

CALIFORNIA COASTAL COMMISSION

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



Filed: June 12, 2002
 49th Day: July 31, 2002
 180th Day: December 7, 2002
 Staff: ALB-LE **ALB**
 Staff Report: July 18, 2002
 Hearing Date: August 6-9, 2002
 Commission Action:

Tu 4c**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-02-126**RECORD PACKET COPY****APPLICANT:** Christopher Brigandi**AGENT:** C. J. Light & Associates**PROJECT LOCATION:** 1111 E. Balboa Blvd., City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Demolition of an existing single-family residence and construction of a new 29' high, three-level (two stories above ground plus basement) 3016 square foot single-family residence with an attached two-car 429 square foot garage on a beachfront lot. Approximately 268 cubic yards of grading (258 cy cut & 10 cy fill) will be carried out for purposes of site preparation and basement excavation. Excess material will be disposed of at an appropriate location outside the coastal zone.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-in-Concept dated April 12, 2002

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with a special condition requiring a deed restriction against the property, referencing all of the Standard and Special Conditions contained in this staff report. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits: 5-02-055 (Pelican Bluffs); 5-01-401 (Collins); 5-01-400 (Collins); 5-01-396 (Collins & Flutter); 5-01-304 (Caesar); 5-01-298 (Ryan); 5-01-197 (Jacobs & Dolansky); 5-01-186 (Doukoullos); 5-01-084 (Muench); 5-00-492 (Palm); 5-00-420 (Collins); 5-00-285 (Collins); 5-00-262 (Puntoriero); 5-00-261 (Pearson); 5-00-192 (Blumenthal); 5-00-114 (Heuer); 5-00-086 (Wells); 5-00-059 (Danner); 5-99-477 (Watson); 5-97-380 (Hasket); 5-87-813 (Corona); 5-86-676 (Jonbey); City of Newport Beach certified Land Use Plan, and *Wave Runup & Coastal Hazard Study* for 1111 E. Balboa Blvd, Newport Beach, CA prepared by Skelly Engineering dated April 2002.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Project Plans
-

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION:

I move that the Commission approve CDP No. 5-02-126 pursuant to the staff recommendation.

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

RESOLUTION:

I. APPROVAL 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. **Assumption of Risk, Waiver of Liability and Indemnity**

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

2. **No Future Shoreline Protective Device**

- A(1). By acceptance of this Permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-02-126 including, but not limited to, the residence, and any 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 further agrees, on behalf of himself and all successors and assigns, that the landowner shall remove the development authorized by this permit, including the house, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner 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.

3. **Future Development**

- A. This permit is only for the development described in Coastal Development Permit No. 5-02-126. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section

30610(b) shall not apply to this development governed by Coastal Development Permit No. 5-02-126. Accordingly, any future improvements to the structure authorized by this permit, including but not limited to, change in use to a permanent residential unit, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-02-126 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. **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.

5. **Deed Restriction**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the 'Standard and Special Conditions'); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 1111 East Balboa Boulevard within the City of Newport Beach, Orange County (Exhibits 1 & 2). The site is a beachfront lot located between the first public road and the sea, inland of the Oceanfront walkway (a paved beachfront public lateral access way). The project is located within an existing urban residential area, located generally southeast of the Balboa Pier. There is a wide sandy beach (approximately 450-500 feet wide) between the subject property and the mean high tide line. Vertical public access to this beach is available at the street end of C Street, approximately 125' west of the subject site.

The applicant is proposing to demolish an existing single-family residence and construct a new 29' high, three-level (two stories above ground plus basement) 3016 square foot single-family residence with an attached two-car 429 square foot garage on a beachfront lot (Exhibit 3). Hardscape and landscape improvements are also proposed. In addition, the project involves the construction of 3' high patio walls and a 6' high wall along the eastern property line. Approximately 268 cubic yards of grading (258 cy cut & 10 cy fill) will be carried out for purposes of site preparation and basement excavation. Excess material will be disposed of at an appropriate location outside the coastal zone.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future can not be allowed due to the adverse impacts such devices have upon public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water, for a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite, prohibit construction of protective devices (such as a seawall) in the future, to use non-invasive drought tolerant plants and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned, the development conforms with the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize 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, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, 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.

