

CALIFORNIA COASTAL COMMISSION

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Filed: 12-21-98
49th Day: 02-08-99
180th Day: 06-19-99
Staff: RMR/LB **RMR**
Staff Report: 02-15-99
Hearing Date: March 9-12, 1999
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-98-451

APPLICANTS: Tom and Lorra Davis

AGENT: Chris Foerstel

PROJECT LOCATION: 302 Avenida la Costa, San Clemente, Orange County

PROJECT DESCRIPTION: Construction of a 16 foot high, one-story, 3,835 square foot single-family residence with two garages totaling 601 square feet on a vacant lot on Riviera canyon. No grading is proposed.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends the Commission **approve** the proposed development with special conditions regarding future development, submittal of an irrigation and drainage plan, erosion control plan and conformance with geologic recommendations.

The site is located on Riviera Canyon, one of seven coastal canyons in San Clemente identified as containing environmentally sensitive habitat. The proposed development conforms with the canyon setback policies in the certified LUP. The landscape plan is acceptable and does not contain in-ground water intensive vegetation. The applicant did not include a drainage plan or an erosion control plan for the canyon edge scarp. Therefore, this staff report includes special conditions requiring that the applicant submit an erosion control plan and a drainage plan.

ISSUES OF CONTROVERSY:

There are no known issues of controversy at this time. However, in keeping with the Commission's recent actions on permits in geologically unstable areas, staff is requiring the applicant to submit irrigation and drainage plans and an erosion control plan for the canyon edge. Staff does not know whether the applicant agrees or disagrees with the special conditions. This information will be presented to the Commission during staff's presentation at the hearing.

LOCAL APPROVALS RECEIVED: Approval in concept from the planning department of the City of San Clemente

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente certified Land Use Plan

LIST OF EXHIBITS:

1. Project Vicinity
 2. Site Plan (Topography)
 3. House Plan
 4. House Elevation Sections
 5. Rear Yard Plan
 6. Site Photographs
 7. List of Native Perennial Plants
 8. Assessor's Parcel Map
-

RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that 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.

II. 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 this permit is reported to the Commission. 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.

III. SPECIAL CONDITIONS

1. Future Development

Prior to the issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that Coastal Commission permit 5-98-451 is for the proposed development only and that any future additions or improvements to the property, including but not limited to, installation of hardscape improvements, grading, vegetation removal, landscaping and structural improvements not permitted in this permit, shall require a coastal development permit or permit amendment from the Coastal Commission or its successor agency.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior lines that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal

development permit unless the Executive Director determines that no amendment is required.

2. Conformance with Geotechnical Recommendations

Prior to the issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, grading, foundation and basement plans. The approved foundation plans shall include plans for the foundation, retaining walls, and footings. These plans shall include the signed statement of the geotechnical consultant certifying that these plans incorporate the recommendations contained in the report by Peter and Associates dated July 28, 1998.

The approved development shall be constructed in compliance with the final plans approved by the Executive Director. Any deviations from said plans shall be submitted to the Executive Director for a determination as to whether the changes are substantial. Any substantial deviations shall require an amendment to this permit or a new coastal development permit.

3. Drainage and Irrigation Plan

Prior to the issuance of a coastal development permit the applicant shall submit, for the review and approval of the Executive Director, drainage and irrigation plans. The approved drainage plans shall show that rainwater runoff from the roof and residence is taken to the street. If any runoff is taken to the coastal canyon, the applicant shall submit plans for an above-ground flexible plastic pipe with rip-rap at the outlet to minimize the erosive impact of the runoff in the canyon flowline.

No in-ground irrigation sprinkler systems shall be installed on the property. Temporary irrigation to allow establishment of the plantings is allowed.

The drainage and irrigation plans shall be implemented as approved by the Executive Director. Any deviation from said plans shall be submitted to the Executive Director for a determination as to whether the changes are substantial. Any substantial deviations shall require an amendment to this permit or a new coastal development permit.

4. Landscaping Plan

Prior to issuance of the coastal development permit, the applicant shall submit canyon-top landscape plans, subject to the review and approval of the Executive Director. The plans shall incorporate the following criteria:

- (a) Blufftop areas in the rear yard not occupied by hardscape shall be planted and maintained for erosion control and visual enhancement purposes. To minimize

the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist of native, drought resistant plants. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.

- (b) The applicant shall submit a list of plants to be placed in the rear yard fronting the bluff top. Planting shall be of native plant species indigenous to the area using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within 90 days and shall be repeated, if necessary, to provide such coverage.
- (c) The applicant shall submit a replacement plant(s) for the Thymus Angelica. The replacement plant(s) shall be chosen from the list of perennials in the document entitled "Native Plants for Landscaping in the Santa Monica Mountains," included as exhibit 7.

5. Canyon Scarp Erosion Control Plan

Prior to the issuance of a coastal development permit the applicant shall submit, for the review and approval of the Executive Director, a plan for minimizing the ongoing erosion at the top of the canyon. The plan shall include measures to cover the bare areas of the slope scarp with netting or a similar material, distribution of native seed (primarily artemesia and eriogonum), and placement of native container plants in bare slope areas likely to support plants. The vegetation shall be native, deep-rooted and drought tolerant plants endemic to this area. The plan shall be prepared by a landscape person experienced in the installation of native plants. The plan shall include provision for reapplication of native seed and replacement of native container plants.

The erosion control plan shall be implemented as approved by the Executive Director. Any deviation from said plans shall be submitted to the Executive Director for a determination as to whether the changes are substantial. Any substantial deviations shall require an amendment to this permit or a new coastal development permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The proposed development consists of the construction of a 16 foot high, one-story, 3,835 square foot single-family residence with two garages totaling 601 square feet on a vacant lot on Riviera canyon. No grading is proposed.

The proposed development is located on Riviera Canyon, which is identified in the City of San Clemente Certified Land Use Plan as one of seven environmentally sensitive coastal canyon habitat areas. The surrounding development consists of low density single-family residences. The project site is located inland, approximately one mile from the beach (see Exhibit 1). The project site is a vacant lot which was graded for a building pad (previous to the Coastal Act) and has been periodically cleared of vegetation for fire purposes. There is no existing native vegetation on the building pad site, however, the canyon does contain both native and non-native plants.

B. Geologic Stability

1. Coastal Act Policies

Section 30253 of the Coastal Act states:

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.

2. Project Site Geotechnical Report

The applicant submitted a geotechnical report prepared by Peter and Associates in May 1998. Included as part of the geotechnical investigation were on-site reconnaissance, subsurface exploration, soil sampling and laboratory testing. The report included an appendix entitled "Maintenance Guidelines for Homeowners."

