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CALIFORNIA COASTAL COMMISSION

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South Coast Area Office
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Filed: January 24, 2000
49th Day: March 13, 2000
180th Day: July 22, 2000
Staff: ALK-LB JK
Staff Report: February 24, 2000
Hearing Date: March 14-17, 2000
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-477
APPLICANT: James R. Watson
AGENT: Brent Sears, Architect
PROJECT LOCATION: 250 Ocean Avenue, City of Seal Beach, County of Orange
PROJECT DESCRIPTION: Remodel and second story addition to existing single-family oceanfront residence. The resultant structure will be a 5864 square foot 2-story single family residence (plus a partly subterranean beach level "basement"), with an attached 607 square foot 3-car garage. No grading is proposed.

Lot Area: 9,800 square feet
Building Coverage: 2,679 square feet
Paved Area: 1,600 square feet
Landscape Coverage: 5,521 square feet
Parking Spaces: Three
Zoning: Residential Low Density
Ht above final grade: 25 feet street side
35 feet ocean side

LOCAL APPROVALS RECEIVED: City of Seal Beach approval-in-concept dated January 13, 2000.

SUBSTANTIVE FILE DOCUMENTS: Coastal development permits 5-99-372 (Smith); 5-99-072 (Vivian); 5-98-128-W (Watson), 5-97-319 (Steffensen); 5-95-185 (Sloan); 5-86-844 (Baldwin), 5-86-153 (Kredell), and 5-85-437 (Arnold).

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed project with three (3) special conditions requiring the recordation of an assumption-of-risk deed restriction, a deed restriction prohibiting the construction of any future shoreline protective devices, and a future development deed restriction. The major issue of this staff report concerns beachfront development that could be affected by wave uprush and flooding during strong storm events. As of the date of this staff report, the applicant has indicated acceptance of the proposed special conditions.

I. STAFF RECOMMENDATION, MOTION AND RESOLUTION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions by making the following motion and adopting the following resolution.

MOTION:

I move that the Commission approve CDP No. 5-99-477 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 Commissioners present.

RESOLUTION TO APPROVE PERMIT APPLICATION WITH CONDITIONS:

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies 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. 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, Waiver of Liability and Indemnity**

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (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**, 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 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. **No Future Shoreline Protective Device**

- A(1) By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-99-477 including, but not limited to, the residence, balconies and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- A(2) By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that the permittee shall remove the development authorized by this permit, including the residence and balconies, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that any portion of the development is destroyed, the permittee shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restrictions on development. The deed restriction shall include a legal description of the applicant's entire

parcels. The deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. Future Development Deed Restriction

- A. This permit is only for the development described in Coastal Development Permit No. 5-99-477. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development. Accordingly, any future improvements to the structure authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-99-477 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions 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. The deed restriction shall not be removed or changed without a Commission amendment to this Coastal Development Permit.

IV. **FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND LOCATION

The project site is located at 250 Ocean Avenue in the City of Seal Beach, Orange County (Exhibit 1). The applicant is proposing a major addition and remodel to an existing 1-story single-family residence on a beachfront lot. The proposed project is development within an existing urban residential area, located northwest of the Seal Beach Municipal Pier.

The applicant proposes an interior remodel of the existing basement and the addition of: 1) 263 square feet to the street level, 2) a new 2439 square foot second level, and 3) a new roof deck. The resultant structure will be a 5864 square foot 2-story single family residence (plus a partly subterranean beach level "basement"), with an attached 607 square foot 3-car garage and roof deck (Exhibit 3).

The proposed project will include the construction of a new entry foyer at the first floor level and an entirely new second floor level with a master bedroom, bathroom, study and exercise room. Interior remodeling of the first floor living area is also proposed. No addition to the existing basement is proposed. Additionally, no seaward encroachment is proposed by the current project and no modifications to the existing seaside lawn and patio are proposed. However, the columns, which support the balconies located on the seaward side of the residence, will be realigned to match the new window placement. New 2nd and 3rd level seaside balconies are also proposed.

The site slopes from approximately 23 feet above sea level at street grade to approximately 11.5 feet above sea level at beach grade. The resultant structure will be 25 feet high from

the street level (2 stories visible) and 35 feet high on the ocean side beach level (3 stories visible). Accordingly, the existing beach level living area (i.e. partly subterranean basement) is not visible from street level. No grading is proposed.

The proposed remodel and addition is consistent with the type of development approved in the surrounding area, including 5-99-372 (Smith), 5-99-072 (Vivian) and 5-97-380 (Haskett). The proposed single-family residence will be a 35' high, 2-story structure with subterranean beach-level basement, similar to existing oceanfront development along Ocean Avenue. There is a wide sandy beach (approximately 1100 feet) between the subject property and the mean high tide line. Vertical public access to this beach is available at the end of Third Street, immediately southeast of the subject site.

B. PREVIOUS COMMISSION ACTION AT THE SUBJECT SITE

1. Coastal Development Permit 5-98-128-W (Watson)

On June 10, 1998, the Coastal Commission approved a Regular Waiver for the addition of: 1) 263 square feet to the street level, 2) a new 2511 square foot second level, and 3) a roof deck to an existing 2-story single family residence with attached 607 square foot garage at the subject site (250 Ocean Avenue). No development was ever carried out. The applicant chose to modify the originally approved design, therefore the project was resubmitted for Commission review in December 1999.

C. 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.

Section 30251 of the Coastal Act states that:

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.

Wave Uprush and Flooding Hazards

The subject site is located on a beachfront parcel, northwest of the municipal pier within the Old Town area of Seal Beach. Presently, there is a wide sandy beach between the subject property and the ocean. This is attributed in part to the presence of the San Gabriel River jetty located just north of the subject site, providing some protection from wave activity. The

agent has indicated that the mean high tide line is approximately 1100 feet from the seaward edge of the property. The seaward edge of the structure is 96 feet from this property line; therefore, based on the information provided, the residence is 1196 feet from the mean high tide line of the sea. This wide sandy beach presently provides homes in the area some protection against wave uprush and flooding hazards. However, similar to the City's Surfside area, southeast of the subject site, the wide sandy beach is the only protection from wave uprush hazards.

In 1983, severe winter storms caused heavy damage to beachfront property in the vicinity of the municipal pier as well as to the area known as Surfside, southeast of the pier, and to Anaheim Bay. The beaches in these parts of the City do not adequately buffer beachfront homes from wave uprush during heavy storm event, such as those in 1994 and 1998. Since then, the Commission has required assumption-of-risk deed restrictions for new development on beachfront lots in Seal Beach. During heavy winter storms, such as those most recently in 1998, temporary sand berms were constructed between the ocean and homes immediately northwest and southeast of the municipal pier to provide some protection against wave uprush and flood hazards. However, some flooding was still encountered.

Section 30253 (1) states that new development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard. Based on historic information and current conditions at the subject site, the proposed development is not considered to be sited in a hazardous area. The beach is currently 1100' wide in front of the existing residence and the San Gabriel River jetty provides substantial protection from wave activity. In addition, past flooding in the Seal Beach area has not caused damage to this site or those in the immediately vicinity. According to the information available, areas south of the pier have been most directly affected by strong storm events. Therefore, the proposed project at 250 Ocean Avenue (0.75 miles north of the pier and just south of the jetty) is allowable development under Section 30253, which restricts development in areas of high hazard.

However, beach areas are dynamic environments, which may be subject to unforeseen changes. Such changes may affect beach processes, including sand regimes. The mechanisms of sand replenishment are complex and may change over time, especially as beach process altering structures, such as jetties, are modified, either through damage or deliberate design. Therefore, the presence of a wide sandy beach at this time does not preclude wave uprush damage and flooding from occurring at the subject site in the future. The width of the beach may change, perhaps in combination with a strong storm event like those which occurred in 1994 and 1998, resulting in future wave and flood damage to the subject property.

