

**CALIFORNIA COASTAL COMMISSION**

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**W14b**

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 Staff: KFS-LB *[Signature]*  
 Staff Report: September 21, 2000  
 Hearing Date: October 10-13, 2000  
 Commission Action:

**STAFF REPORT: PERMIT AMENDMENT****AMENDMENT****APPLICATION NUMBER:** 5-98-251-A1**APPLICANT:** 21 Bay Drive, LLC, Attn: Bill Boehringer**AGENT:** Morris Skenderian & Associates**PROJECT LOCATION:** 21 Bay Drive, Laguna Beach (Three Arch Bay), Orange County

**DESCRIPTION OF PROJECT PREVIOUSLY APPROVED:** Addition of 1,790 square feet of habitable area and 309 square feet of deck area to an existing two-story 2,199 square foot, single-family residence with decks and a 504 square foot garage. In addition site stabilization measures are proposed including shoring the upcoast side of the property with 19 caissons, and shoring the downcoast side of the property with a 50 foot long retaining wall having conventional spread footings.

**DESCRIPTION OF AMENDMENT:** Modifications to the approved foundation including changing some conventional footings to caissons plus changing a 50 foot long wall with conventional footings to a 50 foot long shoring wall with a drilled pier foundation; on the lower level of the house, remove and replace 7 linear feet of exterior wall and change 87 linear feet of wall from conventional footings to grade beams and caissons; removal and replacement of 13 wood posts, and demolition and reconstruction of a 504 square foot, 2 car garage to lower the roofline of the garage from 18 feet to 14 feet above the centerline of Bay Drive.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** the proposed development subject to several conditions. The major issues of the staff report relate to the construction of structures on a bluff face in an area subject to extraordinary hazards from landsliding. Staff recommends the following special conditions: 1) recordation of an assumption-of-risk deed restriction; 2) conformance with geotechnical recommendations of the applicant's geotechnical consultants, 3) notification that all prior conditions of 5-98-251 not modified by this amendment remain in effect; 4) requirement for the applicant to comply with the prior to permit issuance conditions within 90 days of Commission action; 5) requirement for allowance of inspections during construction; and 6) submission and conformance with drainage plans.

**LOCAL APPROVALS RECEIVED:** City of Laguna Beach approval-in-concept dated December 7, 1999.

**SUBSTANTIVE FILE DOCUMENTS:** See Appendix A

**STAFF NOTE:**

The subject application was placed on the July 2000 agenda. Prior to taking the matter up on July 12, 2000, the applicant requested a postponement pursuant to Section 13073 of the California Code of Regulations in order to prepare a response to the staff recommendation.

The application was placed on the August 2000 agenda. However, the applicant requested that the hearing be postponed so that they could clarify the scope of work which was the subject of the proposed amendment. Accordingly, the Commission voted to postpone hearing on the application at the August 2000 hearing.

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PROCEDURAL NOTE

A. Coastal Development Permit Amendments

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.

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.

The subject application is being forwarded to the Commission because the Executive Director has determined that the proposed amendment is a material change and affects conditions required for the purposes of protecting coastal resources or coastal access.

B. Standard of Review

The City of Laguna Beach has a certified local coastal program ("LCP"). However, the proposed project is located within Three Arch Bay, one of several locked gate communities in Laguna Beach where certification has been deferred. Therefore, the standard of review is the Chapter 3 policies of the Coastal Act. The Laguna Beach certified LCP will also be used as guidance.

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**I. STAFF RECOMMENDATION, MOTION AND RESOLUTION OF APPROVAL**

**STAFF RECOMMENDATION:**

Staff recommends that the Commission APPROVE the amendment application with special conditions.

**MOTION:**

*I move that the Commission approve CDP Amendment #5-98-251-A1 pursuant to the staff recommendation.*

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

**RESOLUTION:**

**APPROVAL WITH CONDITIONS**

The Commission hereby **APPROVES** the amendment to Coastal Development Permit 5-98-251, 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, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreational policies of Chapter 3 of the Coastal Act, 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 effects 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS.

#### 1. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY AGREEMENT

A. By acceptance of this permit amendment, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslides, slope failures, erosion, and waves; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, incorporating all of the above terms of subsection (a) of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

#### 2. CONFORMANCE OF DESIGN AND CONSTRUCTION PLANS TO GEOTECHNICAL REPORT GEOLOGIC HAZARD

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the following Engineering Geologic Reports: *Response to Request for Additional Information, 21 Bay Drive, Laguna Beach, California* dated May 16, 2000 by Coastal Geotechnical, Inc. of Laguna Beach, California; *Geotechnical Response to California Coastal Commission Letter Dated February 15, 2000.*

by Coastal Geotechnical dated April 5, 2000, *Geotechnical Response to Notice of Incomplete Application* by Coastal Geotechnical dated January 14, 2000; *Geologic Conditions, 21 Bay Drive, Three Arch Bay, Laguna Beach* by Coastal Geotechnical dated November 10, 1999, *Geologic Conditions, 21 Bay Drive, Three Arch Bay, Laguna Beach* by Coastal Geotechnical dated November 11, 1999; *Geologic Conditions Beneath Retaining Wall Along Southeast Portion of Site*, by Coastal Geotechnical dated September 2, 1999, *Engineering Geologic Review, Coastal Commission Letter dated July 14, 1998* by Coastal Geotechnical dated July 19, 1998; *Letter Report for Tieback Testing* to Bill Boehringer from Soil Engineering Construction, Inc. dated August 27, 1997; Letter from Specialty Construction Design to Morris Skenderian dated September 24, 1997; Letter from Coastal Geotechnical to Morris Skenderian Architects dated July 19, 1998; *Engineering Geologic Investigation – 21 Bay Drive, Laguna Beach*, prepared for Gerald Raymond by Coastal Geotechnical dated August 8, 1992.

- B. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluations approved by the California Coastal Commission for the project site.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. **PRIOR CONDITIONS**

Unless specifically altered by this amendment, all regular and special conditions attached to Coastal Development Permit 5-98-251 remain in effect.

4. **CONDITION COMPLIANCE**

**WITHIN 90 DAYS OF COMMISSION ACTION ON THIS COASTAL DEVELOPMENT PERMIT AMENDMENT**, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

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. **DRAINAGE PLAN**

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit, for the review and approval of the Executive Director, a plan for site drainage. The plan shall be prepared by a licensed engineer.

1. The plan shall demonstrate that:

- (a) Drainage and run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged to avoid ponding or erosion either on or off site;
- (b) Where feasible, drainage and run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged to the street via pipe or other non-erosive conveyance;
- (c) Where it is infeasible to direct drainage and runoff to the street, drainage and runoff shall be appropriately collected and conveyed to the beach in a non-erosive manner and discharged at the base of the bluffs with an energy dissipator at the drain outlet. The drainage devices which direct runoff and drainage to the beach shall be below grade unless it is infeasible to do so. If the drainage devices cannot be below grade, they shall be designed to blend in with and maintain the natural character of the bluffs. Any such devices shall require an amendment to this coastal development permit.

B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

## IV. FINDINGS AND DECLARATIONS

### A. DETAILED PROJECT DESCRIPTION AND LOCATION

#### 1. Site Description

The applicant is proposing changes to a previously approved remodel and addition to a single family residence at 21 Bay Drive, Laguna Beach, California (a.k.a. Lot 25, Tract 970). The subject site is located on the face of a coastal bluff within the private locked-gate community of Three Arch Bay in the City of Laguna Beach (Exhibit 1).

The existing partially demolished residence is located upon a roughly rectangular lot measuring 40 feet wide. The length of the lot varies because the lot extends from Bay Drive to the mean high tide line. Therefore, the seaward limit of the lot varies with changes to the mean high tide line. Given these variable factors, the length of the lot is approximately 210 to 220 feet (i.e. the distance from Bay Drive to the mean high tide line). Based upon information submitted by the applicant, the toe of the bluff is approximately 50 feet horizontally inland from the mean high tide line. The lot descends from an elevation of approximately 100 feet (MSL) to the beach/toe of bluff at approximately 10 feet (MSL). The Three Arch Bay homeowners association has a private easement which extends from the toe of the bluff to the mean high tide line. No development will occur within this private easement.

The slope of the bluff face varies. Beginning at Bay Drive, the site descends from elevation 100 to elevation 75 where the site levels out to form the existing graded building pad. The building pad descends from elevation 75 feet to elevation 60 feet over a 100 foot length. At the edge of the building pad, the site descends from elevation 60 feet to elevation 10 feet over a distance of about 70 feet (Exhibit 3, Page 1).

#### 2. Development Previously Proposed and Approved

On October 13, 1998, the Commission granted Coastal Development Permit 5-98-251 to 21 Bay Drive LLC for development at the subject site. Under Coastal Development Permit 5-98-251, the applicant proposed the addition of 1,790 square feet of habitable area and 309 square feet of deck area to the existing two-story 2,199 square foot, single-family residence with 380 square feet of deck area and a detached 504 square foot two-car garage. The resultant structure would be four levels, consisting of the two levels of the existing home, the street level garage, and a new spa deck level in between the top of the home and under the garage. The applicant also proposed site stabilization measures including the installation of 19 caissons. Eight (8) of the 19 caissons were to be placed perpendicular to Bay Drive and under the existing stairs between the garage and home. The other 11 caissons were proposed to be installed on the upcoast side of the property. Tiebacks would provide lateral support for the proposed caissons. In addition, the area between the caissons and the existing structures was to be chemically grouted for added stabilization (Exhibit 9).

The approved development was subject to five special conditions. Special Condition 1 required the applicant to execute and record an assumption-of-risk deed restriction

acknowledging the site was subject to extraordinary hazards such as landslides, slope failures, and wave attack. Special Condition 2 required the applicant to conform with geotechnical recommendations and to submit final plans with an affidavit that those plans conform with the geotechnical recommendations approved by the Commission. Special Condition 3 required the applicant to submit revised landscaping plans showing use of drought tolerant native plants and temporary irrigation. Special Condition 4 prohibited the use of the beach for staging and storage of construction materials. Special Condition 5 required the applicant to direct all drainage toward the street except in those cases where it was infeasible to do so. The applicant submitted evidence of compliance with the special conditions, and the permit was issued on January 27, 1999.

The previously imposed special conditions will pertain to the development proposed in this amendment. Special Condition 4 clarifies that these previously imposed special conditions remain in effect unless specifically altered by the conditions of this permit amendment.

### 3. Proposed Amendment

The applicant is now proposing the following changes to their previously approved project (see also Exhibit 2 and 10 prepared by the applicant):

#### Foundation:

The applicant is proposing to change the previously approved conventional footings to caissons at caisson locations "6" through "9", "18" and "19", and "30" through "37". The change at caissons "6" through "9" are accompanied by a new grade beam in this same location ("Grade Beam D"). Caissons "30" through "37" replace the conventional footings on a previously approved 50 foot long retaining wall (i.e. "Retaining Wall #1" on Exhibit 10, page 5). Also, the applicant is proposing to change the footings of "Retaining Wall #3" from conventional footings to caissons (see Exhibit 10, page 5).

#### Lower Level Floor Plan:

The applicant is proposing to remove 7 linear feet of "Wall E" in order to re-frame a glass window (see Exhibit 10, page 6).

In addition, the applicant is requesting to clarify that "Wall K", "Wall L", and "Wall M" are to be demolished and replaced with a grade beam and caisson system. The applicant has stated that the existing walls are below grade retaining walls with conventional footings which must be replaced for an improved factor of safety (see Exhibit 10, page 6). A review of the information in the files indicates that Walls "K" and "L", while below grade, were exterior walls for a basement and storage area for the pre-project house. In the project approved by the Commission in 1998 (under 5-98-251), these walls form the exterior walls for a master bathroom. Meanwhile, "Wall M" was a foundation wall for the pre-project house (i.e. it was not an exterior wall for any enclosed living space) and was converted to an exterior wall for the addition to the house approved under 5-98-251.

Also, the applicant is proposing to demolish and replace in the same location "Post 1", "Post 2", and "Post 3". The applicant is requesting this change in order to install a



previously approved caisson and to reframe a glass door and window (see Exhibit 10, page 6).

Mid Level Floor Plan:

The applicant is proposing to remove and replace 10 wood posts ("Wood Post #1" through "Wood Post #5", "Wood Post #10" through "Wood Post #12", and "Wood Post #14" through "Wood Post #15") in order to re-frame glass windows and doors as well as to provide access for construction equipment (Exhibit 10, page 7).

Garage:

In order to accommodate some concerns of neighbors, the applicant is proposing to lower the height of the existing garage by lowering the floor of the garage and the overall roof line of the garage. This will require complete demolition of the existing 504 square foot garage that is 18 feet tall above the centerline of Bay Drive and construction of a new 504 square foot garage that is 14 feet tall above the centerline of Bay Drive (Exhibit 2).

**B. HISTORY OF DEVELOPMENT ON BAY DRIVE**

Bay Drive has been the subject of numerous incidents of geologic instability from landslide activity. As a result, several properties on Bay Drive have sought and obtained coastal development permits for landslide stabilization measures.

Landslide activity on the subject site and in the immediate vicinity have typically occurred during years when rainfall was unusually heavy. A clay seam/failure plane underlying Bay Drive properties is lubricated by excessive rainfall which causes the land above the seam to slide. Landslide activity has reportedly occurred on Bay Drive in 1952, 1973, 1978, 1979, 1991, and 1998.

Landsliding activity on Bay Drive has resulted in damage to several structures built there. For instance, a home built in the 1930's at 31 and 33 Bay Drive was severely damaged by landslide activity in the late 1970's and was subsequently removed. A replacement residence was constructed in 1982 upon the lot at 33 Bay Drive (CDP P-80-7431). Landsliding activity since 1991 resulted in damage to this structure as well and required stabilization measures which were approved in January 2000 (CDPA 5-99-332-A1).

Landslide activity in the early 1990's prompted the Three Arch Bay Association (a homeowners group for the private community) to install caissons, tiebacks, and a shotcrete wall along Bay Drive on the properties upcoast of the subject site (23 through 31 Bay Drive). The landslide which occurred at 23-31 Bay Drive destroyed a single family residence constructed in the early 1930's at 23 Bay Drive. Despite the stabilization measures installed by Three Arch Bay Association, the lots remained unstable. Therefore, a shoring system consisting of a shoring wall with a buttress fill, toe erosion protection wall, and drainage system was installed across the sites at 23 through 31 Bay Drive under Coastal Development Permit 5-97-371 (Conrad) (see Exhibit 8 for location of these sites).

Landsliding activity has also caused damage to the property at 35 Bay Drive (see Exhibit 8 for site location). An application for a coastal development permit for stabilization measures at this site has been submitted but is incomplete and has not been acted on by the Commission.

Each of the coastal development permits on Bay Drive have been subject to requirements to avoid or minimize the risks from hazards presented by development on Bay Drive. Avoidance and minimization measures have included conformance with bluff top setbacks and stringlines, recordation of assumption-of-risk deed restrictions, restrictions on the use of bluff and shoreline protective devices, and conformance with geotechnical recommendations.

### C. 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 project includes the construction of residential improvements and stabilization devices on a bluff face. If not sited appropriately, this work would have adverse impacts upon views to and along the ocean and would be visually incompatible with the character of the surrounding area. Furthermore, appropriate siting can restore and enhance visual quality.

The proposed residential remodel includes a garage that would extend 14 feet above the centerline of Bay Drive. Thus, when viewed from the level of Bay Drive (a private street), only the garage would be visible. This is similar to the character of the existing adjacent and proposed homes at 23 through 33 Bay Drive, where only the garages of the homes are visible since the remainder of the homes step down the bluff face. Therefore, the height of the proposed structure above the centerline of Bay Drive is compatible with the character of development in the area.

The proposed project is located in a private community (Three Arch Bay) that is between the first public road (Pacific Coast Highway in this area) and the sea. This existing, pre-Coastal Act private community is built upon a bluff top terrace which descends from PCH to the water. Several rows of homes and various other structures in the private community obstruct public views of the water from PCH. The proposed development occurs seaward of these existing structures and does not extend above the height of existing development. Therefore, existing public views to the shoreline from inland areas such as PCH will not be adversely affected by the proposed development.

However, development on the bluff face as proposed can affect public views along the coast from public trust land seaward of the mean high tide line. On Bay Drive, development on the bluff face would not be inconsistent with the character of development in the area because the bluffs along Bay Drive and within Three Arch Bay are altered and developed with homes which step down the bluff face. On Bay Drive, development of a home at the subject site which is multi-storied and steps down the bluff face would be consistent with existing homes at 33 and 35 Bay Drive and consistent with the approved homes at 23-31 Bay Drive.

Also, the proposed development is occurring adjacent to a private beach that is flanked on either side by rocky headlands which extend several hundred feet into the ocean. If the public wished to view the coastline in this area, they would need to come around the headlands and use the beach seaward of the mean high tide line (since the beach landward of the mean high tide line is private) or view the bluffs from the water (i.e. from a boat). Therefore, due to physical and public access constraints, public enjoyment of views to and along the coast in this area is limited compared with other areas along the coast.

Nevertheless, while public views are presently limited compared to other areas, these views to and along the shoreline are available. Degradation of those views would be inconsistent with Section 30251 of the Coastal Act. Degradation of views can occur when development is not consistent with the character of surrounding development. For instance, development seaward of the line of development established for an area can interfere with views to and along the shoreline leading to degradation of those views.

Several projects approved by the Commission have established a seaward limit of development in the area including projects at 19, 23-31, and 33 Bay Drive [CDP's 5-93-204 (Munsell); 5-97-371 (Conrad); 5-98-020 (Conrad); 5-98-064 (Barnes); 5-98-307 (Griswold); 5-98-178 (McMullen); and P-80-7431 (Kinard)]. Siting development at the subject site seaward of the structures between 19 and 33 Bay Drive would be inconsistent with the character of surrounding development.

The City's certified local coastal program ("LCP") is not effective in Three Arch Bay because the area is not certified, but it can be used for guidance. The LCP generally requires a structural setback of 25 feet from the edge of the bluff or a setback ascertained by a stringline, whichever is more restrictive. The Commission has consistently required in Orange County that development be setback a minimum of 25 feet from the edge of a coastal bluff. The Commission has also recognized that in a developed area, where new construction is generally infilling and is otherwise consistent with the Coastal Act policies, no part of the proposed development should be built further seaward than a line drawn between the nearest adjacent corners of either decks or structures of the immediately adjacent homes.

In this case, the applicability of the 25 foot setback from the edge of a coastal bluff is moot since the proposed development is occurring on a bluff face. The use of a stringline therefore is the appropriate solution for determining the seaward extent of development considering that the proposed residential development is infill development. Taking this approach is reasonable and equitable since it would limit new development to the seaward extent of existing and approved development.

In the case of the proposed development, there are at least two ways to draw the development stringline. The first option would be to draw a stringline between the existing single family residence at 33 Bay Drive (five lots upcoast of the subject site) and the existing residence at 19 Bay Drive (Option 1, Exhibit 3). The rationale for using this stringline would be to acknowledge the development that is on the ground at the time the proposed development is being reviewed by the Commission. Presently, while homes have been approved and the foundations for several of the homes have been laid, the enclosed living spaces for the single family residences at 23 through 31 Bay Drive have not yet been constructed.

The second option would entail drawing the stringline between the existing residence at 19 Bay Drive and the residence approved by the Commission at 23 Bay Drive which is presently under construction (Option 2, Exhibit 3). These two properties immediately flank the subject site. The rationale for using the second option would be to acknowledge that construction of the residence at 23 Bay Drive has commenced and upon completion would be the structure typically used by the Commission to establish the stringline. A more restrictive development stringline would result under the second option.

The proposed development that is the subject of this coastal development permit amendment consists of changes to various elements of the foundation such as from conventional footings to caissons; removal of 7 linear feet of "Wall E" on the lower level, changing Walls "K", "L", and "M" to grade beam and caissons systems on the lower level; removal and replacement of 13 posts (3 on the Lower Level, 7 on the Mid Level); replacement of interior flooring, and demolition and replacement of the garage. Except for the following elements, the proposed development occurs landward of the most restrictive stringline: approximately 6 linear feet of the 24 foot long "Wall K", and Wood Posts "#5" and "#10" on the Mid-Level. Each of these elements which is beyond the stringline is surrounded by structures that either already exist or have already been approved in the Commission's 1998 approval of Coastal Development Permit 5-98-251. This development that already exists or which has already been approved encroaches further beyond the stringline than the development that is the subject of this amendment. Therefore, the development that is the subject of this amendment which is beyond the stringline would not increase impacts upon visual quality in the area. Therefore, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

#### **D. 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.*

### Stabilization of Site

The geologic reports submitted by the applicant indicate that there is an ancient landslide on the subject site (see Appendix A and Exhibit 7). The applicant's geologist has indicated that this landslide is secondary to the "parent" landslide which is present on the adjacent properties at 23-31 Bay Drive. This secondary ancient landslide was reactivated when the parent slide reactivated in the early 1990's. According to a geologic report prepared for the site in 1992, the slide was reactivated by an increase in groundwater flows which occurred as a result of a rise in the water table combined with heavy winter rains. The applicant's geologist's letter dated January 14, 2000, describes geology at the site as follows:

*The geologic conditions underlying the subject lot can be summarized generally as a variable thickness and local deposit of landslide debris, Pleistocene regressive marine and continental terrace deposits, and ultimately middle Miocene marine sedimentary bedrock assigned to the San Onofre Breccia. The San Onofre Breccia appears to have been intensely faulted locally, with an observed prominent high-angle and west dipping fault trending essentially sub-parallel to the easterly property boundary.*

In order to address concerns with the stability of the landslide debris and the loss of lateral support on the upcoast (west) property line due to a landslide at 23-31 Bay Drive, the applicant previously proposed under CDP 5-98-251 to install 19 caissons. These caissons were to be installed along the upcoast property line (adjacent to 23-31 Bay Drive) and perpendicular to Bay Drive under the existing stairs between the garage and the residence. The applicant's geologist indicated that, with the proposed measures, the site would have at least a 1.5 factor of safety.

Meanwhile, at its August 1998 hearing, the Commission approved Coastal Development Permit 5-97-371 (Conrad) for a comprehensive landslide remediation and shoring project at 23-31 Bay Drive. Coastal Development Permit 5-97-371 has been issued and the landslide stabilization system is presently under construction and is near completion. The stabilization system constructed on the adjacent site provides lateral stability to the subject site. This system provides at least a 1.5 factor of safety. In addition, the 11 caissons installed in the early 1990's and which were approved after-the-fact in the Commission's 1998 approval of Coastal Development Permit 5-98-251 (i.e. Caissons "#38" through "#48" as shown on Exhibit 10, page 5, provide redundancy to the stabilization of this portion of the lot provided by the shoring system at 23-31 Bay Drive.

Under Coastal Development Permit 5-98-251, the Commission approved the replacement of an existing retaining wall on the downcoast (eastern) property line with a 50 foot long retaining wall with conventional spread footings. Replacement of the retaining wall was necessary to accommodate the additions to the residence that were proposed at that time.

During implementation of the work approved under Coastal Development Permit 5-98-251 the applicant discovered that geologic conditions on the site were not as anticipated. Pre-historic faulting combined with groundwater conditions would render retaining walls and foundation elements with conventional spread footings unstable. Therefore, the applicant is proposing to change the foundations for the retaining walls on the site to caissons and grade beams. In addition, several foundation elements for the house are

proposed to be changed from conventional spread footings to caissons. In addition, the applicant is proposing the installation of subdrains as part of the retaining walls to direct water to a safe discharge point.

The applicant's geologist has stated that the retaining walls are needed to accomplish two objectives. The first objective was to construct retaining walls with embedment of the wall foundation into competent bearing materials. The second objective was to provide temporary shoring of slopes during construction as well as to provide permanent stabilization of the slope as part of a finished wall. In order to accomplish these objectives, several alternatives were considered. The first option was to install the previously proposed walls using the construction techniques previously contemplated. Under the previously contemplated scenario, an un-retained vertical cut of the slope was required. Due to the intensely faulted nature of the soils and the presence of groundwater, an un-retained slope was expected to fail causing damage to the subject site as well as damage to the property at 19 Bay Drive. The second option was to use temporary shoring and deepened conventional spread footings for the finished retaining wall. However, the second option would not provide adequate stability. The third option was the proposed retaining walls with a caisson foundation. This third option provides the necessary embedment into competent bearing materials and provides temporary and permanent shoring of the slope.

The proposed stabilization work is an acceptable method to achieve long-term stability of the site. Water entering the slope will be collected through an on-site drainage system to minimize off-site adverse impacts from erosion and would discharge in a manner that minimizes erosion. Also, according to the applicant's geologist, the subject development must be carried out in a manner which meets a minimum factor of safety of 1.5. The geotechnical consultant has determined that the proposed stabilization work is feasible from a geotechnical standpoint, would not result in adverse impacts to adjacent off-site properties and achieves a minimum factor of safety of 1.5.

The geotechnical reports indicate that the proposed development is feasible from a geotechnical standpoint. The geotechnical reports contain recommendations that, if incorporated into the proposed stabilization work design, would assure stability and structural integrity including foundation designs, minimum depth of caissons, and construction methods.

Section 30253 of the Coastal Act requires that new development minimize risks to life and property in areas of high geologic hazard. The applicant's geotechnical reports indicate that the subject site has been subject to stability problems in the past. As noted above, the applicant's geologist has stated that the project must achieve a minimum factor of safety of 1.5. This is proposed to minimize risks to life and property. The proposed retaining wall, according to information submitted by the applicant, will achieve a 1.5 factor of safety. Therefore, subject to the conditions below, the Commission finds that the project is consistent with Section 30253 because the project minimizes risks to life and property.

(a) Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the retaining walls and foundation elements have been provided in several reports and letters submitted by the applicant, including: *Response to Request for Additional Information, 21 Bay Drive, Laguna Beach, California* dated May 16, 2000 by Coastal Geotechnical, Inc. of Laguna Beach, California; *Geotechnical Response to California Coastal Commission Letter Dated February 15, 2000*, by Coastal Geotechnical dated April 5, 2000, *Geotechnical Response to Notice of Incomplete Application* by Coastal Geotechnical dated January 14, 2000; *Geologic Conditions, 21 Bay Drive, Three Arch Bay, Laguna Beach* by Coastal Geotechnical dated November 10, 1999, *Geologic Conditions, 21 Bay Drive, Three Arch Bay, Laguna Beach* by Coastal Geotechnical dated November 11, 1999; *Geologic Conditions Beneath Retaining Wall Along Southeast Portion of Site*, by Coastal Geotechnical dated September 2, 1999, *Engineering Geologic Review, Coastal Commission Letter dated July 14, 1998* by Coastal Geotechnical dated July 19, 1998; *Letter Report for Tieback Testing* to Bill Boehringer from Soil Engineering Construction, Inc. dated August 27, 1997; Letter from Specialty Construction Design to Morris Skenderian dated September 24, 1997; Letter from Coastal Geotechnical to Morris Skenderian Architects dated July 19, 1998; *Engineering Geologic Investigation - 21 Bay Drive, Laguna Beach*, prepared for Gerald Raymond by Coastal Geotechnical dated August 8, 1992. Adherence to the recommendations contained in these reports is necessary to ensure that the work proposed under this amendment assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requires the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The applicant has not submitted evidence that the final development plans conform to the recommendations spelled out in the above referenced documents. In order to assure the safety of the development, these plans must be reviewed by a qualified professional and a determination must be made that the plans conform with the geologic recommendations. Therefore, as a condition of approval, the Commission finds that it is necessary to impose Special Condition 3, which requires the applicant to submit final revised plans, subject to the review and approval of the Executive Director, which include signed statements of the appropriately licensed professional certifying that the final revised plans incorporate the geotechnical recommendations.

(b) Assumption-of-Risk Deed Restriction

Since the site has been subject to stability problems from landsliding and is a shorefront development which may be subject hazards from coastal erosion, wave attack and similar natural hazards, the Commission finds that, as a condition of approval, the applicant and all landowners of the subject site must record an assumption-of-risk deed restriction to inform the applicant and all current and future owners of the subject site that the site is subject to hazards from landslides and coastal erosion/wave attack.

The proposed project involves stabilizing a slope to protect existing structures such as the existing residence and Bay Drive. The applicant's geotechnical consultants assert that the proposed stabilization work is designed in a geotechnically safe manner. However,

geotechnical evaluations do not guarantee that future bluff retreat or further landslides will not affect the stability of the proposed stabilization work. There is always some risk of an unforeseen natural disaster, such as an unexpected landslide due to an unknown failure plane, erosion of the bluff due to unusually large waves, among other hazards, that would result in complete or partial destruction of the site or the development.

In case such an unexpected event occurs on the subject property, the Commission attaches Special Condition 1, which requires recordation of a deed restriction whereby the landowner assumes the risks of extraordinary erosion and geologic hazards of the property and accepts sole responsibility for the removal of any structural debris resulting from landslides, slope failures, erosion, and waves on the site.

The Commission further finds that Special Condition 1 must be attached because recordation of the deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

In addition, even though there is a potential for future geologic hazard, no one can predict when or if there might be bluff failure that would affect the proposed development since such failure appears to be episodic in nature. Special Condition 1 also requires that the landowner assume the risks of extraordinary erosion and geologic hazards of the property and waives any claim of liability on the part of the Commission or its officers, agents, and employees for any damage due to these natural hazards; in addition, the landowner accepts sole responsibility for the removal of any structural debris resulting from landslides, slope failures, or erosion on the site.

(c) Conclusion (Geologic Hazards)

Therefore, as conditioned for: 1) recordation of a deed restriction for assumption-of-risk, and 2) the incorporation of geotechnical recommendations of the applicant's geologist, the Commission finds that the proposed development is consistent with Section 30253 of the Coastal Act.

**E. SHORELINE PROTECTIVE DEVICES**

Section 30235 of the Coastal Act states, in relevant part:

*Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.*

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

*New development shall:*

*(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.*

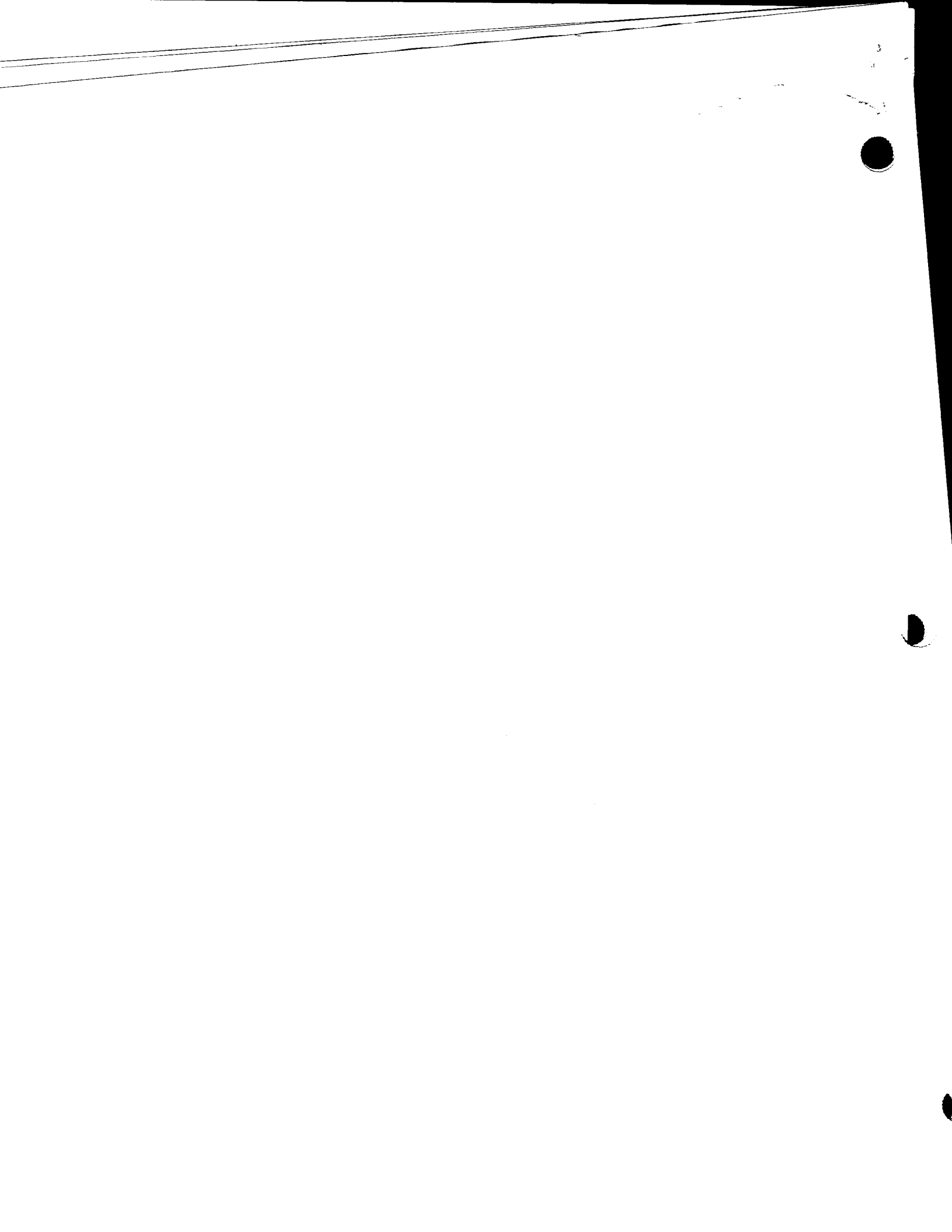
The subject site includes bluff face and sandy beach. The proposed development will occur upon the bluff face adjacent to the sandy beach. The subject beach is a deep pocket beach approximately 1,400 feet long flanked by headlands that project seaward from either end of the crescent shaped beach by about 800 feet. The subject coastal development permit amendment includes site stabilization work that involves construction of a retaining wall. The firm of Noble Consultants prepared a coastal engineering assessment contained within the following letters and reports: *Coastal Engineering Assessment, Coastal Development Permit Application 5-97-371, Shoring Wall and Bluff Repair at 23-31 Bay Drive, Laguna Beach, California*, prepared by Noble Consultants, Inc. of Irvine, California, dated April 2, 1998; *Necessity of Shoreline Protective Device, Coastal Development Permit Application 5-97-371, Shoring Wall and Bluff Repair at 23-31 Bay Drive, Laguna Beach, California*, prepared by Noble Consultants, Inc. of Irvine, California, dated May 12, 1998. The applicant references the above analyses in their evaluation of the effects of wave attack and bluff retreat on the proposed development. The applicant's engineer finds that the assessment prepared for the adjacent sites is also applicable to the subject site. These letters and reports provide evaluations of the adjacent site and local and subregional shoreline processes of the Laguna Beach Mini Cells littoral system. The littoral system consists of the bluffs, rocky shoreline, and cove beaches that start at the north at the Corona del Mar bluffs (just south of the Newport Harbor entrance) to Dana Point Harbor at the south adjacent to the Dana Point Headlands promontory.