The geotechnical report states that the site is level and that the rear yard canyon edge scarp of the lot is steeper than 1:1 near the top with a less extreme slope gradient descending to the canyon bottom (see the pictures on Exhibit 6). The report noted that no slope failures were reported but that there were minor erosion areas on the upper portions of the slope. The toe of the slope is heavily vegetated.

The top of the canyon slope is located 100+ feet from the street and the site extends another 100+ feet to the property boundary in the canyon opposite the street. Elevation differential across the entire site, from the street to the canyon bottom, is approximately 60 feet.

The geotechnical report concluded that no extensive foundation design is required and a conventional shallow footing design will be adequate. In addition, the

proposed residence is one-story and therefore cutting into the pad and retaining walls will not be required. However, the geotechnical consultant does recommend that structural footings be set back at least 14 feet from the canyon edge because the setback area may be subject to lateral and downslope movement due to slope creep/erosion. As was stated earlier, the top of the canyon slope is currently at a gradient of 1:1 and largely devoid of vegetation (see bottom photograph on Exhibit 6).

3. Project Analysis/Special Conditions

Section 30253(2) of the Coastal Act states that new development shall assure stability and structural integrity and shall not contribute to erosion, geologic instability or destruction of the site or require the construction of protective devices which would substantially alter natural landforms.

The geotechnical report states that the construction of the proposed residence is feasible provided the recommendations of the geotechnical report are adhered to. The geotechnical report includes recommendations regarding site preparation and grading, building foundation design guidelines, placement of slabs, landscaping and drainage and setbacks from the canyon top of slope.

Appendix C of the geotechnical report includes guidelines for property maintenance. In particular the guidelines discuss the maintenance of drains and gutters, adequate provision for taking runoff to the street and cautions against doing any substantive work on the slope without consulting a geotechnical consultant. The final paragraph of the guidelines states:

Hillside lot owners should not let conditions on their property create a problem for their neighbors. Cooperation with neighbors could prevent problems, promote slope stability, adequate drainage, proper maintenance, and also increase the aesthetic attractiveness of the community.

The report also includes recommendations regarding drainage. The first recommendation is that yard and slope landscaping should be kept to a minimum. A second recommendation is that the site should be grade so that surface water flows away from the top of slope and into a drainage system. A third recommendation is the use of area drains to facilitate surface drainage and prevent ponding and slope saturation. A fourth recommendation is that bare slope areas be replanted with deep-rooted ground cover plants and that the rear slope should be properly irrigated and maintained. Finally, the geotechnical consultant recommends that modifications to the slope should not be attempted without consulting a geotechnical consultant.

It is standard procedure for the Commission to include a special condition requiring the consulting geotechnical expert to review the development plans to ensure conformance with their recommendations. This staff report includes

recommendations regarding the structural elements of the residence, such as foundations, as well as drainage, landscaping and maintenance of the property. This staff report includes a special condition requiring the geotechnical expert to review the foundation plans to ensure that the development plan is safe as per Section 30253.

The structure is set back 15 feet in accordance with geotechnical recommendations and LUP requirements. Landscaping in the front and rear of the site has been kept to a minimum (see Exhibit 5). The plans provided by the applicant show that the rear yard will be landscaped with *ceanothus maritimus* and *thymus angelica*. No rear yard lawn area is proposed. A concrete walkway/patio area extends five to ten feet from the rear of the residence. The side yards and front yard will not contain in-ground plantings. However, there are several factors which require the Commission to impose conditions to ensure conformance with Section 30253.

First, the plans provided by the applicant do not include drainage plans. To ensure that the drainage plan complies with the geotechnical recommendations, the applicant is conditioned to provide a drainage plan which shows that wherever possible any runoff is taken via drains to the street. In the event that some runoff is taken down the slope, the condition stipulates that the applicant use flexible plastic drain pipe to take any excess runoff to the canyon bottom and de-energize the outfall.

Second, the applicant is being conditioned not to place any in-ground irrigation systems on the property. Breaks and leaks in in-ground irrigation systems have been associated with slope failures in canyon and bluff areas of San Clemente (5-98-181, 5-98-143, 5-93-304, and 5-93-217). Irrigation of lawns is estimated to add the equivalent of 60 to 300 inches of rainfall per year. *[Irrigation figure disclosed at a lecture given to Coastal Commission staff in Ventura on January 30, 1995 by James E. Slosson, Professor Emeritus of Geology, Los Angeles Valley College, head of the geologic consulting firm of Slosson & Associates.]* The special condition does allow for temporary irrigation.

Third, the geotechnical reports states that to minimize potential slope creep and erosion, the bare areas of the upper canyon slope at the top of slope in the rear yard of the proposed residence need to be covered. However, because of the 1:1 slope gradient, planting of this area is extremely difficult (see lower photograph in Exhibit 6). One solution would be to cut back the top of slope from a 1:1 to a 1.5:1 gradient and then construct flat terraces which could then be planted. In similar situations, consultants have proposed the use of grout curtains or netting to cover the steepest portion of the slope scarp and use a combination of seed and container plants to help stabilize the slope below the scarp. In order to minimize the visual impacts of a grout curtain or netting, the applicant could plant a native vine to cover the area too steep for plantings and protect exposed surfaces from the elements.

The intent of the erosion control special condition is to require the applicant to submit a plan to minimize the potential erosion on the top of slope scarp as per the geotechnical report recommendations. Planting vegetation on a 1:1 slope is problematic at best and the Commission is not requiring success standards for this reason. Therefore, the Commission finds that in order to comply with Section 30253 and the geotechnical recommendations, the applicant shall submit a slope erosion control plan to minimize the slope stability problem that the exposed canyon face presents.

Next, in order to ensure that water dependent, non-native plants are not placed on the canyon top, the Commission finds that the applicant shall comply with a landscaping condition. This landscaping condition allows only native plants and provides coverage criteria.

Finally, in order to ensure that development on the site does not occur which could potentially adverse impact the geologic stability concerns expressed in this staff report, the Commission finds that the applicant shall comply with a future development deed restriction.

4. Conclusion/Project Consistence with Coastal Act

The Commission has found that the applicant shall be conditioned to: 1) submit plans reviewed and stamped by a consulting geotechnical expert, 2) submit a drainage and irrigation plan, 3) submit a future development deed restriction, and 4) submit an erosion control plan prepared by a qualified consultant. Only as conditioned does the Commission find that the proposed development is consistent with Section 30253 of the Coastal Act.

C. Environmentally Sensitive Habitat Area

1. Coastal Act and LUP Policies

Section 30240(a) 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.

San Clemente's certified land use plan discusses the importance of coastal canyons and states:

In most cases, coastal canyons are designated for natural open space, which limits potential development and helps to ensure preservation.