Therefore, the Commission finds that it is necessary to require the recordation of an assumption-of-risk deed restriction (Special Condition No. 1). With this standard waiver of liability condition, the applicant is notified that the home is being built in an area that is potentially subject to flooding and wave uprush hazards that could damage the applicant's property. Given that the applicant has chosen to carry out the development despite these risks, the applicant must assume the risks. The applicant is also notified that the Commission is not liable for such damage as a result of approving the permit for development. The condition also requires the applicant to indemnify the Commission in the event that third parties bring an action against the Commission as a result of a failure of the development to withstand hazards. In addition, the condition ensures that future owners of the property will be informed of the risks and the Commission's immunity from liability.

The assumption-of-risk condition is consistent with prior Commission actions for homes in Seal Beach since the 1982-83 El Nino storms. For instance, the Executive Director issued Administrative Permits 5-86-676 (Jonbey), 5-87-813 (Corona), and more recently 5-97-380

(Haskett) with assumption-of-risk deed restrictions for improvements to existing homes. In addition, the Commission has consistently imposed assumption-of-risk deed restrictions on construction of new beachfront homes throughout Seal Beach, whether on vacant lots or in conjunction with the demolition and replacement of an existing home (as is the case of the proposed development). Examples include coastal development permits for similar projects in Seal Beach including 5-99-372 (Smith), 5-99-072 (Vivian), 5-86-844 (Baldwin), 5-86-153 (Kredell), and 5-85-437 (Arnold).

Future Shoreline Protective Devices

In the case of the current project, the applicant does not propose the construction of any shoreline protective device to protect the proposed development. However, as previously discussed, areas of Seal Beach have experienced flooding and erosion during severe storm events, such as El Nino storms. It is not possible to completely predict what conditions the proposed residence may be subject to in the future. The Commission notes that the construction of a shoreline protective device on the proposed project site would result in potential adverse effects to coastal processes, shoreline sand supply and public access.

Shoreline protective devices can result in a number of adverse effects on the dynamic shoreline system and the public's beach ownership interests. First, shoreline protective devices can cause changes in the shoreline profile, particularly changes in the slope of the profile resulting from a reduced beach berm width. This may alter the usable area under public ownership. A beach that rests either temporarily or permanently at a steeper angle than under natural conditions will have less horizontal distance between the mean low water and mean high water lines. This reduces the actual area in which the public can pass on public property.

The second effect of a shoreline protective device on access is through a progressive loss of sand as shore material is not available to nourish the bar. The lack of an effective bar can allow such high wave energy on the shoreline that materials may be lost far offshore where it is no longer available to nourish the beach. A loss of area between the mean high water line and the actual water is a significant adverse impact on public access to the beach.

Third, shoreline protective devices such as revetments and bulkheads cumulatively affect shoreline sand supply and public access by causing accelerated and increased erosion on adjacent public beaches. This effect may not become clear until such devices are constructed individually along a shoreline and they reach a public beach. As set forth in earlier discussion, this portion of Seal Beach is currently characterized as having a wide sandy beach. However, the width of the beach can vary, as demonstrated by severe storm events. The Commission notes that if a seasonal eroded beach condition occurs with greater frequency due to the placement of a shoreline protective device on the subject site, then the subject beach would also accrete at a slower rate. The Commission also notes that many studies performed on both oscillating and eroding beaches have concluded that loss of beach occurs on both types of beaches where a shoreline protective device exists.

Fourth, if not sited landward in a location that ensures that the seawall is only acted upon during severe storm events, beach scour during the winter season will be accelerated because there is less beach area to dissipate the wave's energy. Finally, revetments, bulkheads, and seawalls interfere directly with public access by their occupation of beach area that will not only be unavailable during high tide and severe storm events but also potentially throughout the winter season.

Section 30253 (2) of the Coastal Act states that new development shall neither create nor contribute to erosion or geologic instability of the project site or surrounding area. In addition, the construction of a shoreline protective device to protect new residential development

would also conflict with Section 30251 of the Coastal Act which states that permitted development shall minimize the alteration of natural land forms, including sandy beach areas which would be subject to increased erosion from such a device. The applicant is not currently proposing a seawall and does not anticipate the need for one in the future. The coastal processes and physical conditions are such at this site that the project is not expected to engender the need for a seawall to protect the proposed development. There is a wide sandy beach in front of the subject lot and the San Gabriel River jetty to the north provides substantial protection from wave activity. Consequently, the proposed remodel and addition can be approved subject to Section 30253.

To further ensure that the proposed project is consistent with Sections 30251 and 30253 of the Coastal Act, and to ensure that the proposed project does not result in future adverse effects to coastal processes, Special Condition No. 2 requires the applicant to record a deed restriction that would prohibit the applicant, or future land owner, from constructing a shoreline protective device for the purpose of protecting any of the development proposed as part of this application including the residence and seaside balconies. This condition is necessary because it is impossible to completely predict what conditions the proposed residence may be subject to in the future.

By accepting the "No Future Shoreline Protective Device" special condition, the applicant agrees that no shoreline protective devices shall ever be constructed to protect the development approved by this permit in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. The applicant also agrees to remove the development authorized by this permit if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. As of the date of this staff report, the applicant has indicated acceptance of Special Condition No. 2 (Exhibit 4).

Future Development

As discussed above, the project site is located on a beachfront lot subject to wave uprush and flooding hazard. Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the beach could adversely affect future shoreline conditions if not properly evaluated. For this reason, the Commission is imposing a deed restriction special condition (Special Condition No. 3) which states that any future development or additions on the property, including but not limited to hardscape improvements, grading, landscaping, vegetation removal and structural improvements, requires a coastal development permit from the Commission or its successor agency. Section 13250 (b) (6) of Title 14 of the California Code of Regulations specifically authorizes the Commission to require a permit for improvements that could involve a risk of adverse environmental effect. This condition ensures that any future development on this site that may affect shoreline processes receives review by the Commission.

Conclusion

Therefore, to ensure that the proposed project is consistent with Sections 30251 and 30253 of the Coastal Act, and to ensure that the proposed project does not result in future adverse effects to coastal processes, Special Conditions 1, 2 and 3 require the applicant to record Assumption-of-Risk, No Future Shoreline Protective Devices, and Future Development deed restrictions. As conditioned, the Commission finds that the proposed project is consistent with Coastal Act Sections 30251 and 30253.

D. PUBLIC ACCESS

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

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

(2) adequate access exists nearby...

Section 30252 of the Coastal Act states, in part:

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

The subject site is a beachfront lot located between the nearest public roadway and the shoreline in the Old Town area of the City of Seal Beach. The beach seaward of the subject site is available for lateral public access. Vertical access to this beach is available at the end of Third Street, immediately southeast of the subject site. Therefore, the Commission finds adequate access is available nearby and the proposed development is consistent with Section 30212 of the Coastal Act.

When a private development does not provide adequate on-site parking, users of that development are forced to occupy public parking used by visitors to the coastal zone. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access.

The Commission has consistently found that two parking spaces are adequate to satisfy the parking demand generated by one individual residential unit. The existing single family residence provides three parking spaces, which exceeds the standard of two parking spaces per residential dwelling unit. However, the single-family dwelling is designed with living accommodations on the beach level partly subterranean "basement." This basement could, through simple modifications, be made into a second dwelling unit. If a dwelling unit were created, the parking demand at the subject site would increase from two parking spaces to four parking spaces. Since the proposed structure has only three parking spaces, the site would be deficient by one parking space, thus leading to adverse impacts on public access.

