

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**RECORD PACKET COPY****TU 13f**

Filed: 3/06/03
 49th Day: 4/24/03
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 Staff: AJP-LB
 Staff Report: 4/9/03
 Hearing Date: 5/6-9/03
 Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NUMBER: 5-03-001****APPLICANT:** Judson Welcher & Jennifer Taggart**AGENT:** Todd Conyersano**PROJECT LOCATION:** 2317 W. Warmouth Street, San Pedro area of the City of Los Angeles

PROJECT DESCRIPTION: The applicant proposes to add a total of 950 square feet by enlarging the first floor and adding a second floor to an existing 2,925 square foot single-family residence. In addition, the applicant is proposes to replace existing perimeter chain link fence; and; re-landscape the rear portion of the property by removing the existing 1,871 square foot of cement hardscape, which extends to the bluff's edge, and 1,196 square feet of landscaped area, and replacing it with 1,017 square feet of cement hardscape and 2,050 square feet of landscaped area.

Lot Area:	11,037 square feet
Building Coverage:	133 square feet
Pavement Coverage:	870 square feet
Landscape Coverage:	2,050 square feet
Zoning:	R1-1XL—Low Residential
Ht above final grade :	23'-9"

LOCAL APPROVALS RECEIVED: City of Los Angeles Approval in Concept #2002-7192**SUBSTANTIVE FILE DOCUMENTS:** San Pedro Certified Land Use Plan**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the proposed project with special conditions requiring: 1) submittal of revised plans showing ground level deck setback of at least five feet; 2) submittal of landscaping plans; 3) submittal of erosion and runoff control plans; 4) recordation of an assumption of risk deed restriction; 5) conformance with geologic and soil recommendations; 6) no future bluff top protective devices; and 7) recordation of a deed restriction against the property, referencing all of the Standard and Special Conditions contained in this staff report.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-03-001:

Staff recommends that the Commission make the following motion and adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit #5-03-001 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development, located between the first public road and the sea, and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California 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 alternative 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. Revised Rear Yard Hardscape Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a revised plan showing that the rear ground level cement hardscape is setback from the bluff edge (approximately 107 foot contour line) a minimum of 5 feet.

2. Landscape Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The landscaping plan shall conform with the following requirements: (a) all plants shall be low water use plants as defined by the University of California Cooperative Extension and the California Department of Water Resources in their joint publication: "*Guide to estimating irrigation water needs of landscape plantings in California*". (b) The applicant shall not employ invasive, non-indigenous plant species, which tend to supplant native species as identified on the California Native Plant Society publication "California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled *Recommended List of Native Plants for Landscaping in the Santa Monica Mountains*, January 20, 1992 " and/or by the California Exotic Pest Council. (c) No permanent irrigation system shall be allowed within the property. Temporary, aboveground irrigation to allow the establishment of the plantings is allowed. (d) Use of California native plants indigenous to the San Pedro/Palos Verdes area is encouraged. (e) All required 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.

B. The permittee shall undertake development in accordance with the approved final plans. 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. Erosion and Runoff Control Plans

A. Prior to issuance of the permit, the applicant shall submit, for review and approval of the Executive Director, erosion and runoff control plans. The plans shall include:

Erosion Control Plan

- I. The erosion control plan shall demonstrate that:
 - (a) During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties.
 - (b) The following temporary erosion control measures shall be used during construction: sand bags, a desilting basin and silt fences.
 - (c) Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and public streets.
 - (d) The following permanent erosion control measures shall be installed: a drain to direct roof and front yard runoff to the street; no drainage shall be directed to rear yard slope; no drainage shall be retained in front yard.

- II. The plan shall include, at a minimum, the following components:
 - (a) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - (b) A site plan showing the location of all temporary erosion control measures.
 - (c) A schedule for installation and removal of the temporary erosion control measures.
 - (d) A site plan showing the location of all permanent erosion control measures.
 - (e) A schedule for installation and maintenance of the permanent erosion control measures.

Run-off Control Plan

- I. The run-off control plan shall demonstrate that:
 - (a) Run-off from the project shall not increase the sediment or pollutant load in the storm drain system.

(b) Run-off from all roofs, patios, driveways and other impervious surfaces on the site shall be collected and discharged to avoid ponding or erosion either on or off the 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.

4. **ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY**

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, landslide, or earth movement; (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.

5. **Conformance of Design and Construction Plans to Geotechnical Report**

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Soil and Geologic Engineering report prepared by T.I.N. Engineering Company, dated August 13, 3002. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional 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 soil and 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.