Policy VII.12 of the certified LUP states:

Encourage activities which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering.

Policy XV.13 of the certified LUP states:

The removal of native vegetation and the introduction of non-native vegetation in the canyons shall be minimized. The use of native plant species in and adjacent to the canyons shall be encouraged.

The policy in the certified LUP concerning setbacks on coastal canyons is found in Chapter 3, Section 302 G, policy VII.15, and states:

New development shall not encroach into coastal canyons and shall be set back either:

- a. a minimum of 30% of the depth of the lot, and not less than 15 feet from the canyon edge; or
- b. a minimum of 30% of the depth of the lot, and set back from the line of native vegetation (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or
- c. in accordance with house and deck/patio stringlines drawn between the nearest corners of the adjacent structures.

The development setback shall be established depending on site characteristics.

2. Site Analysis

The proposed development is located on Riviera Canyon, one of seven coastal canyons designated as Environmentally Sensitive Habitat Area in the certified LUP. Riviera Canyon is located in the southern part of San Clemente. The proposed development is consistent with LUP canyon setback policy "a" above, in that the proposed development is set back a minimum of 30% of the depth of the lot and 15 feet from the canyon edge.

The property site is an irregularly-shaped, canyon-fronting parcel with a distinct canyon edge scarp. The site topography is shown on Exhibit 2. The rear yard site plan is included as Exhibit 5. A site photo of the rear yard canyon edge scarp is included in the bottom

photograph in Exhibit 6. The site consists of a flat, graded building pad. At the canyon edge the pad drops off at a 1:1 gradient. The top of the canyon slope adjacent to the site pad is primarily bare of vegetation. Vegetation in the canyon consists of both native and non-native plants. There is no native vegetation on the flat building pad due to the history of weed abatement for fire department purposes.

The structure is set back 15 feet in accordance with geotechnical recommendations and LUP requirements. Landscaping in the front and rear of the site has been kept to a minimum (see Exhibit 5). The plans provided by the applicant show that the rear yard will be landscaped with *ceanothus maritimus* and *thymus angelica*. The landscape special condition requires that only native, drought-tolerant plants be installed on the canyon top. No rear yard lawn area is proposed. A concrete walkway/patio area extends five to ten feet from the rear of the residence. The side yards and front yard will not contain in-ground plantings.

The landscape plan submitted by the applicant for the rear portion of the property shows that *Ceanothus maritimus*, a native plant, is proposed on the canyon edge with a strip of *Thymus angelica*, a non-invasive, herb placed behind it. Both of these plant types are drought tolerant and do not require irrigation. However, the *Thymus angelica* is not a native plant. The landscape special condition includes a requirement that the applicant replace this plant with a native perennial(s) from the plant list included as exhibit 7. These do require watering until they become established and this can be achieved by temporary irrigation. The landscape plans do not include lawns or other water-intensive plantings. The applicant is proposing two planters with New Zealand Christmas trees in the front yard. However, these plants are contained and any runoff will be drained to the street.

3. Special Conditions

The previous section on geologic hazards included findings to support the four special conditions: conformance with geologic recommendations, future development, drainage and irrigation plan, and erosion control plan. These conditions are necessary to ensure compliance with Section 30253 of the Coastal Act concerning prevention of erosion and promotion of geologic stability.

The findings in this section of the staff report also support the future development and erosion control special conditions. Riviera Canyon is identified as containing environmentally sensitive habitat area. The future development special condition ensures that no development, including landscaping, takes place which would adversely impact the existing native vegetation in the canyon and to replace the *Thymus angelica* with a native, drought-tolerant perennial. The erosion control plan will include measures to install native plants on eroded areas of the property and slow down or prevent soil erosion and sedimentation in the canyon. This condition also is in conformance with LUP policies advocating revegetation of canyon areas with native plants.

4. Consistency with Section 30240 and LUP Policies

The proposed development is adjacent to Riviera Canyon, which is identified in the certified LUP as Environmentally Sensitive Habitat Area. The special conditions of this staff report (future development and erosion control plan) are designed to enhance and protect native vegetation in Riviera Canyon. Therefore, as conditioned, the Commission finds that the proposed development is consistent with Section 30240 of the Coastal Act and the policies of the certified LUP.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with 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 IP portion of the Local Coastal Program. The City did not accept the suggested modifications within six months and therefore the Commission's approval of the IP portion of the LCP is no longer effective. As conditioned, the proposed development is consistent with the policies contained in the certified Land Use Plan regarding enhancement of native vegetation, and geological stability. Therefore, approval of the proposed development 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).

E. Consistency with the 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 which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the geologic hazards and environmentally sensitive habitat policies of the Coastal Act. Mitigation measures; special conditions requiring conformance with geologic recommendations, future development, drainage and irrigation plans, landscaping and erosion control plans will minimize all adverse effects. 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.


