

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Filed: August 18, 2003  
 49th Day: September 6, 2004  
 180th Day: February 14, 2005  
 Staff: DL-SD  
 Staff Report: October 26, 2004  
 Hearing Date: November 17-19, 2004  
 Commission Action:

**Th4d****STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-04-336 **RECORD PACKET COPY**

**APPLICANTS:** James Christopher Dyer

**AGENT:** Jack Garland

**PROJECT LOCATION:** 146 Avenida San Antonio, San Clemente,  
Orange County

**PROJECT DESCRIPTION:** Construction of a new 2,047 sq.ft. two-story single-family residence with an attached 487 sq.ft. garage on a 4,884 sq.ft. vacant lot.

**LOCAL APPROVALS RECEIVED** City of San Clemente Planning Division Approval in Concept dated August 12, 2004.

**SUBSTANTIVE FILE DOCUMENTS:** City of San Clemente Certified Land Use Plan (LUP)

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending **APPROVAL** of the proposed project with five (5) special conditions, which require 1) submittal of a final landscaping plan; 2) evidence of approval from OCFA; 3) submittal of a final grading and drainage plan; 4) compliance with construction-related best management practices (BMPs); and 5) future improvements come back to the Commission for review. The primary issues associated with this development are canyon habitat enhancement and water quality.

**LIST OF EXHIBITS:**

1. Location Map
2. Assessors Parcel Map
3. Coastal Access Points
4. Project Plans
5. Coastal Canyon

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION:**

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. **SPECIAL CONDITIONS:**

1. Submittal of Final Landscaping Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final landscaping plan prepared by an appropriately licensed professional which demonstrates the following:
- (a) All areas affected by construction activities not occupied by structural development (including the house and deck) shall be revegetated for habitat enhancement and erosion control purposes;
  - (b) All non-native plants shall be removed from the construction area adjacent to the canyon;
  - (c) Landscaped areas in the rear yard (canyon-facing) areas shall be planted and maintained for erosion control and native habitat enhancement purposes. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent existing native plant areas, all landscaping adjacent to the canyon shall consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Invasive, non-indigenous plant species that tend to supplant native species shall not be used;
  - (d) Landscaped areas in the front yard (street-facing) area shall consist of native or non-invasive non-native drought tolerant plant species;
  - (e) All planting will be completed within 60 days after completion of construction;
  - (f) No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings.
  - (g) All vegetation 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 landscaping plan.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Orange County Fire Authority Approval

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall provide to the Executive Director a copy of a permit issued by the Orange County Fire Authority (OCFA) or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the OCFA. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

3. Submittal of Final Grading and Drainage Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final grading and drainage plan prepared by an appropriately licensed professional. The plan shall incorporate the following criteria:
- (a) Runoff from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be directed to dry wells or vegetated/landscaped areas to the maximum extent practicable within the constraints of City requirements.
  - (b) Where City code prohibits on-site infiltration, runoff shall be collected and discharged via pipe or other non-erosive conveyance to the frontage street to the maximum extent practicable. Runoff from impervious surfaces that cannot feasibly be directed to the street shall be discharged via pipe or other non-erosive conveyance to a designated canyon outlet point to avoid ponding or erosion either on- or off- site;
  - (c) Runoff shall not be allowed to pond adjacent to the structure or sheet flow directly over the sloping surface to the canyon bottom; and
  - (d) The functionality of the approved drainage and runoff control plan shall be maintained throughout the life of the development.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.

5. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-04-336. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a) shall not apply to the entire parcel. Accordingly, any future improvements to the development authorized by this permit, including but not limited to repair and maintenance activities identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-04-336 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

**IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

**A. PROJECT LOCATION AND DESCRIPTION**

The proposed project site is located at 146 Avenida San Antonio in the City of San Clemente, Orange County (Exhibits 1 & 2). The 4,884 sq.ft. vacant site gradually slopes west down towards Lobos Marinos Canyon. Surrounding development consists of low-density single-family residences. The nearest public access is available at the Lost Winds access point, approximately ¼ mile southwest of the subject site (Exhibit 3). The site is designated as Residential Low (7 dwelling units per acre) in the certified Land Use Plan, and the proposed project is consistent with this designation.