6. **No Future Bluff Protective Device**

(a) By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no future bluff protective device(s) shall ever be

constructed to protect the development approved pursuant to Coastal Development Permit No. 5-03-001 including, but not limited to, the residence, foundation, and deck and any other future improvements in the event that the development is threatened with damage or destruction from erosion, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this permit, the applicant and landowner hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

(b) By acceptance of this permit, the applicant further agrees, on behalf of himself and all other successors and assigns, that the landowner shall remove the development authorized by this permit, including the residence and deck, 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, ocean and adjoining properties and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

(c) In the event the edge of the bluff recedes to within 10 feet of the principal residence but no government agency has ordered that the structures not be occupied, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist retained by the applicant, that addresses whether any portions of the residence are threatened by erosion, bluff retreat, landslides, or other natural hazards. The report shall identify all those immediate or potential measures that could stabilize the principal residence without bluff protection, including but not limited to removal or relocation of portions of the residence. If the geotechnical report concludes that the residence or any portion of the residence is unsafe for occupancy, the permittee shall, in accordance with a coastal development permit remove the threatened portion of the structure.

7. 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 applicant has executed and recorded against the parcel(s) governed by this permit 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; and (2) imposing the 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 entire parcel or parcels governed by this permit. 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 Description and Location

The applicant proposes to add 950 square feet to an existing 2,925 square foot single-family residence on the first floor and adding a new second floor. The applicant is also proposing to replace existing perimeter chain link fence and; re-landscape the rear portion of the property by removing the existing 1,871 square feet of cement hardscape, which extends to the bluff's edge, and 1,196 square feet of landscaped area, and replacing it with 1,017 square feet of cement hardscape and 2,050 square feet of landscaped area.

The project site is an 11,037 square foot coastal bluff top parcel. The site is located off of Warmouth Street, in the northwest portion of San Pedro of the City of Los Angeles (see Exhibit No. 1). The project site is located within a developed residential neighborhood, with similarly situated bluff top single-family development to the west (upcoast), and east (downcoast).

The project site consists of a level building pad and a rear slope that descends approximately 160 feet to a narrow rocky beach below. The parcel has approximately 65 feet of frontage on Warmouth and varies from 165 to 172 feet deep and extends approximately 20 feet down the 160 foot bluff face. The level building pad is presently occupied by a one-story residential building with a detached garage. The upper, approximately 25 foot portion of the slope, is at a gradient of 1:1. The slope then continues at approximately 1 ¼:1 slope down to the rocky beach.

B. Geology

Section 30253 of the Coastal Act states in 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 addition, the certified LUP states in part that:

New development, including additions to and remodels of existing structures, along coastal bluffs shall not be approved unless it minimizes risk to life and property, assures structural stability and integrity for the economic lifetime of the development...

The proposed addition will be within the footprint of the existing residence and will not encroach further toward the bluff. The existing bluff deck, which will be repaired, is located on the upper 20 foot portion of the bluff face which is at an approximate gradient of 1:1. The repairing of the deck will include replacing the wooden planks and rails and will not require any structural support work to the existing support piles or grading on the slope face.

The area between the residence and bluff edge has been developed with 1,871 square feet of cement hardscape, 1,196 square feet of landscaping, and a 120 square foot raised patio deck adjacent to the residence. The cement hardscape and patio deck are in a state of disrepair and will be demolished and removed, and replaced with 1,017 square feet of cement hardscape and 2,050 square feet of landscaping. This will result in an 854 square foot reduction of hardscape and 854 square foot increase in landscaping between the residence and bluff. The cement hardscape is proposed to extend up to the edge of the bluff top to the same line as the existing hardscape. All drainage will be directed away from the bluff and to the street through non-erosive drainage devices.

In past Commission permit action, the Commission has required that new development be set back from the bluff's edge. Generally, residential structures are required to be setback from the bluff's edge 25 feet and ground level decks a minimum of 5 feet. The Commission has required setbacks for these structures to ensure the bluff's integrity, minimize runoff and erosion, and to prevent any future need for bluff protective devices to protect the new development in the event that the bluff erodes and jeopardizes the structure. As proposed the residential addition will encroach no further than the existing residential structure's footprint and will be at least 37 feet from the bluff's edge. The new ground level deck, as proposed, will extend to the edge of the bluff, as shown on Exhibit No. 4, at approximately the 107 foot contour line. Although the applicant is proposing to replace the existing cement ground level deck, which currently extends to the bluff's edge, with a new deck extending to the same bluff edge location, the Commission has consistently considered replacement of decks or other residential structures, as new development, and as new development, the development is subject to the setback requirements. Structures near bluff edges are susceptible to cracking as the bluff erodes. Allowing the ground level cement deck to the bluff edge as proposed can result in future requests for bluff alterations, such as grading and retaining walls, to protect the new structures. Therefore, condition No. 1 requires the applicant to setback the cement ground level deck a minimum of 5 feet and submit revised plans.

