

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Filed: December 9, 1997
49th Day: January 27, 1998
180th Day: June 7, 1998
Staff: John T. Auyong *John*
Staff Report: December 18, 1997
Hearing Date: **January 13-16, 1998**
Commission Action:

**STAFF REPORT: PERMIT AMENDMENT**

APPLICATION NO.: **5-89-622-A2**

APPLICANT: Birtcher Senior Properties AGENT: Debbie Aguirre

PROJECT LOCATION: 3901 East Coast Highway, Corona del Mar, City of Newport Beach, County of Orange

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Demolish existing facilities and construct an 84 unit senior assisted care facility, 32 feet high, 48,588 sq. ft. of rental units and auxiliary space; and 13,920 sq. ft. of subterranean parking with 47 tandem parking spaces.

DESCRIPTION OF AMENDMENT: Decrease the number of units to 80, increase the square footage of the rental units and auxiliary space to 52,562 square feet (including expansion of the lowest level into the hillside), and reduce the parking to 44 spaces. No changes to the existing footprint or height are proposed.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-in-Concept 2076-97; City of Newport Beach Use Permit 3561.

SUBSTANTIVE FILE DOCUMENTS: See Appendix A

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) the proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In the case of the subject application, the Executive Director determines that the proposed amendment would affect conditions regarding geologic hazards which are required for the purpose

5-89-622-A2 (Birtcher Senior Properties)

purpose of protecting environmentally sensitive habitat areas, public views, and geologic stability. Therefore, the Executive Director has determined that the proposed amendment is material.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

SUMMARY OF STAFF RECOMMENDATION - ISSUES TO BE RESOLVED:

The staff recommends that the Commission determine that the proposed development with the proposed amendment, subject to the conditions below, is consistent with the requirements of the Coastal Act. Staff is recommending modifications to the previously imposed special conditions of approval regarding; 1) landscape plans, 2) drainage plans, 3) conformance with geotechnical recommendations, and 4) an assumption-of-risk deed restriction; to reflect the proposed changes to the previously approved development. Staff is also recommending two additional special conditions regarding; 1.) the provision of valet parking during visiting hours, and 2.) adherence to a 15 foot top-of-slope structural setback and restrictions on development on the manufactured slope.

The staff recommends that the Commission determine that the proposed development with the proposed amendment, subject to the conditions below, is consistent with the requirements of the Coastal Act. The applicant has not expressed disagreement or agreement with the recommended special conditions of approval nor raised any issues to be resolved at this point. However, the recommended special conditions are modifications of the previously imposed special conditions which reflect the proposed project changes. The subject site currently has an assumption-of-risk deed restriction. This permit amendment would require amendments to the previously recorded restrictions, or new recorded restrictions, to reflect the changes to the proposed project.

STAFF RECOMMENDATION

Staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants an amendment to permit 5-94-036 for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

5-89-622-A2 (Birtcher Senior Properties)**II. Standard Conditions**

All previously imposed standard conditions of approval remain in effect and are not changed by this permit amendment.

III. Special Conditions

All previously imposed special conditions of approval remain in effect and are not changed by this permit amendment.

1. Prior to issuance of the permit amendment, the applicant shall submit for review and approval by the Executive Director final landscaping plans that; 1) show the amended project, 2) demonstrate the use primarily of native, non-invasive, drought resistant plantings along the blufftop and slope area abutting Buck Gully, and 3) demonstrate the use of plantings or maintenance plans that provide for an essentially unimpeded view of Buck Gully through the view corridor designated on the proposed project. Temporary irrigation to allow establishment of the plantings is allowed. No permanent irrigation system shall be allowed on the slope face. The permittee shall comply with and implement the revised landscaping plans approved by the Executive Director.
2. Prior to issuance of the permit amendment, the applicant shall submit for review and approval by the Executive Director final drainage plans which; 1) show the amended project, and 2) will protect the slope along Buck Gully from excessive run-off and erosion by demonstrating that drainage is directed to the street, where feasible. Where it is not feasible to direct drainage to the street, drainage may be conveyed down the slope provided it is conveyed in a controlled, non-erosive manner. The permittee shall comply with and implement the revised drainage plans approved by the Executive Director.
3. Prior to issuance of the permit amendment, the applicant shall submit for review and approval by the Executive Director final revised grading and foundations plans. These plans shall include the signed statement of the geotechnical consultant certifying that these plans incorporate the recommendations contained in the "Supplemental Geotechnical Investigation" of the site at 3901 East Coast Highway, Corona del Mar, City of Newport Beach dated September 26, 1997 (Job No. 82D-200-00) prepared by Bagahi Engineering for Birtcher Senior Properties. The approved development shall be constructed in accordance with the final revised plans as approved by the Executive Director. Any deviations from said plans shall require an amendment to this permit or a new coastal development permit, or written concurrence from the Executive Director that the deviation is not substantial and therefore a permit amendment or new permit is not needed.

5-89-622-A2 (Birtcher Senior Properties)

4. Prior to issuance of the permit amendment, the applicant shall execute and record a deed restriction for permit amendment 5-89-622-A2, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from slope failure and the applicant assumes the liability from such hazard; and (b) that the applicant unconditionally waives any claim of liability on the part of the Commission and agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage due to the natural hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the enforceability of the restriction.
5. The permittee shall provide valet parking service during visiting hours to allow visitors to the facility to use the on-site tandem parking spaces.
6. The development shall maintain a fifteen (15) foot structural setback from the top of the manufactured slope, as shown on Page 7 of Exhibit C of the staff report. Development on the slope is prohibited, except for the installation and maintenance of the approved landscaping and drainage.

IV. Findings and Declarations

A. *Project Description*

1. **Previously Approved Project**

On September 14, 1989, the Commission approved coastal development permit 5-89-622 for the demolition of existing facilities and construct an 84 unit senior assisted care facility, 32 feet high, 48,588 sq. ft. of rental units and auxiliary space; and 13,920 sq. ft. of subterranean parking with 47 tandem parking spaces. To date, the only portion of the approved project which has been undertaken is the demolition of the existing facilities and excavation of the site for the proposed structure. The original applicant went into default on the property. Since a portion of the proposed development was commenced before the permit expiration date, the permit has not expired. (see Exhibit B)

2. **Previously Approved Amendment - Other Permits**

The Commission approved an amendment request to modify the assumption-of-risk deed restriction condition of permit 5-89-622 to allow certain leasehold deeds of trusts to be superior to the assumption-of-risk deed restriction. The leasehold deeds of trust are dated December 11, 1990, after the December 3, 1990 recordation date of the assumption-of-risk deed restriction. The deed restriction does not appear to have been amended.

5-89-622-A2 (Birtcher Senior Properties)

The Commission also previously approved coastal development permit 5-85-866 for the demolition of existing structures and the construction of a 77 unit congregate care facility. However, this application was withdrawn and the permit expired.

3. Proposed Amendment Description

The applicant proposes to amend the portion of the previously approved project dealing with the construction of a senior assisted care facility. The proposed changes include reducing the parking spaces from 47 to 44 and reducing the number of units from 84 to 80. The reduction in units would result primarily from a slight increase in the size of each unit within the same footprint. The applicant also proposes to increase the overall size of the project by approximately 4,000 square feet by expanding into unfinished storage area, for a new total of 52,562 square feet.

The applicant is not proposing to change the height or footprint of the structure. The proposed structure as amended would remain five levels. The uppermost three levels would be above the existing grade of the intersection of Pacific Coast Highway ("PCH") and Hazel Drive. All five levels would be visible from Buck Gully, since the lowest two levels would step down the hillside. The proposed amendment would not modify the proposed break in the structure at existing grade; i.e., the uppermost three levels remain divided into two towers, with the gap in between serving as a public view corridor from the intersection of PCH and Hazel Drive. The applicant is also not proposing to change the proposed creation of a public viewpoint where PCH overlooks Buck Gully.

B. Geologic Hazards

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

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The subject site backs onto Buck Gully, a coastal canyon. As part of the original development proposal, a geotechnical investigation by LeRoy Crandall and Associates dated March 3, 1986 was performed for the site. Since then, additional geotechnical investigations of the site have

5-89-622-A2 (Birtcher Senior Properties)

been performed which are referenced in the most current geotechnical investigation, the "Supplemental Geotechnical Investigation" dated September 26, 1997 for proposed Summerhouse Senior Residence, prepared for Birtcher Senior Properties by Bagahi Engineering (Job No. 82D-200-00).

In 1980, a landslide occurred at the rear slope of the site. The Bagahi report indicates that a recent surficial slope failure of limited extent occurred in the same general area as the 1980 landslide. Therefore, the subject site is exposed to geologic hazards. As conditions of approval of the original permit 5-89-622, the Commission required the recordation of an assumption-of-risk deed restriction and conformance with the geotechnical recommendations of the March 3, 1986 LeRoy Crandall report to mitigate the geologic hazards.

The Bagahi report indicates that the proposed project with the proposed amendment would be feasible provided that their recommendations are incorporated into the project design, plans, and specifications, and are implemented during construction. Their recommendations include, for example; 1) replacing the three generations of fill material with properly compacted fill, 2) installing pier foundations bearing on competent strata where fill soils are deep, to adequately support building loads, and 3) installing drilled, cast-in-place concrete piers bearing into competent bedrock, with adequately designed and installed reinforcements to provide lateral support for the proposed improvements in the event of a slope failure.

The Bagahi report contains recommendations not contained in the original LeRoy Crandall report, such as the recommendation that pier foundations bearing on competent strata are necessary where fill soils are deep. Therefore, the Commission finds that it is necessary to require the applicant to submit revised foundation and grading plans which include the signed statement from Bagahi Engineering that the revised plans incorporate the recommendations of Bagahi Engineering. This would ensure that Bagahi Engineering's recommendations to minimize geologic hazards are carried out.

In addition, because of the past landslide and surficial slope failure, the Commission finds that it is necessary to require the use of drought tolerant landscaping which will avoid permanent irrigation. Minimizing irrigation would reduce the amount of water percolating into the slope, thus reducing the possibility of surficial slope failure. Therefore, the Commission is requiring the submission of revised landscaping plans which show the use of drought tolerant plants.

Because of the past landslide activity on the site, the Commission finds that it is necessary to require an assumption-of-risk deed restriction. This would put the applicant, and any future owners of the site, on notice of the past landslides and that the site is subject to risk from geologic hazards due to landslides. Thus, as conditioned for conformance to geotechnical recommendations and an assumption-of-risk deed restriction, the Commission finds that the proposed project with the proposed amendment would be consistent with Section 30253 of the Coastal Act.

5-89-622-A2 (Birtcher Senior Properties)**C. Environmentally Sensitive Habitat Area (ESHA)**

Section 30240 of the Coastal Act states, in relevant part:

(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.

The subject site is adjacent to Buck Gully, a coastal canyon. The City of Newport Beach certified land use plan ("LUP") designates Buck Gully as an environmentally sensitive habitat area ("ESHA").

1. Landscape and Drainage Plans

In its original approval of the proposed project, the Commission found that:

To protect the riparian areas adjacent to the proposed project site from erosion and run-off, landscaping plans need to incorporate plants that have low water needs in the areas adjacent to the slope and drainage plans that protect the slope from excessive run-off from the larger site. As a condition of approval the applicant shall submit landscaping plans that use primarily drought resistant plants along the slope abutting [sic] Buck Gully; and drainage plans that protect the slope from excessive run-off and erosion.

In order to protect the resources of Buck Gully, the Commission finds that it is necessary to require the applicant to install landscaping that consists of native, non-invasive plants. To ensure that the applicant uses native, non-invasive plants, Special Condition No. 1 requires the applicant to submit landscaping plans that; 1) show the revised project, and 2) demonstrate use of native, non-invasive plants. However, the Commission also finds that to provide added protection to the resources of Buck Gully, the landscape plans must also emphasize the use of native, non-invasive plants. Native, non-invasive plants are more compatible with the resources of Buck Gully while non-native plants would harm the resources of Buck Gully by invading and crowding out the native plants.