The applicant proposes to construct a 2,047 sq.ft. two-story single-family residence with an attached 487 sq.ft. garage, and 616 sq.ft. of decks. The City's certified LUP (Policy VII.15), to which the Commission may look for guidance, requires new development on coastal canyon lots to be set back as follows:

*"New development shall not encroach into coastal canyons and shall be set back either: a. a minimum of 30% of the depth of the lot, and not less than 15 feet from the canyon edge; or b. a minimum of 30% of the depth of the lot, and set back from the line of native vegetation (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or c. in accordance with house and deck/patio stringlines drawn between the nearest corners of the adjacent structures.*

*The development setback shall be established depending on site characteristics."*

The proposed development conforms to the canyon setback policies in the certified LUP, as development will be set back to 30% the depth of the lot and approximately 17 feet from coastal sage scrub vegetation. Due to the configuration of the lot, the canyon edge is located beyond the applicant's property line. The project is consistent with the pattern of development in the surrounding area and the project, including the attached backyard deck, will not result in significant canyonward encroachment.

San Clemente's certified LUP advocates the preservation of native vegetation and discourages the introduction of non-native vegetation in coastal canyons. While no rare or endangered species have been reported to exist within the coastal canyon habitat of San Clemente, the City has designated all coastal canyons, including Lobos Marinos Canyon, as environmentally sensitive habitat areas (ESHA), as depicted in Exhibit 5. The coastal canyons act as open space and potential wildlife habitat, as well as corridors for native fauna. Decreases in the

amount of native vegetation due to displacement by non-native vegetation have resulted in cumulative adverse impacts upon the habitat value of the canyons. As such, the quality of canyon habitat must be assessed on a site-by-site basis.

The canyon adjacent to the subject site is considered somewhat degraded due to the presence of both native and non-native plant species. No portion of the applicant's site contains resources that rise to the level of ESHA. However, to decrease the potential for canyon instability, deep-rooted, low water use, plants, preferably native to coastal Orange County, should be selected for general landscaping purposes in order to minimize irrigation requirements and 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 canyon slope. Drought resistant plantings and minimal irrigation encourage root penetration that increases slope stability. The Commission typically requires that applicants utilize native plant species, particularly along coastal canyons.

In addition, since the proposed development is adjacent to a coastal canyon where the protection and enhancement of habitat values is sought, the placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.caleppc.org/>) and California Native Plant Society ([www.CNPS.org](http://www.CNPS.org)) in their publications. In the areas on the canyonward side of the lot, landscaping should consist of plant species native to coastal Orange County only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used.

Therefore, Special Condition #1 requires implementation of a landscaping plan using native plants appropriate to the habitat type adjacent to the canyon area. Plants in the landscaping plan should be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" (a.k.a. WUCOLS) prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

Because the site is located adjacent to a canyon, the plans must also be submitted to the Orange County Fire Authority (OCFA) for review to confirm that appropriate plant materials, from a fire-management perspective, are used and to ensure that development is carried out in conformance with OCFA requirements.

During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the adjacent canyon or storm drain system. After construction, roof and surface runoff from new impervious areas should, ideally, be directed to dry wells or vegetated/landscaped areas. However, the Commission recognizes that, at present, City codes mandate directing certain types of runoff, such as roof runoff, to the street. Until there is a reconciliation between City codes and the goal of maximizing on-site treatment and infiltration of runoff for water quality purposes, site runoff should be directed to dry wells or vegetated/landscaped areas to the maximum extent practicable but within the constraints of City requirements. A drainage and runoff control plan must be submitted for review and approval by the Executive Director prior to permit issuance.

**B. HABITAT, RECREATION AND PARK IMPACTS**

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30240(b) of the Coastal Act.

