

**CALIFORNIA COASTAL COMMISSION**

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 Staff Report: February 22, 2001  
 Hearing Date: March 13-16, 2001  
 Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-00-466**APPLICANT:** Dwight and Arlene Steffensen**AGENT:** Brent Sears, Architect**PROJECT LOCATION:** 308 & 310 Ocean Avenue, City of Seal Beach, County of Orange

**PROJECT DESCRIPTION:** Merge two lots (308 and 310 Ocean Avenue) into one lot; demolish the existing residence at 310 Ocean Avenue; expand the existing residence at 308 Ocean Avenue onto the former lot at 310 Ocean Avenue. The resultant structure would be 3 stories on the beach side and 2 stories on the street side; 231 cubic yards grading (100 cubic yards of fill and 131 cubic yards of export); construction in the rear of a swimming pool, spa, 116 square foot, one-story potting shed/accessory structure, planters, fences and patio; raise the block walls on the east, west and south, so that they will be six feet high above adjacent grade, and build a new block wall on the east side to be six feet high above adjacent grade.

Lot Area:	11,742 square feet
Building Coverage:	3,925 square feet
Pavement Coverage:	4,211 square feet
Landscape Coverage:	3,606 square feet
Parking Spaces:	Four
Ht above final grade:	35 feet (Beach Side) 25 feet (Street Side)

**LOCAL APPROVALS RECEIVED:** Lot-Line Adjustment, City of Seal Beach approval-in-concept dated October 25, 2000 and Conditional Use Permit 00-6 from the City of Seal Beach

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending approval of the proposed project with three (3) special conditions requiring conformance with geologic recommendations, the recordation of an assumption-of-risk deed restriction regarding geotechnical hazards, wave uprush and flooding hazards and the recordation of a deed restriction prohibiting the construction of any future shoreline protective devices. The major issues of this staff report concern beachfront development that could be affected by geologic hazards and wave uprush and flooding during strong storm events.

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**SUBSTANTIVE FILE DOCUMENTS:** Coastal development permits 5-99-477 (Watson), 5-99-372 (Smith), 5-99-072 (Vivian), 5-97-380 (Haskett), 5-97-319-A1 (Steffensen), 5-97-319 (Steffensen); 5-86-153 (Kredell), 5-86-844 (Bladwin), 5-85-437 (Arnold), 5-83-800 (Specialty Restaurant Corp.), "Preliminary Foundation Soils Exploration" (Job No. F-8155-97) at 310 Avenue prepared for Brent Sears by Geo-Etka, Inc., dated July 31, 1997, Geotechnical Review and Report Update (Job No. F-8155-97) by Geo-Etka, Inc., dated October 2, 2000, and Wave Runup Study 308/310 Ocean Avenue, Seal Beach, CA prepared by Skelly Engineering dated August 2000 Prepared For Mr. & Mrs. Steffensen C/O Brent A. Sears, Architect

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**LIST OF EXHIBITS**

1. Location Map
  2. Assessor's Parcel Map
  3. Lot Line Adjustment Maps
  4. Site Plans
  5. Floor Plans and Elevations
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**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. 5-00-466 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 approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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. Geotechnical Recommendations
  - A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the engineering geologic report *"Preliminary Foundation Soils Exploration"* (Job. No. F-8155-97) at 310 Ocean Avenue prepared for Brent Sears by Geo-Etka, Inc., dated July 31, 1997 and *Geotechnical Review and Report Update* (Job No. F-8155-97) by Geo-Etka, Inc., dated October 2, 2000.
  - B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all 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 unless the Executive Director determines that no amendment is required.

2. Assumption of Risk, Waiver of Liability and Indemnity Regarding Geotechnical Hazards, Wave Uprush, and Flooding Hazards.

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

3. No Future Shoreline Protective Device

- A (1) By acceptance of this permit, the applicant agrees, on behalf of himself and all successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-00-466 including, but not limited to, the residence, 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 successors and assigns, that the permittee shall remove the development authorized by this permit, including the residence, swimming pool, spa, accessory structures, fences and any other future improvements, 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 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 308 and 310 Ocean Avenue in the City of Seal Beach, Orange County (Exhibits #1-3). The proposed project (Exhibits #4-5) is development within an existing urban residential area, located northwest of the Seal Beach Municipal Pier. Though the project site is in an urban residential area, it is located just inland of the beach and will be on a site which slopes upward as it goes inland from a height of 11 feet above sea level to a height of approximately 23 feet above sea level. The project is between the first public road and the sea and it is also within a floodplain with a flood elevation of approximately 12 feet above mean sea level. There is a wide sandy beach, approximately 600 feet wide, between the subject property and the mean high tide line (Exhibit #1).

The applicant is proposing to: 1) Merge two lots (308 and 310 Ocean Avenue) into one lot; 2) demolish the existing residence at 310 Ocean Avenue; 3) expand the existing residence at 308 Ocean Avenue by 4,377.42 square feet (1,379.20 square foot new basement, 1,307.20 square foot new first floor, 1,691.02 square foot new second floor and a 498.43 square foot new garage), with most of the proposed expansion located within the footprint of the home to be demolished at 310 Ocean Avenue; 4) 231 cubic yards of grading (100 cubic yards of cut and 131 cubic yards of export); 5) construct a swimming pool, spa, 116 square foot, one-story potting shed/accessory structure, planters, fences and patio in the rear yard, and 6) raise the block walls on the east, west and south, so that they will be six feet high above adjacent grade and build a new block wall on the east side to be six feet high above adjacent grade. The resultant structure would be 3 stories (35 feet high) on the beach side and 2 stories (25 feet high) on the street side. The enclosed living area of the proposed home on the former lot at 310 Ocean Avenue would not encroach onto the abandoned street right-of-way that the City uses as the stringline for beach front development.

The applicant's current proposal is similar to a previously approved coastal development permit for the subject site, which is discussed below in Section "B." of this staff report.

The proposed remodel and addition is consistent with the type of development approved in the surrounding area. Coastal development permit 5-99-477 (Watson) involved a remodel and second story addition to an existing single-family residence located at 250 Ocean Avenue. Coastal development permit 5-99-372 (Smith) consisted of: demolition and construction of a new two-story single family residence with a partly subterranean beach level basement, seaside yard and patio, in-ground spa, 6 foot high property line perimeter walls and an attached three-car garage at 520

Ocean Avenue. Coastal development permit 5-99-072 (Vivian) involved construction of a three-story single-family residence, seaside patio, 6 foot high property line perimeter walls and an attached two-car garage at 506 Ocean Avenue. Therefore, the proposed project is similar and consistent with the types of approved development that surround it.

**B. PREVIOUS COMMISSION ACTION AT THE SUBJECT SITE**

1. Previously Approved Coastal Development Permit 5-97-319 (Steffensen)

On March 10, 1998, the Coastal Commission approved Coastal Development Permit 5-97-319 (Steffensen) at the project site: 1) Merge two lots (308 and 310 Ocean Avenue) into one lot; 2) demolish the existing residence at 310 Ocean Avenue; 3) expand the existing residence at 308 Ocean Avenue by 4, 655 square feet, with most of the proposed expansion located within the footprint of the home to be demolished at 310 Ocean Avenue; 4) 231 cubic yards of grading (100 cubic yards of cut and 131 cubic yards of fill); 5) construct a swimming pool, spa, planters, fences and patio in the rear yard, and 6) construct a four foot high (above natural grade) concrete block wall both along the easterly side property line and along the easterly portion (310 Ocean Avenue portion) of the seaward property line to match existing walls along the property lines. The resultant structure would be 3 stories (35 feet high) on the beach side and 2 stories (25 feet high) on the street side. The enclosed living area of the proposed home on the former lot at 310 Ocean Avenue would not encroach onto the abandoned street right-of-way.

Issues explored included geologic hazards, flood hazards and visual impacts. In order to find the proposed development consistent with Section 30253 of the Coastal Act, a prior to permit issuance Special Condition was imposed that required the applicant to prove conformance with geotechnical recommendations. A Notice of Intent to issue the permit was released March 17, 1998. However, the applicant did not submit evidence of compliance with the Special Condition, nor did the applicant submit an application to extend the life of the permit beyond the allowed two years, therefore, the permit expired in March 2000 without it being issued.

2. Previously Approved Coastal Development Permit Amendment 5-97-319-A1 (Steffensen)

On June 11, 1999, the Coastal Commission approved Coastal Development Permit Amendment 5-97-319-A1 (Steffensen) for: construction of a one-story, 116 square foot, 11'-6" high (to top of roof) potting shed/accessory structure in the rear yard, raise the block walls on the east, west and south, so that they will be six feet high above adjacent grade, and build a new block wall on the east side to be six feet high above adjacent grade. A Notice of Intent to issue the permit amendment was released June 16, 1999. The underlying permit was not renewed, so this amendment expired when the original permit (5-97-319) approval lapsed in March 2000.