2. Setback

In its approval of the originally proposed project, the Commission recognized that Buck Gully is identified by the LUP as an ESHA. However, the Commission also found that:

[t]he slope along the subject site that abuts Buck Gully was manufactured at the time of landfill [probably for the construction of the Pacific Coast

5-89-622-A2 (Birtcher Senior Properties)

Highway overcrossing of Buck Gully]. This slope does not provide any significant habitat value, however natural riparian vegetation exists at the bottom of the gully.

The Commission also accepted the City's assertion that "[s]ince the slope and its landscaping is not part of the natural canyon it by itself is not an environmentally sensitive area, but is part of the buffer area for the riparian resources." The Commission therefore found that the prohibition of construction on the manufactured slope in combination with a 15-foot setback from the top of slope, as recommended by the City, is sufficient protection for the natural riparian vegetation at the bottom of Buck Gully.

The proposed project as amended would maintain the 15-foot setback from the top of slope. Except for landscaping and drainage, the proposed project as amended would avoid development on the slope. However, the Commission finds that, to adequately protect the ESHA resources of Buck Gully, the 15-foot setback and prohibition on development on the slope (except for landscaping and drainage) shall be made special conditions of this permit.

3. Conclusion (ESHA)

Thus, as conditioned, the Commission finds that the proposed permit with the proposed amendment would be consistent with Section 30240 of the Coastal Act.

D. Visual Quality

Section 30251 of the Coastal Act 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 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.

The proposed structure as amended would remain five levels. The uppermost three levels would be above the existing grade of the intersection of Pacific Coast Highway ("PCH") and Hazel Drive. All five levels would be visible from Buck Gully, since the lowest two levels would step down the hillside. Viewed from Buck Gully, the proposed project would be 52 feet high to the top of the roof ridgeline, excluding tower cupolas. A portion of the second lowest level (the entrance level) would be visible from PCH where PCH slopes slightly downward east of the intersection of PCH and Hazel Drive.

5-89-622-A2 (Birtcher Senior Properties)

The City of Newport Beach certified land use plan does not list Buck Gully as a public viewpoint. However, the original proposal involved splitting the uppermost three levels into two towers. The gap in between the two towers would provide a public view corridor of Buck Gully from the intersection of Pacific Coast Highway ("PCH") and Hazel Drive. The current applicant is not proposing to close off the view corridor. The applicant is also not proposing to delete the proposed creation of a public viewpoint on the seaward side of PCH where PCH crosses over Buck Gully.

However, in its original approval, the Commission found that it was necessary to ensure that landscaping would not intrude into the proposed view corridor. Therefore, the Commission finds that it is necessary to require the submission of revised landscaping plans which reflect the amended project. The revised plans shall provide for an essentially unimpeded view of Buck Gully through the view corridor designated on the proposed project. Thus, as conditioned, the Commission finds that the proposed project with the proposed amendment would be consistent with Section 30251 of the Coastal Act.

E. Public Access

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

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby . . .

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation . . .

1. Parking

The original proposal included 47 parking spaces for 84 senior care units. In its original approval, the Commission accepted this proposed provision of 0.55 spaces per unit, or 1 space per 1.8 units, rather than using the Commission's parking standard for senior residential/health care facilities. The Commission's standard is based on parking provided per number of beds and number of employees, as opposed to the number of units. The Commission accepted previously a survey of similar facilities which showed a need for only one parking space for every three to six units.

5-89-622-A2 (Birtcher Senior Properties)

The Commission also found that because the residents of the originally proposed facility would not typically have cars because they would be taken by shuttle for off-site trips, the need for on-site parking for residents was reduced. Further, the Commission also previously found that the originally proposed facility would only have a maximum of 23 employees during the day shift, when beach use is at its highest. The Commission also found that not all employees would use parking, due to some use of carpooling or public transportation. The Commission further found that the originally proposed project would likely have a low ratio of visitors to living units, thus minimizing the need for visitor parking. In addition, the Commission found that "[t]he proposed parking spaces are tandem spaces that will have valet parking to insure that the spaces are accessible." Overall, the Commission found the previously proposed parking to be consistent with Section 30252 of the Coastal Act.

The amended project would reduce the number of units from 84 to 80, and the number of parking spaces from 47 to 44. This would still result in 1.8 parking spaces per unit, as originally proposed. The amended project would not significantly change the operational aspects of the development. Therefore, the parking supply would still be adequate to meet the demand, consistent with the previous Commission findings.

However, because all the spaces are tandem, the Commission finds that it is necessary to require the applicant to provide valet service during visiting hours. This would encourage visitors who are unfamiliar with the parking arrangement and who would not have the ability to move tandem parked cars to use the tandem parking spaces rather than park on the street. Thus, a special condition is being added to require the provision of valet service during visiting hours.

2. Provision of Access

The subject site is located approximately half a mile inland of the shoreline. However, it is on a coastal canyon which leads to the sea and is located between the sea and nearest public roadway (see Exhibit A). Public access and recreation exists at Little Corona city beach at the mouth of Buck Gully, approximately half a mile seaward of the subject site. The subject site is located well inland of the public beach and is not located near any public trail, public recreation area, nor other public access points. The proposed development would not result in direct adverse impacts, neither individually nor cumulatively, on physical vertical or lateral public access.

3. Conclusion (Public Access)

Thus, the Commission finds that the proposed development with the proposed amendment would be consistent with Sections 30212 and 30252 of the Coastal Act.

F. Local Coastal Program

5-89-622-A2 (Birtcher Senior Properties)

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

The subject site is located in the City of Newport Beach ("City"). The City's Land Use Plan ("LUP") was originally certified on May 19, 1982. Since then, a variety of LUP amendments have been approved by the Commission regarding the subject site and proposed development. Since the LCP is not certified, the certified LUP provisions are not binding. However, the certified LUP provisions may be used as guidance in determining the consistency of a proposed project with the Chapter 3 policies of the Coastal Act.

1. Land Use Designation

The subject site is located in the area of the City described by the LUP as "Corona del Mar Commercial." The subject site was originally certified for Retail and Service Commercial ("RSC") use. The Commission approved LUP amendment 1-86 to change the designation to a combined "Multi-Family Residential" and "Administrative, Professional and Financial Commercial" designation with the specific use of the subject site limited to senior citizen housing facilities. Since the LUP did not have a designation for senior citizen housing facilities, LUP amendment 1-86 was driven by the senior citizen housing facility proposed under coastal development permit application 5-85-866.

The Commission subsequently approved LUP amendment 1-89 to change the land use designation back to RSC, its current designation. LUP amendment 1-89 also changed the definition of RSC to specifically include senior citizen housing facilities as an allowable use. Thus, the proposed project with the proposed amendment is consistent with the current LUP land use designation.

2. Buck Gully Setbacks

On January 9, 1990, the Commission certified with suggested modifications LUP Amendment 1-89. This LUP amendment request established the current LUP 25 foot setback in Buck Gully, which states:

This area is a natural canyon between Corona Highlands and old Corona del Mar. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Buck Gully, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Buck Gully. In addition, prior to the issuance of a

5-89-622-A2 (Birtcher Senior Properties)

grading permit, the Grading Engineer shall determine that there will be no grading activities including the alteration of the existing landform or removal or deposition of material within the 25 foot buffer area from the rear property line.

This LUP provision was adopted after the Commission's original approval of CDP 5-89-622 on September 14, 1989. Previously, at the time of original approval of CDP 5-89-622, the LUP land use narrative for Buck Gully simply stated:

The Buck Gully and Morning Canyon areas have been shown for "Recreational and Environmental Open Space" to be preserved in a natural state. It is proposed that the setbacks of residential lots abutting these areas be adjusted to prevent alteration of the natural canyons.

In approving LUP amendment 1-89 to establish the 25 foot setback in Buck Gully, the Commission found that:

The specified setback requirements are meant to follow through with the intent of the certified LUP which stated that "setbacks of residential lots abutting these areas be adjusted to prevent alteration of the natural canyons". Lot lines tend to follow the bottom of the gully. The buffer zone proposed is 25 feet from the rear property lines adjacent to Buck Gully. All construction and grading is expressly forbidden in the setback area. This proposed change will provide for greater protection of valuable habitat. Therefore, the Commission finds that this addition of setback requirements is consistent with Section 30240 of the Coastal Act for protecting environmentally sensitive habitat.

The proposed development would not completely meet the 25 foot setback requirement. In a few places, primarily furthest from the bottom of Buck Gully where the most sensitive vegetation is located, stairs and patio area encroach into the 25 foot setback. However, in the areas where the property line is closest to the bottom of Buck Gully, structural development is setback anywhere from fifty to ninety feet from the property line. Further, in the same areas where the proposed project as amended has less than a 25 foot setback from the property line, the project as originally proposed extended all the way to the property line. Therefore, the proposed project as amended is setback in these areas more than the originally proposed project. In addition, the non-rectangular, irregular shape of the subject site results in a contoured rear property line (see Exhibit A, Page 2) which doesn't always follow the bottom of the gully, as indicated in the Commission's previous findings for LUP amendment 1-89.

The Commission finds that in the case of the proposed project as amended, the 25 foot setback from the property lines does not have to apply in all areas of the subject site. This is because; 1)

5-89-622-A2 (Birtcher Senior Properties)

the areas where the proposed project as amended does not meet the 25 foot setback are furthest from the bottom of Buck Gully which has the most sensitive vegetation, 2) the project as amended is set back greater than the originally proposed project in those areas where the amended project does not meet the 25 foot setback, 3) much of the proposed project as amended is setback a considerable distance (50-90 feet) from the rear property lines, 4) the irregular shape of the subject site means the rear property line does not generally follow the bottom of Buck Gully where the most sensitive vegetation is, 5) the 15 foot setback from the top of slope was previously found by the Commission for the originally proposed project to be adequate to protect the ESHA resources of Buck Gully, and the amended project would meet the 15 foot top-of-slope setback.

3. Conclusion (LUP)

As conditioned, the proposed development with the proposed amendment is consistent with the geologic hazards, ESHA, and visual quality policies of Chapter Three of the Coastal Act. Therefore, the Commission finds that approval of the proposed development with the proposed amendment, as conditioned, would not prejudice the City's ability to prepare a local coastal program consistent with the Chapter Three policies of the Coastal Act.

G. California Environmental Quality Act

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, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) 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 impact which the activity may have on the environment.

The proposed development is located in an urban area. Development previously existed on the subject site. All infrastructure necessary to serve the site exist in the area. The proposed project has been conditioned in order to be found consistent with the hazards, ESHA, and visual quality policies of Chapter Three of the Coastal Act. Mitigation measures requiring; , will minimize all significant adverse impacts.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project with the proposed amendment, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

5-89-622-A2 (Birtcher Senior Properties)**APPENDIX A****Substantive File Documents****A. Coastal development permits**

1. Coastal development permit 5-89-622 and permit amendment 5-89-622-A1 (Emerald Associates)
2. Coastal development permit 5-85-866