F. DEED RESTRICTION

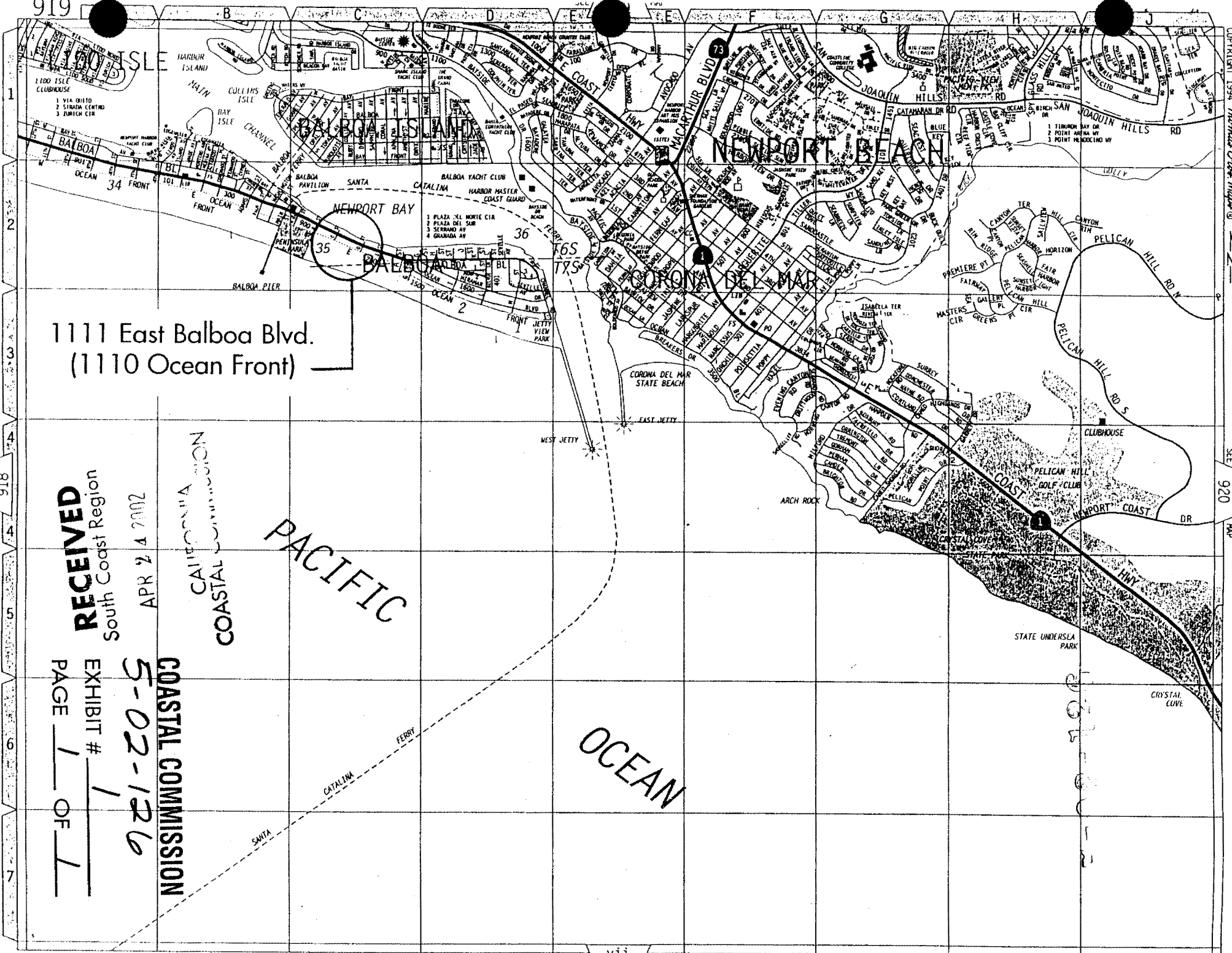
To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Standard and Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on January 9, 1990. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