#### **1. Construction Which Alters Natural Shoreline Processes (Section 30235)**

The proposed project involves the construction of caisson retaining walls that would prevent the movement of landslide material and fractured soils from the subject site. By preventing the movement of landslide material and fractured soils, bluff retreat on the site is limited, thus reducing the amount of bluff material for natural beach replenishment. Bluff retreat is caused in part by wave attack at the toe of a coastal bluff, which leads to bluff erosion. Bluff retreat and erosion are natural shoreline processes. Therefore, the proposed project involves construction which alters natural shoreline processes. Thus, the Commission must approve the proposed stabilization measures only if they are: 1) required to protect existing structures, and 2) designed to mitigate adverse impacts on shoreline sand supply.

#### **2. Protection of Existing Structures (Section 30235)**

As described above, the proposed caisson retaining walls would alter natural shoreline processes. The proposed retaining walls would provide temporary support during construction of the wall, as well as providing permanent support for the existing structures on site as well as the structures on the adjacent site at 19 Bay Drive. Therefore, the Commission finds that the proposed retaining wall is needed to protect existing structures.



SOUTH LAGUNA

PACIFIC OCEAN

THREE ARCH BAY

951

971

Subject Site

MONARCH BAY COMMUNITY STREETS  
ALSO KNOWN AS MONARCH BAY DR

- 1 QUEEN CATHERINE CT
- 2 EMPRESS WY
- 3 CONWAY DR
- 4 QUEEN ANN CT
- 5 LOUIS XIV CT
- 6 KING JOHN LN
- 7 KING WILLIAM CT
- 8 KING FREDERICK LN
- 9 KING CHARLES DR
- 10 KING CHARLES TRL LN
- 11 KING FERDINAND IV PT
- 12 BEACH CLUB DR
- 13 SURF BREAKERS DR
- 14 SUNF CAST DR

SEE ▽ H3

- 1 BAYCAST PL
- 2 TAMMY POINT
- 3 PACIFIC HARBOR
- 4 ROCKPORT
- 5 RIDGELINE CT
- 6 SANDSTONE CT
- 7 WINDY WATER CT
- 8 STONECAST
- 9 CROSSBEEK
- 10 WINDLEFT PT

SEE ▽ J6

- 1 SAND CASTLE CT
- 2 SPIN WHIPP CT
- 3 SANDY LAKE CT
- 4 RISING TIDE CT
- 5 SCARBOROUGH CT
- 6 SEA HIDE WY
- 7 STARRISH WY
- 8 SUNFISH WY

SEE ▽ G1

- 1 MEN CHARCOON
- 2 PLOMET CLUSE

SEE ▽ J6

- 1 ST OF THE ANCHOR LANTERN
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- 4 ST OF THE STARBOARD LANTERN
- 5 ST OF THE PORT LANTERN
- 6 ST OF THE COVE LANTERN

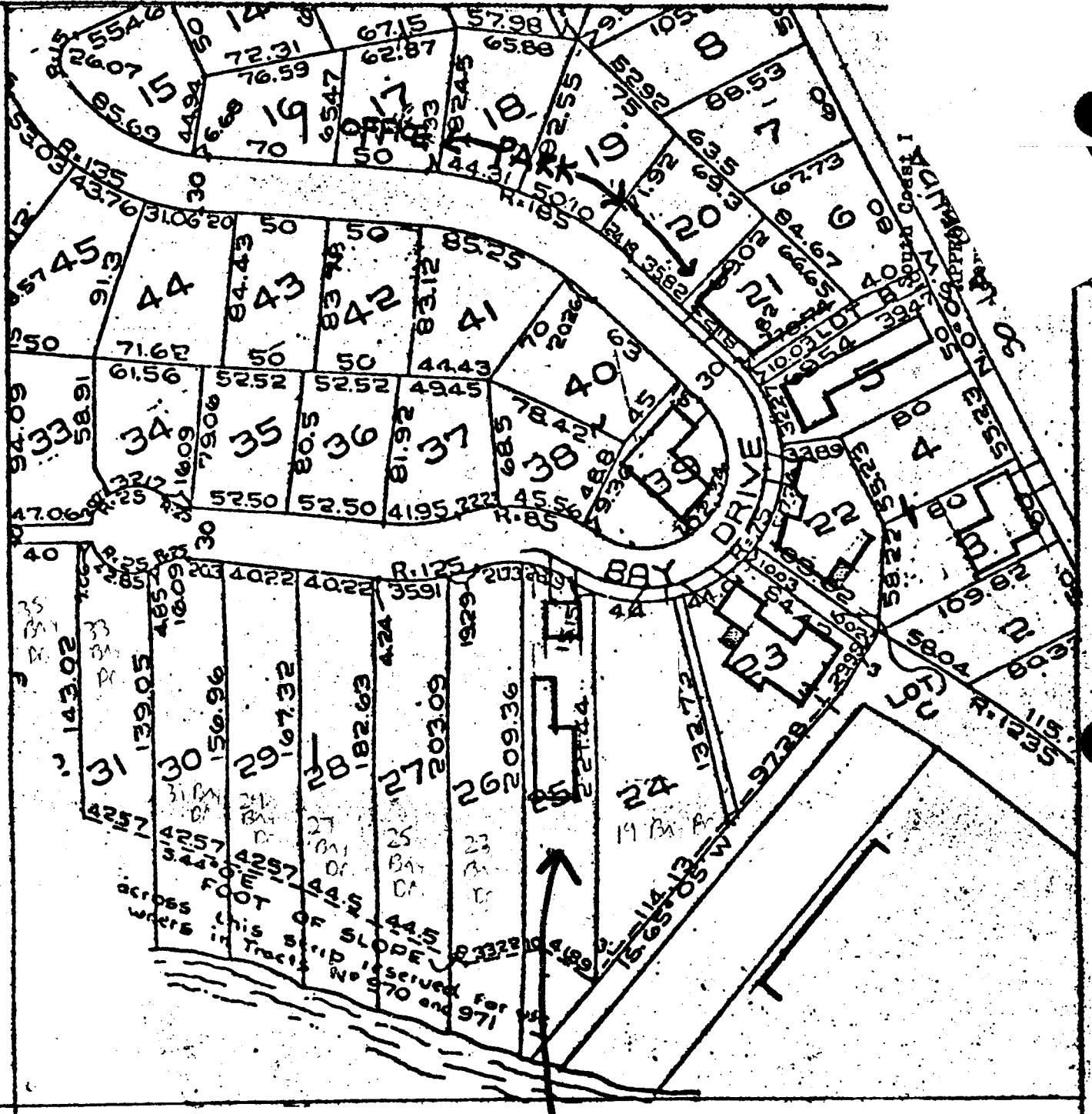
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- 1 SEA GRILL CT
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- 4 DIVERS CT
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- 9 MORNING STAR LN

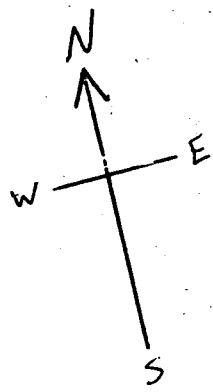
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 PAGE 1 OF 2

DANA POINT HARBOR

VICINITY MAP



Subject Site



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PAGE 2 OF 2

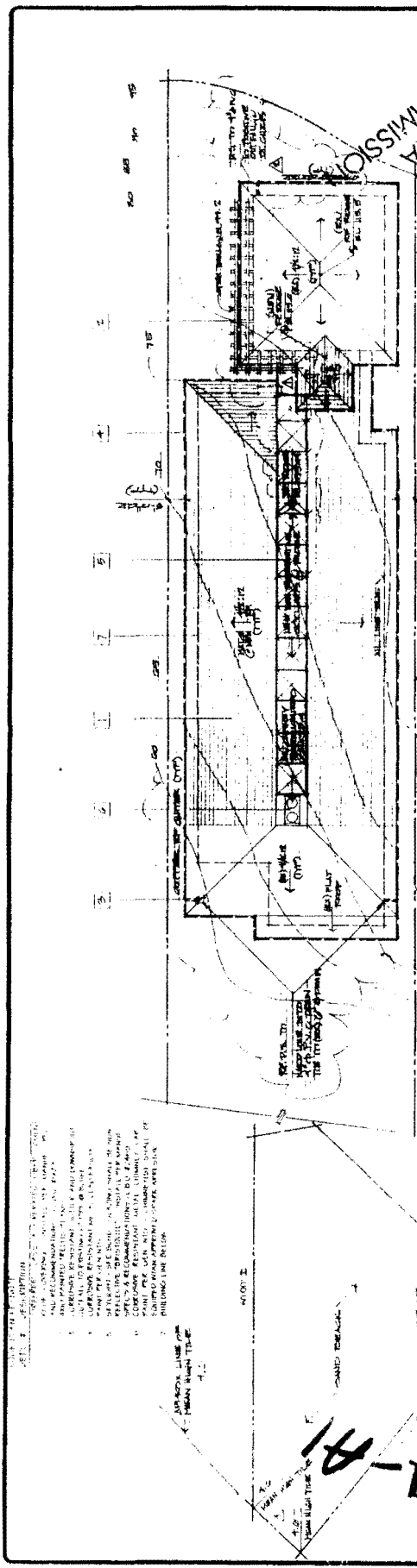
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**EXHIBIT 1**

**EXHIBIT 2**

**ROOF PLAN**

**SITE PLAN**

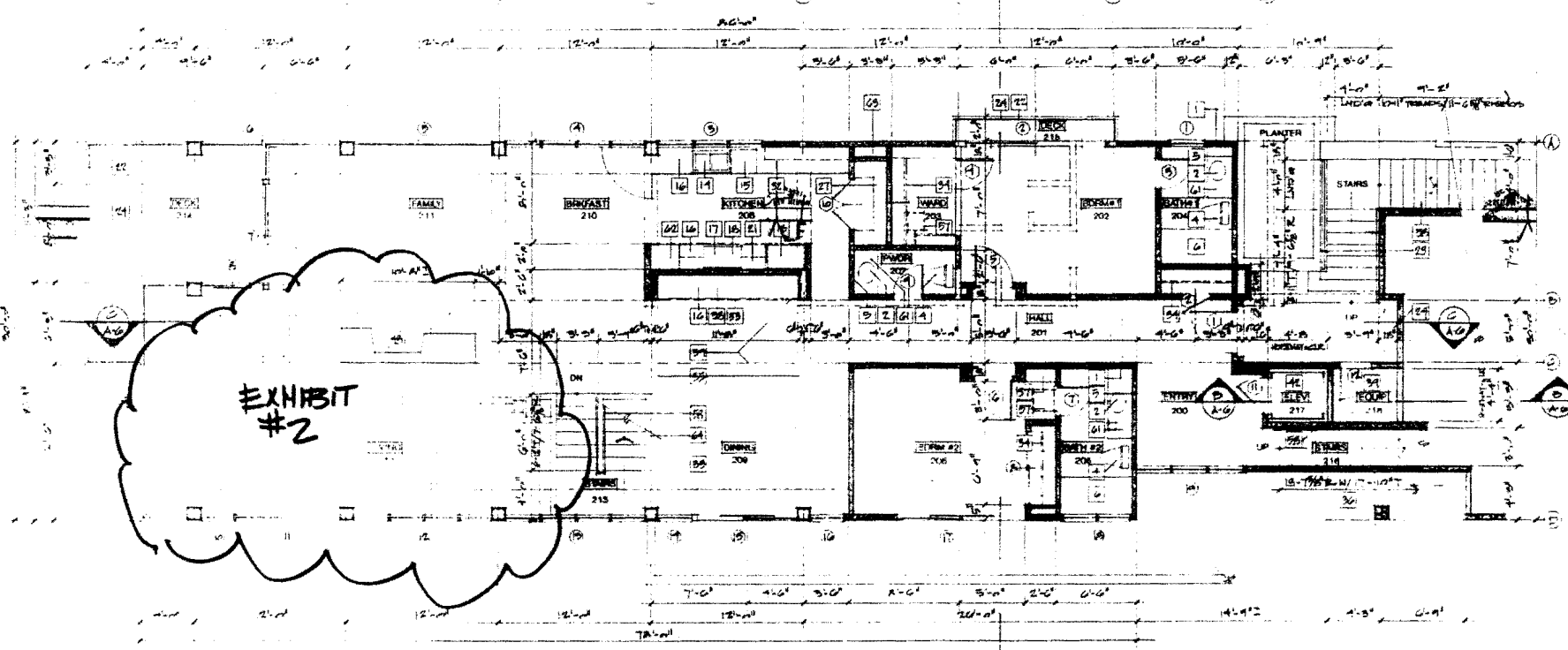
**NOTES:**

1. ALL UTILITY LINES SHALL BE OBTAINED AND EXAMINED DEEPER THAN 9" A COPY OF THE RESULTS SHALL BE PROVIDED TO THE CITY PRIOR TO COMMENCING CONSTRUCTION.
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PAGE 1 OF 12

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MID-LEVEL FLOOR PLAN

FLOOR PLAN KEYNOTES:

- 1. STESSES: MACHING CABINET CONCEALED
- 2. REFRIG. MERIN W/ FRIDGE LATH
- 3. PLANTER: SEE PLUMB FUTURE SCHED
- 4. FINISH: SEE INT. FINISH SCHED
- 5. JUNCTION: GLASS DOOR/ENCLOSURE, FLED 3 WALLS TO 211
- 6. WATER: SEE PLUMB FUTURE SCHED
- 7. METAL: 1/2" POLYMO PL - SEE INT. FIN. SCHED
- 8. TUBSHOWER: FLOOR SHATTERPROOF - GLASS
- 9. COVER ENCLOSURE & TREAD WALLS TO ELEVATOR PAPER DISPENSER, CEILING
- 10. GALVANIZED W/ TILED DECK, SHIRT AND BATHS - PRE-CAST FOR FLOOR, SEE PLUMB FUTURE SCHED
- 11. ACCESS PANEL: CALZADA FOR PUMP, 30" X 30" MIN. (SEE ORIGINAL DRAWING) AND 30" X 30" MIN.
- 12. TILED SHOWER DECK
- 13. 1/2" TILED FLOOR
- 14. TILED BAY
- 15. PERGOLA: SEE INT. FIN. SCHED FOR 1/2" TILED BAY
- 16. FINISH: SEE PLUMB FUTURE SCHED
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- 21. MICROWAVE - SEE APPLIANCE SCHED
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- 23. PIPE QUADRANT - 36" X 48" SEE DETAIL 10/11
- 24. DECK DRAIN
- 25. STUCCO QUADRANT - 36" X 48" SEE DETAIL 10/11
- 26. FLOOR DRAIN W/ SELF CLEANING TRAP
- 27. PARTITION WALL SHEETS
- 28. 3/8" THK. TYPE 'X' GYP. DECK @ WALLS & 1/2" THK. BOARD UNDER STAIRS
- 29. STORAGE CAB W/ ADJ. SHELVES
- 30. W/ INCH
- 31. LINEN WARD. SHELF
- 32. 1/2" THK. GYP. DECK
- 33. LIN. OF SLOTT
- 34. SHELF & POLISH
- 35. 1/2" THK. GYP. DECK @ WALLS & 1/2" THK. BOARD UNDER STAIRS
- 36. LIN. OF BUILDING ADV.
- 37. GLASS SHELVES
- 38. BUILT-IN CABINETS - SEE INT. FIN. SCHED
- 39. ELEVATOR EQUIPMENT ROOM
- 40. 2" X 4" STUD WALL
- 41. 1/2" THK. GYP. DECK @ ELEVATOR SHAFT
- 42. 3/8" THK. TYPE 'X' GYP. DECK @ ELEVATOR SHAFT
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FLOOR PLAN NOTES:

- 1. ALL WEATHER EXPOSED SURFACES SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THE EXTERIOR OPENINGS SHALL BE FLASHED IN THE PROPER MANNER AS TO MAKE THEM WATER TIGHT.
- 2. ALL NEW WORKING PRESIPACING WALLS SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE ULTRAVIOL SAFETY TEST HAS BEEN IDENTIFIED BY A PERMANENT LABEL.
- 3. REFER TO RFP VARIOUS FOR ELECTRICAL AND MECHANICAL INFORMATION NOT SHOWN HERE.

WALL LEGEND:

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
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COASTAL COMMISSION

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REVISIONS	BY

**MSA**

Mechanical Systems Associates, Inc.  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: (310) 277-0000  
Fax: (310) 277-0001  
www.msa.com

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.

OWNER	
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**MMSA**

Multiple copies of this drawing shall be prepared in accordance with the following requirements:

- 1. All drawings shall be prepared on a standard size of paper.
- 2. All drawings shall be prepared on one side of the paper.
- 3. All drawings shall be prepared in black ink on a white background.
- 4. All drawings shall be prepared in accordance with the standard of the American Institute of Architects.
- 5. All drawings shall be prepared in accordance with the standard of the American Society of Civil Engineers.
- 6. All drawings shall be prepared in accordance with the standard of the American Society of Mechanical Engineers.
- 7. All drawings shall be prepared in accordance with the standard of the American Society of Electrical Engineers.
- 8. All drawings shall be prepared in accordance with the standard of the American Society of Heating, Refrigerating and Air-Conditioning Engineers.
- 9. All drawings shall be prepared in accordance with the standard of the American Society of Public Health Engineers.
- 10. All drawings shall be prepared in accordance with the standard of the American Society of Sanitary Engineers.
- 11. All drawings shall be prepared in accordance with the standard of the American Society of Mechanical Engineers.
- 12. All drawings shall be prepared in accordance with the standard of the American Society of Civil Engineers.

21 BAY DRIVE  
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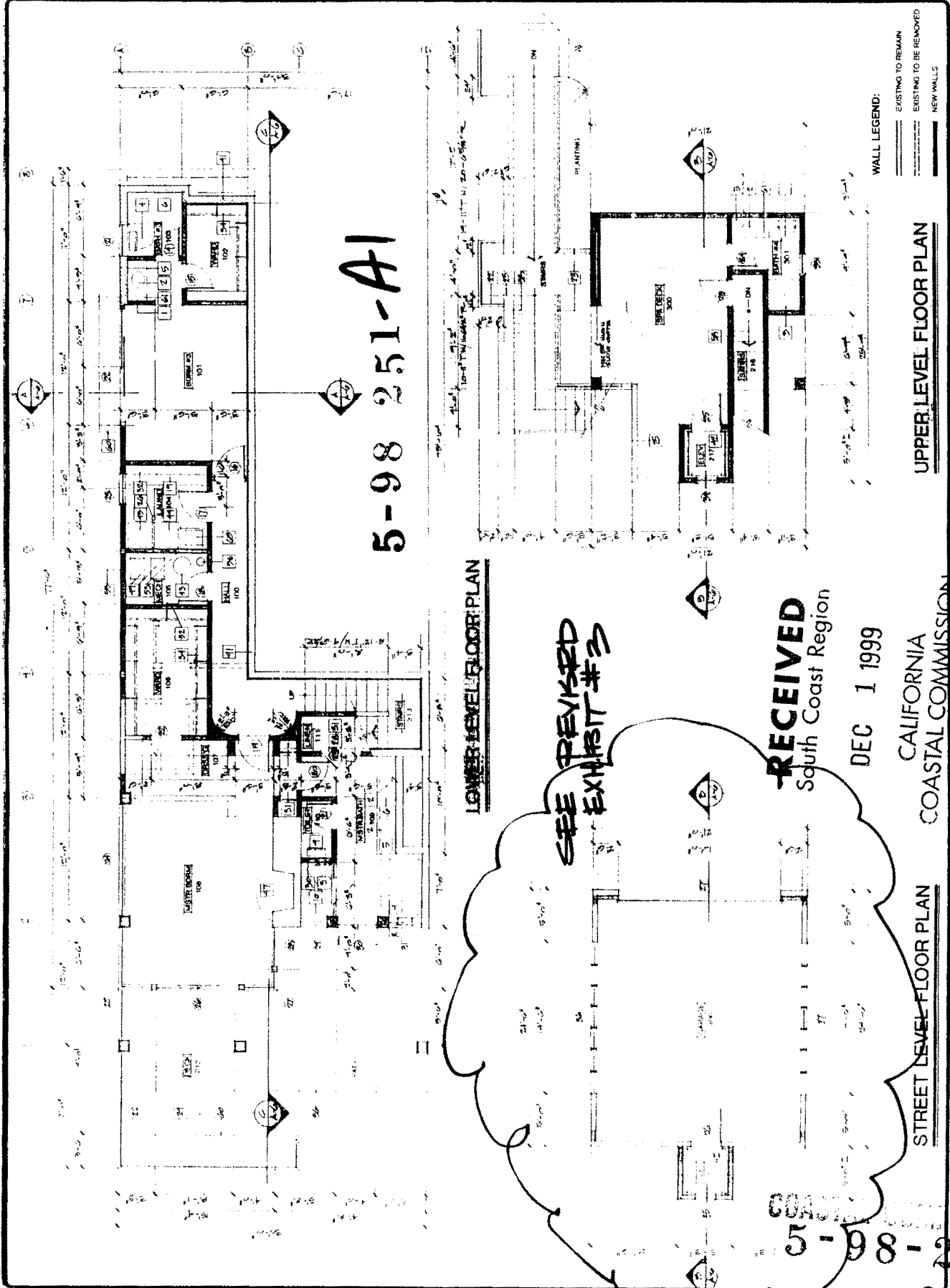
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South Coast Region

DEC 1 1999

CALIFORNIA  
COASTAL COMMISSION

COASTAL COMMISSION  
5-98-251-A

EXHIBIT # \_\_\_\_\_  
PAGE **3** OF **12**

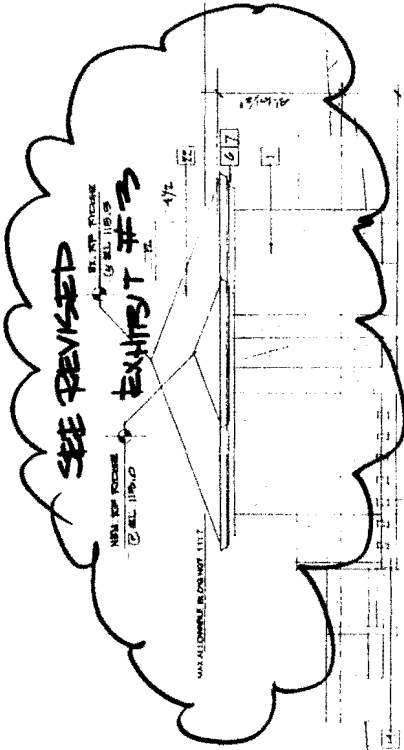
2/17/1998	40	



21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA

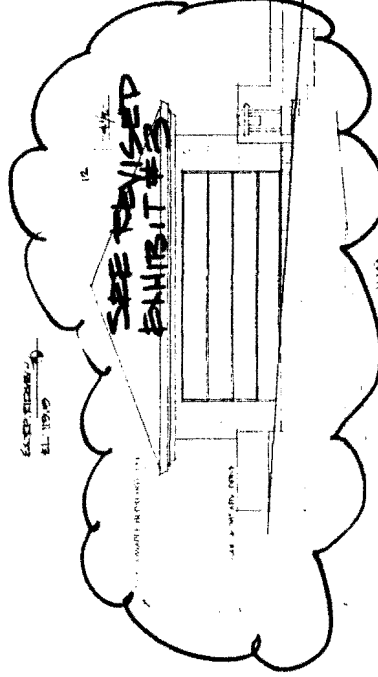
DATE	2/17/1998	SCALE	1/4" = 1'-0"
BY	J. A. JOHNSON	CHECKED	J. A. JOHNSON
PROJECT	21 BAY DRIVE		

A-3



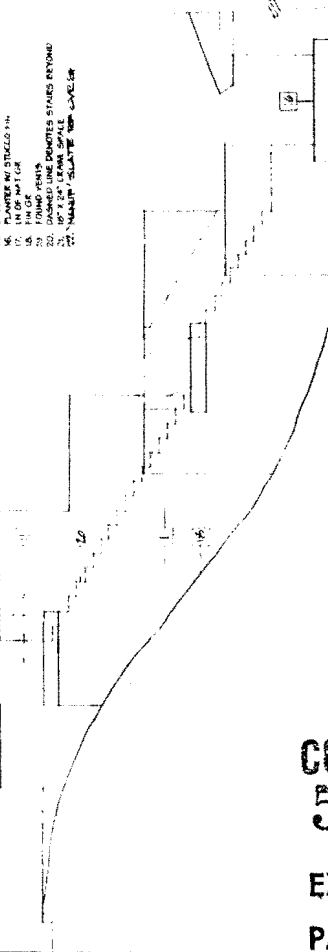
REAR ELEVATION-SOUTH

5-98-251-A1



FRONT ELEVATION-NORTH

- ELEVATION NOTES:**
1. FINISH FLOOR TO BE 2" ABOVE FINISH GRADE.
  2. EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
  3. EXTERIOR WALLS TO BE PAINTED PER AIA 9000.
  4. STUCCO OVER 1/2" GYPSUM BOARD ON EXTERIOR WALLS.
  5. STUCCO TO BE IN ACCORDANCE WITH LOCAL CODES.
  6. PAINTED METAL GUTTER & DOWN SPOUTS.
  7. METAL GUTTER & DOWN SPOUTS TO BE ALUMINUM.
  8. EXTERIOR ROOF TO BE 18" PLYWOOD ON 2" X 12" JOISTS.
  9. ROOF TO BE IN ACCORDANCE WITH LOCAL CODES.
  10. TO CLASH WITH STUCCO FINISH.
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STAIR ELEVATION

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5-98-251-A1  
EXHIBIT # 2  
PAGE 4 OF 12

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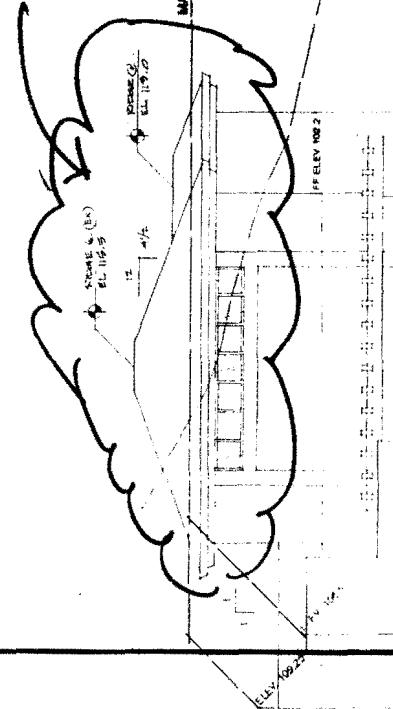

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA

DATE	5/27/99
SCALE	1/8" = 1'-0"
NO.	13
REV.	
BY	AS
CHECKED	AS

A-4

SEE REVISED  
EXHIBIT #3

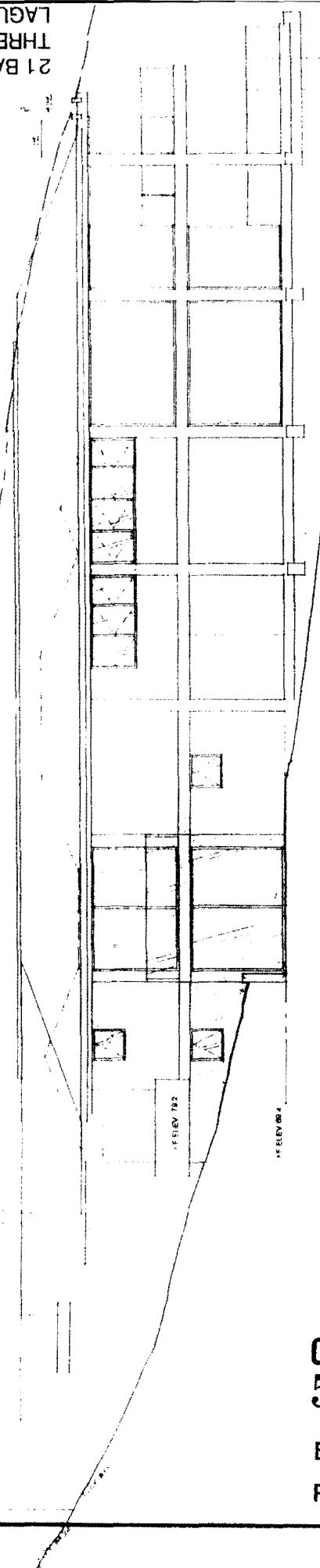
MAX BLDG. HGT ELEV 1117



MAX ALLOW. BLDG. HGT. 75' ABOVE FIN. GRADE

**5-98 251-A1**

SECTION  
EX. 102 A, B,  
(SEE STORES)  
PLAN  
SECTION NOT TO SCALE



LINE ELEV. INDICATING FIN. FILL

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RIGHT SIDE ELEVATION - WEST  
1/8" = 1'-0"

COASTAL COMMISSION  
**5-98-251-A1**

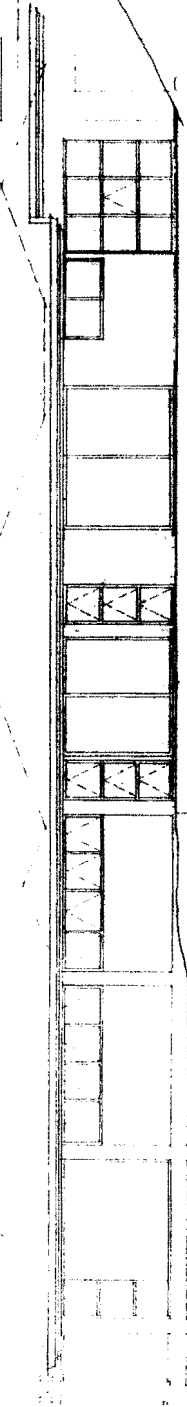
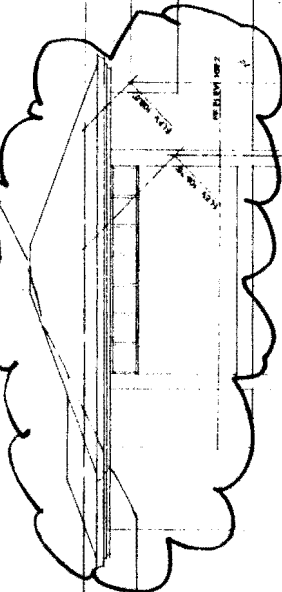
EXHIBIT # 2  
PAGE **5** OF **12**

5-98-251-A1  
SEE REVISED  
EXHIBIT #3



MAX. BLDG. HGT. BLDG. 111.7

MAX ALLOW BLDG. HGT. 70' - 0" ABOVE FIN. GRADE



W/ILL. INTERIOR GARAGE

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA

NO. 1	DATE	12/1/99
NO. 2	DATE	
NO. 3	DATE	
NO. 4	DATE	
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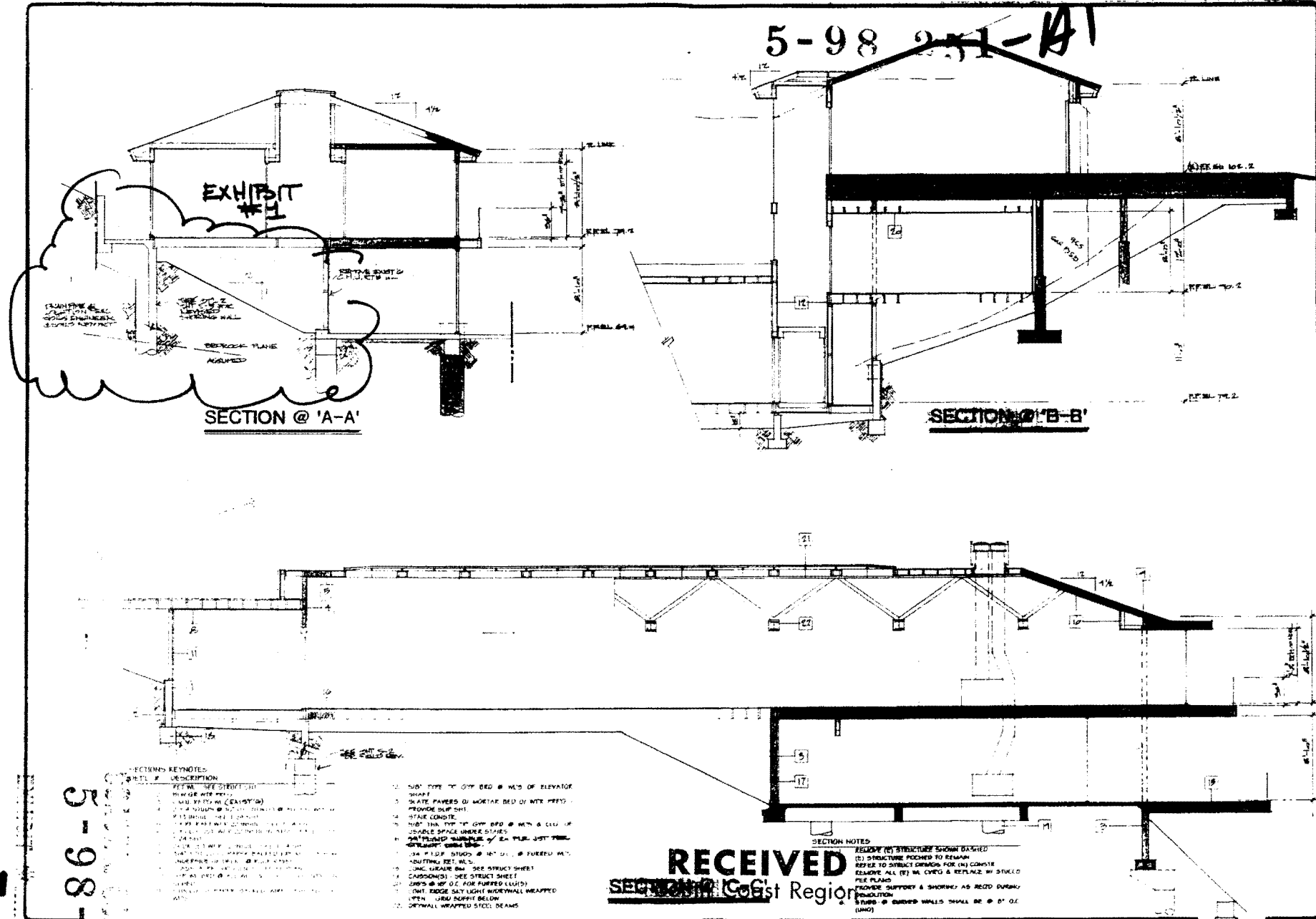
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LEFT SIDE ELEVATION - EAST

COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # \_\_\_\_\_  
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EXHIBIT #11

SECTION @ 'A-A'

SECTION @ 'B-B'

SECTIONS KEYNOTES:

- | KEYNOTE | DESCRIPTION             |
|---------|-------------------------|
| 1       | 2" MIN. SEE SHEET 101   |
| 2       | 1/2" MIN. SEE SHEET 101 |
| 3       | 1/2" MIN. SEE SHEET 101 |
| 4       | 1/2" MIN. SEE SHEET 101 |
| 5       | 1/2" MIN. SEE SHEET 101 |
| 6       | 1/2" MIN. SEE SHEET 101 |
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| 18      | 1/2" MIN. SEE SHEET 101 |
| 19      | 1/2" MIN. SEE SHEET 101 |
| 20      | 1/2" MIN. SEE SHEET 101 |
| 21      | 1/2" MIN. SEE SHEET 101 |
| 22      | 1/2" MIN. SEE SHEET 101 |

SECTION NOTES

- REMOVE (E) STRUCTURE SHOWN DASHED
- STRUCTURE POWER TO REMAIN
- REFER TO STRUCT DRAWING FOR (M) CONCRETE
- REMOVE ALL (E) IN CONTOUR & REPLACE BY STUCCO
- SEE PLAN
- PROVIDE SUPPORT & SHORING AS REQD DURING
- DEMOLITION
- STUCCO @ EXTERIOR WALLS SHALL BE @ 2" O.C.
- (1/4")

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REVISION	DATE	BY

MSA

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.

