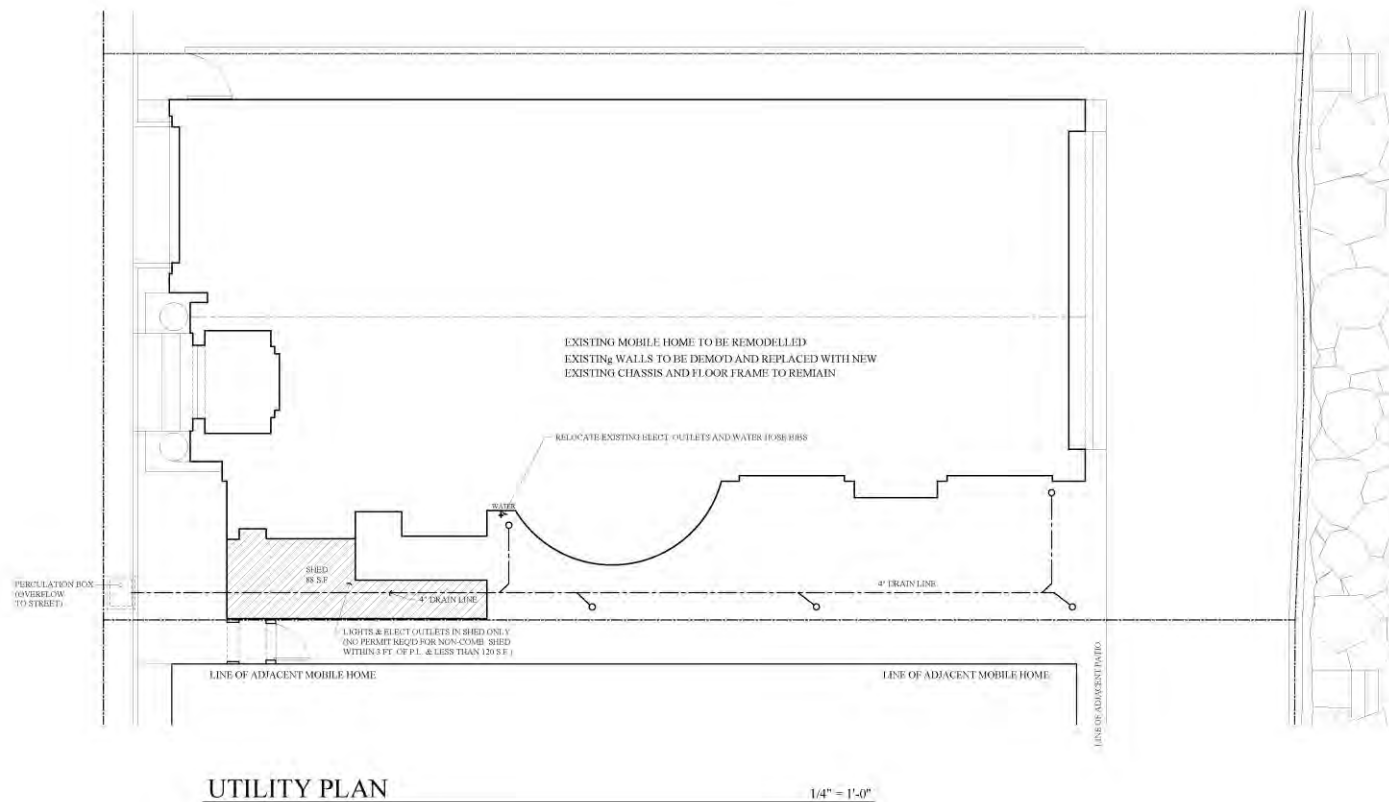
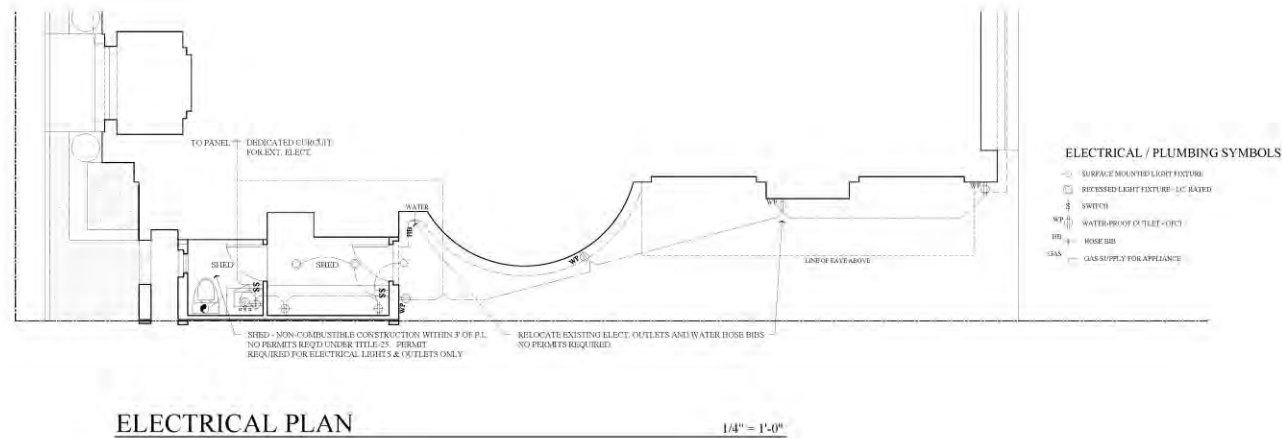
Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4



PETERS ASSOCIATES

33771 BLUE LANTERN STREET
DANA POINT, CA 92629
949-412-4428
williamspeters@yahoo.com

Seal / Signature:

D.E.J. ENGINEERING

14271 JEFFREY DR., SUITE 249
IRVINE, CA 92680 949-497-6810
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CARVER RESIDENCE

1880 N. El Camino Real
Capistrano Shores - Unit 48
San Clemente,
California

H.C.D.

Revisions:

No.	Date	Revision
1		
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Date: 2/7/15

Job No.:

Association Submittal:

H.C.D. Submittal:

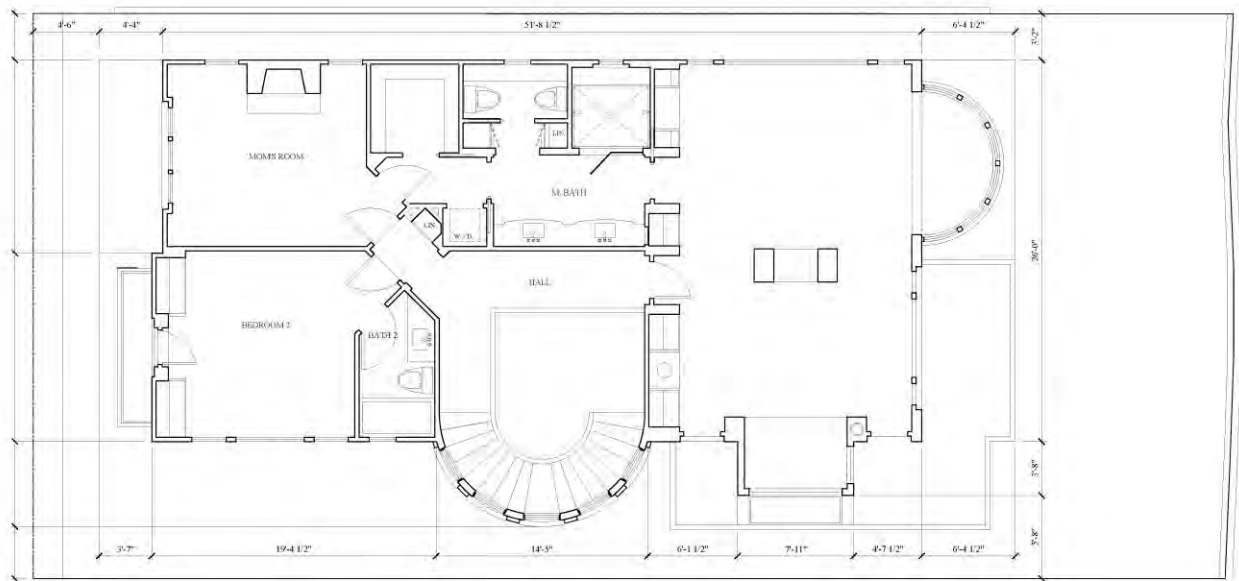
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Construction Issue:

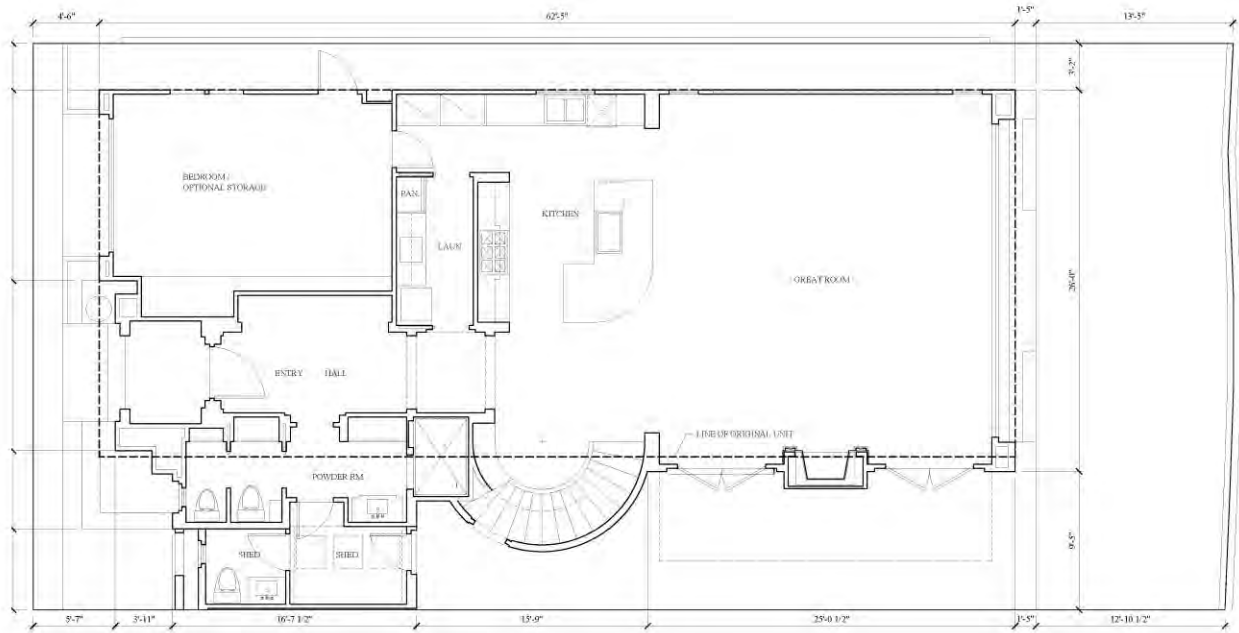
Sheet Title:
**SITE PLAN WITH
ACCESSORY STRUCT.
+ DRAINAGE**

Sheet No.:

A- 1.B



SECOND FLOOR PLAN



BUILDING DATA
ORIGINAL UNIT (COMPLETELY REMODELED) 1,560 S.F.
MAIN FLOOR 1,648 S.F.
UPPER LEVEL 1,322 S.F.
TOTAL 2,970 S.F.
SHED W/ BATH 87 S.F.