H. 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.



1111 East Balboa Blvd.
 (1110 Ocean Front)

RECEIVED
 South Coast Region

APR 24 2002

COASTAL COMMISSION

5-02-126

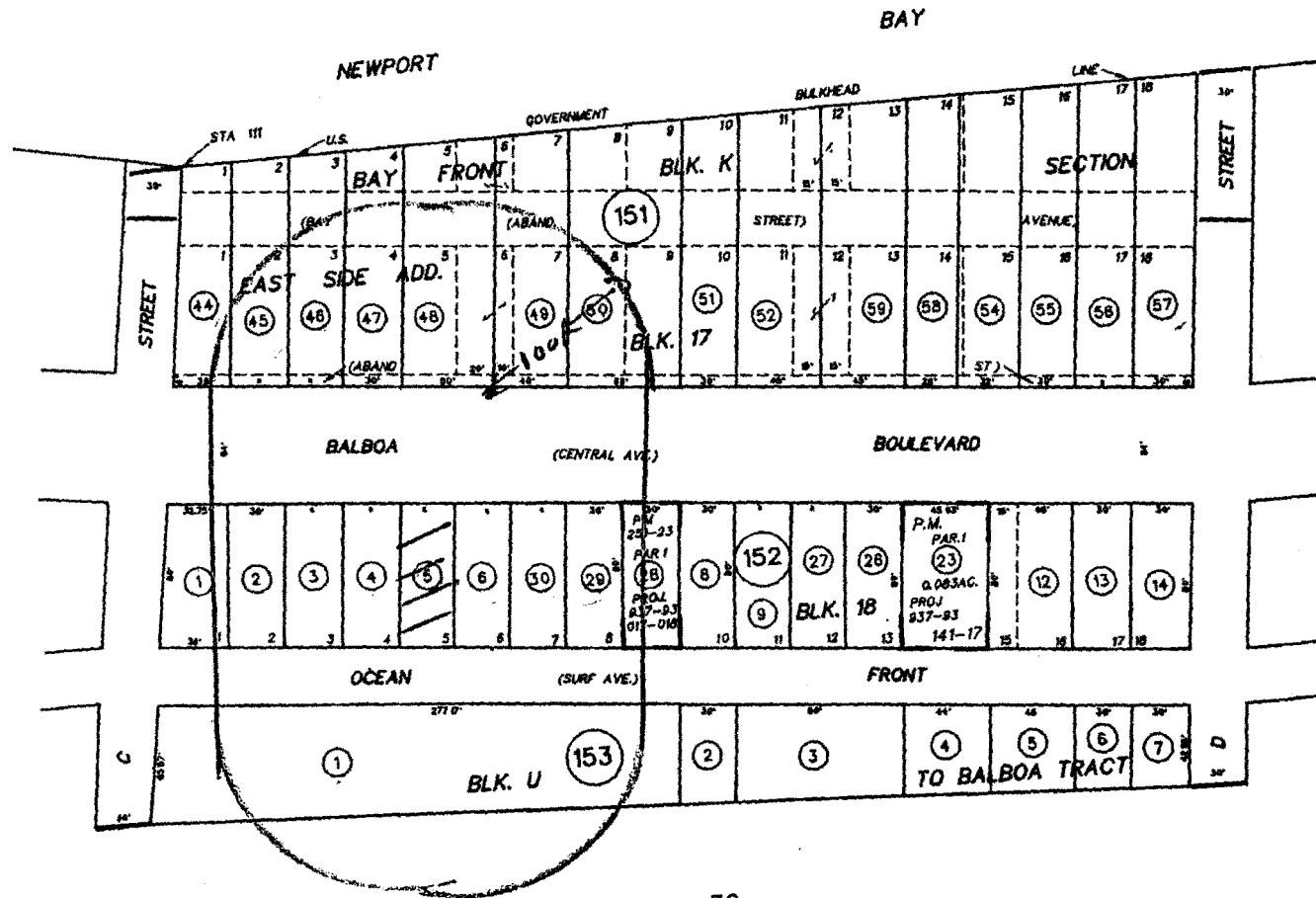
EXHIBIT # 1
 PAGE 1 OF 1

CALIFORNIA
 COASTAL COMMISSION

PACIFIC

OCEAN

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 1992



1" = 50'

14

15

32

EAST SIDE ADD. TO BALBOA TRACT M.M. 4 - 20
 BAY FRONT SECTION M.M. 8 - 15
 PARCEL MAP P.M. 141-17, 251-23

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

ASSESSOR'S MAP BOOK 48 PAGE 15 COUNTY OF ORANGE

MARCH 1992
 COASTAL COMMISSION
 EXHIBIT # 2
 PAGE 1 OF 1
 5-02-126



Christian R. Light • Architect

1401 Quail Street, Suite 120
Newport Beach, CA 92660
(949) 851-8345
Fax (949) 851-1116

These drawings, specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service and are the property of the Architect. They are to be used only for the Project and the Architect shall be deemed the author of these documents and shall retain all copyright, proprietary and other reserved rights, including copyright. The Architect's drawings, specifications or other documents shall not be used for other projects or other purposes without the written consent of the Architect. Any other use is prohibited. The Architect shall not be responsible for any errors or omissions in these drawings, specifications or other documents, or for any consequences that may result from their use, or for any damages, including consequential damages, of any kind, arising out of the use of these drawings, specifications or other documents, or for any consequences that may result from their use, or for any damages, including consequential damages, of any kind, arising out of the use of these drawings, specifications or other documents.

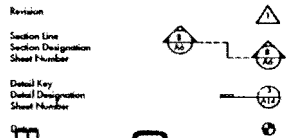
Brigandi Beach House

1111 East Balboa Blvd.
Newport Beach • California • 92661

Vicinity Map

Brigandi Beach House
1111 East Balboa Blvd.
Newport Beach • California • 92661

Symbols



Owner / Client

Mr. Chris Brigandi
Strada Properties
140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
949-640-3600

Consultants

ARCHITECT:
C.J. Light Associates
1401 Quail Street, Suite 120
Newport Beach, CA 92660
(949) 851-8345
Fax 851-1116
Architect: Christian R. Light, AIA
Contact: Aaron P. Wick

Project Data

Legal Description	
Lot:	Lot 5
Tract No.:	Balboa East Side
Site General	
Approximate Site Area:	2,400 s.f.
Buildable Area:	1,728 s.f.
Allowed Buildable Area: (Buildable Area x 2)	3,456 s.f.
Proposed Residence	
First Floor:	1,138 s.f.
Second Floor:	1,619 s.f.
Basement Floor:	259 s.f.
Total Buildable Area 3,016 s.f.	
Garage:	429 s.f.
Total Buildable Area 3,445 s.f.	