DATE	BY

A-6

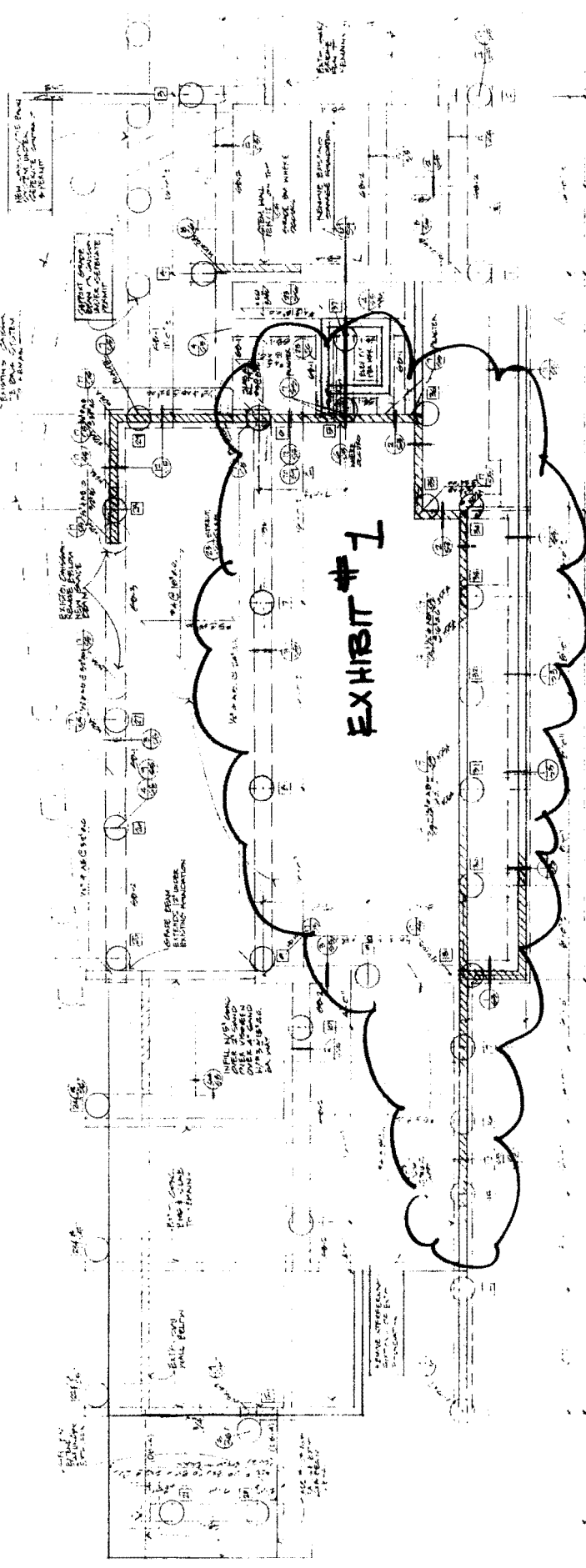
5-98-251-A1

Harold Larson Structural Design  
 1437 Alameda  
 Laguna Beach, CA 92651  
 494 497 5203

BOEHRINGER RESIDENCE  
 21 BAY DRIVE  
 LAGUNA BEACH, CALIFORNIA

FOUNDATION PLAN

SHEET 8-2



FOUNDATION PLAN

SECTION SEQUENCE

MARK	NO. OF	REP. IN	AS TEST	WEEP	TOTAL
CB-1	10	10	10	10	10
CB-2	10	10	10	10	10
CB-3	10	10	10	10	10
CB-4	10	10	10	10	10
GB-1	10	10	10	10	10
GB-2	10	10	10	10	10
GB-3	10	10	10	10	10
GB-4	10	10	10	10	10
SS-1	10	10	10	10	10
SS-2	10	10	10	10	10
SS-3	10	10	10	10	10
SS-4	10	10	10	10	10

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FOUNDATION NOTES

1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FOUNDATION CODE AND THE 1997 EDITION OF THE INTERNATIONAL BUILDING CODE.
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 1997 EDITION OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA FOUNDATION CODE.
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10. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 1997 EDITION OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA FOUNDATION CODE.

5-98-251-A1

5-98 251-A1

Harold Larson structural design  
1437 Alhambra Laguna Beach CA 92651  
497 5203

BOEHRINGER RESIDENCE  
21 BAY DRIVE  
LARKIN BEACH CALIFORNIA

MID LEVEL  
FLOOR FRAMING PLAN

SHEET  
5-3

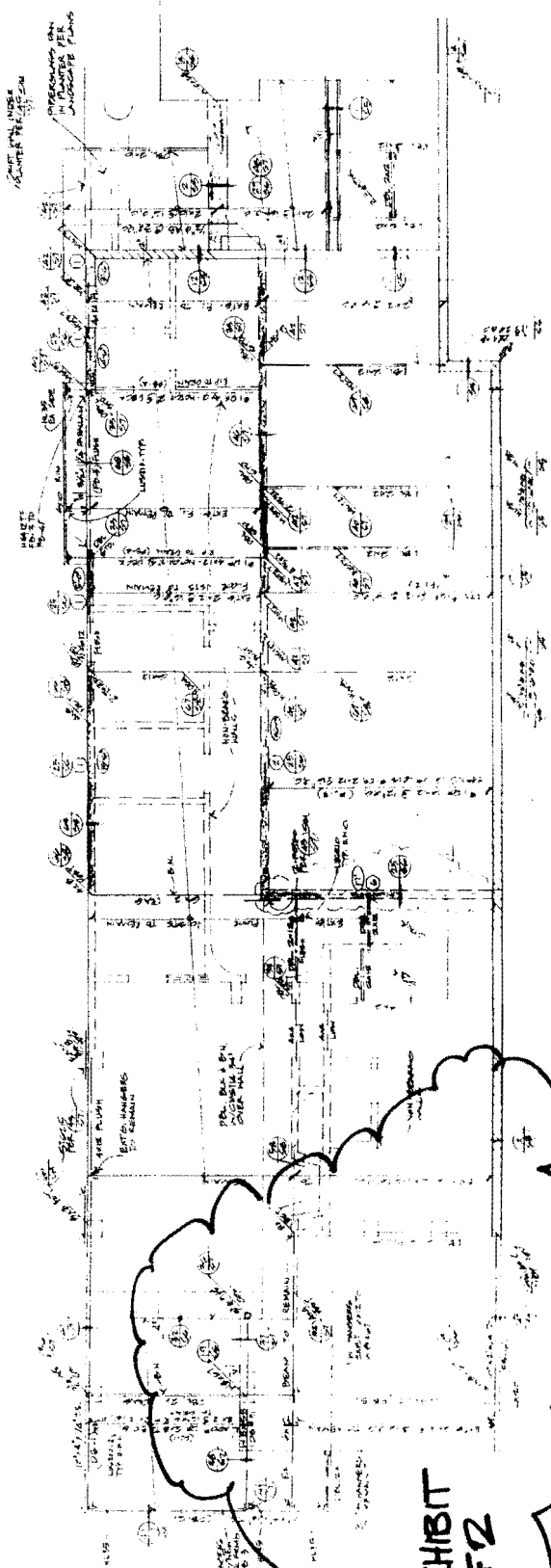
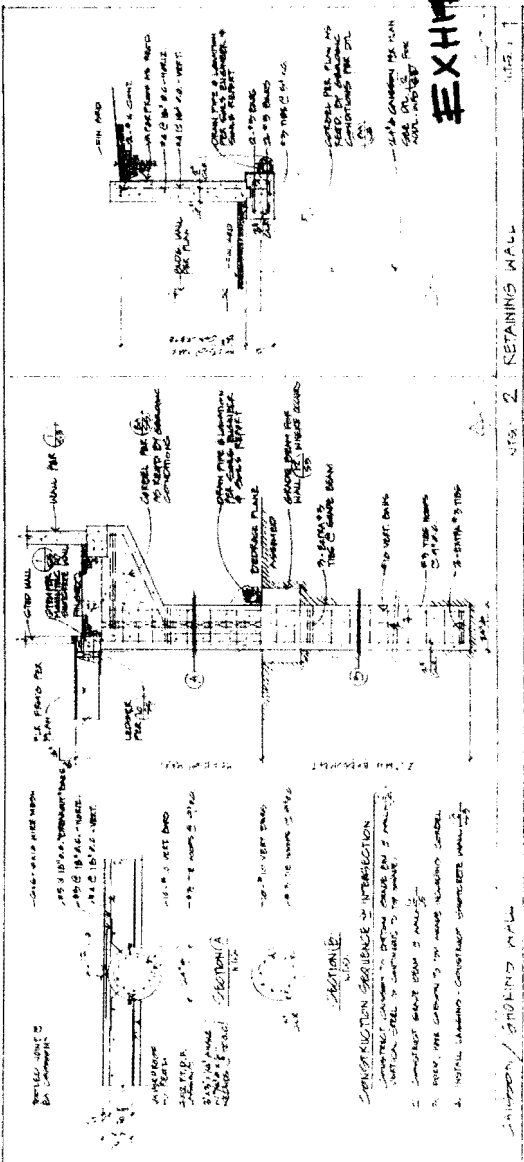


EXHIBIT #2

MID LEVEL FLR. FRAMING PLAN

NOTES: SEE LIST OF DRILL BITS & ANCHOR BOLTS ATTACHED



SECTION 2 RETAINING WALL

SHEAR WALL SCHEDULE

MARK	FINISHING	REINFORCING	FORMWORK	PLATE FINISHING
1	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
2	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
3	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
4	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
5	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
6	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
7	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
8	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
9	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
10	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
11	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
12	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
13	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
14	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.
15	CONCRETE	NO. 4 @ 12" O.C.	18" X 24" @ 12" O.C.	NO. 4 @ 12" O.C.

1. ALL WALLS TO BE FINISHED WITH INTERIOR PLASTER & PAINT.
2. ALL WALLS TO BE FINISHED WITH EXTERIOR PLASTER & PAINT.
3. ALL WALLS TO BE FINISHED WITH INTERIOR & EXTERIOR PLASTER & PAINT.
4. ALL WALLS TO BE FINISHED WITH INTERIOR & EXTERIOR PLASTER & PAINT.
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13. ALL WALLS TO BE FINISHED WITH INTERIOR & EXTERIOR PLASTER & PAINT.
14. ALL WALLS TO BE FINISHED WITH INTERIOR & EXTERIOR PLASTER & PAINT.
15. ALL WALLS TO BE FINISHED WITH INTERIOR & EXTERIOR PLASTER & PAINT.

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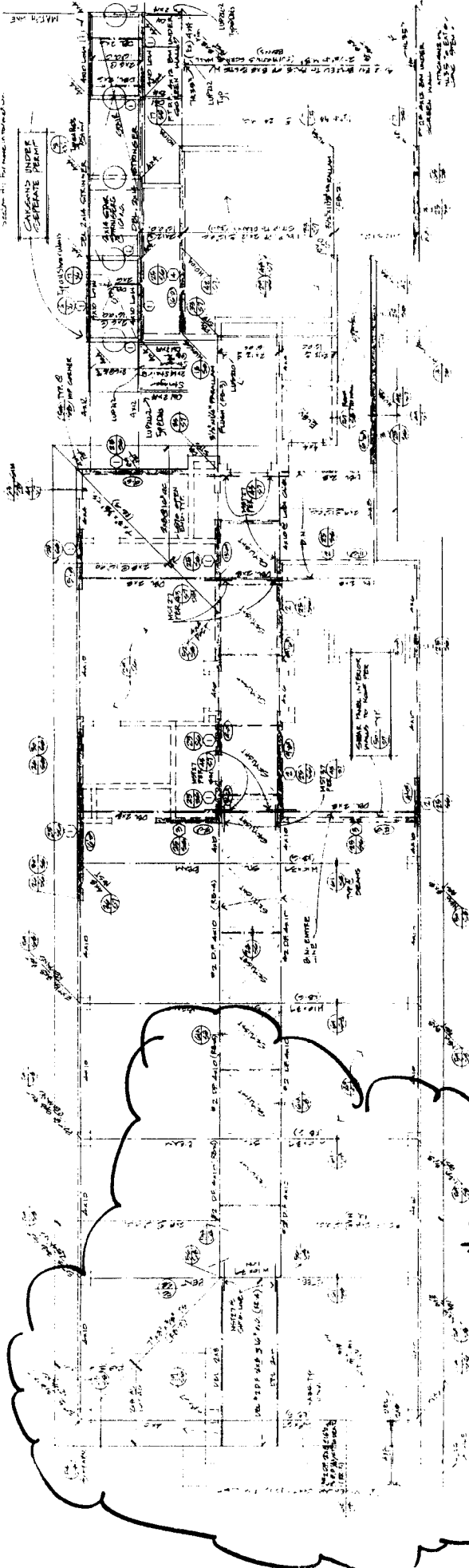
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5-98-251-A1

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PAGE 9 OF 12

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harold larson structural design  
1427 blinngrfs laguna beach ca 92651  
949 497 5203 fax 919 437 4371

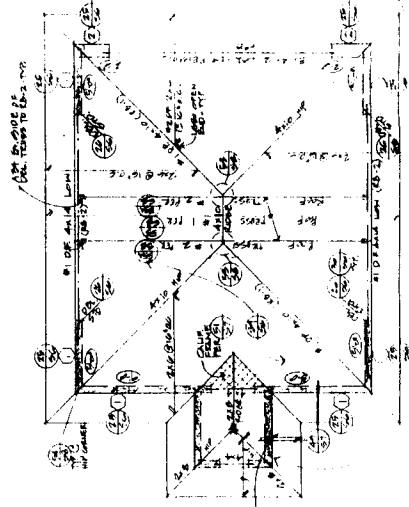
BOEHRINGER RESIDENCE  
21 BAY DRIVE  
LAGUNA BEACH, CALIFORNIA  
ROOF FRAMING PLAN/SPA  
GARAGE/BRIDGE FLR FRM  
SHEET 5-4



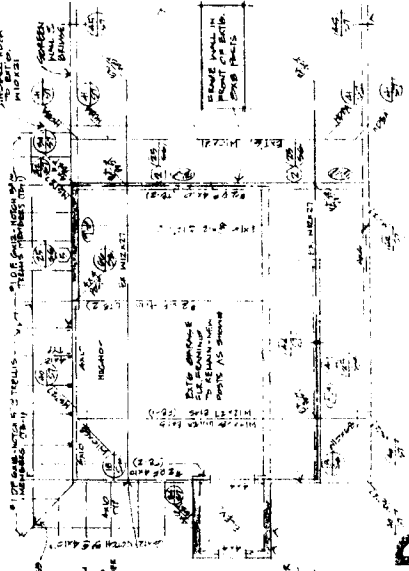
ROOF FRAMING/SPA FLOOR FRAMING PLAN

NOTES: REFER TO SHEET #2 FOR GENERAL SCHEDULE & NOTES.  
DR. JUST ON COL BULLS WOULD ADD BEAMS, ETC.

EXHIBIT #2



GARAGE ROOF FRAMING PLAN



GARAGE/BRIDGE FLR. FRAMING

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5-98-251-A1  
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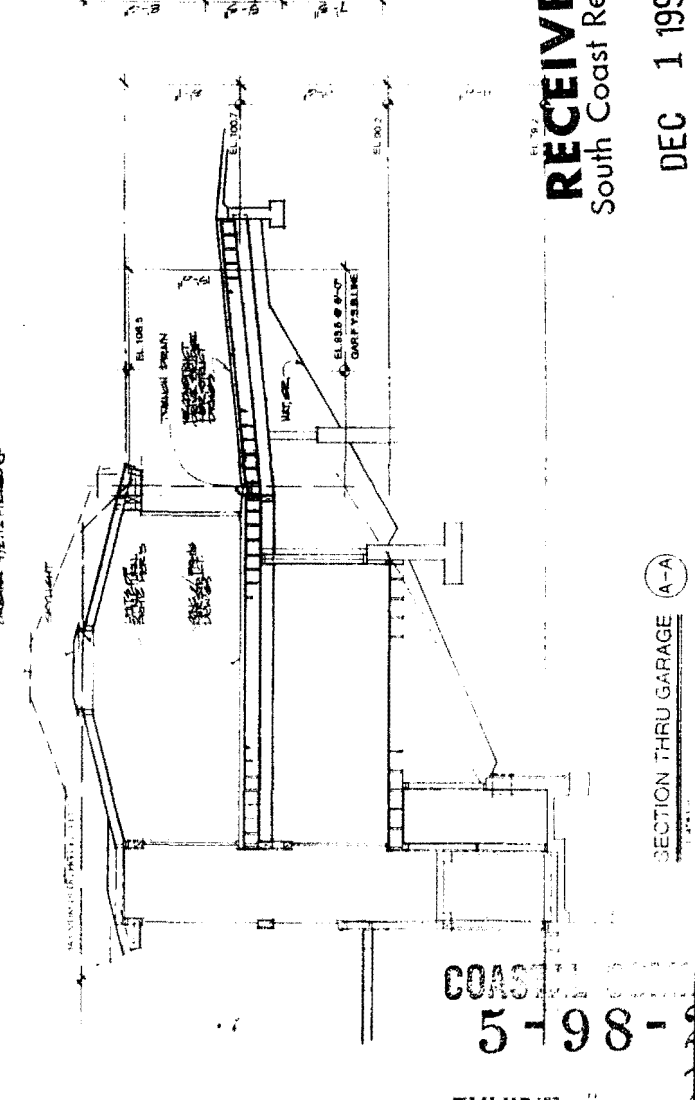
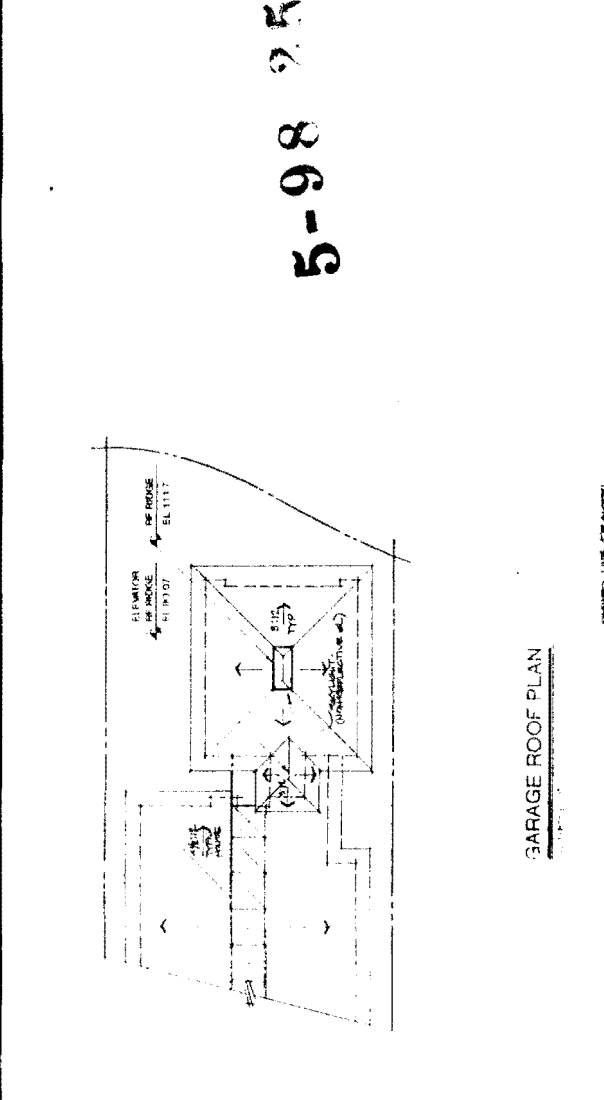
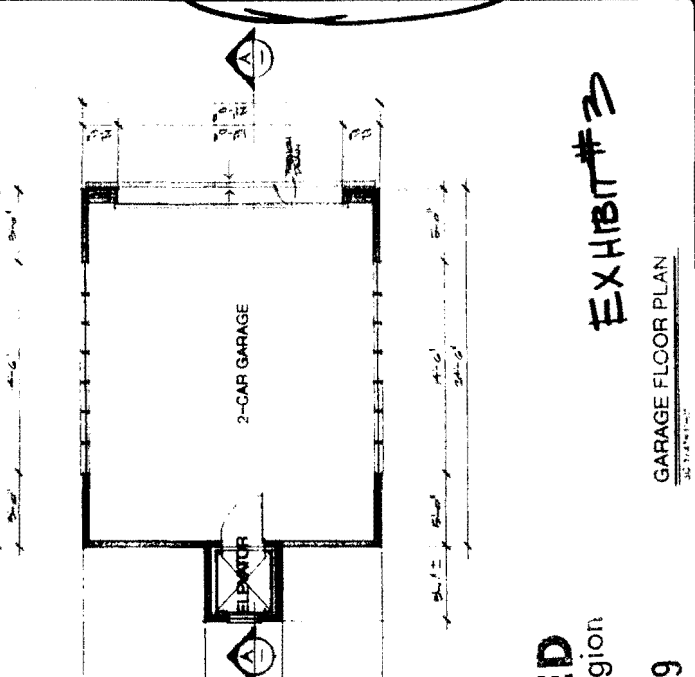
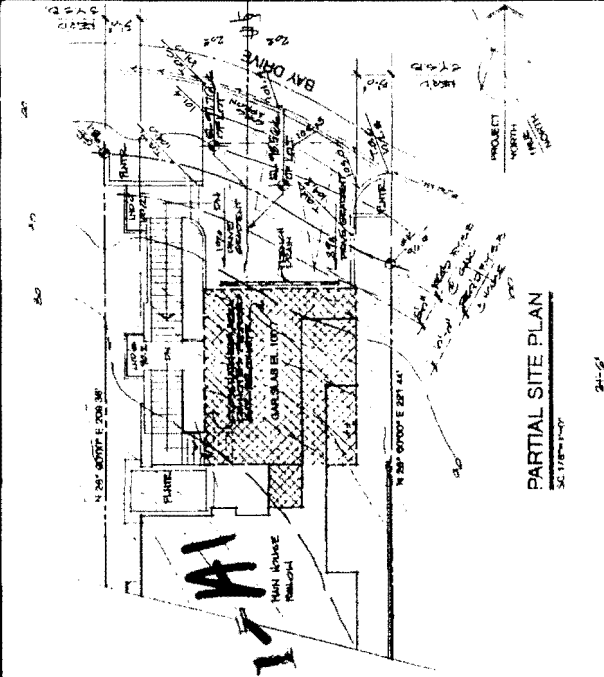
REVISIONS	BY	DATE

**AIMS**  
ARCHITECTURAL INTERIORS & MECHANICAL SERVICES  
11111 LAGUNA BEACH BLVD., SUITE 100  
LAGUNA BEACH, CA 92653  
TEL: (714) 761-1111  
FAX: (714) 761-1112  
WWW.AIMSARCHITECTS.COM

21 BAY DRIVE  
THREE ARCH BAY,  
LAGUNA BEACH, CA

**REI**  
REGISTERED ENGINEER  
11111 LAGUNA BEACH BLVD., SUITE 100  
LAGUNA BEACH, CA 92653  
TEL: (714) 761-1111  
FAX: (714) 761-1112  
WWW.REIENGINEERS.COM

GARAGE REVISION



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EXHIBIT # 3

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SECTION THRU GARAGE A-A

GARAGE FLOOR PLAN

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5-98-251-

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CALIFORNIA  
COASTAL COMMISSION

5-98-251-A1

NO. 1	
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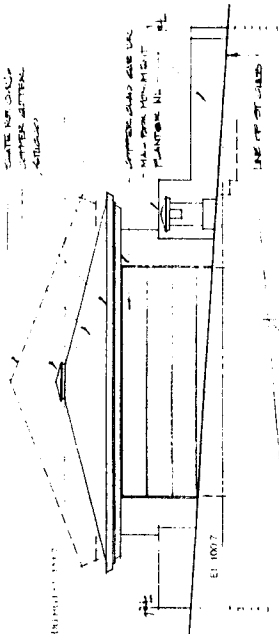
**ANSA**  
 ARCHITECTS  
 21 BAY DRIVE  
 LAGUNA BEACH, CA

21 BAY DRIVE  
 THREE ARCH BAY  
 LAGUNA BEACH, CA

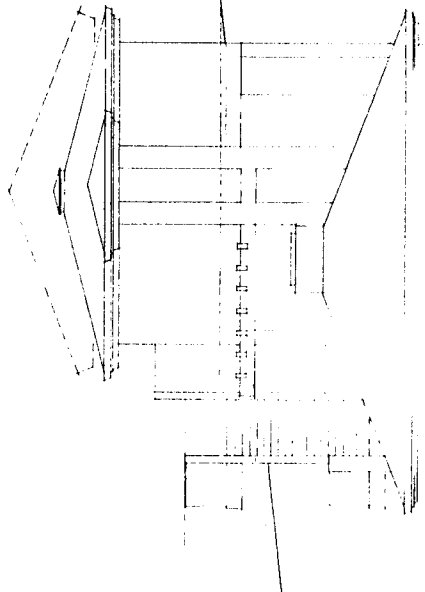
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NO. 1	108-21
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NO. 6	108-21
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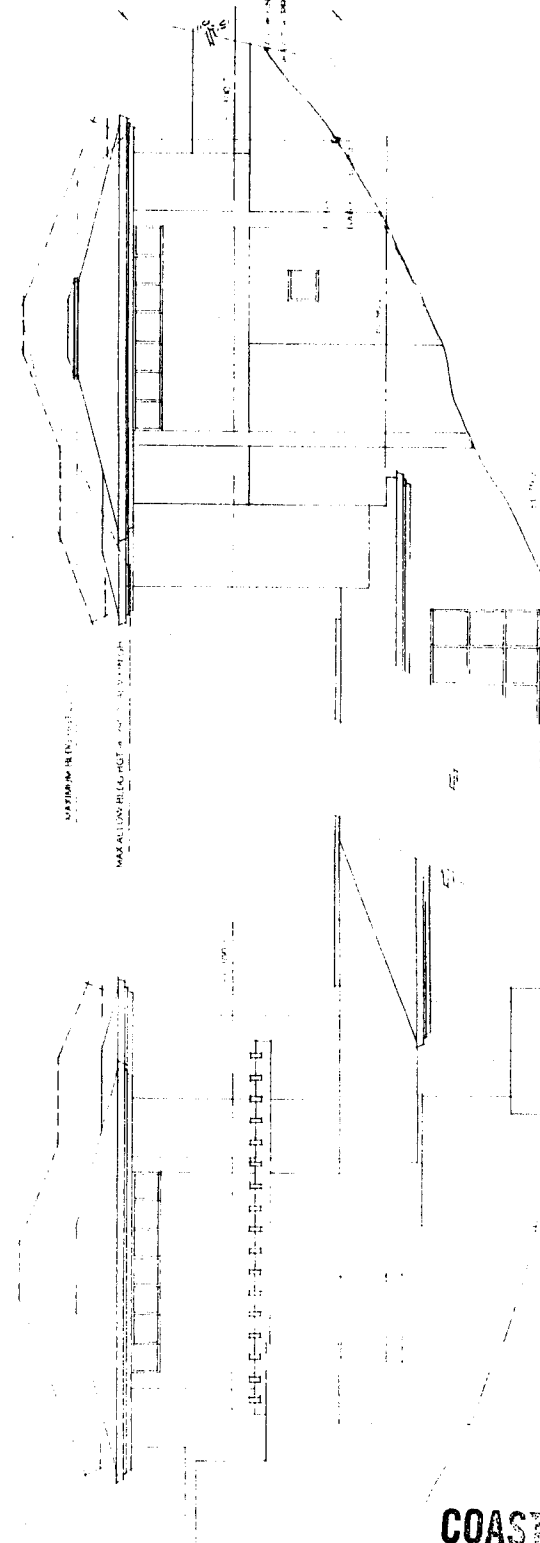
GARAGE REVISION