**C. WATER QUALITY**

The proposed work will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction and post-construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction. As conditioned, the Commission finds that the development conforms to Sections 30230 and 32031 of the Coastal Act.

**D. PUBLIC ACCESS**

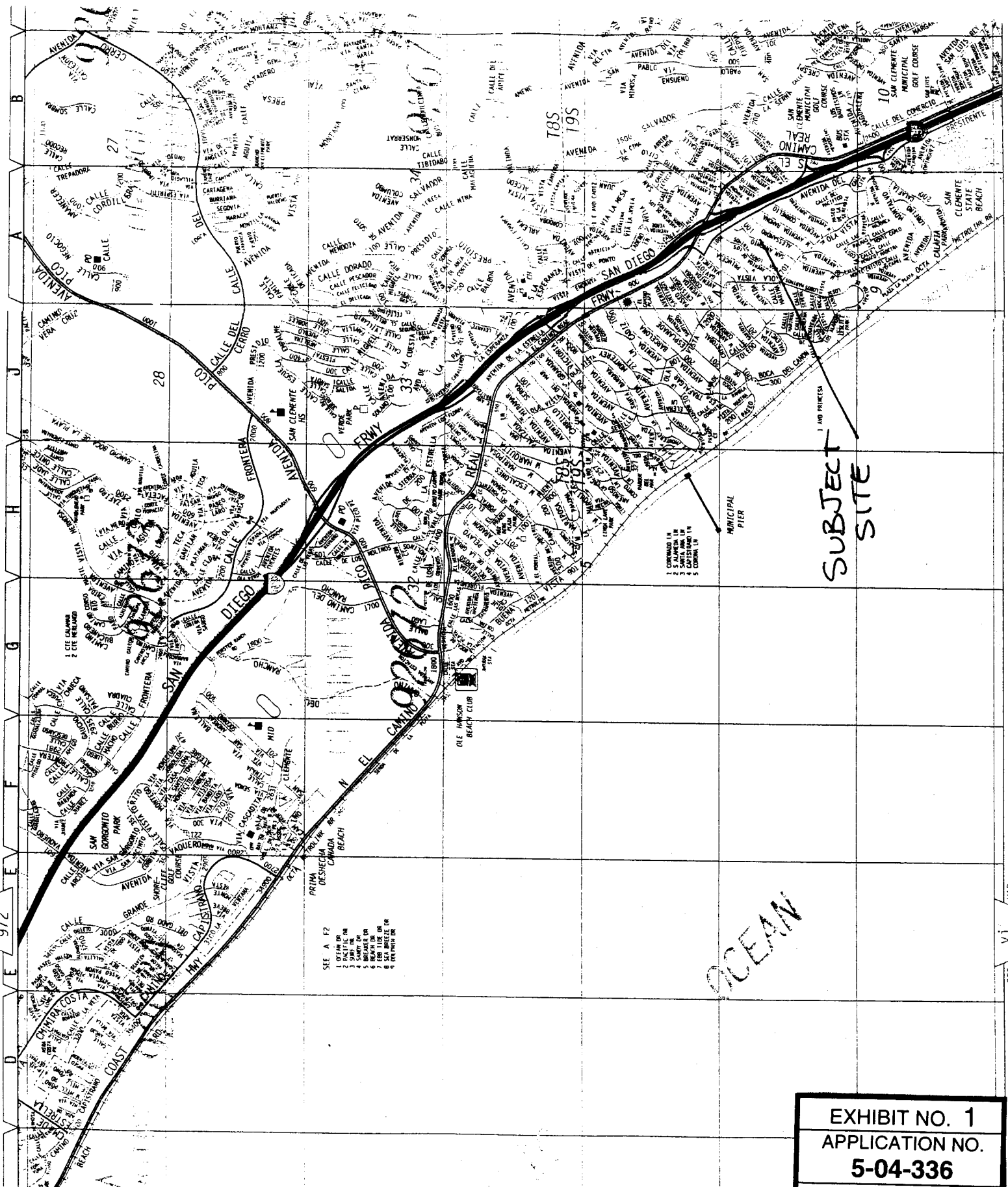
The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed, the development conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. LOCAL COASTAL PROGRAM**