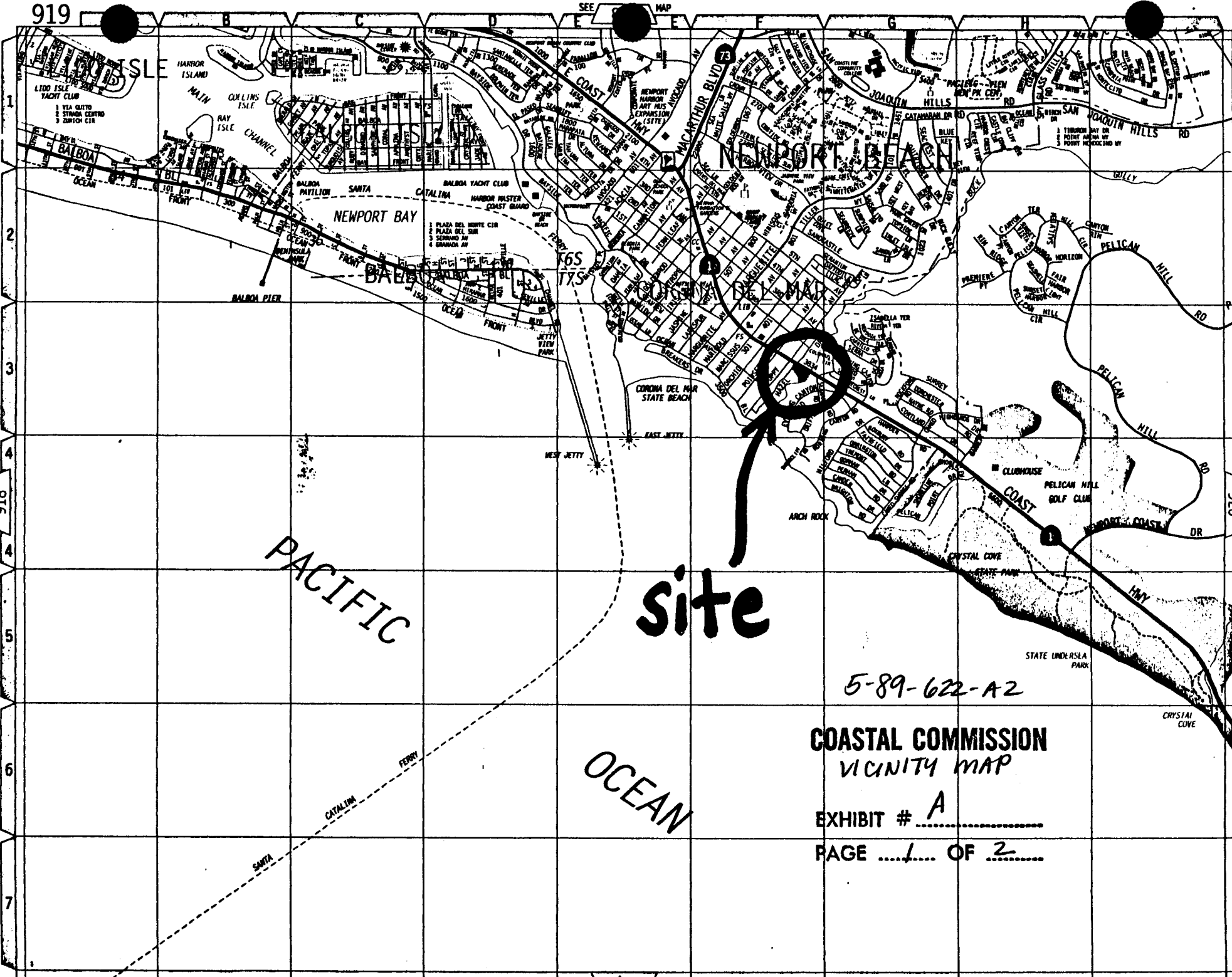
B. Geotechnical Reports

1. "Supplemental Geotechnical Investigation" dated September 26, 1997 for proposed Summerhouse Senior Residence, prepared for Birtcher Senior Properties by Bagahi Engineering (Job No. 82D-200-00).
2. "Report of Geotechnical Investigation; Proposed Crown House senior citizens complex; East Coast Highway and Hazel Drive, Corona del Mar, Newport Beach; for the S.J.S. Development Corp.;" prepared by LeRoy Crandall and Associates (Job No. AE-85412) dated March 3, 1986

C. City of Newport Beach Certified Land Use Plan

1. LUP Amendment 1-86
2. LUP Amendment 1-89

D. March 7, 1986 letter from the City of Newport Beach to the Coastal Commission



site

5-89-622-A2

COASTAL COMMISSION
VICINITY MAP

EXHIBIT # A

PAGE 1 OF 2



▨ = subject site

5-89-622-A2 Exhibit A p. 2 of 2
 ○○○○ = coastal zone boundary

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 300
LONG BEACH, CA 90802
(313) 890-8071

Page 1 of
Date: April 9, 1989
Permit No. 5-89-622

COASTAL DEVELOPMENT PERMIT

On September 14, 1989, the California Coastal Commission granted to

EMERALD ASSOCIATES

this permit subject to the attached Standard and Special conditions, for development consisting of:

Demolish existing facilities and construct an 84 unit senior assisted care facility, 32 feet high, 48,588 sq. ft. of rental units and auxillary space; and 13,920 sq. ft. of subterranean parking with 47 tandem parking spaces.

more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Orange County at 3901 East Pacific Coast Highway, Newport Beach

Issued on behalf of the California Coastal Commission by

COASTAL COMMISSION

5-89-622-A2

PETER DOUGLAS
Executive Director

EXHIBIT # B
PAGE 1 OF 4

By: Wiley Kome
Title: Staff Analyst

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance. . . of any permit. . ." applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

_____ Date

_____ Signature of Permittee

COASTAL COMMISSION

5-89-622 -A2

EXHIBIT # BPAGE 2 OF 4Permit Application No. Page 2 of 3
5-89-622STANDARD 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

1. Prior to issuance of permit, the applicant shall submit for review and approval by the Executive Director landscaping plans which show drought resistant plantings along the blufftop and slope area abutting Buck Gully, and show plantings or maintenance plans that provide for an essentially unimpeded view through the view corridor designated in the proposed project.
2. Prior to issuance of permit, the applicant shall submit for review and approval by the Executive Director drainage plans which will protect the slope along Buck Gully from excessive run-off and erosion.
3. Prior to issuance of permit, the applicant shall submit for review and approval by the Executive Director a letter from the firm of Leroy Crandall & Associates that states that all of their geotechnical recommendations have been incorporated into the design and construction plans for the project.

5-89-622

Page 3

4. Prior to issuance of permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from slope failure and the applicant assumes the liability from such hazard; and (b) that the applicant unconditionally waives any claim of liability on the part of the Commission and agrees to indemnify and hold harmless the Commission and its advisors relative to the the Commission's approval of the project for any damage due to the natural hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest conveyed.

5-89-622-A2

COASTAL COMMISSION

EXHIBIT # B

PAGE 3 OF 4

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 890-8071



NOTICE OF COMMENCEMENT OF CONSTRUCTION

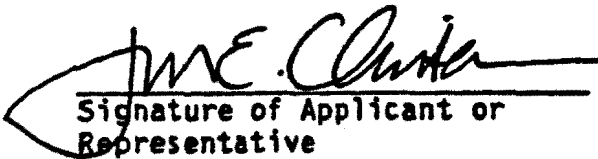
I/We hereby notify the CALIFORNIA COASTAL COMMISSION that I/We began the development authorized by Permit Number 5-89-622 on May 15, 1991 and that the development will be completed in accordance with any conditions imposed in the permit.

COASTAL COMMISSION

5-89-622-A2

EXHIBIT # B

PAGE 4 OF 4


Signature of Applicant or Representative

5-22-91
Date

RECEIVED
 DEC 19 1997
 CALIFORNIA
 COASTAL COMMISSION

CITY OF NEWPORT BEACH
 400 THE AVENUE
 NEWPORT BEACH, CALIFORNIA 92660
 December 17, 1997
 Mr. John Smith, Vice President
 1111 Commercial Street, Suite 200
 Newport Beach, CA 92660

SUBJECT: Request for Approval of Alternative Materials and Alternative Methods for Retaining Wall Construction, 201 S. Coast Highway, Newport Beach.

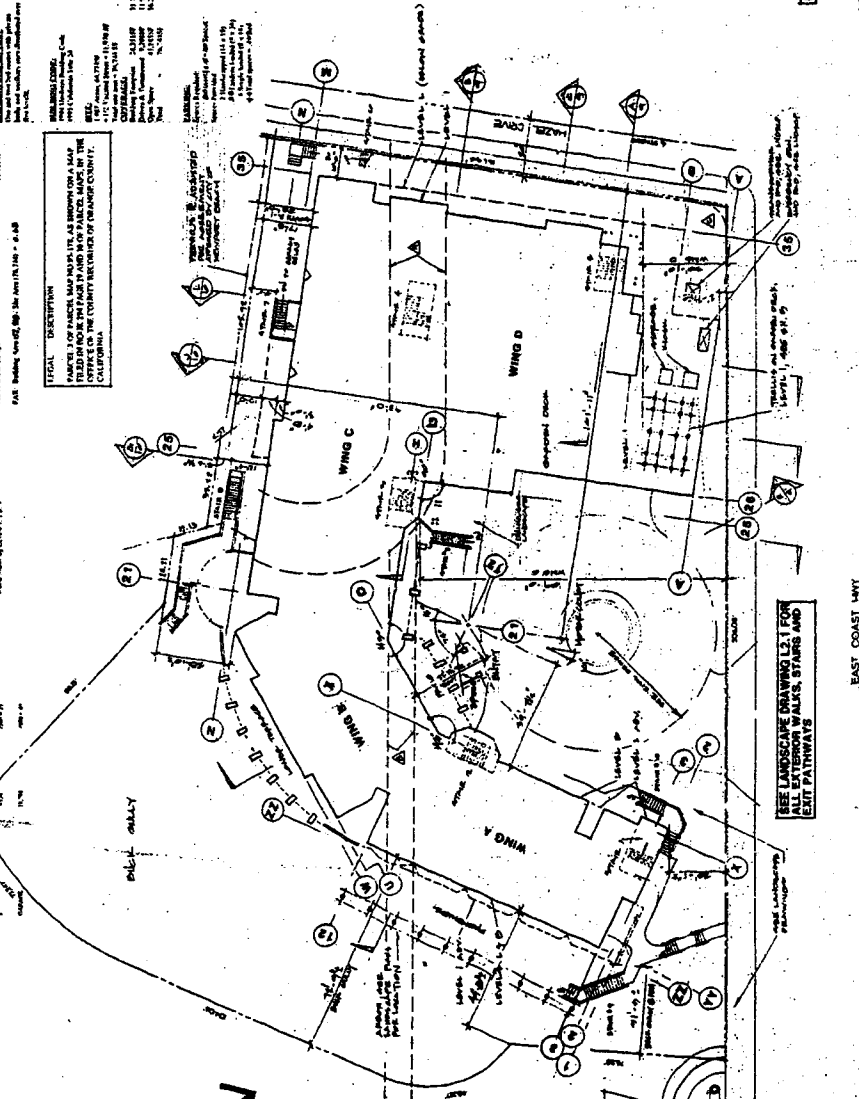
The building and site information provided your earlier request dated August 20, 1997, and dated the following Building Code:
 1. The proposed building design includes retaining walls, retaining height and slope, and the proposed materials and methods of construction.
 2. The proposed retaining walls are to be constructed with the same materials and methods of construction as shown on the drawings.
 3. The proposed retaining walls are to be constructed with the same materials and methods of construction as shown on the drawings.
 4. The proposed retaining walls are to be constructed with the same materials and methods of construction as shown on the drawings.

GENERAL NOTES:
 The proposed building design is based on the information provided on the drawings and the information provided in the request for approval. The proposed building design is based on the information provided on the drawings and the information provided in the request for approval. The proposed building design is based on the information provided on the drawings and the information provided in the request for approval.