Sheet index

C1	Cover Sheet
SP1	Plot Plan
A1	Basement Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Roof Plan
A5	Exterior Elevations
A6	Exterior Elevations
1	Topographic Survey

Cover Sheet

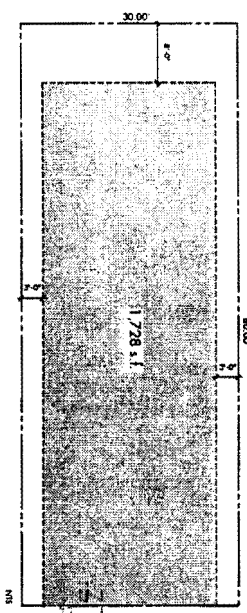
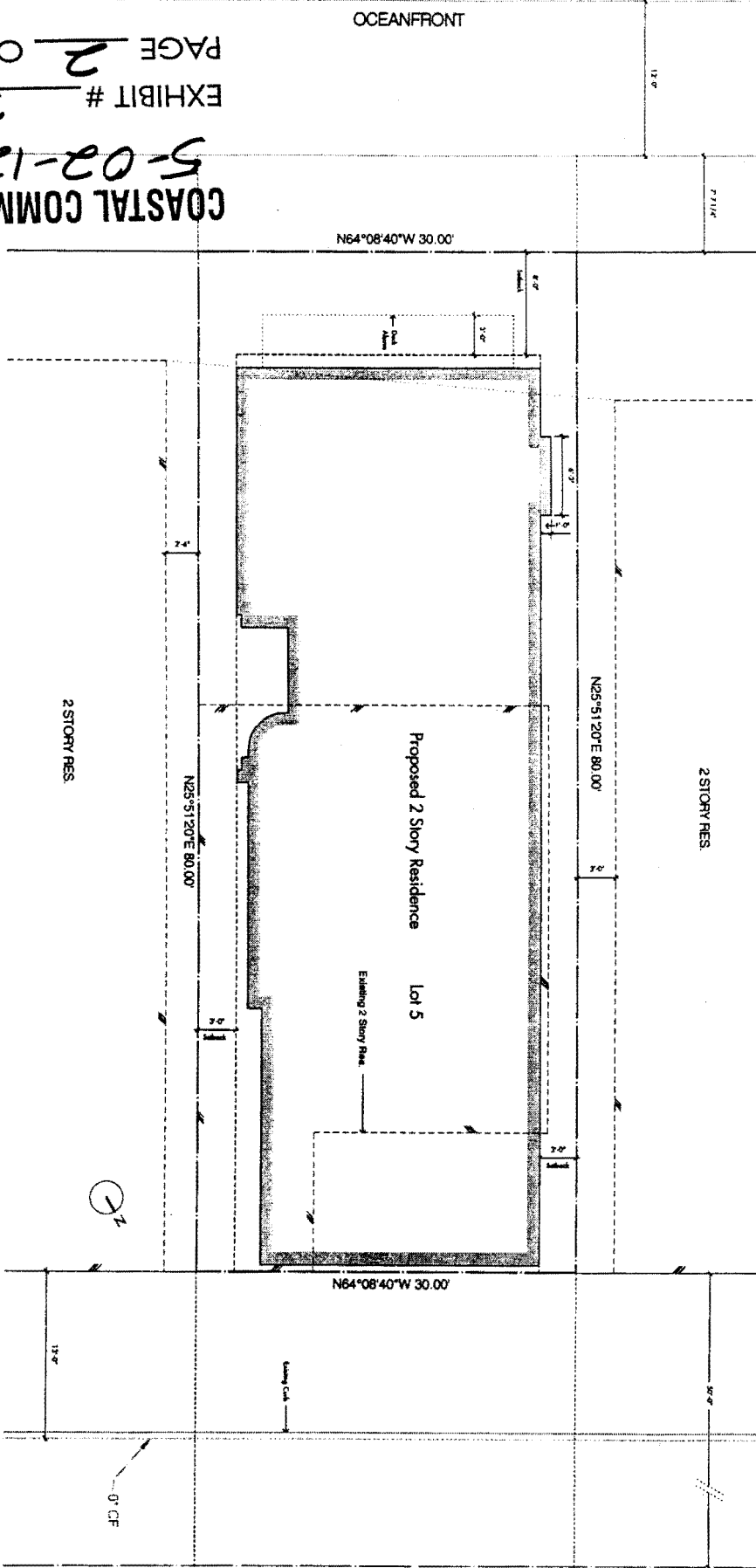
Job Number: 0204

Date: A/C: March 25, 2002

A/C Corrections: April 11, 2002

C1

COASTAL COMMISSION
EXHIBIT # 3
5-02-126
PAGE 1 OF 9



Site Area Calculations
 Approximate Site Area:
 Buildable Area:
 Allowed Buildable Area (Buildable Area x 2):

2,400 s.f.
 1,728 s.f.
 3,445 s.f.

