

CALIFORNIA COASTAL COMMISSION

Coast Area Office
Oceangate, Suite 1000
Laguna Beach, CA 90802-4302
Tel: 590-5071

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Staff Report: 5/22/03
Hearing Date: 6/10-13/03
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NUMBER:** 5-02-345**APPLICANT:** Donald Markland**AGENT:** C. J. Light Associates**PROJECT LOCATION:** 88 N. La Senda, Laguna Beach, Orange County**RECORD PACKET COPY**

PROJECT DESCRIPTION: Remodel and net addition of 1,132 square feet of living area to an existing two level (including basement), 7,141 square foot, main residence, resulting in an 8,273 square foot, 3 level, 15 foot high as measured from the centerline of the frontage road, single family residence with an attached 853 square foot, 3 car garage and an attached 732 square foot, 2 car garage. Also proposed is 1,055 square feet of additional living area (including one bedroom and office space) attached to, but not accessible from within, the main residence. Additional development proposed includes a greenhouse, decks, pool, 56 cubic yards of cut and 42 cubic yards of fill. The subject site is an oceanfront, bluff top lot, in Laguna Beach, Orange County.

Lot Area:	28,020 square feet
Building Coverage:	6,920 square feet
Pavement Coverage:	8,555 square feet
Landscape Coverage:	7,295 square feet
Parking Spaces:	5
Zoning:	R-1
Ht above final grade	15 - 29 feet

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed project subject to six special conditions which are necessary to assure that the project conforms with Section 30253 of the Coastal Act regarding geology and hazard, and with Section 30251 regarding landform alteration and visual quality. Special condition No. 1 prohibits development within the blufftop setback area; Special Condition No. 2 requires a revised landscape plan which indicates that there is no hardscape within the bluff top setback area, requires the use of native and drought tolerant plantings, and prohibits permanent irrigation; Special Condition No. 3 requires conformance with the geotechnical recommendations; Special Condition No. 4 prohibits future shoreline/bluff protection devices; Special condition No. 5 requires that the applicant assume the risk of developing on an oceanfront, blufftop site; Special condition No. 6 requires the applicant to record a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

LOCAL APPROVALS RECEIVED: City of Laguna Beach Approval in Concept, dated 10/7/02.

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Investigation prepared by GeoSoils, Inc., dated June 14, 2002; Response to California Coastal Commission Review Sheet, dated December 13, 2002; Response No. 2 to the California Coastal Commission Review Sheet, dated January 21, 2003; City of Laguna Beach certified Local Coastal Program (as guidance only).

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application as conditioned.

MOTION:

I move that the Commission approve CDP #5-02-345 pursuant to the staff recommendation.

Staff recommends a YES vote. This 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.

The staff recommends that the Commission adopt the following 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. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
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. No Development Within Blufftop Setback

- A. No development, except landscaping approved in this permit, may be undertaken within 25 feet of the edge of the coastal bluff. This prohibition includes a prohibition on the reconstruction of existing development, including decks and/or hardscape. The edge of the coastal bluff is coincident with the 79 foot contour elevation as shown on the geologic cross sections (plate II) and site plan (plate I) prepared by GeoSoils, Inc., dated June 14, 2002. Existing development within the blufftop setback may remain, except that if for any reason it is removed, it may not be replaced within 25 feet of the bluff edge/79 foot contour elevation.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, revised plans reflecting the requirements of section A above.
- C. The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development unless the Executive Director determines that no amendment is required.

2. Revised Landscape Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a revised landscape plan reflecting the following requirements:
 - A.1 In accordance with the prohibition in condition 1, no hardscape may be constructed within 25 feet of the edge of the coastal bluff. The edge of the coastal bluff is coincident with the 79 foot contour elevation as shown on the geologic cross sections (plate II) and site plan (plate I) prepared by GeoSoils, Inc., dated June 14, 2002.

A.2 All ^{new} landscaping shall be primarily native (common to coastal Orange County), drought tolerant vegetation. Invasive plants are prohibited.

A.3 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 the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development unless the Executive Director determines that no amendment is required.

3. **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 GeoSoils, dated June 14, 2002, December 13, 2002, and January 21, 2003. **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.

4. **No Future Shoreline/Bluff Protective Device**

A. By acceptance of this permit, the applicant agrees, on behalf of him/herself and all other successors and assigns, that no shoreline/bluff protective device(s) shall ever be constructed to protect the development at the subject site approved pursuant to Coastal Development Permit No. 5-02-345 including future improvements, in the event that the property is threatened with damage or destruction from bluff and slope instability, erosion, landslides or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of him/herself 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 him/herself and all successors and assigns, that the landowner shall remove the development authorized by this permit if any government agency has ordered that the structure is

not to be occupied due to any of the hazards identified above. In the event that any portion of the development is destroyed, the permittee shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

5. 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 due to bluff and slope instability, erosion, landslides or other natural hazards associated with development on an oceanfront, blufftop, site; (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.

6. 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 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 the remodel and net addition of 1,132 square feet of living area to an existing two level (including basement), 7,141 square foot, main residence, resulting in an 8,273 square foot, 3 level, 15 foot high as measured from the centerline of the frontage road, single family residence with an attached 853 square foot, 3 car garage and an attached 732 square foot, 2 car garage. Also proposed is 1,055 square feet of additional living area (including one bedroom and office space) attached to, but not accessible from within, the main residence. Additional development proposed includes reconstruction of a greenhouse, decks, pool, as well as 56 cubic yards of cut and 42 cubic yards of fill. The subject site is an oceanfront, bluff top lot, in the City of Laguna Beach, Orange County.

The subject site is located within the locked gate community of Three Arch Bay in the City of Laguna Beach. Laguna Beach has a certified Local Coastal Program (LCP) except for the four areas of deferred certification: Irvine Cove, Blue Lagoon, Hobo Canyon, and Three Arch Bay. Certification of the Three Arch Bay area was deferred due to access issues arising from the locked gate nature of the community. The proposed development needs a coastal development permit from the Coastal Commission because it is located in the Three Arch Bay area of deferred certification.

Because the site is located within a locked gate community, no public access exists in the immediate vicinity. The nearest public access exists at 1000 Steps County Beach approximately one half mile upcoast of the site.

B. Demolition vs Remodel

When a demolition and new construction project is reviewed by the Commission, an appropriate bluff top setback imposed. The bluff top setback is used to address Coastal Act issues including hazard, public views, minimizing the potential need for shoreline and bluff protection devices, and public access. In this case, a bluff top setback would be used to address the Coastal Act issues of hazard and minimizing the potential need for shoreline and bluff protection devices.

The issue of whether a project constitutes demolition and new construction rather than a remodel of an existing structure becomes significant when an existing non-conformity is proposed to be retained. On bluff top lots the Commission routinely imposes a bluff top setback of either a minimum of 25 feet from the bluff edge or a setback determined by a stringline, whichever is more restrictive. A stringline is determined by drawing a line from the nearest adjacent corners of the adjacent structures. The existing structure at the subject site extends beyond both types of bluff top setback. Thus, the existing residence and deck extend beyond the bluff top setback the Commission would normally impose.

The majority of existing development within the bluff top setback area is proposed to remain.

Typically, the Commission has quantified demolition by tabulating the extent of exterior linear walls to be removed compared to the total overall amount of exterior linear walls existing prior to the proposed development. The walls proposed to remain must retain their structural components such as studs. Cosmetic portions of the wall, such as exterior stucco and interior drywall, may be removed. Walls that are to be removed and reconstructed in the same location are included in the "walls to be removed" category, and are considered part of the demolition figure. Likewise any portion of existing deck within the setback area which is to be removed and reconstructed in the same location is considered demolition would constitute new development within the setback.

The Commission has generally found that if less than 50% of the linear feet of the existing exterior walls are removed, the project can be reviewed as a remodel rather than new construction. The significance of this distinction is that existing non-conformities, such as existing development within the setback area, may remain if no work is proposed to occur on them. The Commission finds that application of the 50% demolition threshold provides a consistent and equitable method of dealing with existing non-conformities associated with extensive remodel projects.

The applicant has submitted detailed information about the amount of demolition that would occur with the proposed project. In the case of the proposed project, the total existing linear footage is 8,669 linear feet (this includes 613 linear feet at the upper level, 4,402 at the middle level and 3,654 linear feet at the basement level). Of that amount, 262 linear feet are proposed to be removed. Staff has verified these figures using the plans submitted by the applicant. The applicant, then, is proposing to demolish 3% of the exterior, linear footage of the existing walls ($262 \text{ linear feet} / 8,669 \text{ linear feet} = .03 \times 100 = 3\%$). Therefore, the Commission finds that because the proposed project does not exceed the 50% threshold, it does not constitute demolition and new construction and so the existing non-conforming bluff top setback may remain.

No new development (including reconstruction in the same location), however, may occur within the bluff top setback area. Based on the geologic cross sections and site plan submitted with the Geotechnical Investigation prepared for the proposed project by GeoSoils, Inc., dated June 14, 2002, the edge of bluff appears to fall roughly along the 79 foot contour elevation (see exhibits C and D). The applicant's plans (Site Plan, page 1) indicate that the edge of bluff is seaward of the 79 foot contour elevation, at approximately the 65 foot contour elevation on the north side of the property, then inland to approximately the 72 foot contour at about 25 feet north of the southern property line, and then back down to approximately the 65 foot contour elevation at the southern property line (see exhibit B2). However, this appears to be based on the City's bluff edge determination standards, which do not take into account the actual break in slope as is required by the definition of bluff edge in Section 13577(h) of the California Code of Regulations. Section 13577(h) of the California Code of Regulations is the standard imposed by the Commission.

The proposed development includes new development within 25 feet of the bluff edge/79 foot contour elevation, including approximately 10 square feet of enclosed living space and approximately 61.5 square feet of deck area, as well as new patio hardscape (see exhibit C). The Commission notes that a greater amount of existing development is being removed from within the setback (approximately 242 square feet of deck area and approximately 20 square feet of enclosed living area). Nevertheless, because existing development extends well into the typically imposed setback, additional new construction cannot be allowed. This is discussed in greater detail below.

C. Hazard

Section 30253 of the Coastal Act states:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject site is an oceanfront bluff top lot. The height of the bluff is approximately 80 feet. Rocky shoreline exists at the base of the bluff. The existing and proposed development is/will be located on the marine terrace portion of the site.

A Geotechnical Investigation was prepared for the proposed development by GeoSoils, Inc. and is dated June 14, 2002. The Geotechnical Investigation was augmented by a Response to the California Coastal Commission Review Sheet, dated December 13, 2002 responding to questions from Commission staff. In addition, a letter dated January 21, 2003, by GeoSoils, Inc. titled Response No. 2 to the California Coastal Commission Review Sheet. The Geotechnical Investigation included review of available soils and

geologic data for the area; excavation of two bucket and two hand auger exploratory borings and collection of subsurface soil samples, and laboratory testing.

Setback

The Commission typically imposes a minimum bluff top setback of 25 feet on bluff top development within this area of the Three Arch Bay community. The minimum 25-foot setback from the bluff edge is deemed acceptable based on the relatively stable, underlying San Onofre formation bedrock. The setback is intended to substantially reduce the likelihood of proposed and/or existing development becoming threatened given the inherent uncertainty in predicting geologic processes in the future, and to allow for potential changes in bluff erosion rates as a result of rising sea level. As described previously, the proposed project has been determined to be a remodel rather than demolition and new construction. As such, the Commission does not require the project to be redesigned to eliminate existing development in order to conform to the bluff top setback. However, no new development (including, but not limited to, any demolition and reconstruction in the same location) may be allowed within the blufftop setback area.

Regarding structural setback the Geotechnical Investigation prepared for the proposed project states:

"Per 1997 UBC Section 1806.5.3, the required footings setback for structures at the top of a slope or natural bluff should be one-third of the slope height. The portion of the building encroaching into the setback zone must be supported by deep foundation system in order to comply with the 1997 UBC requirements.

Based on the provided improvement plans, the planned additions will be out of the aforementioned zone and as such would not require special foundations. However, the existing residence itself does not meet the most recent building codes or minimum requirements of the 25 feet minimum setback from the top of bluff by the California Coastal Commission of the 1976 Coastal Act."

Section 30253 of the Coastal Act requires that risks and geologic instability be minimized. Setting development back from the edge of the bluff can substantially decrease risk because the further from the bluff edge development is located, the less likely it is that that development may become jeopardized. Likewise, setbacks decrease the likelihood of geologic instability. The added weight of development, watering or irrigating plants, and human activity closer to the bluff edge can all speed up the rate of erosion and bluff retreat. Thus, by reducing these factors bluff stability can be increased. Therefore, the Commission finds it necessary to impose a minimum bluff top setback of 25 feet from the bluff edge. Further, the Commission finds, based on the standard of Section 13577(h) of the California Code of Regulations, that the bluff edge is coincident with the 79 foot contour elevation as shown on the geologic cross sections and site plan, prepared by GeoSoils, Inc. dated June 14, 2002. As a condition of approval, the applicant shall submit revised plans indicating that no development will occur within 25 feet of the bluff edge/79 foot contour elevation as shown on exhibits C and D. Only as conditioned, can the

proposed development be found consistent with Section 30253 of the Coastal Act regarding minimizing risks and increasing geologic stability.