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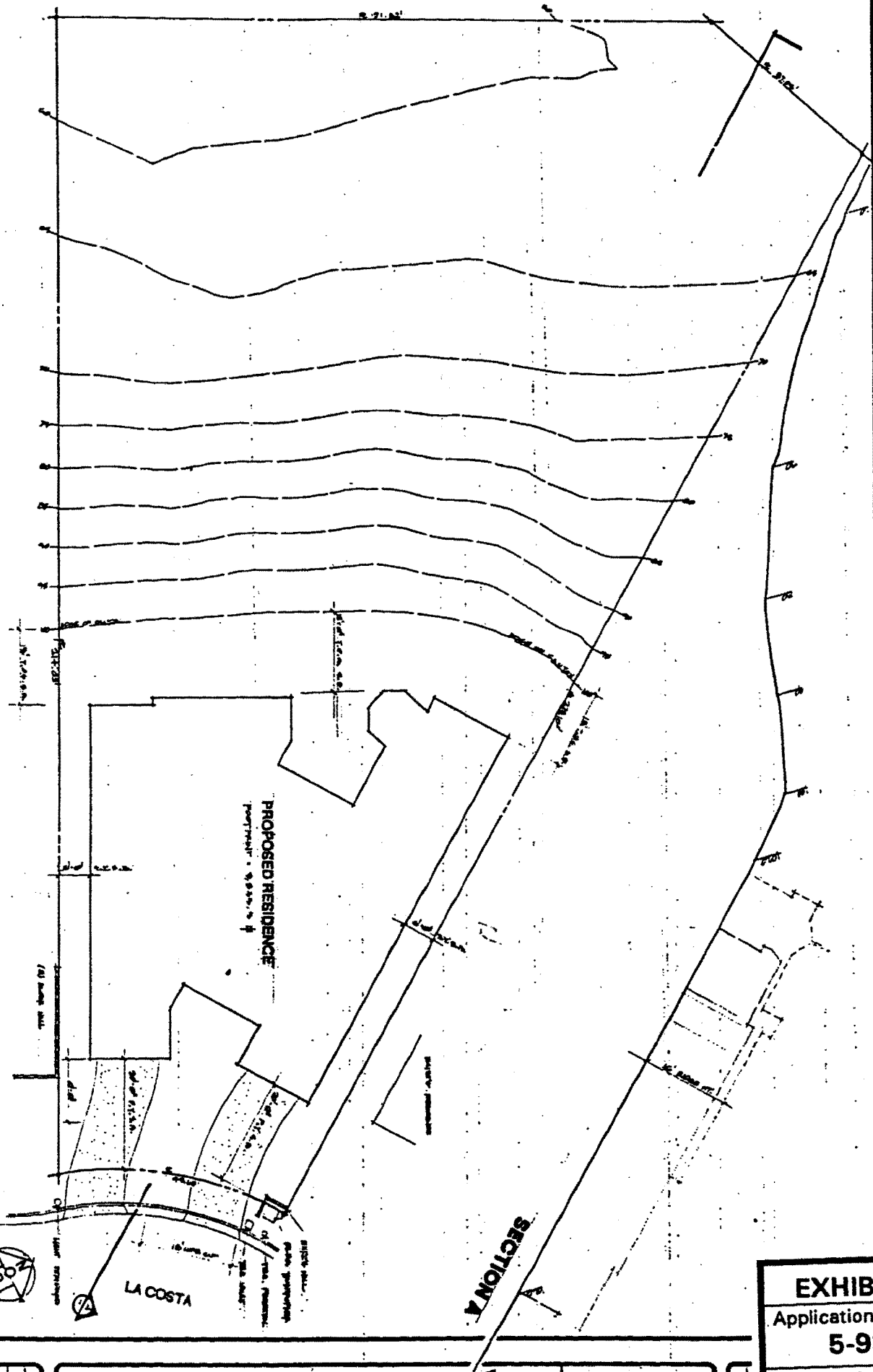
U.S.G.S., "Topographic Map, San Clemente Quadrangle, California", 7.5 Minute Series, Scale 1:24000 (1" = 2,000 feet), dated 1968, photo revised 1975.



TOPOGRAPHIC MAP

FIGURE 2

EXHIBIT No. 1
Application Number: 5-98-451
Vicinity Map
 California Coastal Commission



SITE PLAN

Notes: Project 3-19-04, Plan 040
 These are not the final plan.



LA COSTA

SECTION A

DATE	DESCRIPTION
1/1/04	PRELIMINARY
2/1/04	REVISED
3/1/04	REVISED
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DAVIS RESIDENCE
 302 AVE LA COSTA, S.C.

PROPOSED RESIDENCE
 DRIVEWAY
 LA COSTA

EXHIBIT No. 2
 Application Number:
5-98-451
Site Plan
 California Coastal
 Commission