FIRST FLOOR PLAN
1/4" = 1'-0"

PETERS ASSOCIATES

31693 SEACLEFF DRIVE
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949-412-4428
william@peters@yahoo.com

Seal / Signature:

Structural Engineer
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dejengineering@yahoo.com

Project

CARVER RESIDENCE

1880 N. El Camino Real
Capistrano Shores - Unit 48
San Clemente,
California

H.C.D.

Revisions:

No. Date Revision

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Date: 8-20-12

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:

FLOOR PLANS

Sheet No.:

A - 3

**PETERS
ASSOCIATES**

31693 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4428
williamspeters@yahoo.com

Seal / Signature:

**Structural Engineer
D.E.J. ENGINEERING**

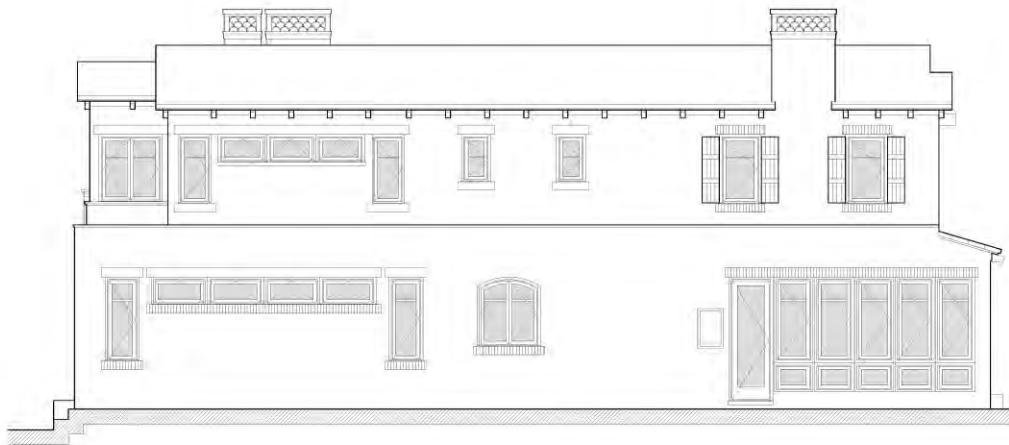
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

Seal / Signature:

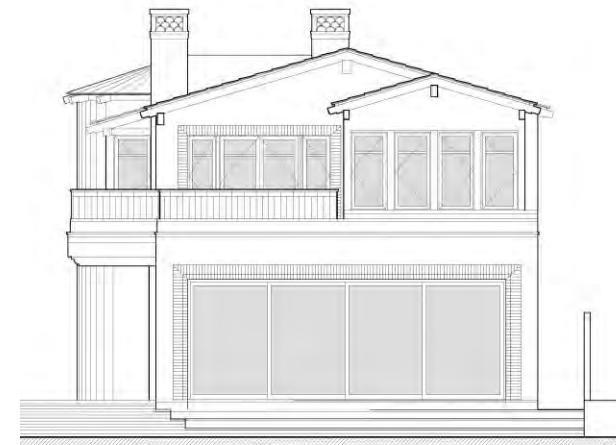
**CARVER
RESIDENCE**

1880 N. El Camino Real
Capistrano Shores - Unit 48
San Clemente,
California

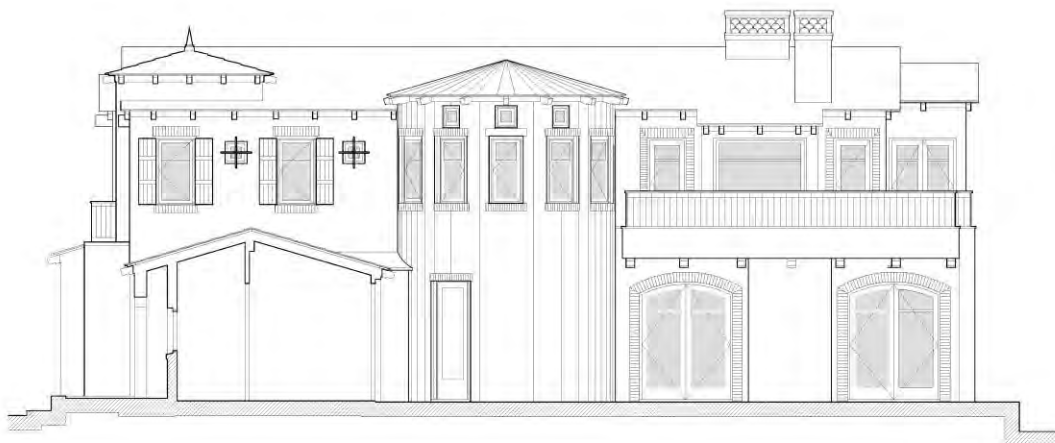
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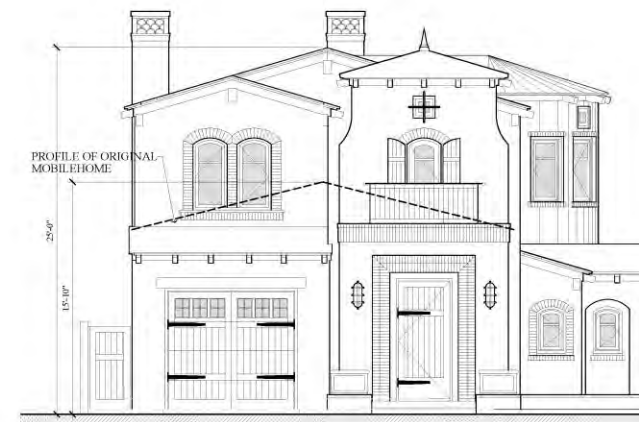
SOUTH ELEVATION



WEST ELEVATION (OCEAN)



NORTH ELEVATION



EAST ELEVATION (STREET)
1/4" = 1'-0"

NOTE:
THE STONE MAY BE SUBSTITUTED FOR BRICK FOR THE DOOR
AND WINDOW SURROUNDS.

Revisions:

No. Date Revision

1		
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Date: 2 / 20 / 15

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4

**PETERS
ASSOCIATES**

33771 BLUE LANTERN STREET
DANA POINT, CA 92629
949-412-4428

Seal / Signature:

Structural Engineer

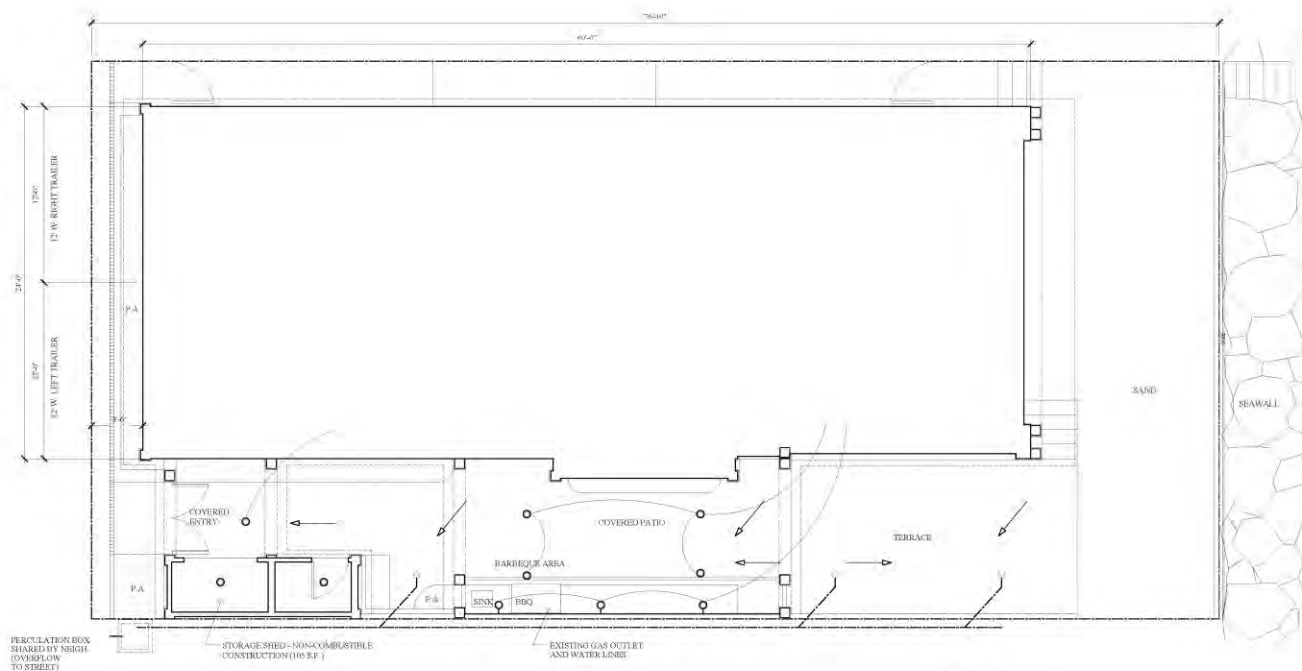
D.E.J. ENGINEERING

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949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

**WALLACE
RESIDENCE**

1880 N. El Camino Real
Capistrano Shores - Unit 57
San Clemente,
California

HCD Approval:



SITE PLAN

1/4" = 1'-0"

Revisions:

No.	Date	Revision
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Date: 11 / 15 / 12

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:

SITE PLAN

Sheet No.:

A - 1

PETERS
ASSOCIATES

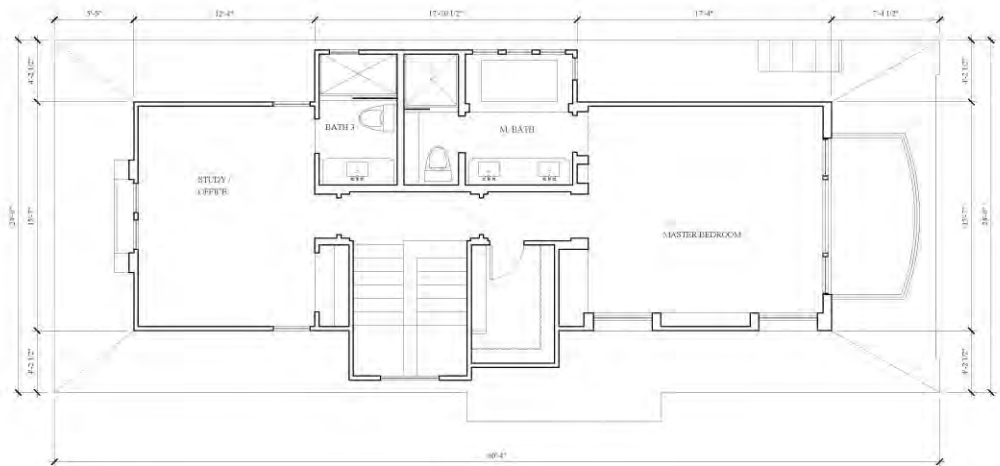
33771 BLUE LANTERN STREET
DANA POINT, CA 92629
949-412-4428

Seal / Signature:

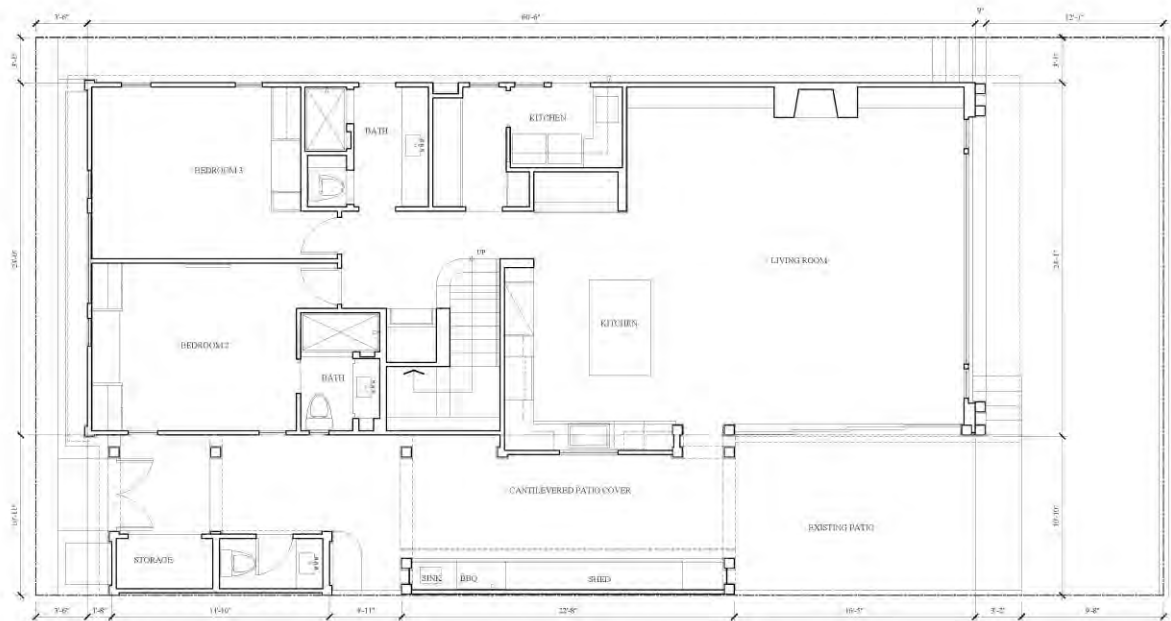
Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dsjengineering@yahoo.com

WALLACE
RESIDENCE
1880 N. El Camino Real
Capistrano Shores - Unit 57
San Clemente,
California

HCD Approval:



SECOND FLOOR PLAN



BUILDING DATA

ORIGINAL UNIT (COMPLETELY REMODELED)	1,470 S.F.
MAIN FLOOR	1,455 S.F.
UPPER LEVEL	786 S.F.
TOTAL	2,241 S.F.
SHEDS	120 S.F.

FIRST FLOOR PLAN
1/4" = 1'-0"

Revisions:

No.	Date	Revision
1		
2		
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Date: 11 / 15 / 12

Job No.:

Association Submittal:

H.C.D. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:
FLOOR PLANS

Sheet No.:
A - 3

**PETERS
ASSOCIATES**

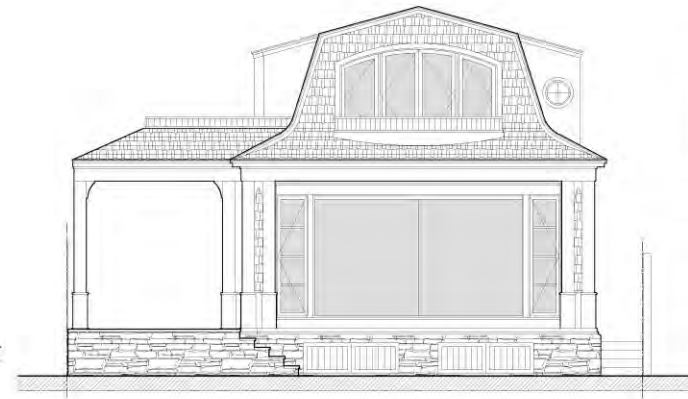
318 1/2 GRAND CANAL
NEWPORT BEACH, CA 92662
949-412-4428

Seal / Signature:

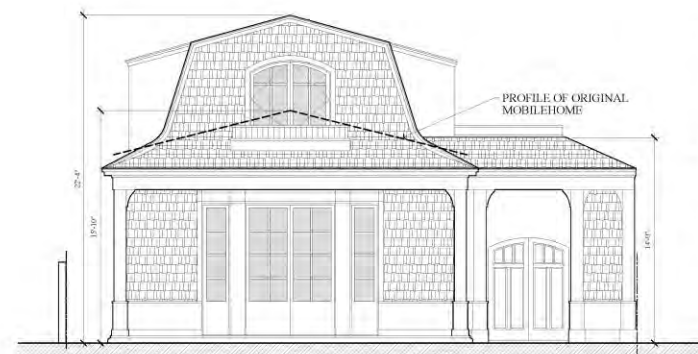
Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

**WALLACE
RESIDENCE**

57 Capistrano Shores
San Clemente,
California



REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION (STREET)
1/4" = 1'-0"

Revisions:		
No.	Date	Revision
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Sheet Title:
**ELEVATIONS
SECTIONS**

Sheet No.:

A - 4

**PETERS
ASSOCIATES**

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949-412-4428
william.peters@yahoo.com

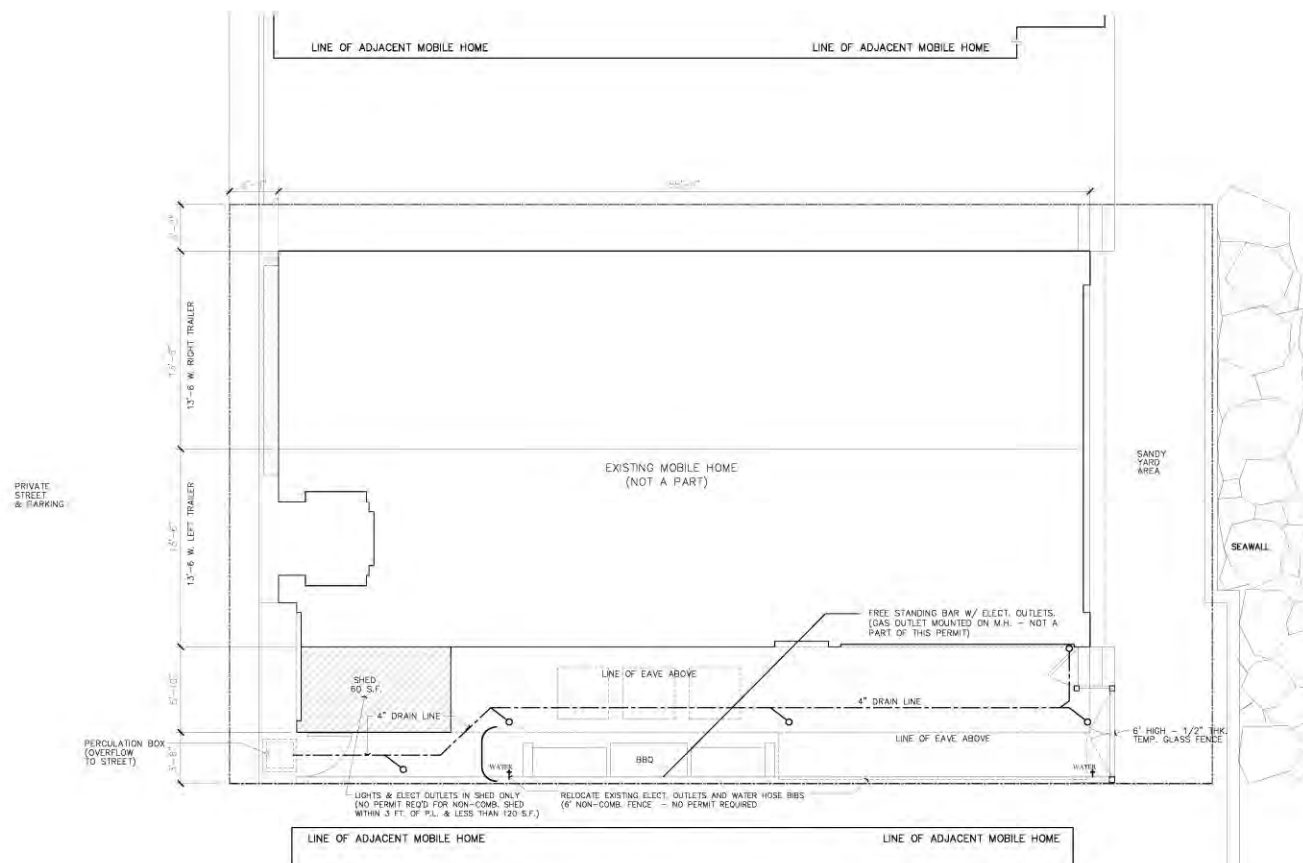
Seal / Signature:

**Structural Engineer
D.E.J. ENGINEERING**

14271 JEFFREY DR.
SUITE 245
IRVINE, CA 92680
949-497-6810 FAX: 949-497-6819
dejenr@earthlink.net

Project
**CHASE-MUIR
RESIDENCE**
1880 N. El Camino Real
Unit 69 Capistrano Shore
San Clemente,
California