To minimize the potential for erosion in the setback area, the area can be landscaped to minimize the amount of water running onto the bluff face. Furthermore, because of the steepness of the bluff face, it is important for the area to be landscaped to minimize

erosion, and to landscape with low water use plants to minimize the need for watering to reduce the amount of water on the slope, which could lead to erosion. The existing bluff face has been previously landscaped with ornamental plants for aesthetics and erosion protection. The applicant is proposing to remove the existing plants and re-plant with a mix of native and low water use non-invasive plants (see Exhibit No. 7 for list of prohibited invasive ornamental plants).

Generally, on natural bluff areas, the Commission has required that landscaping be done with native species; however, in this area the bluffs are built out, and in most cases altered, and the established plants are mainly non-native and ornamental plant species. There are very few native plants remaining on the bluffs and the use of new native planting in this area would quickly be taken-over by non-natives. Therefore, the use of non-native, drought tolerant species, is appropriate in this case. Furthermore, to minimize the spreading of non-natives, the plants shall be non-invasive. The applicant shall also include and incorporate an erosion and runoff control plan to minimize runoff and silting. Moreover, to ensure that the slope face is not over irrigated, permanent underground irrigation lines are prohibited on the bluff face. Temporary irrigation to establish new plantings is permitted. The planting of drought tolerant plant species will minimize water use on the bluff face and slopes.

The soil and geologic engineering Investigation and report prepared by T.I.N Engineering Company (8/13/02) states that the site is underlain by bedrock of the Altamira Shale member of the Monterey Formation consisting of interbedded shales, siltstones, dolomites and thin limestones. These marine sediments dip into the Cliffside. According to the slope stability analysis the site exhibits a critical factor of safety greater than 1.5 (the City of Los Angeles Building Code requires sites located on steep bluff top lots demonstrate that the entire site be stabilized with a minimum factor of safety of 1.5). The soil and geologic engineering report states that the proposed development is considered feasible from an engineering geologic and soils standpoint. The City of Los Angeles Department of Building and Safety has issued a geotechnical engineering review letter that indicates that the City has reviewed and approved the project's geologic and soils reports and design.

The soil engineer for the project recommends that all pad and roof drainage be collected and transferred to the street and that water should not be allowed to flow towards any foundation or wall, or sheet-flow over any descending slope. The report concludes that the proposed development is considered feasible from an engineering geologic and soil standpoint and will be safe from landslide, settlement or slippage, provided the recommendations with respect to foundations, and drainage are incorporated into the plans and implemented. Therefore, to ensure that the recommendations made by the consultants are implemented the applicant shall submit evidence indicating that the consultants have reviewed the plans and all recommendations have been incorporated into the design.

As stated in the geotechnical report landsliding is notorious in the seacliff areas of the peninsula. These slides normally result from daylighted beds dipping to the south and related to bentonitic shale and clay beds. According to the report there is no evidence of

such landsliding below this site, or in the immediate proximity of the site, and bedrock attitudes are basically neutral to the slope. Although the site exhibits geologic stability, coastal bluffs are consistently subject to erosional processes due to wave action and weathering. Section 30253 of the Coastal Act prohibits the approval of new development that will require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. Therefore, special condition no. 5 of the permit informs the applicant that no bluff protective devices shall be permitted to protect the residence, deck or future improvements if threatened by bluff or slope failure. The development could not be approved if it included provision for a bluff protective device. Instead, the Commission would require the applicant to set the development further landward.

Furthermore, in previous actions on hillside development in geologically hazardous areas the Commission has found that there are certain risks that can never be entirely eliminated. In addition, the Commission notes that the applicant has no control over off-site or on-site conditions that may change and adversely affect the coastal slope on the property. Therefore, based on the information in the applicant's engineering report, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure (topple) and that the applicant should assume the liability of such risk. The assumption of risk, when recorded against the property as a deed restriction, will show notice to all future owners of the site of the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development. The Commission, therefore, finds that only as conditioned will the proposed development be consistent with Section 30253 of the Coastal Act and the certified LUP.

C. Visual Resources

Section 30251 of the Coastal Act states in part 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 landforms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The certified LUP limits heights of structures to 26 feet, as measured from average natural grade. The residence will be 26 feet high, as measured from average natural grade. The height of the structure will be 24 feet from grade.

The proposed site is not located within any designated scenic view sites and because of the setback from the bluff's edge, the second story addition will not be visible from the rocky beach below. As located, the proposed development of the site will not adversely impact views to or along the ocean. The Commission, therefore, finds that the project as conditioned will be consistent with the view protection policies of the Coastal Act and the

certified LUP, will not adversely impact the visual resources of the surrounding area, and therefore, is consistent with Sections and 30251 of the Coastal Act.

D. Local Coastal Program

(a) Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development 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.