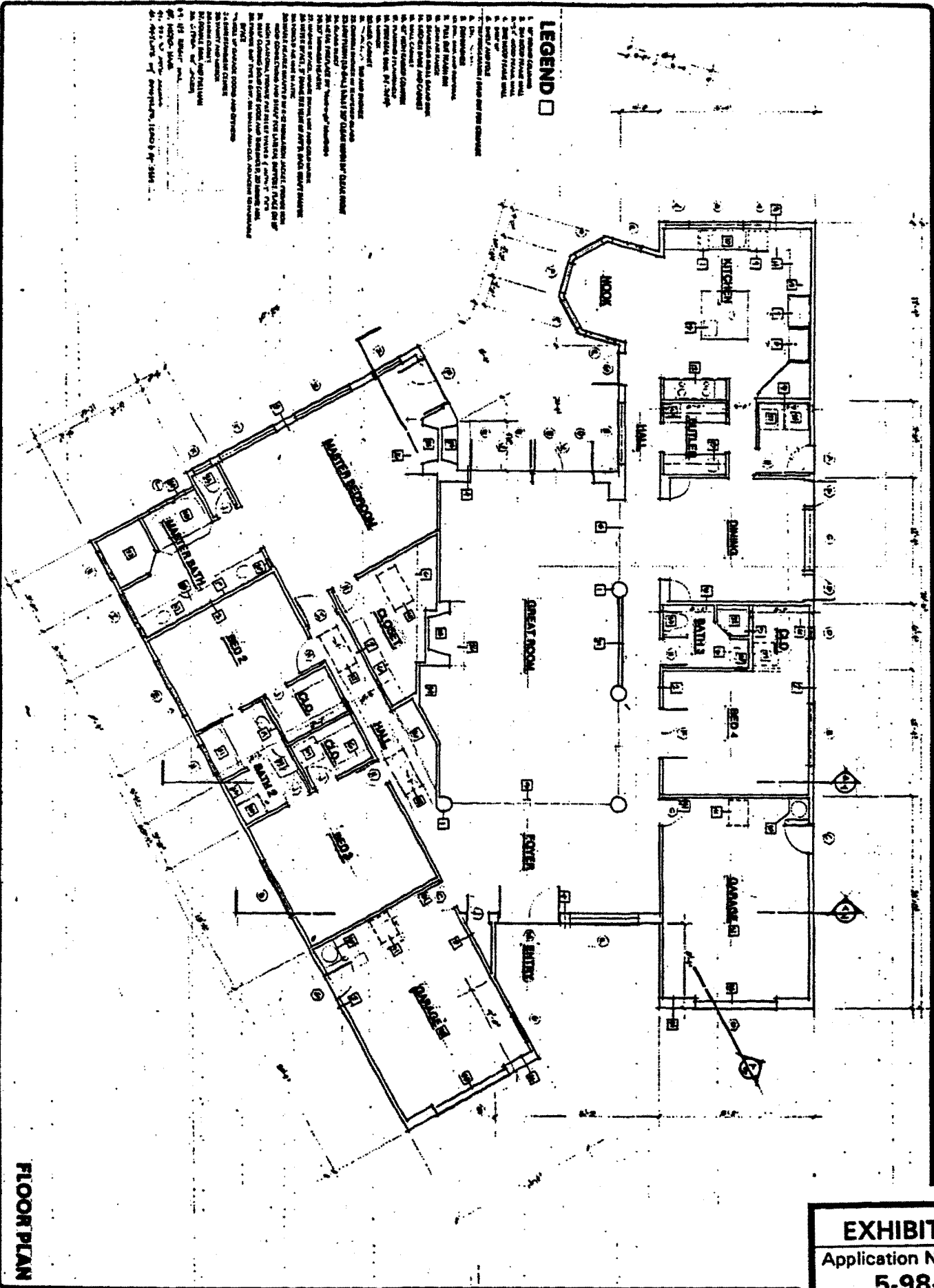


EXHIBIT No. 3
 Application Number:
5-98-451

House Plan

California Coastal
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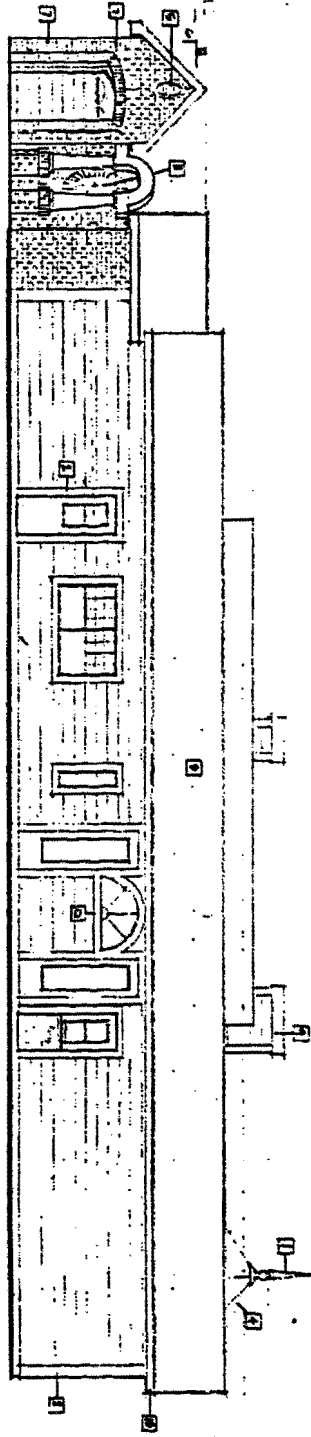
DAVIS RESIDENCE
 302 AVE. LA COSTA, S.C.

PROJECT ENGINEERING & DESIGN
 10700 W. 10TH AVE. SUITE 100
 DENVER, CO 80231
 PHONE: 303-755-1000
 FAX: 303-755-1001

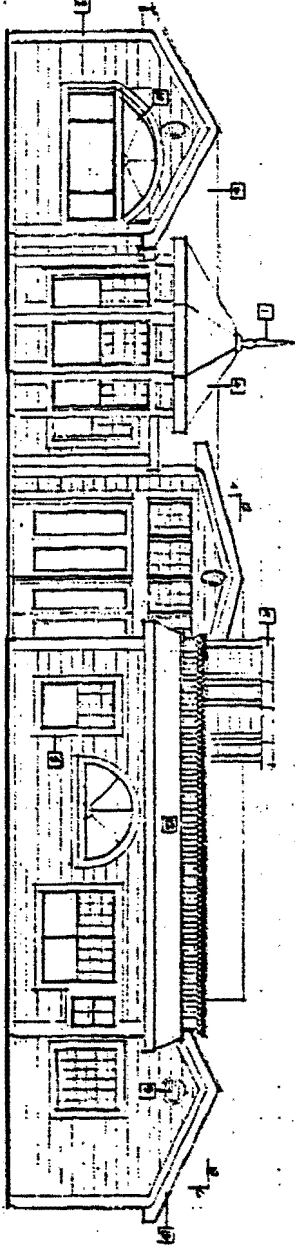
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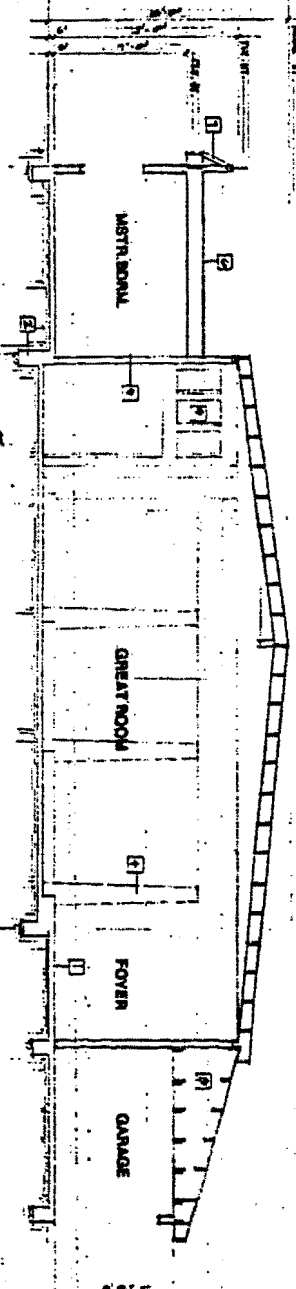


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ELEVATIONS

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- 100. 100th FLOOR



SECTION 7

EXHIBIT No. 4
 Application Number:
5-98-451

Cross-Section

California Coastal
 Commission

DAVIS RESIDENCE
 302 AVE. LA COSTA, S.C.

Professional Seal and Stamp
 ARCHITECT'S SEAL AND STAMP
 STATE OF SOUTH CAROLINA
 ARCHITECT
 JOHN W. ...