City of San Clemente Title 25 Approval



SITE PLAN 1/4" = 1'-0"

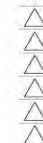
LANDSCAPING AREA

AUTOMATIC IRRIGATION ON TIMER

SITE DATA	
LOT SIZE	2,646 S.F.
TRAILER FOOTPRINT	1,393 S.F.
SHED	104 S.F.
PATIO AWNING	245 S.F.
TOTAL COVERAGE	1,742 S.F.
PERCENT OF COVERAGE	66 %

Revisions:

No. Date Revision



Date:

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

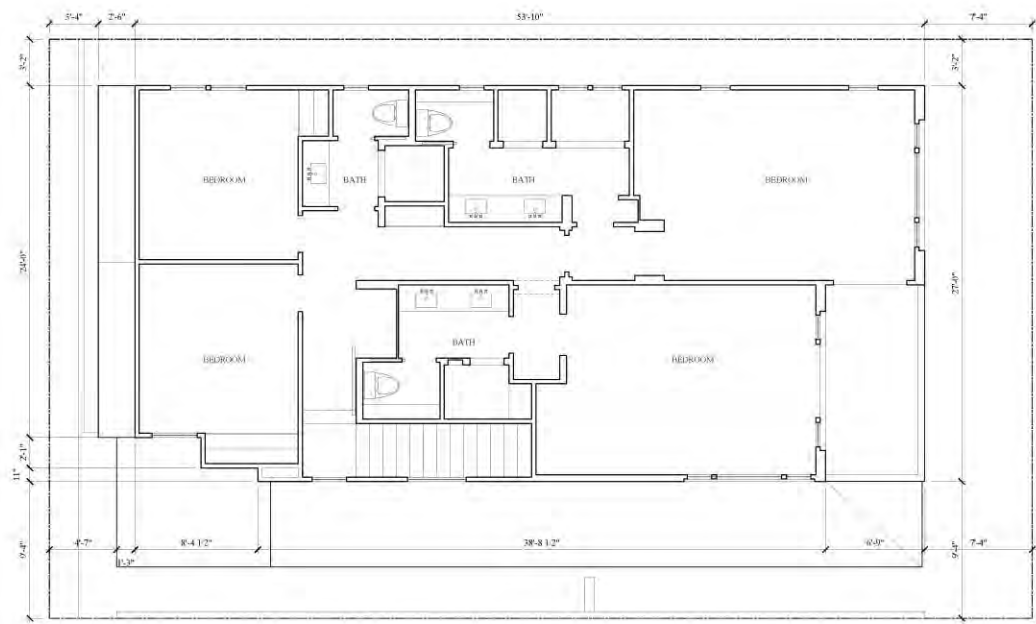
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Construction Issue:

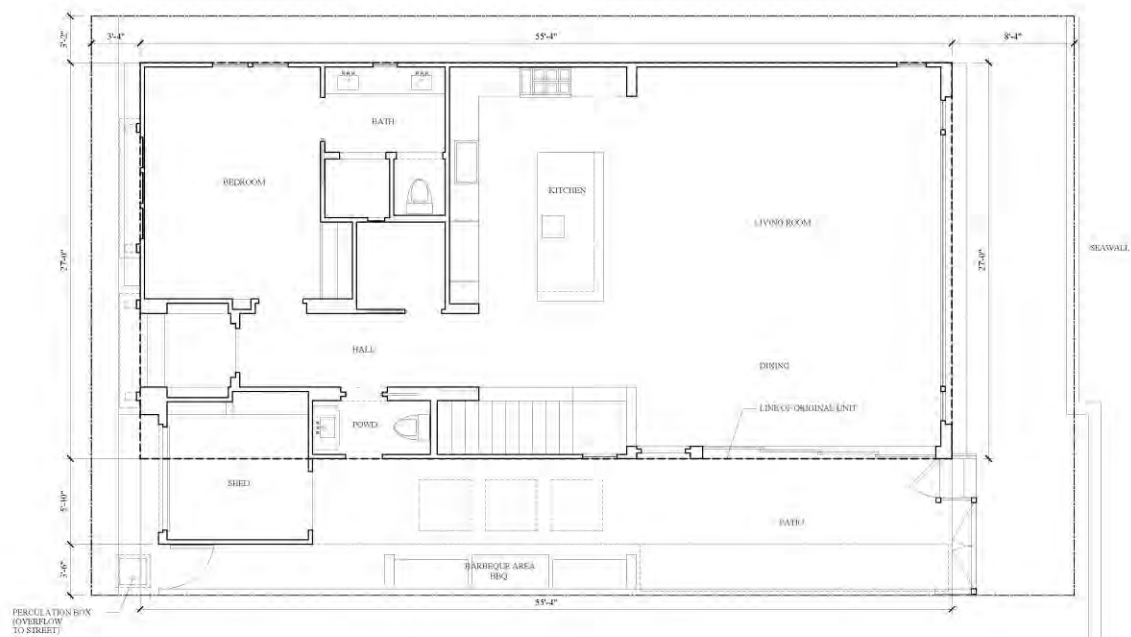
Sheet Title
SITE PLAN

Sheet No.:

A - 1



SECOND FLOOR PLAN



BUILDING DATA

ORIGINAL UNIT (COMPLETELY REMODELED)	1,494 S.F.
MAIN FLOOR	1,393 S.F.
UPPER LEVEL	1,291 S.F.
TOTAL	2,684 S.F.
SHED	104 S.F.

FIRST FLOOR PLAN
1/4" = 1'-0"

PETERS ASSOCIATES

31693 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4128
william@peters@yahoo.com

Seal: Signature:

Structural Engineer
D.E.J. ENGINEERING

2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

CHASE-MUIR RESIDENCE
1880 N. El Camino Real
Unit 69 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		

Date: 11 / 25 / 11

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

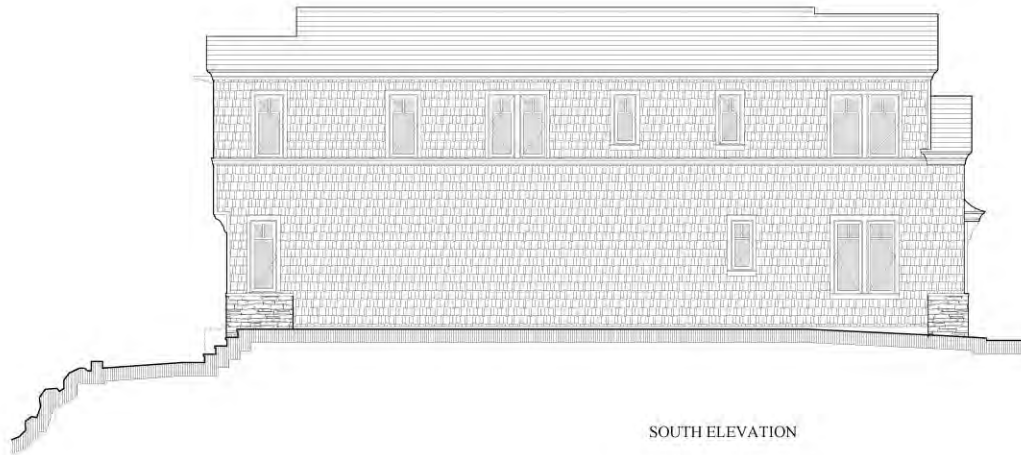
Bid Issue:

Construction Issue:

Sheet Title
FLOOR PLANS

Sheet No.:

A - 2



SOUTH ELEVATION



WEST ELEVATION (OCEAN)

**PETERS
ASSOCIATES**

31603 SEACLIFF DRIVE
LAGUNA BEACH, CA 92651
949-412-4428
william.peters@yahoo.com

Seal / Signature:

**Structural Engineer
D.E.J. ENGINEERING**

2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejanengineering@yahoo.com

**CHASE-MUIR
RESIDENCE**
1880 N. El Camino Real
Unit 69 Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
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2		
3		
4		
5		

Date: 2 20 15

Job No.:

Association Submittal:

Hldg. Dept. Submittal:

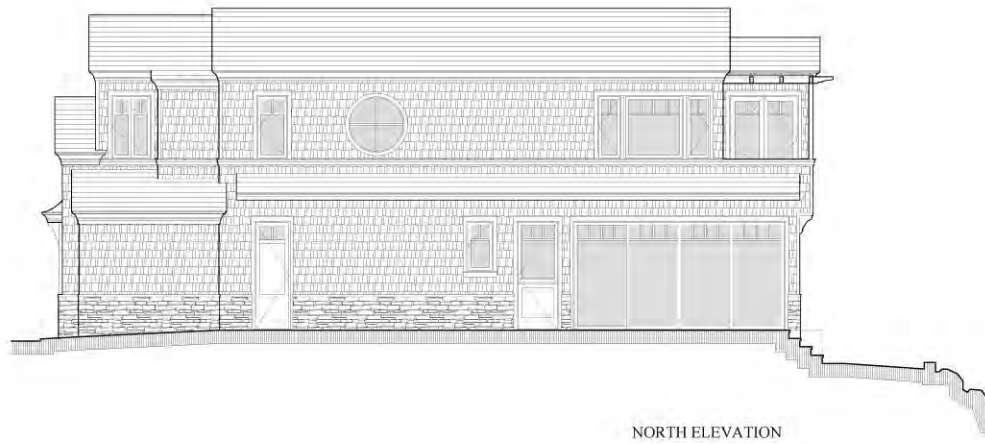
Bid Issue:

Construction Issue:

Sheet Title:
ELEVATIONS

Sheet No.:

A - 4



NORTH ELEVATION



EAST ELEVATION (STREET)
1/4" = 1'-0"

PETERS
ASSOCIATES

33771 BLUE LANTERN STREET
DANA POINT, CA 92629
949-412-1428
williams@peters.com

Seal Signature:

Structural Engineer
D.E.J. ENGINEERING

13271 JEFFREY DR., SUITE 245
IRVINE, CA 92618-949-497-6810,
FAX: 949-497-6819

dejan@engineering@yahoo.com

CAYA
RESIDENCE

1880 N. El Camino Real
Unit 75 Capistrano Shore
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
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Date: 2 / 10 / 2015

Job No:

Association: Submittal:

104g Dept. Submittal:

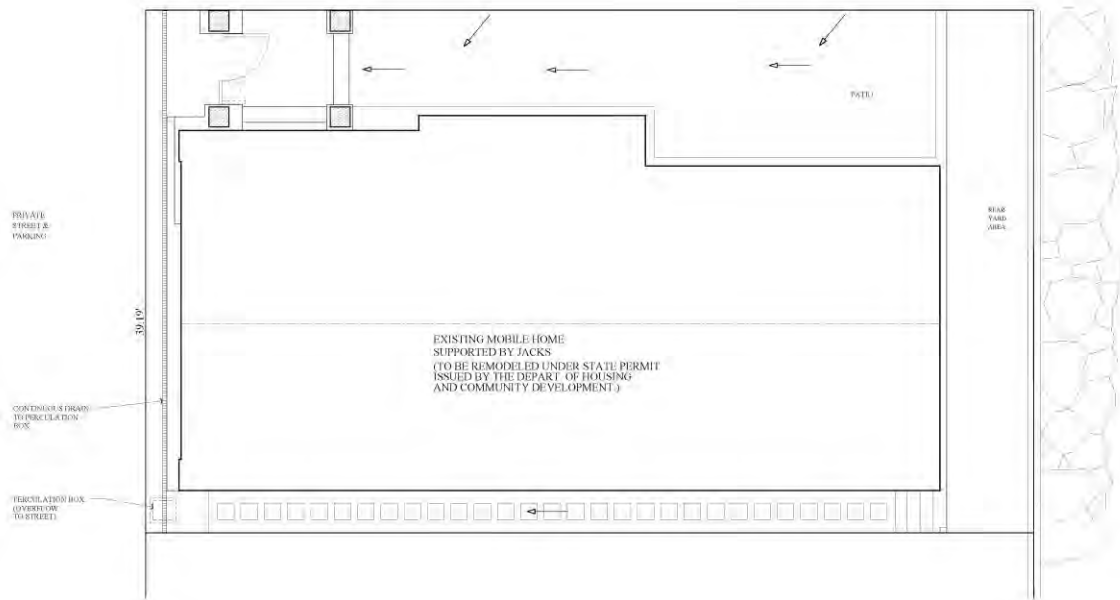
10d Issue:

Construction Issue:

Sheet Title:
SITE WORK PLAN W/
ACCESSORY STRUCT.
+ DRAINAGE + MISC.

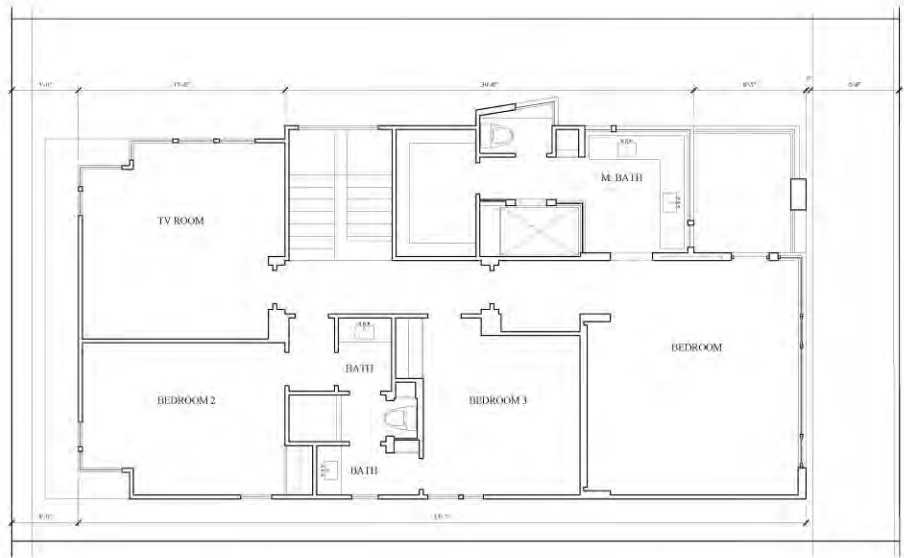
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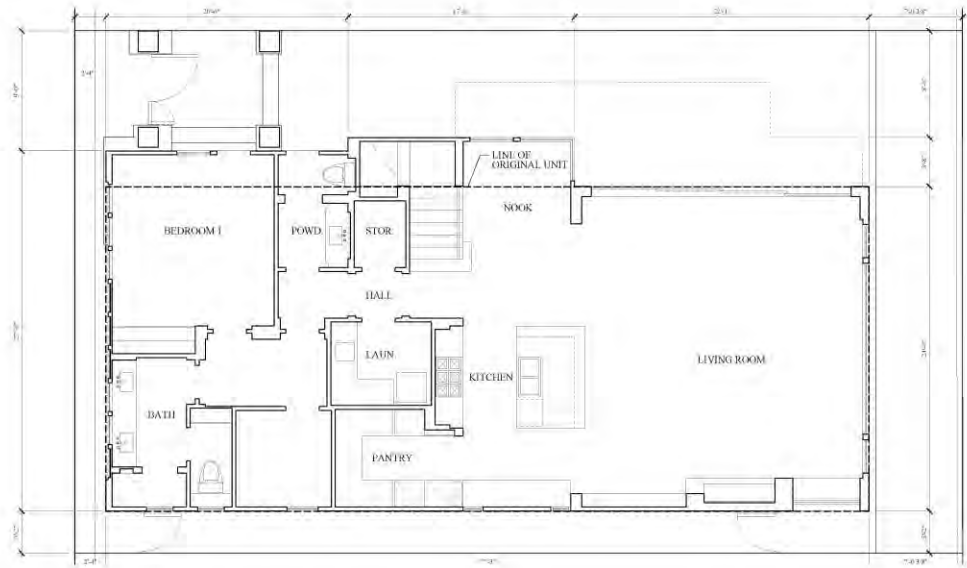


ACCESSORY STRUCTURE + DRAINAGE PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN



FIRST FLOOR PLAN
1/4" = 1'-0"

**PETERS
ASSOCIATES**

11693 SEACLIFF DRIVE
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949-412-1428
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Seal Signature:

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28251 AGRINA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-8810, FAX: 949-497-8819
dejan@dejan.com

**CAYA
RESIDENCE**
1880 N. El Camino Real
Unit 75 Capistrano Shore
San Clemente,
California

H.C.D. Approval

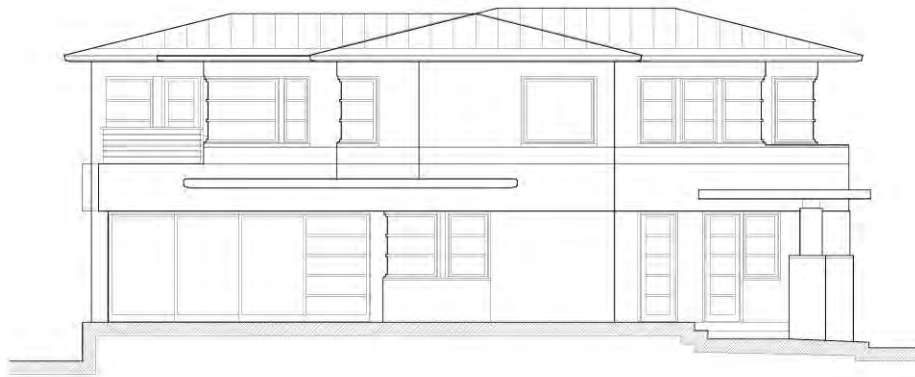
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Date:
Job No.:
Association/Submittal:
10/01/01 Dept. Submittal:
10/01/01 Issue:
Construction Issue:

Sheet Title
FLOOR PLANS

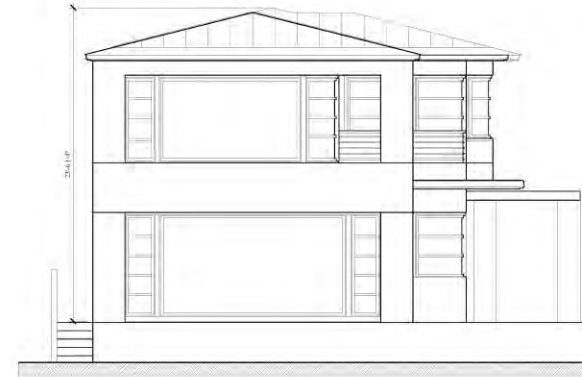
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A - 3



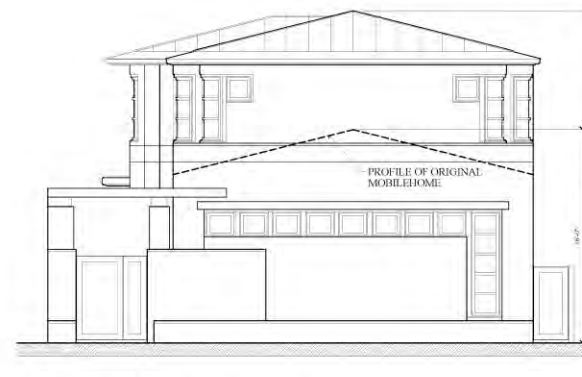
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION (OCEANFRONT)
1/4" = 1'-0"



EAST ELEVATION (STREET FRONT)
1/4" = 1'-0"

**PETERS
ASSOCIATES**

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Seal / Signature:

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dejanengineering@yahoo.com

**CAYA
RESIDENCE**

1880 N. El Camino Real
Unit 75 Capistrano Shore
San Clemente,
California

ILCD Approval

Revisions:

No. Date Revision



Date:

Job No:

Association Submittal:

City/ Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:

ELEVATIONS

Sheet No:

A - 4

PETERS
ASSOCIATES

31693 SEACLIFF DRIVE
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949-412-4428

Seal Signature:

Structural Engineer
D.E.J. ENGINEERING
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SUITE D
LAGUNA BEACH, CA 92651
949-497-6819, FAX: 949-497-6819
dejanine@dej-engineering.com