Therefore, the Commission finds that it is necessary to place a deed restriction condition (Special Condition No. 3) requiring that future improvements to the structure (including future conversion of the basement to a second unit) obtain an amendment to Permit No. 5-99-477 from the Commission or obtain an additional coastal development permit from the Commission or from the applicable certified local government. As stated previously, Section 13250 (b) (6) of Title 14 of the California Code of Regulations specifically authorizes the Commission to require a permit for improvements that could involve a risk of adverse environmental effect. Thus, as conditioned, the Commission finds that the proposed development is consistent with Sections 30212 and 30252 of the Coastal Act.

E. LOCAL COASTAL PROGRAM

Section 30604 of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development will not prejudice the ability of the local government to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

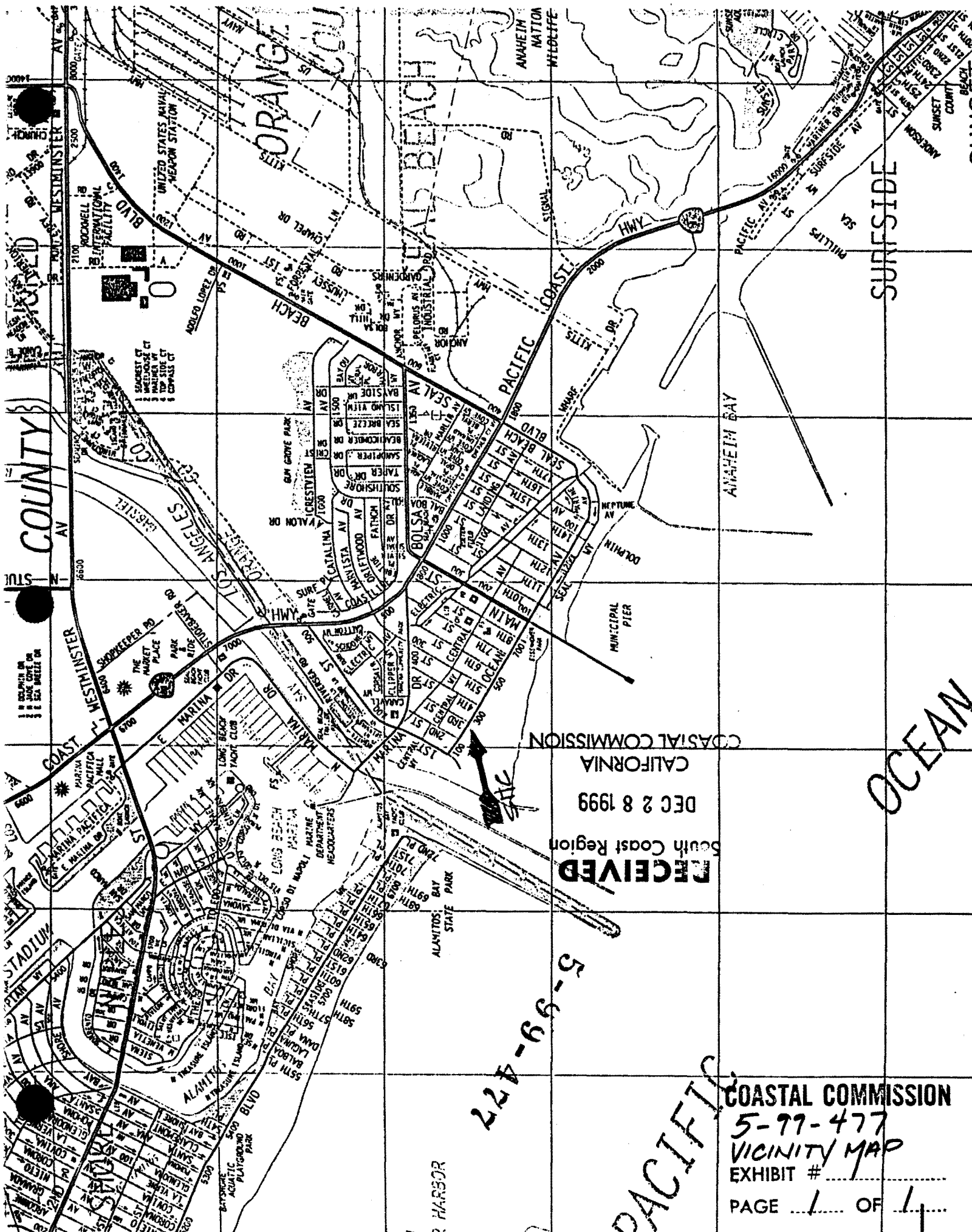
The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that the proposed development as conditioned would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 27380.5 (d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project is located in an urban area. All infrastructure necessary to serve the site exist in the area. As conditioned, the proposed project has been found consistent with the hazard policies of Chapter 3 of the Coastal Act. Mitigation measures, including the recordation of Assumption-of-Risk, No Future Shoreline Protective Device, and Future Development deed restrictions will minimize all significant adverse effects which the activity may have on the environment.

As conditioned, no feasible alternatives or feasible mitigation measures are known, beyond those required, which would substantially lessen any identified significant effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with CEQA and the policies of the Coastal Act.