DATE	1/1/55
BY	J.W. ...
CHECKED BY	J.W. ...
SCALE	AS SHOWN
PROJECT	DAVIS RESIDENCE
NO.	5

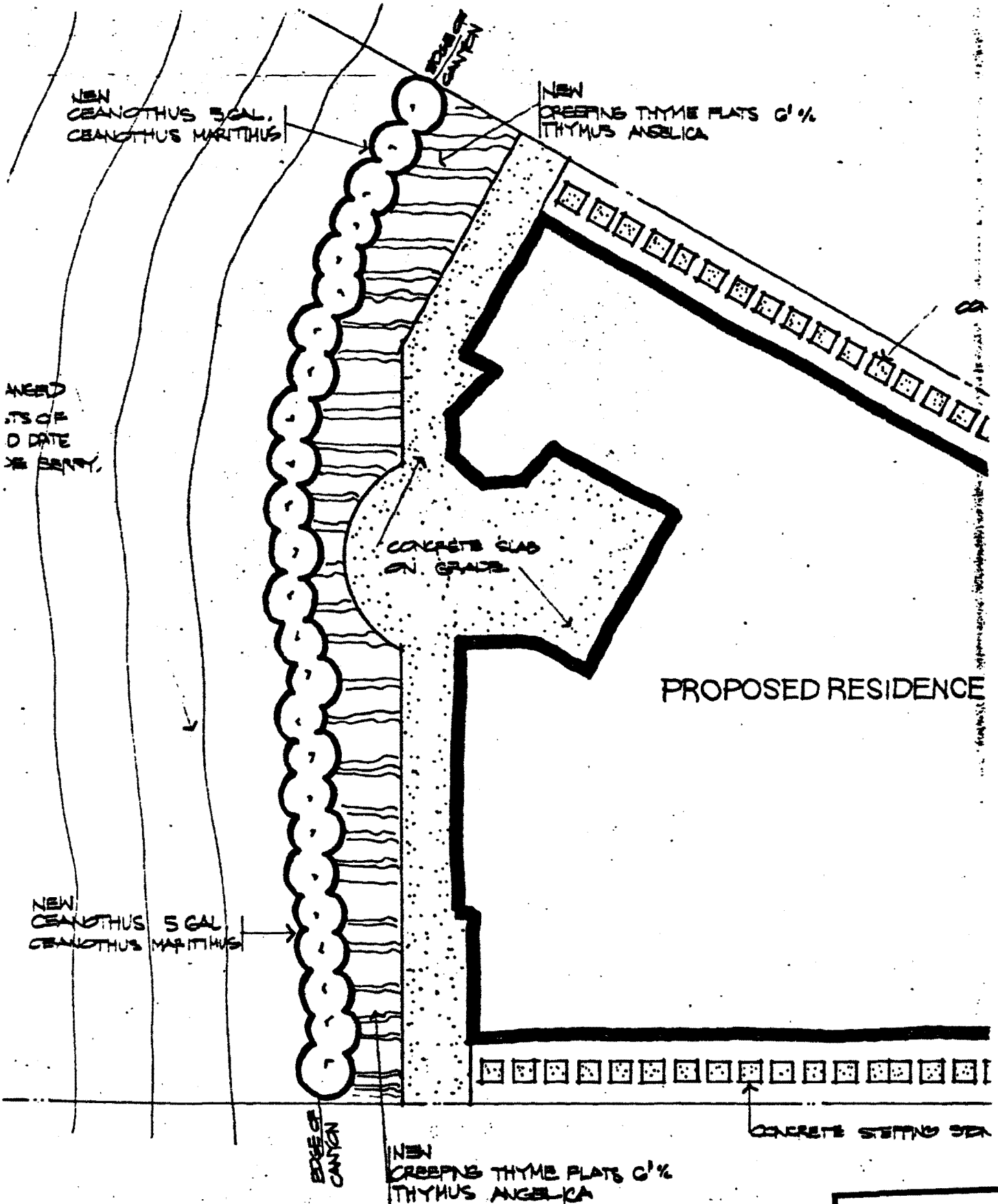


EXHIBIT No. 5
Application Number: 5-98-451
Rear Yard
California Coastal Commission

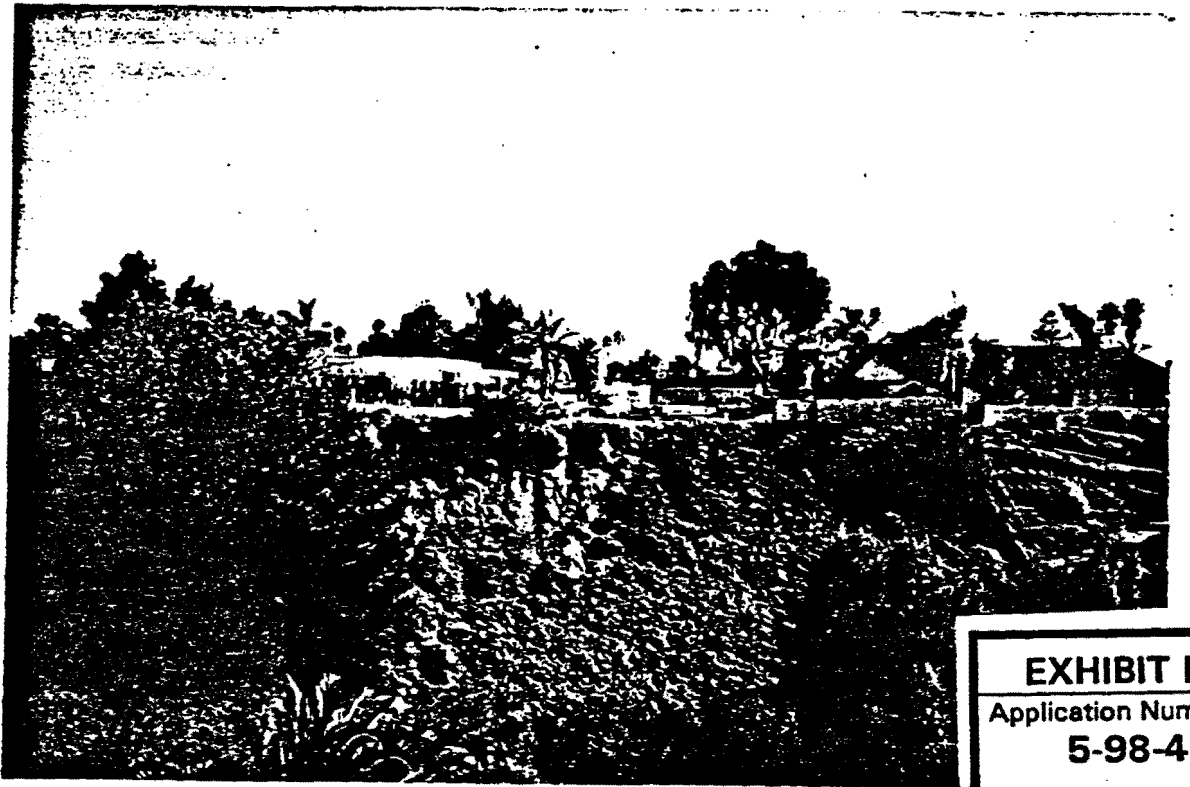
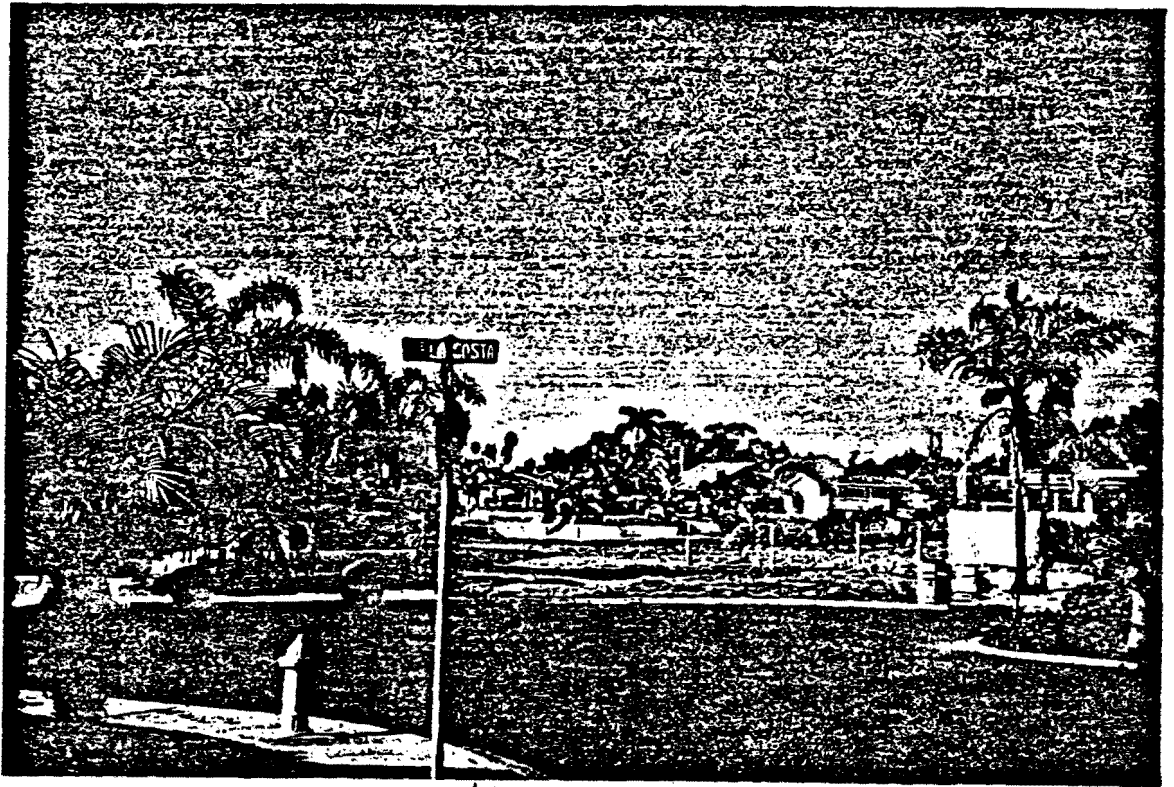