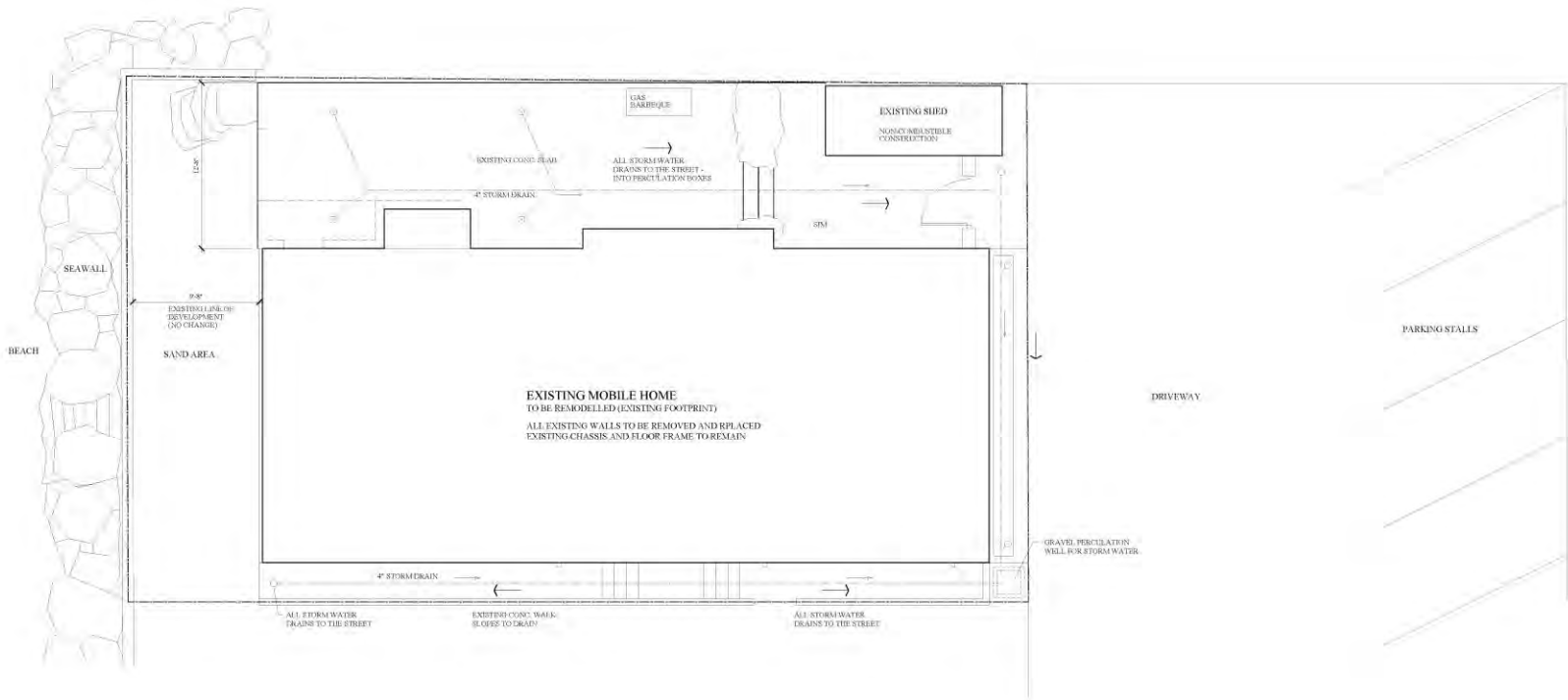
BARTH
RESIDENCE
1880 El Camino Real
90 Capistrano Shores
San Clemente,
California

Revisions:		
No.	Date	Revision
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Date: _____
Job No.: _____
Association Submittal: _____
Bldg. Dept. Submittal: 2/20/14
Bid Issue: _____
Construction Issue: _____

Sheet Title:
SITE PLAN & DRAINAGE

Sheet No.:
A - 1A



SITE DRAINAGE PLAN
1/4" = 1'-0"

**PETERS
ASSOCIATES**

31683 SEACLIFF DR.
LAGUNA BEACH, CA 92651
949-413-4424
willumpeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
SUITE D
LAGUNA BEACH, CA 92651
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

**BARTH
RESIDENCE**

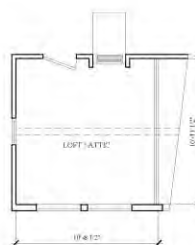
90 Capistrano Shores
San Clemente,
California

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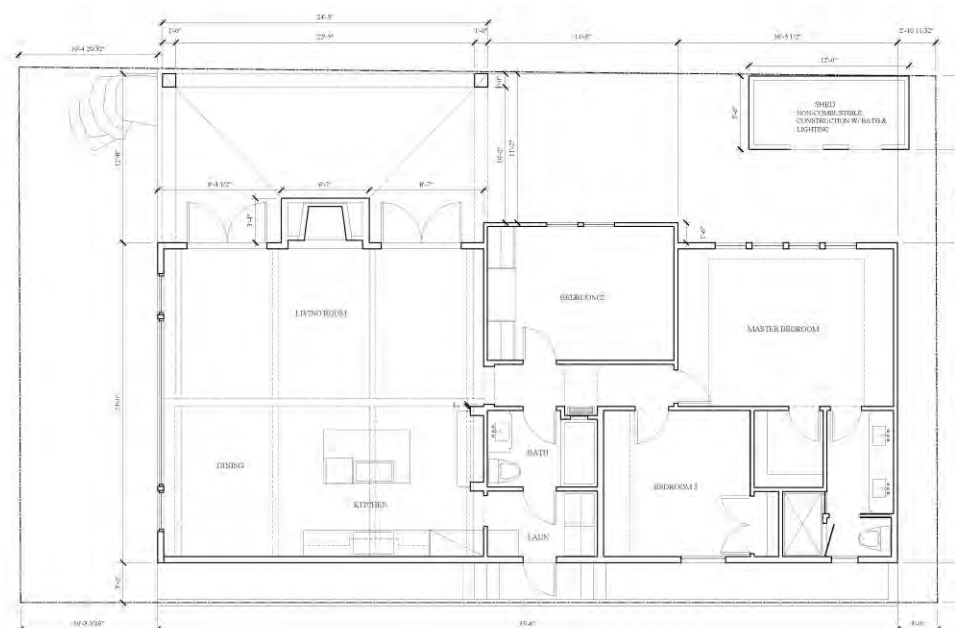
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Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

Sheet Title:
FLOOR PLANS

Sheet No.:
A - 3



ATTIC PLAN



FLOOR PLAN
1/4" = 1'-0"

PETERS
ASSOCIATES

31693 SEACLEFT DR.
LAGUNA BEACH, CA 92651
949-415-4128
williamspeters@yahoo.com

Seal Signature:

Structural Engineer
D.E.J. ENGINEERING
2825 LAGUNA CANYON RD.
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LAGUNA BEACH, CA 92651
949-497-6819, FAX 949-497-6819
dejanengineering@yahoo.com

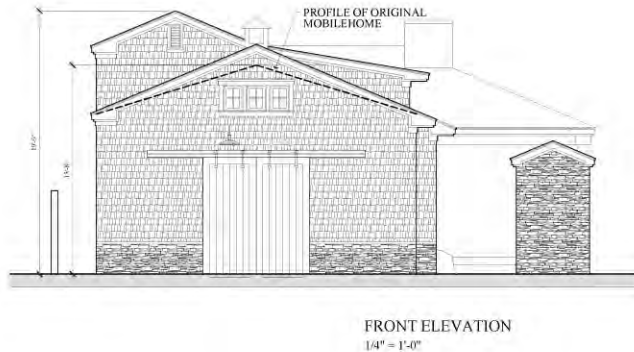
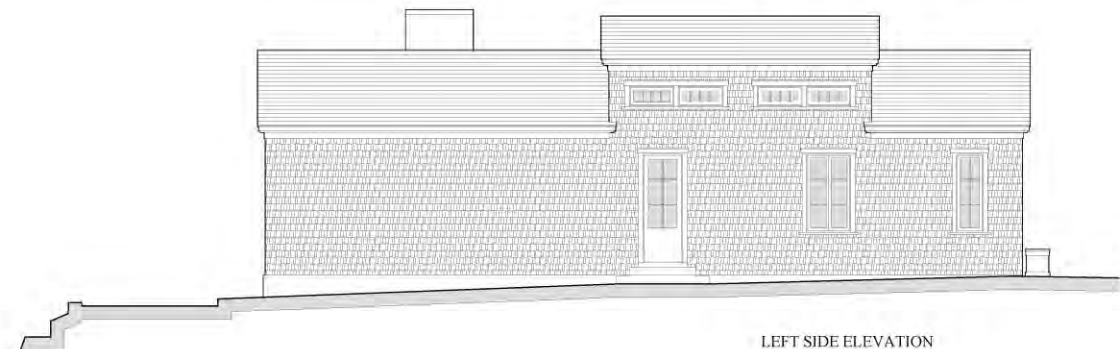
BARTH
RESIDENCE
90 Capistrano Shores
San Clemente,
California

Revisions:		
No.	Date	Revision
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Date: _____
Job No.: _____
Association Submittal: _____
Bldg. Dept. Submittal: 2/20/14
Bid Issue: _____
Construction Issue: _____

Sheet Title:
ELEVATIONS

Sheet No.:
A - 4



CAPISTRANO SHORES #13 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-297

CAPISTRANO SHORES #13



Former mobile home (2009)

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 2

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 6

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 7

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 8

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 10

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 11

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 13

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 15

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 16

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 17

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 18

Exhibit 16
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CAPISTRANO SHORES #13



Existing mobile home
Viewpoint 19

Exhibit 16
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CAPISTRANO SHORES #17 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-294

CAPISTRANO SHORES #17



Former mobile home (2009)

Exhibit 17
Page 2 of 16

CAPISTRANO SHORES #17



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 17
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CAPISTRANO SHORES #17



Current mobile home
Viewpoint 2

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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 6

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 7

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 8

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 10

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 11

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 13

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 14

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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 15

CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 16

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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 17

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 18

Exhibit 17
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CAPISTRANO SHORES #17



Existing mobile home
Viewpoint 19

Exhibit 17
Page 16 of 16

CAPISTRANO SHORES #18 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-128

CAPISTRANO SHORES #18



Former mobile home (2009)

Exhibit 18
Page 2 of 16

CAPISTRANO SHORES #18



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 2

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 6

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 7

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 8

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 10

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 11

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 13

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 14

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 15

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 16

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 17

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 18

Exhibit 18
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CAPISTRANO SHORES #18



Existing mobile home
Viewpoint 19

Exhibit 18
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CAPISTRANO SHORES #23 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-13-038

CAPISTRANO SHORES #23



Pre-construction mobile
home Image taken in 2009

Exhibit 19
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CAPISTRANO SHORES #23



Current mobile home
STRAIGHT ON from street level/bike path

Exhibit 19
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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 2

Exhibit 19
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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 6

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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 7

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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 8

Exhibit 19
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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 10

Exhibit 19
Page 8 of 13

CAPISTRANO SHORES #23



Current mobile home
Viewpoint 11

Exhibit 19
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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 16

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Page 10 of 13

CAPISTRANO SHORES #23



Current mobile home
Viewpoint 17

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Page 11 of 13

CAPISTRANO SHORES #23



Current mobile home
Viewpoint 18

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CAPISTRANO SHORES #23



Current mobile home
Viewpoint 19

Exhibit 19
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CAPISTRANO SHORES #31 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-11-033

CAPISTRANO SHORES #31



Former mobile home (2009)