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PACIFIC

COASTAL COMMISSION
 5-99-477
 VICINITY MAP
 EXHIBIT # _____
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OCEAN

COUNTY

SURFSIDE

ANNAHEIM BAY

PACIFIC COAST

ORANGE BEACH

LONG BEACH

STADIUM

ALAMITOS BAY
 STATE PARK
 HARBOR

COAST
 WESTMINSTER

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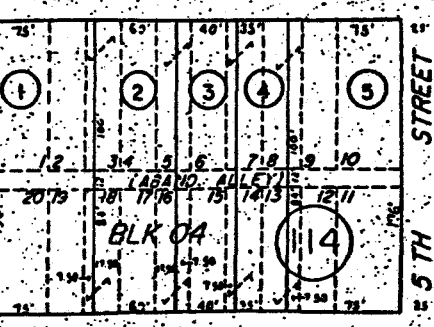
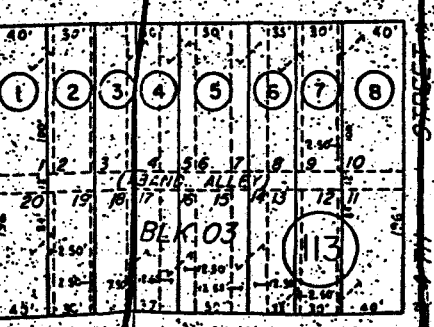
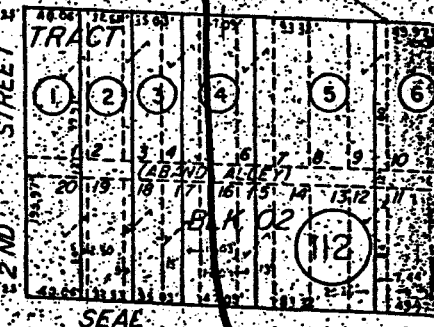
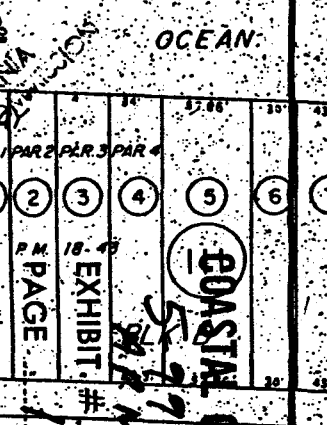
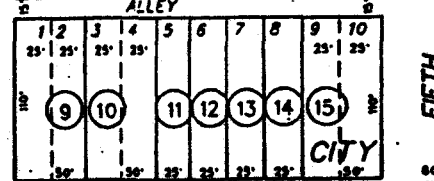
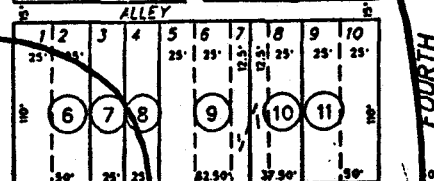
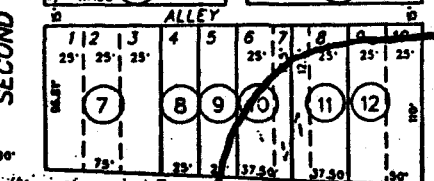
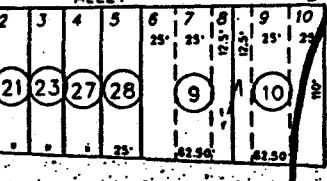
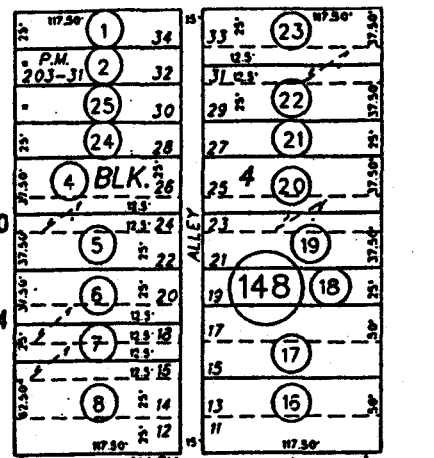
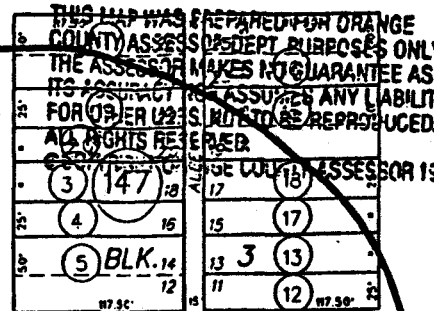
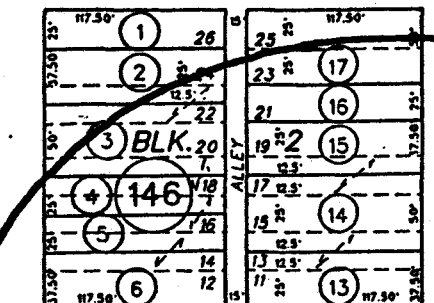
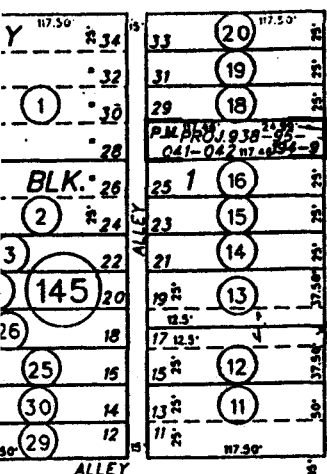
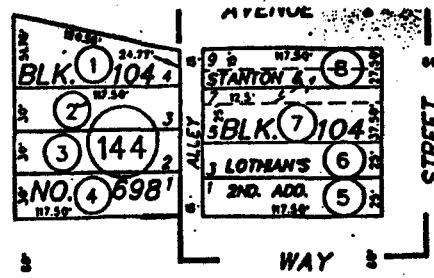
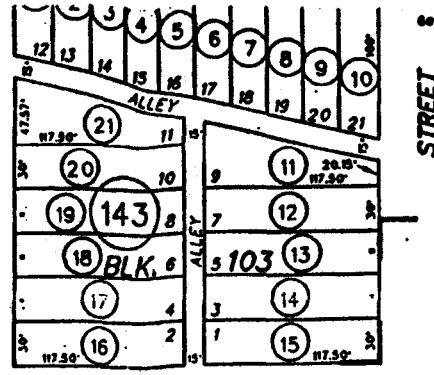
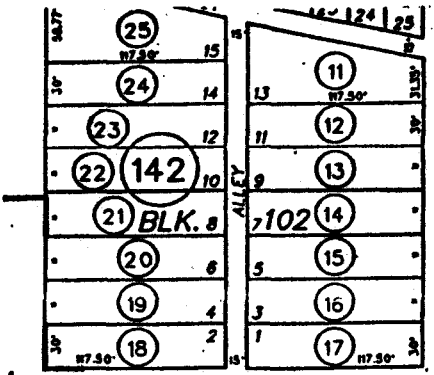
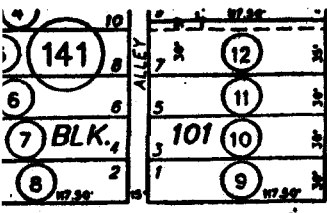
AV
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 1"=100'
 0310

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 EXHIBIT
 P.M. PAGE

MEAN HIGH TIDE BOUNDARY
 BLK. M AGREEMENT PER DEED 8336/954

EXISTING SITE
250 OCEAN AVE
SEASIDE BEACH

3RD

STREET

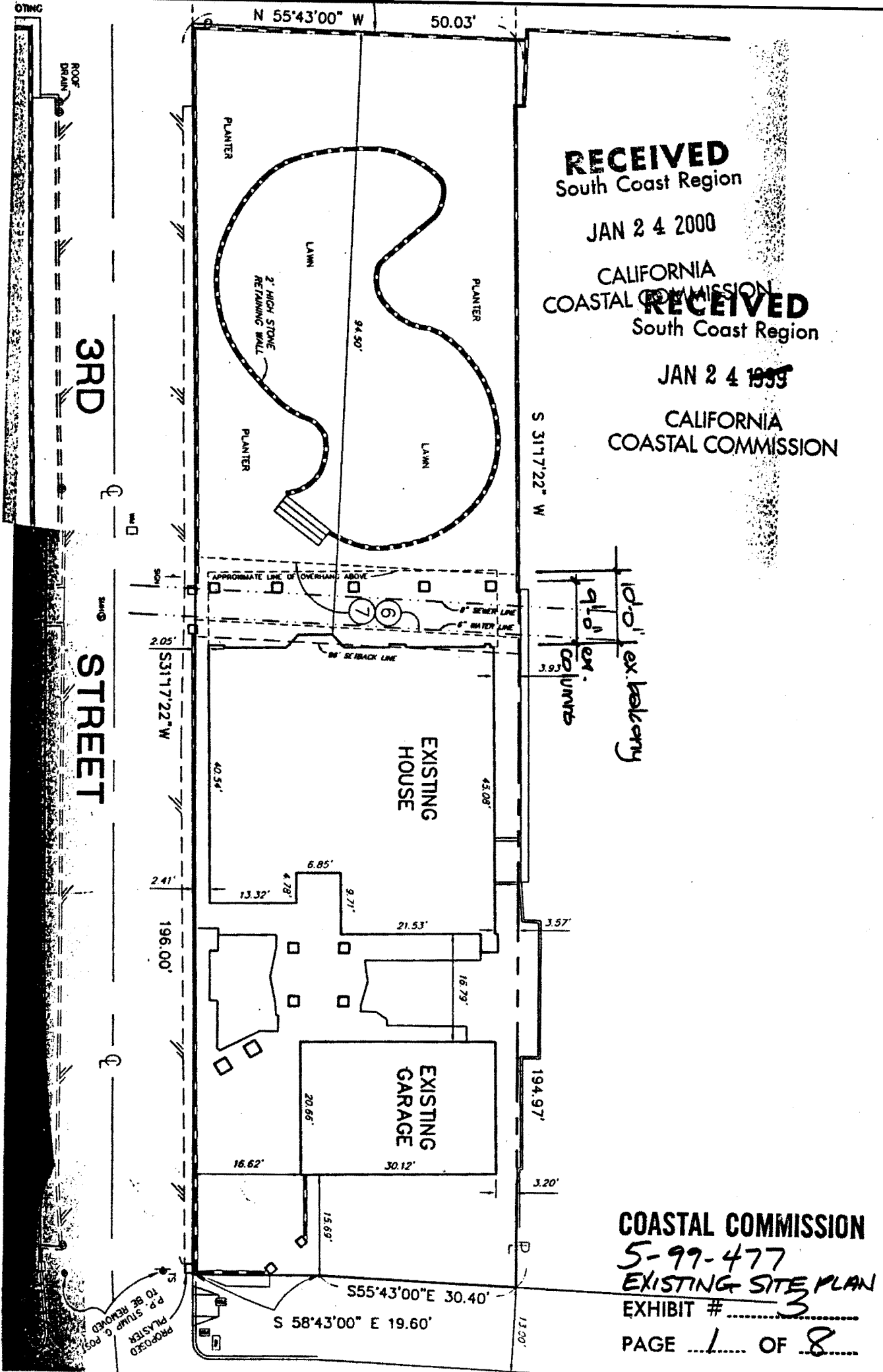
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COASTAL COMMISSION
RECEIVED
South Coast Region