Brigandi Beach House
 1111 East Balboa Blvd.
 Newport Beach • California • 92661

Site Plan

Job Number: 0004
 Scale: 1/8" = 1'-0"
 Date: May 25, 2009
 Δ: MC Construction, April 11, 2009

SP1

C. LIGHT ASSOCIATES
 Christine E. Light • Architect
 1401 Grand Street, Suite 120
 Newport Beach, CA 92660
 (949) 831-8345
 Fax: (949) 831-1114



Christian R. Light - Architect
 1431 Grand Street, Suite 105
 Newport Beach, CA 92660
 (949) 851-8345
 Fax: (949) 851-1116

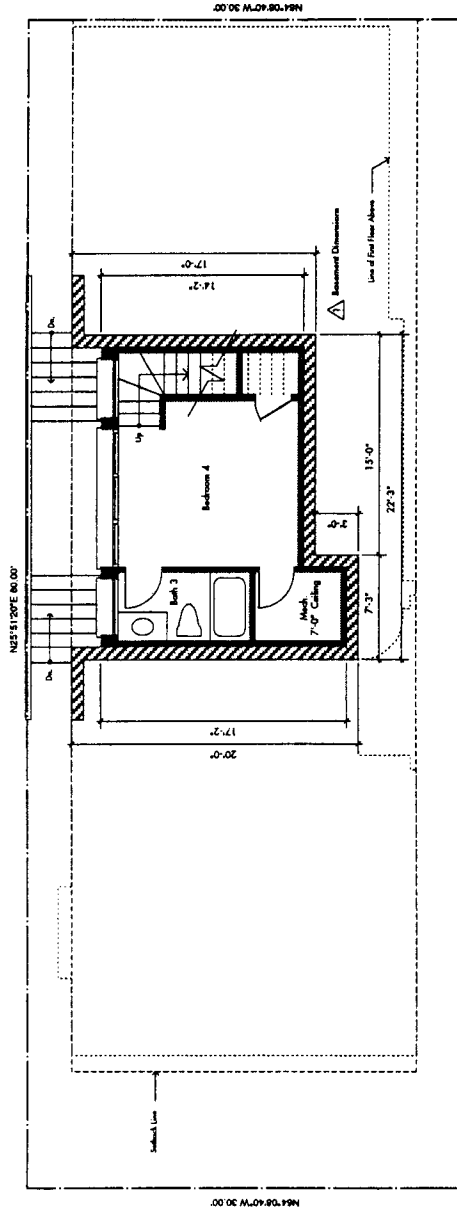
THIS DOCUMENT IS THE PROPERTY OF C.J. LIGHT ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.J. LIGHT ASSOCIATES.

Brigand! Beach House
 1111 East Balboa Blvd.
 Newport Beach • California • 92661

Basement Floor Plan

Job Number: 004
 Scale: 1/4" = 1'-0"
 Date: A.C. March 23, 2002
 A.C. Commission: April 11, 2002

AI



Basement Floor Plan
 SCALE: 1/4" = 1'-0"

COASTAL COMMISSION
 5-02-126
 EXHIBIT # 3
 PAGE 3 OF 9



Charles R. Light - Architect
 1401 Quail Street, Suite 120
 Newport Beach, CA 92660
 Tel: (949) 451-1116
 Fax: (949) 451-1116

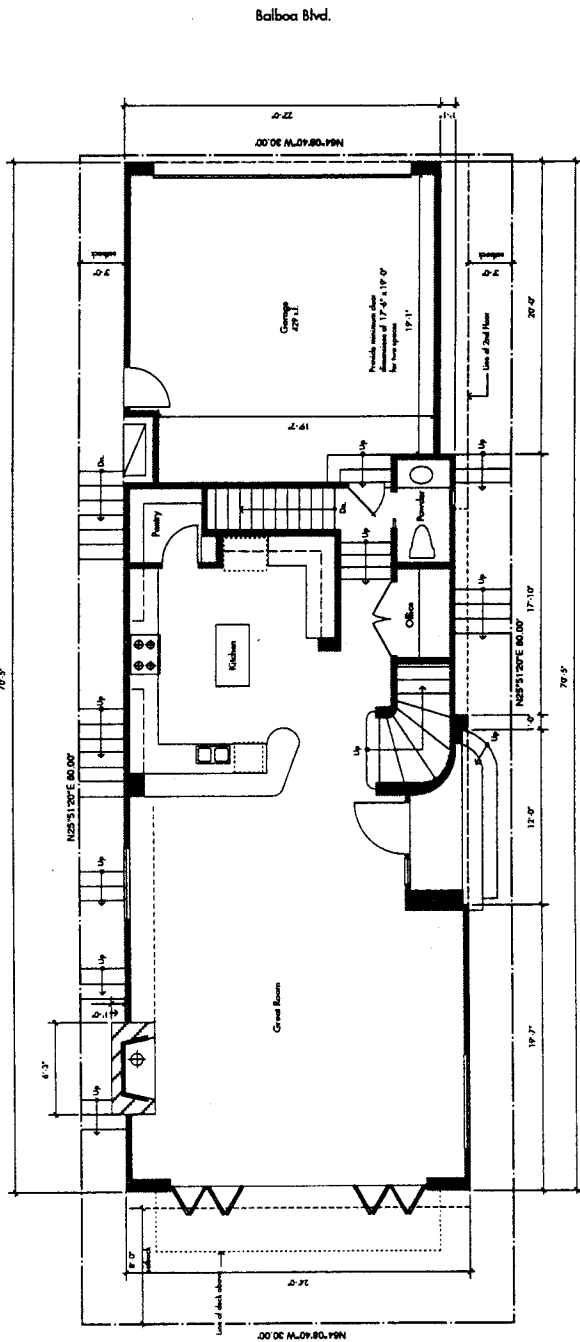
THIS DOCUMENT IS THE PROPERTY OF C.J. LIGHT ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.J. LIGHT ASSOCIATES.