On September 12, 1990, the Commission certified, with suggested modifications, the land use plan portion of the San Pedro segment of the City of Los Angeles' Local Coastal Program. The certified LUP contains polices to guide the types, locations and intensity of future development in the San Pedro coastal zone. among these polices are those specified in the preceding section regarding public access and visual resources. The proposed development is consistent with the policies of the certified LUP. As proposed the project will not adversely impact coastal resources or access. The Commission, therefore, finds that the project as conditioned will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the City to prepare a Local Coastal Program implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) 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 21080.5(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 impact which the activity may have on the environment.

There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.



Site Location

LOS ANGELES AREA

SCALE
0 1 2 3 4 5 6 7 8 9
MILES

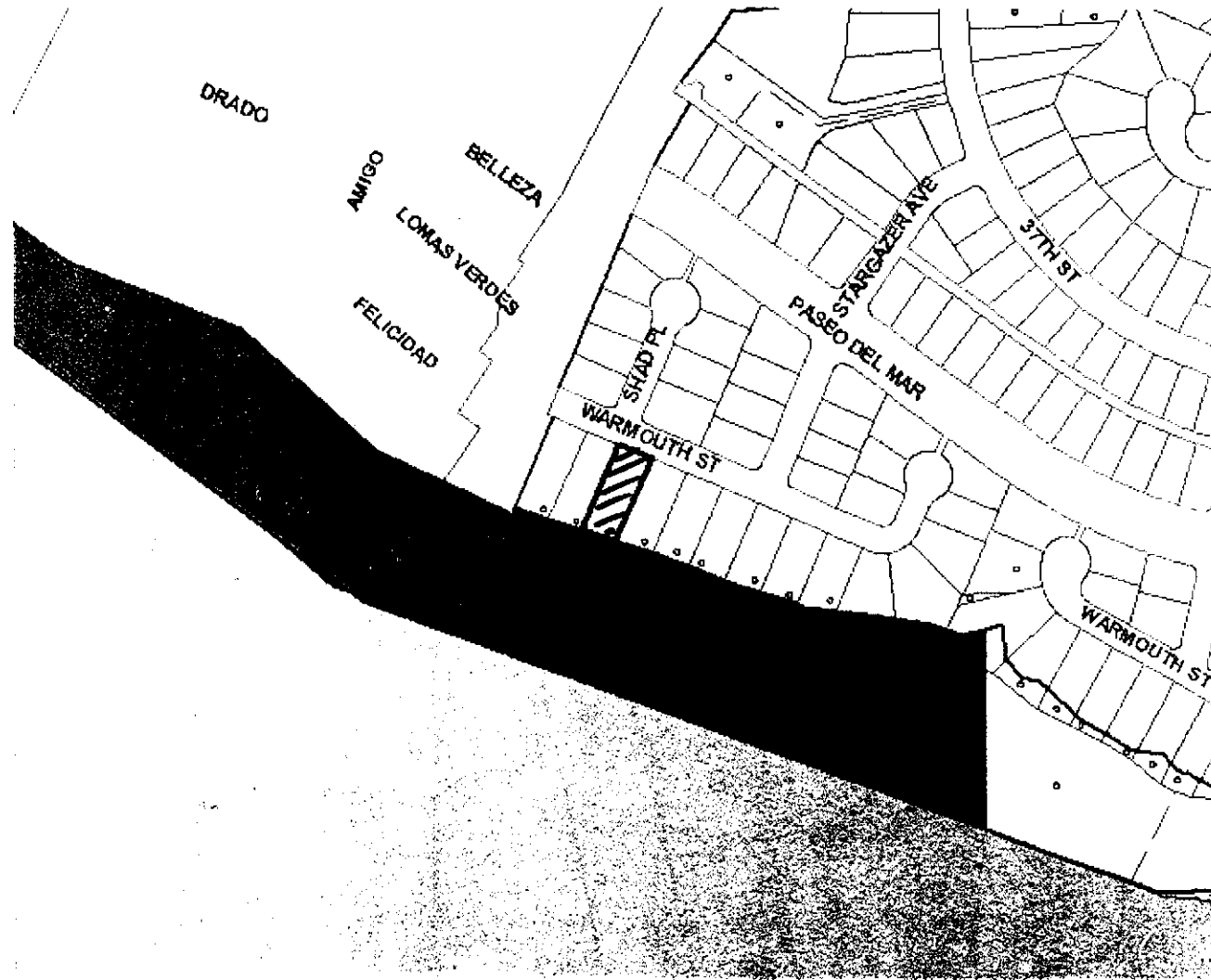
EXHIBIT NO.	1
Application Number	5-03-001
	Vicinity Map
California Coastal Commission	

