

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Oceangate, Suite 1000
 Newport Beach, CA 90802-4302
 (2) 590-5071

Filed: March 14, 2001
 49th Day: May 2, 2001
 180th Day: September 10, 2001
 Staff: FSY-LB
 Staff Report: April 19, 2001
 Hearing Date: May 8-11, 2001
 Commission Action:

**MON 13b****STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-00-452

RECORD PACKET COPY

APPLICANT: Jay Cowan

AGENT: None

PROJECT LOCATION: 3030 and 3030 ½ Breakers Drive, City of Seal Beach, County of Orange

PROJECT DESCRIPTION: Demolish an existing two (2) story duplex with a two (2) car garage and construct a four (4)-story, 6,073 square foot residential duplex, stepped up the hillside to a maximum height of 55.5 ft above the base of the hillside, with two (2) attached two (2) car garages totaling 840 square feet. Retaining walls will be constructed along the west and portions of the east property lines and along the concrete deck on the 4th floor. Also, a caisson and grade beam foundation system supporting front portions of the residence will be utilized.

Lot Area:	6,243 square feet
Building Coverage:	3,876 square feet
Pavement Coverage:	1,336 square feet
Landscape Coverage:	1,031 square feet
Parking Spaces:	Four
Zoning	R-2
Land Use Plan Designation	Single Family Residential
Ht above grade:	55.5'

LOCAL APPROVALS RECEIVED: Variance No. 1236 from the City of Newport Beach and City of Newport Beach approval-in-concept dated November 7, 2000.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed project with three (3) special conditions requiring conformance with geologic recommendations, submittal of a drainage plan and submittal of a final landscaping plan. The primary issue addressed in this staff report is assurance that the proposed development is consistent with the geologic hazard policies of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits 5-00-424 (Spriggs), 5-95-040 (Veenstra), 5-93-381 (Grey Fox, Inc. & Old World Craftsman, Inc.), City of Newport Beach Land Use Plan, "Preliminary Geotechnical investigation" (Report No. 70998-00, Report No. 9-3124) dated June 4, 1999 prepared by Geofirm.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Assessor's Parcel Map
 4. Site Plan
 5. Floor Plans
 6. Elevations Plan
 7. Section Plan
 8. Topographic Map
 9. Grading/Drainage/Landscape Plans
-

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. 5-00-452 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 geologic engineering report "*Preliminary Geotechnical Investigation*" (Report No. 70998-00, Report No. 9-3124), Proposed Single Family Residence, 3030 Breakers Drive, Corona Del Mar, California, dated June 4, 1999 prepared by Geofirm.
- 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 engineering report.
- 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. Submittal of Drainage and Runoff Control

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a drainage and runoff control plan. The drainage and runoff control plan shall show that all roof drainage, including roof gutters, collection drains, and sub-drain systems for all landscape and hardscape improvements for the residence and all yard areas, shall be collected on site for discharge to the street through piping without allowing water to percolate into the ground. The applicant shall maintain the functionality of the

approved drainage and runoff control plan to assure that water is collected and discharged to the street without percolating into the ground.

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

3. Submittal of Landscaping Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a landscaping plan which demonstrates the following:

- (a) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage;
- (b) All plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan;
- (c) Landscaped areas in the rear yard area not occupied by hardscape shall be planted and maintained for erosion control and native habitat enhancement purposes. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent existing native plant areas all landscaping shall consist of native, drought resistant plants. Invasive, non-indigenous plant species that tend to supplant native species shall not be used;
- (d) Landscaped areas in the front yard area shall consist of native, drought tolerant plants. Other vegetation which is placed in above-ground pots or planters or boxes may be non-invasive, non-native ornamental plants.
- (e) No permanent in-ground irrigation systems shall be installed on site. Temporary above ground irrigation is allowed to establish plantings.

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

IV. **FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND LOCATION

The applicant is proposing to demolish an existing two-story duplex with a 2-car garage and construct a four-story, approximately 6,073 square foot, residential duplex with two attached two (2) car garages, for a total of four (4) parking spaces, totaling 840 square feet. The project site is located at 3030 and 3030 ½ Breakers Drive between the Corona Del Mar beach access driveway

and Breakers Drive (Exhibits #1-3). The property has steep slopes as it is part of the coastal bluff and vehicular access is provided from below on Breakers Drive, a private street. Ocean Boulevard is located north of the proposed project at the top of the bluff. South of the project site is Breakers Drive, a wall, bushes and an approximately 200 foot wide parking lot for Corona Del Mar State Beach. The project is located within an existing developed urban residential area and the historic bluff has been substantially altered by other similar residential structures. The subject site consists of both an area of relatively flat land at the base of a bluff (altered by previous developments on-site and on the adjacent lots) and also a portion of the bluff face (approximately between 3:1 and 1:1 slope). The existing duplex is located at the base of the coastal bluff and the remainder is undeveloped and covered with non-native vegetation. The first level of the proposed duplex would be primarily on the flat portion of the site and would back-up against the bluff face. The second, third and fourth floors would step up and be recessed into the bluff face. The maximum height of the proposed development would be 55.5' above grade measured from the street (Exhibits #4-9).

Also proposed (Exhibits #4-9) would be 1) 1,500 cubic yards of cut and 1,700 cubic yards (200 cubic yards result from soil expansion) of export to be taken to the Frank R. Bowerman Landfill, which is outside of the Coastal Zone; 2) a retaining wall on the west property line with its highest point at 6 feet; 3) retaining walls on portions of the east property line with its highest point at approximately 4 feet; 4) retaining walls serving as building walls on the east and west side with its highest point at approximately 16 feet; 5) a 6 foot high retaining wall in the rear of the property along the concrete deck; 6) construction of a stairway along the eastern property line from the first floor to the second floor; 7) construction of a stairway from the rear of the proposed project to Ocean Boulevard; 8) construction of a stairway that runs along the western property line from the first floor to the fourth floor; 9) installation of an elevator and 10) construction of decks on the second, third and fourth floors.

The project will also involve landscaping in the rear yard area. A grading/drainage/landscaping plan has been submitted which states that landscaping will consist of *Myoporum* and that a sprinkler system will be installed (Exhibit #9). Also, existing ornamental, non-native vegetation will be removed in the rear yard to make room for the proposed project. Grading/drainage/landscaping plans also show that the site will be drained to the street (Breakers Drive).