CORONA DEL MAR SENIOR RESIDENCE
 BIRCHMERE SENIOR PROPERTIES
 2730 S. 142ND AVE., P.O. BOX 2008
 LAUREL HILLS, CA 92653-0208 (949) 734-1700

DATA

UNIT NO.	UNIT TYPE	APPROX. GROSS AREA (SQ. FT.)	APPROX. NET AREA (SQ. FT.)	APPROX. VOLUME (CU. FT.)	APPROX. WEIGHT (TONS)
1	UNIT 1	1,000	800	10,000	10
2	UNIT 2	1,000	800	10,000	10
3	UNIT 3	1,000	800	10,000	10
4	UNIT 4	1,000	800	10,000	10
5	UNIT 5	1,000	800	10,000	10
6	UNIT 6	1,000	800	10,000	10
7	UNIT 7	1,000	800	10,000	10
8	UNIT 8	1,000	800	10,000	10
9	UNIT 9	1,000	800	10,000	10
10	UNIT 10	1,000	800	10,000	10
11	UNIT 11	1,000	800	10,000	10
12	UNIT 12	1,000	800	10,000	10



SEE LANDSCAPE DRAWING L-1 FOR ALL EXTERIOR WALKS, STAIRS AND EXIT PATHWAYS

UNIT NO.	UNIT TYPE	APPROX. GROSS AREA (SQ. FT.)	APPROX. NET AREA (SQ. FT.)	APPROX. VOLUME (CU. FT.)	APPROX. WEIGHT (TONS)
1	UNIT 1	1,000	800	10,000	10
2	UNIT 2	1,000	800	10,000	10
3	UNIT 3	1,000	800	10,000	10
4	UNIT 4	1,000	800	10,000	10
5	UNIT 5	1,000	800	10,000	10
6	UNIT 6	1,000	800	10,000	10
7	UNIT 7	1,000	800	10,000	10
8	UNIT 8	1,000	800	10,000	10
9	UNIT 9	1,000	800	10,000	10
10	UNIT 10	1,000	800	10,000	10
11	UNIT 11	1,000	800	10,000	10
12	UNIT 12	1,000	800	10,000	10

- SITE NOTES**
- 1. See notes on drawing L-1 for all exterior walks, stairs and exit pathways.
 - 2. See notes on drawing L-2 for all exterior stairs and exit pathways.
 - 3. See notes on drawing L-3 for all exterior stairs and exit pathways.
 - 4. See notes on drawing L-4 for all exterior stairs and exit pathways.
 - 5. See notes on drawing L-5 for all exterior stairs and exit pathways.
 - 6. See notes on drawing L-6 for all exterior stairs and exit pathways.
 - 7. See notes on drawing L-7 for all exterior stairs and exit pathways.
 - 8. See notes on drawing L-8 for all exterior stairs and exit pathways.
 - 9. See notes on drawing L-9 for all exterior stairs and exit pathways.
 - 10. See notes on drawing L-10 for all exterior stairs and exit pathways.
 - 11. See notes on drawing L-11 for all exterior stairs and exit pathways.
 - 12. See notes on drawing L-12 for all exterior stairs and exit pathways.

EAST COAST HWY
 UNILANDS
 UNIT 1
 UNIT 2
 UNIT 3
 UNIT 4
 UNIT 5
 UNIT 6
 UNIT 7
 UNIT 8
 UNIT 9
 UNIT 10
 UNIT 11
 UNIT 12



5-89-022-A2
 Exhibit C Plans p. 1 of 13

LEVEL B



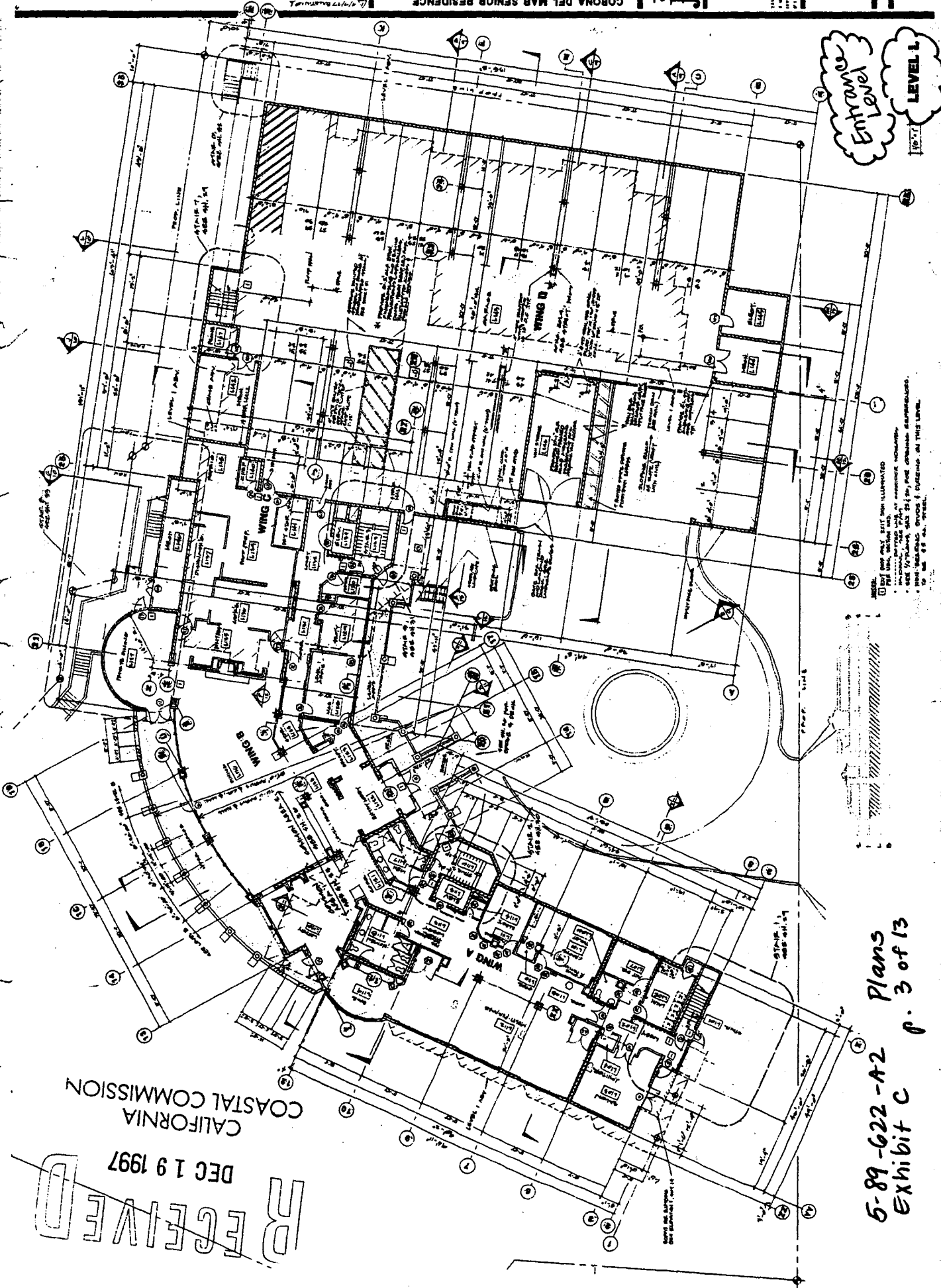
ALL ROOMS ARE TO BE FINISHED
WITH 1/2" GYP BOARD ON ALL WALLS
AND CEILING. SEE SHEET B-10 FOR
DETAILS.

COASTAL COMMISSION
5-89-622-A-2
Plans # **C**
EXHIBIT # _____
PAGE **2** OF **13**

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION

RECEIVED
DEC 19 1997

CALIFORNIA
COASTAL COMMISSION



Entrance Level
LEVEL 1

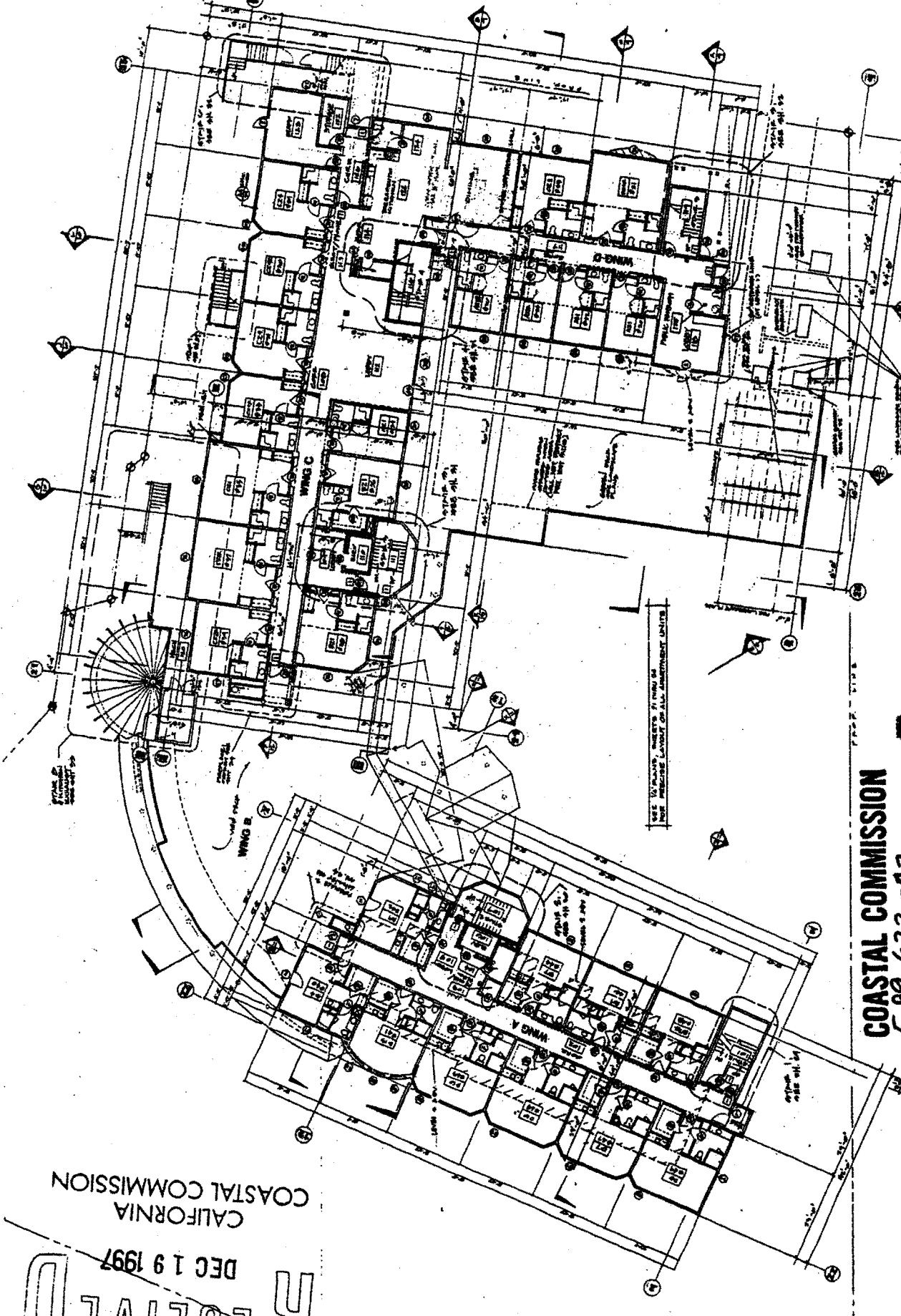
5-89-622-A2 Plans
Exhibit C p. 3 of 13

CORONA DEL MAR SENIOR RESIDENCE
PLANS CORONA DEL MAR SENIOR RESIDENCE
BIRCHMEN SENIOR PROPERTIES
3814 LA BREA ROAD, #102 92666
LAFAYETTE, CA 92650
TEL: 949/451-1700



DATE: 11/11/97
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
SHEET NO. 13 OF 13

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



LEVEL 1

THIS PLAN IS A PART OF THE ARCHITECTURAL RECORD FOR THE CORONA DEL MAR SENIOR RESIDENCE. IT IS TO BE USED FOR REFERENCE ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS AND LOCATIONS ARE AS SHOWN ON THIS PLAN. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT OF RECORD.