EXHIBIT No. 6

Application Number:
5-98-451

Site Photos



California Coast
Commission

NATIVE PLANTS FOR LANDSCAPING IN THE SANTA MONICA MOUNTAINS

Coast Riparian Oak
 Chaparral N. Slope Woodlands

PERENNIALS

<i>Abronia umbellata</i>	Sand Verbena	X			
<i>Achillea millefolium</i>	Yarrow	X	X		X
<i>Anemopsis californica</i>	Yerba Mansa			X	
<i>Anemone multiflorum</i>	Many Flowered Snapdragon	X	X		
<i>Asclepias eriocarpa</i>	Indian Milkweed	X			X
<i>Asclepias fascicularis</i>	Narrow-Leaf Milkweed	X			X
<i>Astragalus trichopodus</i>	Locoweed	X	X		
<i>Camissonia cheiranthifolia</i>	Dune Primrose	X			
<i>Castilleja affinis</i>	Indian Paintbrush	X	X		
<i>Coreopsis gigantea</i>	Tree Coreopsis	X			
<i>Croton californicus</i>	California Croton	X			
<i>Delphinium cardinale</i>	Scarlet Larkspur	X	X		
<i>Delphinium parryi</i>	Blue Larkspur	X	X		X
<i>Delphinium patens</i>	Blue Larkspur	X	X		X
<i>Dicentra ochroleuca</i>	Silver Ear Drops	X	X		
<i>Dodecatheon cleveandii</i>	Shooting Star	X			X
<i>Dudleya cymosa</i>	Lax Dudleya	X	X	X	X
<i>Dudleya lanceolata</i>	Lance Live Forever	X	X	X	X
<i>Dudleya pulverulenta</i>	Chalk Dudleya	X	X	X	X
<i>Encelia californica</i>	California Bush Sunflower	X			X
<i>Eriogonum crocatum</i>	Conejo Buckwheat	X			
<i>Eriogonum elongatum</i>	Wand Buckwheat	X	X		X
<i>Eriogonum wrightii</i> var. <i>membranaceum</i>	Spreading Buckwheat		X		
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	X	X		
<i>Eschscholzia californica</i>	California Poppy	X			X
<i>Gnaphalium bicolor</i>	Two-tone Everlasting	X	X		
<i>Gnaphalium californicum</i>	California Everlasting	X	X		X
<i>Grindelia robusta</i>	Gum Plant	X	X		X
<i>Haplopappus venetus</i>	Coastal Isocoma	X	X		
<i>Helianthus gracilentus</i>	Dwarf Sunflower		X		
<i>Keckiella (=Penstemon) cordifolia</i>	Climbing Penstemon	X	X		X
<i>Lepechinia fragrans</i>	White Pitcher Sage			X	
<i>Leptodactylon californicum</i>	Prickly Phlox		X		
<i>Lithophragma affine</i>	Woodland Star			X	
<i>Lotus scoparius</i>	Deer Weed	X	X		
<i>Lupinus longiflorus</i>	Bush Lupine	X	X		X
<i>Mimulus cardinalis</i>	Scarlet Monkey Flower			X	
<i>Mimulus guttatus</i>	Yellow Monkey Flower			X	
<i>Mirabilis californica</i>	Wild Four O'Clock	X	X		
<i>Oenothera hookeri</i>	Evening Primrose	X	X	X	
<i>Paeonia californica</i>	California Peony		X		
<i>Penstemon centranthifolius</i>	Scarlet Bugler		X		X
<i>Penstemon heterophyllus</i>	Foothill Penstemon	X	X		X
<i>Penstemon spectabilis</i>	Royal Penstemon	X	X		
<i>Potentilla glandulosa</i>	Sticky Cinquefoil	X	X	X	X

(continued)

EXHIBIT No. 7
Application Number: 5-98-451
Plant List
California Coastal Commission

NATIVE PLANTS FOR LANDSCAPING IN THE SANTA MONICA MOUNTAINS

Coast Chaparral Riparian Oak
 N. Slope Woodlands

PERENNIALS (continued)