3. Previously Approved Coastal Development Permit 5-83-800 (Specialty Restaurant Corp.)

On December 14, 1983, the Commission granted a coastal development permit to Specialty Restaurant Corporation for a remodel and addition to an existing single-family residence at 308 Ocean Avenue. The addition occurred on the first floor and second floor of the residence and resulted in a 715 square foot increase of living space. The proposed project also included a perimeter fence, patio, spa, and landscaping.

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.*

Geologic Hazards

The project site is adjacent to the seashore. Development adjacent to the seashore is inherently risky due to the potential for flooding and beach erosion resulting from significant storm events and changes in littoral processes. Additionally, the project site is located on a slope which ranges in height from 11 feet above sea level to 23 feet above sea level and the proposed development is potentially subject to slope instability or other geotechnical concerns related to construction of a home on a slope.

1. Geotechnical Recommendations and Assumption of Risk

To evaluate the feasibility of undertaking the proposed development on a hillside, a *Preliminary Foundation Soils Exploration (Job No. F-8155-97) dated July 13, 1997* was performed by Geo-Etka, Inc. of Orange, California. The report explored soils condition at the site in order to make

recommendations for the foundation design for the proposed residence. This was accomplished through three subsurface borings to a depth of ten feet below the existing ground surface. According to the geotechnical report, the on site soil is composed of layers of sandy silt, clayey sand and silty sand extending to a depth of at least ten feet. The geotechnical report found that the on site surficial soil was slightly expansive with a Uniform Building Code expansion index of 39. Due to the expansive nature of the foundation soils, the geotechnical report recommended that continuous footings should be reinforced. The geotechnical report also noted that the proposed pool could be affected by hydrostatic pressures during periods of high tides and that the pool be designed to address this concern.

Recommendations were provided for load values to be used for the foundation design. In addition, construction guidelines regarding sequence, materials, and soil compaction were identified. This report concluded, based upon implementation of the recommendations regarding foundation design, the site was suitable for the construction of a residential structure and that the proposed development would not affect the stability of surrounding structures. The following geotechnical recommendations were made: 1) footings should be at least 15 inches wide and at least 18 inches below the lowest adjacent finish grade, 2) footings must rest on properly recompacted soil at least 18 inches thick, 3) fill to be replaced must be recompacted at 90%, and 4) overexcavation should extend 5 feet beyond the footprint of the structure (except where constrained by property line setbacks).

The original geotechnical report was done four years ago. An updated report has been submitted to assure that the geologic conditions have not undergone any changes. A *Geotechnical Review and Report Update (Job No. F-8155-97) dated October 2, 2000* was prepared by Geo-Etka, Inc. of Orange, California. It was visually determined that the property had not gone through any physical change. Also, additional geotechnical recommendations were made: 1) based on the design criteria, settlement should not exceed 0.3 inch for the continuous footings and 0.6 inch for the isolated pad footings, 2) to reduce the potential for excessive cracking and/or heaving on concrete flatwork areas, the concrete should be a minimum of 4 inches thick and be provided with construction or weakened plane joints at frequent intervals (e.g. every 6 feet or less) and 3) a 4 inch thick layer of crushed rock, gravel or clean sand along with moisture conditioning the sub-grade are also recommended for the concrete flatwork areas. Reinforcing the slabs may also be considered.

To affirm that the proposed development will assure stability and structural integrity, neither create nor contribute significantly to geologic instability or destruction of the site or surrounding area and to assure that risks to life and property are minimized, Special Condition No. 1 must be imposed which requires the submission of final plans that incorporate the geologist's recommendations into the final design and construction plans of the proposed project.

As demonstrated by the geotechnical recommendations to assure stability and structural integrity of the applicant's property, development in this area is potentially hazardous. Therefore, the Commission finds it is necessary to require the recordation of an assumption-of-risk deed restriction regarding geotechnical hazards (Special Condition No. 2). With this waiver of liability condition, the applicant is notified that the home is being built in an area that is potentially subject to geologic 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. Thus, as conditioned, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act.

## 2. Wave Uprush and Flooding Hazards and Assumption of Risk

The subject site is located on a beachfront parcel, northwest of the municipal pier within the Old Town area of Seal Beach (Exhibit #1). 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. According to the *Wave Runup Study 308/310 Ocean Avenue, Seal Beach, CA prepared by Skelly Engineering dated August 2000 Prepared For Mr. & Mrs. Steffensen C/O Brent A. Sears, Architect*, the lot is fronted by a wide sandy beach, approximately 600 feet wide. The seaward edge of the structure is 84 feet from this property line; therefore, based on the information provided, the residence is approximately 684 feet from the mean high tide line. This wide sandy beach presently provides homes and other structures 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 (Exhibit #1). 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 located in an area that could potentially be hazardous. However, the risk is reduced if there is a wide sandy beach in front of the residence, such as the one in front of the project site. The beach is currently approximately 600 feet 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 310 Ocean Avenue is allowable development under Section 30253, which restricts development in areas of high hazard.

To further analyze the suitability of the site for the proposed development, a *Wave Runup Study 308/310 Ocean Avenue, Seal Beach, CA prepared by Skelly Engineering dated August 2000 Prepared For Mr. & Mrs. Steffensen C/O Brent A. Sears, Architect* was submitted with the project. The report concludes the following:

*"In conclusion, wave runup and overtopping will not significantly impact this property over the life of the proposed development. The proposed development and existing development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area. There are no recommendations necessary for wave runup protection. The proposed project minimizes risks from flooding. However, the property is relatively low-lying and proper site drainage and drainage control will be necessary."*

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 regarding wave uprush and flooding hazards (Special Condition No. 2). 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 coastal development permit 5-97-380 (Haskett) with an assumption-of-risk deed restriction for an improvement to an existing home. 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 5-99-477 (Watson), 5-99-372 (Smith), 5-99-072 (Vivian) and administrative permits 5-86-844 (Baldwin), 5-86-153 (Kredell), and 5-85-437 (Arnold).

### 3. Wave Uprush and 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 can 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. 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. 3 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.

#### 4. 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 prove conformance with geotechnical recommendations, to record an assumption-of-risk deed restriction regarding geotechnical hazards, wave uprush and flooding hazards and to record a no future shoreline protective devices deed restriction. As conditioned, the Commission finds that the proposed project is consistent with Coastal Act Sections 30251 and 30253.

#### **D. VISUAL IMPACTS**

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 development involves the demolition of an existing residence and expansion of an adjacent residence onto the site of the demolished residence. Therefore, the gap between the two residences resulting from side property line setbacks would be eliminated. However, the existing gap does not provide a view corridor since it is blocked by a wall and landscaping. Public views to the ocean down most of the gaps between homes in the vicinity are similarly blocked because of landscaping and walls. Therefore, the proposed development would not eliminate any public view corridor.

The existing residence at 308 Ocean Avenue does not conform to the informal stringline established by an abandoned right-of-way (Exhibits #3-4). The abandoned alley runs between, and parallel to, Ocean Avenue and the beach. The abandoned alley extends across the middle of the lots located both north of the Seal Beach municipal pier and seaward of Ocean Avenue. The City has established the landward edge of the abandoned alley as the limit, or stringline, for seaward encroachment of enclosed living space.

The existing residence at 308 Ocean Avenue encroaches past the stringline. The encroachment is not proposed to be removed as part of the proposed development. However, the encroachment existed previously and was not required to be removed when the Commission approved coastal

development permit 5-83-800 (Specialty Restaurants) for improvements to the residence at 308 Ocean Avenue. Further, the existing home at 310 Ocean Avenue to be demolished also encroaches past the stringline. The portion of the proposed expansion located on the area of the demolished home at 310 Ocean Avenue would not encroach past the stringline (Exhibits #3-4). Thus, the proposed development would pull back development on the 310 Ocean Avenue portion of the site from its current location seaward of the stringline to a location in-line with the stringline.

In addition, the proposed home would be similar in height to the majority of homes along Ocean Avenue, which are also 3 stories on the beach side and 2 stories on the street side. Further, the new 6 foot high wall at the seaward edge of the property would somewhat conceal the proposed residence, which is setback 84 feet from the seaward property line.

The proposed project also includes the construction of an accessory building in the rear yard, which would be one-story, 116 square feet and 11'-6" high (to top of roof) (Exhibit #5). The City of Seal Beach height limit for accessory structures in this area of Seal Beach is 12 feet. This is to minimize the visual effect of a large wall of buildings along the beach, which results when structures are constructed to maximize use of the City established building envelope. The proposed structure would be 11.5 feet high, which is less than and consistent with City height requirements and with other appurtenant structures in the area.

The proposed property line perimeter walls will be 6 feet in height. The wall height is necessary to comply with City requirements regarding swimming pool safety. Other homes in the area also have high, solid walls for this reason. The wall on the seaward property line would be stringlined with other adjacent walls, which are all at the seaward property line. Therefore, the proposed development would be in character and visually compatible with surrounding development. In addition, the proposed development occurs in an area with wide sandy beaches. Since the proposed development will not encroach seaward past existing development in the area, no existing public views along the shoreline would be blocked.

