

**CALIFORNIA COASTAL COMMISSION**

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Filed: 11/12/03  
 49th Day: 12/31/03  
 180th Day: 5/10/04  
 Staff: MV-LB  
 Staff Report: 2/26/04  
 Hearing Date: 3/17-19/04  
 Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-03-393**APPLICANT:** Gary & Cathy Daichendt**AGENT:** Brion Jeannette Architecture**PROJECT LOCATION:** 2633 Riviera Drive, Laguna Beach, Orange County

**PROJECT DESCRIPTION:** Remodel existing single family residence resulting in an 11,694 square foot, 3 story (no change to existing height), single family residence, with an attached, 526 square foot, 2 car garage; construction of a 772 square foot, detached, 3 car garage (on the site of the existing guest house to be demolished), and remodel and addition of 63 square feet to an existing, detached 539 square foot, 2 story, pool house, on an ocean front bluff top lot.

Lot Area:	17,591 square feet
Building Coverage:	5,489 square feet
Pavement Coverage:	8,694 square feet
Landscape Coverage:	3,409 square feet
Parking Spaces:	5
Zoning:	R-1
Ht above curb:	14 feet

**SUMMARY OF STAFF RECOMMENDATION:**

The major issues of this staff report relate to proposed construction of a pool within the bluff edge setback. Staff is recommending the pool be reduced and/or relocated to conform with the setback.

Staff recommends **APPROVAL** of the proposed development with special conditions which require: 1) confirmation on the extent of demolition; 2) termite inspection; 3) revised plans indicating the pool conforms with the bluff edge setback; 4) minimizing potential pool impacts due to leakage; 5) revised drainage plan; 6) revised landscape plan; 7) conformance with the geotechnical recommendations; 8) prohibition of future shoreline protection; 9) the applicant to assume the risk of development; 10) recordation of a deed restriction reflecting these conditions.

**LOCAL APPROVALS RECEIVED:** City of Laguna Beach Approval in Concept, dated 9/16/03.

**SUBSTANTIVE FILE DOCUMENTS:** Preliminary Geotechnical Investigation, prepared by Geofirm, dated 2/11/03; Geofirm letter dated 10/29/03; Geofirm letter dated 2/23/04; City of Laguna Beach certified Local Coastal Program (as guidance only).

**I. APPROVAL WITH CONDITIONS**

**STAFF RECOMMENDATION:**

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

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 5-03-393 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 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. Confirmation of the Extent of Demolition

After demolition has been completed, and the framing of the walls to remain is exposed pursuant to the demolition plan approved in this permit, but **PRIOR TO ANY NEW CONSTRUCTION**, the applicant shall submit to the Executive Director, via bonded messenger from the City of Laguna Beach Building Department, for the review and approval of the Executive Director, a certified copy of the City building inspector's report which indicates whether any demolition beyond the amount shown on the demolition plan approved by this permit has occurred or would be necessary in order to meet building and safety codes.

If the building inspector's report, accepted by the Executive Director, indicates additional demolition has already occurred or must occur due to the deteriorated state of the walls which were proposed by the applicant to remain, the applicant shall submit a complete amendment request application or a complete application for a new coastal development permit. The application shall address the issue of revisions to the project due to the need for additional demolition. Whether an amendment or a new application is submitted shall be determined by the Executive Director.

#### **No further development may occur until either:**

- a) The Executive Director determines, pursuant to the City building inspector's report, that all walls identified as walls to remain are intact and structurally sound; or
- b) the applicant submits an amendment request application if so directed by the Executive Director and the amendment request is subsequently approved by the Coastal Commission and issued by the Executive Director; or
- c) the applicant submits a new coastal development permit application if so directed by the Executive Director and the coastal development permit is approved by the Coastal Commission and issued by the Executive Director.

## **2. Termite Inspection**

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a termite inspection report, prepared by a licensed professional, indicating the degree, if any, of termite damage that exists within the existing residential structure that is the subject of the permit.

The termite inspection report shall also be submitted to the City of Laguna Beach Building Department.