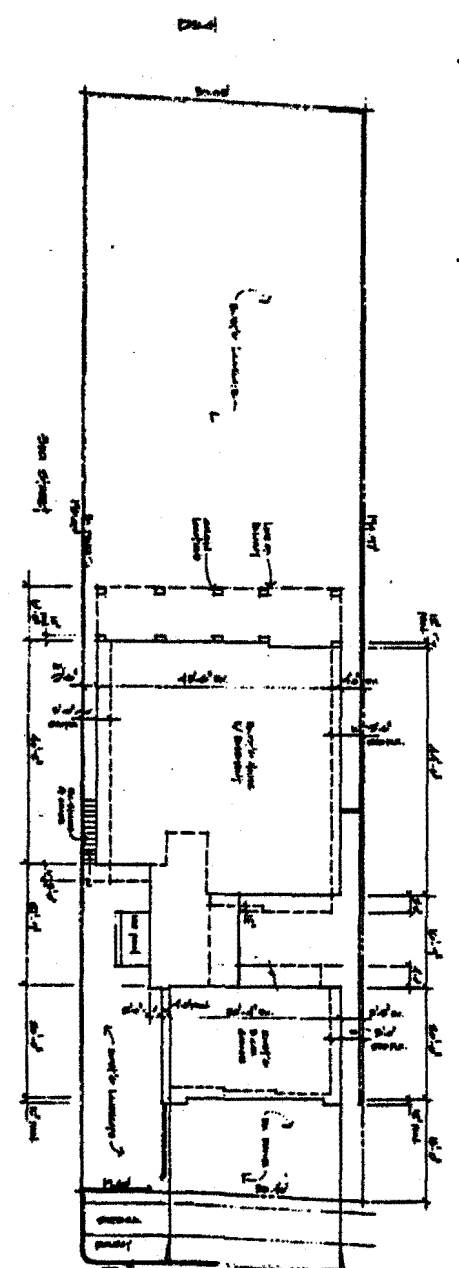
JAN 24 1999

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COASTAL COMMISSION



COASTAL COMMISSION
5-99-477
EXISTING SITE PLAN
EXHIBIT # 3
PAGE 1 OF 8

SITE PLAN
SHEET P. 1 OF 1



LEGEND:
 [Symbol] 1st FLOOR
 [Symbol] 2nd FLOOR
 [Symbol] 3rd FLOOR
 [Symbol] 4th FLOOR

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JAN 24 2000

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COASTAL COMMISSION

5-97-477
PROJECT PLANS

EXHIBIT # 3

PAGE 2 OF 8

JAN 24 2000
DEC 27 1999

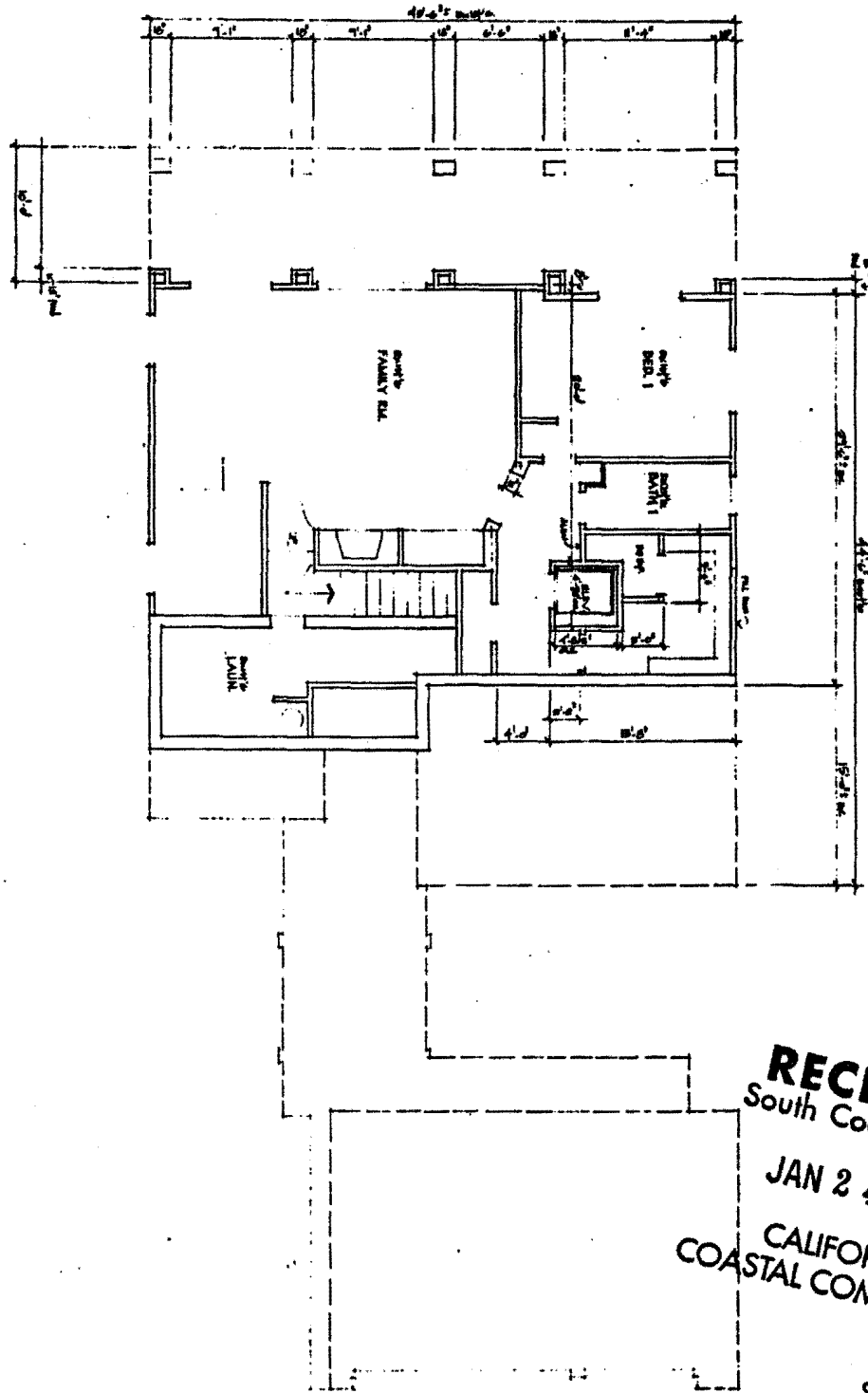
PROJECT DATA:
 PROJECT NO. 5-97-477
 SHEET NO. A-1
 DATE: JAN 24 2000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.