Geotechnical Recommendations

Regarding the feasibility of the proposed project the Geotechnical Investigation states:

"It is GSI's opinion that development of the site is feasible from a geotechnical engineering viewpoint, provided that the recommendations presented herein are implemented in project design and construction. Grading and construction plans should be reviewed by the geotechnical consultant."

Specifically regarding bluff slope stability the geotechnical consultant concludes, in the Response to the California Coastal Commission Review Sheet, dated December 13, 2002:

"The natural slope consists of well cemented San Onofre Formation and is anticipated to perform well with respect to erosion under normal conditions. In order to enhance surficial stability of the existing natural slope and minimize the potential for erosion, it is important to prevent surface water run off by improving the lot for positive drainage by placement of an area drain system. The pool and spa should have adequate subsurface drainage tied into the site area drain."

The geotechnical consultant has found that the proposed development is geotechnically feasible provided the recommendations contained in the Geotechnical Investigation prepared by the consultant are implemented in design and construction of the project.

The recommendations contained in the Geotechnical Investigation address site preparations and excavations, compacted fill, benching, backfilling of existing pool, subdrainage, temporary cuts, foundation design, pool design recommendations, and irrigation and landscaping. In order to assure that risks are minimized, the geotechnical consultant's recommendation should be incorporated into the design of the project. As a condition of approval the applicant shall submit plans, including grading and foundation plans, indicating that the recommendations contained in the Geotechnical Investigation prepared for the proposed development by GeoSoils, and dated June 14, 2002 have been incorporated into the design of the proposed project.

Future Protective Device

The subject site is a bluff top ocean front lot. In general, bluff top lots are inherently hazardous. It is the nature of bluffs to erode. Bluff failure can be episodic, and bluffs that seem stable now may not be so in the future. Even when a thorough professional geotechnical analysis of a site has concluded that a proposed development is expected to be safe from bluff retreat hazards for the life of the project, it has been the experience of the Commission that in some instances, unexpected bluff retreat episodes that threaten development during the life of a structure sometimes do occur (e.g. coastal development permit files 5-99-332 A1 (Frahm); P-80-7431 (Kinard); 5-93-254-G (Arnold); 5-88-

177(Arnold)). In the Commission's experience, geologists cannot predict with absolute certainty if or when bluff failure on a particular site may take place, and cannot predict if or when a residence or property may be come endangered.

Section 30253 of the Coastal Act requires that new development shall not require construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The proposed development could not be approved as being consistent with Section 30253 of the Coastal Act if projected bluff retreat would affect the proposed development and necessitate construction of a protection device. A protective device may be a seawall at the base of the bluff or it could also be a caisson system. Although caissons are placed below grade and so may not initially alter natural landforms along bluffs and cliffs nor alter shoreline processes, the bluff could erode to a point were a caisson system is exposed. If that becomes the case, the landform and shoreline processes could be dramatically altered by the presence of the caisson protective system.

The Coastal Act limits construction of these protective devices because they have a variety of negative impacts on coastal resources including adverse affects on sand supply, public access, coastal views, natural landforms, and overall shoreline beach dynamics on and off site, ultimately resulting in the loss of beach. Under Coastal Act Section 30235, a shoreline protective structure must be approved if: (1) there is an existing principal structure in imminent danger from erosion; (2) shoreline altering construction is required to protect the existing threatened structure; and (3) the required protection is designed to eliminate or mitigate the adverse impacts on shoreline sand supply.

The Commission has generally interpreted Section 30235 to require the Commission to approve shoreline protection for residential development only for existing principal structures. The construction of a shoreline protective device to protect a new residential development would not be required by Section 30235 of the Coastal Act. In addition, the construction of a shoreline protective device to protect new residential development would conflict with Section 30251 of the Coastal Act which states that permitted development shall minimize the alteration of natural land forms, including coastal bluffs which would be subject to increased erosion from such a device.

No shoreline protection device is proposed. No caisson system is proposed either. The applicant is proposing a deepened footings foundation system. The Geotechnical Investigation prepared for the subject development does not anticipate the need for a future shoreline or bluff protection device based on the presence of the "well cemented and erosion resistant San Onofre Formation."

The proposed development includes partial demolition and new expansion of the portion of the structure to remain. The proposed new expansion area constitutes new development for the purposes of Sections 30235 and 30253. Because the proposed project includes new development, it can only be found consistent with Section 30253 of the Coastal Act if a shoreline/bluff protective device is not expected to be needed in the future. The applicant's geotechnical consultant has indicated that the site is stable, that the project should be safe for the life of the project (75 years), and that no shoreline protection

devices will be needed. If not for the information provided by the applicant that the site is safe for development, the Commission could not conclude that the proposed development will not in any way "require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs." However, as stated above, the record of coastal development permit applications and Commission actions has also shown that geologic conditions change over time and that predictions based upon the geologic sciences are inexact. Even though there is evidence that geologic conditions change, the Commission must rely upon, and hold the applicant to their information which states that the site is safe for development without the need for protective devices. Therefore, the Commission imposes special condition 4 which prohibits the applicant and their successors in interest from constructing shoreline/bluff protective devices to protect the proposed development and requiring that the applicant waive, on behalf of itself and all successors and assigns, any right to construct protective devices for that portion of the expansion area that may exist under 30235.

Assumption of Risk

Although adherence to the geotechnical consultant's recommendations will minimize the risk of damage from erosion, the risk is not eliminated entirely. The site is an oceanfront, bluff top lot, which is inherently hazardous. Given that the applicant has chosen to implement the project despite potential risks from bluff erosion and landslide, the applicant must assume the risks. Therefore, the Commission imposes special condition 5, requiring the applicant to assume the risk of the development. In this way, the applicant is notified that the Commission is not liable for damage as a result of approving the permit for development. The condition also requires the applicant to indemnify the Commission in the event that third parties bring an action against the Commission as a result of the failure of the development to withstand the hazards. In addition, because this condition will be recorded against the property in a deed restriction, pursuant to special condition 6, it ensures that future owners of the property will be informed of the risks and the Commission's immunity from liability. As conditioned, the Commission finds the proposed project is consistent with Section 30253 of the Coastal Act.

Drainage and Landscaping

Another factor that can minimize the hazards inherent to bluff development is limiting the amount of water introduced to the bluff top area. In order to maximize bluff stability the amount of water introduced to the site should be minimized. Water on site can be reduced by proper drainage and by limiting landscaping which requires irrigation. The applicant has submitted a drainage plan which indicates that all drainage will be collected in area drains in the landscaped and hardscaped areas, that roof gutters will tie into the area drain system, and then be directed toward the existing outlet, which is cantilevered over the bluff edge. The proposed drainage plan concept is adequate to assure proper site drainage.

In addition, to further decrease the potential for bluff instability, deep-rooted, low water use, plants, native to coastal Orange County, should be selected for general landscaping purposes in order to minimize irrigation requirements and consequent saturation of

underlying soils. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the bluff top. Drought resistant plantings and minimal irrigation encourage root penetration which increases bluff stability. The applicant has submitted a landscape plan that includes plants that are not deep rooted, low water use plants such as Camellia, Jasmine, and various lilies, as well as a permanent irrigation system. Irrigation anywhere on the site would be detrimental to bluff stability. Consequently, irrigation must be limited to temporary irrigation only as needed to establish plants. Moreover, the landscape plan, as proposed, includes new hardscape within the 25-foot bluff top setback, inconsistent with the Commission's setback requirement. Therefore, a revised landscape plan must be submitted.

As a condition of approval, the applicant shall submit a revised landscape plan that indicates no hardscape will be constructed within the 25 foot bluff top setback, no permanent irrigation on the site, and the use of only low water use, drought tolerant, non-invasive plants, primarily natives to coastal Orange County. The landscaping plan as conditioned will reduce the amount of water introduced into the bluff top area and so would not contribute to instability of the bluff. Thus, only as conditioned, is the landscape plan consistent with Section 30253 of the Coastal Act.

Conclusion

The Commission finds that only as conditioned as described above, can the proposed development be found to be consistent with Sections 30251 and 30253 of the Coastal Act which require that landform alteration be minimized and geologic stability be assured.

D. Water Quality

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed residential development has impervious surfaces, such as roofs where pollutants such as particulate matter may settle, as well as driveways where pollutants such as oil and grease from vehicles may drip. In addition, landscaped areas may contain fertilizers and pesticides. During storm events, the pollutants which have collected upon the roof and upon other impervious surfaces created by the proposed project may be discharged from the site into the storm water system and eventually into coastal waters which can become polluted from those discharges. Water pollution results in decreases in the biological productivity of coastal waters.

Typically, adverse water quality impacts to coastal waters can be avoided or minimized by directing storm water discharges from roof areas and other impervious surfaces to landscaped areas where pollutants may settle out of the storm water. In addition, reducing the quantity of impervious surfaces and increasing pervious water infiltration areas can improve water quality.

However, these common techniques of addressing water quality problems, by design, result in increased infiltration of water into the ground. However, as noted in the hazard section of these findings, the infiltration of water into the bluff is a primary potential source of bluff instability at the project site. Therefore, increasing the quantity of pervious areas, directing runoff to those pervious areas, and encouraging water infiltration for water quality purposes could have adverse impacts upon bluff stability.

There are measures, however, that would contribute to increased water quality that could feasibly be applied even to bluff top lots such as the subject site without increasing instability. In general, the primary contributors to storm drain pollution stemming from single family residential development are irrigation, fertilizers, swimming pool discharges, and pet waste. These can be eliminated or significantly reduced even on bluff top lots. For example, permanent, in-ground irrigation tends to result in over-watering, causing drainage to run off site. Irrigation runoff carries with it particulates such as soil, debris, and fertilizers. Limiting irrigation to that necessary to establish and maintain plantings, reduces the chance of excess runoff due to over-irrigation. Permanent, in-ground irrigation, in general, is set by timer and not by soil moisture condition. Thus, the site is irrigated on a regular basis regardless of the need, resulting in over-saturation and run off. The run off, carrying soil, fertilizer, etc, is then directed either to the storm drain system (which then enters the ocean) or directly over the bluff to the rocky beach and ocean below. This can be avoided by limiting irrigation on bluff top lots.

Another way to improve water quality on bluff top lots without jeopardizing stability is the use of native/drought tolerant plantings. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the bluff top. As these plantings use less water than ornamental plants, incidents of over-watering, causing saturation and excess runoff, is substantially reduced. As previously stated, reducing site runoff reduces the extent of pollutants carried into the storm drain system and into the ocean.

Due to the potential for increased hazards in bluff top areas which could be caused by encouraging water infiltration for water quality purposes, maximizing on site retention of drainage is not required. However, the measures described above including no permanent irrigation and the use of native/drought tolerant plants, can help to increase water quality in the area. Special condition 2 requires primarily native and drought tolerant vegetation and prohibits permanent irrigation. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act regarding enhancing water quality.

E. Public Access & Recreation

Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3.

The proposed project is located within an existing locked gate community located between the sea and the first public road paralleling the sea. Public access through this community does not currently exist. The proposed development, partial demolition and remodel of a single family residence on an existing residential lot, will not affect the existing public access conditions. It is the locked gate community, not this home, that impedes public access. The proposed development, as conditioned, will not result in any significant adverse impacts to existing public access or recreation in the area. Therefore the Commission finds that the project is consistent with the public access and recreation policies of the Coastal Act.

F. Local Coastal Program

Section 30604(a) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development will not prejudice the ability of the local government to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

The City of Laguna Beach Local Coastal Program was certified with suggested modifications, except for the areas of deferred certification, in July 1992. In February 1993 the Commission concurred with the Executive Director's determination that the suggested modification had been properly accepted and the City assumed permit issuing authority at that time.