HUNTINGTON BI

C h a n n e

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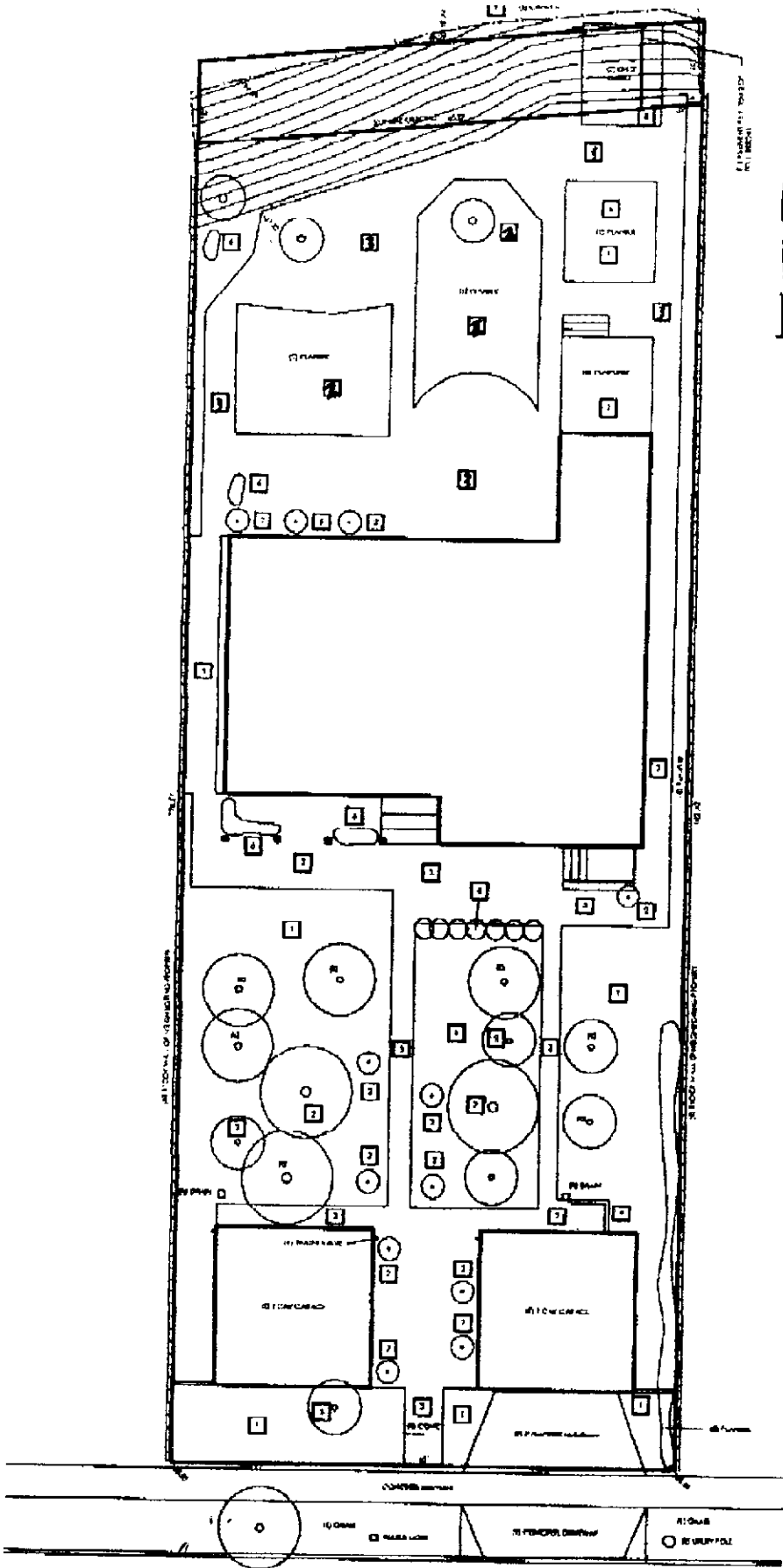


Address: 2317 W WARMOUTH ST
APN: 7563029022
Tract: TR 22374
Block: None
Lot: 93
Arb: None
PIN #: 009B185 61