If the termite inspection report indicates that additional demolition will be necessary in order for the structure to meet building and safety standards, the applicant shall submit a complete amendment request application or a complete application for a new coastal development permit. Whether an amendment or permit application is submitted shall be determined by the Executive Director. The application shall address the issue of revisions to the project due to the need for additional demolition.

**No development may proceed if an amendment or new coastal development permit application pursuant to the special conditions of this permit is pending.**

## **3. Revised Plans**

**A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, revised plans showing that:

1. The pool shall be located landward of the 25 foot bluff edge/geologic setback as depicted on attached exhibit C;
2. Alternately, the applicant may submit revised plans indicating that the existing pool located landward of the main residence, will be retained in its present location;
3. Any proposed accessory improvements (i.e. decks, patios, walls, etc.) located seaward of the residence in the 25 foot bluff edge/geologic setback area on the site shall be detailed and drawn to scale on the final approved site plan. Such improvements shall be at grade or capable of being removed without significant landform alteration.

**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.

4. **Minimizing Swimming Pool Impacts**

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a written plan prepared by an appropriately licensed professional to mitigate for the potential for leakage from the proposed swimming pool and spa. The plan shall include, at a minimum: 1) installing separate water meters for each pool and spa which are separate from the water meters for the houses to allow for the monitoring of water usage for the pool and spa, and 2) identification of the materials, such as plastic linings or specially treated cement, to be used to waterproof the undersides of the pool and spa to prevent leakage, and information regarding the past success rates of these materials. The applicant shall comply with the mitigation plan approved by the Executive Director.

5. **Revised Drainage Plan**

- A. All site drainage shall be collected and directed/pumped to the street.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a revised drainage plan 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.

6. **Revised Landscape Plan**

- A. All new landscaping shall be primarily native (to coastal Orange County), drought tolerant vegetation. Invasive plants are prohibited.
- B. No permanent in-ground irrigation systems shall be installed on site. Temporary above ground irrigation is allowed to establish plantings.
- C. **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 requirements of sections A and B above.
- D. 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.

**7. 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 Preliminary Geotechnical Investigation, prepared by Geofirm, dated 2/11/03; Geofirm letter dated 10/29/03; Geofirm letter dated 2/23/04.
- B. **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.
- C. 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.

**8. 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. 5-03-393 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.
- 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 wave, erosion, or storm conditions, or other natural

hazards. The report shall identify all those immediate or potential future measures that could stabilize the principal residence without shore or 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.

**9. 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, bluff top, 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.

**10. 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 applicants propose to remodel an existing single family residence resulting in an 11,694 square foot, 3 story (no change to existing height), single family residence, with an attached, 526 square foot, 2 car garage; construction of a 772 square foot, detached, 3 car garage (within same footprint as guest house proposed to be demolished), and remodel and addition of 63 square feet to an existing, detached 539 square foot, 2 story, pool house, on an ocean front bluff top lot. A new pool and spa are proposed between the main residence and the bluff edge. Grading consisting of 306 cubic yards (351 cubic yards of fill and 45 cubic yards of cut) is proposed to accommodate proposed landward expansion of the main residence and to accommodate portions of the proposed, detached, 3 car garage. The location of the disposal site for the export material has been identified as the Brea landfill, which is located outside the coastal zone.

Three structures currently exist on-site: a 10,454 square foot, 3 story, 3 feet above top of curb single family residence with an attached three car garage; a 539 square foot, two story pool house; and a 318 square foot, single story guest house. In addition, there is an existing pool and spa, between the main residence and pool house, that is proposed to be removed.

In addition to remodeling, 1,240 square feet is proposed to be added to the main residence. The seaward side of the residence is proposed to be partially relocated landward of its existing location. At the lowest/basement floor, an approximately 14 foot diameter bay window will be removed, resulting in a landward relocation of approximately 11 ½ feet along the 14 foot portion of lowest level's seaward most wall, in addition an additional 18 feet of the wall will be relocated approximately 5 feet landward of its existing location. A total of approximately 207 square feet is proposed to be removed at the seaward side of the basement level. These areas will become covered patio area. Also at the lowest/basement is an addition of approximately 439 square feet at the landward most side of the basement level. The net addition at the basement level will be 232 square feet. Excavation is proposed to accommodate the lower level, landward expansion.