FRONT-NORTH



REAR-SOUTH



LEFT SIDE-EAST

**RECEIVED**  
 South Coast Region

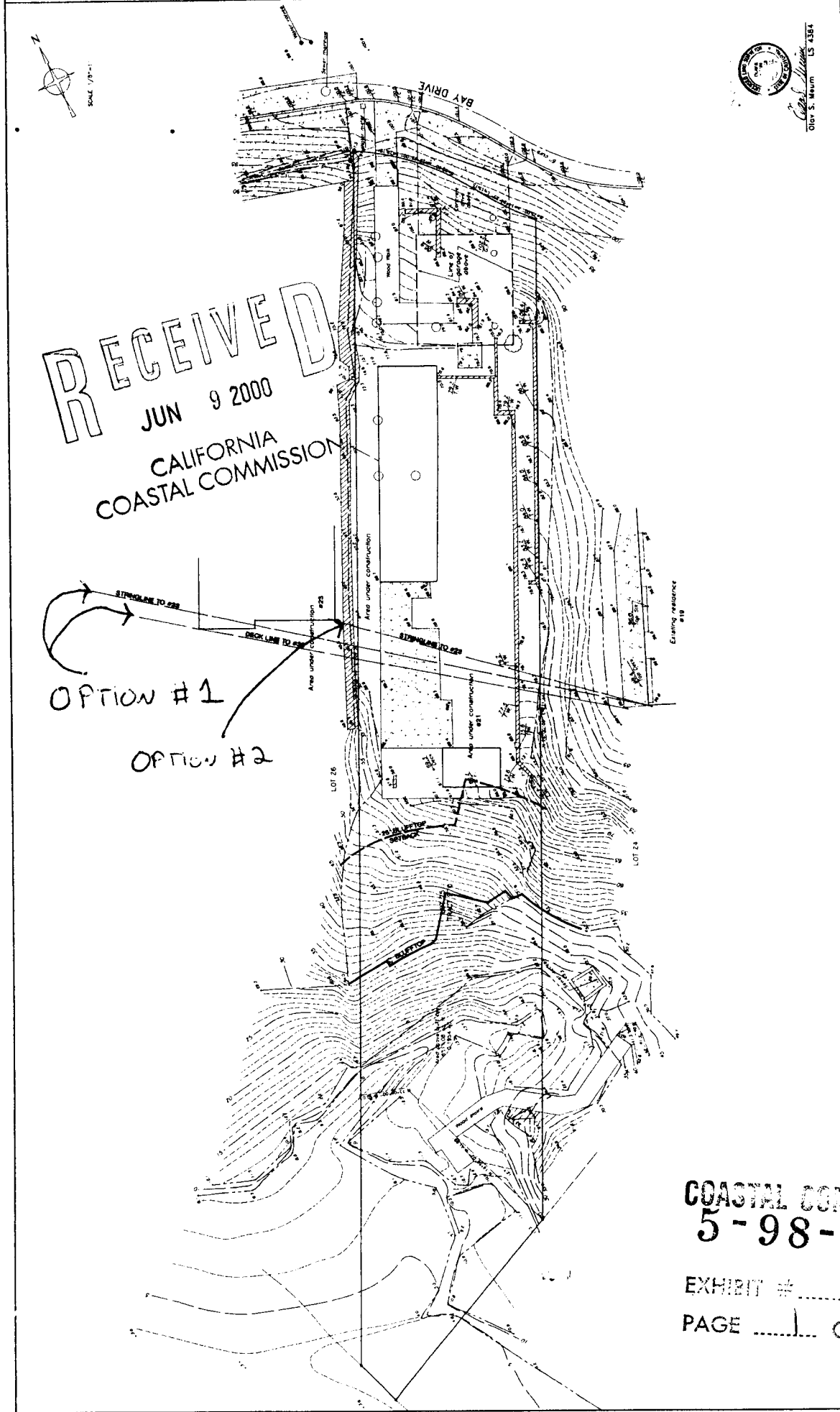
EXHIBIT # 3

EXTERIOR GARAGE ELEVATIONS  
 DEC 1 1999

CALIFORNIA  
 COASTAL COMMISSION

COASTAL COMMISSION  
 5-98-251-A1  
 EXHIBIT #  
 PAGE 12 OF 12





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OPTION #1

OPTION #2

COASTAL COMMISSION  
 5-98-251-A1  
 EXHIBIT # 3  
 PAGE 1 OF 2



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JUN 9 2000  
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COASTAL COMMISSION

BAY DRIVE  
FACE OF CURB

PROPERTY LINE (TYP)

QUALITY LINE  
CALIFORNIA  
COASTAL COMMISSION

#33  
FRAMING  
HOUSE  
DECK

HOUSE STRINGLINE 'B'  
DECK STRINGLINE 'B'

#23  
CONRAD

HOUSE & DECK SAME

#21  
BOEHRINGER

HOUSE STRINGLINE 'A'  
DECK STRINGLINE 'A'

HOUSE

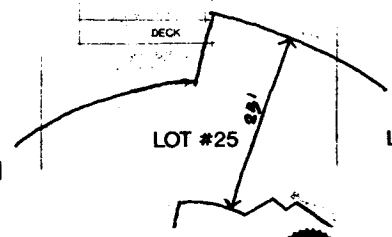
DECK

COASTAL COMMISSION  
5-98-251-A1  
EXHIBIT # 3  
PAGE 2 OF 2

LOT #31      LOT #30      LOT #29      LOT #28      LOT #27      LOT #26      LOT #25      LOT #24

STRINGLINE AND BLUFFTOP SETBACK LAYOUT FOR COASTAL AMENDMENT 5-98-251-A1

THIS LAYOUT IS A DIRECT OVERLAY FROM SITE SURVEYS BY REGISTERED CIVIL ENGINEERS SCALE 1/8"=1'-0" DATE 01/12/2000



REVISIONS	BY

**RECEIVED**  
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 DEC 1 1999  
 CALIFORNIA  
 COASTAL COMMISSION

**AREA CALCS**

TOTAL HOUSE REMAINING-706 sq.ft.

TOTAL DECKS REMAINING-402 sq.ft.

GARAGE REMAINING @ 304 sq.ft.

BROKEN "X" AREA DENOTES UPPER LEVEL DECK REMAINING. 162 sq.ft.

"X" AREA DENOTES LOWER LEVEL DECK REMAINING. 240 sq.ft.

CROSS HATCHED AREA DENOTES UPPER LEVEL FLOOR REMAINING. 277.5 sq.ft.  
(WALLS & ROOF REMOVED.)

DASHED LINE DENOTES LOWER LEVEL HOUSE FLOOR & WALLS REMAINING. 473.5 sq.ft.

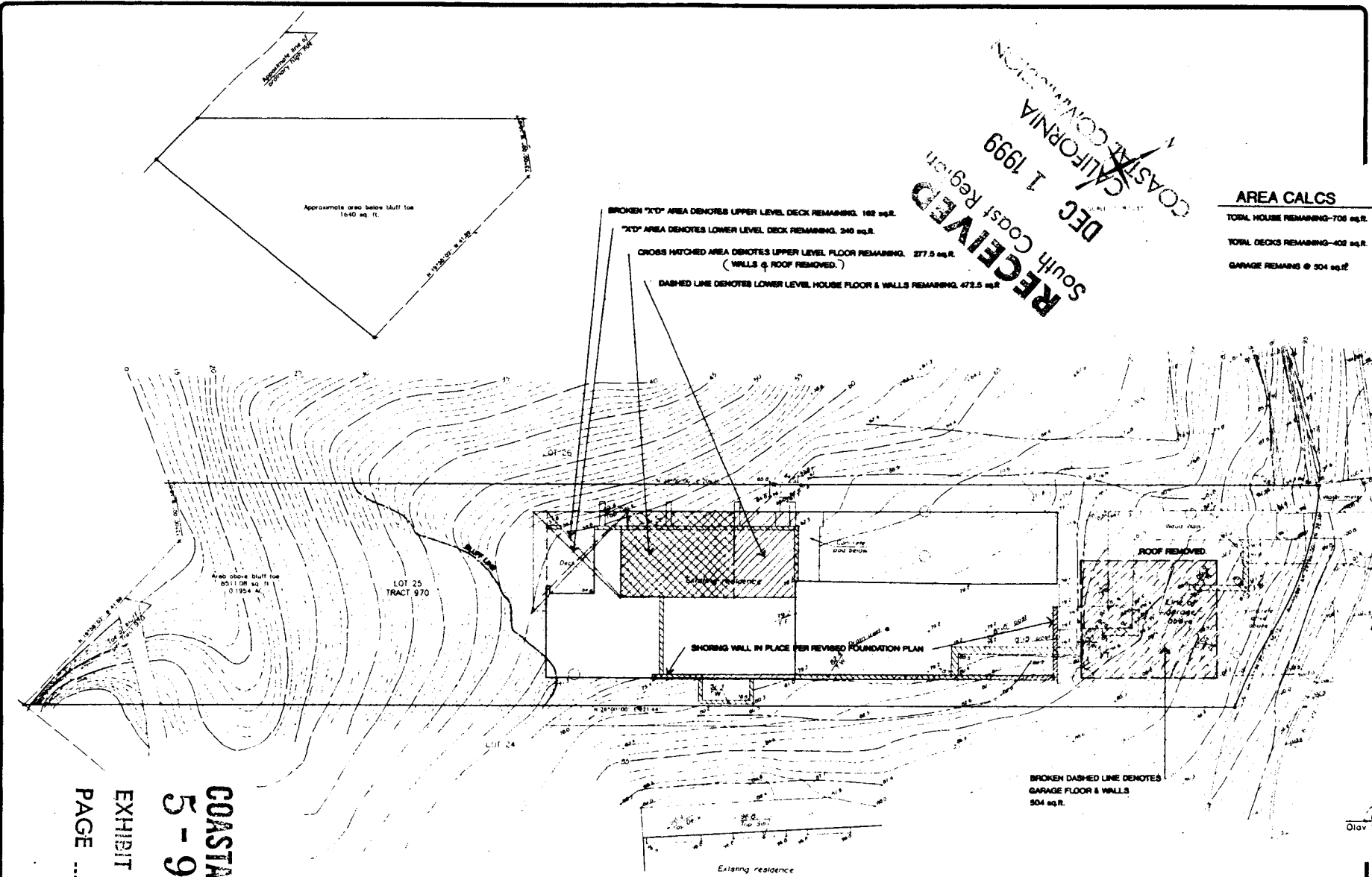
BROKEN DASHED LINE DENOTES  
GARAGE FLOOR & WALLS  
304 sq.ft.

**DEMOLITION PLAN**

TOAL ENGINEERING, INC. Civil Engineers, Land Planners, Land Surveyors 139 Avenida Navarro San Francisco, Calif. 94232 (415) 492-0180	DATE	SCALE	DATE	TOPOGRAPHIC SURVEY LOT 25, TRACT 970 LUGUNA BEACH, CALIFORNIA
	BY	BY	BY	
REVISIONS NO. DATE OR FILED BY	SCALE 1/8" = 1'-0"	DATE 12-1-97	DRAWN BY R.H.	SHEET D-1
APPROVED BY DATE	CHECKED BY DATE	DATE 12-1-97	CHECKED BY DATE	

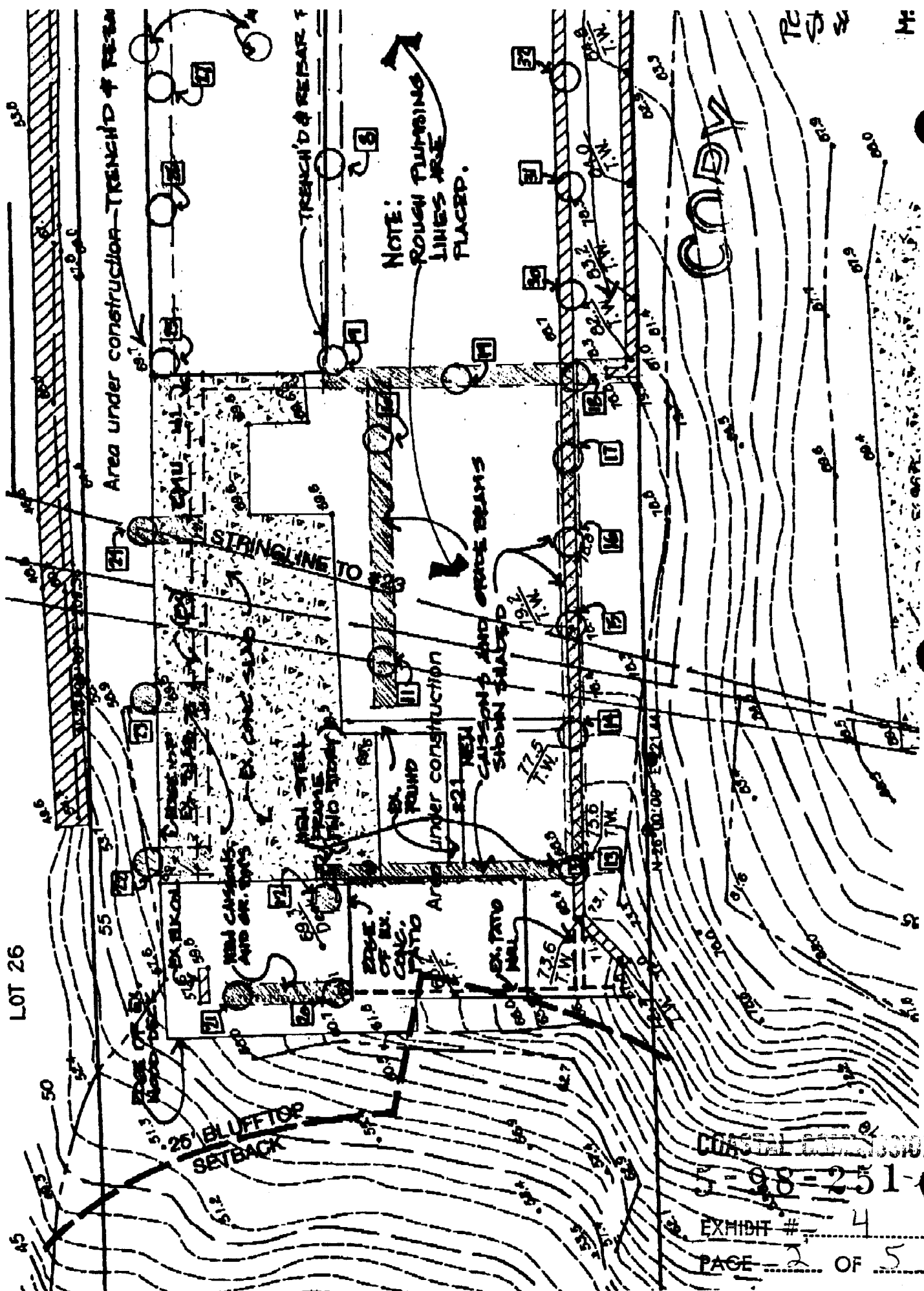
DRAWN BY R.H.
CHECKED BY DATE 12-1-97
SHEET D-1

5-98-251-A  
 OLAY S. MEUM LS 4384



COASTAL COMMISSION  
 5-98-251-A  
 EXHIBIT # 4  
 PAGE 1 OF 5

LOT 26



Area under construction - TRENCHING & REPAIR

STRINGLINE TO

NEW STAIR WALKWAYS

NOTE: ROUGH PLUMBING LINES ARE PLACED.

CNDY

26' BLUFF TOP SETBACK

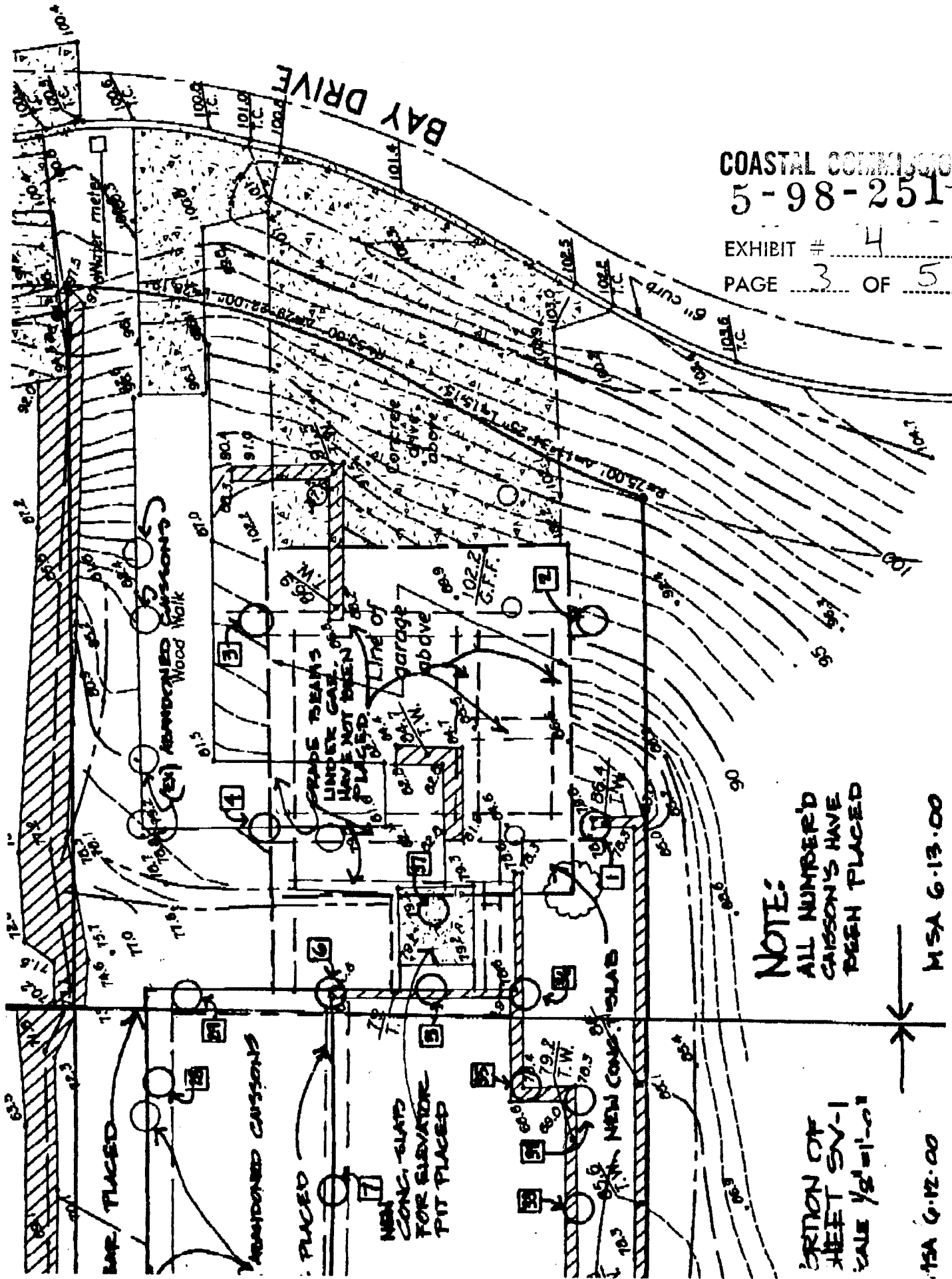
COUNTY ENGINEER

3-98-251-

EXHIBIT # 4

PAGE 2 OF 5

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COASTAL COMMISSION  
5-98-251-A

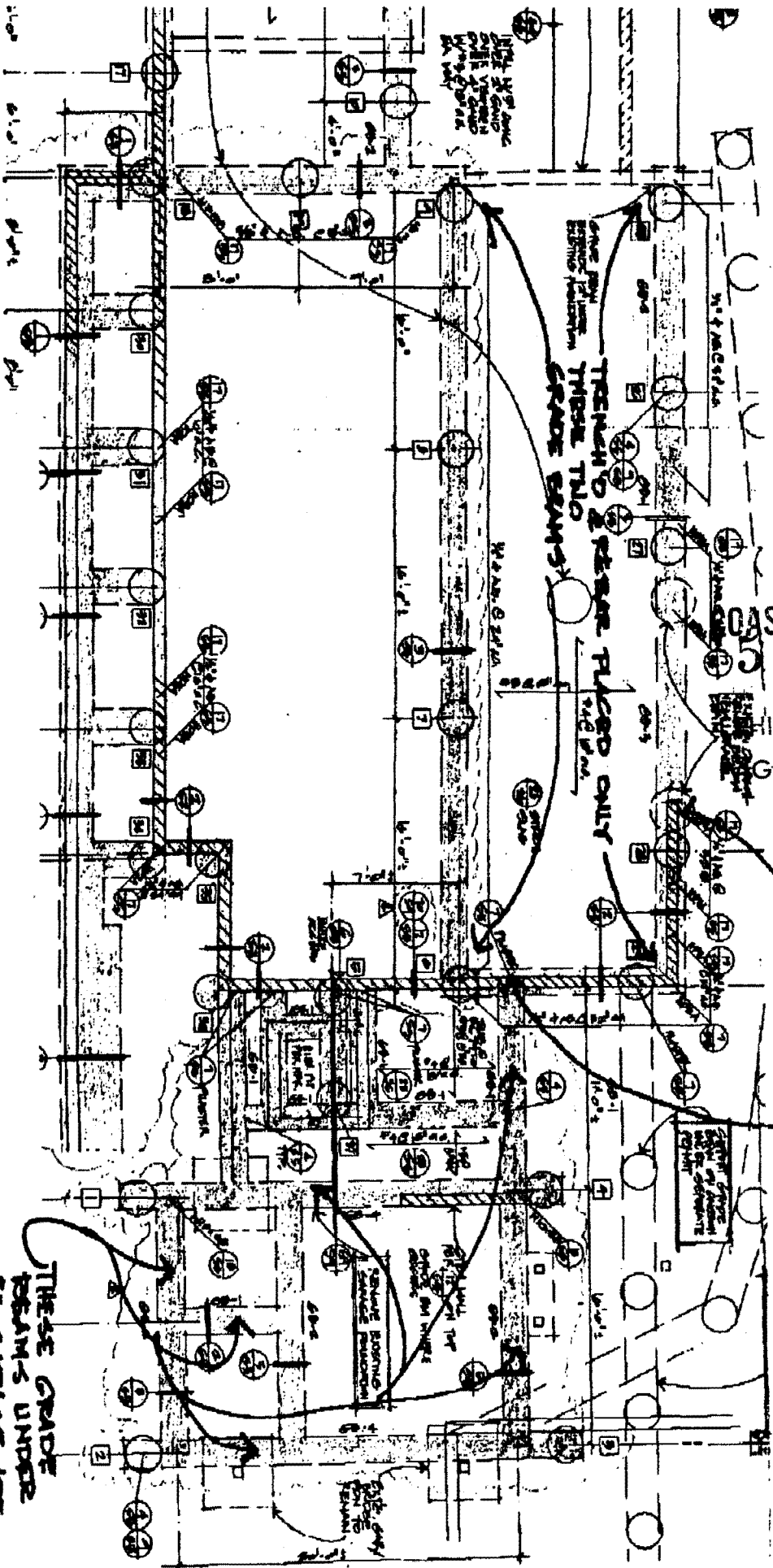
EXHIBIT # 4  
PAGE 3 OF 5

**NOTE:**  
ALL NUMBER'D  
CAISSONS HAVE  
BEEN PLACED

SECTION OF  
SHEET SV-1  
SCALE 1/8"=1'-0"

MSA 6.13.00

MSA 6.12.00



COASTAL COMMISSION  
5-98-251

EXHIBIT # 4  
PAGE 4 OF 5

THIS CORNER  
OF CH. 11.  
IS NOT IN.

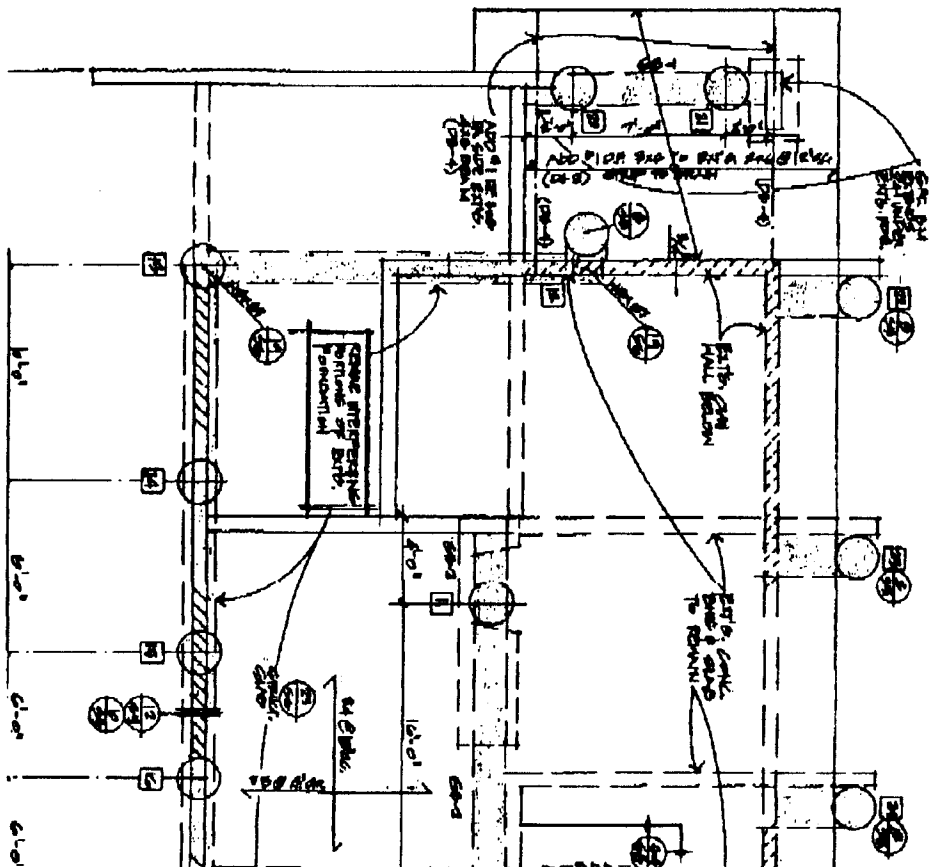
THESE GRADE  
BEAMS UNDER  
EX GARAGE ARE  
NOT YET IN.  
ALL OTHER FOUNDATION  
WORK HAS BEEN  
COMPLETED PRIOR  
TO STOP WORK - DROPPED

FOUNDATION PLAN (REDUCE)  
SHEET S-2  
SCALE 1/8" = 1'-0"

MSA 6-13-00


COASTAL COMMISSION  
5-98-251-A

EXHIBIT # 4  
PAGE 5 OF 5





Former  Caudinious  
Center of PHOTO

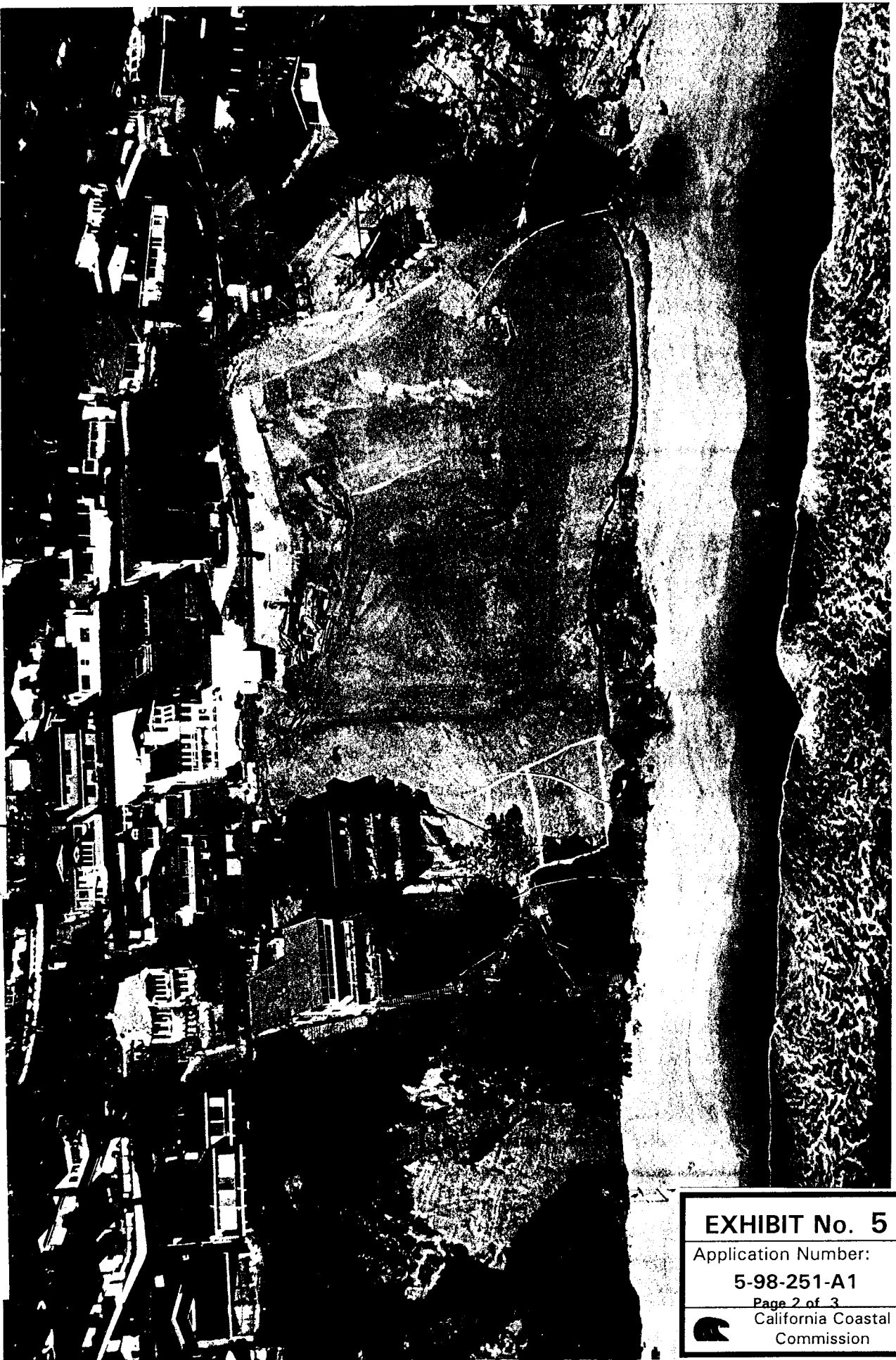
<b>EXHIBIT No. 5</b>
Application Number: <b>5-98-251-A1</b>
Page 1 of 3
 California Coastal Commission



Subject 19 Bay  
SITE

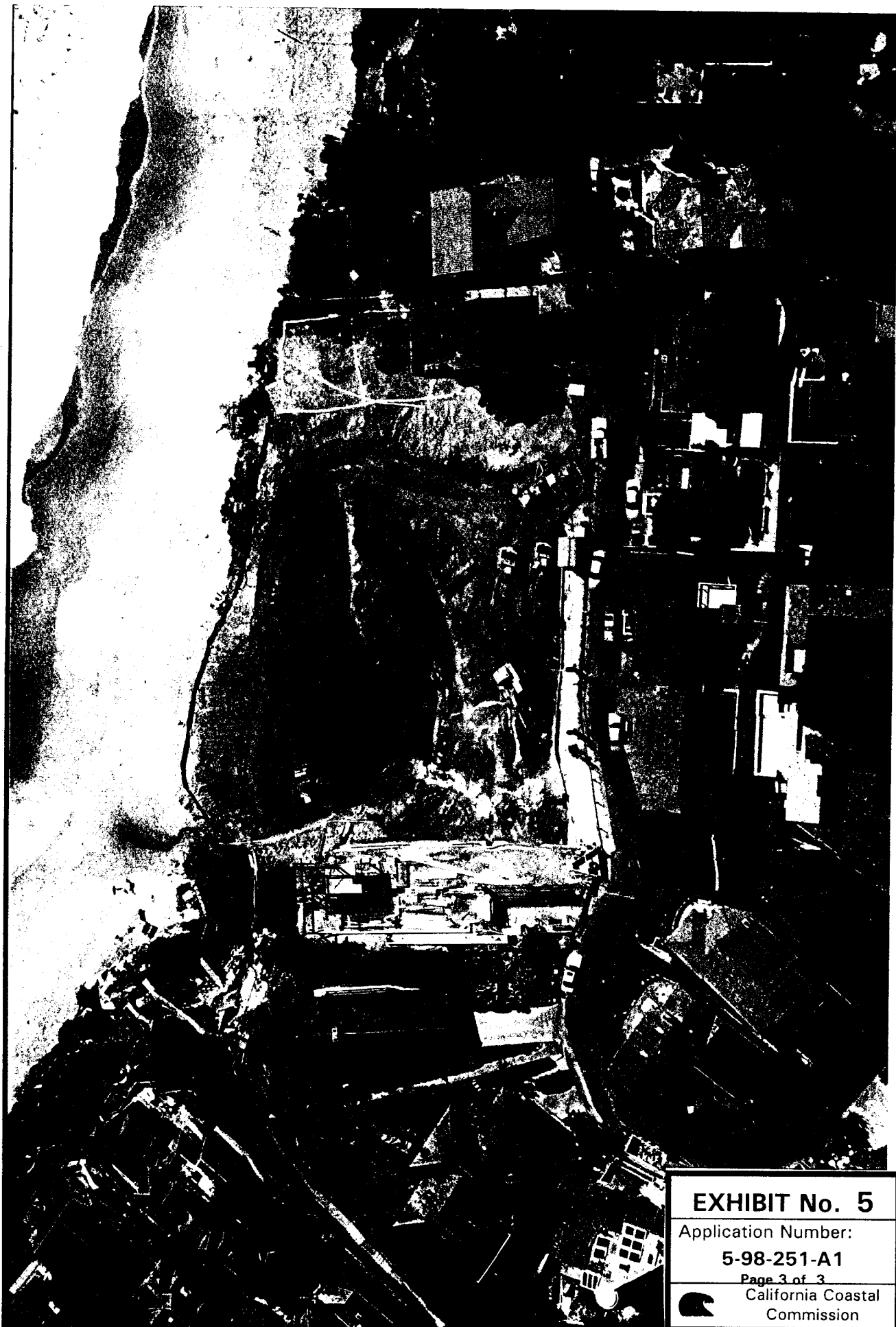
Day Dr. 31 ← Z3

35 Day Drive.  
33 Day Pt.



Existing Site  
Conditions

<b>EXHIBIT No. 5</b>	
Application Number: <b>5-98-251-A1</b>	
Page 2 of 3	
	California Coastal Commission



Existing SIRC  
COND  
PLAN VIEW

**EXHIBIT No. 5**

Application Number:

**5-98-251-A1**

Page 3 of 3

California Coastal  
Commission

DEC 1 1999

CALIFORNIA  
COASTAL COMMISSION

Attachment to Amendment Request Form

City of Laguna Beach Permit #B97-2052

Coastal Commission Permit # 5-98-251

**MSA**  
Morris Skenderian  
& Associates, A.I.A.  
ARCHITECTS

**Revised Foundation**

The foundation deviates from the original documents with the construction of a shoring wall in lieu of deepened conventional footings as originally designed. This 50 foot long wall is located adjacent to the easterly property line and is constructed of caissons spaced 8'-0" on center with poured in place concrete infill. See "Exhibit 1". The caisson designed shoring wall was necessary due to unanticipated footing depth to daylight limits based on field inspection of in situ conditions as required by the geology report employing U.B.C. practices and requirements. This alternative method does not increase the footprint or floor area and does not effect the architectural appearance. This design does provide a substantially superior structural solution for both our site conditions and the stability of the neighboring property. The Laguna Beach building department approved this foundation "Revision 1" dated 3/8/99.