Exhibit 20
Page 2 of 13

CAPISTRANO SHORES #31



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 2

Exhibit 20
Page 4 of 13

CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 6

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 7

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 8

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 10

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 11

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 16

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 17

Exhibit 20
Page 11 of 13

CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 18

Exhibit 20
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CAPISTRANO SHORES #31



Existing mobile home
Viewpoint 19

Exhibit 20
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CAPISTRANO SHORES #35 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-126

CAPISTRANO SHORES #35



Former mobile home (2009)

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Page 2 of 13

CAPISTRANO SHORES #35



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 2

Exhibit 21
Page 4 of 13

CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 6

Exhibit 21
Page 5 of 13

CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 7

Exhibit 21
Page 6 of 13

CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 8

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 10

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 11

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 16

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 17

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 18

Exhibit 21
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CAPISTRANO SHORES #35



Existing mobile home
Viewpoint 19

Exhibit 21
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CAPISTRANO SHORES #40 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-11-194

CAPISTRANO SHORES #40



Former mobile home (2009)

Exhibit 22
Page 2 of 13

CAPISTRANO SHORES #40



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 22
Page 3 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 2

Exhibit 22
Page 4 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 6

Exhibit 22
Page 5 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 7

Exhibit 22
Page 6 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 8

Exhibit 22
Page 7 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 10

Exhibit 22
Page 8 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 11

Exhibit 22
Page 9 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 16

Exhibit 22
Page 10 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 17

Exhibit 22
Page 11 of 13

CAPISTRANO SHORES #40



Existing mobile home
Viewpoint 18

Exhibit 22
Page 12 of 13

CAPISTRANO SHORES #40



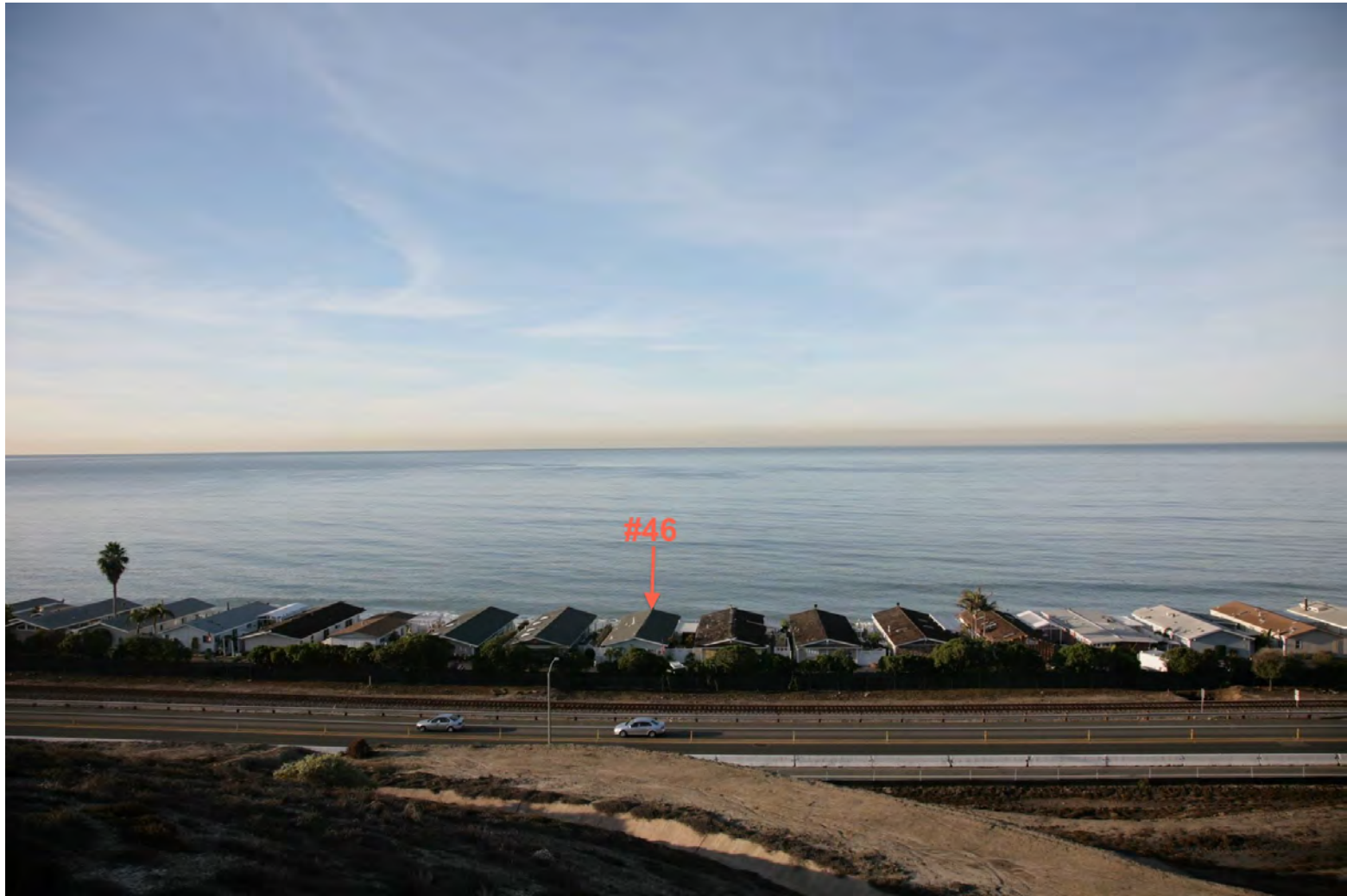
Existing mobile home
Viewpoint 19

Exhibit 22
Page 13 of 13

CAPISTRANO SHORES #46 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-13-037

CAPISTRANO SHORES #46



Former mobile home (2009)

Exhibit 23
Page 2 of 13

CAPISTRANO SHORES #46



Existing mobile home
STRAIGHT ON from street level/bike path

Exhibit 23
Page 3 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 2

Exhibit 23
Page 4 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 6

Exhibit 23
Page 5 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 7

Exhibit 23
Page 6 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 8

Exhibit 23
Page 7 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 10

Exhibit 23
Page 8 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 11

Exhibit 23
Page 9 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 16

Exhibit 23
Page 10 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 17

Exhibit 23
Page 11 of 13

CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 18

Exhibit 23
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CAPISTRANO SHORES #46



Existing mobile home
Viewpoint 19

Exhibit 23
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CAPISTRANO SHORES #48 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-296

CAPISTRANO SHORES #48



Former mobile home (2009)

Exhibit 24
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CAPISTRANO SHORES #48



Existing mobile home
STRAIGHT ON from street level/bike path

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CAPISTRANO SHORES #48



Existing mobile home
Viewpoint 2

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Existing mobile home
Viewpoint 6

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Existing mobile home
Viewpoint 7

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Existing mobile home
Viewpoint 8

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Existing mobile home
Viewpoint 10

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Existing mobile home
Viewpoint 11

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Existing mobile home
Viewpoint 16

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Existing mobile home
Viewpoint 17

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Existing mobile home
Viewpoint 18

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Existing mobile home
Viewpoint 19

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CAPISTRANO SHORES #57 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-11-193

CAPISTRANO SHORES #57



Former mobile home (2009)

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CAPISTRANO SHORES #57



Existing mobile home
STRAIGHT ON from street level/bike path

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CAPISTRANO SHORES #57



Existing mobile home
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Existing mobile home
Viewpoint 5

Exhibit 25
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Existing mobile home
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Existing mobile home
Viewpoint 7

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Existing mobile home
Viewpoint 8

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Existing mobile home
Viewpoint 10

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Existing mobile home
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Existing mobile home
Viewpoint 16

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Existing mobile home
Viewpoint 17

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Existing mobile home
Viewpoint 18

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CAPISTRANO SHORES #57



Existing mobile home
Viewpoint 19

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CAPISTRANO SHORES #69 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-127

CAPISTRANO SHORES #69



Former mobile home (2009)

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CAPISTRANO SHORES #69



Existing mobile home
STRAIGHT ON from street level/bike path

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 2

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 5

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 6

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 7

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CAPISTRANO SHORES #69



Current mobile home
Viewpoint 8

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 10

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 11

CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 16

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Existing mobile home
Viewpoint 17

Exhibit 26
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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 18

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CAPISTRANO SHORES #69



Existing mobile home
Viewpoint 19

Exhibit 26
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CAPISTRANO SHORES #75 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-12-295

CAPISTRANO SHORES #75



Former mobile home (2009)

Exhibit 27
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CAPISTRANO SHORES #75



Existing mobile home
STRAIGHT ON from street level/bike path

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CAPISTRANO SHORES #75



Existing mobile home
Viewpoint 2

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CAPISTRANO SHORES #75



Existing mobile home
Viewpoint 5

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CAPISTRANO SHORES #75



Existing mobile home
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Existing mobile home
Viewpoint 7

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Existing mobile home
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Existing mobile home
Viewpoint 10

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Existing mobile home
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Existing mobile home
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CAPISTRANO SHORES #75



Existing mobile home
Viewpoint 17

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Existing mobile home
Viewpoint 18

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CAPISTRANO SHORES #75



Existing mobile home
Viewpoint 19

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VP 18



VP 19



CAPISTRANO SHORES #90 VIEW ANALYSIS

CA Coastal Commission Permit Application 5-10-180

CAPISTRANO SHORES #90



Former mobile home (2009)

Exhibit 29
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CAPISTRANO SHORES #90



Existing mobile home
STRAIGHT ON from street level/bike path

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 6

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 8

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 10

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 11

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 17

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 18

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CAPISTRANO SHORES #90



Existing mobile home
Viewpoint 19

Exhibit 29
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City of San Clemente Planning Division

James Pechous, City Planner

Phone: (949)361-6195 Fax: (949)366-4750

pechousj@san-clemente.org

Monday, August 17, 2015

Sherilyn Sarb
Deputy Director
California Coastal Commission
200 Océangate 1000
Long Beach, CA 90802

RECEIVED
South Coast Region

AUG 18 2015

CALIFORNIA
COASTAL COMMISSION

Re: Coastal Development Permit Application No. 5-10-180, 5-11-033, 5-11-193, 5-11-194, 5-12-126, 5-12-127, 5-12-128, 5-12-294, 5-12-295, 5-12-296, 5-12-297, 5-13-037, 5-13-038

Dear Deputy Director Sarb:

The purpose of this letter is to inform the Coastal Commission staff of concerns and City policies related to the Capistrano Shores Mobile Home Park Coastal Development Permit applications for the approval of 13 second story additions. The City requests the Coastal Commission consider the information provided in this letter in evaluating the 13 CDP applications. Our concern focuses on the impacts these projects both individually and cumulatively have on public views of the whitewater and the ocean from designated public view corridors in Marblehead Coastal and points along El Camino Real. The impacts on views are demonstrated in the attached photographs.