Since the proposed development will not block public views to and along the coast and is visually compatible with the surrounding character of the area, the Commission finds the proposed development is consistent with Section 30251 of the Coastal Act.

#### **E. PUBLIC ACCESS**

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

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

*(2) adequate access exists nearby...*

The subject site is located between the nearest public roadway and the shoreline. The proposed development would not result in an intensification of use on site because it would reduce the number of units on-site from two to one. The proposed development would provide 4 parking spaces, which is sufficient to prevent adverse impacts on public parking.

The proposed development would not result in direct adverse impacts, either individually or cumulatively, on physical vertical or lateral public access. Vertical public access to the beach in front of the subject site is available approximately 90 feet north of the subject site at the end of 3<sup>rd</sup> Street and approximately 160 feet south of the subject site at the end of 4<sup>th</sup> Street (Exhibits #1-2). These vertical accessways lead to the public beach providing unobstructed lateral access. The proposed project will not affect access to any vertical walkway, or obstruct existing lateral access.

The proposed project would not result in direct adverse impacts, either individually or cumulatively, on vertical or lateral public access. Public access and public recreation opportunities exist nearby at the public beach located between the subject site and the water. Therefore, the Commission finds that the proposed development would not result in significant adverse impacts on public access nor public recreation. Thus, the Commission finds that the proposed development would be consistent with Section 30212 of the Coastal Act.

#### **F. 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.

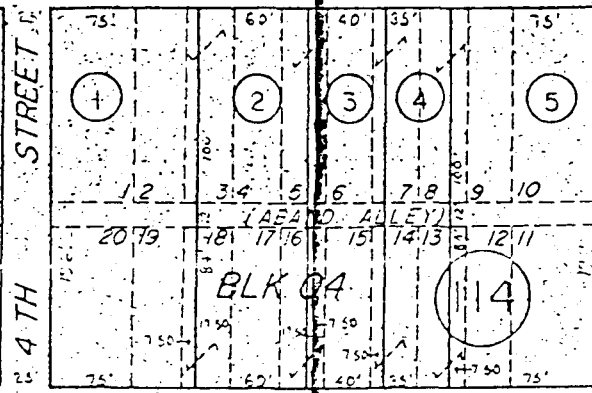
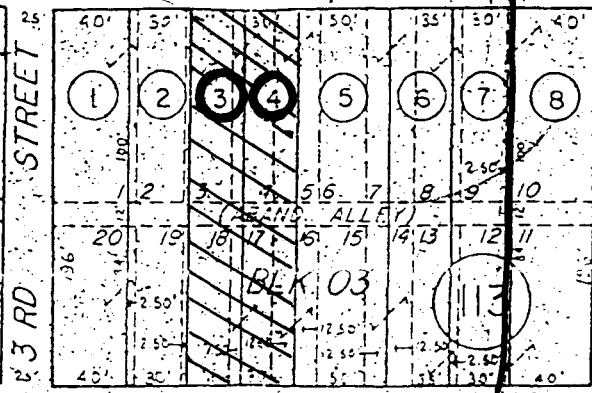
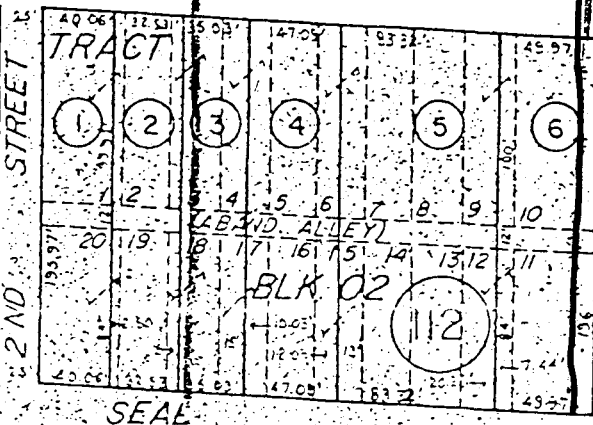
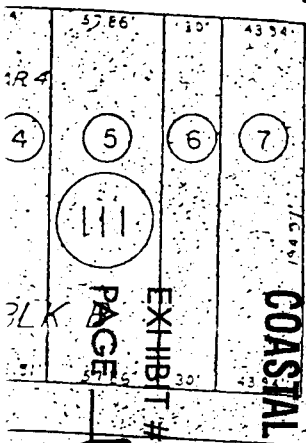
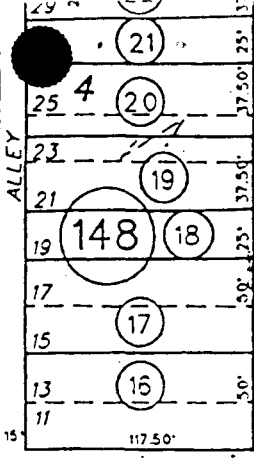
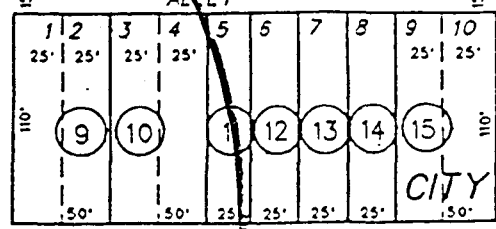
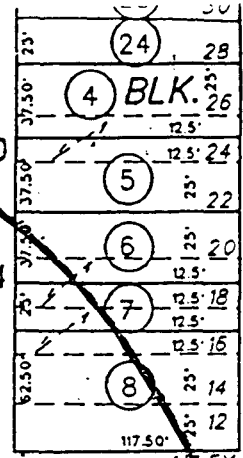
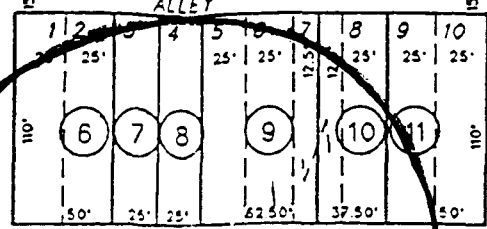
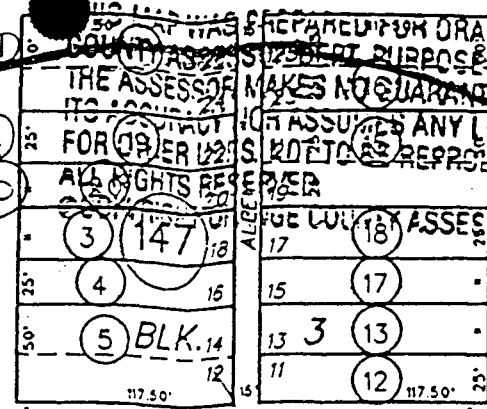
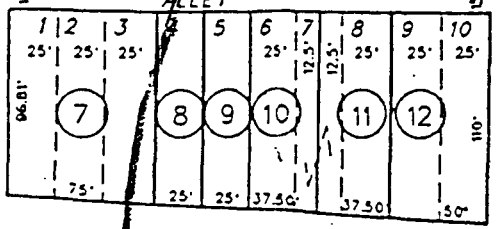
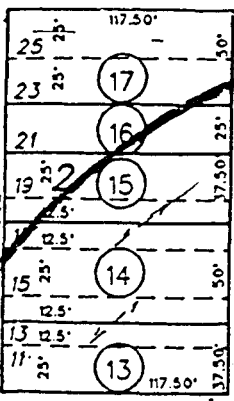
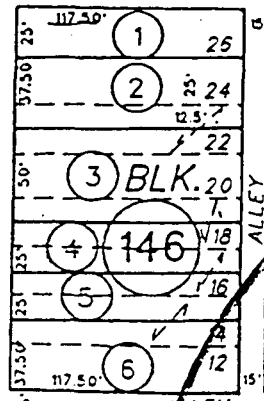
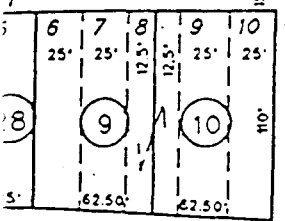
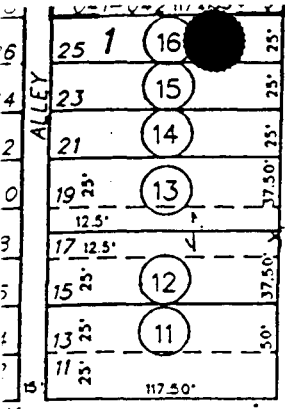
The proposed project is located in an urban area. All infrastructure necessary to serve the site exist in the area. As conditioned, the proposed project has been found consistent with the hazard policies of Chapter 3 of the Coastal Act. Mitigation measures, including conformance with geologic recommendations, the recordation of assumption-of-risk deed restriction regarding geotechnical hazards, wave uprush and flooding hazards and the recordation of a no future shoreline protective

device deed restriction 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.