COASTAL COMMISSION
 5-89-622-A2
 Plans
 EXHIBIT # C
 PAGE 4 OF 13

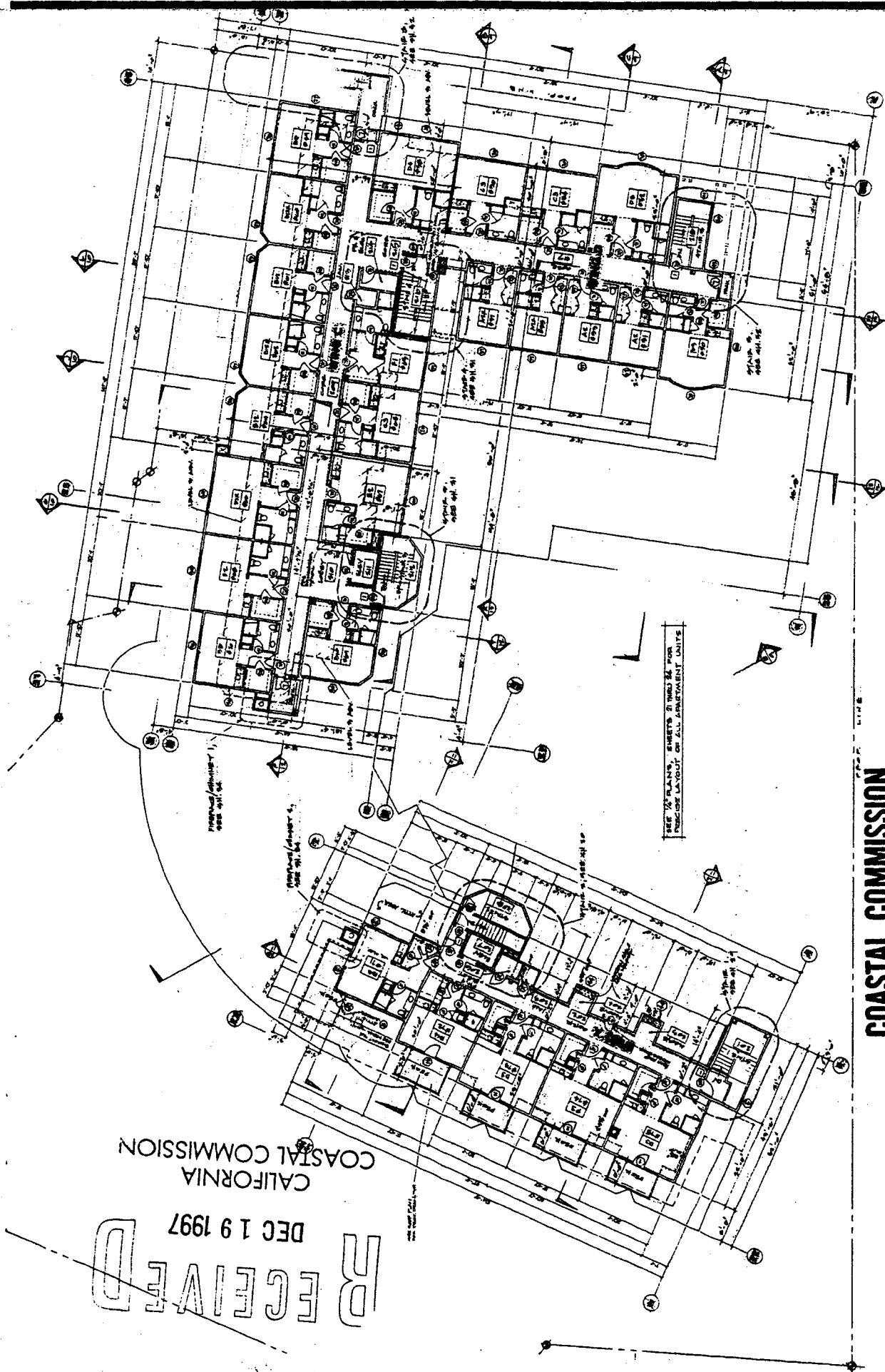
RECEIVED
 DEC 19 1997
 CALIFORNIA
 COASTAL COMMISSION

CORONA DEL MAR SENIOR RESIDENCE
 BENTON SENIOR PROPERTIES
 2700 LA JOLLA BLVD., 2ND FLOOR
 LA JOLLA, CALIF. 92037-0001, PH: 619-778-1111



DATE: 12/15/97
 DRAWN BY: J. L. BORTUS
 CHECKED BY: J. L. BORTUS
 SCALE: AS SHOWN

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION



Level 2



SEE PLANS, SHEETS 2 THRU 24, FOR
DETAILED LAYOUT OF ALL APARTMENT UNITS.

NOTE:
1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
2. ALL WALLS SHALL BE 8\"/>

COASTAL COMMISSION
5-89-622-A2
Plans
EXHIBIT # C
PAGE 5 OF 13

CORONA DEL MAR SENIOR RESIDENCE
FACING COAST HWY AT WALK STREET, CORONA DEL MAR, CA
BUTCHER SENIOR PROPERTIES
17001 WALK STREET, SUITE 200, CORONA DEL MAR, CA 92626
LARRY HEAD, CA 92626-0008, (714) 842-7700



DATE: 08/11/97
BY: J. H. B. / J. H. B.
CHECKED: J. H. B. / J. H. B.
SCALE: AS SHOWN

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION

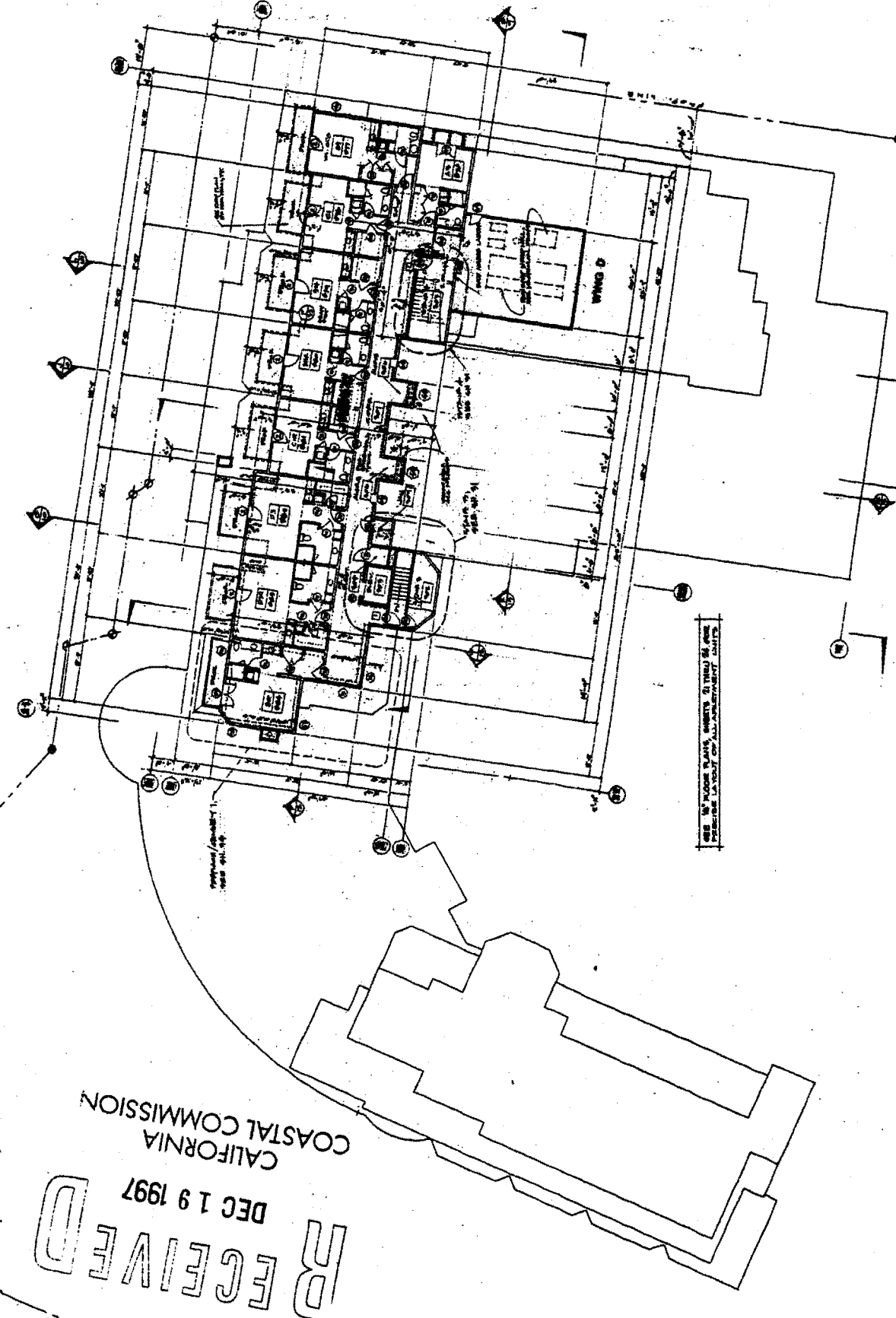
COASTAL COMMISSION

5-89-622-A2

Plans

EXHIBIT # C

PAGE 6 OF 13



Top Floor
Level 3



NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. THE LAYOUT OF ALL ELEMENTS MUST BE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

SEE 5TH FLOOR PLANS FOR DETAILS OF THIS AND OTHER FLOORS. REFER TO ALL APPLICABLE CODES.

CONOMA DEL MAR SENIOR RESIDENCE
FACILITY COAST HWY AT MAR, STREET, CONOMA DEL MAR, CA
SMITHSON SENIOR PROPERTIES
1700 LA PALM BLVD, P.O. BOX 2000
LYONS HILLS, CA 92653-0200, (714) 942-7700



DATE: 11/15/97
SCALE: 1/8" = 1'-0"
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
PROJECT NO: 5-89-622-A2

RECEIVED

DEC 19 1997

CALIFORNIA
COASTAL COMMISSION

public view corridor

street
level

← Buck Gully

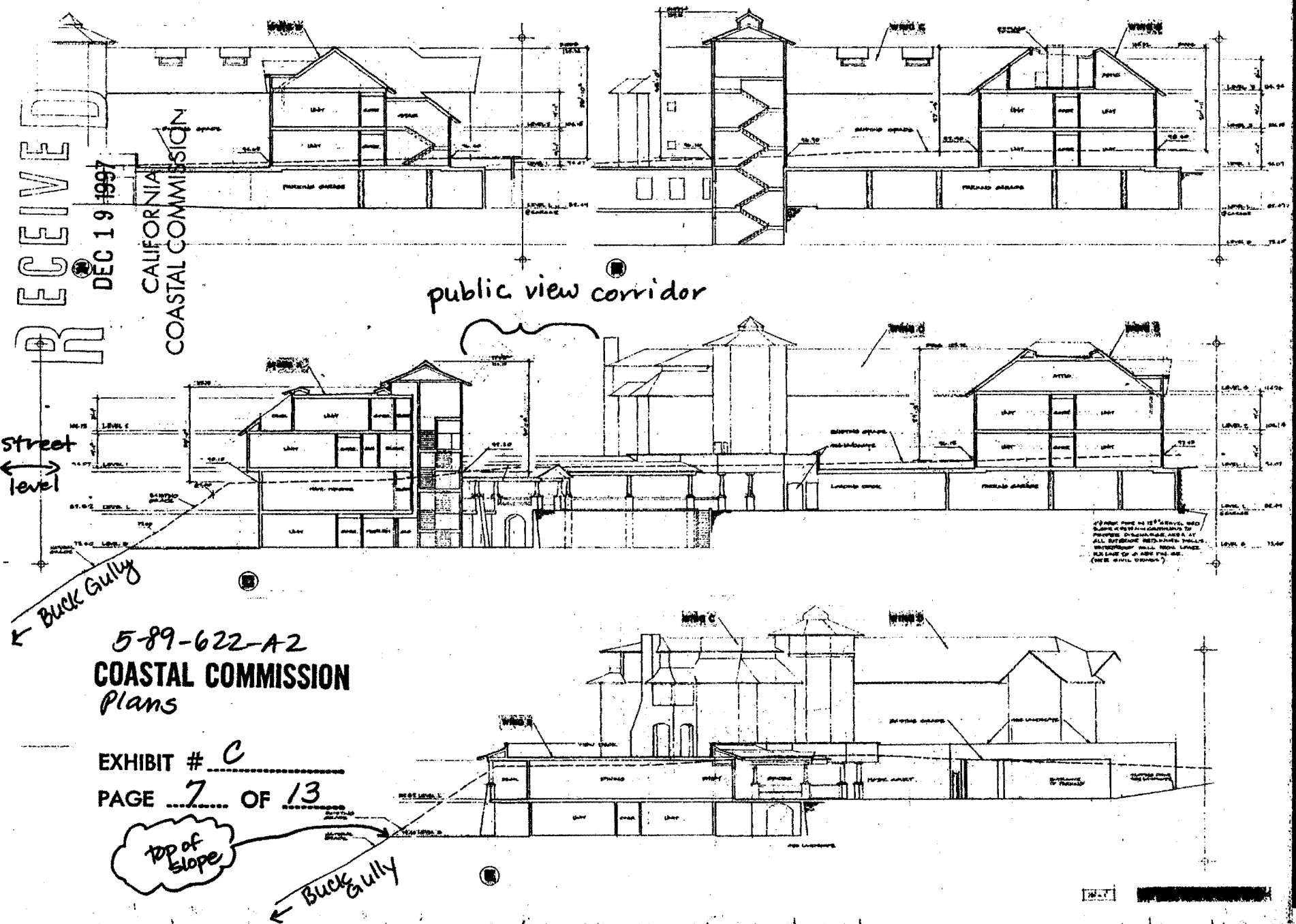
5-89-622-A2
COASTAL COMMISSION
Plans

EXHIBIT # C

PAGE 7 OF 13

top of
slope

← Buck Gully



CORONA DEL MAR SENIOR RESIDENCE
14000 COSTA DEL MAR BLVD. COSTA DEL MAR, CA 92626
BIRCHER SENIOR PROPERTIES
LUGAN, HANCOCK, & ASSOCIATES, INC.
10000 WILSON BLVD., SUITE 1000, COSTA MESA, CA 92626