City of Los Angeles
Department of City Planning

Scale: One Inch = 330 Feet
Printed On: 09/09/02

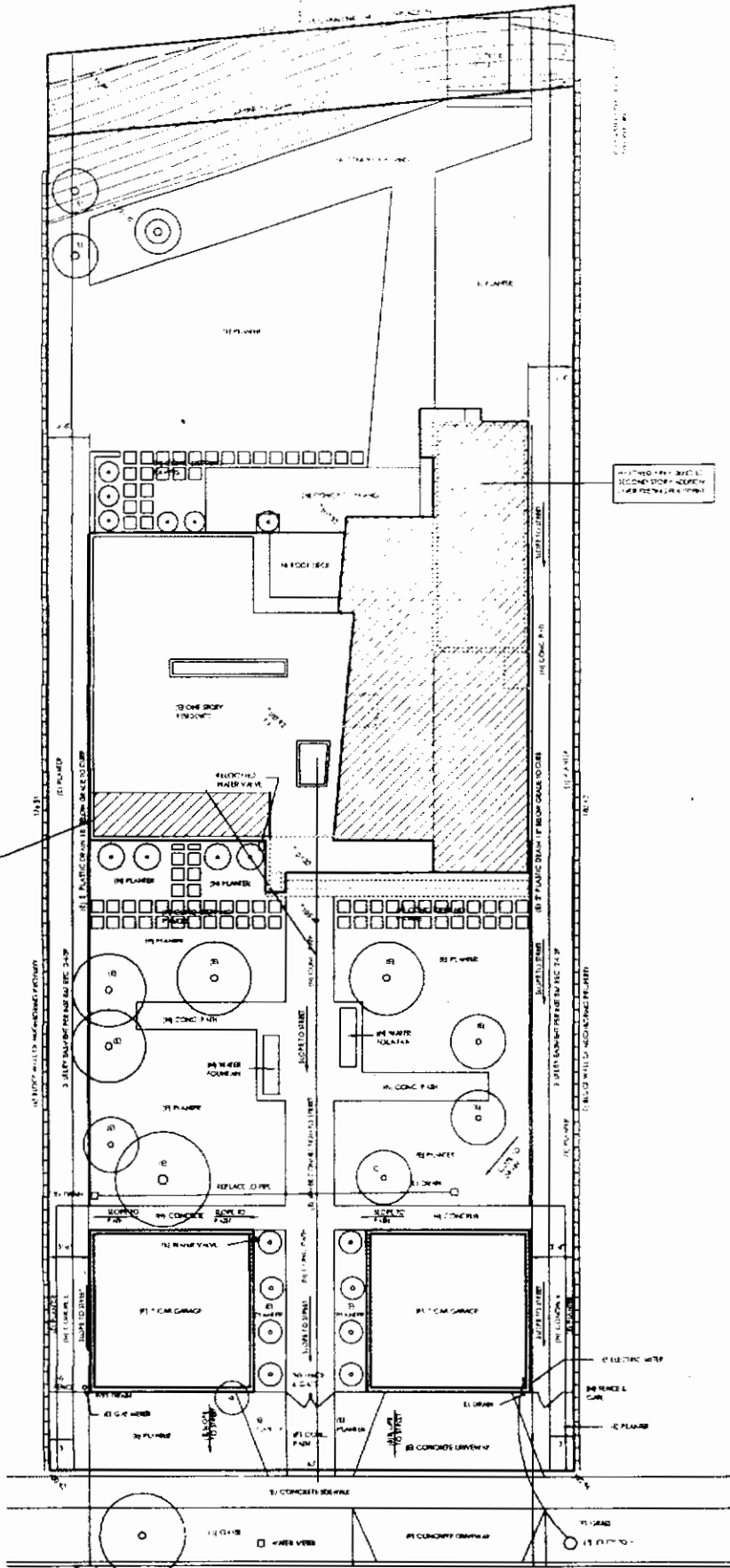
EXHIBIT NO. 2
Application Number 5-03-001
Percepsis