CUSTOM REMODEL & ADDITION
FOR
Jim & Judy Watson
AT
330 OCEAN AVE, SEAL BEACH

Brent A. Sears
ARCHITECT
200 ANTONIO BLVD, 2 FLD, LONG BEACH, CA 90801 TELEPHONE (562) 434-2222

A-1

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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5-99-4770

PROJECT PLANS
EXHIBIT # 3

PAGE 3 OF 8



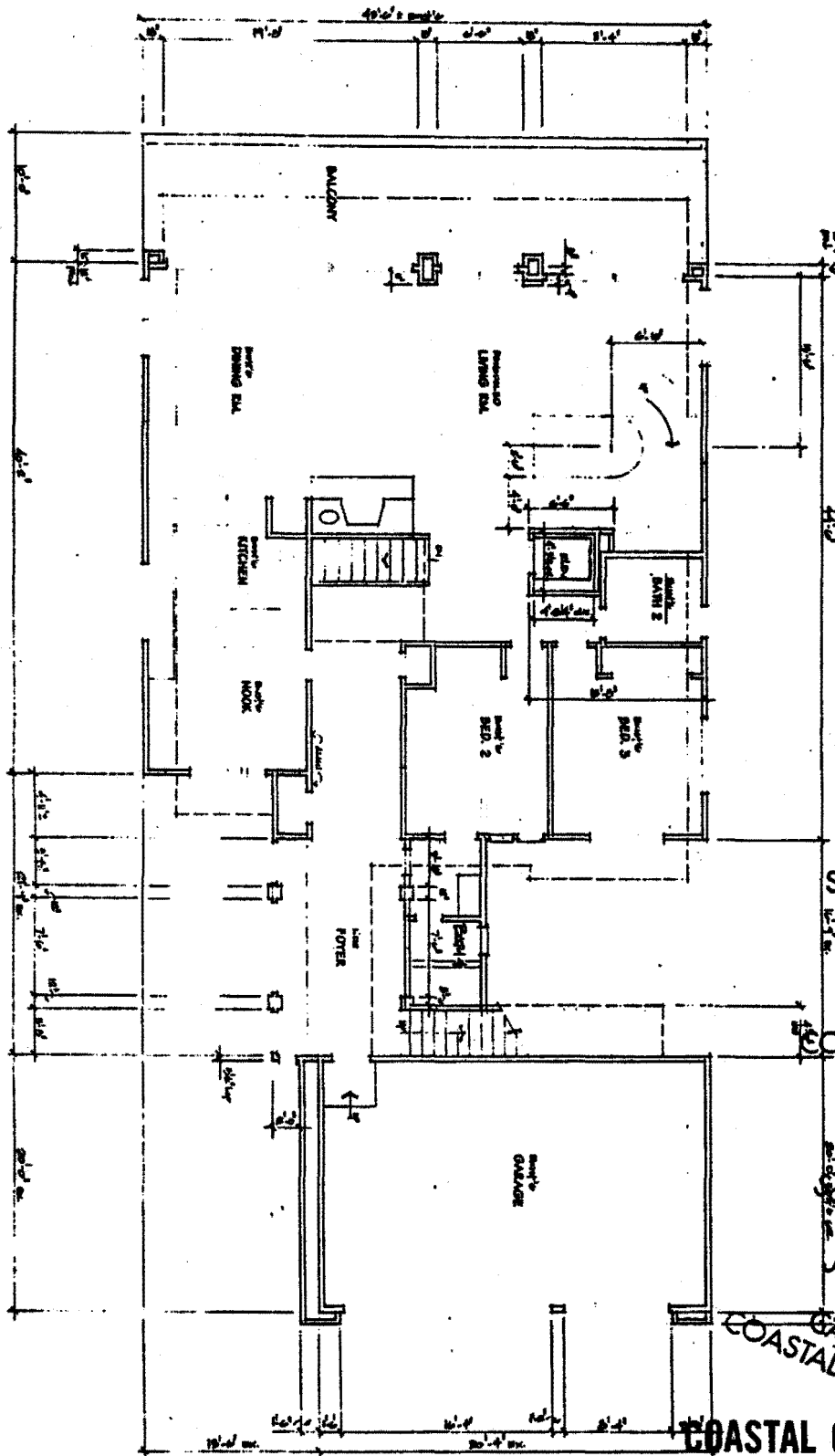
DEC 27 1999
JAN 21 2000

Project Name	CUSTOM REMODEL & ADDITION FOR Jim & Judy Watson AT 280 OCEAN AVE., SEAL BEACH
Architect	Brent A. Sears ARCHITECT
Scale	1/8" = 1'-0"
Date	JAN 24 2000
Sheet No.	A-2
Revision	
Checked By	
Drawn By	
Project No.	
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
E-mail	

CUSTOM REMODEL & ADDITION FOR
Jim & Judy Watson
AT
280 OCEAN AVE., SEAL BEACH

Brent A. Sears
ARCHITECT
280 Laguna Ave., # 210, Long Beach, CA 90801 Telephone (562) 592-4200