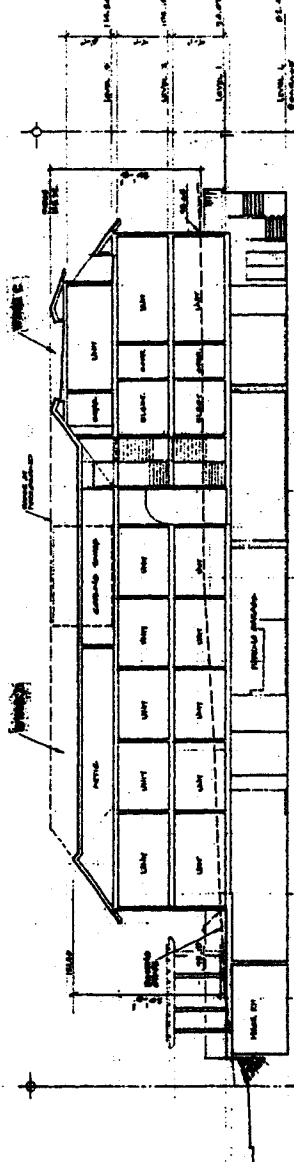
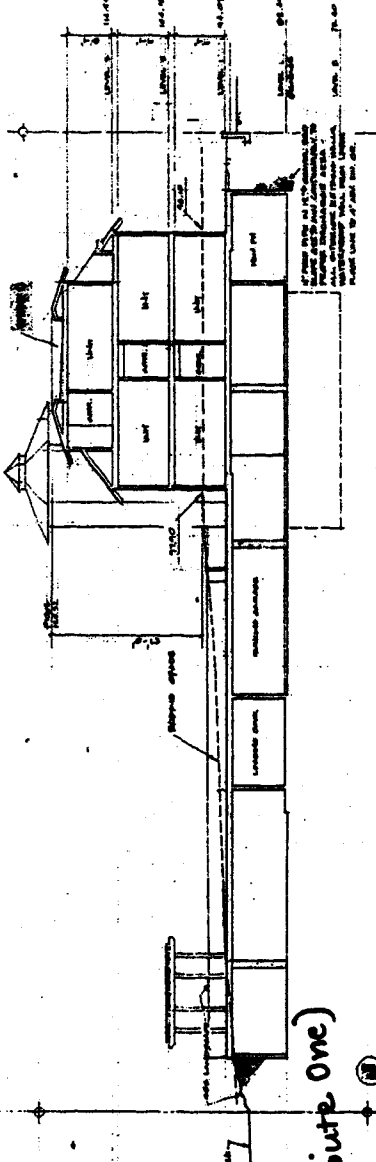
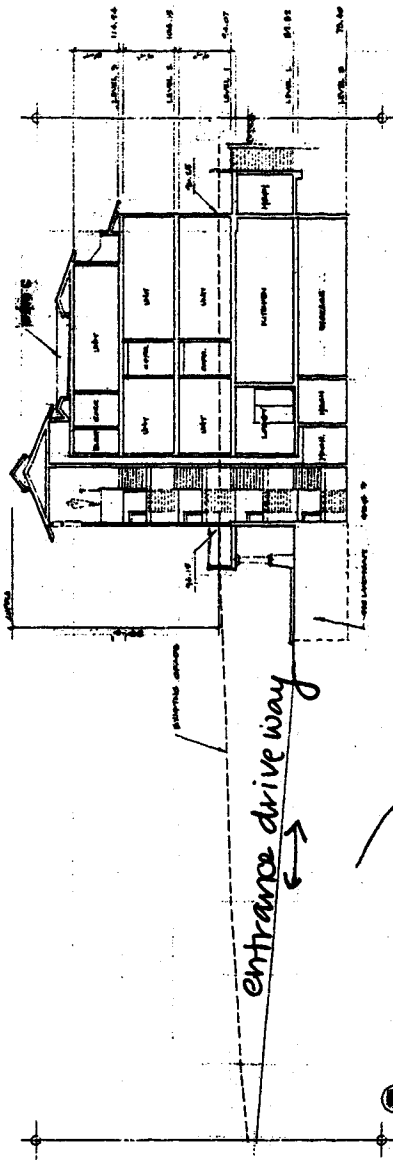
THIS DOCUMENT IS
NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS
ELECTRONIC, MECHANICAL,
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM.

RECEIVED
 DEC 19 1997

CALIFORNIA
 COASTAL COMMISSION

ROOF HEIGHTS

Roof Type	Roof Height	Roof Height	Roof Height	Roof Height	Roof Height	Roof Height	Roof Height	Roof Height	Roof Height
Shingle A	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle B	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle C	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle D	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle E	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle F	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle G	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle H	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle I	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"
Shingle J	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"	10' 0"



WZ
 P.C.H.
 (State Route One)

5-89-622-A2
COASTAL COMMISSION
 Plans

EXHIBIT # C
 PAGE 8 OF 13

CORONA DEL MAR SENIOR RESIDENCE
 2780 LA JOLLA ROAD, 2ND FLOOR
 BIRCHER SENIOR PROPERTIES
 10000 CORONA DEL MAR AVENUE, SUITE 100
 CORONA DEL MAR, CA 92622-3808, TEL 949-770-1100

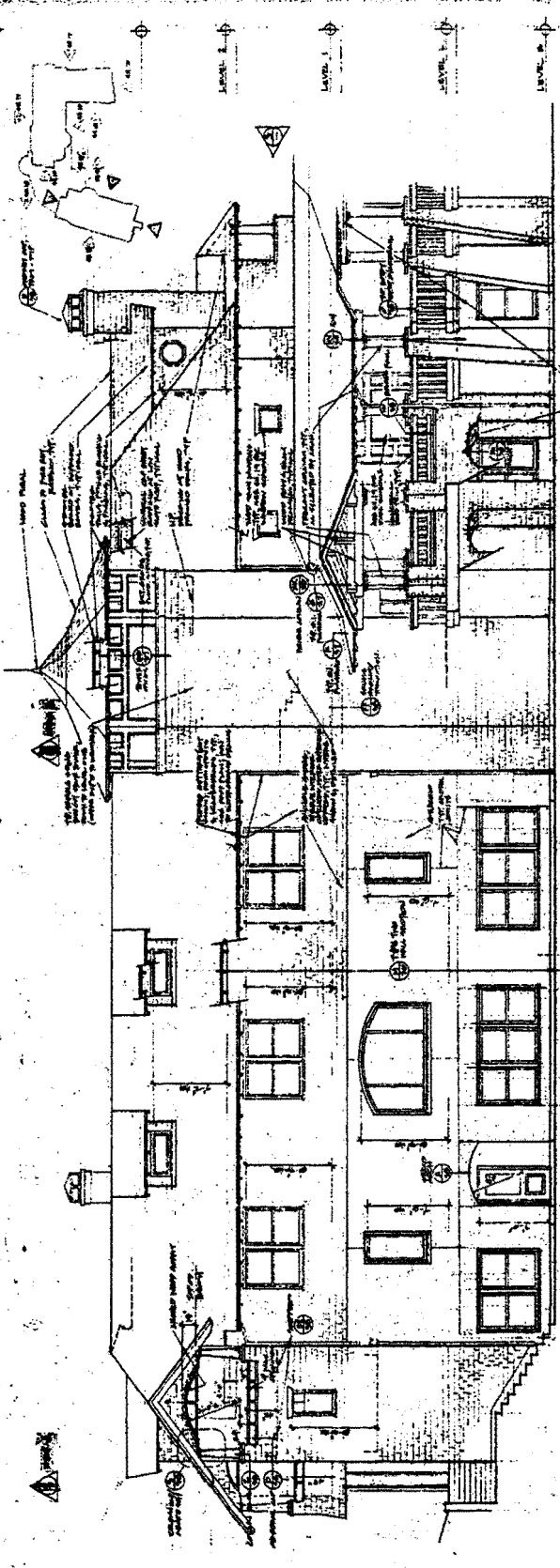
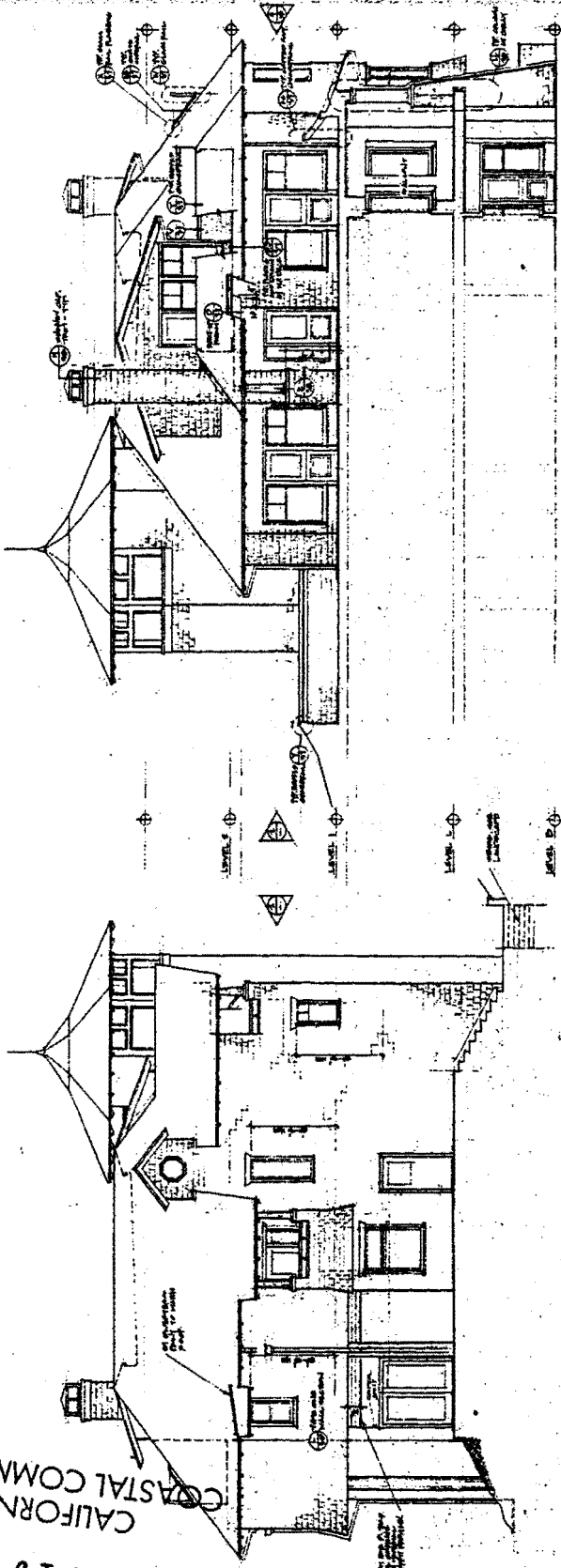