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**F. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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



SUBJECT  
SITE

OCEAN

- SEE A F2
1. DRIVE IN
  2. PAVEMENT
  3. SIDE WALK
  4. DRIVEWAY
  5. DRIVEWAY
  6. DRIVEWAY
  7. DRIVEWAY
  8. DRIVEWAY
  9. DRIVEWAY
  10. DRIVEWAY

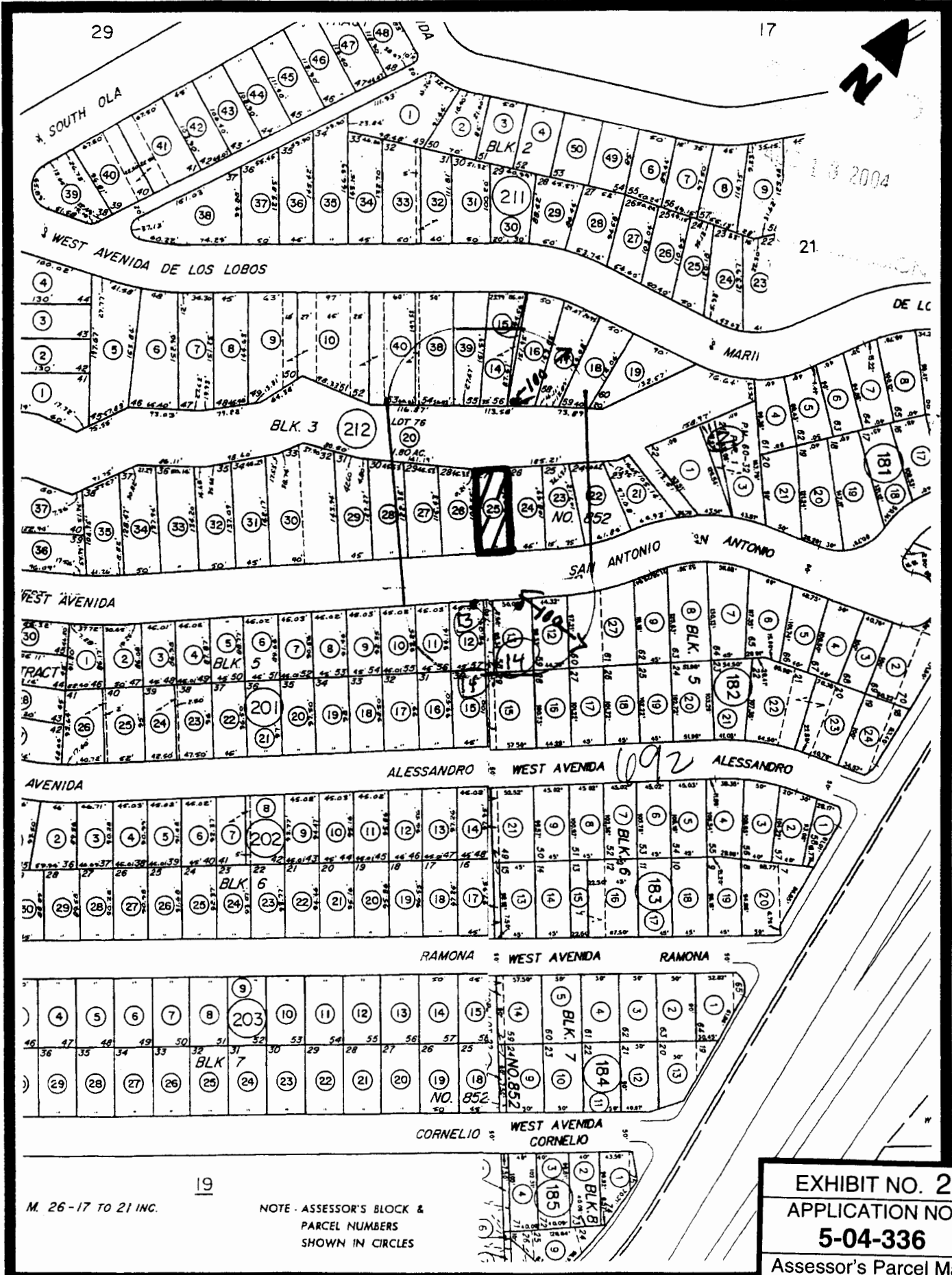
1. CORONADO LN
2. SAN MARCOS LN
3. SAN MARCOS LN
4. SAN MARCOS LN
5. CORONADO LN