<i>Salvia spathacea</i>	Hummingbird Sage		X	X	X
<i>Satureja douglasii</i>	Yerba Buena	X	X	X	X
<i>Saxifraga californica</i>	California Saxifrage			X	
<i>Scrophularia californica</i>	California Figwort	X	X	X	X
<i>Scutellaria tuberosa</i>	Skull Cap		X		X
<i>Sidalcea malvaeflora</i>	Common Checkerbloom				X
<i>Silene laciniata</i>	Indian Pink	X	X		
<i>Sisynchium bellum</i>	Blue-Eyed Grass	X			X
<i>Solanum xanthi</i>	Purple Nightshade	X	X	X	X
<i>Stachys bullata</i>	Hedge Nettle	X		X	
<i>Stanleya pinnata</i>	Prince's Plume	X	X		
<i>Thalictrum polycarpum</i>	Meadow Rue		X	X	X
<i>Trichostema lanatum</i>	Woolly Blue Curtis	X	X		
<i>Venegasia carpesioides</i>	Canyon Sunflower		X	X	
<i>Viola pedunculata</i>	Johnny Jump Up			X	X
<i>Yucca whipplei</i>	Our Lord's Candle	X	X		
<i>Zauschneria californica</i>	California Fuchsia	X	X		X
<i>Zauschneria (=Epilobium) cana</i>	Narrow Leaf California Fuchsia	X	X		

ANNUALS

<i>Calandrinia ciliata menziesii</i>	Red Maids	X	X		X
<i>Clarkia botata</i>		X	X		X
<i>Clarkia unguiculata</i>	Elegant Clarkia		X		X
<i>Collinsia heterophylla</i>	Chinese Houses			X	X
<i>Erysimum capitatum</i>	Douglas Wallflower		X	X	
<i>Eschscholzia caespitosa</i>	Collarless Poppy	X	X		X
<i>Eschscholzia californica</i>	California Poppy	X	X		X
<i>Gilia capitata</i>	Globe Gilia	X	X		
<i>Lasthenia chrysostoma</i>	Gold Fields	X	X		X
<i>Layia platyglossa campestris</i>	Tidy Tips	X	X		X
<i>Lupinus succulentus</i>	Succulent Lupine	X	X		X
<i>Nemophila menziesii</i>	Baby Blue Eyes	X	X		X
<i>Nicotiana bigelovii</i>	Indian Tobacco	X	X		
<i>Orthocarpus densiflorus</i>	Owls Clover		X		X
<i>Orthocarpus purpurascens</i>	Owl's Clover	X	X		X
<i>Phacelia minor</i>	Wild Canterbury Bells	X	X		
<i>Phacelia parryi</i>	Parry's Phacelia	X	X		
<i>Platystemon californicum</i>	Cream Cups		X		X
<i>Salvia columbariae</i>	Chia	X	X		X

BULBS

<i>Bloomeria crocea</i>	Golden Stars	X	X		X
<i>Brodiaea (Dichelostemma) pulchella</i>	Blue Dicks	X	X		X
<i>Calochortus albus</i>	White Globe Lily			X	X
<i>Calochortus catalinae</i>	Catalina Mariposa Lily	X	X		X
<i>Calochortus clavatus</i>	Yellow Mariposa	X	X		X
<i>Lilium humboldtii</i>	Humboldt Lily			X	
<i>Zigadenus fremontii</i>	Star Lily	X	X		X

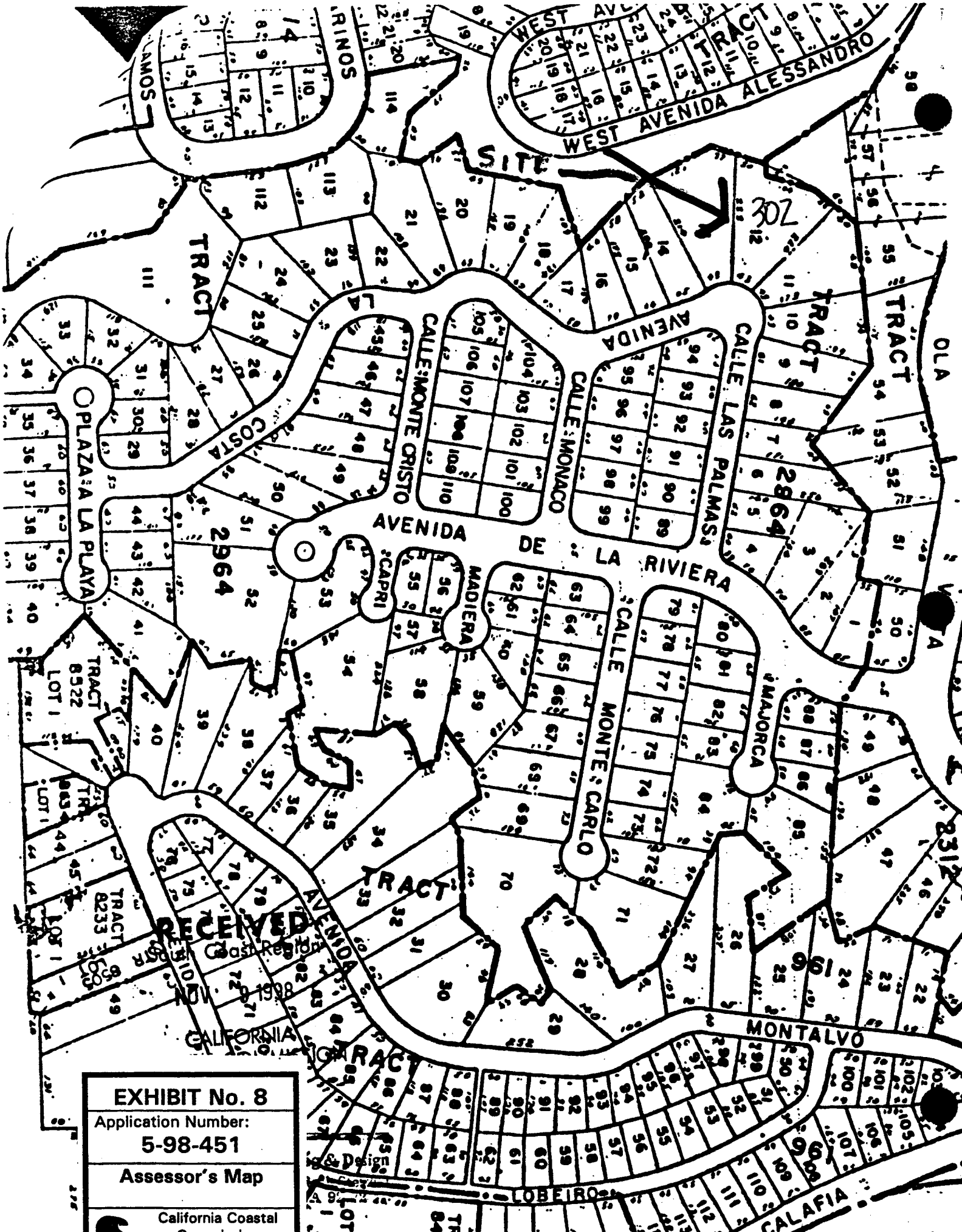


EXHIBIT No. 8

Application Number:

5-98-451

Assessor's Map

California Coastal Commission