In addition to the Coastal Act policy that protect "scenic and visual qualities", the City asks the Commission also consider policies in the City's certified Coastal Land Use Plan (in the process of being updated) and the City Centennial General Plan that address the protection of public views of aesthetic resources. Policies in the City's certified Coastal Land Use Plan, include:

Policy XII.5, Preserve the aesthetic resources of the City, including coastal bluffs, visually significant ridgelines, and coastal canyons, and significant public views.

Policy XII.9 Promote the preservation of significant public view corridors to the ocean

The newly completed coastal trails and parks within the Marblehead Coastal Specific Plan area are examples of how Policy XII.5 has been implemented and the City's commitment to preserving our scenic resources.

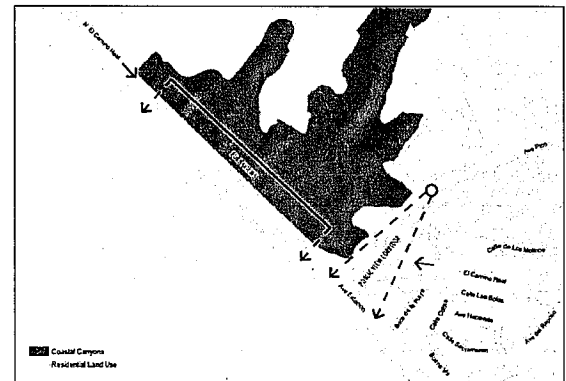
The City of San Clemente Centennial General Plan, which involved five years of public participation in its creation, stresses maintaining our City's quality of life. The General Plan provides further clarity with the identification and preservation of important public views in the Natural Resources Element, Aesthetic Resources Section, and the Coastal Element, Scenic and Coastal Resources Section. These policies include:

NR-2.04. Public View Corridors of Ocean. *We preserve designated public view corridors to the ocean.*

NR-2.09. Public View Corridors. *The City will preserve and improve the view corridors, as designated in Figures NR-1 and NR-2 and encourage other agencies with jurisdiction to do so. Specifically, in its capital improvement programs and discretionary approvals, the City will seek to ensure that:*

- a. Development projects shall require a view analysis to ensure they do not negatively impact a public view corridor.*
- b. Utilities, traffic signals, and public and private signs and lights shall not obstruct or clutter views, consistent with safety needs.*
- c. Where important vistas of distant landscape features occur along streets, street trees shall be selected and planted so as to facilitate viewing of the distant features.*

Figure NR-2



North Beach - Public View Corridors

C-3.01. Visual Character and Aesthetic Resources Preservation. *We preserve the visual character and aesthetic resources of the City, including coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, prominent, mature trees on public lands, and designated significant public views as discussed in the Natural Resources Element, Aesthetic Resources Section.*

C-3.02. Scenic View Corridors and Public Views. *We identify and designate the location and orientation of significant designated scenic view corridors and significant public views. (See Glossary for definitions of "significant view corridors" and "significant public views.")*

C-3.04. Development Review. *We review and require changes to development proposals, as needed, to minimize obstructions of designated significant public views and designated scenic view corridors, and to ensure public and private development projects in the Coastal Zone are of high-quality materials and designed to be attractive and aesthetically compatible with adjacent structures, site improvements, utilities and landscape features, as further described in the Urban Design Element.*

Glossary - Public View Corridor (also, "Designated Public View Corridor"). A view from a public right-of-way, public facility or other publicly-owned use area which is specifically designated in the General Plan and which provides the public at large with views of the Pacific Ocean, shoreline, coastal ridgelines, coastal canyons or other visual resources. Approximate boundaries of a view corridor are identified using a motorist's, cyclist's or pedestrian's line of vision and are typically defined or enframed by landforms, structures and vegetation.

Glossary - Scenic Corridor. A scenic corridor is a linear segment of major or minor streets, as described in the Master Landscape Plan for Scenic Corridors. Scenic corridors are designated to: 1) identify scenic highways and local arterials, 2) describe significant visual linkages between the resources and amenities of San Clemente, and 3) establish objective design and landscaping criteria to maintain quality visual experiences along such corridors through appropriate landscaping, enhancement and protection of public views. "Major" and "Minor" scenic corridors shall correspond to the Master Landscape Plan for Scenic Corridor's definitions of "Major Urban/Recreation Corridor" and "Minor Urban/Recreation Corridor", respectively.

The City's concerns with this non-permitted two story development and its impacts on our scenic resources is not new, they have been voiced to the Commission beginning with the first two story structure being built without a Coastal Development Permit. Our most recent written correspondence being in a letter from our City Attorney dated November 19, 2013. The City is providing this correspondence to the Commission in advance of processing these 13 Coastal Development Permits to assist you in your evaluation of these applications. If you have any questions regarding the City's concerns, please contact me. Thank you for your consideration.

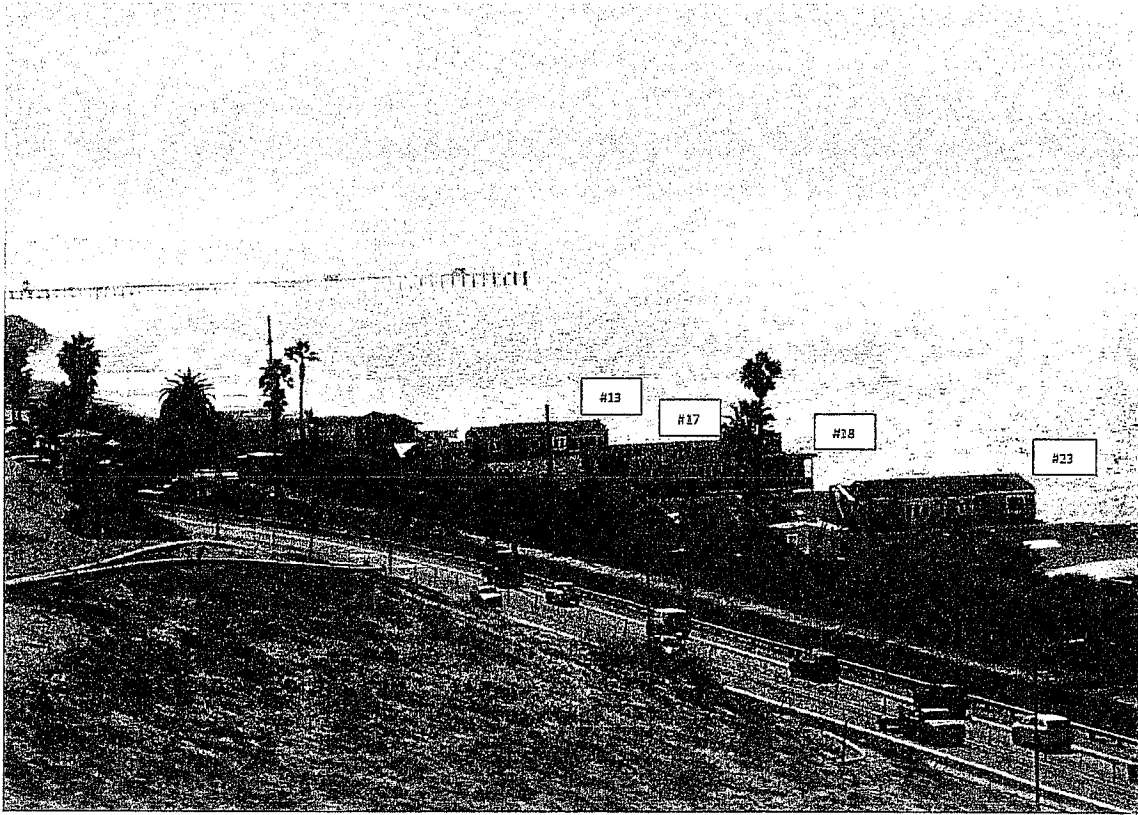
Sincerely,



James Pechous
City Planner

Attachments

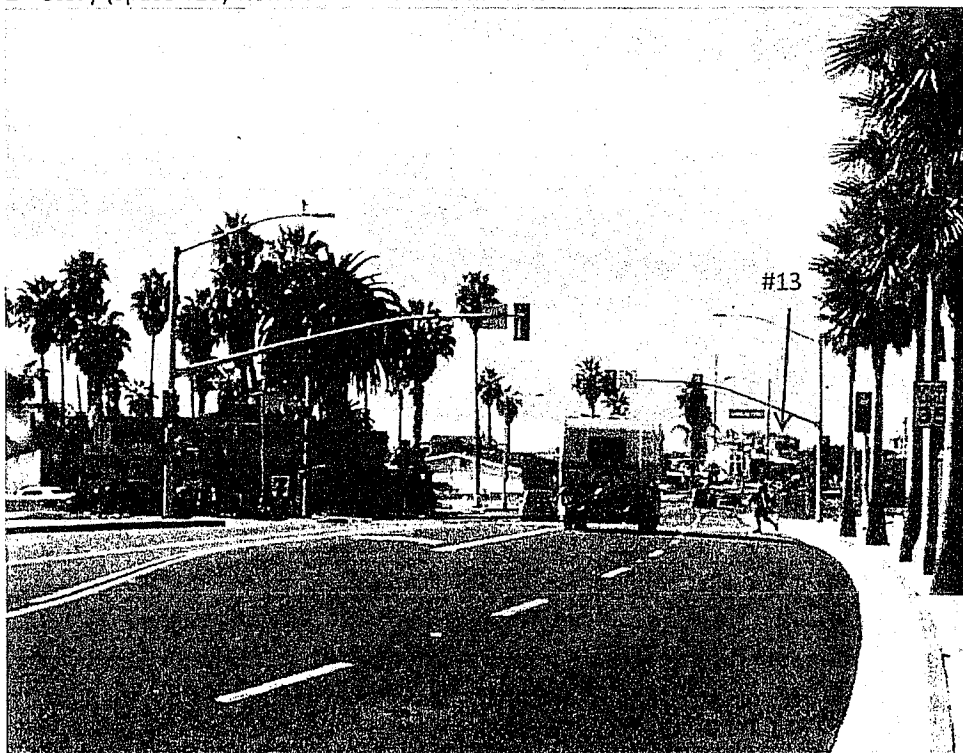
CC: Karl Swing, Coastal Program Manager
Mayor and Members of the City Council
James Makshanoff, City Manager
Cecilia Gallardo-Daly, Community Development Director
Michael Jorgensen, Building Official
Scott Smith, City Attorney





2nd story (space #17) viewed from N. El Camino Real

2nd story (space #13) viewed from N. El Camino Real



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