At the mid/first floor level, approximately 56 feet of the existing 65 foot long seaward most wall will be relocated landward. The distance of the landward relocation ranges from 7 feet to 3 feet. A total of approximately 425 square feet will be removed at the seaward side of the residence. This will become covered patio area. The existing, attached 3 car garage will be converted to a two car garage, and the former garage area will become living area. Additional expansion is proposed at the landward side. A total of 1,162 square feet (including the garage conversion) will be added at the landward side of the mid level, making a net addition of 738 square feet.

At the upper/second floor level the seaward most wall will remain in the existing location. A net addition at this level is proposed, but none of the proposed addition will result in seaward encroachment.

An existing 318 square foot guest house is proposed to be demolished. It is located between the main residence and the street. Within approximately the same location as the guest house to be removed, a 772 square foot, 3 car garage is proposed. The garage structure is proposed to include a 680 square foot, second story storage area.

An existing 2 story, 539 square foot pool house is proposed to be enlarged by adding 63 square feet to the first story. The pool house is also located between the main residence and the street.

The subject site is located within the locked gate community of Irvine Cove 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 Irvine Cove 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 Irvine Cove 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 Crystal Cove State Beach approximately one half mile upcoast of the site.

## **B. Demolition vs Remodel**

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. In the case of the proposed project, portions of the existing main residence extend beyond the bluff edge setback the Commission would normally impose. On bluff top lots the Commission routinely imposes a bluff edge setback of either 25 feet from the bluff edge or a setback determined by a stringline. A stringline is determined by drawing a line from the nearest adjacent corners of the adjacent structures. Because of the configuration of the bluff in this area, a stringline setback does not apply. Portions of the main residence are set back more than 40 feet from the bluff edge. However, some of the main residence, even with the landward relocation, will intrude into the 25 foot setback. The depth of the intrusion into the 25 foot setback varies from 0 feet to 25 feet. When a demolition and new construction project is reviewed by the Commission, an appropriate bluff edge setback is typically imposed. The bluff edge setback is used to address Coastal Act issues including hazard, scenic public views, minimizing the potential need for shoreline and bluff protection devices, and public access. In this case, a bluff edge setback would be used to address the Coastal Act issues of hazard, views, and minimizing the potential need for shoreline and bluff protection devices.

The applicant has submitted detailed information about the amount of demolition that would occur with the proposed project. 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 and foundation. Cosmetic portions of the wall, such as exterior stucco and interior drywall, may be removed.

In the case of the proposed project, the total existing linear footage is 1,010 feet (this includes 346 feet, 9 inches of linear feet at the upper level, 392 feet, 1 inch of linear feet at the mid level, and 271 feet, 3 inches at the basement level). Of that amount, 496 feet, 4 inches of 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 49% of the exterior, linear footage of the existing walls ( $496' - 4'' / 1,010' - 1'' = 49\%$ ). 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.

However, it must be noted that the amount of proposed demolition is within 1% of the amount that would trigger the requirement to remove existing development within the bluff edge setback area. The 1% figure translates into less than 5 linear feet of existing wall area. The amount of demolition could easily exceed the critical 50% point once demolition is begun, either by accident or for other reasons. For example, an additional 5 feet of wall could be accidentally knocked down unwittingly by a contractor. Or it may appear prudent to the contractor to remove and rebuild a section of existing wall to facilitate construction. Further, it is not uncommon to discover structural problems such as termite damage, water damage, or dry rot within walls that were proposed to remain once they are exposed to the studs. This issue often arises especially in older homes such as the existing structure on-site, which is believed to have been originally constructed sometime in the 1950s. When this happens the wall must be taken down to meet building safety standards. Once a new wall is erected in the same location, it is virtually impossible to determine that the wall replacement has occurred. This leads to the situation where a remodel project really constitutes demolition and new development, and would have been required to meet the appropriate bluff edge setback. This issue has arisen with previously approved coastal development permits including 5-01-240 (De la Pena) and 5-98-251 (Boehringer) which were both projects located on bluff top lots in Laguna Beach.