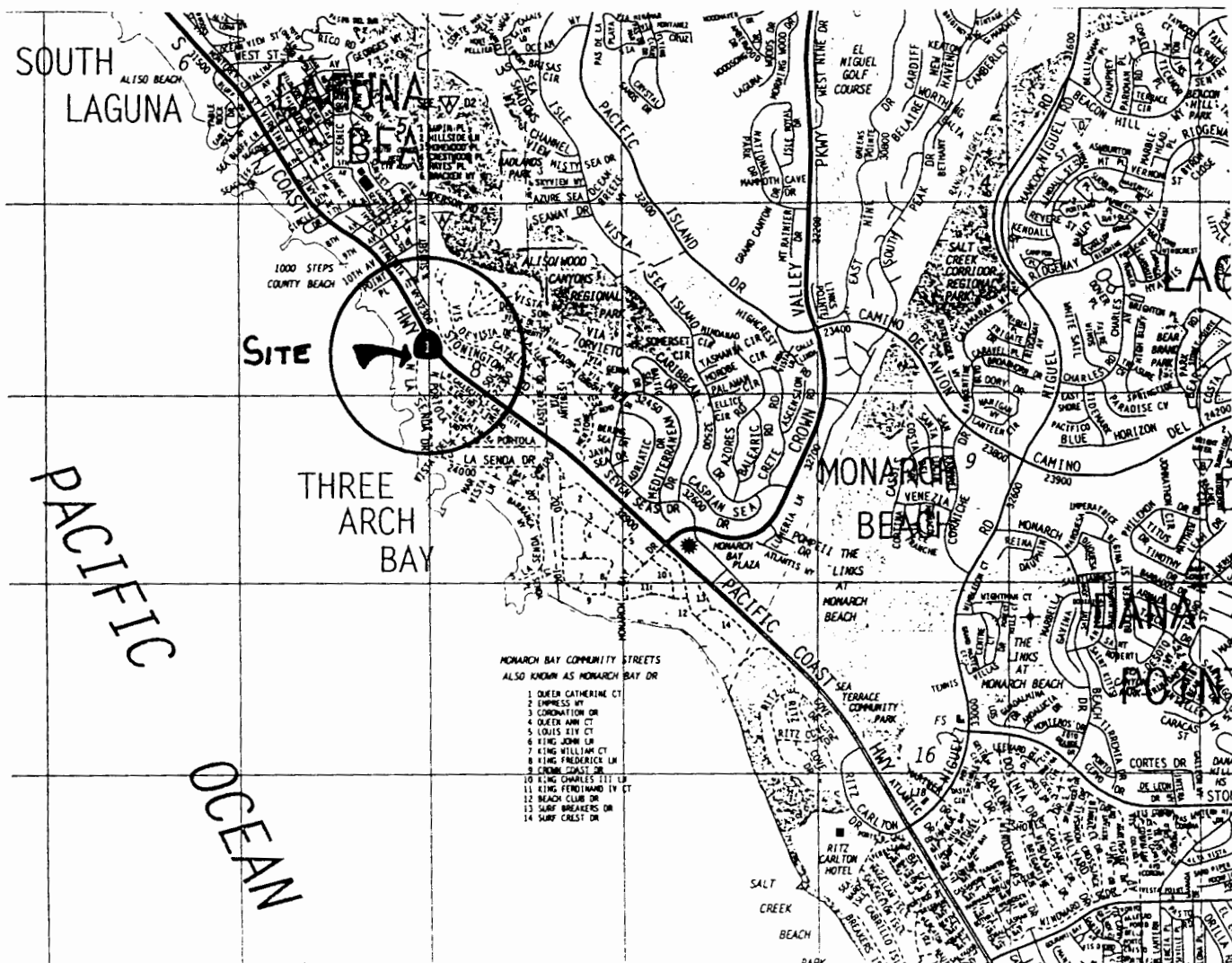
The subject site is located within the Three Arch Bay area of deferred certification. Certification in this area was deferred due to issues of public access arising from the locked gate nature of the community. However, as discussed above, the proposed development will not further decrease or impact public access within the existing locked gate community. Therefore the Commission finds that approval of this project, as conditioned, will not prevent the City of Laguna Beach from preparing a total Local Coastal Program for the areas of deferred certification that conforms with and is adequate to carry out the Chapter 3 policies of the Coastal Act.

G. California Environmental Quality Act

Section 13096 of the Commission's 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 effect which the activity may have on the environment.

The proposed project as conditioned has been found consistent with the hazard, visual, landform alteration, and public access policies of the Coastal Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.



COASTAL COMMISSION

5-02-345

EXHIBIT # A

PAGE 1 OF 1



Markland Residence

Vicinity Map

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

Markland Residence

88 North La Senda Drive

Three Arch Bay • Laguna Beach • California

COASTAL COMMISSION

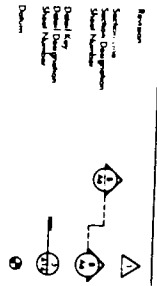
5-02-345
EXHIBIT # B

PAGE 1 OF 19



Markland Residence
88 North La Senda Drive
Three Arch Bay • Laguna Beach • California

Symbols



Owner / Client

Mr. and Mrs. Markland
88 North La Senda Drive
Laguna Beach, CA

Consultants

ARCHITECT
C. Light Associates
1451 Coast Street, Suite 100
Newport Beach, CA 92660
Phone (949) 831-8245
Fax (949) 831-1116
LANDSCAPE
Landscape Architect
27781 Redwood Canyon
Carmichael, CA 95602
Phone (916) 760-5044
Fax (916) 760-5044

Project Data

Legal Description
Lot 12.63
Tract 400, Subdivision No. 1
APN

Site General
Approximate Site Area
Net Site Area From Blk Map
Coverage Allowed 35%
Actual Coverage 30.4%
Proposed Residence

Existing	Proposed
Entry Level	3,400 s.f.
Lower Level	2,910 s.f.
Upper Level	3,428 s.f.
Garage	571 s.f.
Deck	8,273 s.f.
Handicapped	953 s.f.
Handicapped	634 s.f.
Handicapped	853 s.f.
Handicapped	670 s.f.
Handicapped	458 s.f.

Sheet Index

Sheet	Description
1	Site Plan
2	Proposed Entry Plan
3	Proposed Lower Plan
4	Proposed Upper / Roof Floor Plan
5	Proposed Upper Garage / Office Floor Plan
6	Proposed Courtyard / Loggia Floor Plan
7	Proposed Elevations
8	Proposed Section / Elevation
9	Proposed Section
10	Proposed Section

Cover Sheet

Date: May 17, 2002
City of Laguna Beach, CA

Job Number: 0003

C1



**CULIGHT
ASSOCIATES**

Markland Residence

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

Notes _____

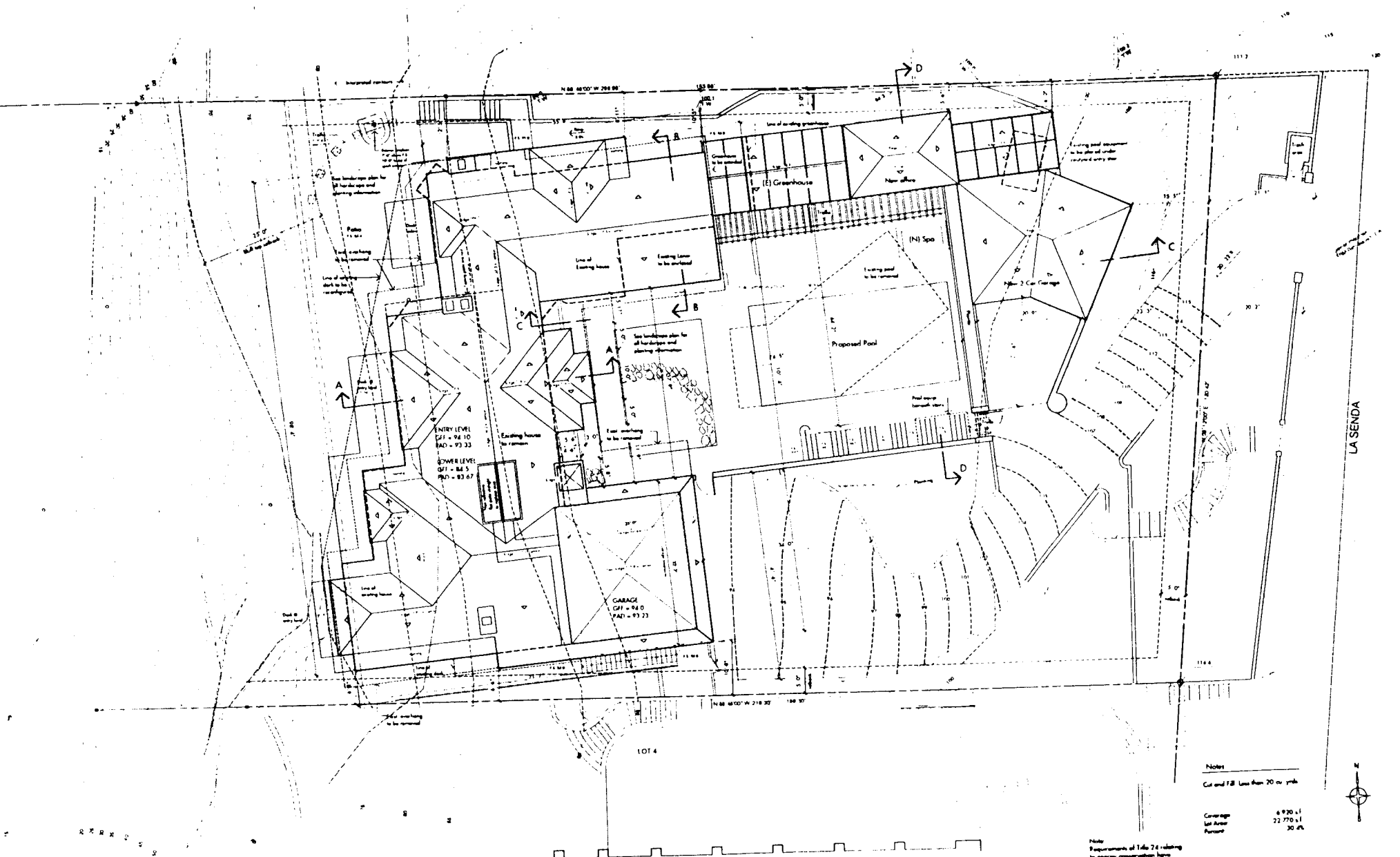
Cut and Fill Less than 20 cu yds.

Coverage	6 920 x 1
Est Area	22 770 x 1
Percent	30.4%

Note
Requirements of Title 24 relating
to energy conservation have
been taken into consideration

Revised August 14 2002

Site Plan (1)
Scale 1/8" = 1' 0"