1992  
PAGE 1  
EXHIBIT # 2  
CITY

COASTAL COMMISSION

MEAN HIGH TIDE BOUNDARY (1) BLK. M AGREEMENT PER DEED 8336/954

PREPARED FOR ORANGE COUNTY ASSESSOR'S OFFICE FOR REPORT PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL RIGHTS RESERVED. ASSessor 1994

THIRD

FOURTH

AVENUE

1001

# EXHIBIT A

## LOT LINE ADJUSTMENT NO. LL -

(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
DWIGHT A. STEFFENSEN & ARLENE M. STEFFENSEN	199 - 113 - 003 199 - 113 - 004	PARCEL 1

ALL OF LOTS 3, 4, 17 AND 18 AND THE NORTHWESTERLY 12.50 FEET OF LOTS 5 AND 16, ALL IN BLOCK 03 OF TRACT No. 2, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 3, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THE NORTHWESTERLY 2.50 FEET OF SAID LOTS 3 AND 18.

TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY IN SAID BLOCK 03 AS VACATED MAY 16, 1916 BY RESOLUTION OF THE BOARD OF TRUSTEES OF THE CITY OF SEAL BEACH, ORDINANCE No. 17. LYING BETWEEN SAID LOTS 3 AND 18, EXCEPT THE NORTHWESTERLY 2.50 FEET THEREOF AND THE NORTHWESTERLY 12.50 FEET OF SAID LOTS 5 AND 16.

5-00-466



COASTAL COMMISSION

EXHIBIT # 3  
PAGE 1 OF 4

RECEIVED

NOV 20 2000

CALIFORNIA  
COASTAL COMMISSION

# EXHIBIT B (1)

## LOT LINE ADJUSTMENT NO. LL

NOV 20 2000

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
DWIGHT A. STEFFENSEN & ARLENE M. STEFFENSEN	199 - 113 - 003 199 - 113 - 004	PARCEL 1

### BOUNDARY MAP

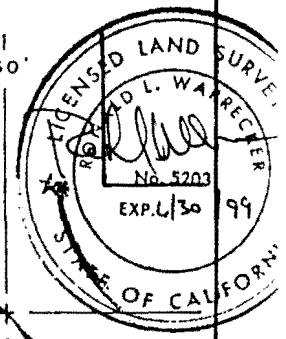
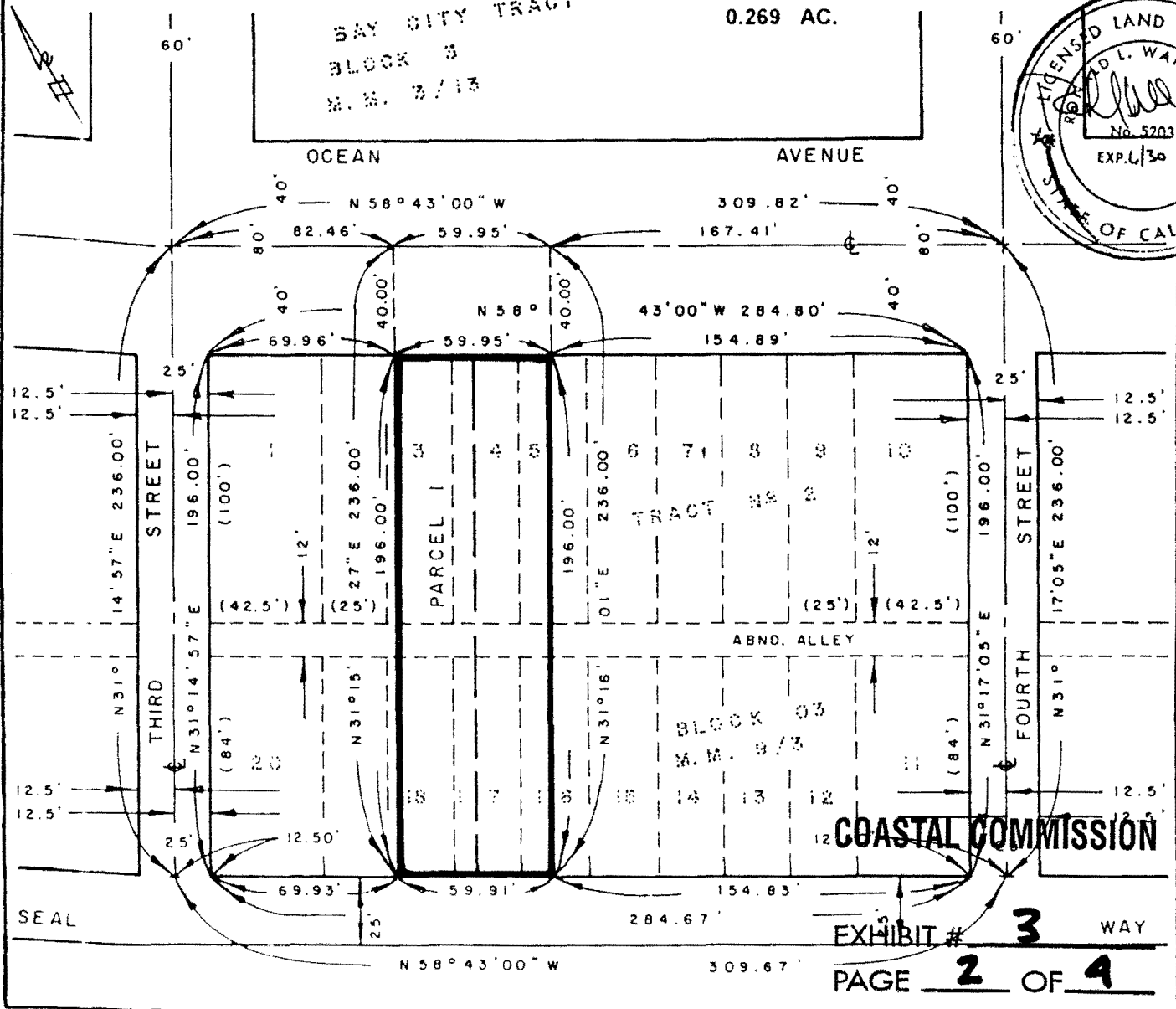
**NOTE :**

SEE EXHIBIT B(2) FOR  
PROPERTY DETAILS

- ORIGINAL LOT LINES PER TRACT No. 2
- EXISTING DEED LINE TO REMAIN
- EXISTING DEED LINE TO BE REMOVED

**NET AREA :**  
11746 SQ. FT.  
0.269 AC.

SCALE:  
1" = 60'