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. 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 edge setback may remain. However, contingencies must be in place once the demolition is under way to assure that the critical threshold is not exceeded, or if it is exceeded, to establish an avenue which allows the project to be re-assessed based on the revised demolition figure.

As stated above, a frequent reason additional demolition becomes necessary is the discovery of termites and termite damage within the walls proposed to remain. In order to minimize the chances of this issue arising after demolition has begun, a special condition is being imposed which requires the applicant to submit a termite inspection report prior to issuance of the coastal development permit. If the report indicates that the walls proposed to remain are damaged, the applicant is required to submit an amendment application or an application for a new coastal development permit. Whether an amendment or new permit application is appropriate would be determined by the Executive Director. Once a complete application is received, the project would be evaluated based on the newly discovered information.

In addition, another special condition is being imposed which requires that the applicant submit a copy of the City building inspector's report done after the proposed demolition is complete and the framing of the walls to remain is exposed, but before any new construction has commenced. The inspector's report would verify the extent of demolition and the condition of the walls remaining. If the inspector's report indicates that more demolition has occurred than was approved or that the walls originally proposed to remain are not structurally sound, the applicant is required to submit an amendment application or an application for a new coastal development permit. Again, whether an amendment or new permit application is appropriate would be determined by the Executive Director. Once a complete application is received, the project would then be evaluated based on the newly discovered information.

These special conditions are necessary to assure that development is carried out as proposed and that the development is consistent with the Chapter 3 policies of the Coastal Act. The proposed project's consistency with specific Sections of the Coastal Act is discussed below.

**C. Blufftop Development**

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 property extends from Riviera Drive, southerly to the rear property boundary located more or less along the bluff edge. Topographically, the site consists of a relatively flat pad and gently bluffward sloping terrain adjacent to and below Riviera Drive. The bluff to the south of the house descends 75 +/- feet to the ocean at a slope angle of 50+/- degrees. The top of the bluff is densely vegetated, whereas the bluff face exposes hard bedrock of intrusive andesite.

A Preliminary Geotechnical Investigation was prepared for the proposed development by Geofirm dated February 11, 2003, and was augmented on 10/29/03, and 2/23/04. The geologic report included review of available geologic literature, maps, and reports from projects nearby, as well as interpretation of paired stereographic aerial photographs, review of project architectural drawings, field reconnaissance and geologic review of the property and nearby areas, excavation and logging of two borings, preparation of topographic-geologic cross sections, laboratory testing of on-site soils, and geotechnical analysis and preparation of the reports and illustrations.

1) Setback

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 increase the rate of erosion and bluff retreat. Thus, by reducing these factors bluff stability can be increased. In addition, Section 30251 of the Coastal Act requires that scenic and visual qualities of coastal areas be protected. Setting development further back from the edge of the coastal bluff decreases the project's visibility from the beach below and as seen from the water. For these reasons, the Commission typically imposes some type of bluff edge set back.

In the project vicinity, the Commission typically imposes a minimum bluff edge setback of 25 feet from the edge of the bluff for primary structures (e.g. the enclosed living area of residential structures) and structures with below grade features (such as pools or development requiring caissons). The minimum 25 foot setback from the bluff edge is

deemed acceptable at the subject site based on the relatively stable, underlying andesite bedrock. Due to the strength of the underlying bedrock, the slope can be judged to be globally stable, without the need for a quantitative slope stability analysis. The applicant's geotechnical consultant compared the current site topography with 1997 and 1931 aerial photographs and could detect no appreciable bluff retreat. Accordingly, he estimated that future bluff retreat over the next seventy five years likely would not exceed 5 feet. The Commission's staff geologist concurs with this assessment. The intent of the 25 foot setback is to substantially reduce the likelihood of proposed 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.