FIRST FLOOR PLAN



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EXHIBIT # 3

PAGE 4 OF 8

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JAN 24 2000

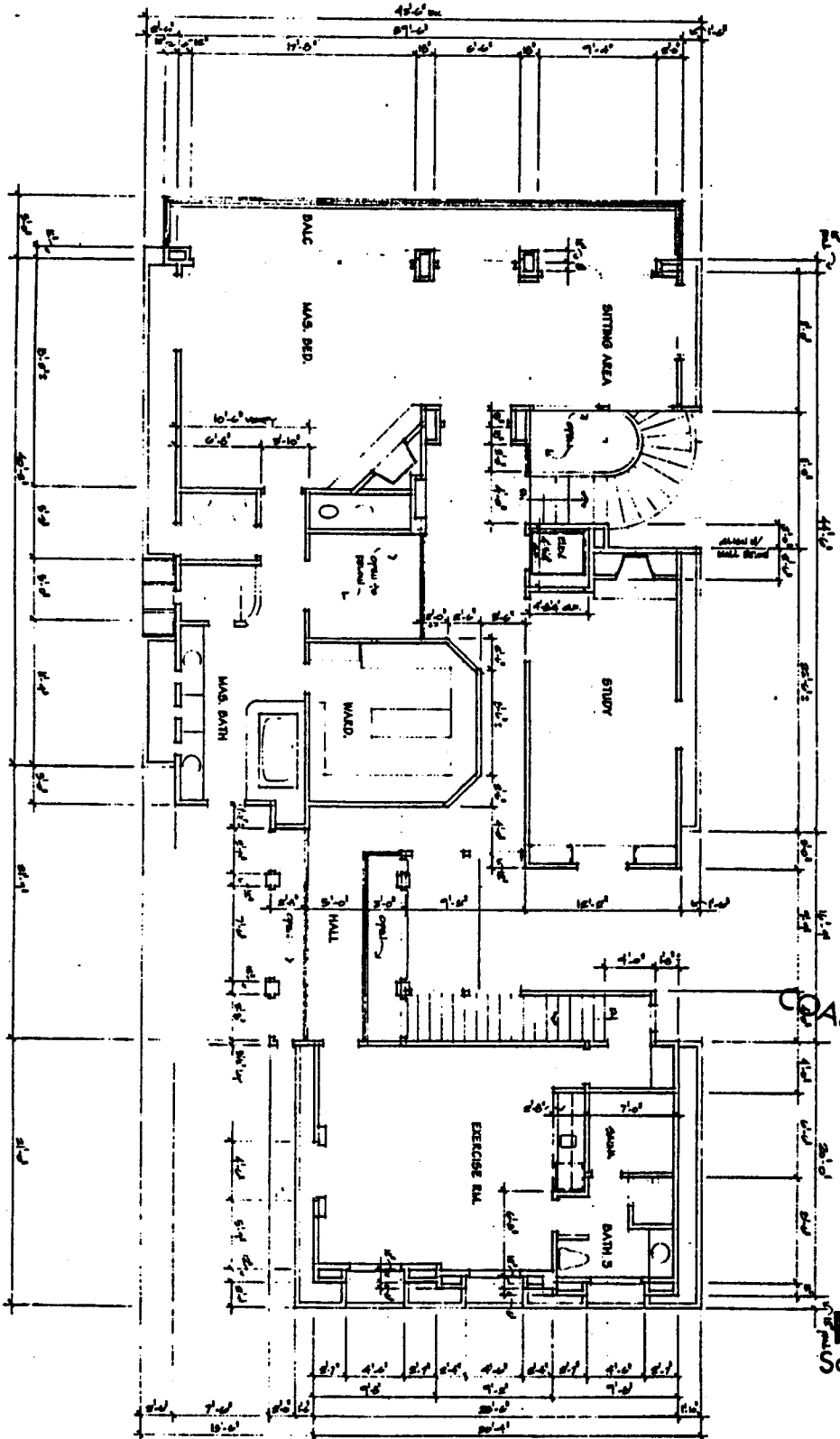
A-3

Project No.	11-773
Client	Jim & Judy Watson
Address	220 OCEAN AVE. SEAL BEACH
Architect	Brent A. Sears
Scale	
Date	
Sheet	
Notes	

CUSTOM REMODEL & ADDITION
FOR
Jim & Judy Watson
220 OCEAN AVE. SEAL BEACH

Brent A. Sears
ARCHITECT
220 Argente Ave. # 270, Long Beach, CA 90801 Telephone (562) 438-8888

SECOND FLOOR PLAN



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 EXHIBIT # 3
 PAGE 5 OF 8

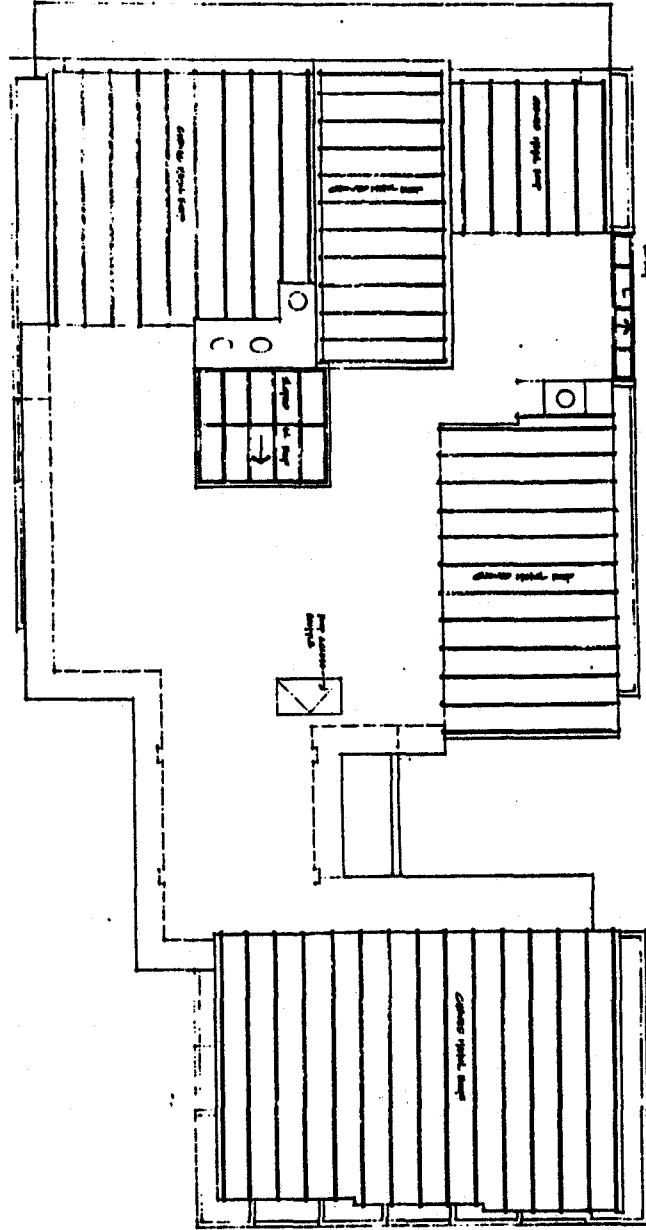
DEC 27 1999
 JAN 24 2000

A-4

CUSTOM REMODEL & ADDITION
 FOR
Jim & Judy Watson
 220 OCEAN AVE, SEAL BEACH

Brent A. Sears
 ARCHITECT
 622 Laguna Park, # 110, Long Beach, CA 90802 Telephone (562) 439-0200

ROOF PLAN
SCALE 1/8" = 1'-0"



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EXHIBIT # 3
PAGE 6 OF 8

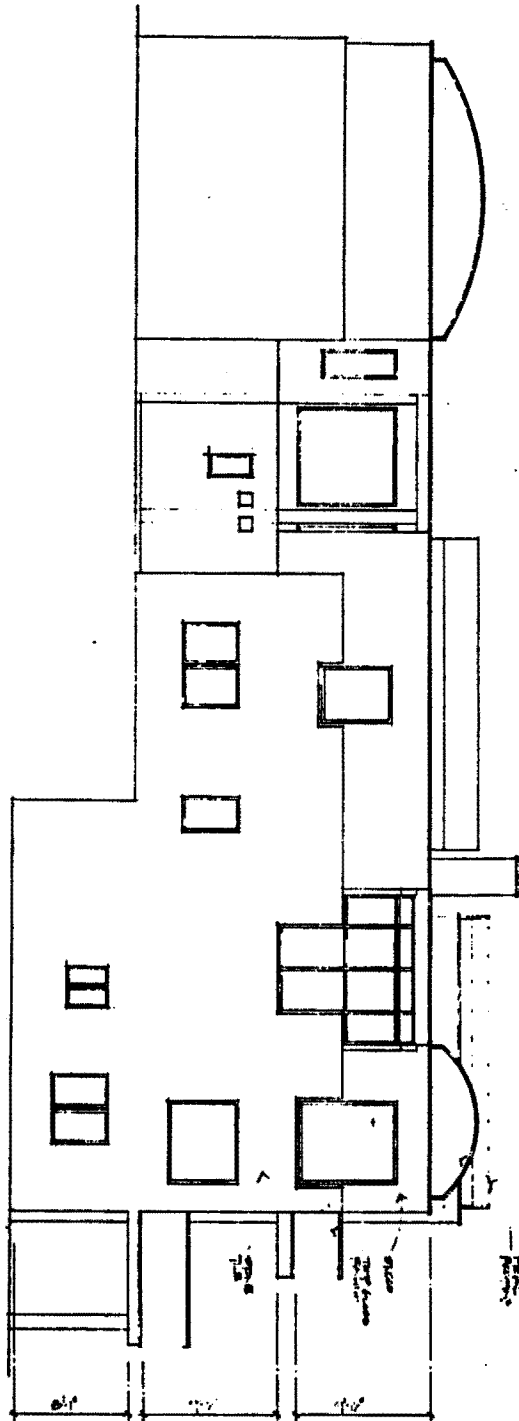
JAN 24 2000
19-5

Project No.	19-5
Client Name	Jim & Judy Watson
Address	220 OCEAN AVE., SEAL BEACH
City	SEAL BEACH, CA
State	CA
Zip	92671
Architect	Brent A. Sears
Scale	1/8" = 1'-0"
Date	JAN 24 2000
Sheet No.	19-5
Total Sheets	8