# EXHIBIT B (2)

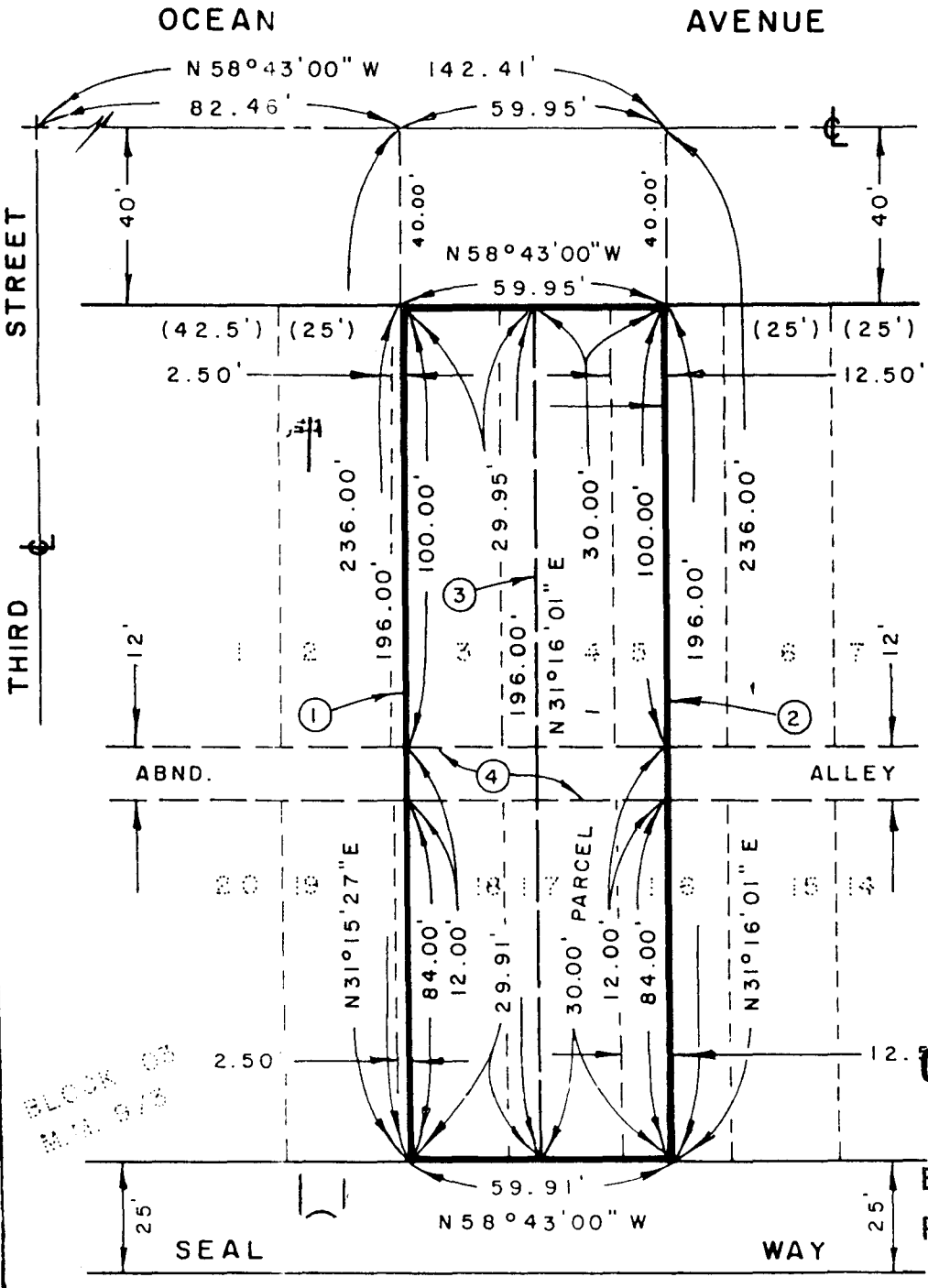
## LOT LINE ADJUSTMENT NO. LL -

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
DWIGHT A. STEFFENSEN & ARLENE M. STEFFENSEN	199 - 113 - 003 199 - 113 - 004	PARCEL 1
		RECEIVED
		NOV 20 2000

CALIFORNIA  
COASTAL COMMISSION

### DETAIL MAP



ALLEY AS VACATED MAY 16, 1916 BY RESOLUTION  
 OF THE BOARD OF TRUSTEES OF THE CITY OF  
 SEAL BEACH, ORDINANCE NO. 17.



NET AREA :  
11746 SQ. FT.  
0.269 AC.

ORIGINAL LOT LINES PER TRACT No. 2  
 EXISTING DEED LINE TO REMAIN  
 EXISTING DEED LINE TO BE REMOVED

- ① N.W. 'LY LINE OF O.R.
- ② S.E. 'LY LINE OF O.R.
- ③ S.E. 'LY LINE OF O.R.

COASTAL COMMISSION

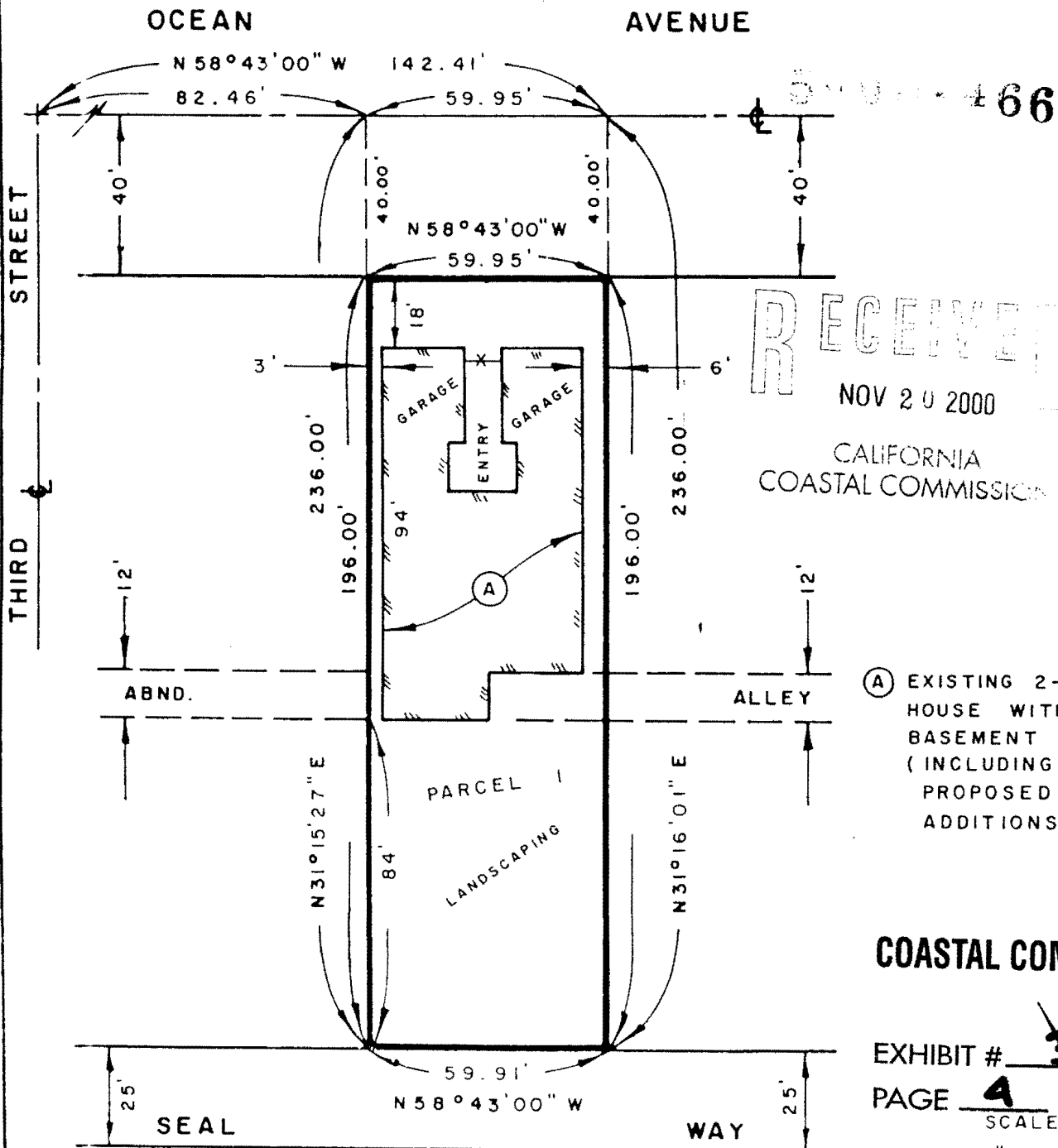
EXHIBIT # 3  
 PAGE 3 OF 4  
 SCALE 1" = 40'

BLOCK  
 M.A. 978

# SITE PLAN

## LOT LINE ADJUSTMENT NO. LL -

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
DWIGHT A. STEFFENSEN & ARLENE M. STEFFENSEN	199 - 113 - 003 199 - 113 - 004	PARCEL 1



COASTAL COMMISSION

EXHIBIT # 3

PAGE 4 OF 4

SCALE: 1" = 40'

Beach ←

← Beach

CALIFORNIA COASTAL COMMISSION

NOV 20 2000

DECLINE

5-00-456

20' 10" 0"