The applicant's geologic consultant has determined that the edge of the bluff is generally located as depicted on exhibit C. Commission staff, including the staff geologist, has reviewed the applicant's bluff edge determination and concurs. The bluff edge determination is based on the definition contained in Section 13577 of the California Code of Regulations which states, in part: "...the edge shall be defined as that point nearest the cliff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient of the cliff."

Because development setbacks are normally measured from the edge of the bluff top, a great deal of effort often is focused on defining that "bluff edge." The bluff edge is the line of intersection between the steeply sloping bluff face and the flat or more gently sloping bluff top. Defining this line can be complicated, however, by the presence of irregularities in the bluff edge, a rounded stepped bluff edge, a sloping bluff top, or previous grading or development near the bluff edge. The position of the bluff edge may be changed by a variety of processes, natural and anthropogenic. Most obvious is the landward retreat of the bluff edge through coastal erosion. Anthropogenic modification of the bluff edge may occur by grading or construction of structures. A landward shift of the bluff edge commonly occurs through cutting into and removing natural materials during grading operations or the construction of seawalls. Conversely, placing artificial fill on or near the bluff edge generally does not alter the position of the natural bluff edge; the natural bluff edge still exists, buried beneath fill, and the natural bluff edge is used for purposes of defining development setback<sup>1</sup>. On the subject lot, the natural bluff edge has in part been buried by fill behind the retaining wall at the site. In these areas, the location of the bluff edge beneath the fill has been estimated based on soil borings and extrapolating the position of the bluff edge on parcels up- and downcoast of the subject lot.

Much of the main residence conforms with the 25 foot bluff edge setback, however, portions of it do not (see exhibit C). Nevertheless, as described previously, the project does not constitute demolition and reconstruction. Thus the existing non-conforming setback may remain.

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<sup>1</sup> Johnsson, Mark. "Establishing development setback from coastal bluffs", Memorandum to Commissioners and Interested Parties. 16 January 2003.

Construction of a new pool is proposed. Portions of the newly proposed pool would encroach into the required 25 foot bluff edge setback. Below grade development, including pools, must conform to the required setback because when the bluff erodes to a point that the below grade development is exposed the development effectively alters the natural landform. It is also visually intrusive. The depth of the proposed pool is expected to be approximately 6 feet. It is proposed to be 40 feet long and 10 feet wide. Thus it constitutes a much larger and more substantive structure than minor accessory structures such as an at grade patio. Structures of this scale cannot be easily removed or relocated once constructed. For these reasons the Commission finds that pools cannot be considered minor or accessory development. Because the pool does constitute new construction and because it also constitutes below grade development, it must conform to the required setback

The proposed pool location encroachment ranges from 0 feet to up to approximately 15 feet into the bluff edge setback. The geologic consultant has indicated that the pool will be constructed on bedrock without the need for caissons. However, the pool itself represents below grade development and so, as described above, cannot be allowed within the required 25 foot setback from the bluff edge. If the pool were reduced in size and/or relocated landward, it would be consistent with the required 25 foot bluff edge setback.

There is an existing pool and spa at the subject site that is proposed to be removed. The existing pool is located landward of the main residence, thus it conforms with the required bluff edge setback. The applicant could choose to maintain the existing pool in its present location in order to meet the required bluff edge setback.

Major development closer to the bluff edge increases the risk of bluff instability and alteration of the natural landforms. In addition, below grade development (such as pools) can adversely impact scenic coastal views if they become exposed. Therefore, as a condition of approval, the pool shall be relocated such that it is a minimum of 25 feet from the edge of the bluff (as shown on exhibit C) or eliminated entirely. In addition, the applicant must ensure that other proposed patio features must be constructed at grade or be easily removable without significant landform alteration. Only as conditioned can the Commission find that the proposed development is consistent with requirements of Sections 30251 and 30253 of the Coastal Act which require that coastal views be protected and that hazards be minimized.