<p><b>EXHIBIT NO. 1</b></p> <p><b>APPLICATION NO.</b></p> <p><b>5-04-336</b></p> <p><b>Location Map</b></p> <p><b>Page 1 of 1</b></p> <p>California Coastal Commission</p>
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2004



M. 26-17 to 21 INC.

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

# Ownership Map

PREPARED BY  
917 GLENNEY  
LAGUNA BEACH  
949 494-6105

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**5-04-336**  
 Assessor's Parcel Map

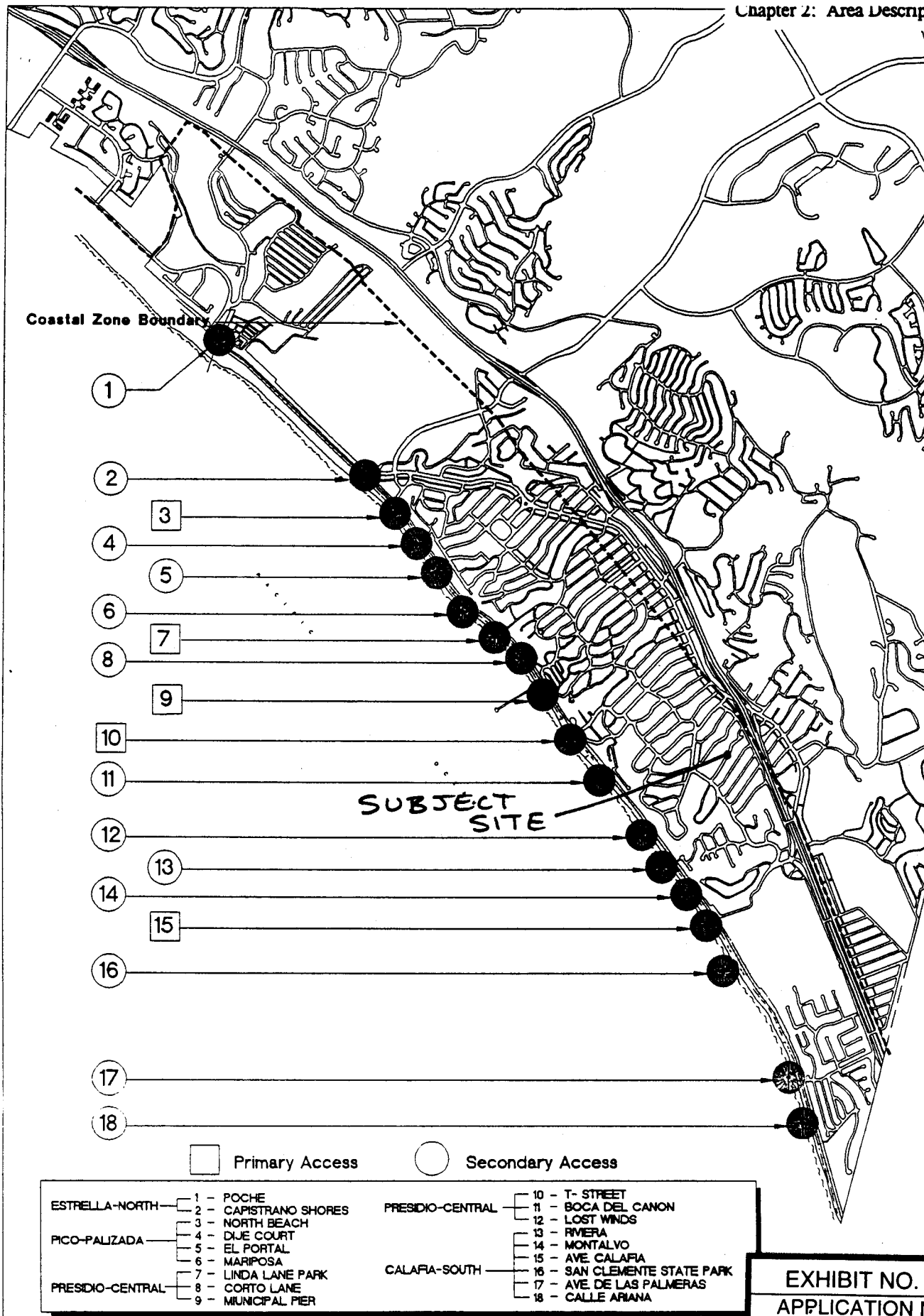


FIGURE 2-5