Brigandi Beach House
 1111 East Balboa Blvd.
 Newport Beach • California • 92661

First Floor Plan

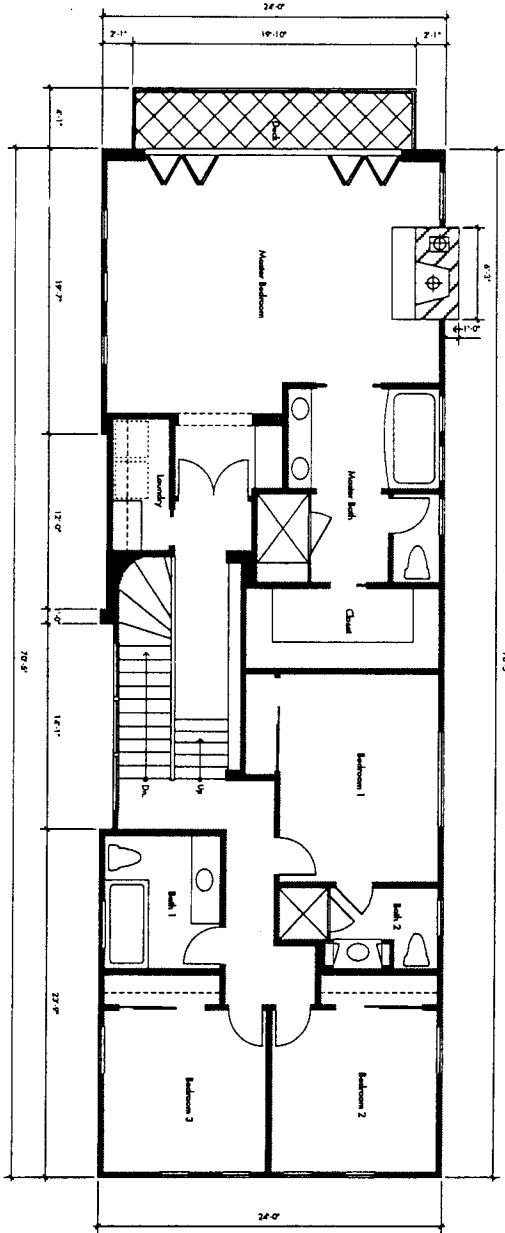
Job Number: 0204
 Scale: 1/4" = 1'-0"
 Date: A.C. March 25, 2002
 A.C. Certificate: April 11, 2002

A2



First Floor Plan
 SCALE: 1/4" = 1'-0"

COASTAL COMMISSION
 5-02-126
 EXHIBIT # 3
 PAGE 4 OF 9



Second Floor Plan
 SCALE: 1/4" = 1'-0"

