

CALIFORNIA COASTAL COMMISSION

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Filed: 9/17/02
49th Day: 11/5/02
180th Day: 3/16/03
Staff: MV-LB
Staff Report: 11/21/02
Hearing Date: 12/10-13/02
Commission Action:

Tu 5 e**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER: 5-02-322****RECORD PACKET COPY****APPLICANT: Gerald E. Buck****AGENT: C.J. Light Associates****PROJECT LOCATION: 2526 Riviera Drive, Laguna Beach, Orange County**

PROJECT DESCRIPTION: Demolition of an existing single family residence and construction of a new 8,529 square foot, two story including one subterranean level, single family residence with two attached, two car garages. Also proposed is 2,500 cubic yards of grading.

Lot Area: 9,995 square feet
Building Coverage: 4,723 square feet
Pavement Coverage: 3,752 square feet
Landscape Coverage: 1,520 square feet
Parking Spaces: 4 spaces
Zoning: R-1 Residential Low Density
Ht above final grade: 14 feet

LOCAL APPROVALS RECEIVED: City of Laguna Beach Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: City of Laguna Beach certified Local Coastal Program (used as guidance as the subject site is located in an area of deferred certification).

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed project subject to the following two special conditions which require: 1) adherence to the Geotechnical consultant's recommendations; and 2) submittal of a drainage plan indicating that, to the maximum extent feasible, site drainage infiltrate on-site and that any drainage that must be directed offsite will be treated/filtered. Landscaping shall be native or non-native, drought tolerant, and non-invasive.

These conditions are necessary in order to minimize risks and to protect water quality to promote the biological productivity of coastal waters and to protect human health as required by Coastal Act Sections 30253, 30230 and 30231.

III. SPECIAL CONDITIONS

1. **Conformance of Design and Construction Plans to Geotechnical Information**

- A. All final design and construction plans, including grading, foundations, site plans, elevation plans, and drainage plans, shall be consistent with all recommendations contained in the Geotechnical Investigation prepared by Petra Geotechnical, Inc., dated June 10, 2002. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that the geotechnical consultant has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required

2. **Drainage and Run-Off Control Plan**

- 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 showing roof drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants which are non-invasive.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. **Project Description and Location**

The applicant proposes to demolish an existing single family residence and construct a new 8,529 square foot, two story (including one subterranean level), single family residence with two attached, two car garages. The subject site is an interior lot within the locked gate community of Irvine Cove in the City of Laguna Beach.

The lot area of the subject site is 9,995 square feet. Of that total, 4,723 square feet will be covered by the footprint of the building. The remaining area is proposed as 3,752 square feet of

B. Development

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

C. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, the use of non-invasive drought tolerant vegetation, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. Public Access

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. Local Coastal Program

The LCP for City of Laguna Beach was effectively certified in February 1993. However, the proposed development is occurring within an area of deferred certification. Consequently, the standard of review is the Coastal Act and the City's LCP is used as guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program for this area that is in conformity with the provisions of Chapter 3.

F. California Environmental Quality Act

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