**CITY OF SAN CLEMENTE  
COASTAL ACCESS POINTS**

**EXHIBIT NO. 3**  
**APPLICATION NO.**  
**5-04-336**  
 Coastal Access Points  
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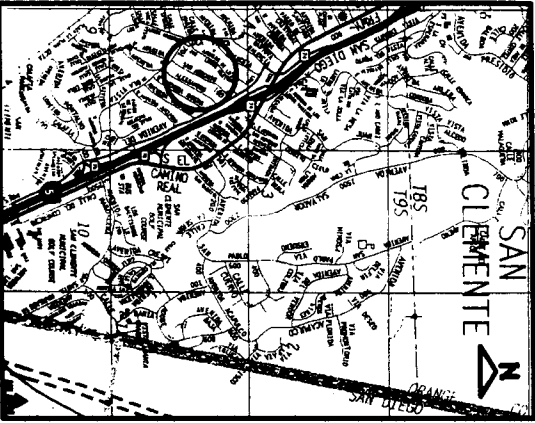


**PROJECT INFORMATION**

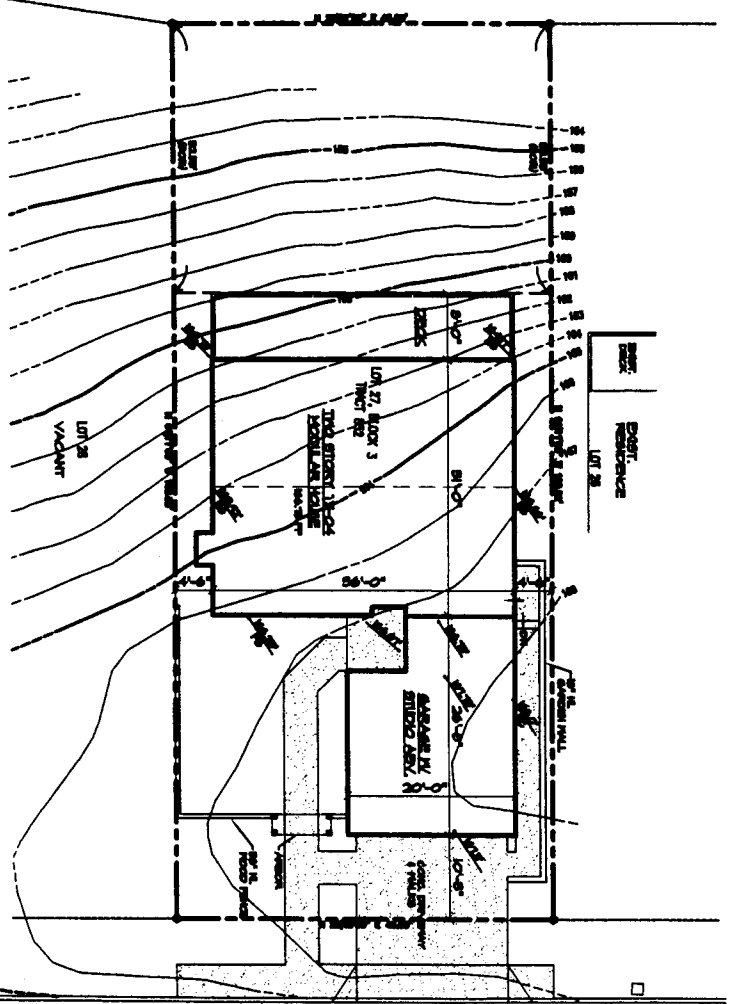
**SUBJECT ADDRESS:**  
 145 AVENIDA SAN ANTONIO, SAN CLEMENTE, CA  
**LEGAL DESCRIPTION:**  
 LOT 24, TRACT 1002, 84-0-23-25  
**TYPE OF CONSTRUCTION:** V-N  
**OCCUPANCY:** RES. U-I  
**THIS PROJECT SHALL COMPLY WITH THE 2001 CBC, CBC, CFC, AND CEC.**