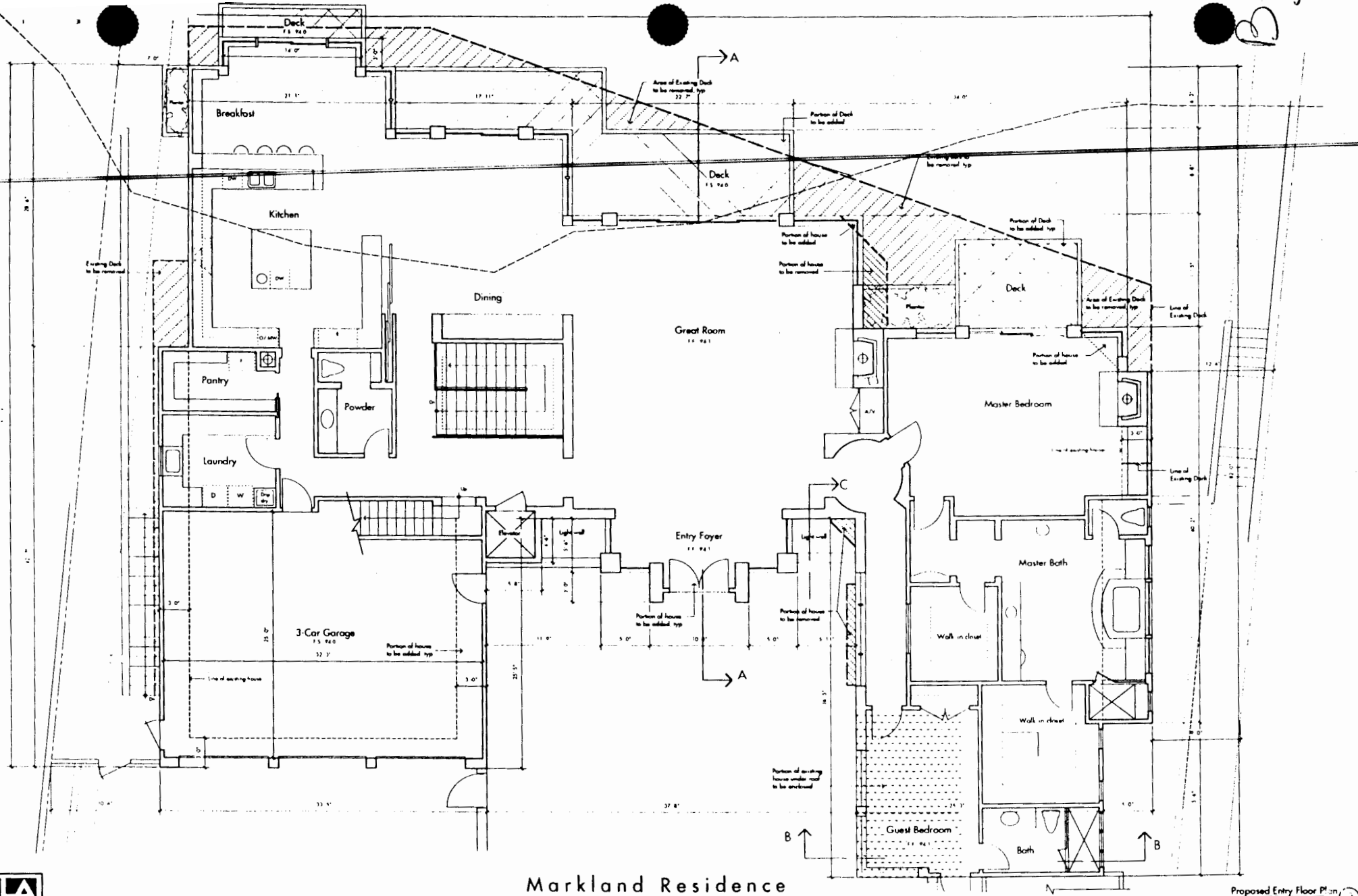




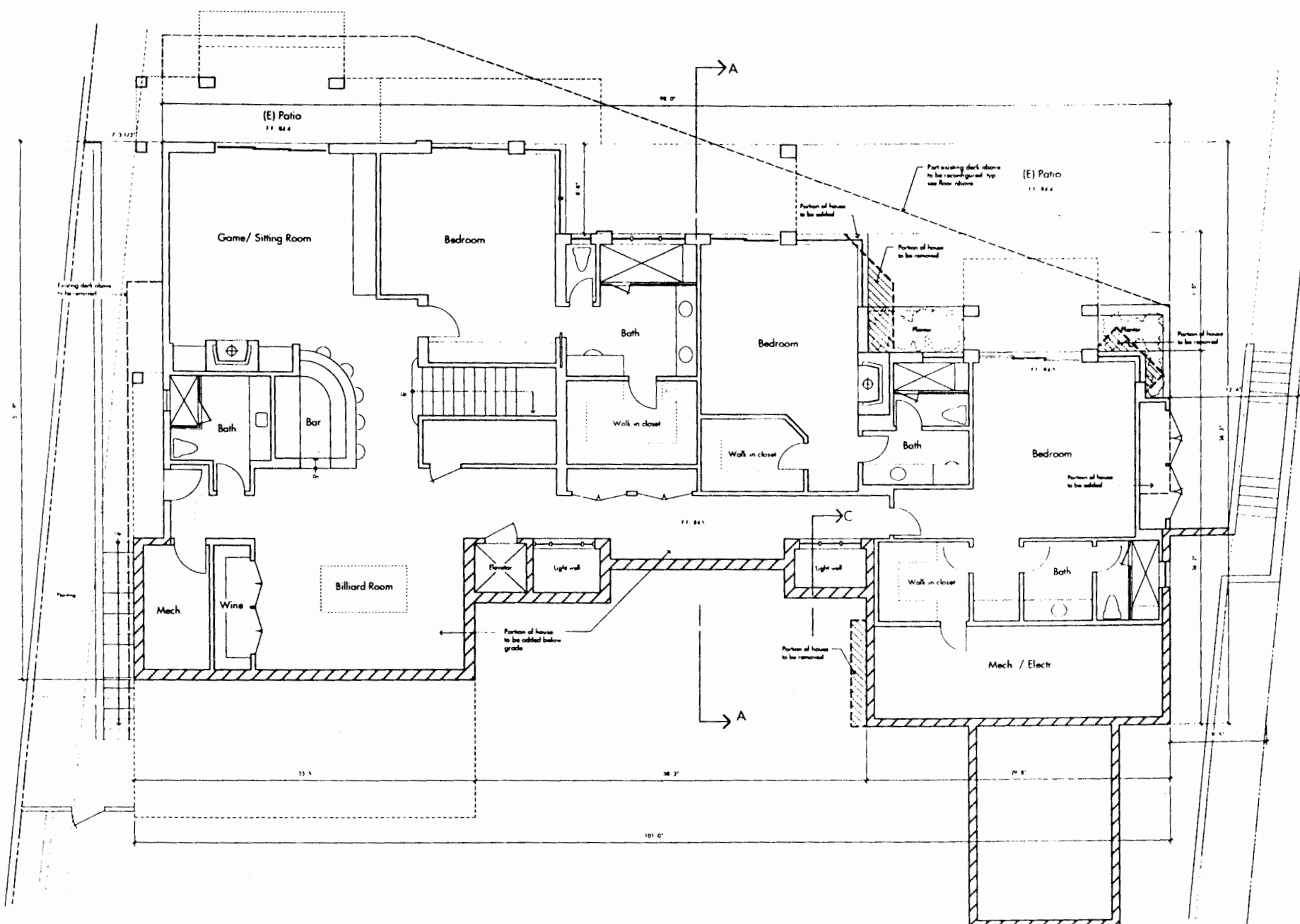
Markland Residence

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Proposed Entry Floor Plan
Revised July 18, 2002 Scale 1/4" = 1'-0"



B4



Markland Residence

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California



Existing overhead
to be removed, etc.

- Existing overhang
to be removed by

• I am happy - and
to have brought out

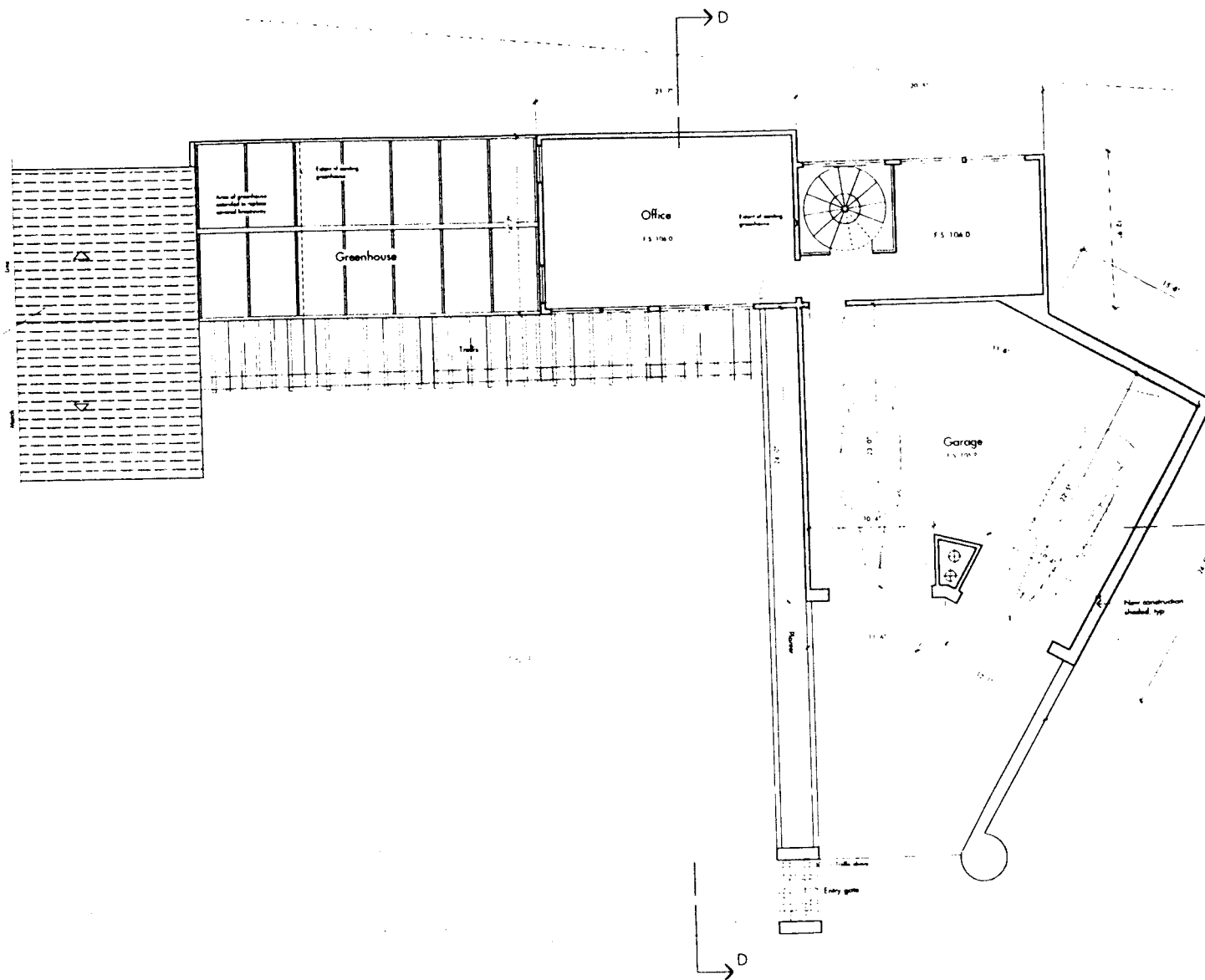
First Bridge 107 3 km - approx

Existing overheads to be removed.