Brigandi Beach House
 1111 East Balboa Blvd.
 Newport Beach • California • 92661

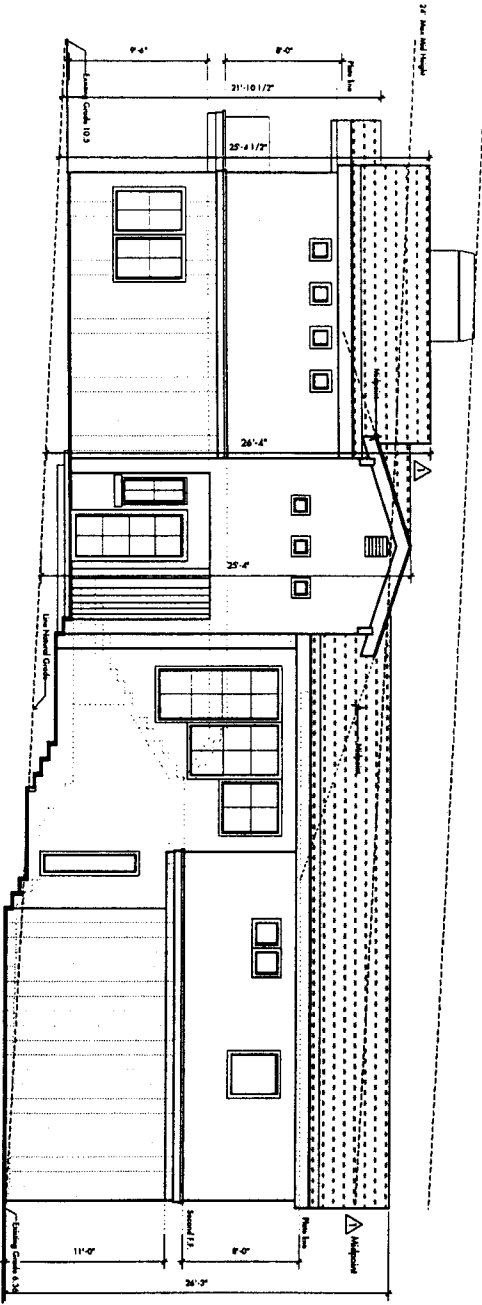
Second Floor Plan

Job Number 0004
 Scale 1/4" = 1'-0"
 Date AC March 25, 2002
 AC Certificate April 11, 2002

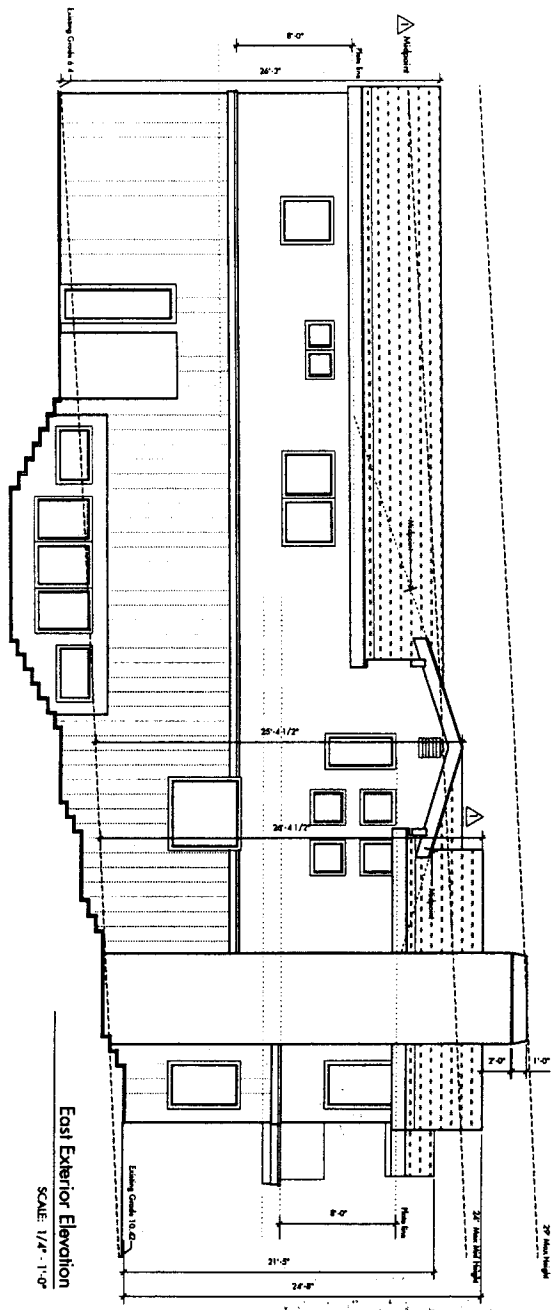


Children & Light - Architects
 1401 Grand Street, Suite 120
 Newport Beach, CA 92640
 (949) 851-8345
 Fax (949) 851-1118

This drawing, including any notes, is the property of Children & Light - Architects. It is to be used only for the project and site specifically identified herein. It is not to be used for any other project, in whole or in part, without the written consent of Children & Light - Architects. This drawing is not to be used for construction without the written consent of Children & Light - Architects. The user of this drawing shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. Children & Light - Architects does not warrant the accuracy or completeness of this drawing. The user of this drawing shall be responsible for verifying the accuracy and completeness of all information provided herein. Children & Light - Architects shall not be held liable for any errors or omissions in this drawing. This drawing is provided as a service to the user and is not to be used for any other purpose. Children & Light - Architects reserves the right to modify or cancel this drawing at any time without notice. The user of this drawing shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. Children & Light - Architects does not warrant the accuracy or completeness of this drawing. The user of this drawing shall be responsible for verifying the accuracy and completeness of all information provided herein. Children & Light - Architects shall not be held liable for any errors or omissions in this drawing. This drawing is provided as a service to the user and is not to be used for any other purpose. Children & Light - Architects reserves the right to modify or cancel this drawing at any time without notice.