10

CALIFORNIA
COASTAL COMMISSION

DEC 19 1997

RECEIVED



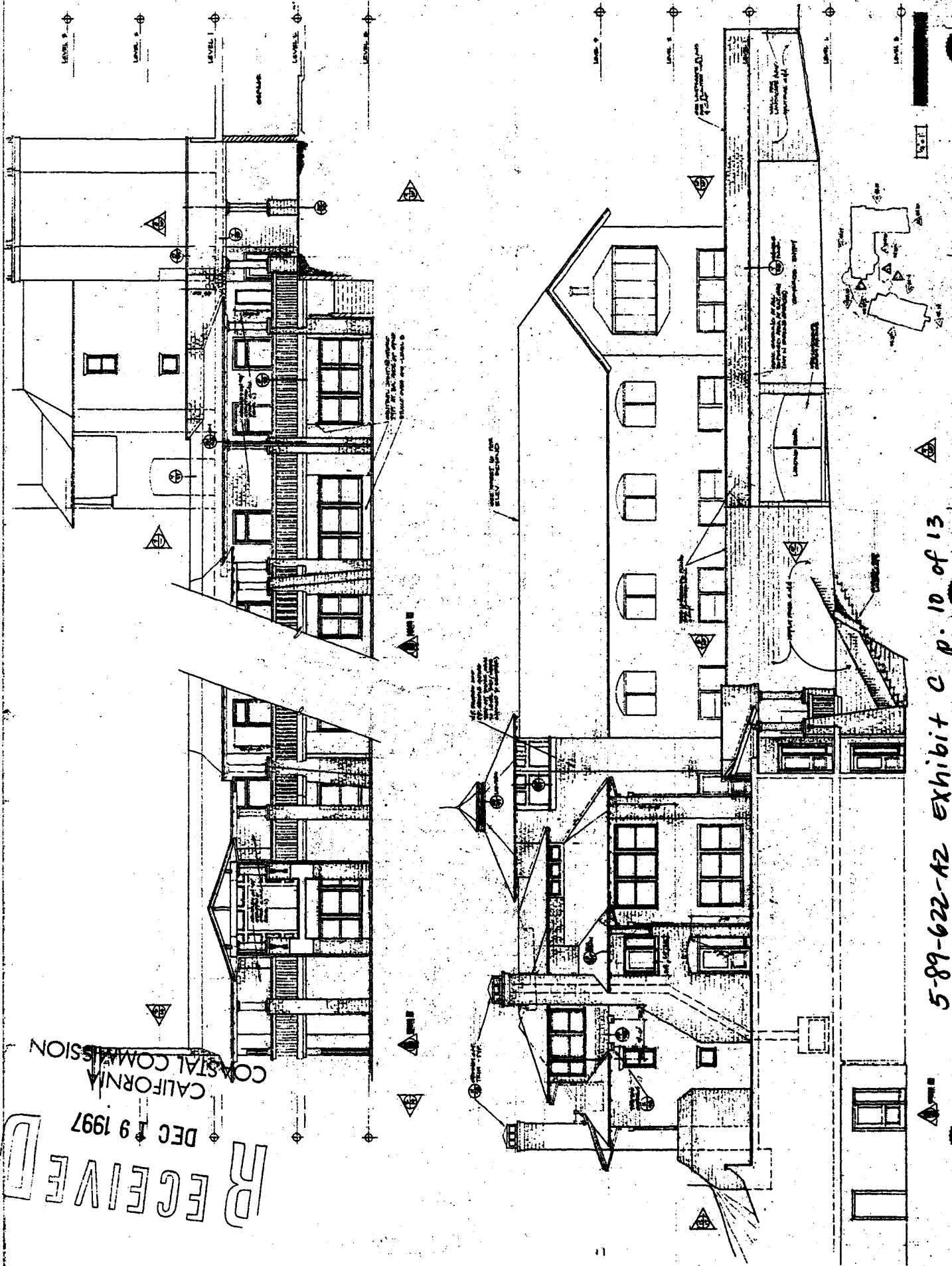
5-89-622-A2 Exhibit C Q. 9 of 13

CORONA DEL MAR SENIOR RESIDENCE
 PACIFIC COAST HWY AT 1425 STREET, CORONA DEL MAR, CA
 BRTCHER SENIOR PROPERTIES
 2788 LA FAZ ROAD, P.O. BOX 3008
 LAGUNA HILLS, CA 92653-0008, 714-942-1716



JULY 1997
 1000 CLAYTON
 1000 CLAYTON
 1000 CLAYTON
 1000 CLAYTON

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION



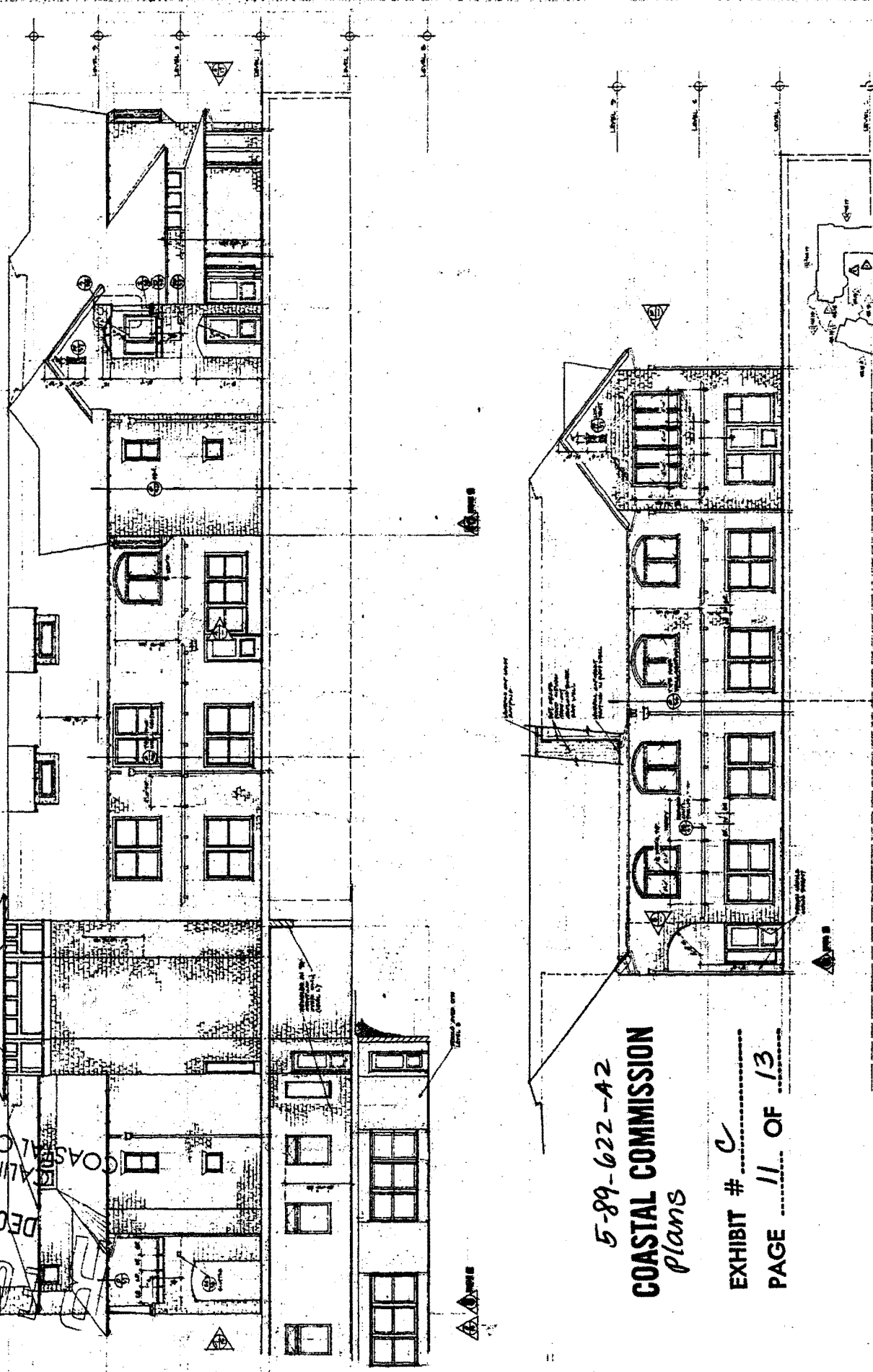
CORONA DEL MAR SEMOR RESIDENCE
ARCHITECT: JAMES H. HAYES, ARCHITECT, CORONA DEL MAR, CA
BUTCHER SEMOR PROPERTIES
1200 LA JOLLA BLVD., 2ND FLOOR, SAN DIEGO, CA 92161
TEL: 619-435-1111

DATE: 11/11/97
DRAWN BY: JH

15

5-89-622-A2 Exhibit C p. 10 of 13

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION



5-89-622-A2
COASTAL COMMISSION
Plans

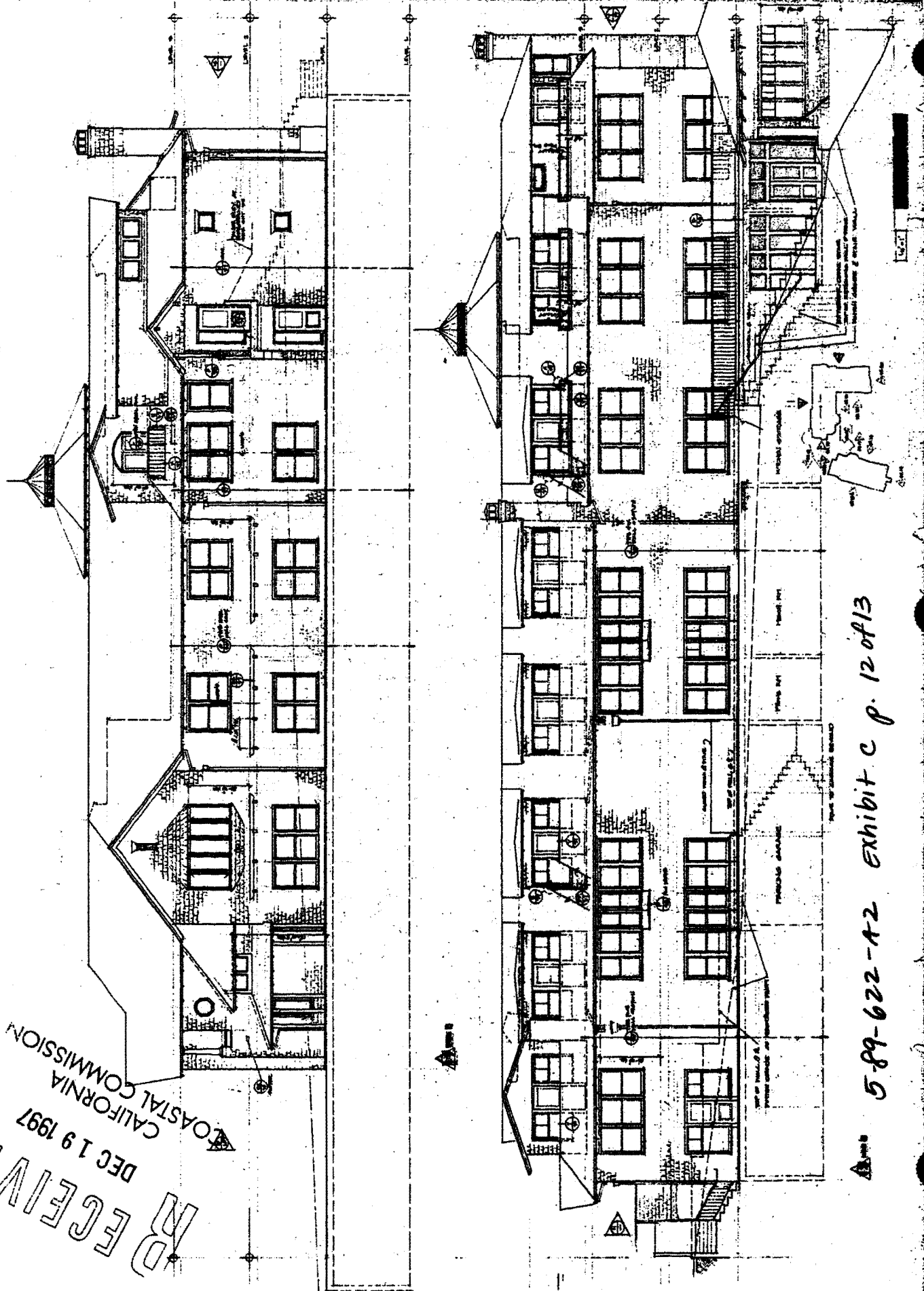
EXHIBIT # *C*
PAGE 11 OF 13

CORONA DEL MAR SENIOR RESIDENCE
BIRTCHEM SENIOR PROPERTIES
2800 LA PALM BLVD., P.O. BOX 2008
LUNDA HILLS, CA 92653-0208 (714) 942-7700