82' 0" NEW

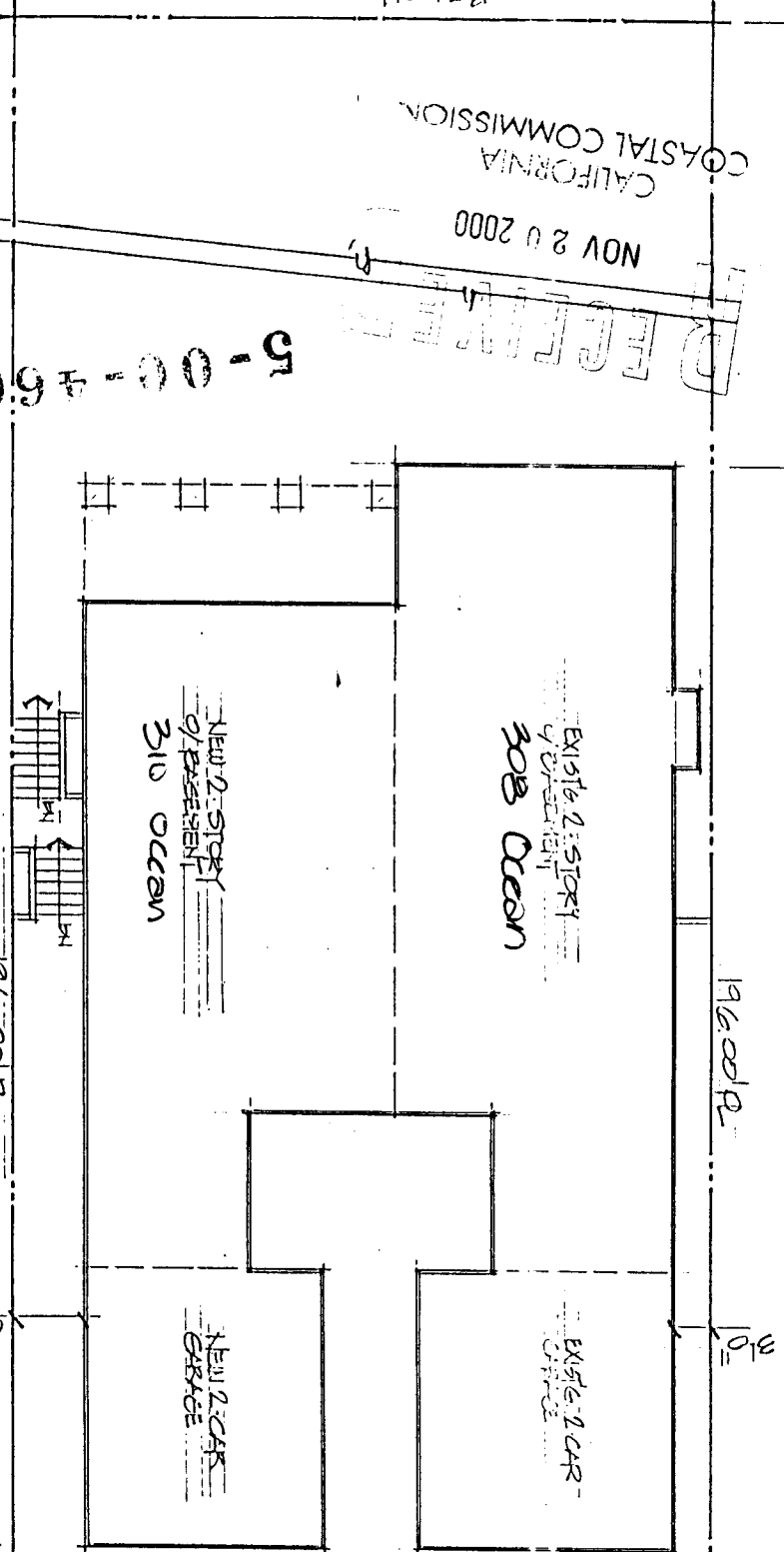
196' 00" R

6' 0"

60' 0" R

SIDEWALK

OCEAN BLVD



94' 0" EXIST

196' 00" R

3' 0"

15' 0"

COASTAL COMMISSION

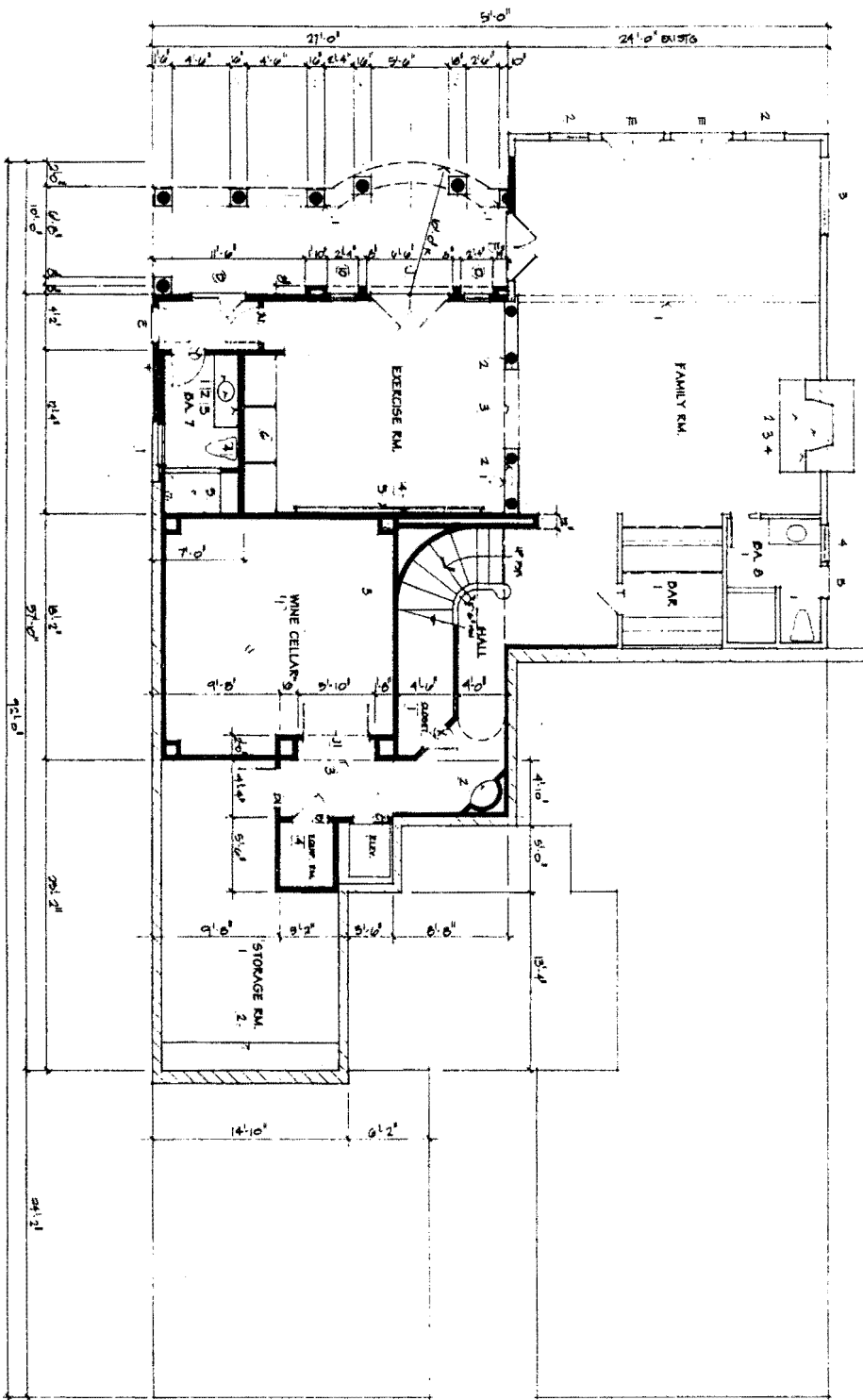
EXHIBIT # 4

PAGE 1 OF 2



**BASEMENT PLAN**

DATE: 07-1-78



**COASTAL COMMISSION**

EXHIBIT # **5**  
PAGE **1** OF **7**

**PLAN NOTES:**

**BASEMENT:**

1. ALL WALLS TO BE CONCRETE.
2. ALL FLOORS TO BE CONCRETE.
3. ALL CEILING TO BE CONCRETE.
4. ALL DOORS TO BE 1 1/2" MIN. THICK.
5. ALL WINDOWS TO BE 1 1/2" MIN. THICK.
6. ALL STAIRS TO BE 1 1/2" MIN. THICK.
7. ALL STAIRS TO BE 1 1/2" MIN. THICK.
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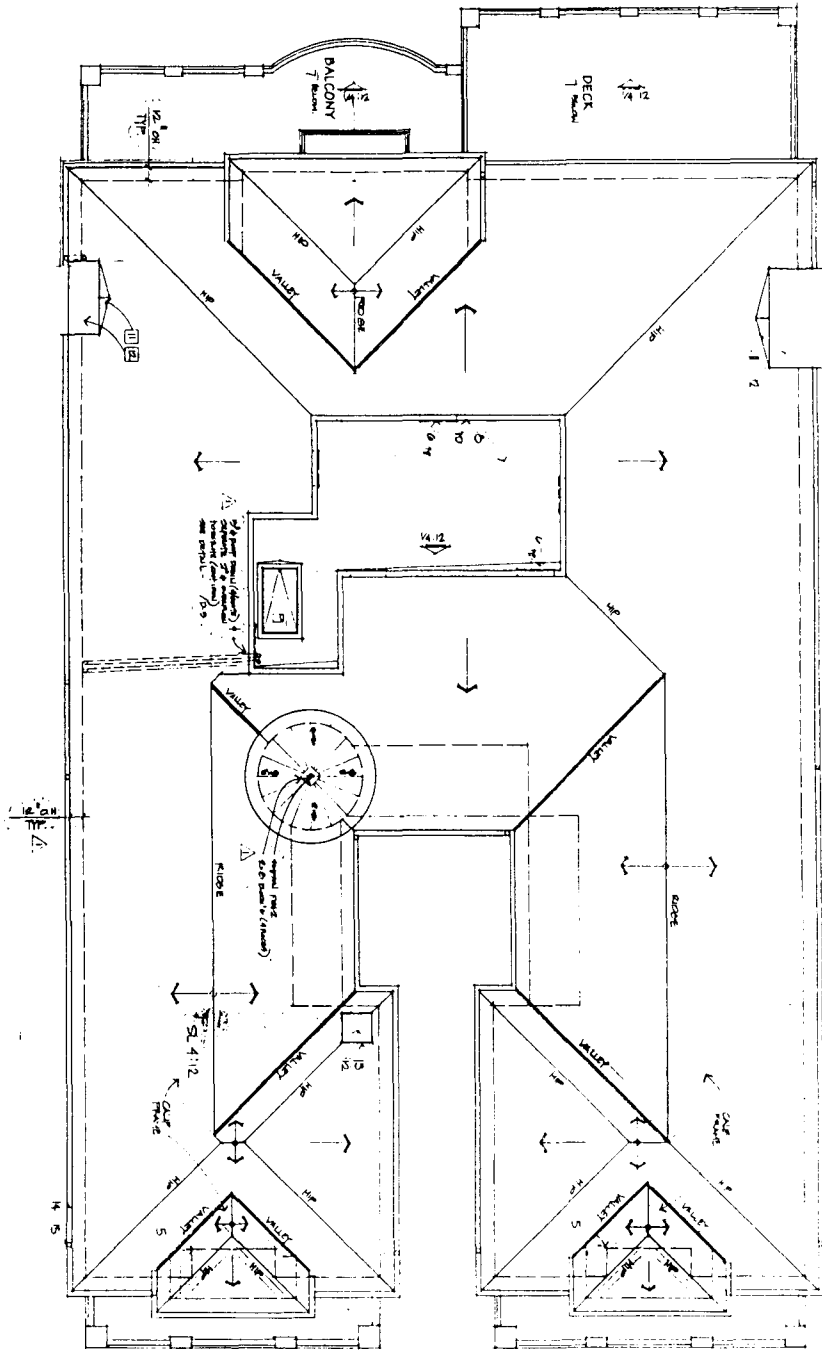