West Exterior Elevation
 SCALE: 1/4" = 1'-0"



East Exterior Elevation
 SCALE: 1/4" = 1'-0"

Brigandi Beach House
 1111 East Balboa Blvd.
 Newport Beach • California • 92661

Exterior Elevations

Job Number:	0204
Scale:	1/4" = 1'-0"
Date:	MC: March 25, 2002
	MC: Commission April 11, 2002

Charles R. Upton - Architect
 1401 Grand Street, Suite 100
 Newport Beach, CA 92660
 Tel: (949) 851-1114
 Fax: (949) 851-1114



M/S Design Group
 Landscape Architecture
 Planning
 Design

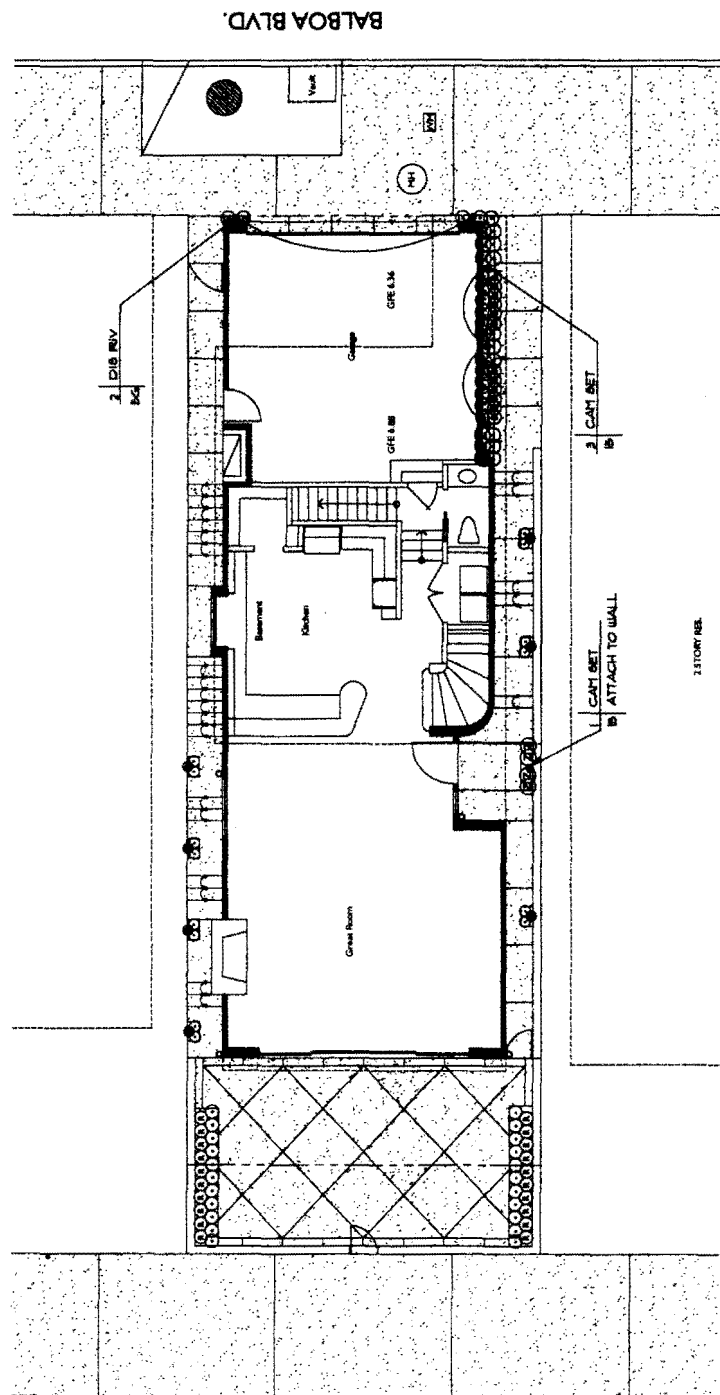


CUSTOM RESIDENCE
 1111 EAST BALBOA BLVD.
 NEWPORT BEACH, CA 92663

MR. CHRISTOPHER BRIGANDI
 140 Newport Center Drive
 Newport Beach, CA 92660

DATE: 08/18/11
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 07-17-11

PLANTING PLAN
 LP-1



PLANTING MATERIAL LEGEND:

SYMBOL	SYMBOL NAME	COMMON NAME	COMMENTS	INSTALLER USE
①	ADONIS PALMERA	SEMPER PARVA ADONIS		••
②	SEMPER PARVA	SEMPER PARVA		••
③	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
④	LEUCOPHYLLON 'SILVER DOLLAR'	LEUCOPHYLLON		••
⑤	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑥	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑦	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑧	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑨	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑩	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑪	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑫	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑬	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑭	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑮	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑯	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑰	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑱	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑲	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
⑳	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉑	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉒	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉓	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉔	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉕	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉖	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉗	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉘	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉙	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉚	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉛	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉜	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉝	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉞	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㉟	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊱	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊲	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊳	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊴	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊵	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊶	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊷	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊸	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊹	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊺	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊻	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊼	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊽	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊾	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••
㊿	HYDRANGEA 'MAGNOLIA'	HYDRANGEA		••

ALL PLANTS ARE NON-INVASIVE AND
 LOW WATER CONSUMPTION IN BRIDGE CONDITION

COASTAL COMMISSION
 5-02-126
 EXHIBIT # 3
 PAGE 9 OF 9