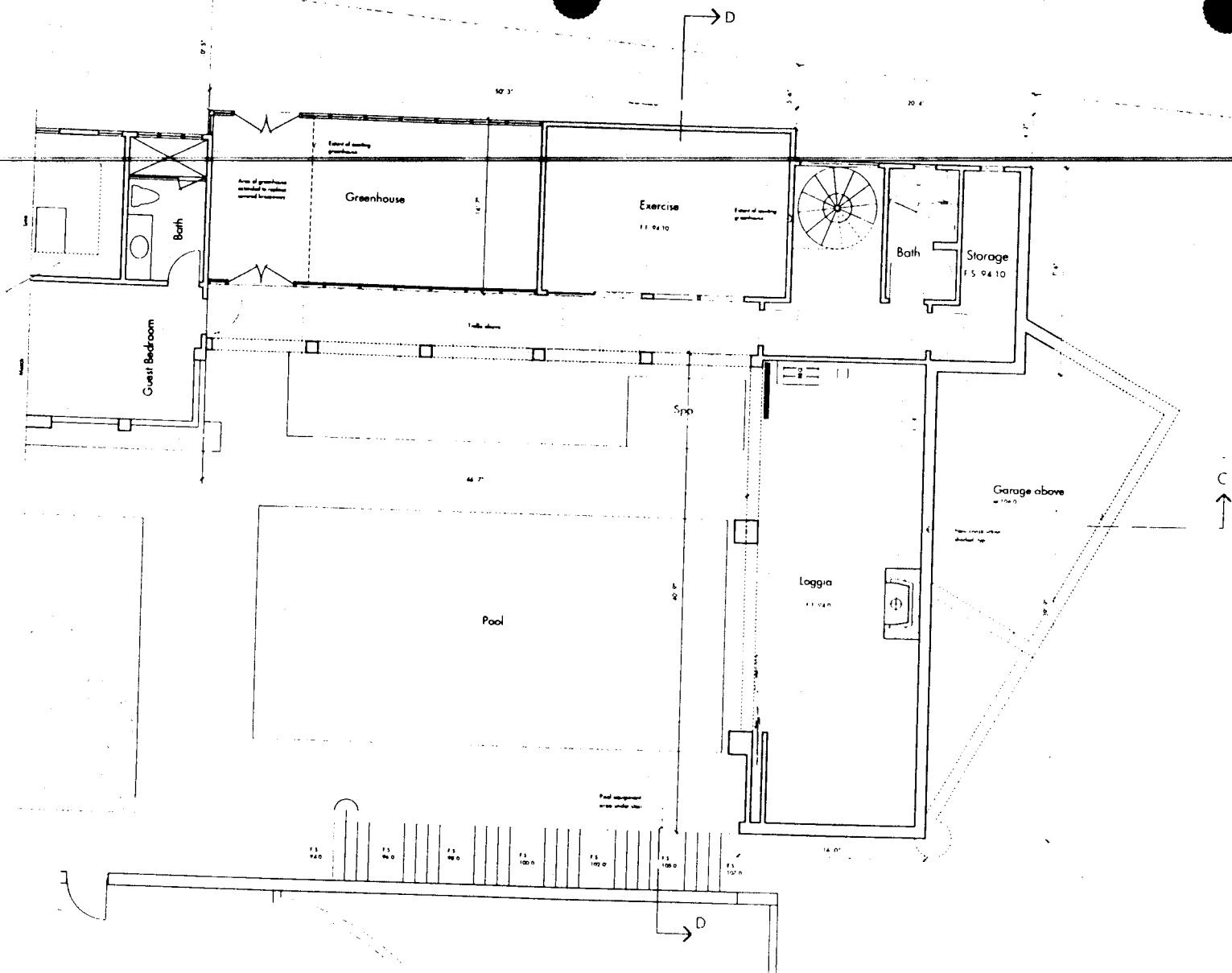
Non-reflective plate at right angles

Angle 104.0

Blue

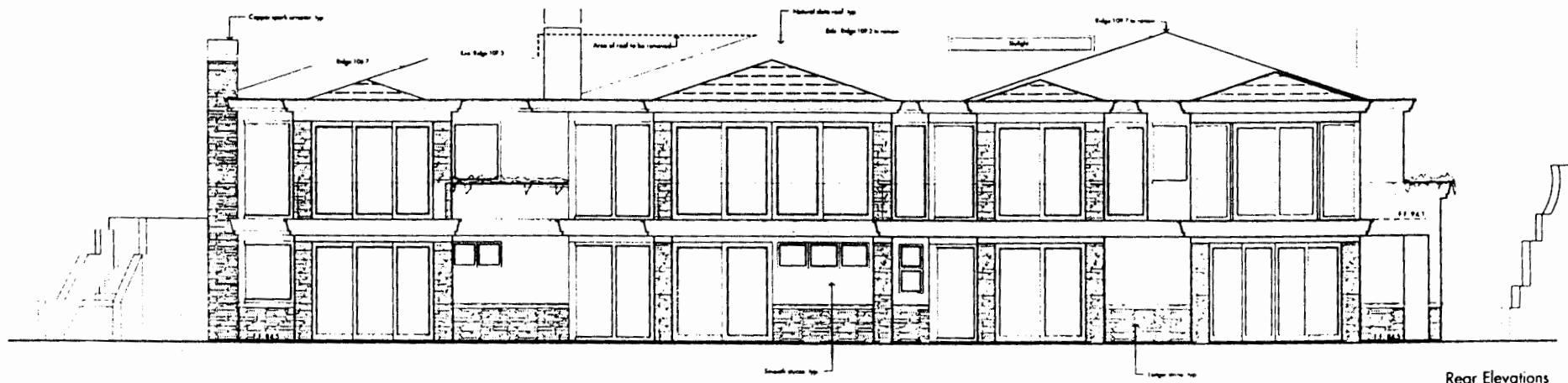


B7

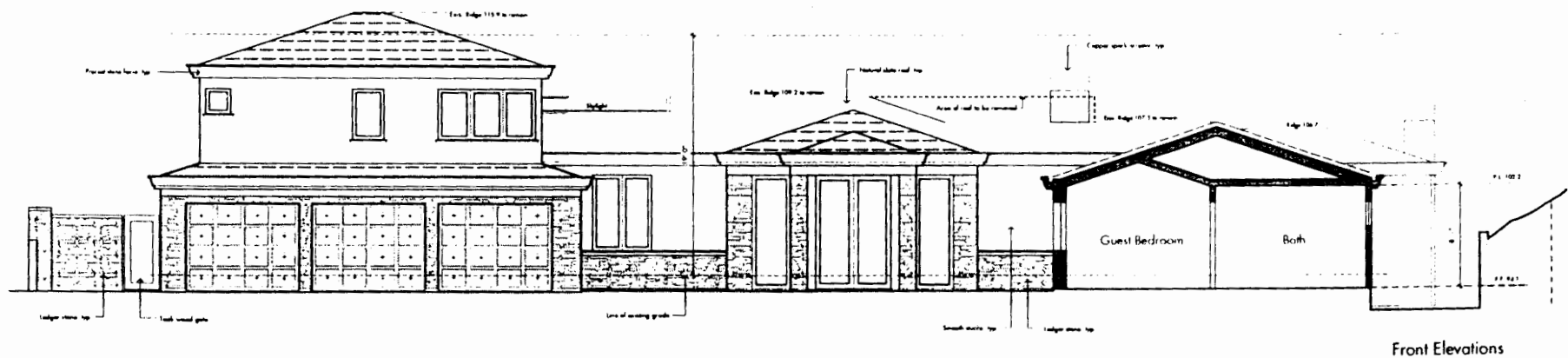


Markland Residence
 88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

B8



Rear Elevations



Front Elevations



Markland Residence

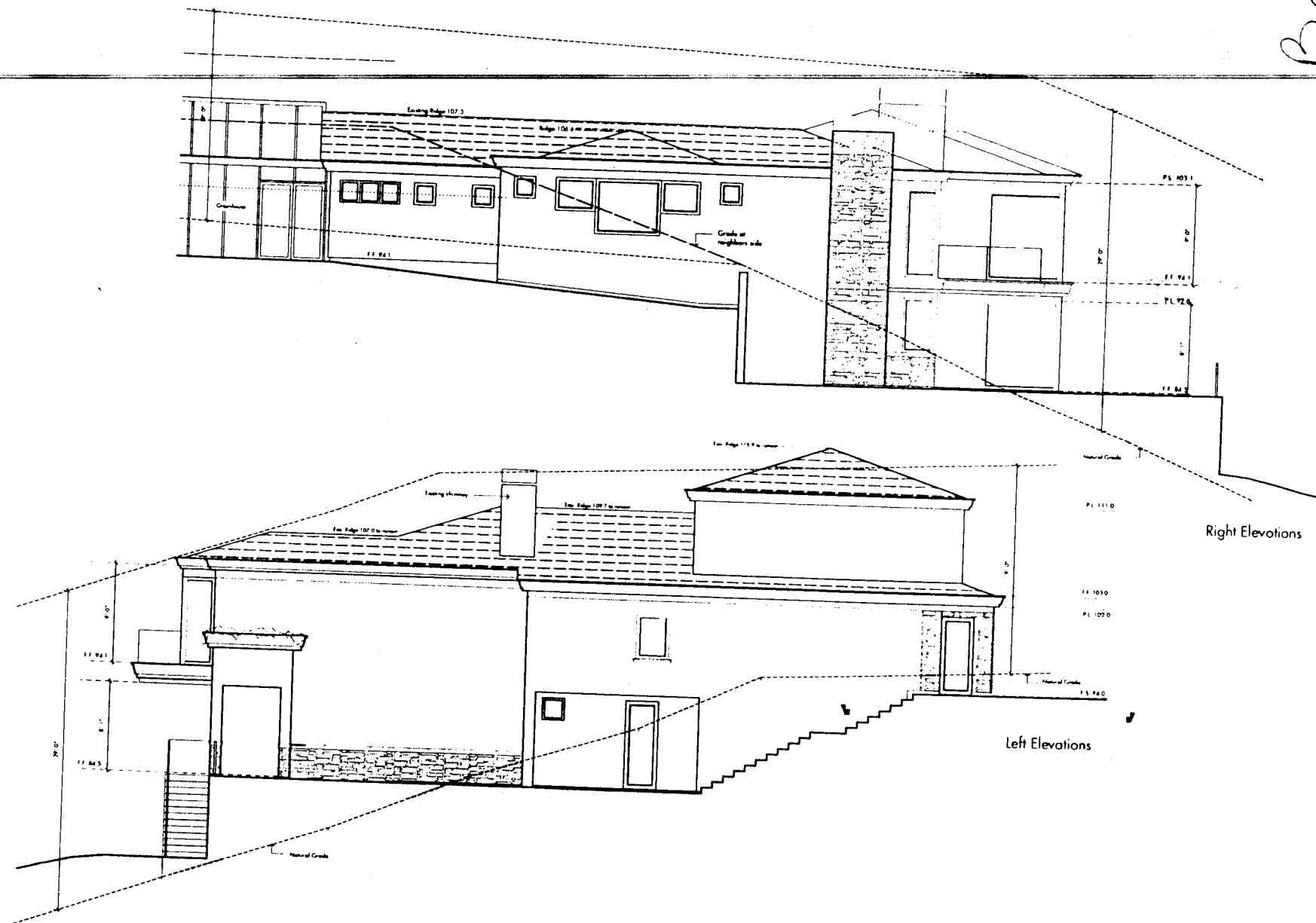
88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

Proposed Elevations 7

Rev July 18, 2002 Scale 1/4" = 1' 0"

Site Plan

B9



Markland Residence

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

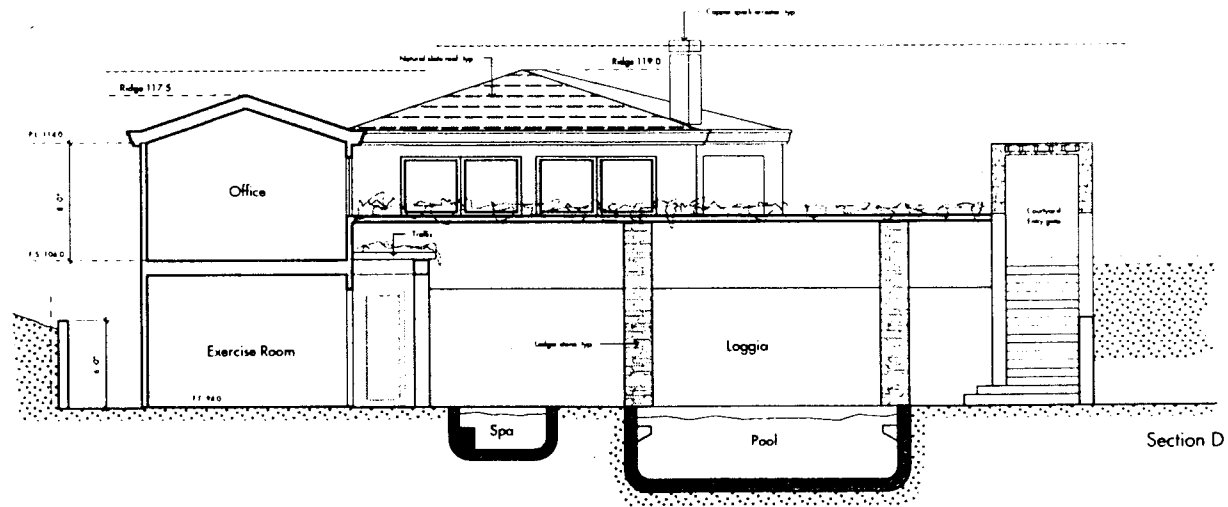
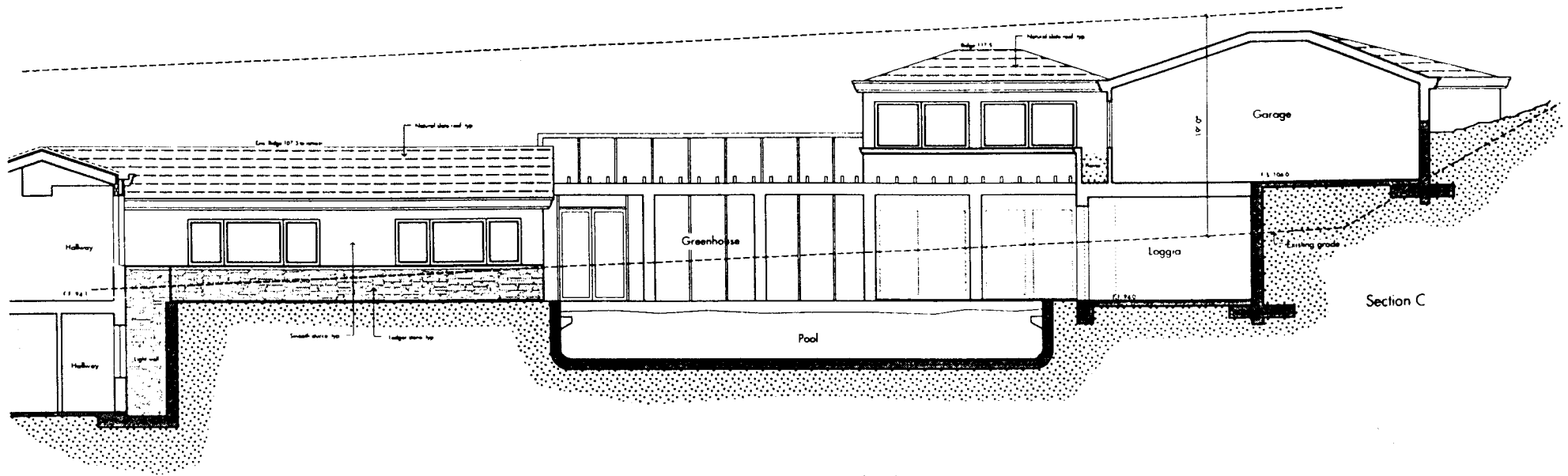
Proposed Elevations
Rev July 18, 2002 Scale 1/4" = 1' 0"