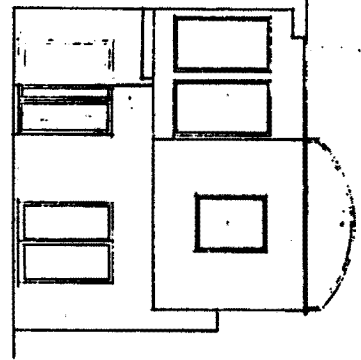
CUSTOM REMODEL & ADDITION
FOR
Jim & Judy Watson
220 OCEAN AVE., SEAL BEACH

Brent A. Sears
ARCHITECT
220 OCEAN AVE., 2 FLD., SEAL BEACH, CA 92671 (714) 423-8888

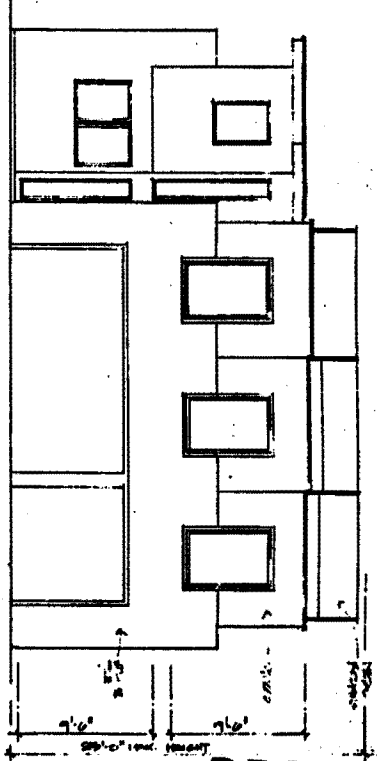
WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH COURT ELEV.
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



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5-99-477 CALIFORNIA
PROJECT PLANS COASTAL COMMISSION
EXHIBIT # 3
PAGE 7 OF 8

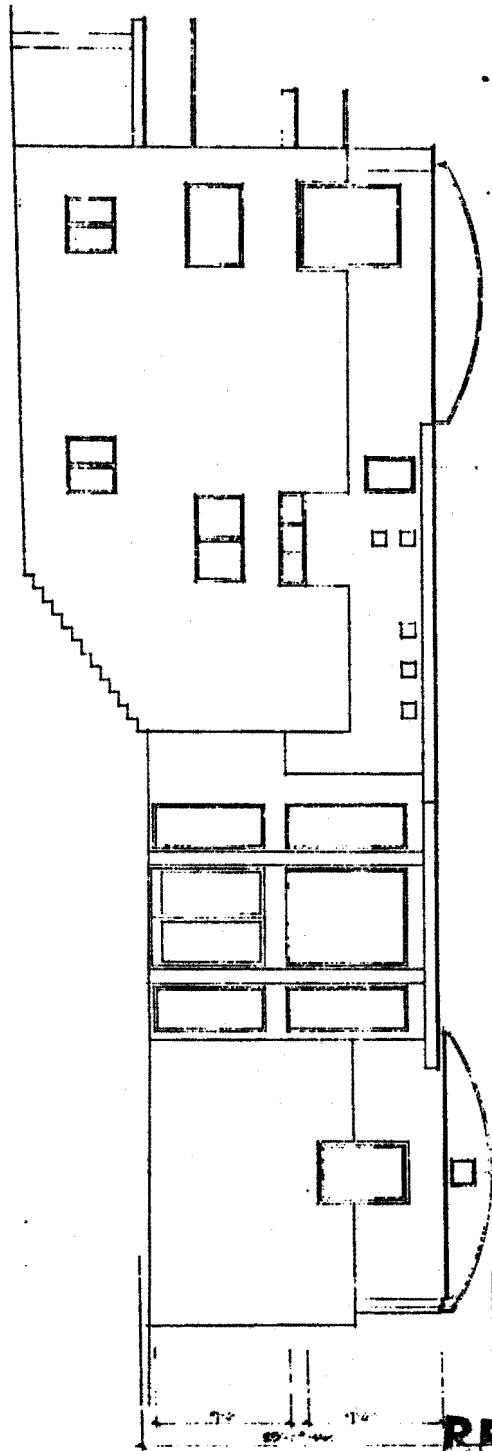
DEC 27 1999
JAN 24 2000

A-6

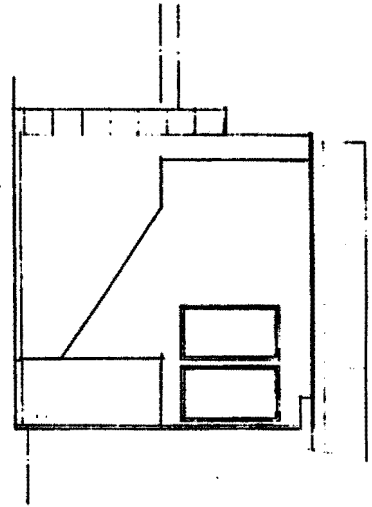
CUSTOM REMODEL & ADDITION
FOR
Jim & Judy Watson
AT
288 OCEAN AVE, SEAL BEACH

Brent A. Sears
ARCHITECT

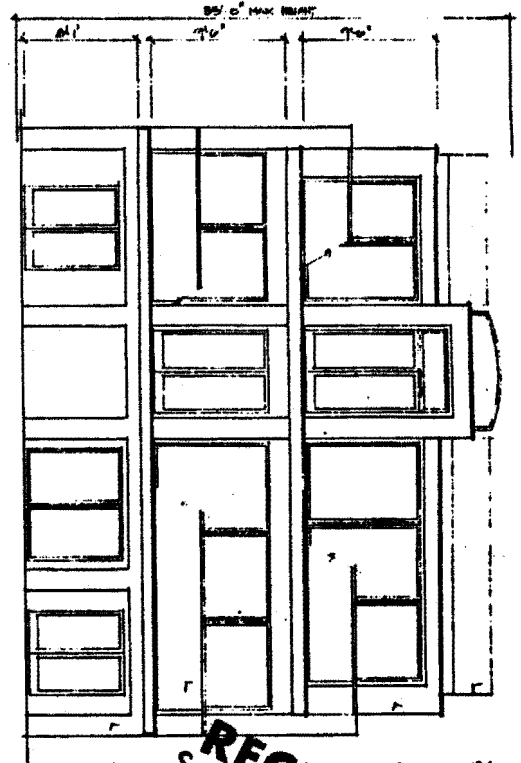
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH COURT ELEV.
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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South Court

JAN 24 1998

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JAN 24 1998

599-477
PROJECT PLANS
EXHIBIT # 3
PAGE 8 OF 8

DEC 27 1999

A-7	Drawing Number	Revision	Date	Checked By	Drawn By	Scale	Notes	CUSTOM REMOVAL & ADDITION FOR Jim & Judy Watson AT 288 OCEAN AVE, SEAL BEACH	Brent A. Sears ARCHITECT 288 OCEAN AVE, SEAL BEACH, CA 94924 PH: 415-442-8822

Brent A. Sears

ARCHITECT

203 Argonne Ave. #210
Long Beach, CA 90803
(562) 438-9938

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FEB 24 2000

February 24, 2000

**CALIFORNIA
COASTAL COMMISSION**

California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

ATTN: Ann Kramer

RE: Coastal Application # 5-99-477
James Watson
250 Ocean Ave.
Seal Beach, CA (Orange County)

Dear Ms. Kramer,

The applicant (James Watson) is willing to accept the condition that no future shoreline protective devices will be constructed.



Brent A. Sears
Architect

cc: File
James R. Watson, applicant

COASTAL COMMISSION
5-99-477

EXHIBIT # 4
PAGE 1 OF 1

ARCHITECTURE