- 1
- 2
- 3

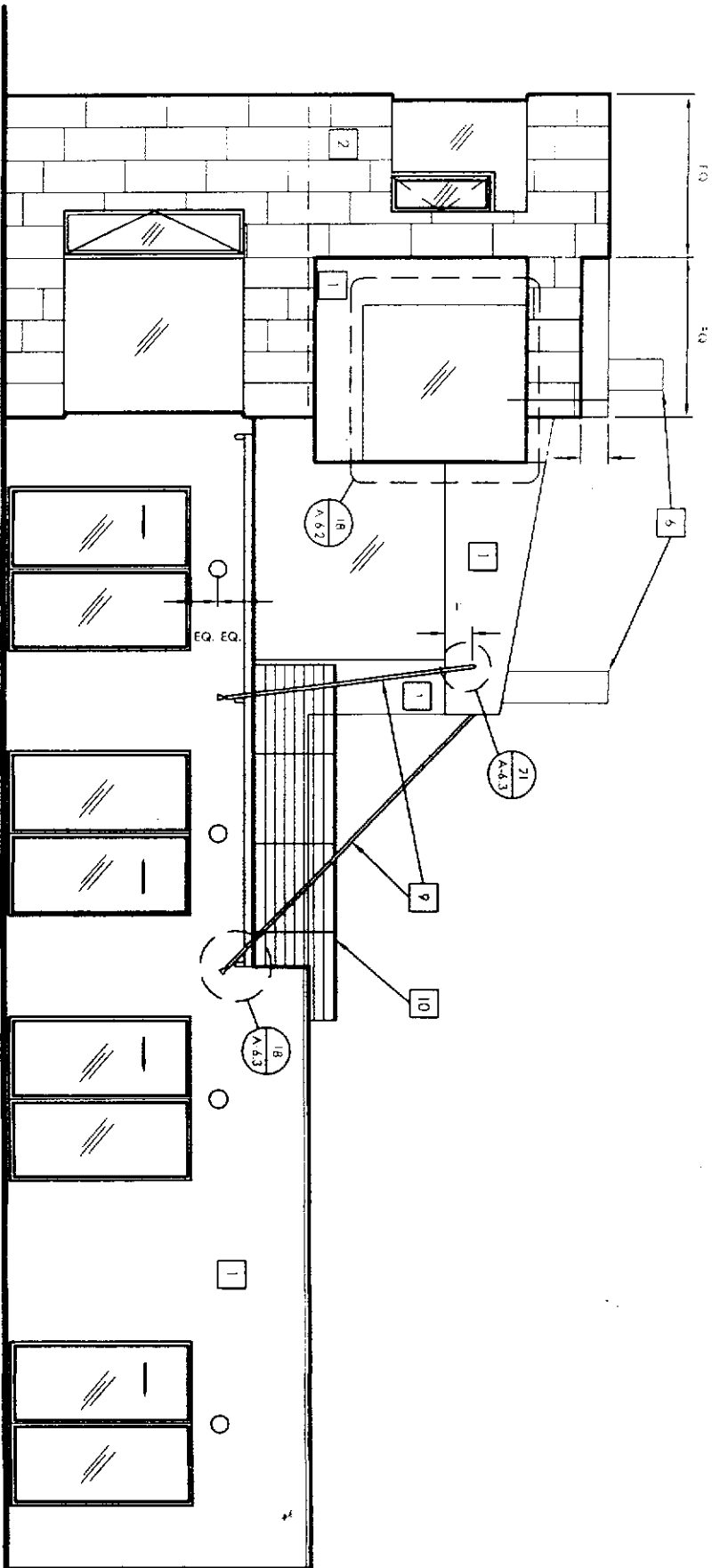
PLANTING
TREE
PAVING

EXHIBIT NO. 3	
APPLICATION NO. 5-03-001	
Existing Plot Plan	
California Coastal Commission	



WARMOUTH DRIVE

EXHIBIT NO. 4
APPLICATION NO. 5-03-001
<i>Proposed Plan</i>
 California Coastal Commission



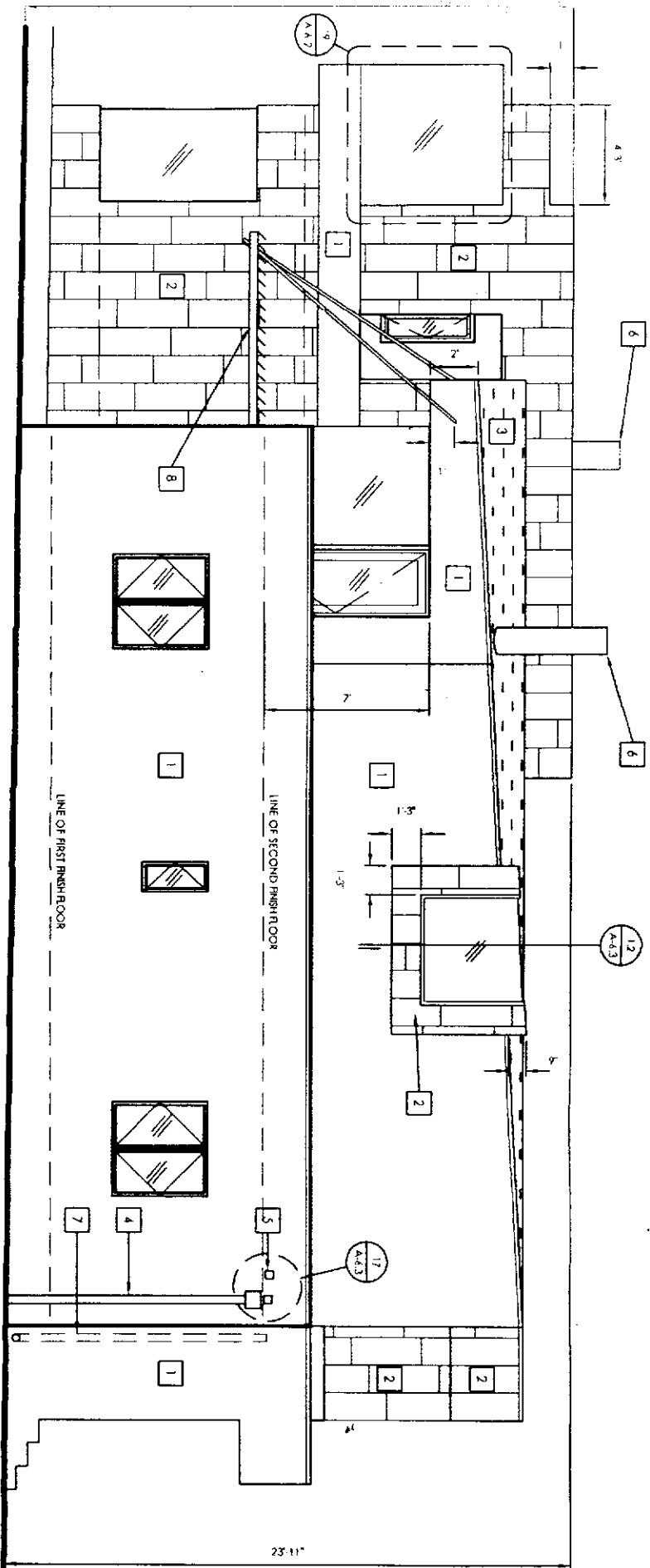
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT NO. 5