B. RELATED DEVELOPMENT

The Commission previously approved coastal development permit 5-95-040 (Veenstra) for a demolition of an existing two-story duplex and construction of a four-story duplex with two attached 2-car garages located at 3016 Breakers Drive. The first two levels of the duplex are primarily on the flat portion at the base of the bluff and back-up against and are recessed into the bluff face. The third and fourth floors step up and are also recessed into the bluff face. The approximate height of the structure is 41'-6" above grade and is 12 feet below the top of the curb on Ocean Boulevard. There were two (2) Special Conditions imposed on this project: 1) conformance with geotechnical recommendations and 2) submittal of foundation and drainage plans for the project signed by the geologic consultant incorporating the recommendations made in the geotechnical report.

The Commission also previously approved coastal development permit 5-93-381 (Grey Fox, Inc. and Old World Craftsman, Inc.) to merge three lots into one lot at 3014 Breakers Drive, and construct a residence similar in height and configuration (stepped up and recessed into the hillside) to the duplex described previously. This structure is 6 feet below the top of the curb on Ocean

Boulevard. One (1) Special Condition was imposed on this project requiring that foundation and drainage plans for the project be signed by the geologic consultant incorporating the recommendations made in the geotechnical report.

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.*

In general, bluff erosion is caused by environmental factors and impacts caused by man. Environmental factors include seismicity, wave attack, drying and wetting of soils, wind erosion, salt spray erosion, rodent burrowing, percolation of rain water, poorly structured bedding, and soils conducive to erosion. Factors attributed to man include bluff oversteepening from cutting roads and railroad tracks, irrigation, over-watering, building too close to the bluff edge, improper site drainage, use of impermeable surfaces to increase runoff, use of water-dependent vegetation, pedestrian or vehicular movement across the bluff top and toe, and breaks in water or sewage lines. In addition to runoff percolating at a bluff top site, increased residential development inland also leads to increased water percolation through the bluff.

To address site-specific geotechnical issues, the applicant has submitted a Preliminary Geotechnical Investigation prepared by Geofirm (Report No. 70998-00, Report No. 9-3124) dated June 4, 1999. The geotechnical investigation consisted of: reconnaissance of the property and surrounding area; excavation and logging of six shallow exploratory trenches to determine the character and distribution of earth materials, and geologic structure of bedrock material and laboratory testing of representative soils to determine expansion index, soluble sulfate and corrosivity.

The geotechnical investigation concludes that no gross slope instability was observed and no former gross instability has been reported and that there are no known active faults or projections of faults are depicted upon published regional maps as transecting the property. Consequently, potential damage to the property is considered remote. The geotechnical investigation concludes:

Proposed development is considered feasible and safe from a geotechnical viewpoint provided the recommendations of this report are followed during design, construction and maintenance of the subject property. Proposed development should not adversely affect adjacent properties.

Among the recommendations contained in the geotechnical investigation are that proposed development incorporate engineering and landscape drainage design to minimize the potential of erosive or ponding of water adjacent to foundation elements. Additional recommendations include:

remedial grading of the flat portion of the subject site, utilization of conventional footings and retaining walls in conjunction with a caisson and grade beam foundation system supporting front portions of the residence, 24-inch diameter caissons rounded a minimum of 5 feet into competent bedrock at depth and reinforced slab-on-grade construction, to assure that the proposed development is rooted in firm, stable ground.

The geotechnical report concludes that the proposed development is considered technically feasible. The report also notes that the need for drainage control. As noted in this staff report, bluff failures have been attributed to over-watering, broken irrigation lines, broken water lines and inadequate drainage systems. To meet the requirements of the Coastal Act, bluff and cliff developments must be sited and designed to assure stability and structural integrity for their expected economic lifespans while minimizing alteration of natural landforms. Bluff and cliff developments (including related storm runoff, foot traffic, site preparation, construction activity, irrigation, waste water disposal and other activities and facilities accompanying such development) must not be allowed to create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding geologically hazardous areas which would then require stabilization measures that would substantially alter natural landforms.

The Commission has been imposing a no future bluff top protective device deed restriction on development occurring on coastal bluffs which have significant potential for landsliding. Such areas include ocean fronting bluff top property in San Clemente and areas of Newport Beach such as Galaxy Drive which is located on a bluff overlooking the Upper Newport Bay Ecological Reserve. The most recently approved project where the no future bluff top protective device deed restriction condition was imposed was coastal development permit 5-00-424 (Spriggs) in the City of San Clemente. Though the proposed development is located on the face of a coastal bluff, it is in an area which has been developed with similar residential structures that have also been built into the bluff face. Furthermore, the site specific geotechnical investigation concluded that no gross slope instability was observed and no former gross instability has been reported. A review of other geotechnical reports for Commission approved projects, such as coastal development permits 5-93-381 (Grey Fox, Inc. & Old World Craftsman, Inc. and 5-95-040 (Veenstra), in this area of Corona del Mar imply that the project area is grossly stable and does not have a significant potential for landsliding. Finally, the coastal bluff is not subject to direct coastal processes such as wave attack considering that it is separated from the ocean by Breakers Drive and an approximately 200 foot wide parking lot for the Corona Del Mar State Beach. As a result, a future bluff top protective device deed restriction is not required in this situation and has not been imposed.

The applicant has submitted grading/drainage/landscape plans (Exhibit #9) for the proposed project. The drainage plan shows that water from the project area will be directed toward the street, which will assist in preventing any damage to the structural stability of the bluff. The landscaping plan states that a sprinkler system will be installed in the rear yard landscaped area along with *Myoporum*. In ground irrigation systems are not considered to be an acceptable form of irrigation for development occurring on bluffs. These types of irrigation systems can possibly lead to bluff failure.

To assure geologic stability and structural integrity and to minimize risks to life and property, as required by Section 30253 of the Coastal Act, three (3) Special Conditions have been imposed:

Special Condition 1 requires the applicant to submit final construction plans, which have been reviewed, signed and stamped by a geotechnical consultant. The geotechnical report includes specific recommendations for foundations, footings, etc. which will ensure the stability of the proposed residential structure.

Special Condition 2 requires the applicant to submit a drainage and run-off plan for the review and approval of the Executive Director. In keeping with the geotechnical recommendations, this condition requires that the drainage system reduces water infiltration into the subgrade soils, minimizes percolation into the bluff and directs surface waters away from the building foundations, walls and sloping areas. In addition, the condition requires that all rooftop drainage be taken to the street to minimize infiltration.

Special Condition 3 requires that the applicant submit a final landscaping plan which consists primarily of native, drought-tolerant plants and prohibits in-ground irrigation throughout the entire lot. This special condition requires that areas not occupied by hardscape be planted primarily with native, drought tolerant plants indigenous to the area. The condition distinguishes between the types of plants allowed in the rear and front yards. Non-native ornamental plants are allowed in the front yard only if they are kept in containers. Non-native plants can be allowed in containers in the front yard since it minimizes their ability to spread to the rear slope which is to be planted with native vegetation. Temporary irrigation may be allowed for purposes of establishing native plants in the rear yard. Native, drought-tolerant plants common to coastal bluffs do not require watering after they become established, have deep root systems which tend to stabilize soils, are spreading plants and tend to minimize the erosive impact of rain, and provide habitat for native animals.