**Floor Wall Removal**

The removal of existing floor framing and wall columns within the blufftop setback was brought about in part by common sense reasoning. The removal was deemed necessary for the construction and continuation of the above-mentioned shoring wall, it allowed for accessibility and maneuverability of construction equipment and facilitated placement of the rigid steel shear frame. Finally, the condition of the existing floor joist was structurally compromised by dry rot and termite infestation discovered during the process of construction. As a result of these considerations, the determination was made by the construction foreman, based on prudent craftsman like practices of carpentry, to remove the wall and columns. The footprint and/or floor area does not increase, nor is architectural intent or appearance effected by this decision. The whole of the architectural/structural elements described in the construction documents (dated 2/27/98) remain in like and kind. See "Exhibit 2."

Removal of the garage roof structure was once again consideration in discovery of dry rot and termite infestation compromising the structural integrity of those framing members. Appropriate to these findings, Mr. Boehringer has elected to reconstruct the garage in a manner, which is consistent with T.A.B. & Laguna Beach zoning and building department regulations and considerate of adjacent neighbors' views. The proposed garage would lower the floor to an elevation of 100.7. (1.5 ft. lower than existing) and reduce the roof pitch to 3:12. The otherwise level driveway would then incur a reverse slope. The proposed would bring this garage structure in conformance with current allowable height limits and results in no increase of footprint or floor area and its architectural appearance is changed little except for the more desirable low profile and improvement of neighbors' ocean views. See "Exhibit 3."

Please note Items 2 and 3 await concept approval by the City of Laguna Beach. Item 1 has been approved administratively, as previously mentioned.

COASTAL COMMISSION

5-98-251-A

EXHIBIT # 6

PAGE 1 OF 10

2094 S. Coast Highway  
Laguna Beach, CA 92651  
Tel.: 949-497-3374  
Fax: 949-497-9814



Hillstrom Contracting, Inc.

P.O. BOX 1345 • LAKE ELSINORE, CA 92531 • PH (909) 674-9236 • FAX (909) 674-8154  
L.C. NO. 634435 B-1 D-8 C-29

November 2, 1999

Rand Hughes  
Morris Skendarian

Re: 21 Bay Drive  
Three Arch Bay  
South Laguna, CA

RECEIVED  
JAN 18 2000

CALIFORNIA  
COASTAL COMMISSION

fax 949-497-9814  
COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 6

PAGE 2 OF 10

Prior to beginning construction and prior to demolition I walked the site with Bill Boehringer and Mike Bell. This was in late November, 1998.

Among other things, Bill Boehringer was concerned about water flowing through the east entry patio wall and especially about water flowing through the east side stair well wall.

I noticed a trench system below the stairs had been chiseled into the concrete to direct the water into a storage room on the south side of the stair well. This storage room also had water flowing through the east side retaining wall. A sump pit had been chiseled and dug into the storage room floor and a small sump pump was in the bottom of it. Efflorescence was present on all concrete and masonry surfaces and mold was present on the small earthen slope between the storage room floor and the easterly retaining wall. The pump was rusted beyond use and the water was flowing south via a small trench and disappeared in some loose earth at the south wall of the storage room wall. All of the framing in the vicinity of east retaining wall was moist to saturated. The stair landing framing was wet. The stair treads were teak and showed no signs of rot, but much of the untreated framing in this area showed various degrees of rot, termite damage and mold.

The east side retaining walls were constructed of 8" concrete block. The interior faces of the masonry in the south east areas were spalled with aggregate exposed, especially in the areas of free flowing water.

Bill Boehringer felt it was necessary to replace these walls as they seemed to have little remaining structural integrity. Indeed, the new foundation plan had made allowances for a new retaining wall on caissons at the easterly wall of the master bath and patio and new stair well. We talked about devising a plan to shore and separate the floor above from the wall to be demolished and how to drill the caissons in that area.

I didn't see the site again until early spring, 1999, perhaps late January, early February. Some minor demolition had begun. All stucco and siding and much of the vegetation had been removed. Bill Boehringer, Mike Bell and I again walked the site. It was apparent that the house had had significant termite infestation. Dry rot was visible where floor joists attached to the retaining walls below the old guest room and old kitchen and especially in the previously mentioned easterly storage room and stair well. The area to the west of the entry (guest service and kitchen) was to be demolished anyway. It was determined

COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 6

PAGE 3 OF 10

to remove as much of the old floor between the old entry and the old master suite as possible while shoring the walls and the roof.

I visited the site frequently in early spring while the demolition and rough grading were being done. The grading contractor had cut a road by removing the old entry stairs (west of the garage) and the old guest room and kitchen foundations. (These were to be replaced by a new caisson and grade beam system.) He had removed the easterly low old entry patio retaining wall and cut the required new slope to the new bedroom 3 and hall foundations. He had worked his way over to the old stair well and old storage room retaining walls and was demolishing them with a small crawler loader. I observed that none of these walls had been adequately waterproofed and much of the wall rebar at the base of the walls was corroded.

In removing the old walls at the east side, a type of subdrain was exposed. It consisted of a randomly dug ditch (varying in depth and width) directly behind the old walls, lined with what appeared to be approximately 6 mil. black visqueen. Within the ditch was a 3" perforated plastic pipe and the ditch had been filled with pea gravel. It originated some where near the east garage wall and seemed to terminate in the vicinity of the previously mentioned storage room wall. It had no apparent outlet that I could see. Water was flowing through this ditch (perhaps as much as 1/2 gal. per minute more or less) however approximately an equal amount was exiting the new cut slope below this ditch as well.

After a few days the grading contractor had succeeded in removing the masonry retaining walls and had begun to make the vertical cut for the new walls. It was apparent that further grading would endanger the property above. The ground water was visibly eroding the slope above. I told him to buttress the cut with excavation spoil and compact it as best he could and stop work until the geologist could look at it. I called Mike Bell and told him what I had done.

The next day Mike Bell, Brandon Bokaw (Coastal Geo) and I met at the site. Brandon Bokaw suggested redesigning the walls in this area and at the sloping subfloor area as it was clear that the bedrock was incapable of adequately supporting the foundation system as currently designed. He suggested a caisson type shoring wall.

Harold Larson redesigned the walls and permit was issued on March 19, 1999.

Miscellaneous demolition and excavation was completed with east side grading to be done as the caissons were completed.

April 16, 1999 began drilling at south east wall through April 20, 1999. Late in the day on April 20<sup>th</sup> we noticed spalling of the uphill slope, stopped work and buttressed hillside. As best I recall, this slope failure undermined shoring of walls and roof at easterly property line. Emergency slope shoring needed to be installed in place of shoring for walls and roof, therefore necessitating additional demolition of walls and roof. Remaining roof portions were now unstable and could not be shored. April 20<sup>th</sup> began emergency shoring. April 21<sup>st</sup> finished shoring. April 22<sup>nd</sup> through April 27<sup>th</sup> installed a deep subdrain at east property line to remove as much upstream ground water as possible.



January 13, 2000

California Coastal Commission  
200 Oceangate, Suite 1000  
Long Beach, Calif. 90802-4302

RECEIVED  
JAN 18 2000

CALIFORNIA  
COASTAL COMMISSION

Attention: Karl Schwing

Subject: CDP 5-98-251 @ #21 Bay Drive, Laguna Beach, Ca.

Dear Mr. Schwing,

In response to your letter of December 20, 1999, I am providing you with the following responses. In addition, I would like to make a correction to your letter which states that we are requesting "the removal of all freestanding walls on the existing residence". Only those portions facilitating the construction of the deepened foundations on the east side of the property and lowering of the garage are modified.

Item 1: Stringlines

A drawing is attached indicating the stringlines of the adjacent structures as requested and the proximity of our project to the 25 foot bluff top setback.

Item 2: Design Alternatives

In order to comply with the current stringline criteria, approximately 25 feet of the seaward portion of the existing residence would have to be demolished and relocated elsewhere. In order to comply with the 25 foot bluff top setback, approximately 15 foot of the remaining residence would have to be demolished.

As identified in the attached floor plans of both levels of the design, a major redesign of the residence would be necessary in order to comply with the current requirements and yet maintain a viable floor plan layout. Hence, it is critical to the project that the design remain as originally approved without relocating rooms that are currently legal but non-conforming with regard to setbacks.

Item 3: Site drainage

Attached is the approved drainage plan indicating that the roof, deck and site drainage will be channeled through non-erosive devices to an existing 6" diameter cast iron pipe. This pipe currently handles the site water and is the City and geologist approved method to continue the use of this device.

COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 6  
PAGE 4 OF 10

#### Item 4: Geology

In addition to the geological response attached, I wish to add that this residence was originally constructed around 1966. Over a period of years, water originating from the adjacent property to the east ( #19 Bay Drive) flowed underground and contributed to the settlement of the foundations on our project.

As a part of the remodel, the existing foundation system had to be reinforced, caissons added and the overall structure laterally reinforced to prevent further movement to the west. Certain foundation work was initiated by the previous owner and is being completed by the current owner. All work was completed under the supervision of qualified professionals and in accordance with all applicable codes.

No seaward protective devices are planned nor deemed necessary for the stability of this project. According to our engineers and geologist, the existing living and master bedroom area (currently remaining), although located in the most western portion and within the bluff top setback area, appears to be the most geologically stable area of the site and required the least amount of reinforcement. The majority of the remedial foundation work occurs landward of the stringlines and the 25 foot bluff top setback.

In summary, page 5 of the staff report accurately describes the project. Other than the current request for an amendment for the lowering of the garage (per neighbor requests), no other changes have been made or are requested.

The primary issues are with regard to 1), the removal of the portion of the structure within the 25 foot bluff top setback on the east side of the property and 2), the removal of portions of the residence on the west side of the property of the original building area. Each of these removals were carried out in order to construct the additional foundation supports per the approved plans (see geological response letter).

Alternate means of construction in order to preserve and maintain such portions of the residence were considered. However, these alternatives could not be implemented on the east side of the property because it required construction of the wall from the adjacent property (#19 Bay Drive) and had significant liability issues and topographical constraints associated with that alternative. The west side of the property was therefor the only site access point to the required wall from Bay Drive which required the removal of portions of the structure in this area.

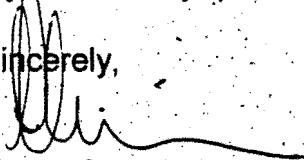
COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 6  
PAGE 5 OF 10

This project was approved by the Commission in November of 1998. It has received all City and Three Arch Bay approvals. The project has been under construction for over a year and has been suspended for over six months. It is critical that the project be allowed to proceed as soon as possible to minimize any potential and unforeseen problems associated with the delay.

We appreciate your concerns and wish to accommodate the Commission in any way to insure the proper execution of this project. Please make every effort to review our application so that we may proceed in a timely fashion. If you have any questions or need additional information, please contact me.

Sincerely,



Morris Skenderian

Enclosures: HCI correspondence dated November 2, 1999  
Coastal Geo correspondence dated January 14, 2000  
Aerial Photographs  
Stringline Plan  
A-1/A-2 Floor Plans

COASTAL COMMISSION

5-98-251

EXHIBIT # 6

PAGE 6 OF 10





February 2, 2000

California Coastal Commission  
200 Oceangate, Suite 1000  
Long Beach, Calif. 90802-4302  
Attention: Karl Schwing

RECEIVED  
South Coast Region

FEB - 7 2000

CALIFORNIA  
COASTAL COMMISSION

Subject: CDP 5-98-251 @ Remodel @ #21 Bay Drive, Laguna Beach, Calif.

Dear Mr. Schwing:

The letter is in response to your inquiry regarding the foundations within the bluff top setback.

**Existing nonconforming encroachments within the 25 ft. bluff top setback:**

The original home was built in 1965. After thirty five years, the house was in need of repair, reconstruction and additions.

Our intent throughout the approval process has been to allow the existing nonconforming portions of the house in the bluff top setback to remain while reinforcing and enhancing those portions of the structure. Both the City and the Coastal Commission approvals support this in concept. The approved construction documents indicate this in detail.

On the ground floor, within the 25 ft. setback, there existed portions of the master bath, master bedroom, a wood deck, and an on grade concrete patio (see Exhibits C attached). On the second level, there existed a portion of the family room, living room, and a wood deck. (See Exhibit D attached). Above the second floor was the wood frame roof. As you can discern from the drawings, the upper floor protruded further oceanward than the ground floor.

**Foundations within the 25 ft. bluff top setback:**

The footprint of the completed structure within the 25 ft. bluff top setback will be identical to the existing structure. Enhancements will include new glass, flooring, roofing, and foundations.

The new foundations (see Exhibit B attached) are intended to reinforce the existing foundations and correct a subsurface water condition from the south side that has undermined and leaked into the existing structure for several years. A new waterproofed retaining wall was designed and installed to support the property uphill from the subject property and to redirect the water around our structure.

In order to install these foundations, portions of the existing residence that encroached into the bluff top were required to be removed. The new foundations and retaining walls are now in place. Portions of the existing framed structure within the 25 ft. bluff top setback will remain.

2094 S. Coast Highway  
Laguna Beach, CA 92651  
Tel.: 949-497-3374  
Fax: 949-497-9814

COASTAL COMMISSION  
3-98-251

EXHIBIT # 6  
PAGE 7 OF 10

**Removal of the structure within the 25 ft. bluff top:**

Removal of the new and previously existing foundation system and the related framing would, in my opinion, be detrimental not only to the stability of the bluff but would necessitate redesign of the remaining portion of the residence. (See attached letter from Coastal Geotechnical: Exhibit E)

The construction of the project has now been suspended for seven months and with the revisions required to remove the bluff top encroachment would undoubtedly require a suspension of an additional 1 year in order to redesign, engineer and obtain the approvals of the affected agencies. Needless to say, it would again burden neighbors with lengthy hearing processes since any new modifications to this design would likely have adverse affects on neighboring properties not previously anticipated

**Conclusion:**

The cost, time and efforts put toward this project have been enormous. We have inherited a site that had subsurface water and geological stability issues. The previous owners had made efforts to rectify the problems but to no avail.

We have hired the best available consultants to analyze the issues in detail and complied with their recommendations to insure the future stability of the site and its structures. We have had the project reviewed and approved by three different agencies, two independent geologists and complied with conditions and concerns of neighboring properties placed upon the project by these approvals.

The final design respects the site, its constraints and challenges, is view sensitive to neighboring properties and will insure future owners and agencies that previous problems have been rectified and that the project now complies with all codes and policies in force at the time. With these new foundations to stabilize the residence, **no sea walls or other bluff protecting devices will be necessary.**

I hope that the above additional information is helpful in your evaluation and that you see fit to support our amendment to the permit as approved by the City of Laguna Beach and allow us to proceed with the construction. If you have additional questions, please contact me.

Sincerely,

  
Morris Skenderian, Architect

**COASTAL COMMISSION**  
**5-98-251-A1**

EXHIBIT # 6

Enclosures: Exhibits A-D and letter from Geologist

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Morris Skenderian & Associates, A.I.A.

ARCHITECTS

April 3, 2000

California Coastal Commission  
200 Oceangate, Suite 1000  
Long Beach, Calif. 90802-4302  
Attention: Karl Schwing

RECEIVED  
APR 07 2000

CALIFORNIA  
COASTAL COMMISSION

Subject: CDP 5-98-251 @ Remodel @ #21 Bay Drive, Laguna Beach, Calif.

Dear Mr. Schwing:

The geologist for the project, Mark Hetherington, apparently has forwarded to you, additional copies of all the geological investigations done on this project for your review. He is in process of developing a synopsis of the information specifically addressing the issues of overall site stability and the issue regarding any ocean protective devices.

For a more current status of the site, I have had the project aerial photographed in its current state.

I have also had the surveyor, Toal Engineering, resurvey the site with emphasis on the bluff area and the existing structures. As a result of the new information, I'm indicating on the enclosed survey a new bluff top line and the 25 ft. bluff top setback line. This is based on the strict interpretation of the City code regarding definition of a bluff top. That interpretation is basically that the bluff top is that point where the grade breaks upward from a slope of 45 degrees or greater to a slope of less than a 45-degree angle. Although this is a simpler definition than the language of the Coastal Act, my belief is that it follows the intent and spirit of the law.

The enclosed plan also indicates the stringlines you requested from the home at #19 to the south and to the home at #33 to the north. This stringline was never required or used in our original design application since our intent was to preserve the footprint of the original residence. In fact, Coastal approval for the Conrad project immediately to the north, #23, was based on a stringline from #33 to the present location on our structure. The rationale for the preservation of our existing footprint is based on our existing permits and that our present footprint location was used to establish the location of the structure at #23. Our rationale for the preservation of the existing footprint was clearly outlined in my letter of February 3, 2000 and remains the same.

Obviously, from viewing the stringline drawing, you can see that application of the string line at this point in the process would have a dramatic impact on our project.

2094 S. Coast Highway  
Laguna Beach, CA 92651

Tel.: 949-497-3374

Fax: 949-497-9814

5-98-251-A

PAGE 6

PAGE 9 OF 10

Hopefully your visit to the site with me on March 16, 2000 gave you a clearer understanding of the site topography, surrounding conditions and the status of our new construction as well the extent and nature of the remaining structures.

If you need additional information please contact me as soon as possible. Obviously we seeking to expedite the project in any way possible in order to proceed with construction.

Sincerely,  
Morris Skenderian

Enclosures:  
Revised survey with bluff setback  
Stringline map  
Aerial photos  
Excerpt from City code re: blufftop setbacks.  
Copy of letter February 2, 2000, MSA to K. Schwing

COASTAL COMMISSION

5-98-251-

EXHIBIT # 6

PAGE 10 OF 10



SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

5-98 251-A1

September 2, 1999  
Project No. 171.1  
Log No. 1159

Mr. Bill Boehringer  
3535 E. Pacific Coast Hwy, Suite 307  
Corona Del Mar, CA 92625

**RECEIVED**  
South Coast Region

Subject: GEOLOGIC CONDITIONS BENEATH RETAINING  
WALL ALONG SOUTHEAST PORTION OF SITE  
21 Bay Drive  
Three Arch Bay  
South Laguna Beach, California

DEC 1 1999

CALIFORNIA  
COASTAL COMMISSION

Dear Mr. Boehringer:

In accordance with the request of Mr. Rand Hughes of Morris Skenderian and Associates AIA, we are providing this letter addressing the geologic conditions beneath the area of the recently constructed property line retaining wall and adjacent building wall along the southeast portion of the property. The geology along this portion of the site consists generally of a variable thickness of landslide debris, Pleistocene terrace deposits, and middle Miocene sedimentary bedrock assigned to the San Onofre Breccia. The San Onofre Breccia appears to have been intensely faulted, with the observed high-angle faulting trending essentially parallel to the property boundary and dipping to the west. The pre-historic faulting, coupled with groundwater conditions, resulted in an unstable geologic condition as it pertained to the construction of the walls as originally contemplated using conventional continuous footings. The site is further impacted by an existing landslide to the west. In order to facilitate construction of the building and retaining walls along the southeast property boundary, the walls were re-designed by the Structural Engineer in accordance with our recommendations as drilled pier supported walls. The unstable geologic conditions along the southeast portion of the site also necessitated the use of temporary shoring during construction.

COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 7  
PAGE 1 OF 13

**GEOLOGIC CONDITIONS BENEATH RETAINING  
WALL ALONG SOUTHEAST PORTION OF SITE**

Project No. 171.1

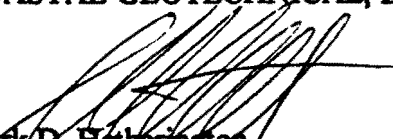
August 24, 1999

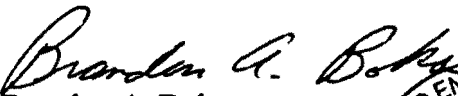
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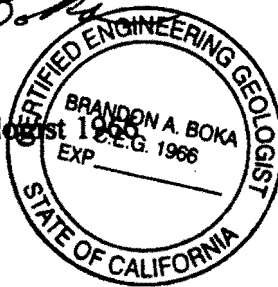
This opportunity to be of service is appreciated. If you have any questions, please call.

Sincerely,

**COASTAL GEOTECHNICAL, INC.**

  
Mark D. Hetherington  
Registered Civil Engineer 30488  
Geotechnical Engineer 397  
(expires 3/31/00)

  
Brandon A. Boka  
Registered Geologist 5913  
Certified Engineering Geologist 1993  
(expires 3/31/00)



**COASTAL COMMISSION**  
**5-98-251-11**

EXHIBIT # 7  
PAGE 2 OF 13



5-98 251-A1

SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

Mr. Bill Boehringer  
3535 E. Pacific Coast Hwy, Suite 307  
Corona Del Mar, CA 92625

November 10, 1999  
Project No. 171.1  
Log No. 2002

COASTAL COMMISSION  
5-98-251

Subject: GEOLOGIC CONDITIONS  
21 Bay Drive  
Three Arch Bay  
Laguna Beach, California

EXHIBIT # 7  
PAGE 3 OF 13

- References:
- 1) "Geotechnical Recommendations for New Foundations for Support of Proposed Remodel, 21 Bay Drive, Laguna Beach, California," by Specialty Construction Design, dated September 24, 1997.
  - 2) "Geologic Conditions Beneath Retaining Wall Along Southeast Portion of Site, 21 Bay Drive, Three Arch Bay, South Laguna Beach, California," by Coastal Geotechnical, Inc., dated September 2, 1999.

Dear Mr. Boehringer:

In accordance with the request of Mr. Rand Hughes of Morris Skenderian and Associates, AIA, we are providing this additional correspondence to clarify comments made in our previous letter, "Geologic Conditions Beneath Retaining Wall..." (see Reference 2). Geologic descriptions of the property presented in Reference 2 were intended to pertain to essentially the entire east to southeast portion of the site, including the seaward portion of the lot. The geologic conditions encountered during construction necessitated the structural design changes described in Reference 2.

This opportunity to be of service is appreciated. If you have any questions, please call our office.

RECEIVED  
South Coast Region

Sincerely,

DEC 1 1999

COASTAL GEOTECHNICAL, INC.

CALIFORNIA  
COASTAL COMMISSION

*Mark D. Hetherington*

*Brandon A. Boka*

Mark D. Hetherington  
Registered Civil Engineer 30488  
Geotechnical Engineer 397  
(expires 3/31/00)  
Exp. Date \_\_\_\_\_

Brandon A. Boka  
Registered Geologist 58  
Certified Engineering Geologist  
(expires 3/31/00)

CERTIFIED ENGINEERING GEOLOGIST  
BRANDON A. BOKA  
C.E.G. 1966  
EXP \_\_\_\_\_  
STATE OF CALIFORNIA



5-98 251-A1

SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

November 11, 1999  
Project No. 171.1  
Log No. 2002

Mr. Bill Boehringer  
3535 E. Pacific Coast Hwy, Suite 307  
Corona Del Mar, CA 92625

**Subject:** GEOLOGIC CONDITIONS  
21 Bay Drive  
Three Arch Bay  
Laguna Beach, California

- References:**
- 1) "Geotechnical Recommendations for New Foundations for Support of Proposed Remodel, 21 Bay Drive, Laguna Beach, California," by Specialty Construction Design, dated September 24, 1997.
  - 2) "Geologic Conditions Beneath Retaining Wall Along Southeast Portion of Site, 21 Bay Drive, Three Arch Bay, South Laguna Beach, California," by Coastal Geotechnical, Inc., dated September 2, 1999.

Dear Mr. Boehringer:

In accordance with the request of Mr. Rand Hughes of Morris Skenderian and Associates, AIA, we are providing this additional correspondence to clarify comments made in our previous letter, "Geologic Conditions Beneath Retaining Wall...", (see Reference 2). Descriptions of the adverse geologic features impacting the property presented in Reference 2 were intended to pertain to essentially the entire east to southeast portion of the site, including the seaward portion of the lot near the existing structure. The adverse conditions are further expanded on in our previous letter (Reference 2), but consist generally of intensely faulted bedrock materials, landslide debris, and a prevalent groundwater condition. The problematic geologic conditions encountered during construction necessitated the structural design changes described in Reference 2; and, we understand through conversation with the contractor, required demolition of portions of the existing structure.

**RECEIVED**  
South Coast Region  
DEC 1 1999  
CALIFORNIA  
COASTAL COMMISSION

**COASTAL COMMISSION**  
5-98-251-A1  
EXHIBIT # 7  
PAGE 4 OF 13



**GEOLOGIC CONDITONS**

November 10, 1999

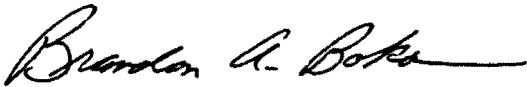
Project No. 171.1

Page 2

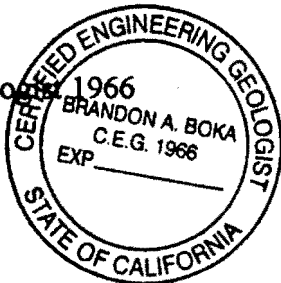
This opportunity to be of service is appreciated. If you have any questions, please call our office.

Sincerely,

**COASTAL GEOTECHNICAL, INC.**



Brandon A. Boka  
Registered Geologist 5913  
Certified Engineering Geologist  
(expires 3/31/00)

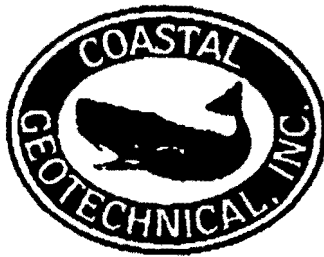


COASTAL COMMISSION

5-98-251-

EXHIBIT # 7

PAGE 5 OF 1



SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

January 14, 2000  
Project No. 171.1

Mr. Bill Boehringer  
3535 East Pacific Coast Highway, Suite 307  
Corona Del Mar, California 92625

Subject: GEOTECHNICAL RESPONSE TO  
NOTICE OF INCOMPLETE APPLICATION  
Coastal Development Permit Application 5-98-251-A1  
21 Bay Drive  
Laguna Beach, California

**COASTAL COMMISSION**  
**5-98-251-A1**

References: Attached

EXHIBIT # 7  
PAGE 6 OF 13

Dear Mr. Boehringer:

In accordance with the request of Mr. Rand Hughes of Morris Skenderian and Associates AIA, we are providing this response to geotechnical related issues noted in Item Nos. 3 and 4 of the "Notice of Incomplete Application, Coastal Development Permit Application 5-98-251-A1, Site: 21 Bay Drive, Laguna Beach, Orange County, California" prepared by the California Coastal Commission (Reference 5).

Item 3

- In conjunction with the construction of the drilled pier supported retaining wall along eastern property line, a backdrain was provided behind the wall and an interceptor subdrain was provided in front of the wall. These drains are directed to the 6-inch diameter cast iron pipe at the southeast corner of the site as shown on the Site Plan, prepared by MSA, dated February 27, 1998.

Item 4

- The geologic conditions underlying the subject lot can be summarized generally as a variable thickness and local deposit of landslide debris, Pleistocene regressive marine and continental terrace deposits, and ultimately middle Miocene marine sedimentary bedrock assigned to the San Onofre Breccia. The San Onofre Breccia appears to have been intensely faulted locally, with an observed prominent high-angle and west dipping fault trending essentially sub-parallel to the easterly property boundary. The pre-historic faulting, coupled with a prevalent groundwater condition, would have resulted in an unstable temporary construction slope during construction of the retaining wall along the easterly property line and deeper than anticipated footings.

**GEOTECHNICAL REPOSE**

Project No. 171.1

January 13, 2000

Page 2

- The re-design of the retaining wall accomplished two objectives from a geotechnical standpoint: a) provided the necessary embedment of the retaining wall foundation into competent bearing materials, and b) served the dual purpose of both shoring during construction of the wall as well as becoming a permanent part of the finished wall. The use of the drilled pier supported retaining wall eliminated unnecessary risks of temporary slope instability and possible negative impacts on the neighboring property to the east during construction and enhanced permanent slope stability as intended.
- The property is considered safe for development as intended from a geotechnical standpoint.
- There is no need for the placement of any "protection devices" as a consequence of the construction of the drilled pier retaining wall.
- The options available for construction of the retaining wall along the east property boundary included: a) make the required vertical cut as originally contemplated and risk the likely failure of the adjacent ascending slope and possible distress to the neighboring residence, and deepened the footings; b) provide temporary shoring along the property boundary to enable construction of the wall and deepened the footings; and c) re-design the wall as a drilled pier supported wall that would extend the foundation elements to competent bearing materials as well as act as shoring in order to facilitate the construction in a safe manor. The option utilized of the drilled pier supported retaining wall accomplished both geotechnical objectives in a safe and efficient manner.
- Relocating the residence landward of its present location serves no benefit with respect to the geologic conditions encountered during the construction of the drilled pier retaining wall.

**COASTAL COMMISSION**  
**5-98-251-A**EXHIBIT # 7PAGE 7 OF 13

GEOTECHNICAL REPOSE

Project No. 171.1

January 13, 2000

Page 3

This opportunity to be of service is appreciated. If you have any questions, please call.

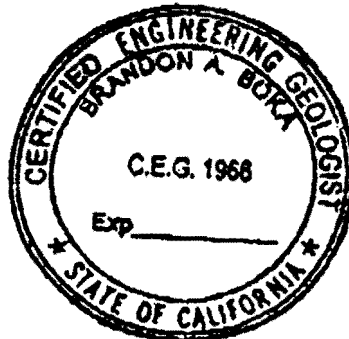
Sincerely,

COASTAL GEOTECHNICAL, INC.

Mark D. Hetherington  
Registered Civil Engineer 30488  
Geotechnical Engineer 397  
(expires 03/31/00)

Brandon A. Boka  
Registered Geologist 5913  
Certified Engineering Geologist 1966  
(expires 03/31/00)

MDH/ dkw



COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 7

PAGE 8 OF 13



EXHIBIT E

Geology Studies/Soil & Rock  
327 Third Street, Laguna Beach, California 92651

February 2, 2000  
Project No. 171.1

Morris Skenderian and Associates, A.I.A.  
2094 South Coast Highway  
Laguna Beach, California 92651

Attention: Mr. Morris Skenderian

Subject: REMODEL AT 21 BAY DRIVE

Dear Mr. Skenderian:

In response to your inquiry regarding construction within the bluff top setback, we are providing the following comments:

- 1) Under no circumstances should the portion of the recently constructed retaining wall between 21 Bay Drive and the adjacent upslope property, which extends seaward of the bluff top setback, be removed. The construction of this retaining wall has enhanced the stability of the upslope property over pre-construction conditions and removal of the retaining wall would compromise the stability of the upslope property.
- 2) Removal of the recently constructed new residential foundations consisting of deep caissons seaward of the bluff top setback would be detrimental to bluff top stability due to disturbance to the bluff top from demolition activities and would eliminate the beneficial effects of the caissons on bluff top stability.
- 3) Relocation of the residential structure behind the bluff top setback serves no benefit on bluff top stability and may, in fact, be detrimental to surficial stability since it will now expose to erosion those portions of site previously covered by structures above.

If you have any questions please call.