Application Number

5-03-061

Elevation (5)



4
ST ELEVATION
1/4"=1'

EXHIBIT NO. 6


Application Number

5-03-001

Elevation (E)

PROHIBITED INVASIVE ORNAMENTAL PLANTS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<i>Acacia</i> sp. (all species)	Acacia
<i>Acacia cyclops</i>	Acacia
<i>Acacia dealbata</i>	Acacia
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia redolens</i>	a.k.a. <i>A. Ongerup</i>
<i>Achillea millefolium</i> var. <i>millefolium</i>	Common Yarrow
<i>Agave americana</i>	Century plant
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arctotheca calendula</i>	Cape Weed
<i>Arctotis</i> sp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Asphodelus fistulosus</i>	Asphodie
<i>Atriplex glauca</i>	White Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Carpobrotus chilensis</i>	Ice Plant
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centranthus ruber</i>	Red Valerian
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cistus</i> sp. (all species)	Rockrose
<i>Cortaderia jubata</i> [<i>C. Atacamensis</i>]	Atacama Pampas Grass
<i>Cortaderia dioica</i> [<i>C. sellowana</i>]	Selloa Pampas Grass
<i>Coloneaster</i> sp. (all species)	Cotoneaster
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cytisus</i> sp. (all species)	Broom
<i>Dalosperma 'Alba'</i>	White Trailing Ice Plant
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy
<i>Drosanthemum florbundum</i>	Rosea Ice Plant
<i>Drosanthemum hispidum</i>	Purple Ice Plant
<i>Eucalyptus</i> (all species)	Eucalyptus
<i>Eupatorium coelestinum</i> [<i>Ageratina</i> sp.]	Mist Flower
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Gazania</i> sp. (all species & hybrids)	Gazania
<i>Genista</i> sp. (all species)	Broom
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy

EXHIBIT NO. 7
APPLICATION NO. 5-03-001
<i>Invasive Plant</i>
<i>List</i>
 California Coastal Council

Ipomoea acuminata
Lampranthus spectabilis
Lantana camara
Limonium perezii
Linaria bipartita
Lobularia maritima
Lonicera japonica 'Halliana'
Lotus comiculatus
Lupinus sp. (all non-native species)
Lupinus arboreus
Lupinus texanus
Malephora crocea
Malephora luteola
Mesembryanthemum crystallinum
Mesembryanthemum nodiflorum
Myoporum laetum
Nicotiana glauca
Oenothera berlandieri
Olea europea
Opuntia ficus-indica
Osteospermum sp. (all species)

Oxalis pes-caprae
Pennisetum clandestinum
Pennisetum setaceum
Phoenix canariensis
Phoenix dactylifera
Plumbago auriculata
Ricinus communis
Rubus procerus
Schinus molle
Schinus terebinthifolius
Senecio mikanioides
Spartium junceum
Tamarix chinensis
Trifolium fragiferum
Tropaeolum majus
Ulex europaeus
Vinca major

Blue dawn flower,
Mexican morning glory
Trailing Ice Plant
Common garden lantana
Sea Lavender
Toadflax
Sweet Alyssum
Hall's Honeysuckle
Birdsfoot trefoil
Lupine
Yellow bush lupine
Texas blue bonnets
Ice Plant
Ice Plant
Crystal Ice Plant
Little Ice Plant
Myoporum
Tree Tobacco
Mexican Evening Primrose
Olive tree
Indian fig
Trailing African daisy, African daisy,
Cape marigold, Freeway daisy
Bermuda Buttercup
Kikuyu Grass
Fountain Grass
Canary Island date palm
Date palm
Cape leadwort
Castorbean
Himalayan blackberry
California Pepper Tree
Florida Pepper Tree
German Ivy
Spanish Broom
Tamarisk
Strawberry clover
Nasturtium
Prickley Broom
Periwinkle

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