Therefore, as conditioned for conformance with geotechnical recommendations, submittal of a drainage plan and submittal of a final landscaping plan does the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act.

D. VISUAL IMPACTS/LANDFORM ALTERATION

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. 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

1. Visual Impacts

The subject site is located on a gated street between the nearest public roadway and the shoreline, at the base of a bluff, seaward of and below Ocean Boulevard. The City's certified Land Use Plan (LUP) contains policies regarding visual impacts, which will be used as guidance. The LUP identifies Ocean Boulevard as a coastal view area. Benches for sitting and enjoying the ocean views are scattered along

Ocean Boulevard on the blufftop. The LUP requires that development within sight lines of coastal views be sited and designed to maximize protection of coastal views.

As proposed, the maximum height of the proposed development would be 10 feet below the top of the curb on Ocean Boulevard. Except for a small portion of the seaward side of the third and fourth levels, the proposed duplex would conform to the City's maximum height limits. The City granted Variance No. 1236 for the exception to the height limitation by up to five (5) feet. This exception would not affect public coastal views from Ocean Boulevard. The proposed development would be recessed into the bluff, reducing its intrusion into viewsheds from the blufftop. The height of the proposed structure is similar to the height of the adjacent duplex to the west. The proposed project will block a portion of the public view of the beach parking lot from Ocean Boulevard, but will not block public views of the beach, ocean, horizon or harbor entrance. Consequently, public views of the beach and sea from Ocean Boulevard would not be significantly impacted.

As to views from the beach towards the bluff, there is an approximately 200 foot wide parking lot for the Corona Del Mar State Beach, a wall and bushes and Breakers Drive across from the subject site. The wall and bushes would partially screen the lower portion of the proposed development. Further, the proposed development would not obstruct views of the blufftop.

In addition, views of the bluff face from the beach are already partially obstructed by adjacent development on the gated street. The proposed development would be similar in nature to the pattern of existing development in the area and thus would not result in additional, significant obstruction of views of the bluff face.

Therefore, the Commission finds the proposed project is consistent with Section 30251 regarding protection of scenic and visual qualities of coastal areas.

2. Landform Alteration

The subject property is located at the base of a coastal bluff system. However, the existing slope, both on the subject site and adjacent lots, is a man-made alteration of the original bluff. This alteration occurred as a result of the construction of the beach access road, which borders the site to the north. Additionally, existing development has been recessed into the bluff face (as would the proposed development) both on the subject site and adjacent properties, resulting in further man-made alteration of the bluff.

The proposed grading of the bluff is necessary to recess the proposed duplex into the bluff face to maintain existing public views from the blufftop. Further, the proposed grading is also necessary to root the proposed duplex into firm, stable ground to maintain structural integrity to conform to updated building codes for foundation requirements. The altered area would be covered by the proposed duplex and not be visible. The commission approved coastal development permit 5-95-040 and 5-93-381 for structures northwest of the project site involving similar landform alteration. Therefore, the Commission finds the proposed project is

consistent with Section 30251 of the Coastal Act regarding minimizing alterations of natural landforms.

E. PUBLIC ACCESS AND RECREATION

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 30604(c) of the Coastal Act requires that a specific finding regarding public access and recreation shall be made for all development between the nearest public roadway and the shoreline. The subject site is located on a gated street adjacent to the Corona Del Mar Street Beach parking lot. The nearest public roadway is the beach access road. Corona Del Mar State Beach provides public access and recreational opportunities. The proposed development would not interfere with access to or use of the beach.

The number of residential units on-site would not increase as a result of the proposed development. Thus, the proposed development would not result in an intensification of use on the site. Additionally, the proposed project provides two off-street parking spaces per residential dwelling unit, thus avoiding any adverse impacts on public parking used for coastal access. Therefore, the Commission finds the proposed development is consistent with Section 30212 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

The Newport Beach Land Use Plan was certified on May 19, 1982. The project as conditioned is consistent with the Chapter 3 policies of the Coastal Act. In addition, the proposed development is located in an already developed area and is consistent with the existing uses. The proposed development therefore will not prejudice the City's ability to prepare a Local Coastal Program for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

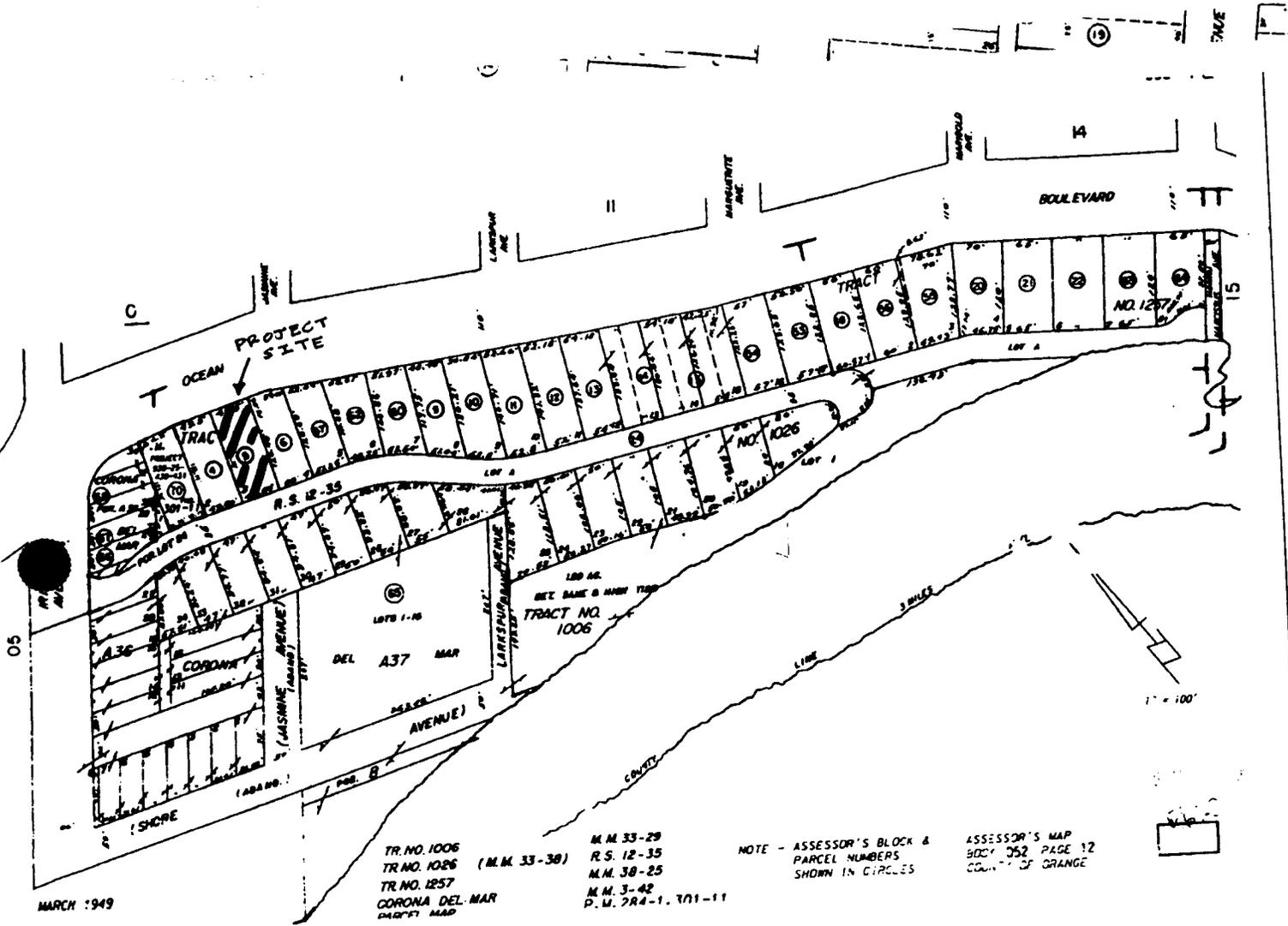
F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 that 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 include Special Conditions requiring conformance with geotechnical recommendations, submittal of a drainage plan and submittal of a final landscaping plan.