Site Plan

8



B10



Markland Residence

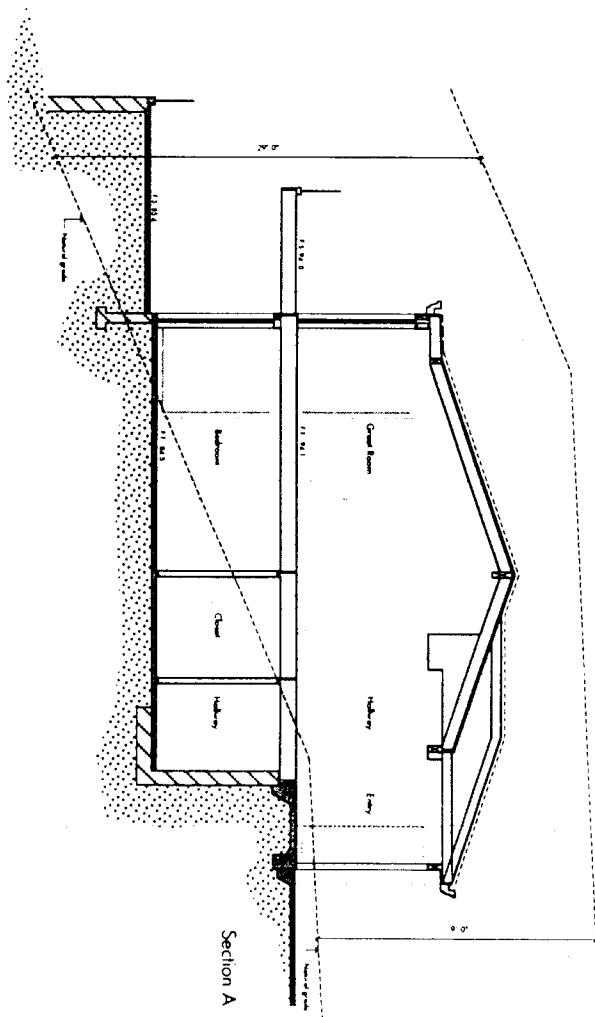
88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

Markland Residence
88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

Aug 27 2003

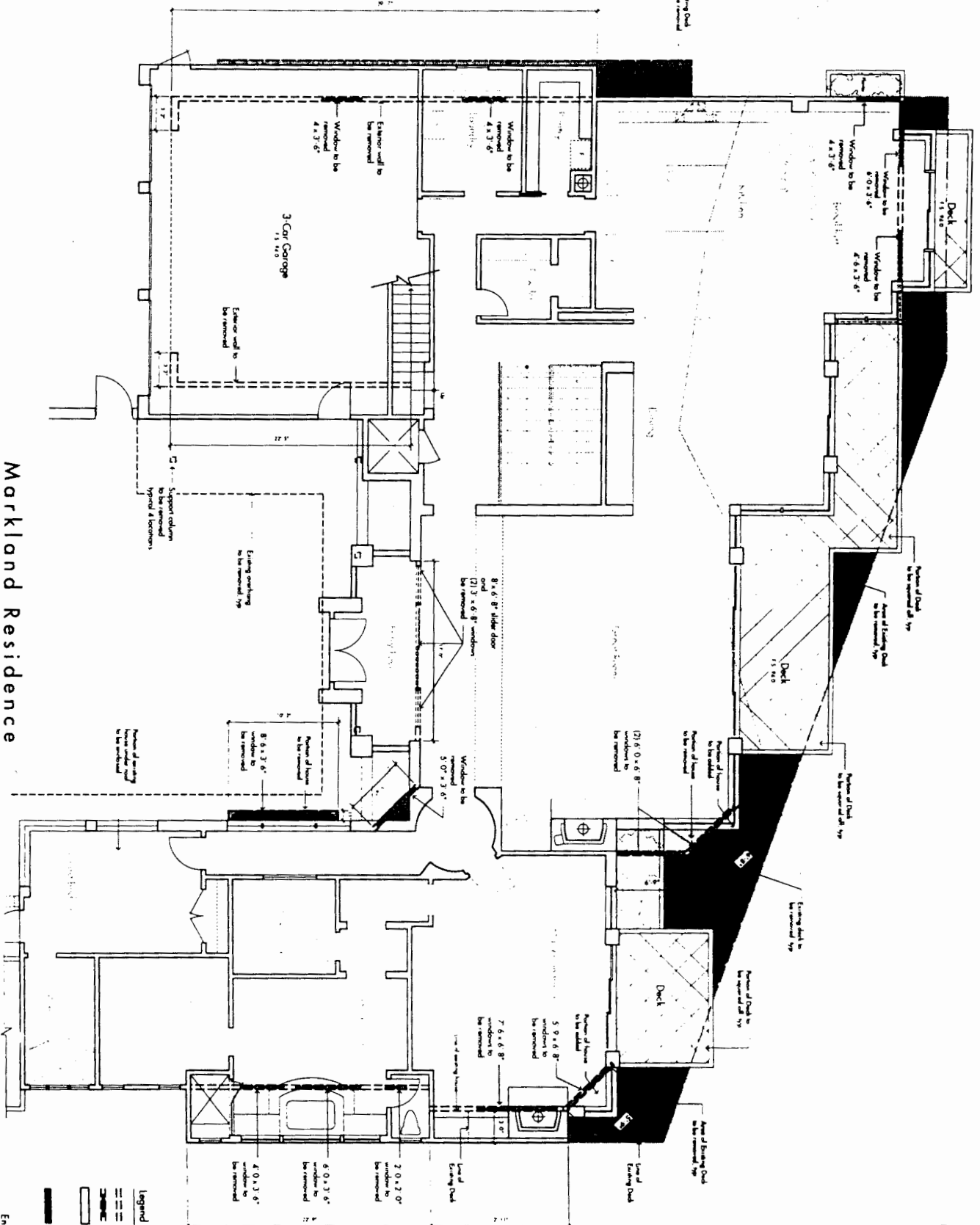
Sections A
Scale 1/4" = 1' 0"

10



B11

Markland Residence



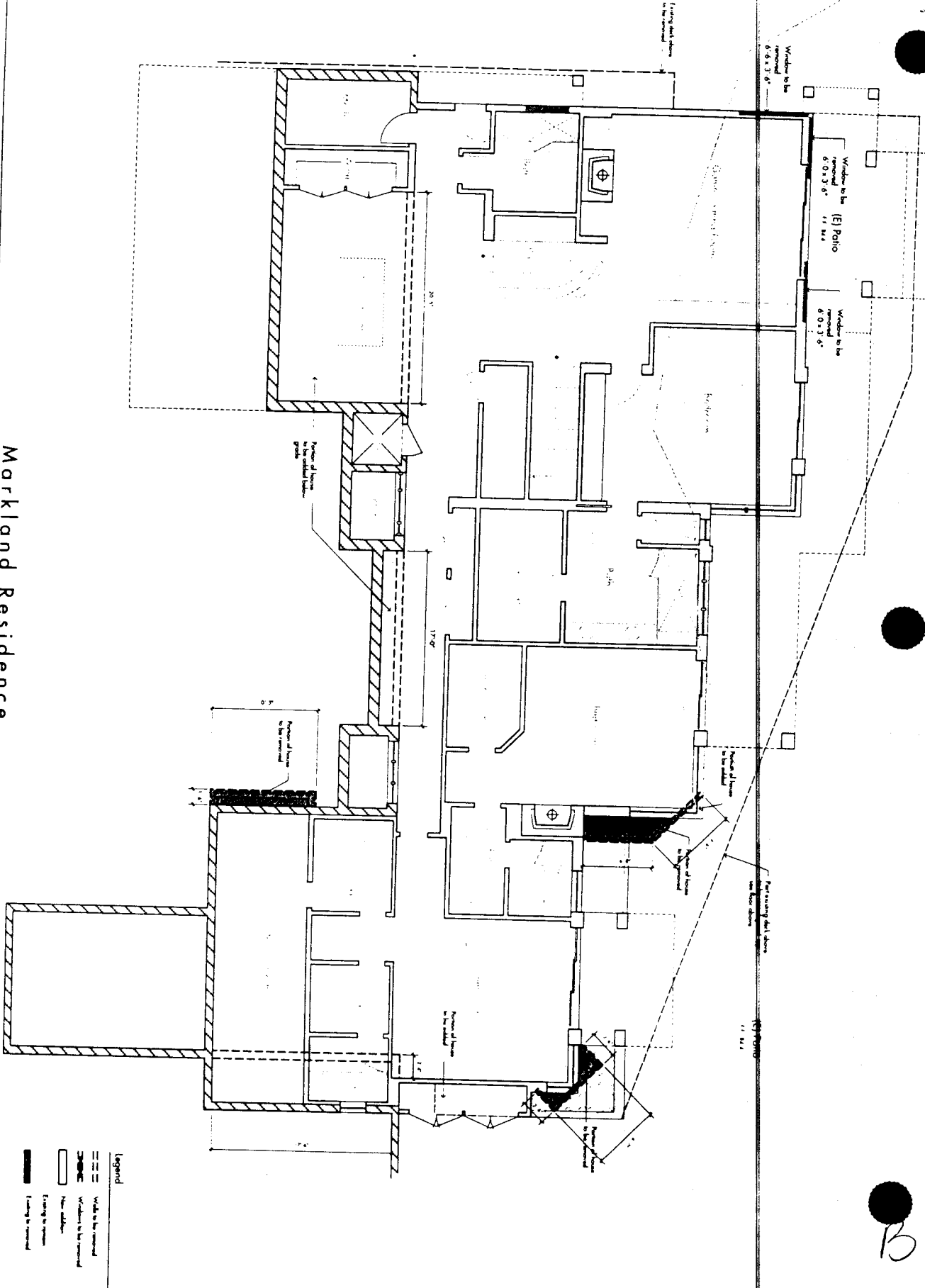
B₁₂

Markland Residence

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

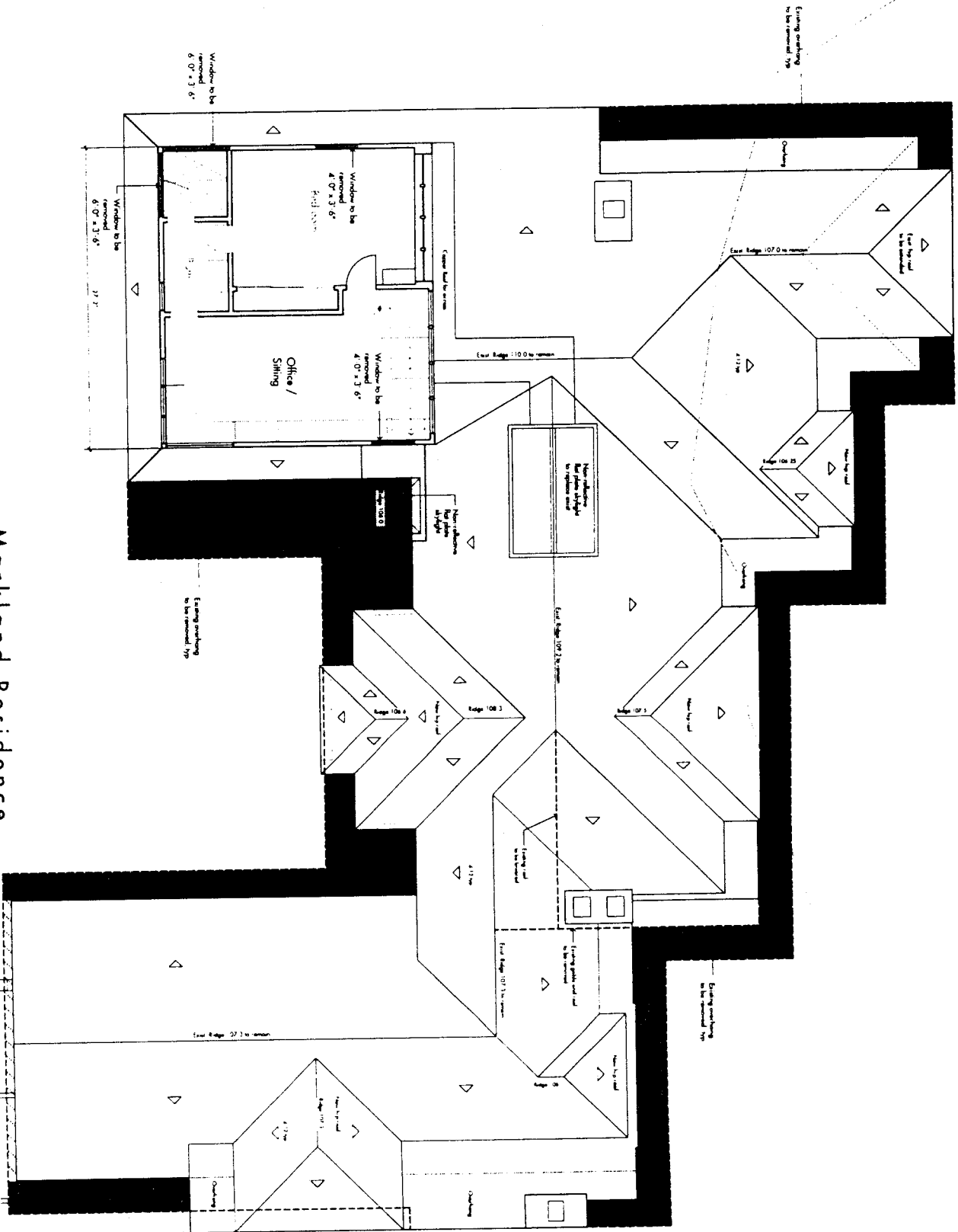
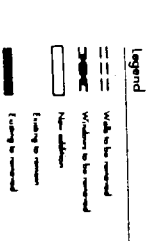
Lower Floor Demolition Plan (12)