<p><b>Brent A. Sears</b> ARCHITECT</p> <p>201 S. Orange Ave., #770 - Long Beach, CA 90801 Telephone: (310) 438-9614</p>		<p><b>CUSTOM REMODEL &amp; ADDITION</b> FOR <b>Dwight &amp; Arlene Steffensen</b> AT 308-310 OCEAN AVE., SEAL BEACH</p>		<p>Job Number: <b>5772</b> Date: <b>7/1/78</b> Drawn by: <b>[Signature]</b></p>	<p>Exposition: <b>[Blank]</b> No. Date: <b>[Blank]</b></p>	<p>Sheet Number: <b>A-3</b></p>
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COSIAL COMMISSION

EXHIBIT # 5  
PAGE 4 OF 7

ROOF NOTES

1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE 2006 INTERNATIONAL ROOFING CONTRACT DOCUMENT.
2. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
3. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2006 INTERNATIONAL ROOFING CONTRACT DOCUMENT.
4. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2006 INTERNATIONAL ROOFING CONTRACT DOCUMENT.
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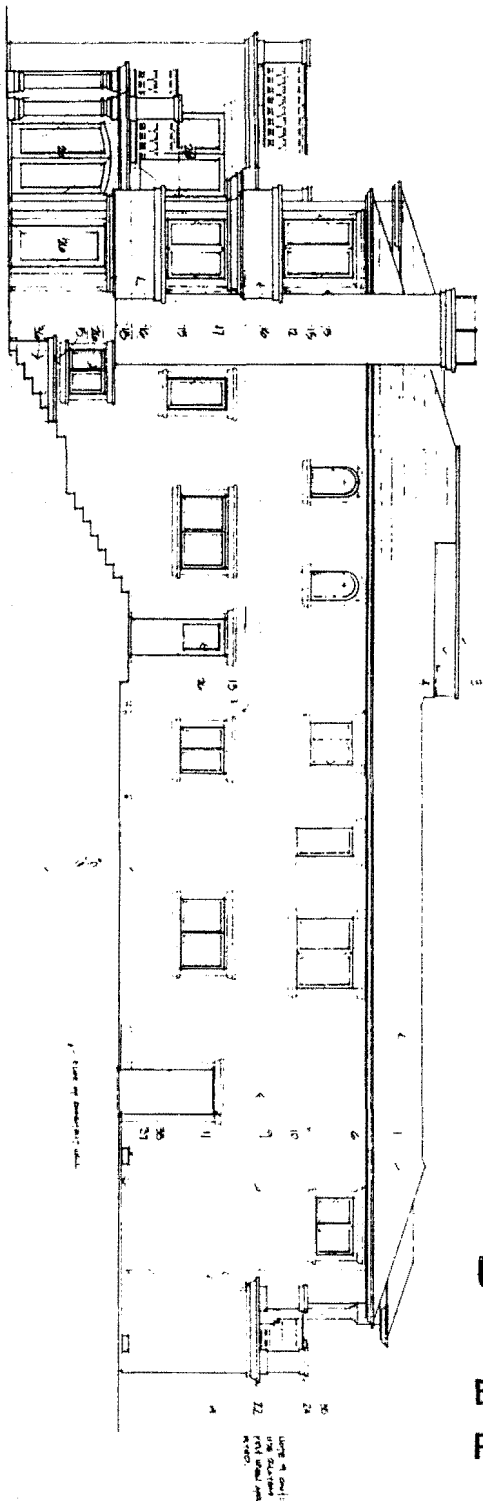
CUSTOM REMODEL & ADDITION  
FOR  
Dwight & Arlene Steffensen  
AT  
308-310 OCEAN AVE., SEAL BEACH

Brent A. Sears  
ARCHITECT  
203 Argonne Ave. #202 Long Beach, CA 90802 Telephone: (562) 591-1111

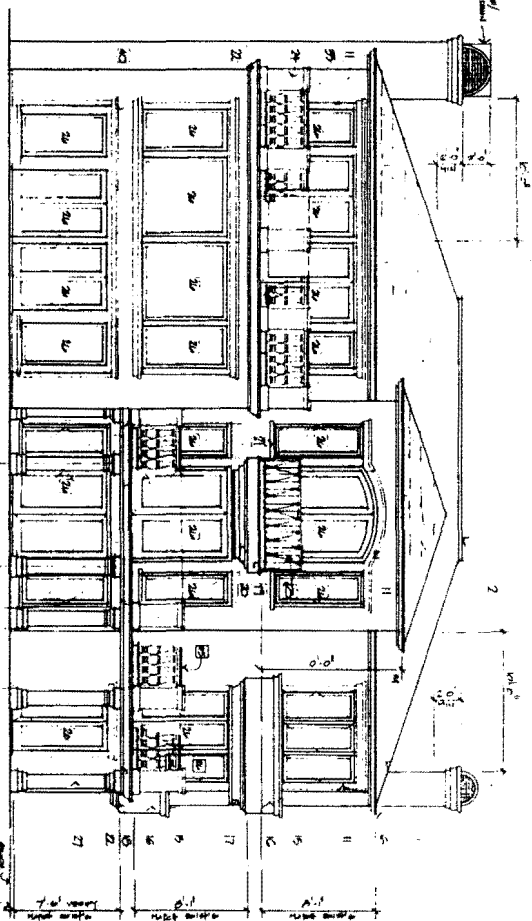
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Revision	
No. Date	
Drawn By	
Checked By	
Scale	
Notes	