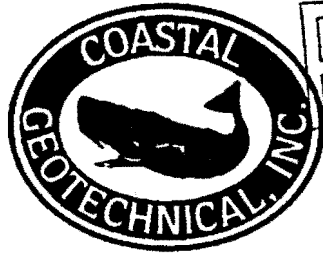
COASTAL GEOTECHNICAL, INC.

*[Signature]*  
Mark D. Hetherington  
Civil Engineer 30488  
Geotechnical Engineer 397  
(expire 3/31/00)



COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 7  
PAGE 9 OF 13



RECEIVED  
APR 11 2000  
CALIFORNIA  
COASTAL COMMISSION

SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

April 5, 2000  
Project No. 171.1  
Log No. 6094

Mr. Morris Skenderian, Architect  
Morris Skenderian & Associates, A.I.A.  
2094 South Coast Highway  
Laguna Beach, California 92651

Subject: GEOTECHNICAL REPONSE TO CALIFORNIA COASTAL  
COMMISSION LETTER DATED FEBRUARY 15, 2000  
21 Bay Drive  
Three Arch Bay  
Laguna Beach, California  
CDP 5-98-251-A1

COASTAL COMMISSION  
5-98-251-A1

EXHIBIT # 7

PAGE 10 OF 13

Dear Mr. Skenderian:

We have previously provided a package of historical geological work with respect to the subject property to Carl Schwing of the California Coastal Commission. The package included a thorough description of geologic conditions of the site, a geologic map of the site and cross-sections showing site geology. Additional geologic information with respect to the subject property is contained within the "Supplemental Geotechnical Investigation, Proposed Residential Development, Lots 26, 27, 28, 29 and 30 of Tract 970, Three Arch Bay, South Laguna Beach, California", dated January 26, 1998, by Hetherington Engineering, Inc. This report was prepared for the property presently under construction (CDP R-5-97-371) immediately west of the subject property. A copy of the report will be provided to Carl Schwing with a copy of this letter.

As can be gleaned from review of the historical geologic documents, the primary geologic hazard impacting the subject property is landsliding. The construction of the shoring system, and removal of landslide debris and reconstruction as compacted fill on the property to the west has stabilized (F.S.>1.5) the landslide on the subject property. Slope stability calculations are included in the attached report (Appendix C, Section E, Cross Section A-A'). To minimize the risk of damage to new construction due to possible differential movement of remaining landslide debris on the subject property, new foundations consisting of drilled piers have been designed for lateral earth pressures and have been extended into undisturbed bedrock.

The issue of the long term effects of erosion on the site was previously addressed by Fred Pratley in his "Engineering Geologic Review, Coastal Commission Letter, dated July 14, 1998", dated July 19, 1998. No shore protection devices are necessary on this property.

GEOTECHNICAL REPOSE TO CALIFORNIA COASTAL COMMISSION LETTER  
DATED FEBRUARY 15, 2000.

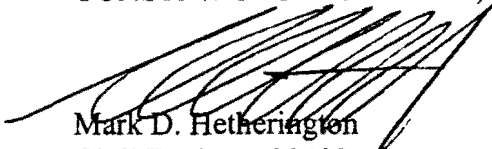
Project 171.1

Page 2

If you have any questions please call.

Yours truly,

COASTAL GEOTECHNICAL, INC.



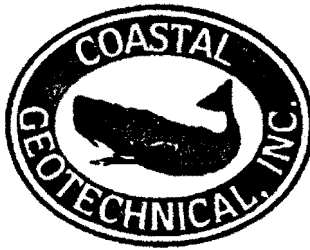
Mark D. Hetherington  
Civil Engineer 30488  
Geotechnical Engineer 397  
(expire 3/31/04)

MDH/ dkw

cc: Mr. Carl Schwing

COASTAL COMMISSION  
5-98-251-41

EXHIBIT # 7  
PAGE 11 OF 13



SOIL & FOUNDATION ENGINEERING  
ENGINEERING GEOLOGY • HYDROGEOLOGY

May 16, 2000  
Project No. 171.1  
Log No. 7038

Morris Skenderian & Associates  
2094 South Coast Highway  
Laguna Beach, California 92651

Attention: Mr. Morris Skenderian

Subject: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION  
21 Bay Drive  
Laguna Beach, California  
CDP 5-98-251-A1

COASTAL COMMISSION  
5-98-251-A1

Reference: Attached

EXHIBIT # 7

Dear Mr. Skenderian:

PAGE 12 OF 13

We are providing the additional information requested by Mr. Mark Johnsson, Senior Geologist, California Coastal Commission in his letter dated May 9, 2000. Our numbering corresponds to that used by Mr. Johnsson.

1. A Site Plan and the requested Geologic Cross-Section 1-1' accompany this letter as Figures 1 and 2.
2. Geologic structure observed in drilled pier excavations is shown on the attached Site Plan, Figure 1. Boring logs of the drilled pier excavations were not made.
3. The requested static and pseudo-static stability analyses for Geologic Cross-Section, 1-1' are attached as Figure 3. Direct shear strength data supporting the values utilized in the analyses is included in Reference 26, which was previously provided to the California Coastal Commission.
4. The requested pseudo-static stability analysis for Geologic Cross-Section A-A' (from Reference 26) is attached as Figure 4. The current grade and the proposed finished grade are the same.
5. Based on our review of the available aerial photographs and plans for the site vicinity along with the "Coastal Engineering Assessment" for the Conrad property immediately to the north (see References), it is our opinion that the likelihood for significant coastal retreat within the confines of the site is low. The bluff toe of the



RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Project No. 171.1

May 16, 2000

Page 2

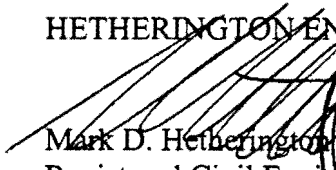
subject property fronting the beach is densely vegetated, oriented obliquely to the ocean, and is set back landward from the adjacent ocean front properties to the northwest and southeast. Interpretation of the aerial photographs and comparison of available maps or plans (see References) indicates no appreciable net erosion of the site during the period 1939 to the present. Additionally, information presented in the "Coastal Engineering Assessment" for the Conrad property indicates that predicted average annual recession rates for this stretch of coastline range from 0.1 to 0.2 feet per year (Everts, 1997), and are episodic in nature. It is our opinion that the physiographic orientation and location of the bluff toe is essentially beyond the zone of influence of direct wave attack and thus erosion rates should be considered significantly lower than those predicted for the Conrad property.

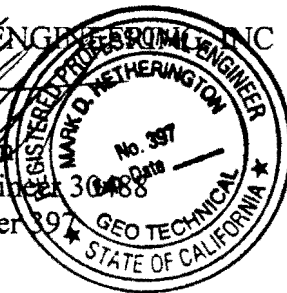
6. Conservative groundwater levels based on subsurface exploration were assumed for our slope stability analysis. An extensive system of subdrains has been installed on the adjacent Conrad site and a backdrain was installed behind the retaining wall constructed on the subject site. In our opinion these measures adequately address groundwater conditions from a slope stability point of view.
7. Faults observed during construction within the subject site and the neighboring Conrad project to the north are not considered active based on the lack of evidence that the features extend into or offset the Pleistocene regressive marine terrace deposits associated with the stage 5e sea level stand (approximately 125,000 years before present). As such, the potential for movement of the mapped faults underlying the property is considered low. However, due to the geologic nature of the region, ground cracks are considered possible during future seismic events throughout Southern California.

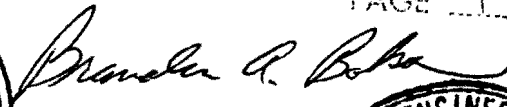
If you have any questions, please do hesitate to call.

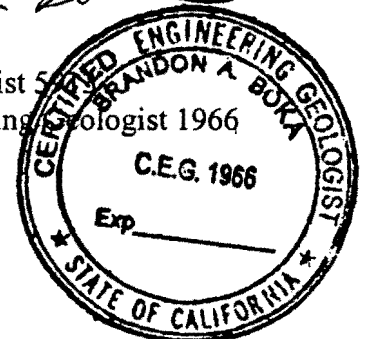
Respectfully submitted,

HETHERINGTON ENGINEERING, INC

  
Mark D. Hetherington  
Registered Civil Engineer No. 30488  
Geotechnical Engineer No. 397  
(expires 03/31/04)



  
Brandon A. Boka  
Registered Geologist No. 53488  
Certified Engineering Geologist 1966  
(expires 03/31/02)



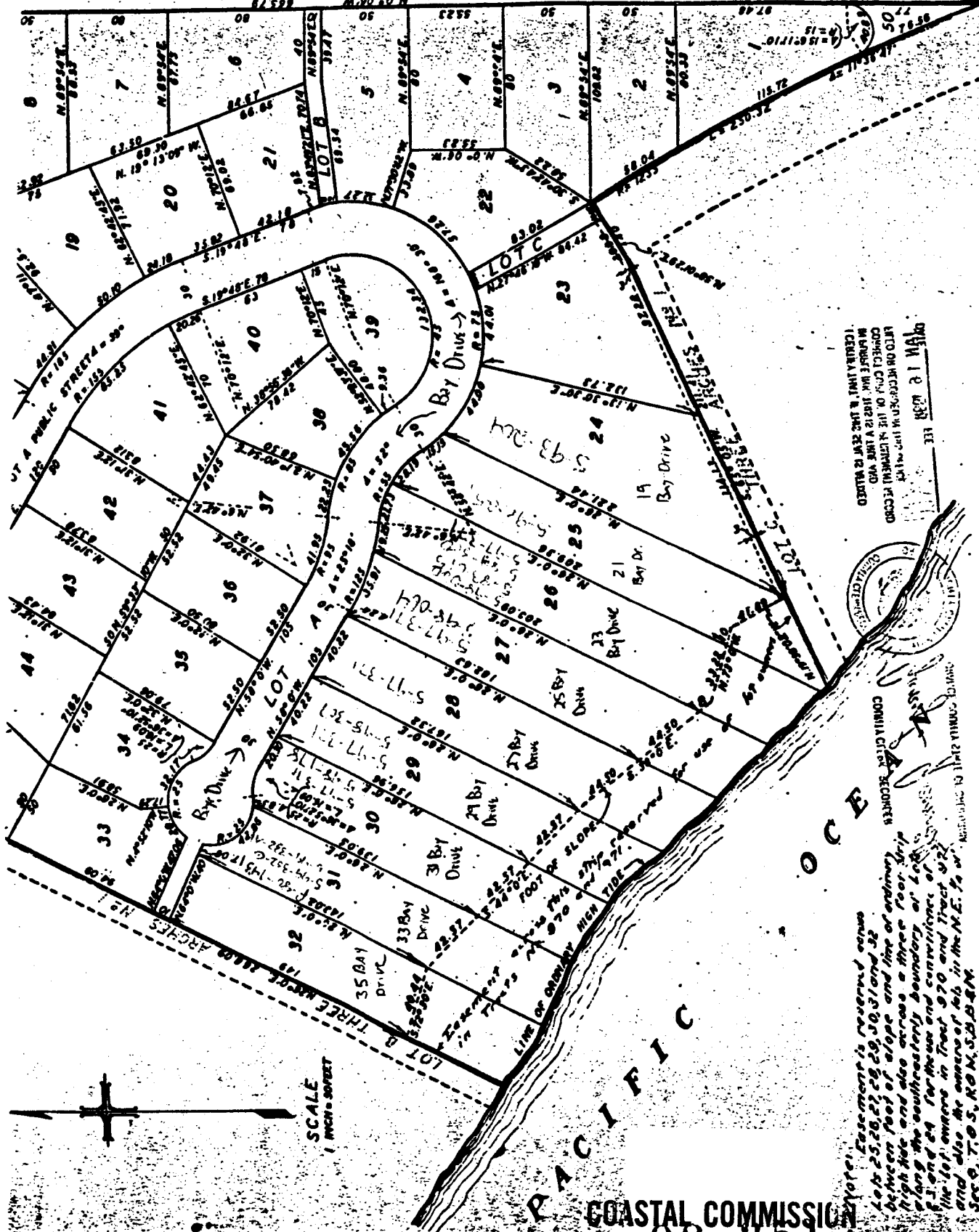
MDH/ dkw

COASTAL COMMISSION

5-98-251-A1

EXHIBIT # 7

PAGE 13 OF 13



APR 1 1938  
 LAYED ON RECORD IN 1937  
 CORRECT COPY OF THE INSTRUMENT RECORD  
 IN BOOK 114, PAGE 217 & 218 AND  
 INSTRUMENT 114, PAGE 217 & 218



COASTAL COMMISSION  
 COMMUNITY RECORDS

Notes: Easement is reserved across Lots 23, 25, 27, 29, 30, 31 and 32 between feet of slope and line of ordinary high tide and also across a three foot strip along the southerly boundary of Lot 23 on a 24' for the use and convenience of the lot owners in Tract 970 and Tract 971 and also the owners of lots in the N.E. 1/4 of Sec. 6, T. 6 S., R. 10 W., S.B. 13-8-M.

COASTAL COMMISSION  
 5-98-251-A

EXHIBIT # 8  
 PAGE 1 OF 1

CALIFORNIA COASTAL COMMISSION

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



Filed: September 9, 1998  
49th Day: October 28, 1998  
180th Day: March 8, 1999  
Staff: John T. Auyong-LB *JAM*  
Staff Report: September 24, 1998  
Hearing Date: October 13-16, 1998  
Commission Action:

COMMISSION ACTION ON 10-13-98

- Approved as Recommended - See Addendum dated 10/10/98
- Denied as Recommended
- Approved with Changes
- Denial
- Other

STAFF REPORT: REGULAR CALENDAR

**APPLICATION NUMBER:** 5-98-251

**APPLICANT:** Bill Boehringer for 21 Bay Drive LLC

**AGENT:** Morris Skenderian and Associates

**PROJECT LOCATION:** 21 Bay Drive, Three Arch Bay, City of Laguna Beach, County of Orange

**PROJECT DESCRIPTION:** Addition of 1,790 square feet of living area and 309 square feet of deck area to an existing single-family residence. Also proposed is the installation of caissons for foundation support.

Lot Area	10,151 square feet	<b>COASTAL COMMISSION</b> <b>5-98-251</b> EXHIBIT # <u>9</u> PAGE <u>1</u> OF <u>22</u>
Building Coverage	2,185 square feet	
Pavement Coverage	820 square feet	
Landscape Coverage	300 square feet	
Unimproved area	6,846 square feet	
Parking Spaces	Four	
Height above final grade	34'-0" at top of elevator roof	

**LOCAL APPROVALS RECEIVED:** City of Laguna Beach Variance 6509 and Design Review 98-115

**SUBSTANTIVE FILE DOCUMENTS:** City of Laguna Beach Certified Land Use Plan; Coastal development permit 5-97-371 (Conrad); "Engineering Geologic Investigation - 21 Bay Drive, Laguna Beach, prepared for Gerald Raymond by Coastal Geotechnical dated August 8, 1992; August 27, 1997 letter to Bill Boehringer from Soil Engineering Construction, Inc.; September 24, 1997 letter from Specialty Construction Design to Morris Skenderian; July 19, 1998 letter from Coastal Geotechnical to Skenderian Architects

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed project with special conditions regarding: 1) and assumption-of-risk deed restriction, 2) conformance with geotechnical recommendations, 3) the use of drought-tolerant, primarily native landscaping, 4) prohibiting the staging and storage of construction materials and equipment on the beach, and 5) conveying drainage

away from the bluff edge/face, or, if that's not possible, over the bluff in a controlled, non-erosive manner.

Issues to be resolved include whether the special condition language in the assumption-of-risk deed restriction shall include a provision that no seawall can be built on the parcel. The Commission at the August 1998 hearing added this language to coastal development permits 5-98-020 (Conrad), 5-98-064 (Barnes), 5-98-165 (Danninger/Tassin), and 5-98-178 (McMullen), for new homes in Three Arch Bay. The proposed development involves additions to an existing home. Further, the subject site is located adjacent to the shoring wall stabilization project approved by coastal development permit 5-97-371 (Conrad). This project, also approved at the Commission's August 1998 hearing, involves the placement of tiebacks on the subject site. Staff is recommending that any changes to the plans for the proposed project which may result because of changes to the stabilization project shall require an amendment to this permit or a determination by the Executive Director that no permit amendment is needed.

**STAFF 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, locate between the first public road and the sea, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 (including the public access and recreation policies of Chapter 3), 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 effects 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.

COASTAL COMMISSION  
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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. Assumption-of-Risk. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant and all landowners 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 entire site may be subject to extraordinary hazards from landslides/slope failure and wave attack, and the applicant assumes the liability from such hazards; (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, (c) that the applicant agrees that no shoreline protective devices shall be constructed on the parcel, and (d) the applicant accepts sole responsibility for the removal of any structural debris resulting from landslides, slope failures or erosion on the site. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens 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. Geotechnical Recommendations. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, two sets of final revised site plans, floor plans, elevations, grading, drainage, foundation, and engineering plans for all the development, including the proposed caisson shoring system, approved by this permit. These final revised plans shall be consistent with the preliminary plans dated March 31, 1998, prepared by Soil Engineering Construction, Inc. (Job No. 98-050), except that these plans shall incorporate the recommendations pertaining to the development contained in: 1) the "Engineering Geologic Investigation - 21 Bay Drive, Laguna Beach, prepared for Gerald Raymond by Coastal Geotechnical dated August 8, 1992; 2) the August 27, 1997 letter to Bill Boehringer from Soil Engineering Construction, Inc.; and 3) the September 24, 1997 letter from Specialty Construction Design to Morris Skenderian. These final revised plans shall clearly show the final depth of ~~excavation~~ <sup>excavation</sup> of all

proposed caissons, as well as the final number, locations, and dimensions of all proposed tie-backs.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, evidence that the appropriate licensed professional has reviewed and approved the final revised plans described above and certified that each of those final revise plans incorporates all of the recommendations specified in the above referenced documents.

The approved development shall be constructed in accordance with the final revised plans as approved by the Executive Director. Any proposed deviations from said plans, including any proposed changes which may be required because of the design of the shoring system on the adjacent property at 23 Bay Drive on the upcoast side of the subject site, shall require a Coastal Commission-approved amendment to this permit, unless the Executive Director determines a permit amendment is not needed.

**3. Landscaping.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, revised landscaping plans. The revised landscaping plans shall: 1) be consistent with the preliminary landscaping plans dated June 18, 1998 prepared by Studio Landscape Architecture, 2) be prepared by a licensed landscaped architect, and 3) incorporate the following criteria: (a) planting shall be of drought tolerant plants (native, non-invasive drought tolerant plants are preferred), and (b) only temporary irrigation to help establish new landscaping shall be allowed in addition to any existing irrigation systems currently used for existing landscaping. The applicant shall comply with the plans approved by the Executive Director.

**4. Staging and Storage of Construction Materials and Equipment.** Construction material and equipment shall not be staged or stored on the beach. Any accidental spills of construction equipment fluids shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

**5. Drainage.** All runoff and drainage from the site shall be directed to the street except where it is infeasible to do so. Where it is infeasible to direct drainage and runoff to the street, drainage and runoff shall be appropriately collected and conveyed to the beach in a non-erosive manner and discharged at the base of the bluffs with an energy dissipator at the drain outlet. The drainage devices which direct runoff and drainage to the beach shall be below grade unless it is infeasible to do so. If the drainage devices cannot be below grade, they shall be designed to blend in with and maintain the natural character of the bluffs.

**IV. Findings and Declarations:**

The Commission hereby finds and declares:

**A. Project Description and Location**

The applicant is proposing additions to an existing 2,199 square foot, single-family residence with 380 square feet of deck area and a detached 504 square foot two-car garage on a

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blufftop lot. The existing home is two stories tall, and is set below the level of the street. The existing garage is at street level. The subject site is located at 21 Bay Drive in the private community of Three Arch Bay in the City of Laguna Beach in Orange County.

The proposed additions consist of 1,790 square feet of habitable area and 309 square feet of deck area. (see Exhibit B) The resultant structure would be four levels, consisting of the two levels of the existing home, the street level garage, and a new spa deck level in between the top of the home and under the garage. The proposed home would be 44 feet high from the finished floor of the lowest level to the top of the roof of the garage. The top of the roof of the garage would extend fourteen feet above the centerline of Bay Drive. The proposed additions would connect the garage with the home and would be located in the middle portion of both levels of the home. The proposed additions would not result in seaward encroachment.

Also proposed are caissons on the upcoast edge of the property. (see Exhibit C) The upcoast side is adjacent to the properties at 23-31 Bay Drive, upon which a landslide has occurred. Thus, the subject site has lost lateral support on its upcoast edge. The proposed caissons are intended to provide lateral support for the property. The proposed caissons are in two basic locations. A line of eight caissons, placed essentially perpendicular to Bay Drive, is proposed to be installed under the general alignment of the stairs which lead from the garage to the home. The caissons will be 24 inches in diameter, drilled to depths between 22 and 27 feet and attached to a grade beam. The line of caissons is setback about eight feet from the upcoast property line. The caissons are spaced 7 feet apart, measured from their centers. Four tiebacks will anchor the proposed caissons. The area between the proposed caissons and existing structures will be chemical grouted. Also proposed is a shallow arc of 11 caissons along the upcoast property line. The caissons are 30 inches in diameter and spaced a varying intervals ranging from 5 to 9 feet. They are anchored by ten tiebacks.

**B. Chapter 3 Policy Analysis**

**1. 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 is a blufftop lot. The upcoast side is adjacent to the properties at 23-31 Bay Drive, upon which a landslide has occurred. Thus, the subject site has lost lateral support on its upcoast edge. The adjacent properties have had a history of landslide episodes. Thus, the

subject site is adjacent to an area of high geologic hazard. At its August 1998 hearing, the Commission approved coastal development permit 5-97-371 (Conrad) for a comprehensive landslide remediation and shoring project at the adjacent site.

The geotechnical reports submitted by the applicant's geotechnical consultant are: 1) "Engineering Geologic Investigation - 21 Bay Drive, Laguna Beach, prepared for Gerald Raymond by Coastal Geotechnical dated August 8, 1992; 2) August 27, 1997 letter to Bill Boehringer from Soil Engineering Construction, Inc.; 3) September 24, 1997 letter from Specialty Construction Design to Morris Skenderian; 4) July 19, 1998 letter from Coastal Geotechnical to Skenderian Architects; and 5) September 23, 1998 letter from Coastal Geotechnical to Morris Skenderian and Associates.

The proposed project needs to be carried out in a manner which meets the minimum factor of safety of 1.5 which is required by the City of Laguna Beach and Orange County. The geotechnical consultant who authored the September 24, 1997 letter determined that the proposed project is able to achieve a minimum factor of safety of 1.5, which was also a part of the stabilization project/shoring wall approved under coastal development permit 5-97-371. The geotechnical consultant who authored the July 19, 1998 letter concluded that erosion of the seaward slope of the subject site is not anticipated because it is composed of resistant San Onofre Breccia. Further, because of the vegetation growth at the base of the bluff, the consultant also determined that wave uprush has not reached the base of the bluff in over 40 years. The geotechnical consultant who authored the September 23, 1998 letter determined that the proposed residential construction is feasible from a geotechnical standpoint, and impacts to the subject site and adjacent properties low, if the geotechnical recommendations are incorporated.

The geotechnical reports contains recommendations that, if incorporated into the proposed project design, would assure stability and structural integrity. The recommendations include, for example: 1) design of groundwater drainage, 2) minimum caisson size, 3) criteria for retaining wall design, 4) criteria for bearing capacities, and lateral loads and resistance, 5) tieback requirements, and 6) the use of Type V concrete.

Therefore, as a condition of approval, to ensure structural stability, the Commission finds that it is necessary to require the applicant to submit final revised plans which include signed statements of the applicant's geotechnical consultants. However, because the bluff repair/slope stabilization project approved under coastal development permit 5-97-371 requires the installation of tiebacks on the subject site, the proposed caisson project may need to be modified. Therefore, as a condition of approval, the Commission finds that modifications to the plans which may be necessary must be approved by an amendment to this permit or by the Executive Director.

Further, because landsliding has occurred several times adjacent to the subject site, and the current adjacent slide is jeopardizing existing development on the subject site, the Commission also finds that, as a condition of approval, the applicant must record an assumption-of-risk deed restriction to inform the applicant and all future owners of the subject site that the site is subject to hazards from landslides and coastal erosion/wave attack.

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5-98-251-AT



In addition, because groundwater levels have contributed to the landslide episodes on the subject site, the Commission finds that it is necessary to minimize irrigation on the site and require drought-tolerant landscaping. Minimizing irrigation and use of drought-tolerant landscaping would lessen the amount of water added to the groundwater supply that would cause erosion.

Therefore, as conditioned for: 1) recordation of an assumption-of-risk deed restriction, 2) the incorporation of geotechnical recommendations of the applicant's geologist, 3) the use of drought-tolerant landscaping, 4) prohibiting the staging and storage of construction equipment and material on the beach, and 5) control of drainage, the Commission finds that the proposed development is consistent with Section 30253 of the Coastal Act.

## 2. Marine Resources/Water Quality

Section 30230 of the Coastal Act states:

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

Section 30231 of the Coastal Act states:

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

A health risk to marine life and swimmers would be created if toxic substances from construction equipment on the beach were to get on the sand and leak into the ocean. In addition, staging or storing construction equipment and material on the beach would take up beach area needed for grunion spawning, thus resulting in adverse impacts on the grunion.

In order to ensure that adverse impacts to marine resources and water quality are minimized, the Commission finds that it is necessary to require a condition which prohibits the staging or storing of construction equipment or materials on the beach and to minimize and control spillage of toxic substances. Further, the Commission finds that directing runoff from the site to the street rather than the beach and ocean, to the maximum extent feasible, would reduce adverse impacts on the quality of coastal waters. As conditioned, the proposed project is consistent with Section 30231 of the Coastal Act.

**3. 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 . . .*

The subject site is a beachfront site located between the nearest public roadway and the shoreline in the private community of Three Arch Bay. The beach is a cove beach separated from public beaches by rocky headlands. Thus, the beach is not readily accessible from nearby public beaches. The proposed project would not result in seaward encroachment of the structure. The proposed development would not result in an intensification of use of the site. The proposed development would not result in direct adverse impacts, either individually or cumulatively, on physical vertical or lateral public access, or on sovereign lands seaward of the mean high tide line. Vertical and lateral public access and public recreation opportunities are provided at nearby Salt Creek County Beach Park a mile to the southeast. Therefore, the Commission finds that no public access is necessary with the proposed development. Thus, the Commission finds that the proposed development is consistent with Section 30212 of the Coastal Act.

**4. Visual Quality**

Section 30251 of the Coastal Act states:

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

The proposed project involves improvements to an existing home. The proposed additions would not result in seaward encroachment of the structure. The existing home is stepped down the hillside, with only the garage located at street level. Thus, when viewed from the level of Bay Drive (a private street), only the garage is visible. This is similar to the character of the existing home nearby at 33 Bay Drive, as well as the adjacent homes approved by coastal development permits 5-98-020 (Conrad), 5-98-064 (Conrad), and 5-98-178 (McMullen), where only the garages of the homes are visible since the remainder of the homes step down the hillside. The proposed additional spa level would be located under the garage and thus not raise the height of the structure.

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In addition, the proposed project is located in a private community. Therefore, the proposed project would not block any public views to the shoreline. Public views along the coast from public trust land seaward of the mean high tide line would be similar to the views which currently exist since the bluffs are altered and developed with homes which step down the bluff face. Further, since the private beach is flanked on either side by rocky headlands which extend several hundred feet into the ocean, it would be difficult for the public to access the part of the beach seaward of the mean high tide line in order to view the bluffs. Even if the public were to be able to view the private bluffs (e.g., from a boat offshore), the proposed development would be consistent with existing or approved homes which are also multi-level and step down the hillside.

Further, the proposed caissons are located on the side property line near the street and would not be visible from the beach because they would be hidden by other structures. In addition, any drainage facilities which direct runoff over the bluff must be buried or otherwise designed to be subordinate to the natural character of the bluffs. Thus, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

#### C. Local Coastal Program

The City of Laguna Beach local coastal program ("LCP") is effectively certified. However, several locked-gate beachfront communities are deferred, including Three Arch Bay. The subject site is located in Three Arch Bay. Therefore, the standard of review for the proposed project is conformity with the Chapter 3 policies of the Coastal Act and not the certified LCP. However, Section 30604(a) provides that a coastal development permit should not be approved for development which would prejudice the ability of the local government to prepare an LCP consistent with the Chapter 3 policies.

The proposed project, as conditioned, would be consistent with the geologic hazards, visual, and marine resources policies of Chapter 3 of the Coastal Act. Therefore, the Commission finds that the proposed project would not prejudice the ability of the City of Laguna Beach to prepare an LCP for the Three Arch Bay community, the location of the subject site, that is consistent with the Chapter 3 policies of the Coastal Act.

#### D. 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)(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.

Development exists on the subject site. The proposed project has been conditioned in order to be found consistent with the geologic hazards and marine resources of Chapter Three of the Coastal Act. Feasible mitigation measures requiring: 1) an assumption-of-risk deed restriction, 2) conformance with geotechnical recommendations, 3) landscaping requirements,

4) prohibiting the staging and storing of construction equipment and materials on the beach, and 5) ensuring drainage facilities down the bluff face a visually compatible with the surrounding area; would minimize all significant adverse environmental effects.

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

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**SITE**

92577

SOUTH LAGUNA BEACH  
ALSO BEACH LAGUNA

RECEIVED  
JUN 24 1998  
CALIFORNIA COASTAL COMMISSION

COASTAL COMMISSION  
5-98-251  
VICINITY MAP  
EXHIBIT # A

156-85698-251  
EXHIBIT # 9  
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- SEE 'B' 10
  - 1. SAND CASTLE CT
  - 2. SAND DUNE CT
  - 3. SANDHILL CT
  - 4. SANDSTONE CT
  - 5. SANDWATER CT
  - 6. SANDWATER CT
  - 7. SANDWATER CT
  - 8. SANDWATER CT
  - 9. SANDWATER CT
  - 10. SANDWATER CT
- SEE 'C' 15
  - 1. SAND CASTLE CT
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  - 3. SANDHILL CT
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DANA POINT HARBOUR



← Beach/Bluff edge

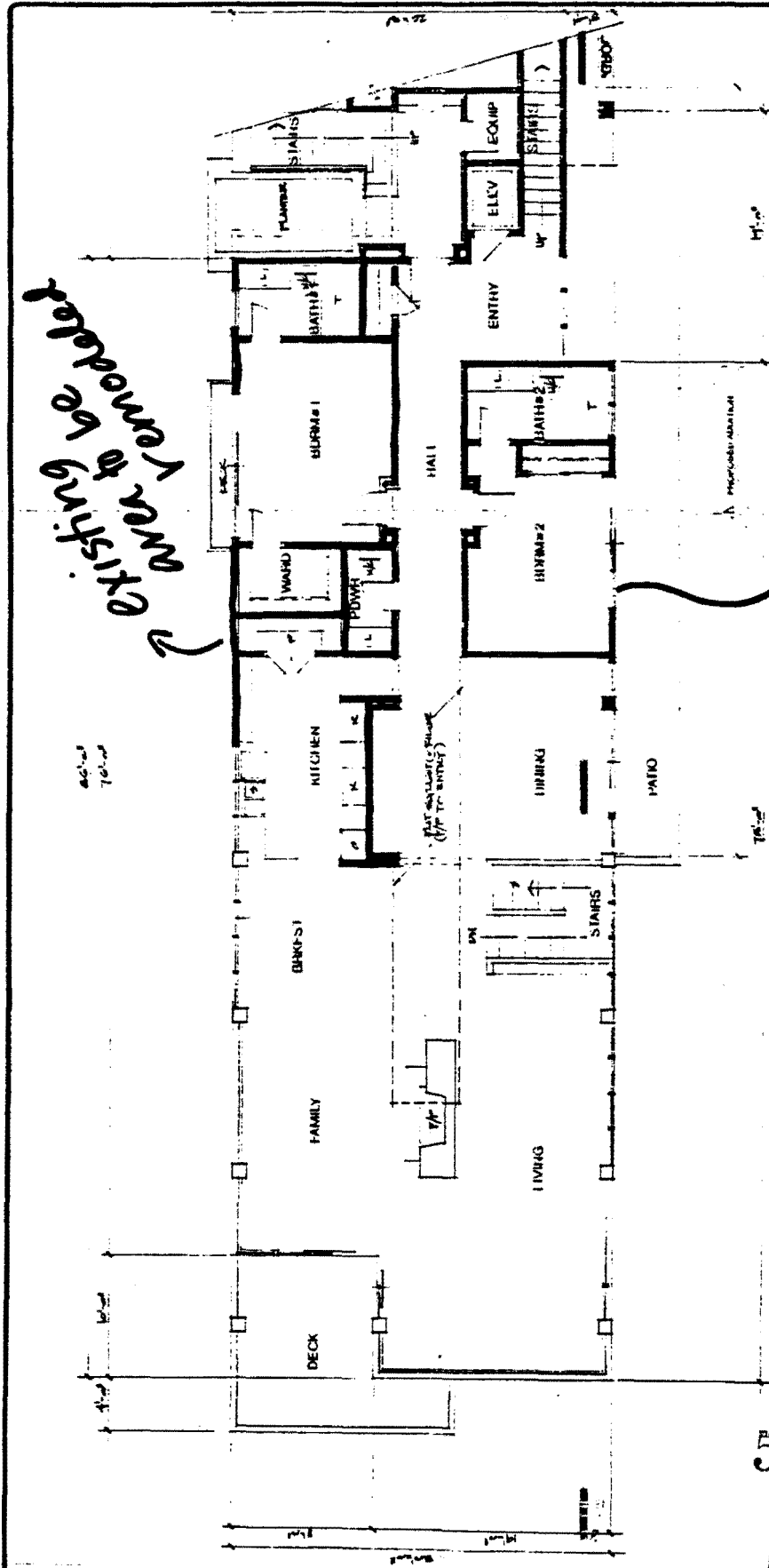
street →

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20



21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.