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..

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TR. NO. 1006
 TR. NO. 1026 (M.M. 33-38)
 TR. NO. 1257
 CORONA DEL MAR
 PARTIAL MAP

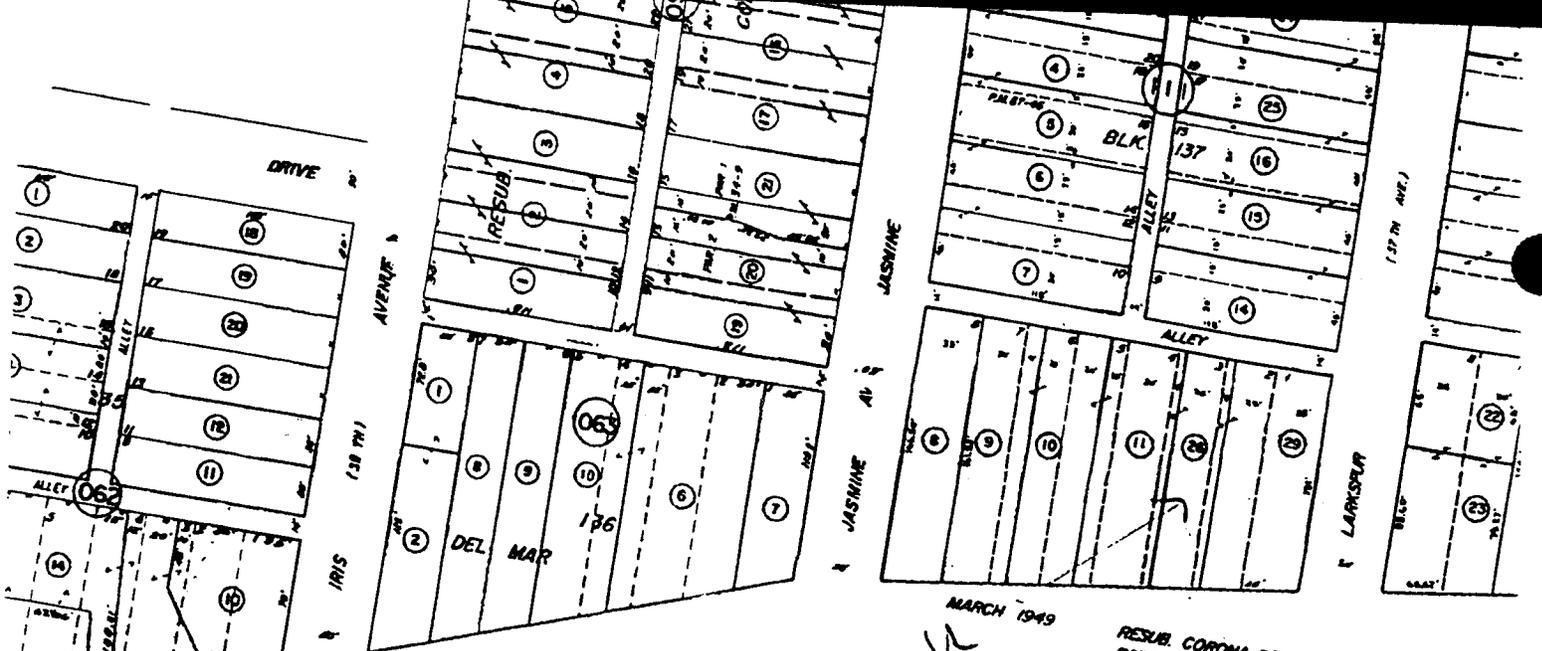
M.M. 33-29
 R.S. 12-35
 M.M. 38-25
 M.M. 3-42
 P.M. 284-1, 701-11

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
 BODY 052 PAGE 32
 COUNTY OF ORANGE