 November 10, 2007 Scale: 1/8" = 1'-0"



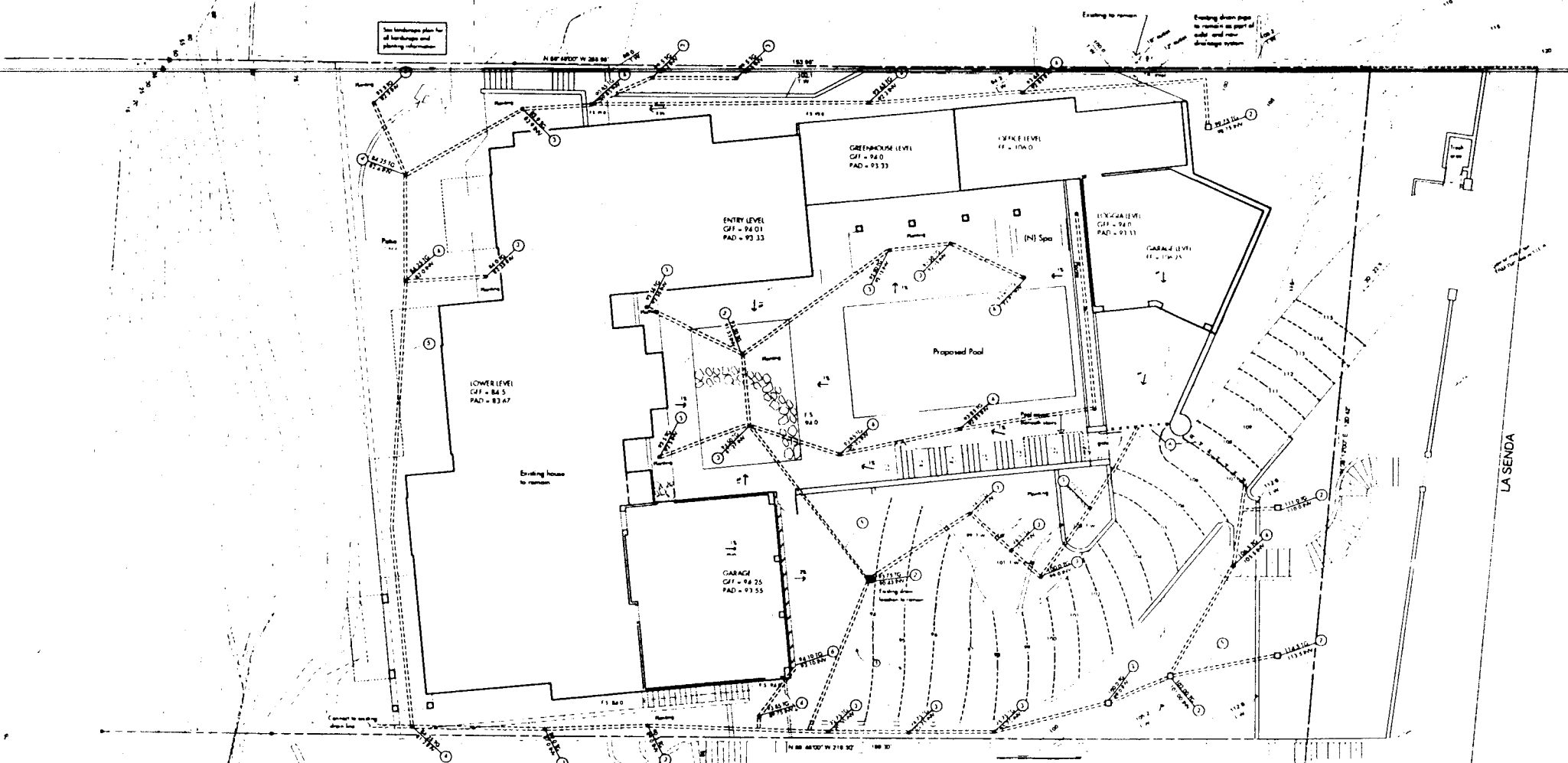
Markland Residence

Upper Floor / Roof Demolition Plan 13



B₁₄

B15

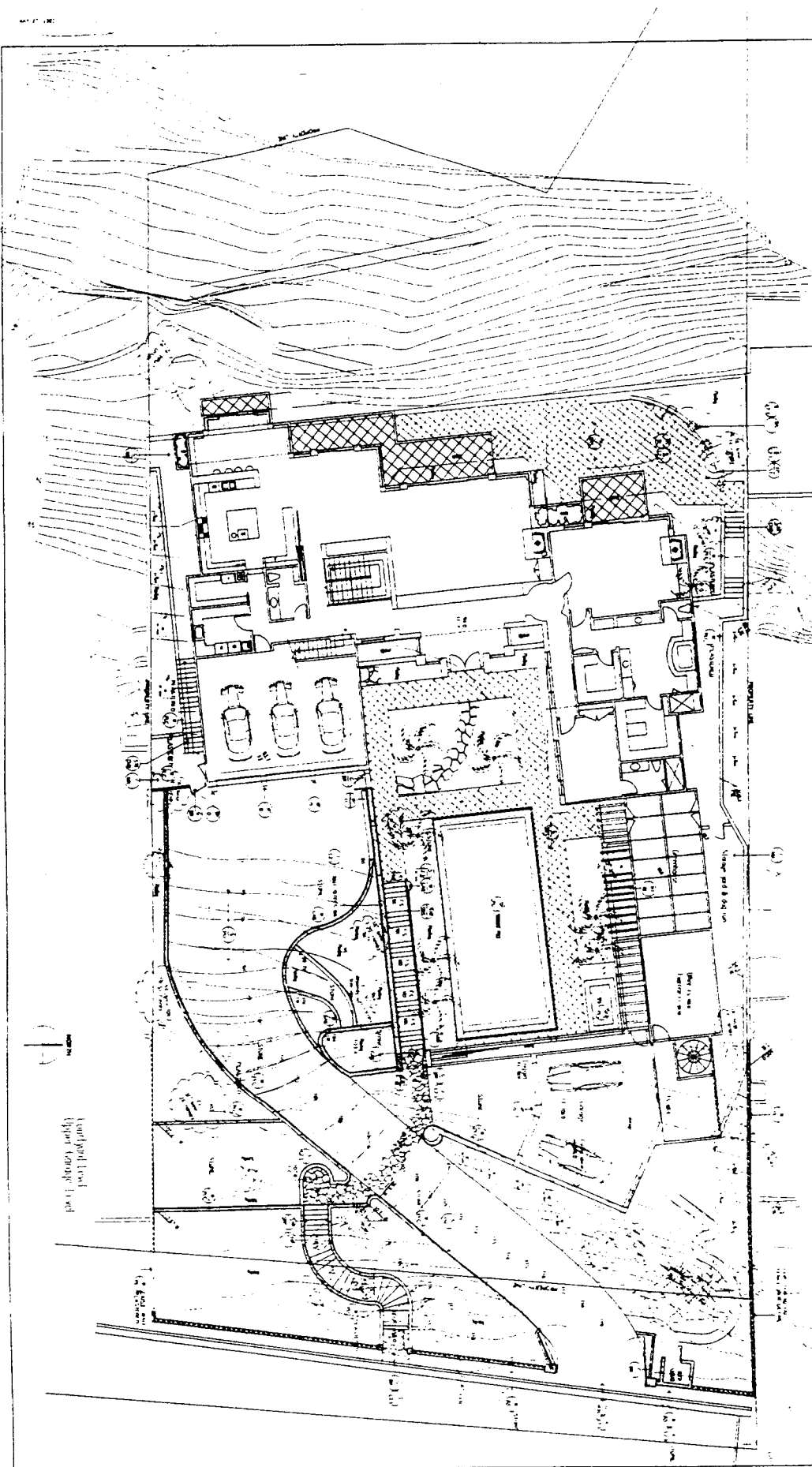


- Construction Notes**
- 1. Construct 4" thick concrete Drains (1" Submittal) - 1/2" deep
 - 2. Install 12" Dia. drain HDPE type 1212 w/cover & submittal to match
 - 3. Install 6" Abron Drain HDPE type 90 w/cover & submittal to match
 - 4. Install 6" Dia. 1/2" Deep HDPE type 90 w/cover & submittal to match
 - 5. Construct 4" 1/2" 40 ABS Drain Line for 1/2" min. slope
 - 6. Install 12" French drain

See landscape plan for
all landscape and
planting information



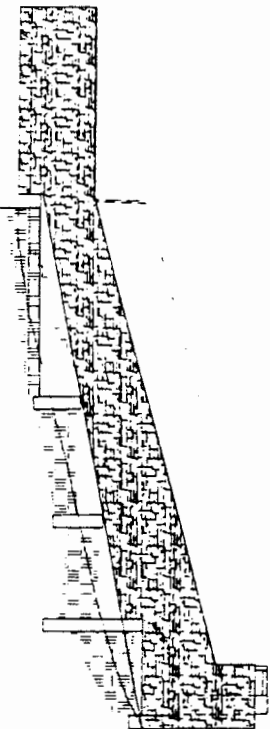
Markland Residence 88 North La Senda Drive • Three Arch Bay • Laguna Beach • California



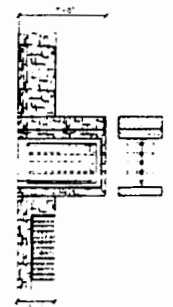
Room No.	Room Name	Area (sq. ft.)	Notes
101	Garage	1,200	For 4 cars
102	Living Room	1,800	Open to dining room
103	Dining Room	1,200	Open to living room
104	Kitchen	800	Includes breakfast room
105	Master Bedroom	1,200	Includes closet
106	Bedroom	1,000	Includes closet
107	Bedroom	1,000	Includes closet
108	Bathroom	600	Includes linen closet
109	Hall	400	Includes closet
110	Staircase	200	Includes landing
111	Pool Deck	1,000	Includes pool
112	Pool	1,000	Includes pool
113	Garage	1,200	For 4 cars
114	Living Room	1,800	Open to dining room
115	Dining Room	1,200	Open to living room
116	Kitchen	800	Includes breakfast room
117	Master Bedroom	1,200	Includes closet
118	Bedroom	1,000	Includes closet
119	Bedroom	1,000	Includes closet
120	Bathroom	600	Includes linen closet
121	Hall	400	Includes closet
122	Staircase	200	Includes landing
123	Pool Deck	1,000	Includes pool
124	Pool	1,000	Includes pool
125	Garage	1,200	For 4 cars
126	Living Room	1,800	Open to dining room
127	Dining Room	1,200	Open to living room
128	Kitchen	800	Includes breakfast room
129	Master Bedroom	1,200	Includes closet
130	Bedroom	1,000	Includes closet
131	Bedroom	1,000	Includes closet
132	Bathroom	600	Includes linen closet
133	Hall	400	Includes closet
134	Staircase	200	Includes landing
135	Pool Deck	1,000	Includes pool
136	Pool	1,000	Includes pool
137	Garage	1,200	For 4 cars
138	Living Room	1,800	Open to dining room
139	Dining Room	1,200	Open to living room
140	Kitchen	800	Includes breakfast room
141	Master Bedroom	1,200	Includes closet
142	Bedroom	1,000	Includes closet
143	Bedroom	1,000	Includes closet
144	Bathroom	600	Includes linen closet
145	Hall	400	Includes closet
146	Staircase	200	Includes landing
147	Pool Deck	1,000	Includes pool
148	Pool	1,000	Includes pool
149	Garage	1,200	For 4 cars
150	Living Room	1,800	Open to dining room
151	Dining Room	1,200	Open to living room
152	Kitchen	800	Includes breakfast room
153	Master Bedroom	1,200	Includes closet
154	Bedroom	1,000	Includes closet
155	Bedroom	1,000	Includes closet
156	Bathroom	600	Includes linen closet
157	Hall	400	Includes closet
158	Staircase	200	Includes landing
159	Pool Deck	1,000	Includes pool
160	Pool	1,000	Includes pool
161	Garage	1,200	For 4 cars
162	Living Room	1,800	Open to dining room
163	Dining Room	1,200	Open to living room
164	Kitchen	800	Includes breakfast room
165	Master Bedroom	1,200	Includes closet
166	Bedroom	1,000	Includes closet
167	Bedroom	1,000	Includes closet
168	Bathroom	600	Includes linen closet
169	Hall	400	Includes closet
170	Staircase	200	Includes landing
171	Pool Deck	1,000	Includes pool
172	Pool	1,000	Includes pool
173	Garage	1,200	For 4 cars
174	Living Room	1,800	Open to dining room
175	Dining Room	1,200	Open to living room
176	Kitchen	800	Includes breakfast room
177	Master Bedroom	1,200	Includes closet
178	Bedroom	1,000	Includes closet
179	Bedroom	1,000	Includes closet
180	Bathroom	600	Includes linen closet
181	Hall	400	Includes closet
182	Staircase	200	Includes landing
183	Pool Deck	1,000	Includes pool
184	Pool	1,000	Includes pool
185	Garage	1,200	For 4 cars
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187	Dining Room	1,200	Open to living room
188	Kitchen	800	Includes breakfast room
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190	Bedroom	1,000	Includes closet
191	Bedroom	1,000	Includes closet
192	Bathroom	600	Includes linen closet
193	Hall	400	Includes closet
194	Staircase	200	Includes landing
195	Pool Deck	1,000	Includes pool
196	Pool	1,000	Includes pool
197	Garage	1,200	For 4 cars
198	Living Room	1,800	Open to dining room
199	Dining Room	1,200	Open to living room
200	Kitchen	800	Includes breakfast room