DATE	11/21/98
BY	...
CHECKED	...
SCALE	...



new addition

EXISTING TO BE REMODELED

MID LEVEL PLAN

5-98-251

COASTAL COMMISSION  
Plans

EXHIBIT # B

PAGE 2 OF 7

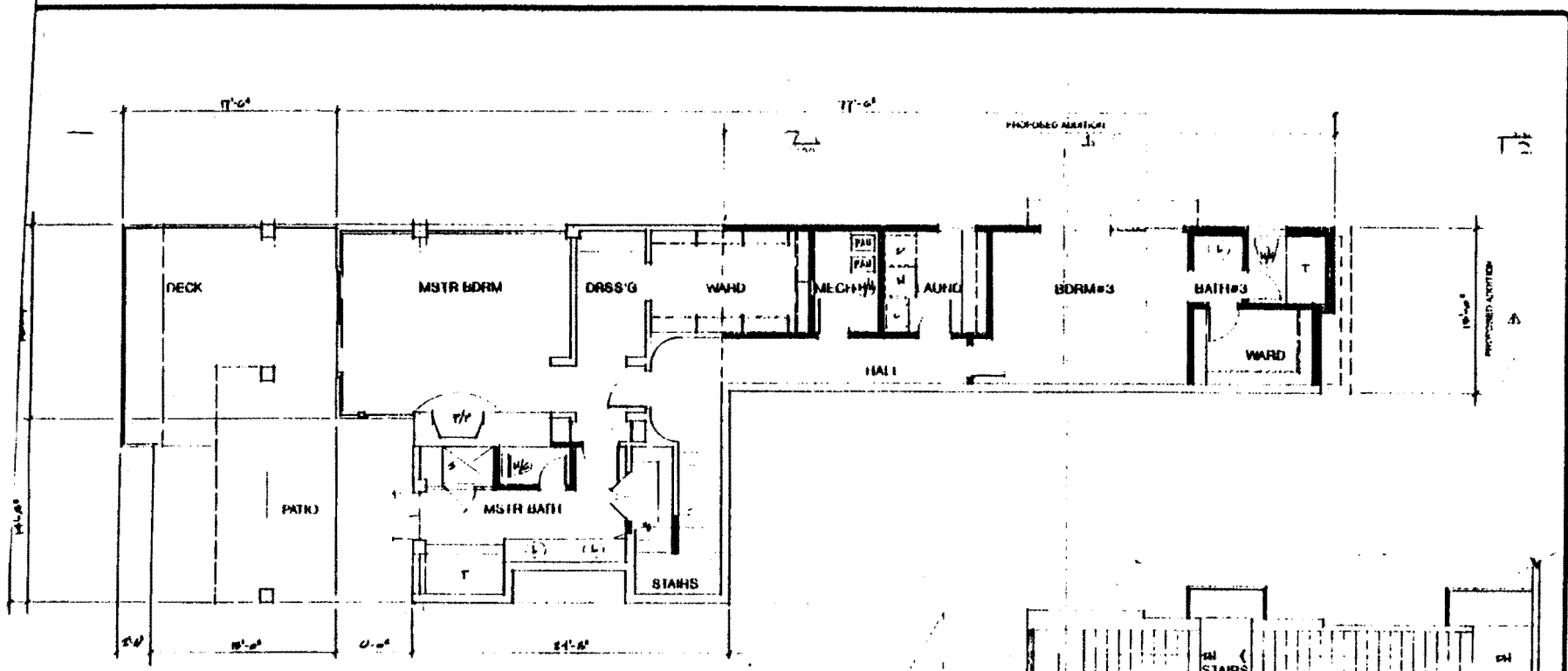
COASTAL COMMISSION  
5-98-251-M

EXHIBIT # 9

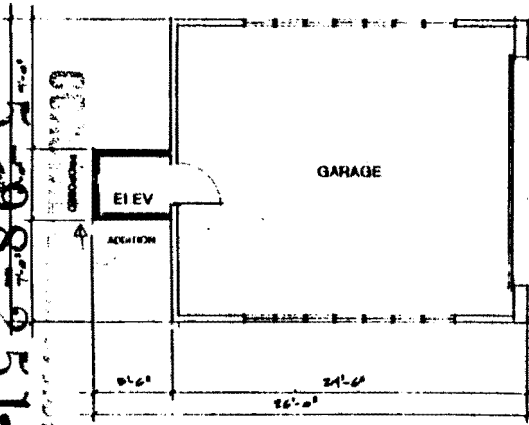
PAGE 13 OF 22

JUL 21 1998

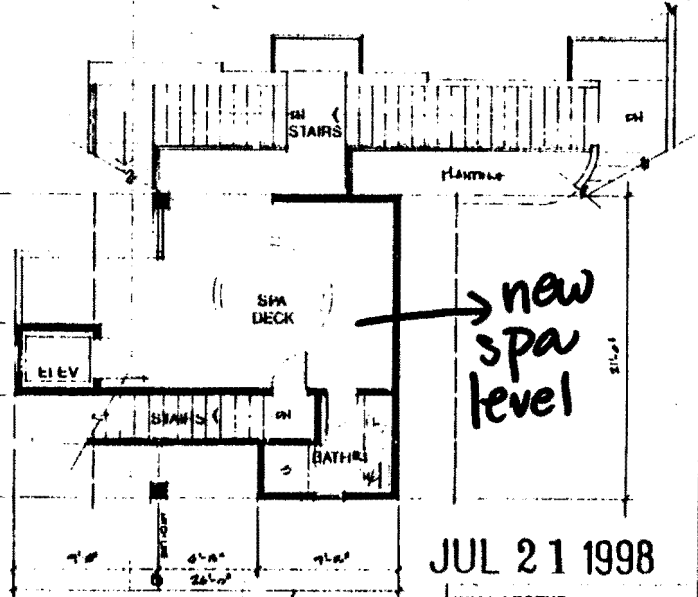
WALL LEGEND:



LOWER LEVEL PLAN



STREET LEVEL PLAN



UPPER LEVEL PLAN

new spa level

COASTAL COMMISSION

598-251

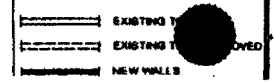
Plans B

EXHIBIT #

PAGE 3 OF 7

JUL 21 1998

WALL LEGEND:



DATE	BY
4-15-98	KU



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21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.

REV	DATE
2/21/98	
4/21/98	
7/21/98	
A-2	

EXHIBIT # 9  
IN 22

598-251-41



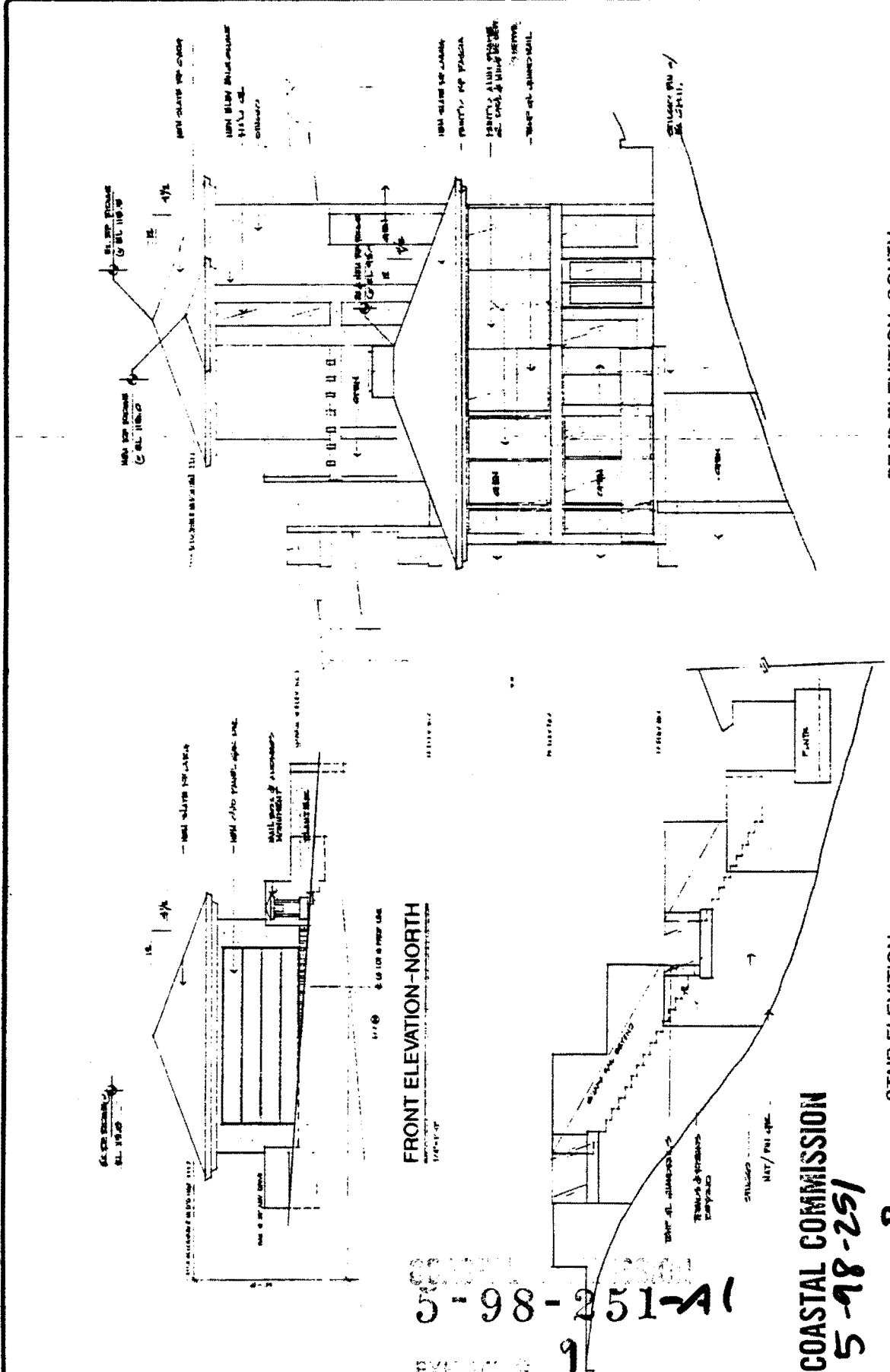
NO. 107
DATE
7/15/98
BY
13/13
SCALE
1/4" = 1'-0"

21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA.



NO.
DATE
BY
SCALE
1/4" = 1'-0"

REAR ELEVATION—SOUTH  
1/4" = 1'-0"



COASTAL COMMISSION  
EXHIBIT # B STAIR ELEVATION  
PAGE 4 OF 7

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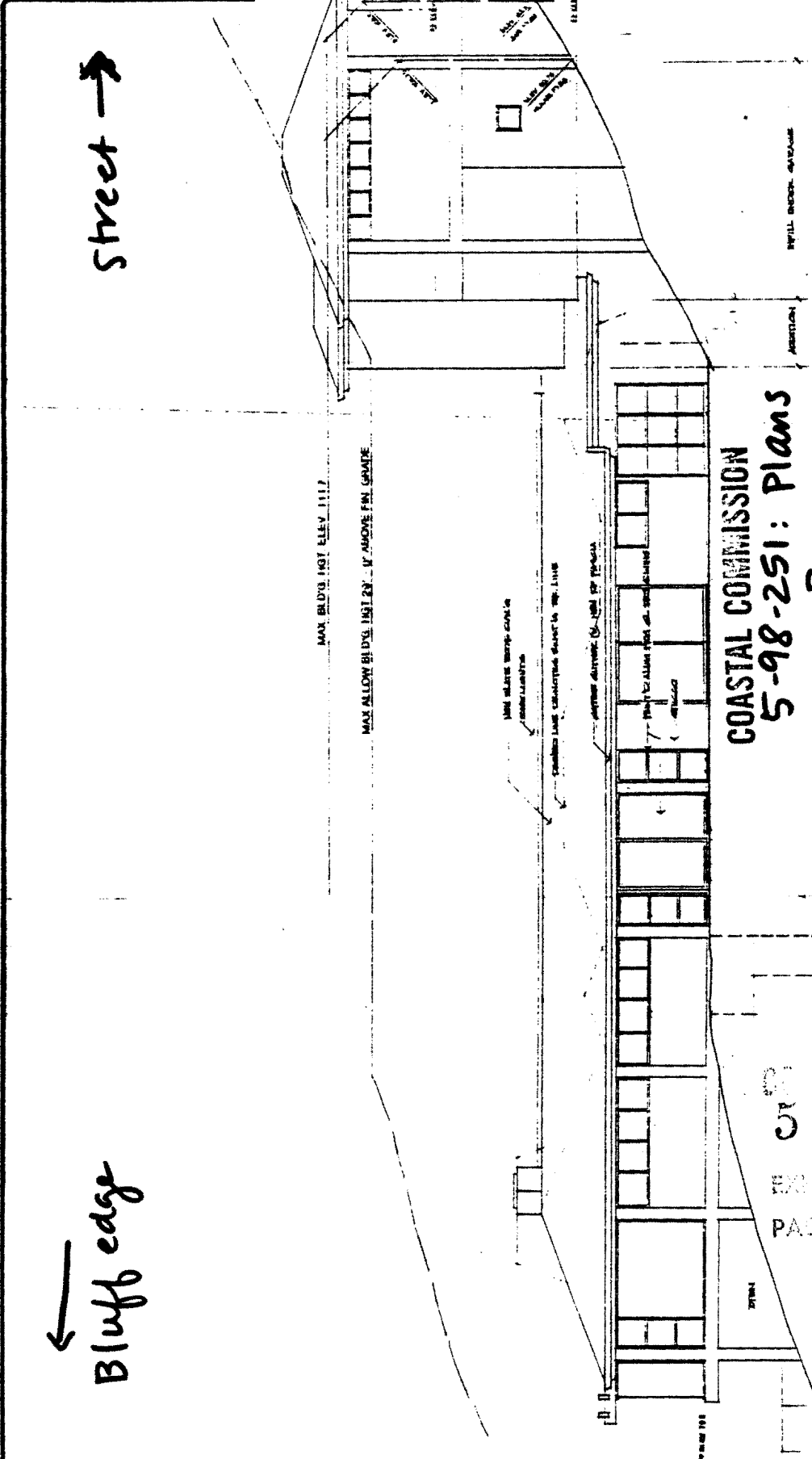
EXHIBIT # 9  
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21 BAY DRIVE  
THREE ARCH BAY  
LAGUNA BEACH, CA

DATE	7/21/98
DRAWN BY	...
CHECKED BY	...
SCALE	...
SHEET NO.	A-6

NO.	
DESCRIPTION	
DATE	
BY	
CHECKED	
SCALE	
SHEET NO.	



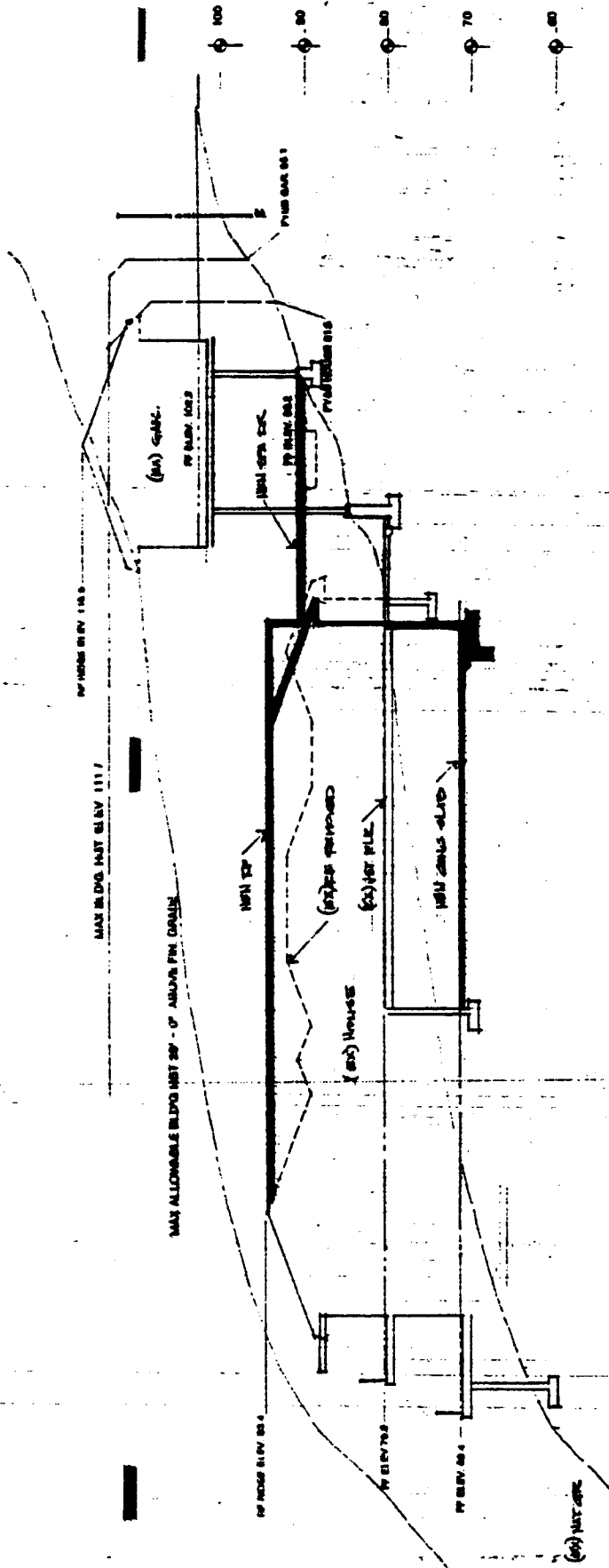
**COASTAL COMMISSION**  
**5-98-251: Plans**

EXHIBIT # **B**  
 PAGE **6** OF **7**

LEFT SIDE ELEVATION-EAST  
11-23-98

**5-98-251**  
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JUL 21 1998



**"A" CROSS-SECTION THRU LOT**

1/8" = 1'-0"

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Bluff ←

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Plans  
EXHIBIT # B  
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Street →

JUL 21 1998



GEOLOGY STUDIES • SOIL & ROCK

July 19, 1998

Skenderian Architects  
2094 Pacific Coast Highway  
Laguna Beach, CA. 92651

SUBJECT: Engineering Geologic Review, Coastal Commission Letter, dated July 14, 1998. Re: Improvements to existing residence, 21 Bay Drive, Laguna Beach, CA.

Dear Mr. Skenderian:

This letter has been prepared after reviewing the letter referenced above, our file on the project, and ocean engineering texts.

Our response to Coastal Commissions questions are to only paragraphs 1 and 2 in the referenced letter.

1. The tieback system existing at #21 Bay Drive assumed no lateral support along the common property line for #21/#23 Bay Drive. The hard bedrock, beneath the slide at #21 Bay Drive, would stand unsupported in vertical backcuts proposed by the consultants for James Conrad Architects.

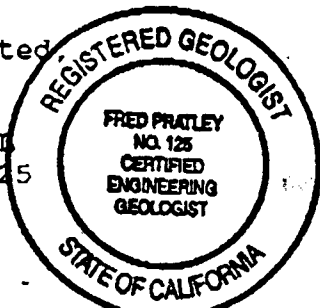
2. Estimated storm wave runup on the natural slopes on #21 Bay Drive will be at a greater elevation than those calculated for the engineered fill slope on the adjacent proposed development as the angle of slope is steeper than 39°. It is estimated runup on the steeper slope would be to the +17 feet contour on the seaward facing natural slope. There is no evidence that such an event has occurred as the coastal sage-type growths have not been disturbed in 40 years nor is there evidence of a niche point at the base of the slope.

No erosion is anticipated as the seaward slope is comprised of bedrock that is part of the San Onofre Breccia. This portion of the property rests on competent bedrock and it is not involved in a bedrock landslide.

Please contact this office if there are any questions regarding this response.

Respectfully submitted

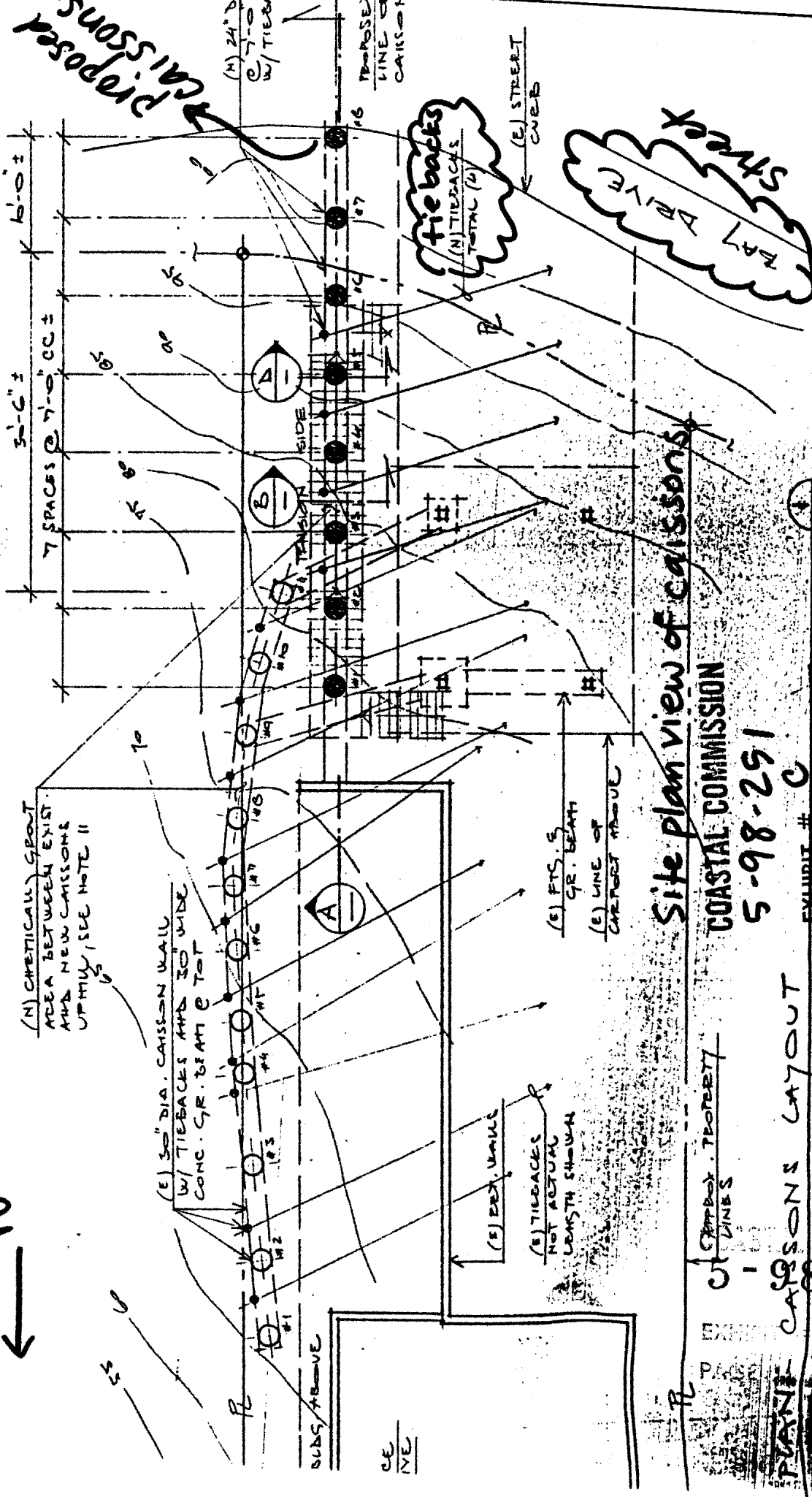
*Fred Pratley*  
COASTAL GEOTECHNICAL  
Fred Pratley, CEG 125  
Expires 12/31/99



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COASTAL COMMISSION  
Geology  
EXHIBIT # C  
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9  
19

to bluff  
←



Site plan view of caissons  
COASTAL COMMISSION

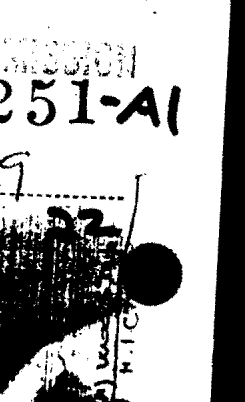
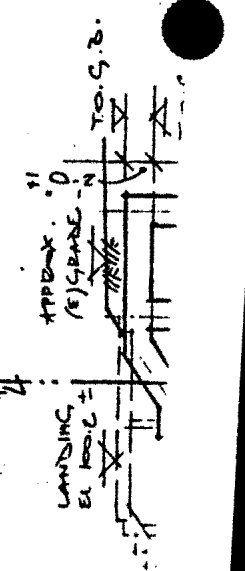
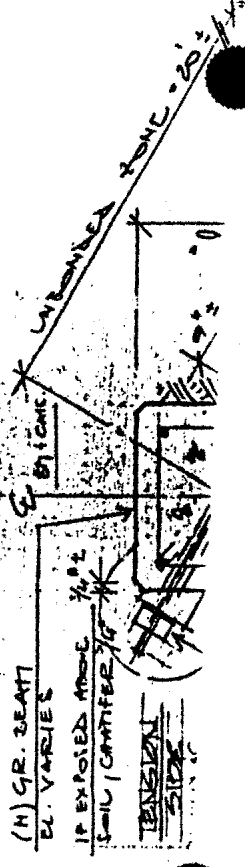
5-98-291

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PAGE 2 OF 3

PROPERTY LINES

CAISSONS LAYOUT

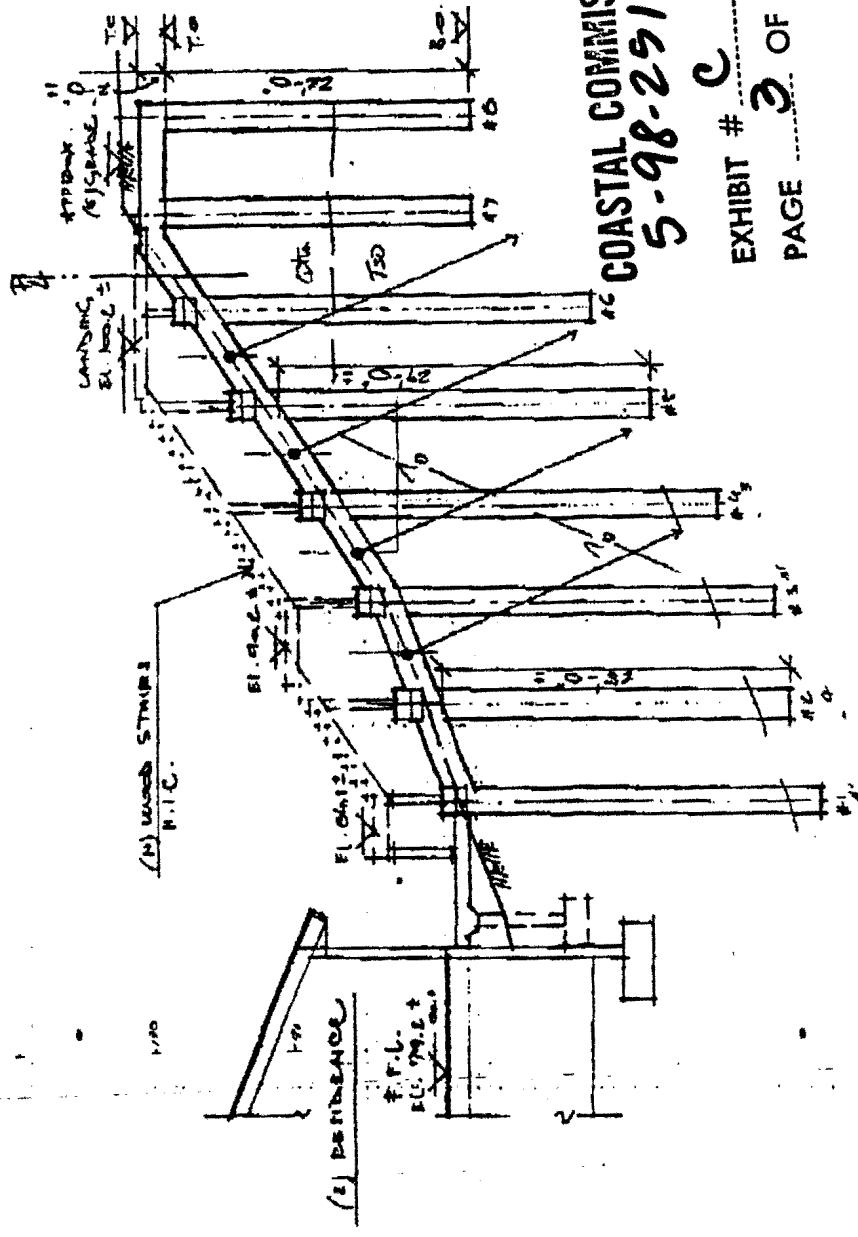
8-251-A1



CROSS-SECTION

PARTIAL PLOT PLAN - CAISSONS LAYOUT

SCALE 1/8" = 1'-0"



COASTAL COMMISSION  
5-98-251  
EXHIBIT # C  
PAGE 3 OF 3

BRIDGE CAISSONS SCHEDULE

CAISSON #	TOTAL DEPTH	DEPTH TO BACK	STEEL BEAM T
41 5 42	25' ±	3'	(9) 10" EQ. SPACED
43 44 45 46	27' ±	10' ±	(9) 10" TURN IN 10E (3) 10" TURN IN 10E
47 5 48	22' ±	10' ±	(9) 10" EQ. SPACED

Street →

← Hwy B

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## CALIFORNIA COASTAL COMMISSION

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



October 10, 1998

## ADDENDUM

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: *Coastal development permit application 5-98-251 (Bill Boehringer for 21 Bay Drive LLC)*  
*Coastal Commission hearing of October 13, 1998*  
*Item No. Tu.17.d. (Page 6 of Meeting Notice addendum)*  
*Change to Special Condition #1*

Staff recommends that Special Condition No. 1 (Page 3 of the staff report) be modified as follows (deleted language shown in ~~striketrough~~ and added language shown in underline):

### III. Special Conditions

1. **Assumption-of-Risk.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant and all landowners 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 entire site may be subject to extraordinary hazards from landslides/slope failure and wave attack, and the applicant assumes the liability from such hazards; 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, ~~(c) that the applicant agrees that no shoreline protective devices shall be constructed on the parcel, and (d) the applicant accepts sole responsibility for the removal of any structural debris resulting from landslides, slope failures or erosion on the site.~~ The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens 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.