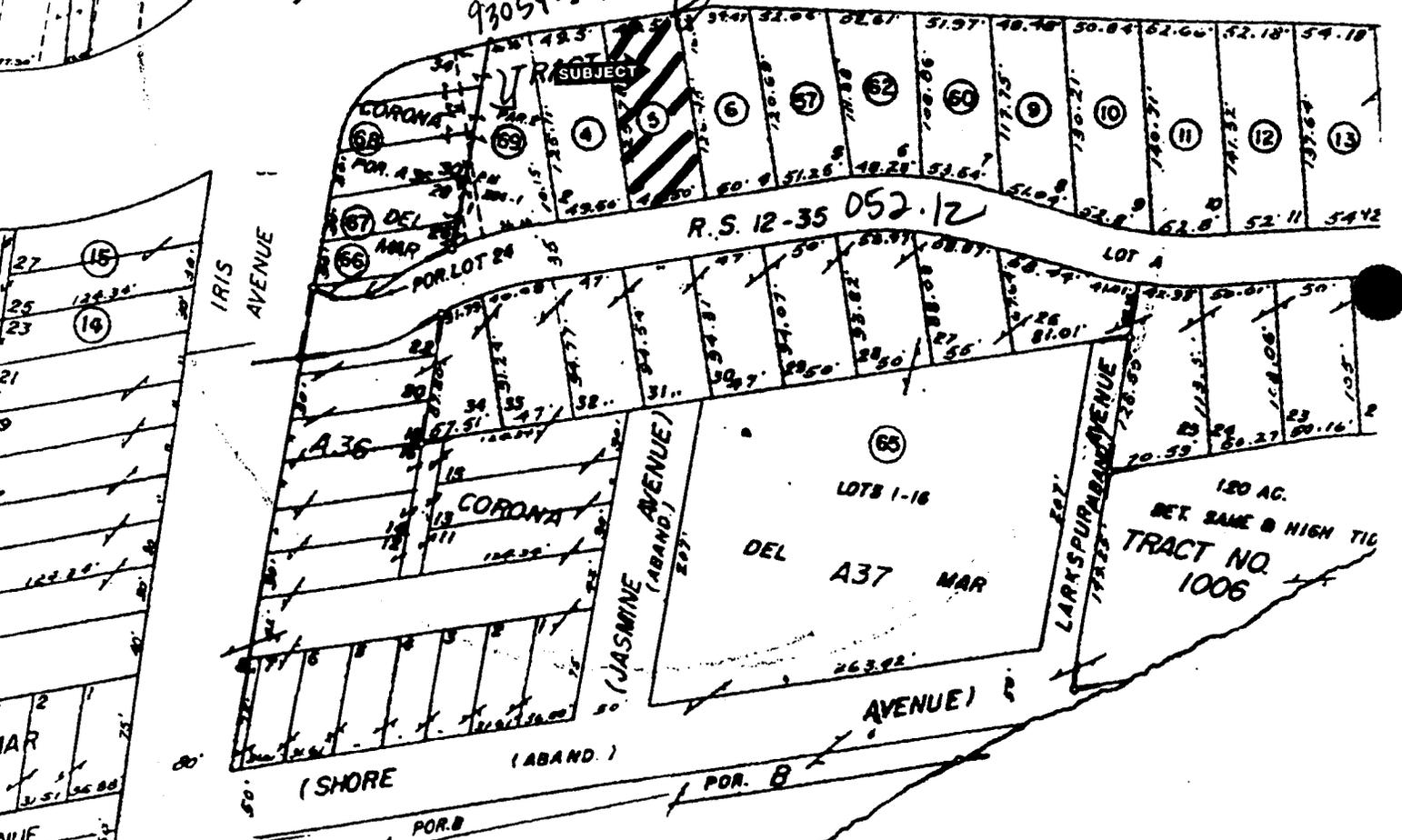
COASTAL COMMISSION

EXHIBIT # 2
 PAGE 1 OF 1



MARCH 1949
 RESUB. CORONA DEL MAR
 PARCEL MAPS
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 P 11

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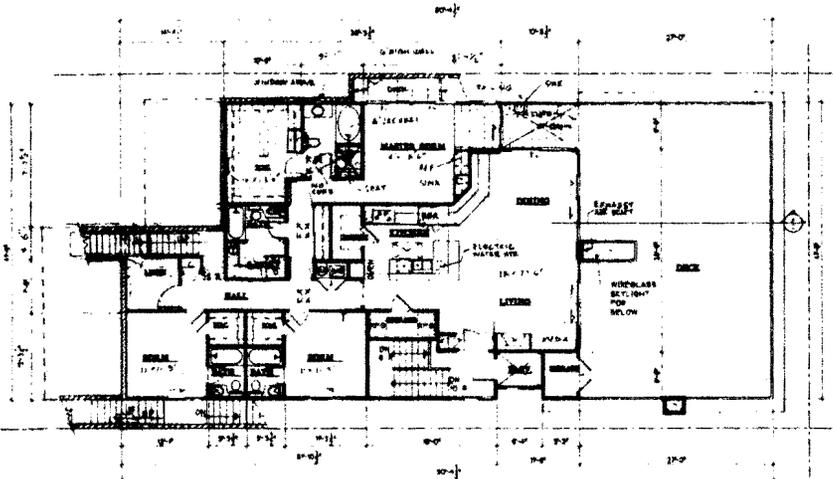
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COASTAL COMMISSION COUNTY

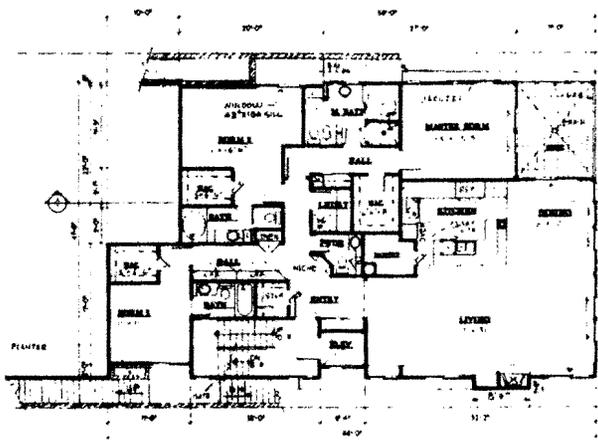
TR. NO. 1006
 TR. NO. 1026 EXHIBIT # 3
 TR. NO. 1257 PAGE 33-38 OF R.S. 12-35

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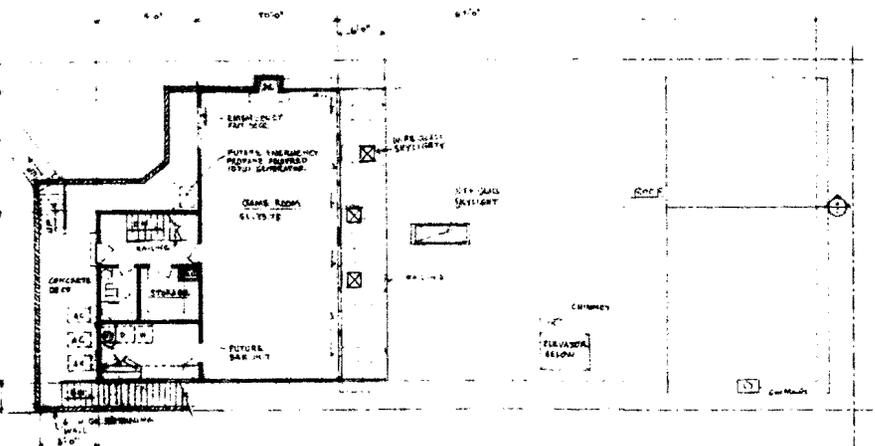
THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

UPPER UNIT ELEV. 33'-00"