**LOT AREA:** 4484 SQ. FT. (81,800)  
**FIRST FLOOR: RESIDUAL:** 1813 SQ. FT.  
**SECOND FLOOR: RESIDUAL:** 1813 SQ. FT.  
**TOTAL:** 3626 SQ. FT.  
**STUDIO:** 2047.5 SQ. FT.  
**TOTAL LIVING:** 4873 SQ. FT.  
**GARAGE W/ STAIR & STOR. COVERED PORCH:** 37 SQ. FT.  
**DECK:** 88 SQ. FT.

Note on the site plan: The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum hydrocarbons, salt, pesticides, construction materials, or hazardous materials shall be stored, transported or discharged into the street, gutter, or storm drain system. Provide house street number visible and legible from street.



VICINITY MAP  
 (NO SCALE)

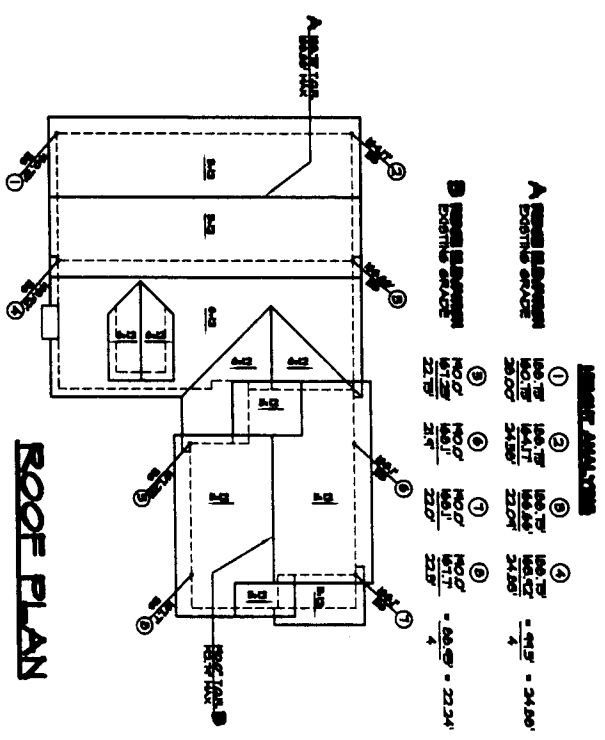


SITE PLAN

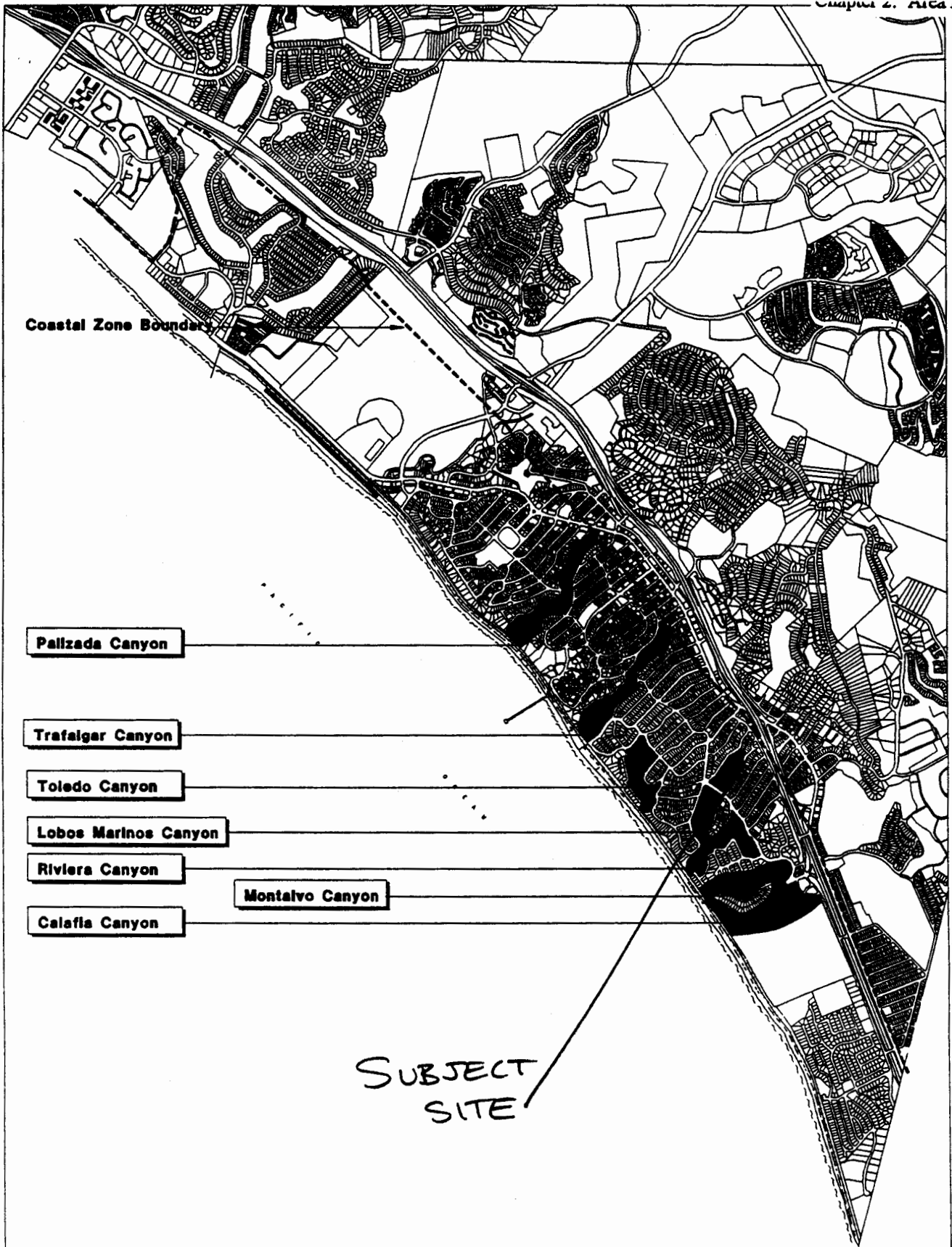
EXHIBIT NO. 4  
 APPLICATION NO.  
**5-04-336**  
 Site Plan  
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COASTAL COMMISSION  
 AUG 19 2004

5-04-336



ROOF PLAN



Coastal Zone Boundary

Palizada Canyon

Trafalgar Canyon

Toledo Canyon

Lobos Marinos Canyon

Riviera Canyon

Montalvo Canyon

Calafia Canyon

SUBJECT SITE

FIGURE 2-1



CITY OF SAN CLEMENTE  
COASTAL CANYONS/ ENVIRONMENTALLY SENSITIVE HA

EXHIBIT NO. 5
APPLICATION NO.
<b>5-04-336</b>
Coastal Canyons
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