B116

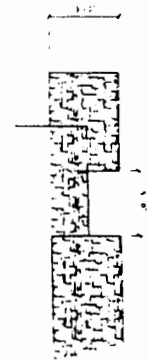
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 TOTAL SHEETS: [Total Sheets]



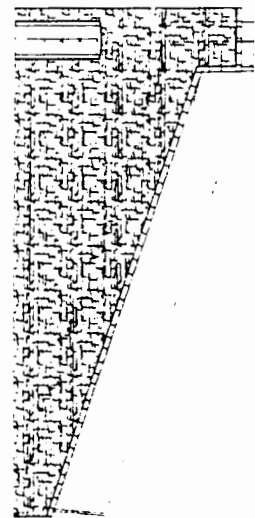
1 ENTRY WALL FACING DRIVE WAY W/ PLANTER WALL SECTIONS



2 ENTRY GATE INTO POOL COURT

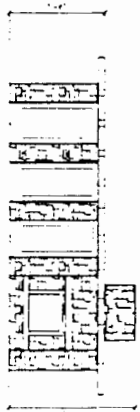


3 WALL ELEVATION AT ENTRY WALK

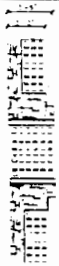


5 ENTRY WALL FACING SWIMMING POOL

4 VEHICULAR ENTRY GATE



6 FIRE PLACE & WINDSCREEN AT LOWER LEVEL



7 PEDESTRIAN ENTRY GATE

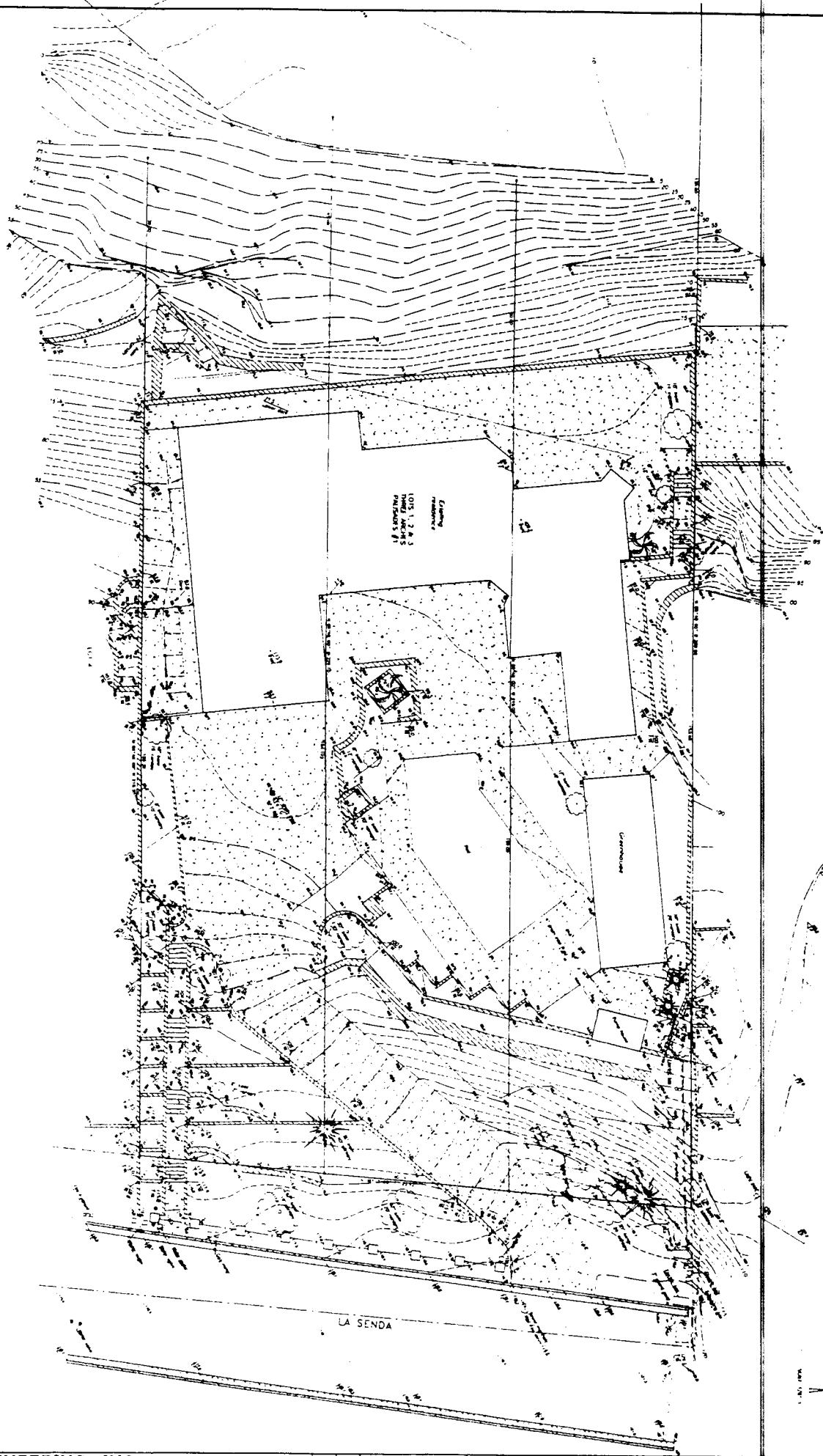
GENERAL NOTES

1. ALL WALLS TO BE CONCRETE WITH STONE FACING.
2. ALL WALLS TO BE FINISHED WITH STONE FACING.
3. ALL WALLS TO BE FINISHED WITH STONE FACING.
4. ALL WALLS TO BE FINISHED WITH STONE FACING.
5. ALL WALLS TO BE FINISHED WITH STONE FACING.
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7. ALL WALLS TO BE FINISHED WITH STONE FACING.
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10. ALL WALLS TO BE FINISHED WITH STONE FACING.

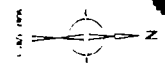
B18

<p>DATE: 10/10/2010</p> <p>PROJECT: 10/10/2010</p> <p>DESIGNER: 10/10/2010</p> <p>REVISION: 10/10/2010</p> <p>12.1</p>	
--	--

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE SURVEYOR'S CERTIFICATE IS HEREBY FILED FOR RECORD.



1319



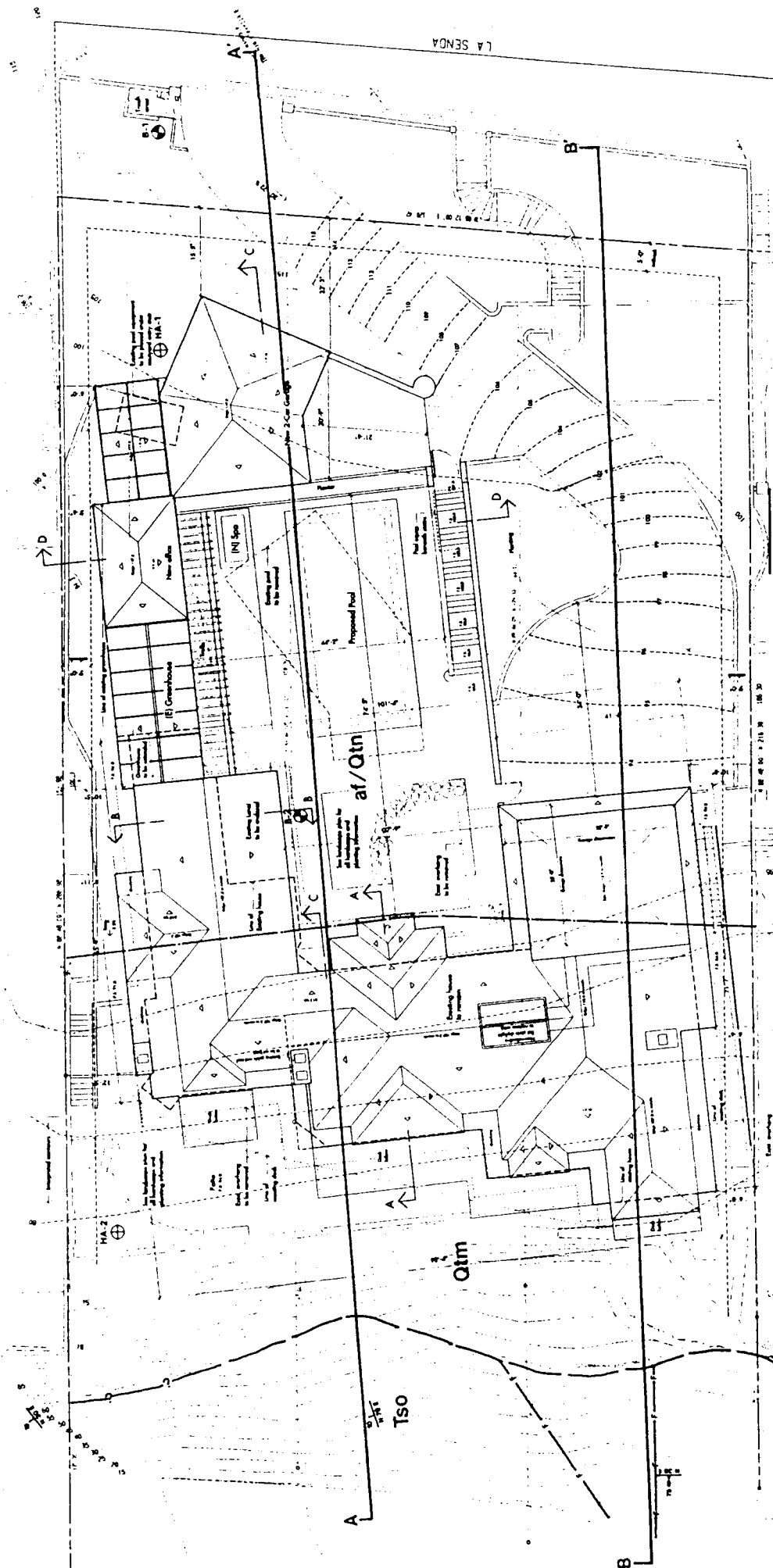
TOAL ENGINEERING, INC.

Civil Engineers, Land Surveyors, and Planners
1200 Northridge Boulevard
San Clemente, California 92673
Tel: 949-487-8500 Fax: 949-487-8503 E-mail: toal@toal-engineering.com

TOPOGRAPHIC SURVEY
LOTS 1, 2 & 3, THREE ARCHES PALMDES
LAGUNA BEACH, CALIFORNIA

DATE OF SURVEY	2004.04.08
BY	TOAL
FOR	TOAL
SCALE	AS SHOWN
PROJECT NO.	2004.04.08
DATE OF PLOTTING	2004.04.08
BY	TOAL
FOR	TOAL
SCALE	AS SHOWN
PROJECT NO.	2004.04.08

2004.04.08



APPROXIMATE LOCATION OF BUCKET AUGER BORING
APPROXIMATE LOCATION OF HAND AUGER BORING
CROSS SECTION

LEGEND:

- 1' ATTACHED WALL
- 2' ATTACHED WALL
- 3' ATTACHED WALL
- 4' ATTACHED WALL
- 5' ATTACHED WALL
- 6' ATTACHED WALL
- 7' ATTACHED WALL
- 8' ATTACHED WALL
- 9' ATTACHED WALL
- 10' ATTACHED WALL
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- 90' ATTACHED WALL
- 91' ATTACHED WALL
- 92' ATTACHED WALL
- 93' ATTACHED WALL
- 94' ATTACHED WALL
- 95' ATTACHED WALL
- 96' ATTACHED WALL
- 97' ATTACHED WALL
- 98' ATTACHED WALL
- 99' ATTACHED WALL
- 100' ATTACHED WALL

SITE PLAN	
1/8" = 1'-0"	

Markland Residence

88 North La Senda Drive • Three Arch Bay • Laguna Beach • California

COASTAL COMMISSION

EXHIBIT # **02-345**

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



Site Plan
April 22, 2002
Scale 1/8" = 1'-0"