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

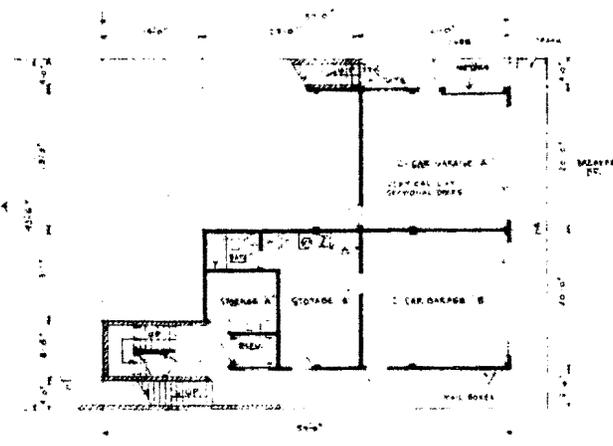
LOWER UNIT ELEV. 31'-00"



FORTH FLOOR PLAN
SCALE 1/8"=1'-0"

UPPER UNIT ELEV. 33'-15"

MAX. ALLOWABLE BUILDING AREA	
41.5X111.0X1.5=6917 s.f.	
ENCLOSED AREA	
1st =	1420 s.f.
2nd =	2277 s.f.
3rd =	2134 s.f.
4th =	1102 s.f.
TOTAL =	6933 s.f.



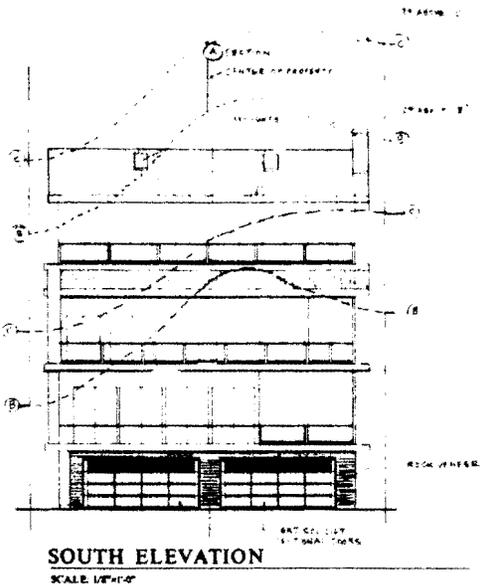
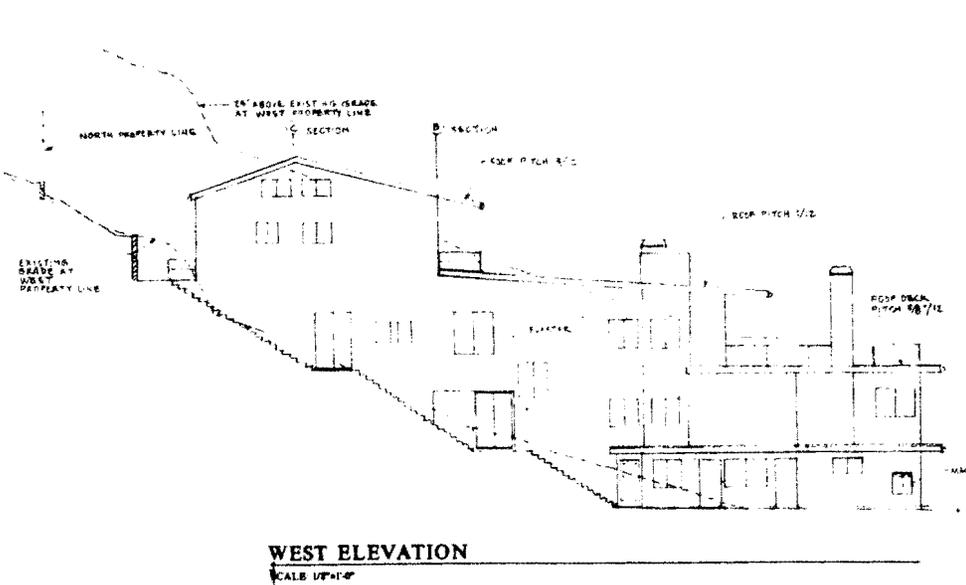
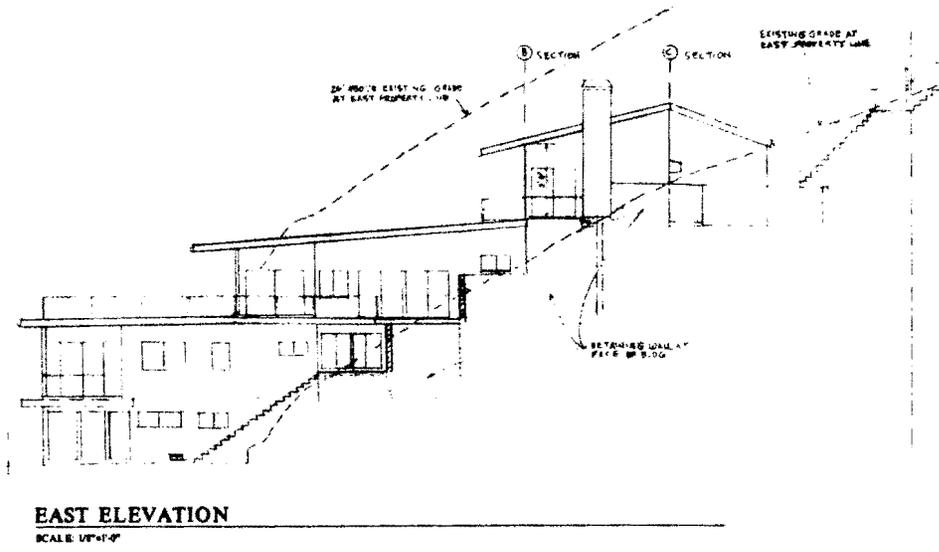
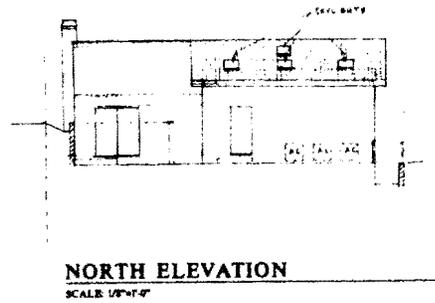
FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

COASTAL COMMISSION

FLOOR PLANS
EXHIBIT # **S**
PAGE **1** OF **1**

COWAN DUPLEX
3000 BREKERS DRIVE
CORONA DEL MAR, CALIF.