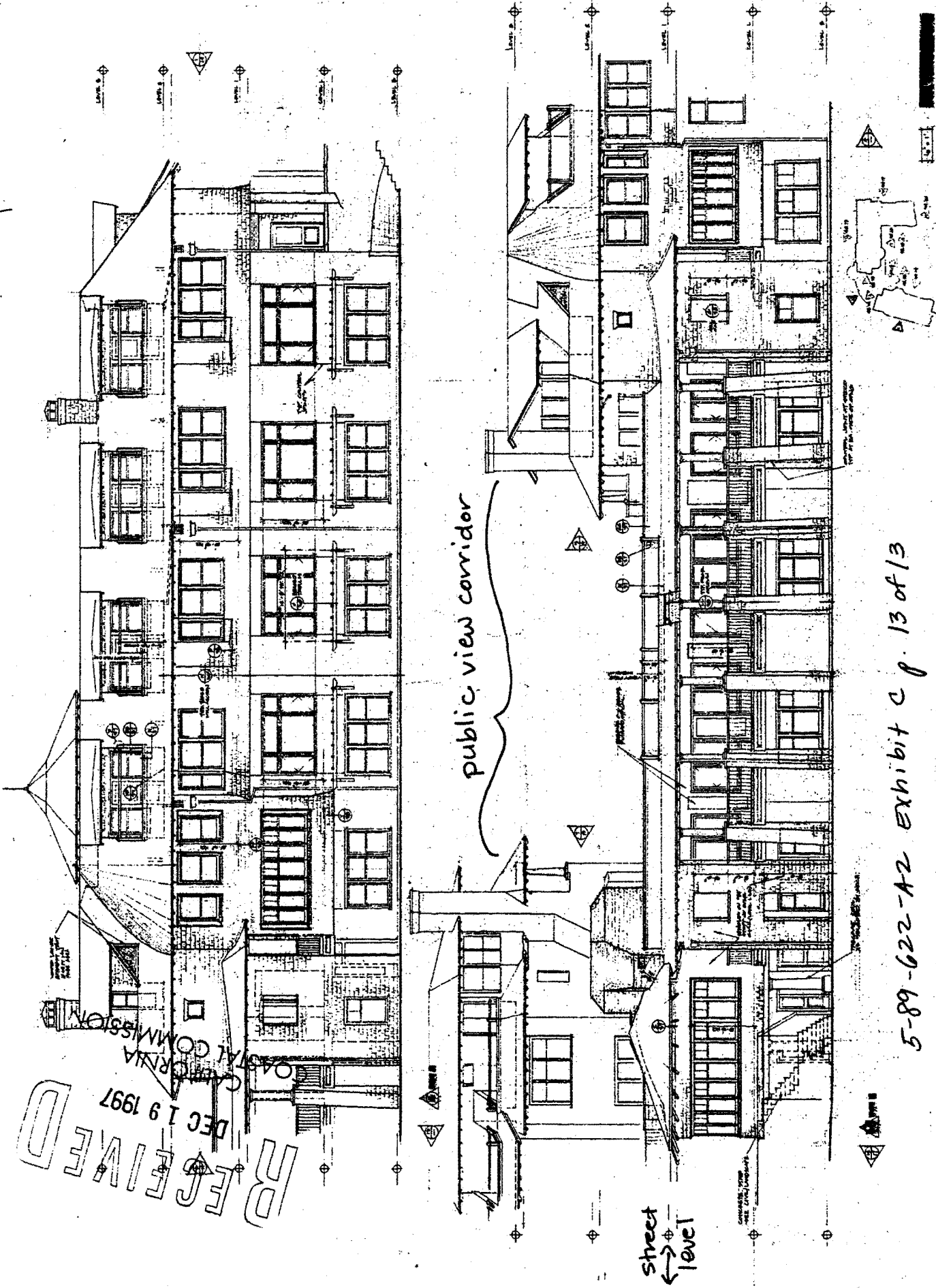


THIS OFFICE IS
LOCATED AT
1100 S. GATEWAY
SAN ANTONIO, TX 78216
PHONE (512) 343-1111

RECEIVED
DEC 19 1997
CALIFORNIA
COASTAL COMMISSION



5-89-622-A2 Exhibit C p. 12 of 13

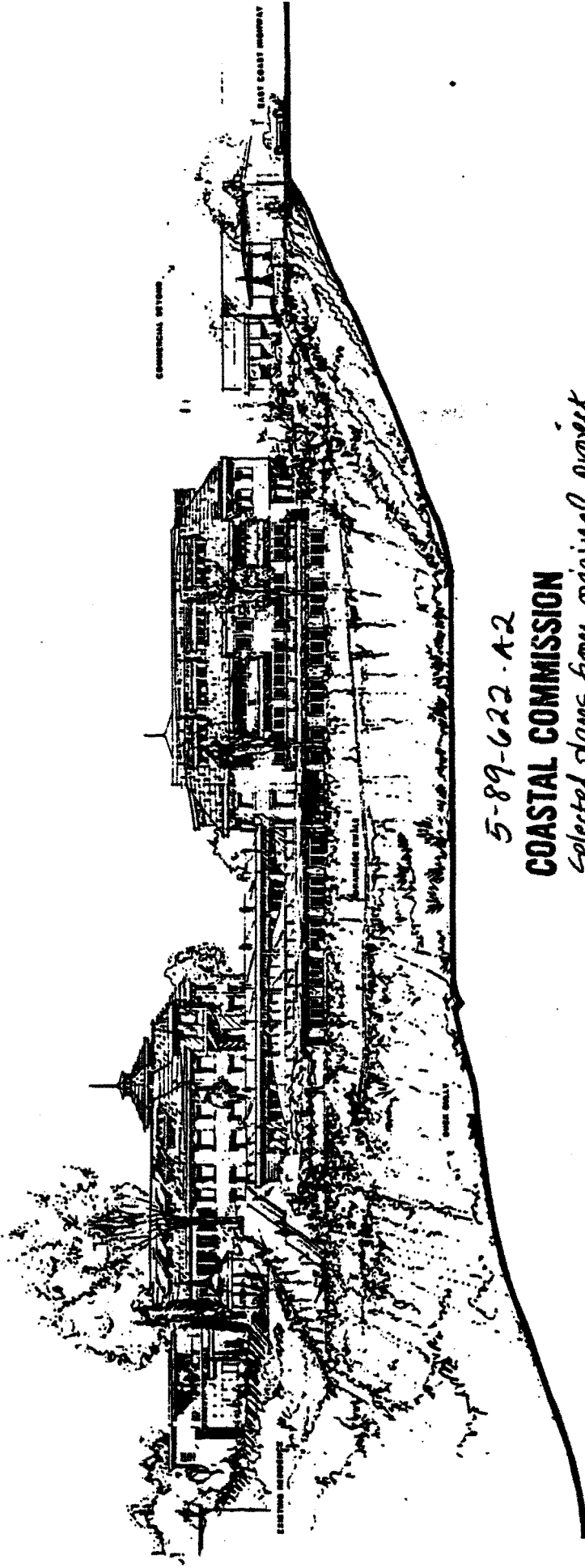


public view corridor

street level

5-89-622-A2 Exhibit C p. 13 of 13

RECEIVED
 DEC 19 1997
 CALIFORNIA
 COASTAL COMMISSION



5-89-622-A2

COASTAL COMMISSION

Selected plans from original project

EXHIBIT # D

PAGE 1 OF 2

buck gully elevation

8-9-88 07380 SMT. 7

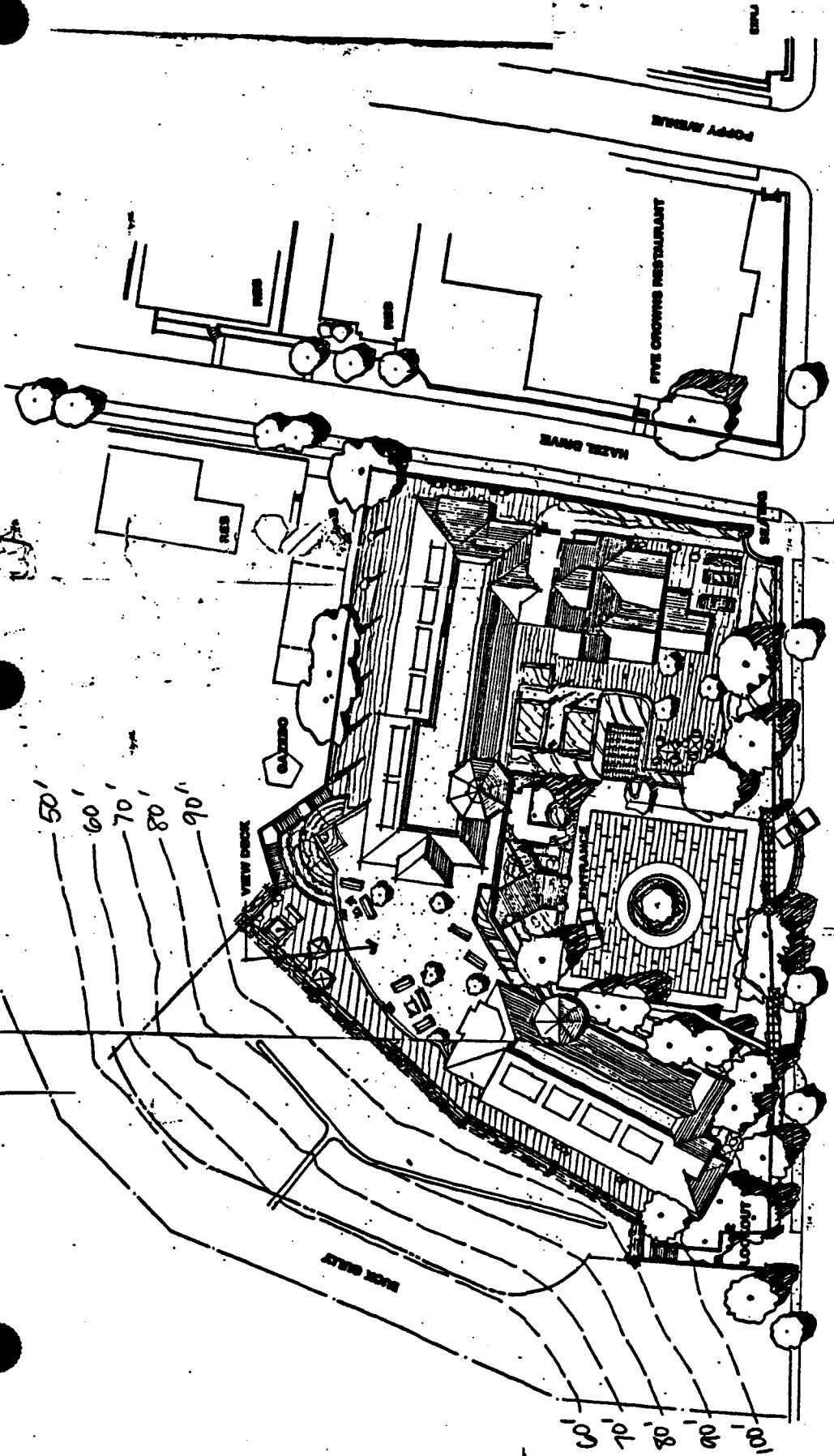
emerald associates

1001 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92660 (714)476-0880



Dorius Architects
 Corona del Mar, Ca
 (714) 644-7111

EMERALD VILLAGE



RECEIVED
 MAY 1 1988
 5-89-022
 by *Livingstone*
 PROJECT 5-20-87

ILLUSTRATED
 DORIS ARCI
 CORONA 17

emerald associates
 1661 DOVE ST. SUITE 200 NEWPORT BEACH, CA 92660 (714)476-0880
 5-89-022-A2; Exhibit D, p. 2 of 2 (original plans)

EMERALD VILLAGE