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 5 OF 7



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



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

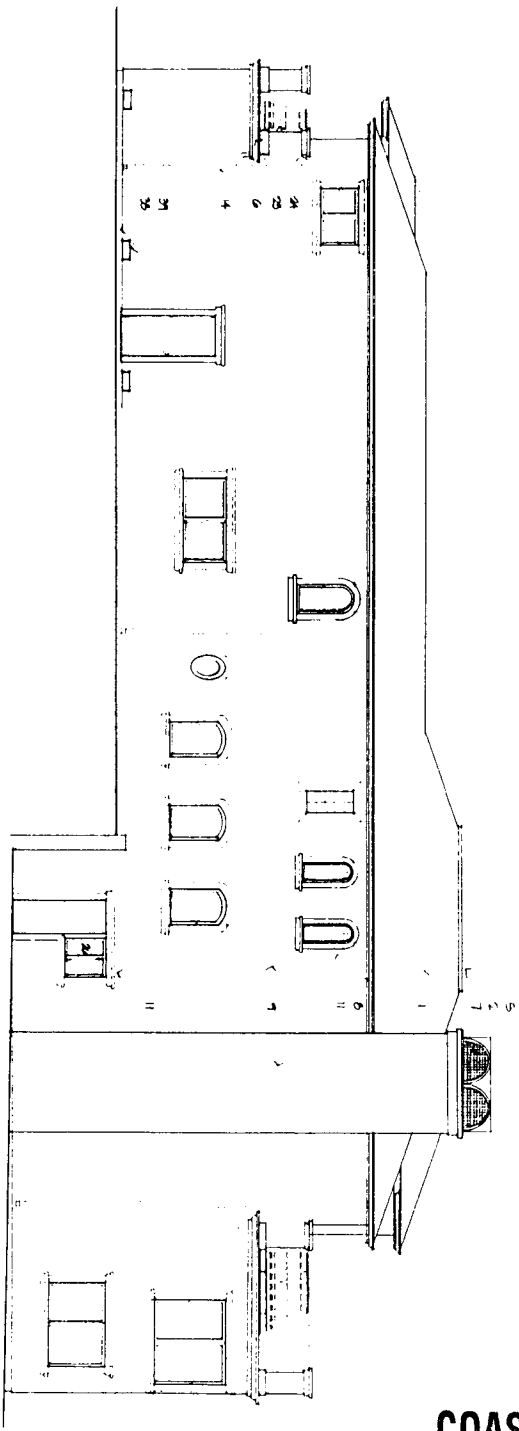
ELEVATION NOTES

1. SEE GENERAL NOTES.
2. FINISHES TO BE AS SHOWN.
3. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH.
4. EXTERIOR DOORS TO BE 1 1/2" MINIMUM THICKNESS.
5. EXTERIOR WINDOWS TO BE 1 1/2" MINIMUM THICKNESS.
6. EXTERIOR LIGHT FIXTURES TO BE AS SHOWN.
7. EXTERIOR PAINT TO BE AS SHOWN.
8. EXTERIOR ROOF TO BE AS SHOWN.
9. EXTERIOR FLOORING TO BE AS SHOWN.
10. EXTERIOR STAIRS TO BE AS SHOWN.
11. EXTERIOR RAILINGS TO BE AS SHOWN.
12. EXTERIOR SIGNAGE TO BE AS SHOWN.
13. EXTERIOR LANDSCAPING TO BE AS SHOWN.
14. EXTERIOR LIGHTING TO BE AS SHOWN.
15. EXTERIOR SECURITY TO BE AS SHOWN.
16. EXTERIOR ACCESS TO BE AS SHOWN.
17. EXTERIOR VENTILATION TO BE AS SHOWN.
18. EXTERIOR SOUNDING TO BE AS SHOWN.
19. EXTERIOR VIBRATION TO BE AS SHOWN.
20. EXTERIOR COLLISION TO BE AS SHOWN.
21. EXTERIOR FIRE TO BE AS SHOWN.
22. EXTERIOR THEFT TO BE AS SHOWN.
23. EXTERIOR TERRORISM TO BE AS SHOWN.
24. EXTERIOR WEATHER TO BE AS SHOWN.
25. EXTERIOR AIR QUALITY TO BE AS SHOWN.
26. EXTERIOR ENERGY TO BE AS SHOWN.
27. EXTERIOR WATER TO BE AS SHOWN.
28. EXTERIOR WASTE TO BE AS SHOWN.
29. EXTERIOR RECYCLING TO BE AS SHOWN.
30. EXTERIOR PLANTING TO BE AS SHOWN.
31. EXTERIOR TREES TO BE AS SHOWN.
32. EXTERIOR SHRUBS TO BE AS SHOWN.
33. EXTERIOR FLOWERS TO BE AS SHOWN.
34. EXTERIOR VEGETATION TO BE AS SHOWN.
35. EXTERIOR SOIL TO BE AS SHOWN.
36. EXTERIOR WATER TO BE AS SHOWN.
37. EXTERIOR AIR TO BE AS SHOWN.
38. EXTERIOR LIGHT TO BE AS SHOWN.
39. EXTERIOR SOUND TO BE AS SHOWN.
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43. EXTERIOR THEFT TO BE AS SHOWN.
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53. EXTERIOR SHRUBS TO BE AS SHOWN.
54. EXTERIOR FLOWERS TO BE AS SHOWN.
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58. EXTERIOR AIR TO BE AS SHOWN.
59. EXTERIOR LIGHT TO BE AS SHOWN.
60. EXTERIOR SOUND TO BE AS SHOWN.
61. EXTERIOR VIBRATION TO BE AS SHOWN.
62. EXTERIOR COLLISION TO BE AS SHOWN.
63. EXTERIOR FIRE TO BE AS SHOWN.
64. EXTERIOR THEFT TO BE AS SHOWN.
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66. EXTERIOR WEATHER TO BE AS SHOWN.
67. EXTERIOR AIR QUALITY TO BE AS SHOWN.
68. EXTERIOR ENERGY TO BE AS SHOWN.
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96. EXTERIOR FLOWERS TO BE AS SHOWN.
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100. EXTERIOR AIR TO BE AS SHOWN.

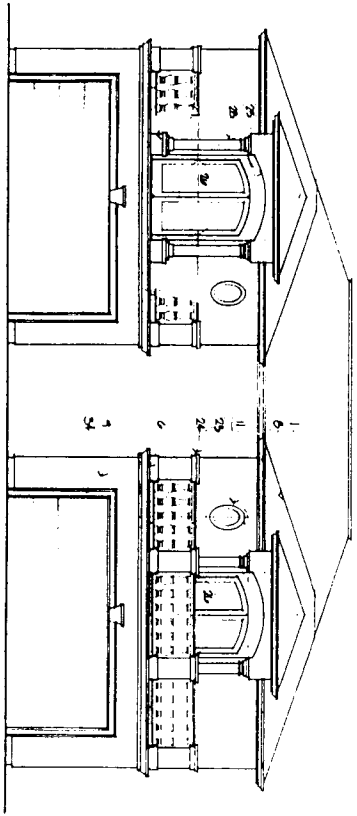
**Brent A. Sears**  
ARCHITECT

CUSTOM REMODEL & ADDITION  
FOR  
**Dwight & Arlene Steffensen**  
AT  
308-310 OCEAN AVE., SEAL BEACH

Job Number	5-11-2
Date	5-11-2
Drawn By	
Checked By	
Scale	
Sheet Number	A17



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



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

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 6 OF 7

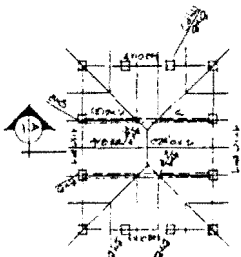
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Drawn By	
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Date	11/2
Project Number	
Client	
Architect	
Address	
City	
State	
Zip	

CUSTOM REMODEL & ADDITION  
FOR  
**Dwight & Arlene Steffensen**  
AT  
308-310 OCEAN AVE., SEAL BEACH

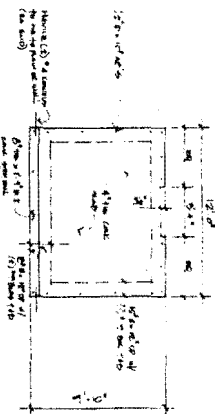
**Brent A. Sears**  
ARCHITECT  
2214 Pacific Ave. # 210 Long Beach, CA 90803 Telephone (310) 434-2214



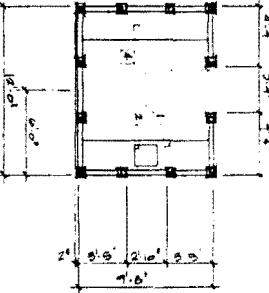
ROOF PLAN



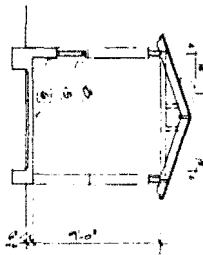
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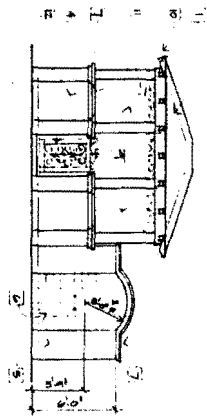
FOUNDATION



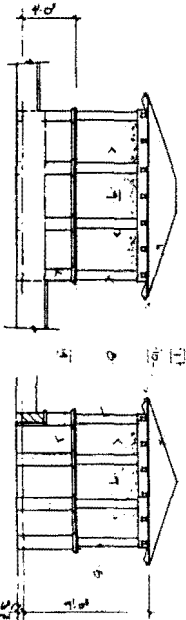
FLOOR PLAN



SECTION A



WEST



EAST ELEVATIONS

NORTH

FLOOR PLAN NOTES  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. FINISH FLOOR IS TO BE 1/2" GYP BOARD OVER 1" INSULATED CONCRETE ON GRADE.  
3. ROOF IS TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYP BOARD.  
4. ROOF TRUSSES TO BE 2x8 ON 24" OC.  
5. ROOF RAFTERS TO BE 2x8 ON 24" OC.  
6. ROOF SHEATHING TO BE 1/2" GYP BOARD.  
7. ROOF FLASHING TO BE 30 MINUTE FIRE RATED.  
8. ROOF DRAINAGE TO BE TO EXTERIOR.  
9. ROOF VENTING TO BE TO EXTERIOR.  
10. ROOF GUTTERS TO BE 6" ALUMINUM.

SECTION NOTES  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. FINISH FLOOR IS TO BE 1/2" GYP BOARD OVER 1" INSULATED CONCRETE ON GRADE.  
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ELEVATION NOTES  
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Sheet Number	A-14
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