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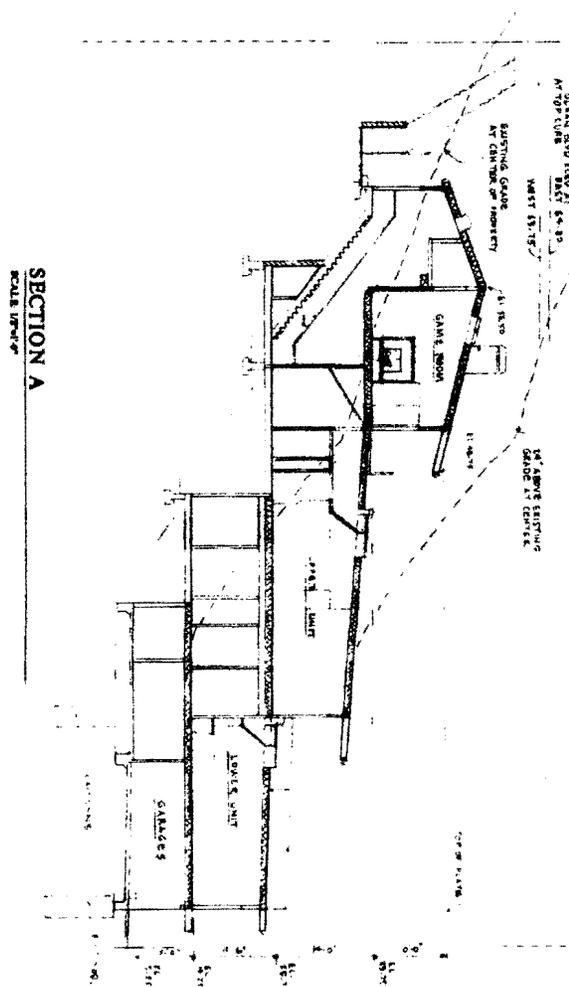
EXTERIOR WALLS: PLASTER
 ROOFING: CONCRETE SHINGLES
 PATIO DECKS: CONCRETE TILES
 ON SETTLING BED OVER
 WATERPROOF MEMBRANE
 SLIDING DOORS: ENAMELED
 ALUMINUM
 WINDOWS AND HINGED DOORS:
 VINYL OR ENAMELED ALUM.
 GARAGE SECTIONAL DOORS:
 ENAMELED ALUMINUM
 RAILINGS: ALUMINUM POSTS
 SAFETY GLASS PANELS
 GUTTERS AND DRAINSPOTS:
 VINYL OR ENAMELED ALUM.
 FLASHING AND CHIMNEY CAPS:
 COPPER OR ENAMELED ALUM.
 ROOF VENTILATION TO BE SELECTED.
 RETAINING WALLS: AS
 DESIGNED BY STRUCTURAL
 ENGINEER.
 FENCES: NORTH PROPERTY LINE
 WOODSHED: RED. ALL OTHER
 FINISHES: GALV. CRAM. LITH.

EXHIBIT # 6

ELEVATIONS PAGE 1 OF 1

CONCHA DEL REY
 3000 BREWSTER DRIVE
 TORONTO DEL MAR, CALIF.

3



SECTION A
SCALE 1/8"

COASTAL COMMISSION

4

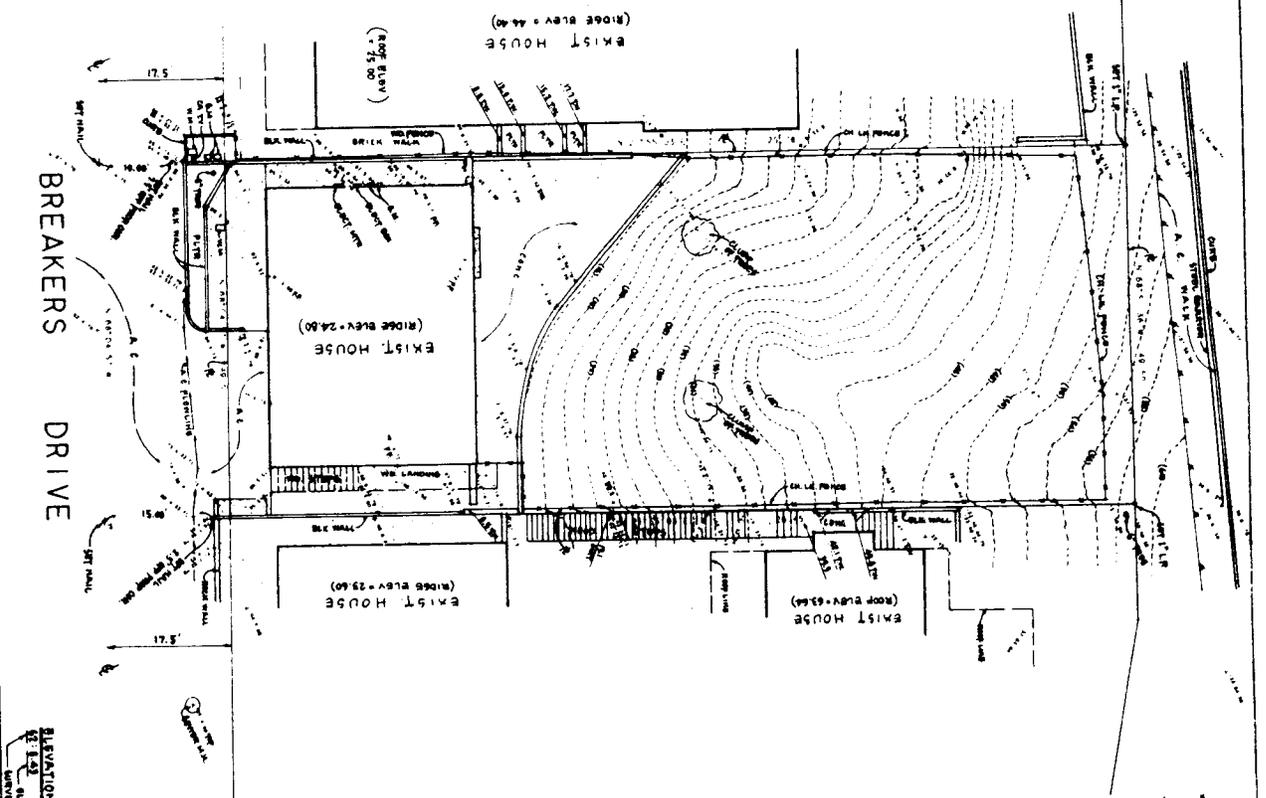
COWAN DUPLE,
3030 BREAKERS DRIVE
CORONA DEL MAR, CALIF.
TEL. 949-672-1141