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Attachment A – (page 1 of 4)

**FOUNDATION PLAN**

<b>ELEMENT</b>	<b>ORIGINAL CDP APPROVAL</b>	<b>PROPOSED AMENDMENT</b>	<b>CURRENT STATUS</b>
CAISSONS #1-#5	CDP APP'VD		INSTALLED
#6-#9	CDP APP'VD CONVENTIONAL FOOTINGS	REVISED FOR SAFETY FACTOR (interior)	INSTALLED
#10-#17	CDP APP'VD		INSTALLED
#18-#19	CDP APP'VD CONVENTIONAL FOOTINGS	CAISSONS ADDED FOR INTERIOR SUPPORT	INSTALLED
#20-#29	CDP APP'VD		INSTALLED
#30-#37	CDP APP'VD CONVENTIONAL FOOTINGS	CAISSONS ADDED FOR SLOPE STABILITY	INSTALLED
#38-#48	PRE-EXISTING – REMAINS IN PLACE		INSTALLED EARLY 1990'S
#49-#55	CDP APP'VD		TO BE INSTALLED
GRADE BM "A"	CDP APP'VD NEW CONCRETE GRADE BEAM		TO BE INSTALLED
B	CDP APP'VD NEW CONCRETE GRADE BEAM		INSTALLED
C	CDP APP'VD NEW CONCRETE GRADE BEAM		TO BE INSTALLED
D	CDP APPROVED RETAINING WALL AND CAISSONS	REVISED TO GRADE BEAM AND CAISSONS	TO BE INSTALLED
<del>E</del>	CDP APP'VD NEW CONCRETE GRADE BEAM		TO BE INSTALLED
L-O	CDP APP'VD NEW CONCRETE GRADE BEAM		INSTALLED
RETAINING WALL #1	CDP APPROVED WITH CONVENTIONAL FOOTINGS	CAISSONS ADDED FOR SLOPE STABILITY	INSTALLED
#2	CDP APP'VD		INSTALLED
#3	CDP APPROVED WITH CONVENTIONAL FOOTINGS	REVISED SUPPORTS ADDED FOR SLOPE STABILITY	INSTALLED

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PAGE 1 OF 7

COASTAL COMMISSION  
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**FOUNDATION PLAN (Continued)**

**Attachment A (page 2 of 4)**

ELEMENT	ORIGINAL CDP APPROVAL	PROPOSED AMENDMENT	CURRENT STATUS
CONCRETE SLAB 1	EXIST. TO REMAIN		REMAINS
2	EXIST. TO REMAIN		REMAINS
3	EXIST. TO REMAIN		REMAINS
4	APP'VD		TO BE INSTALLED
5	APP'VD		TO BE INSTALLED
BLOCK WALL "AA"	EXIST. TO REMAIN -		REMAINS
BLOCK WALL "BB"	EXIST. TO REMAIN		REMAINS
BLOCK WALL "CC"	EXIST. TO REMAIN		REMAINS
BLOCK WALL "DD"	EXIST. TO REMAIN		REMAINS
CONC BEAM "EE"	EXIST. TO REMAIN		REMAINS
BLOCK WALL "FF"	EXIST. TO REMAIN		REMAINS
CONC BM "GG"	EXIST. TO REMAIN		REMAINS
CONC BM "HH"	EXIST. TO REMAIN		REMAINS
GARAGE FTG "II"	EXIST. TO REMAIN		REMAINS
GARAGE FTG "JJ"	EXIST. TO REMAIN		REMAINS
GARAGE FTG "KK"	EXISTING TO REMAIN		REMAINS
ROOF - Residence	CDP APPROVED TO REMOVE AND REPLACE		REMOVED
ROOF - Garage	CDP APPV'D TO REMAIN	LOWER AS PER NEIGHBOR & CITY REQUEST	REMOVED
Garage Walls	CDP APPV'D TO REMAIN	Remove or revise for lowered roof	REMAINS

**Attachment A – (page 3 of 4)**

**LOWER LEVEL FLOOR PLAN**

<b>ELEMENT</b>	<b>ORIGINAL CDP APPROVAL (APPLIES TO PERIMETER WALLS)</b>	<b>PROPOSED AMENDMENT</b>	<b>CURRENT STATUS</b>
<b>WALL</b> "A"	CDP APP'VD NEW WALL WITHIN "NEW" FOOTPRINT		TO BE INSTALLED
B	CDP APP'VD NEW GLASS WITHIN "NEW" FOOTPRINT		TO BE INSTALLED
C-D	CDP APP'VD NEW WALL WITHIN "NEW" FOOTPRINT		TO BE INSTALLED
E	CDP APP'VD EXISTING TO REMAIN (total 12 LFT) (2x4" posts with wood siding)	REMOVED 7 LFT FOR GLASS RE-FRAMING AMENDMENT REQUESTED	REMOVED 7 LFT
F-I	CDP APP'VD - NEW GLASS WITHIN EXISTING FOOTPRINT		TO BE INSTALLED
J	CDP APP'VD - EXISTING WALL TO BE REMOVED		REMOVED
K-M	CDP APP'VD FLOOR PLAN SHOWS EXISTING, BELOW GRADE RETAINING WALL WITH CONVENTIONAL FOOTINGS TO REMAIN. CCC APPROVED STRUCTURAL PLANS SHOW REMOVAL AND REPLACEMENT (see CCC Approved Structural Plan S-2, Detail 12, Sheet S-5)	MODIFIED PER CCC APPROVED STRUCTURAL PLANS -AMENDMENT REQUESTED FOR CLARITY	REPLACED WITH GRADE BEAM AND CAISSON SYSTEM FOR INCREASED SAFETY FACTOR
N	CDP APP'VD - EXISTING WALL TO BE REMOVED		REMOVED
O	CDP APP'VD - EXISTING WALL TO BE REMOVED		REMOVED
<b>POST</b> #1-3	APP'VD AS EXISTING TO REMAIN (COMBINED 3 POST =1 LFT) (CCC App'vd structural plans and window schedule show removal)	REMOVED TO INSTALL APPVD CAISSONS AND REFRAME GLASS	REMOVED
#4-#6	APP'VD AS EXISTING TO REMAIN		REMAINS
#7-#8	APP'VD AS EXISTING TO REMAIN		REPLACED BY APP'VD STL MOMENT FRAME
<b>FLOOR 1</b>	APP'VD AS EXIST. TO REMAIN (767 SF WD FRAMING)		REMAINS
<b>FLOOR 2</b>	APP'VD AS EXIST. TO REMAIN (375 SF CONC. SLAB)	AMENDMENT REQUEST ED	REMOVED
<b>FLOOR 3</b>	CDP APPROVED		TO BE INSTALLED

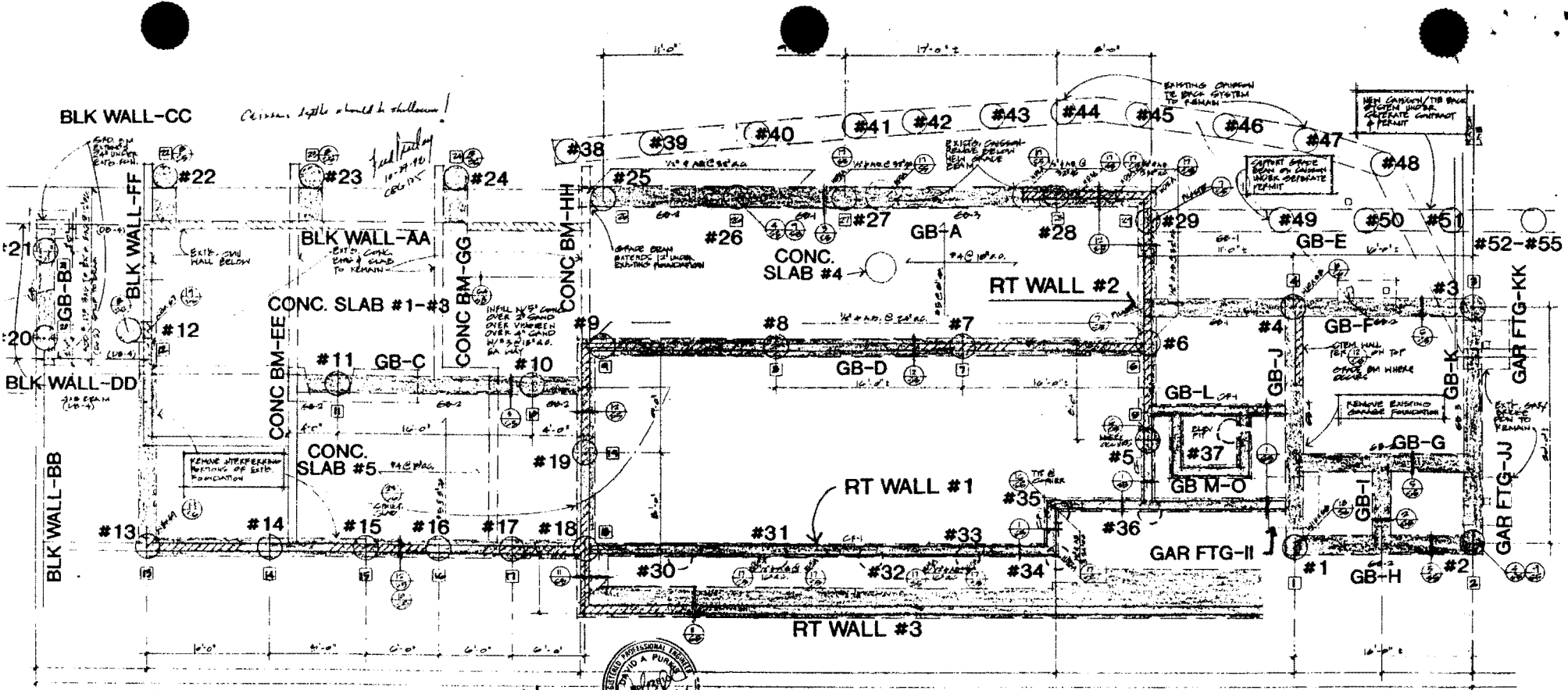
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**MID LEVEL FLOOR PLAN**

<b>ELEMENT</b>	<b>EXISTING/RETAINED or CDP APPROVED in 1998 ( RE: PERIMETER WALLS)</b>	<b>PROPOSED AMENDMENT/CHANGE</b>	<b>CURRENT STATUS</b>
WALL "A"	CDP APP'VD - NEW WALL WITHIN EXISTING FOOTPRINT		TO BE INSTALLED
B	CDP APP'VD - EXISTING WALL TO BE REMOVED		REMOVED PER CDP
C	CDP APP'VD - NEW WALL WITHIN EXIST FOOTPRINT		TO BE INSTALLED
D-M	CDP APP'VD - NEW GLASS WITHIN EXIST FOOTPRINT (See CCC Approved Architectural Plans p. A-7)		TO BE INSTALLED
N-P	CDP APP'VD - NEW GLASS & WALLS W/ "NEW" FOOTPRINT		TO BE INSTALLED
Q-T	CDP APP'VD - EXISTING WALL TO BE REMOVED		REMOVED PER CDP
<b>WOOD POSTS</b> #1-#5	CDP APP'VD TO REMAIN (Posts 1,2,3 3.5 inches each = 10.5 inches (Posts 4,5 @ 1 ft each = 2 ft Combined total: 2 feet, 10.5 inches	2 ft, 10.5 in. REMOVED TO RE-FRAME APPV'D NEW GLASS, AND EQUIPM'T ACCESS AMENDMENT REQUESTED	REMOVED
#6-#7	CDP APP'VD - EXSTING TO REMAIN		EXISTING
#8-#9	CDP APP'VD AS LOCATION FOR MOMENT FRAME (See CCC Approved Structural Plans pp. S-3, 4,		REPLACED BY APP'VD STL MOMENT FRAME
#10, #11, #12	CDP APP'VD - TO REMAIN (Combined, 3 posts @12" each = 3.0 LF)	REMOVED & REPLACED TO ACCOMMODATE RET. WALL TO ACHIEVE SAFTEY FACTOR/ IMPROVED STABILITY AMENDMENT REQUESTED	REMOVED TO INSTALL RET. WALL
#13	CDP APP'VD - EXISTING TO REMAIN (Error - no existing post - Plan should have shown as proposed new)		INCORRECTLY IDENTIFIED. NEW POST
#14, #15	CDP APPROVED TO RETAIN (2 posts @ 4" each = 8")	8" REMOVED TO RE-FRAME APPROVED NEW GLASS	
<b>FLOOR 1</b>	CDP APP'VD AS EXIST. TO REMAIN (520 SF WOOD FRAMING) (seaward of proposed string line)		REMAINS
<b>FLOOR 2</b>	CDP APP'VD AS EXIST. TO REMAIN (765 SF WOOD FRAMING)	CONST. EQUIP. ACCESS - REQUIRED REMOVAL,	REMOVED
<b>FLOOR 3</b>	CDP APP'VD AS EXIST. TO REMAIN (592 SF WOOD FRAMING)	CONST. EQUIP ACCESS - REQUIRED REMOVAL	REMOVED
<b>FLOOR 4</b>	CDP APPROVED		TO BE INSTALLED
<b>PLEASE NOTE:</b> CDP APPROVED REPLACMENT OF 231 LF EXT. WALL/GLASS OUT OF 237 TOTAL LF AT MID-LEVEL. GLASS WALL REMOVAL TO DATE <b>DOES NOT EXCEED</b> ORIGINAL APPROVAL			

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**FOUNDATION NOTES**

- SEE SHEET B-1 FOR STRUCTURAL SPECIFICATIONS AND SHEET S-3 FOR SHEET WALL SCHEDULE.
- IF WALLS OR DAMPING WALLS ARE NOT A MINIMUM EMBEDEDMENT OF 7" AT END ON CENTER OF ALL WALLS BEHIND OR STEEL WALLS WITH A WALL ABOVE OCCUR UNLESS OTHERWISE NOTED ON THIS PLAN FOR SPECIAL SPACING OF BOLTS AT BRICK WALL LOCATIONS. PROVIDE A TWO-Piece 3" STEEL OR STEEL FOR FOUNDATION CONSTRUCTION AND BOLTS SHALL HAVE A MINIMUM 7" EMBEDEDMENT AT EACH END. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER WALL WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH WALL.
- THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE USER'S REPORT DATED: \_\_\_\_\_
- ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
- BEFORE TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOIL ENGINEER SHALL SUBMIT THE BUILDING DEPARTMENT IN WRITING THAT:
  - THE USER'S PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE USER'S REPORT.
  - THE USER'S PLAN HAS BEEN PROPERLY BACKCALCULATED AND COMPLETED.
  - THE FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF THE USER'S REPORT.
- BEFORE FOUNDATION INSPECTION, ALL HOLDING ANCHOR BOLTS OR OTHER REQUIRED CAST-IN PLACE FASTENERS SHALL BE SECURELY HELD IN PLACE.
- THE FOUNDATION ENGINEERING CONTRACTOR SHALL INSPECT AND APPROVE ALL GROUNDS AND EXISTING FOUNDATION. REINFORCEMENT OF FOUNDATION REINFORCING STEEL, OR CONCRETE, IN EXISTING WALLS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE USER'S REPORT.
- REMOVE AND RECONSTRUCT SOIL AT ALL HAZARDOUS AREAS PER SOIL ENGINEER'S REQUIREMENTS.
- USE POST-TENSION AT ALL POINTS UNLESS NOTED OTHERWISE ON THIS PLAN.
- SEE SITE PLAN FOR FINISH AND CENTER GRADE ELEVATIONS AND CONTROLS.
- SEE GRADE PLAN FOR FINISH AND CENTER GRADE ELEVATIONS AND CONTROLS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE USER'S REPORT AND THE RECOMMENDATIONS OF THE REFERENCED SOIL REPORT SHALL BE FOLLOWED AND THE REPORT SHALL BECOME A PART OF THIS CONSTRUCTION DOCUMENT. REPORT HAS BEEN PROVIDED BY: \_\_\_\_\_
- SOIL ENGINEER SHALL VERIFY THAT CONSTRUCTION AT THE SITE IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF HIS REPORT.



**FOUNDATION PLAN**

CAISSON SCHEDULE						
MARK	DN. CL.	BEAR. CAP.	AS TIES	DEPTH	TOTAL	DEPTH
1	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
2	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
3	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
4	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
5	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
6	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
7	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
8	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
9	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
10	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
11	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
12	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
13	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
14	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
15	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
16	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
17	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
18	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
19	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
20	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
21	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
22	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
23	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
24	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
25	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
26	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
27	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
28	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
29	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
30	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
31	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
32	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
33	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
34	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
35	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
36	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
37	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
38	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
39	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
40	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
41	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
42	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
43	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
44	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
45	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
46	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
47	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
48	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
49	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
50	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
51	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
52	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
53	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
54	3"	2-#7	70L	10'-0"	10'-0"	10'-0"
55	3"	2-#7	70L	10'-0"	10'-0"	10'-0"

- CONTINUOUS FOOTINGS**
- CF-1 12" WIDE X 24" HIGH COMPLETE BEDROCK W/ 2-#8 BARS TOP & BOTTOM.
- GRADE BEAMS**
- GB-1 18" WIDE X 18" DEEP W/ 2-#8 BARS TOP & BOTTOM & #3 TIES @ 8" O.C.
  - GB-2 18" WIDE X 18" DEEP W/ 2-#8 BARS TOP & BOTTOM & #3 TIES @ 8" O.C.
  - GB-3 18" WIDE X 18" DEEP W/ 2-#8 BARS TOP & BOTTOM & #3 TIES @ 8" O.C.
  - GB-4 18" WIDE X 30" DEEP W/ 2-#8 BARS TOP & BOTTOM & #3 TIES @ 8" O.C.
- STRUCTURAL SLAB**
- 8" THICK WITH #5 @ 8" O.C. 3" FROM BOTTOM & #4 @ 10" O.C. TRANSVERSE.

**ATTACHMENT B1**

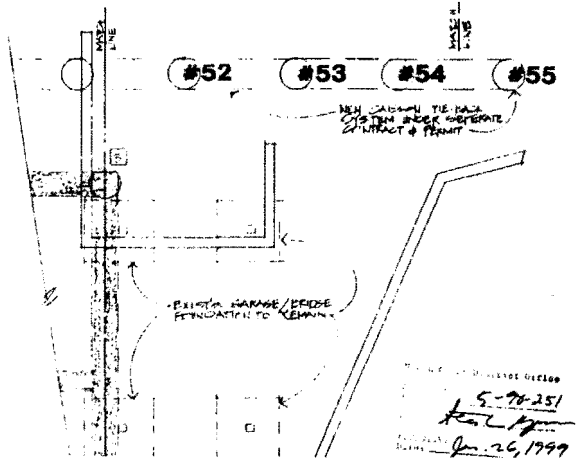


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 10/2/99  
 10-26-1999

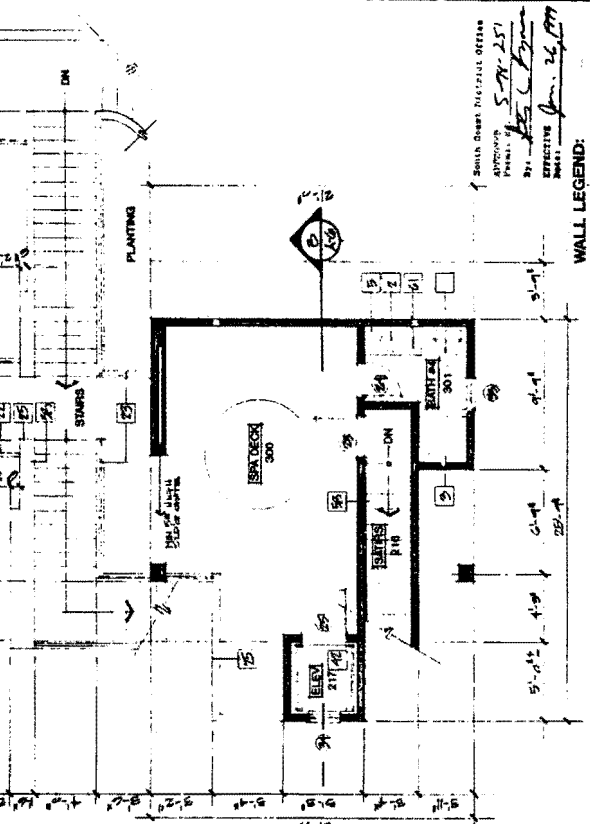
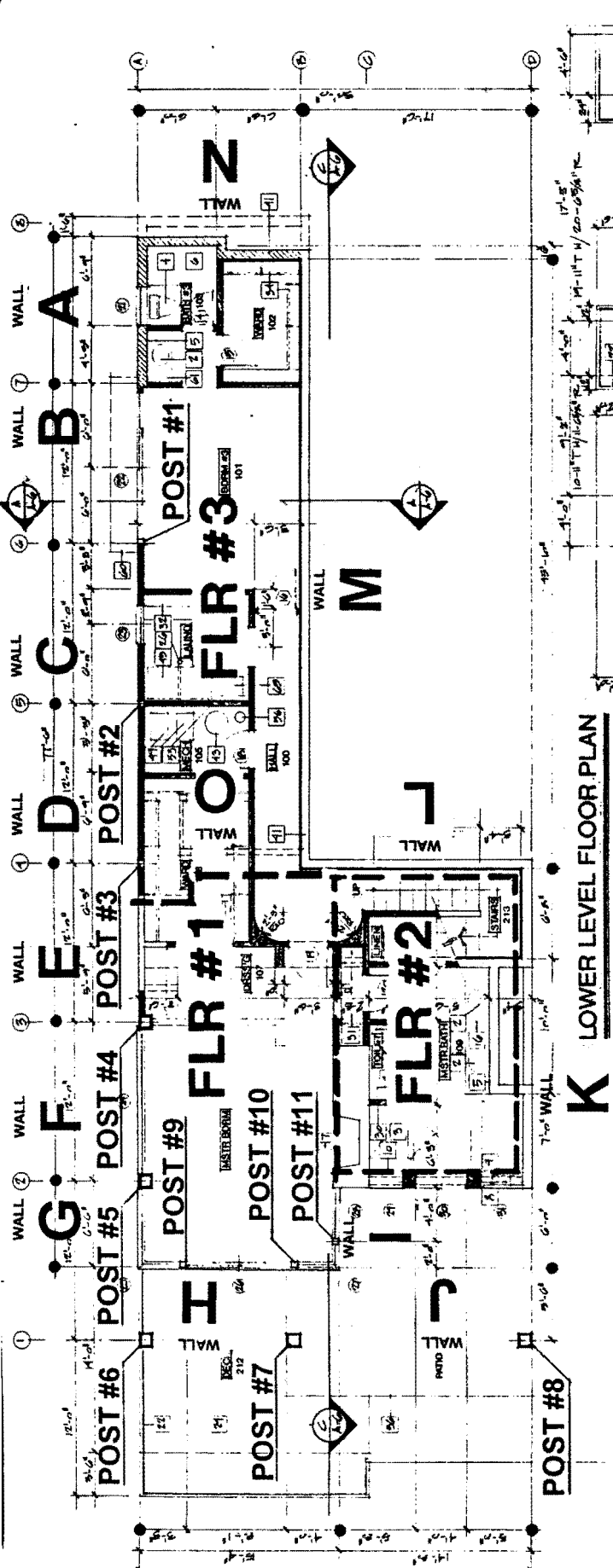
NO.	DESCRIPTION	DATE

**AUSA**  
 ARCHITECTURAL & SURVEYING ASSOCIATES  
 2000 S. GARDEN AVENUE  
 SUITE 300  
 LAGUNA BEACH, CA 92653  
 TEL: 949.497.8888  
 FAX: 949.497.8889

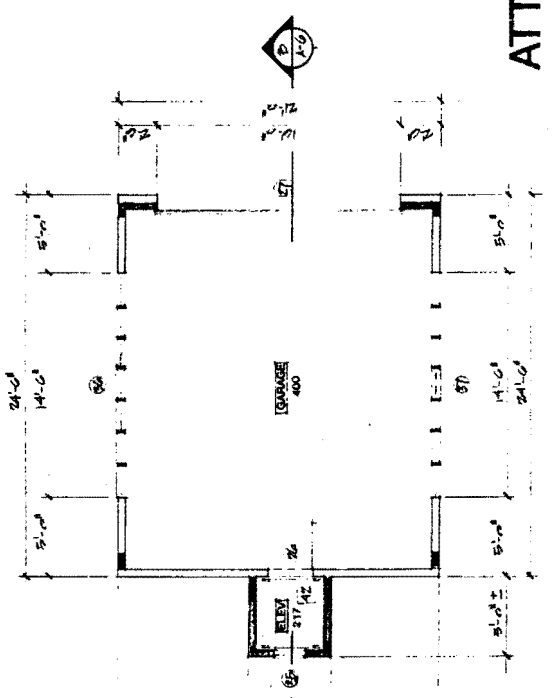
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21 BAY DRIVE  
 THREE ARCH BAY  
 LAGUNA BEACH, CA.

PROJECT	
SUBJECT	
DATE	
DRAWN BY	
CHECKED BY	
DATE	

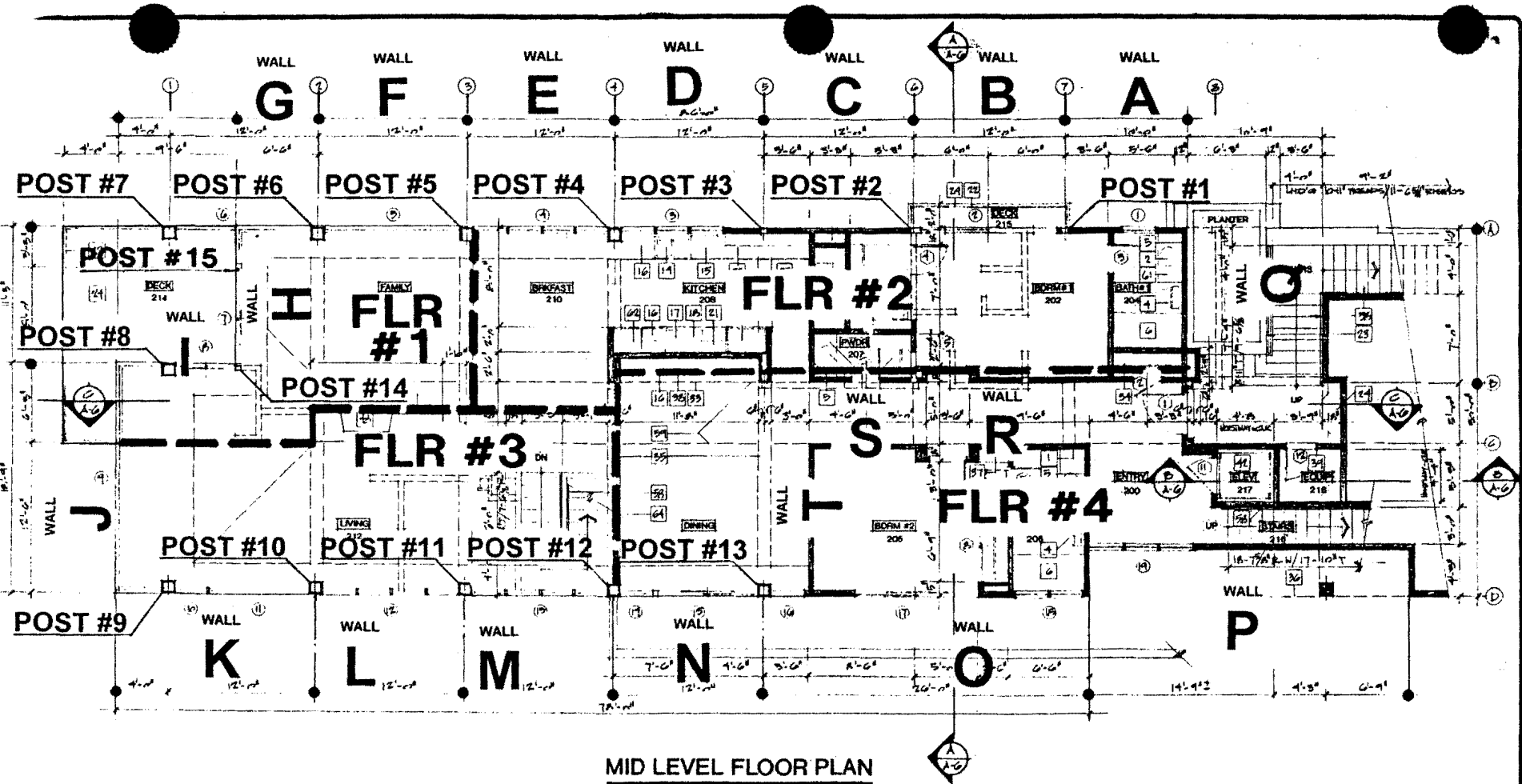


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SMITH DEEPT DIGITAL OFFICE  
 ARCHITECT  
 PROJECT: 5-98-251  
 BY: [Signature]  
 EXISTING: [Signature]  
 DATE: 08-21-01

ATTACHMENT B2



**MID LEVEL FLOOR PLAN**

**FLOOR PLAN KEYNOTES:**  
DTL # DESCRIPTION

1. RECESSED MEDICINE CABINET - CONCRETE
2. BEHIND MIRROR W/ TOUCH LATCH LAYOUT - SEE PLUMB FUTURE SCHED
3. SHOWER STALL W/ HOT-MAPPED FAN W/ SHATTERPROOF GLASS DOOR/ENCLOSURE, TILED 3 WALLS TO CLG.
4. WATER CLOSET - SEE PLUMB FUTURE SCHED
5. MIRROR - 1/4" POLISHED PL - SEE INT'L SHT
6. TUB/SHOWER - PROV SHATTERPROOF GLASS DOOR/ENCLOSURE & TILED 3 WALLS TO CLG.
7. TOILET PAPER DISPENSER, RECESSED
8. JACUZZI TUB W/ FLEED DECK, SAULT AND SPLASH - PROV POWER FOR PUMP, SEE PLUMB FUTURE SCHED
9. ACCESS PANEL - JACUZZI TUB PUMP 30X25" MIN HEATER (OPTIONAL) 10X10" MIN, STD TUB 12"X12" MIN
10. TILED SHOWER SEAT
11. SOAP DISH - RECESSED
12. TOWEL BAR
13. REFRIGERATOR SPACE - PROV SUB-OUT FOR ICE MAKER, SEE APPLIANCE SCHED
14. KITCHEN SINK - SEE PLUMB FUTURE SCHED
15. DISHWASHER - SEE APPLIANCE SCHED
16. STONE COUNTER TOP & SPLASH
17. RANGE AND OVEN SPACE - SEE APPLIANCE SCHED
18. CORN. TOP HOOD V.T.O.S.A. - SEE INT'L SHT
19. WASHER - SEE APPLIANCE SCHED

20. MICROWAVE - SEE APPLIANCE SCHED
21. GLASS GUARDRAIL - 36" HI A.F.F.
22. PFR GUARDRAIL - 36" HI A.F.F.
23. DECK BEAM
24. STUCCO GUARDRAIL - 36" HI A.F.F.
25. FLE URAN W/ SELF PRIMING TRAP
26. FANTRY W/ A.P.D., S.H.L.P.'S
27. 5/8" THK TYPE 30 GYP DEW - @ WALLS & CLG OF USABLE SPACE UNDER STAIRS
28. STORAGE LAD W/ ADJ SHLF'S
29. W/ NICHE
30. LINEN WALL SHLF'S
31. LIN OF UPPER CAD
32. LIN OF SOFFIT
33. SHLF & POLK(S)
34. LIN OF DRYWALL WRAPPED STEEL BEAM @ SOFFIT
35. LIN OF BUILDING ADV
36. GLASS SHELVES
37. BUILT IN CABINETS - SEE INT'L SHT
38. ELEVATOR EQUIPMENT ROOM
39. 2X6 STUD WALL
40. SEE WALL - SEE STRUCT DNG
41. 5/8" THK TYPE 30 GYP DEW - @ ELEVATOR SHAFT W/ THE DEW & DR ASSEMBLY
42. 75 GAL WATER HEATER - PROV STRAP FOR LATERAL STABILITY AND V.T.O.S.A. - SEE INT'L SHT FOR ADDL INFO; PROV 1/2" PLATFORM & 1/2" VALVE
43. WASHER - SEE APPLIANCE SCHED

44. "MARCO" 14-1 FIRE BOX W/ NON-COMBUSTIBLE HEARTH - INSTALL PER MANUF. SPEC & RECOMMENDATIONS - (L.S.D. F2015)
45. "SUPERIOR" MODEL CED WOOD GAS FIREPLACE - KBOF 2201 - INSTALL PER MANUF. SPEC. AND RECOMMENDATIONS
46. FANL FROM V.T.O.S.A. THRU ROOF/WALL; SEE INT'L SHT & EM SHTS; PROV 1/2" PLATFORM & STRAP FOR LATERAL
47. ELECT METER & PANEL - 200 AMP PANEL RECESSED & CONFD CONDUIT IN WALL
48. ELEC. SUB PANEL
49. 1/2" LOW DVAL PFR COND. AIR VENT, GL SCREENED TERMINATE ADV. E.P.
50. FAN RETURN AA SEE EM SHTS
51. 1/4" X 1/8" G2 SCREENED HI LOW LOUVERED COND. AIR VENT W/IN OF FLR & CLG.
52. REGRIC. PUMP W/ BUILT-IN TOWER SEE EM SHTS
53. 24" X 24" ATTIC ACCESS
54. HANDRAIL @ SHF ADV TREAD WOOD
55. LIN OF SHT(S) ADV
56. LIN OF DECK ADV
57. TILE PERIMETER TOP & SPLASH - SEE INT SHT
58. CORN. TOP & SPLASH - SEE APPLIANCE SCHED
59. W/ CHARGE
60. CORN. TOP & SPLASH - SEE APPLIANCE SCHED
61. W/ CHARGE
62. CORN. TOP & SPLASH - SEE APPLIANCE SCHED

**FLOOR PLAN NOTES**

1. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THE EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
2. ALL NEW GLAZING (PENETRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE SIPVALLS SAFETY GLD. MUST BE IDENTIFIED BY A PERMANENT LABEL.
3. REFER TO EM SHTS FOR ELECTRICAL AND MECHANICAL INFORMATION NOT SHOWN HERE.

**ATTACHMENT B3**

South Coast District Office  
 APPROVED: *[Signature]*  
 PROJECT NO: *15-7X-251*  
 DATE: *Jan. 26, 1999*

**WALL LEGEND:**

NO.	DESCRIPTION	DATE

**AIMSA**  
 Marine Expedition  
 1500 S. Ocean Blvd.  
 Laguna Beach, CA 92653  
 Tel: 714.833.1378  
 Fax: 714.833.7874

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21 BAY DRIVE  
 THREE ARCH BAY  
 LAGUNA BEACH, CA.

NO.	DESCRIPTION	DATE

**COASTAL COMMISSION**  
**5-98-051-A1**

EXHIBIT # **10**  
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