SECTION

EXHIBIT # 7
PAGE 1 OF 1



BREAKERS DRIVE



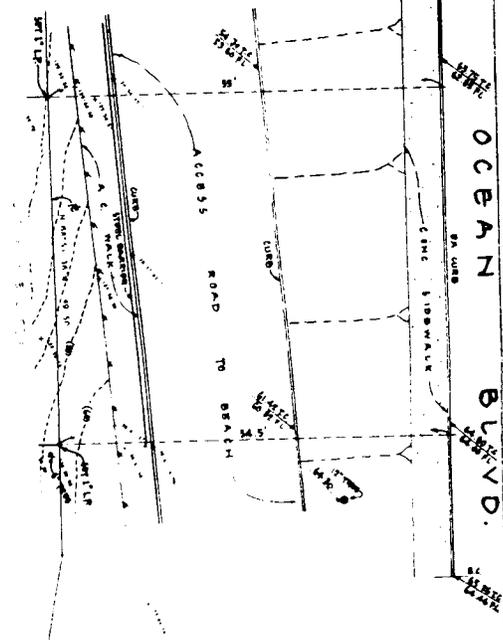
ELEVATION LEGEND:
 12 E.S. QUANTUM SURVEY PT. 107.14

PROPERTY AREA:
 6,241.55 SF
 0.1439 AC

LEGAL NOTES:
 THIS IS A PARTIAL SURVEY OF THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, CALIF. THE PROPERTY IS SHOWN ON A MAP FILED IN BOOK 17, PAGE 25 OF RECORDS OF SANTA CLARA COUNTY, CALIF. THE SURVEY IS SUBJECT TO ALL RECORDS OF SANTA CLARA COUNTY, CALIF. AND TO ALL RECORDS OF THE COUNTY OF SANTA CLARA, CALIF. THE SURVEY IS SUBJECT TO ALL RECORDS OF THE COUNTY OF SANTA CLARA, CALIF. AND TO ALL RECORDS OF THE COUNTY OF SANTA CLARA, CALIF.

DUCA-MCCOY, INC.
 3030 BREAKERS DRIVE
 CORONA DEL MAR, CALIF.

TOPOGRAPHIC SURVEY



COASTAL COMMISSION

EXHIBIT # 8
PAGE 1 OF 1

NOTES

1. CUT SLOPE SHALL BE IN ACCORDANCE WITH GEOLOGICAL RECOMMENDATIONS
2. GROUND NOT COVERED WITH CONCRETE SHALL BE PLANTED & IRRIGATED TO MAINTAIN FULL COVERAGE WITH APPLICABLE PLANTS
3. CATCH BASINS SHALL COLLECT SURFACE WATER TO DRAINAGE PIPING

ROOFS

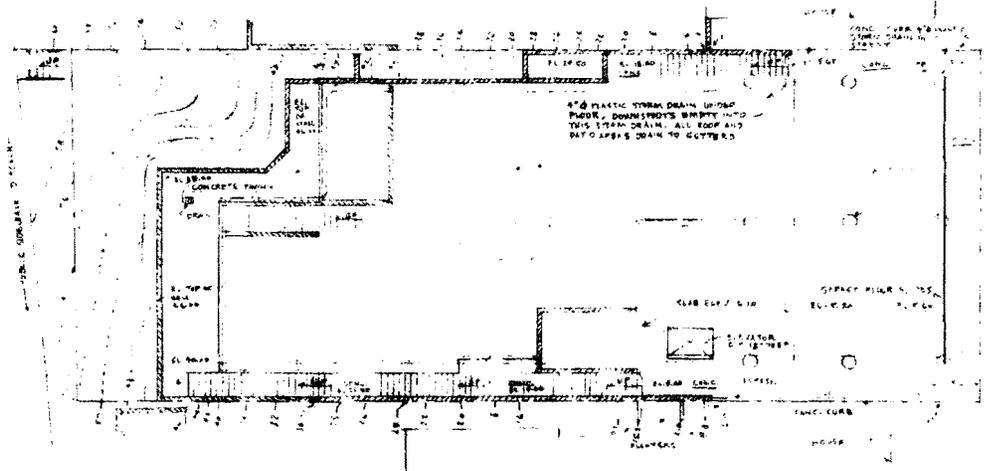
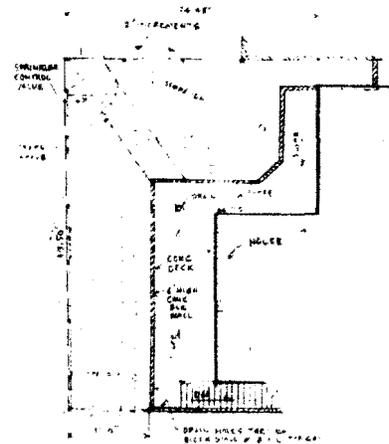
1. ROOFS SHALL HAVE GUTTERS AT EAVES AND DOWNSPOUTS CONNECTED TO BELOW GROUND DRAINAGE PIPING TO CONDUCT WATER TO STREET

EXTERIOR PAVING

1. PATIOS, STEPS AND ROOF DECKS SHALL SLOPE MINIMUM 1/4" PER FOOT TO CATCH BASINS THAT ARE CONNECTED TO DRAINAGE PIPING
2. ALL STORM WATER SHALL BE CONDUCTED TO STREET VIA APPROVED PLASTIC PIPING

LANDSCAPE NOTES

1. FIVE GRADE TO UNIFORM 6" DIA. CIVILTY POLES THAT ARE 1" OR MORE IN DIAMETER.
2. APPLY HEAD TRIMMING AND 1" DEEP OVER EXPOSED SURFACE.
3. APPLY SURFAP OVER ENTIRE SURFACE. STAPES AT 6" O.C. EACH DIRECTION.
4. INSTALL PLANTS - 1" DIA. TO COVER 100% OF EQUALLY SPACED 4" DIA. POLES PER EACH PLANT.
5. PLANT MATERIALS: HYDRANGEA
6. SPRINKLER SYSTEM: 2" PIPE, 1/2" DIA. SPRINKLER HEADS, 1" DIA. SPRINKLER SYSTEM, AND 1" DIA. BARBER HOLE PER APPROVED PERM. TEST. ANTI-SIPHON VALVE - 1" DIA. PER NEELER ABOVE AT 6" O.C. ADJUSTED FOR WINDY WEATHER. AUTOMATIC SPRINKLER CONTROL ON 1" RED GATE 2" DIA. PER NEELER PER PERM. 2" DIA. GATE. TURN - 1" DIA. PER. OPEN PER 2" DIA. GATE EACH, UP FROM 1/2" DURING RAINY WEATHER.



GRADING PLAN

SCALE 1/4"=1'-0"
 1ST FLOOR FINISH (APPROX)
 MAIL ROOM 17.00' C.F.S. (APPROX)

COASTAL COMMISSION

EXHIBIT # **9**

PAGE **1** OF **1**

GRADING PLAN
 LANDSCAPE PLAN

COASTAL DEVELOPMENT
 SUBCOMMISSION FOR THE
 COPOLIA DEL MAR, CALIF.

DATE: 11/11/78
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