In addition, a retaining wall exists at the seaward property line. The existing retaining wall is 72 feet long and 8 feet tall. Vegetation obscures views of the wall from the ocean and beach. The seaward retaining wall does not conform to the 25 foot bluff edge setback. No work is proposed on the existing retaining wall. Because no work is proposed to the retaining wall, it is not required to be modified at this time. However, if in the future, the retaining wall is proposed to be modified, repaired, or replaced, an amendment to this permit, or a separate coastal development permit will be required. Any future retaining wall development will be evaluated at that time for consistency with the Chapter 3 policies of the Coastal Act.

2) Geotechnical Recommendations

Regarding the feasibility of the proposed project the Report of Geologic/Soils and Foundation Conditions, prepared by Geofirm, dated 2/11/03 states:

"The proposed development is considered geotechnically feasible and safe provided the recommendations presented herein are incorporated into design, construction and long-term maintenance. Proposed development should not adversely affect adjacent properties."

Specifically regarding bluff slope stability the geologic consultant concludes:

"The slope supporting the lot is anticipated to remain grossly stable due to its relatively gentle angle and as it is backed by hard andesite bedrock. Based upon review of historical aerial photographs, retreat is not anticipated to exceed 5+/- feet over the 50-year design life of the structure."

The geologic consultant has found that the subject site is suitable for the proposed development provided the recommendations contained in the Preliminary Geotechnical Investigation, and related updates prepared by the consultant are implemented in design and construction of the project.

The recommendations contained in the Preliminary Geotechnical Investigation address site preparation, soil parameters for Foundation Design, footing setbacks, structural setbacks, structural design of retaining walls, slabs-on-grade, concrete, hardscape design and construction, structural design of the swimming pool shell, seismic structural design, utility trench backfill, finished grade and surface drainage, foundation plan review, observation and testing, and, jobsite safety. In order to assure that risks are minimized, the geologic consultant's recommendations 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 Preliminary Geotechnical Investigation, prepared for the proposed development by Geofirm, dated 2/11/03 and related updates, dated 10/29/03, and 2/23/04 have been incorporated into the design of the proposed project.

3) 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, and especially ocean 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 30235 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 30235 of the Coastal Act if projected bluff retreat would affect the proposed development and necessitate construction of a protection device.

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.

The proposed project includes development that 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, and that the project should be safe for the life of the project. 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 a special condition 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 the proposed project that may exist under Section 30235 of the Coastal Act.

4) 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 a special condition 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, the condition 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.

5) Drainage and Landscaping

One factor that can minimize the hazards inherent to blufftop development is proper collection of site drainage. No drainage plans have been submitted. On bluff top lots it is important that drainage be collected and directed to the street, and not allowed to drain down the face of the bluff. Piping drainage down the bluff face and outletting at the base of the bluff will not minimize hazards. Outletting at the base of the bluff can cause erosive scour, and lead to undermining of bluff stability. In addition, the bluff face drainpipe could break or crack, which could cause immediate damage or could lead to damage over time. A bluff face drainpipe's location and relative inaccessibility would mean that such a break or leak may not be discovered until significant damage has occurred. This too would contribute to bluff instability. In order to avoid increases in bluff instability and to minimize hazard as required by Section 30253 of the Coastal Act, the applicant shall submit a drainage plan that indicates that all site drainage be collected and piped (pumped if necessary) to the street. Only as conditioned, does the Commission find the proposed development consistent with Section 30253 which requires that hazards be minimized.

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.

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 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 and that are not primarily natives to coastal Orange County. Therefore, as a condition of approval, a revised landscape plan must be submitted.

As a condition of approval, the applicant shall submit a revised landscape plan that indicates no permanent irrigation on the site, and the use of only plants that are low water use, drought tolerant, non-invasive plants, primarily native 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.

6) Pool and Spa Leak Detection/Prevention

As described above, minimizing the amount of water introduced to the bluff top site increases the likelihood of bluff stability. Water features, such as pools and spas, become a risk to bluff stability if they leak, especially if the leak goes undetected. The proposed project includes a pool and spa. Certain steps can be taken to increase the likelihood of bluff stability. These steps include installation of a pool/spa water meter that is separate from the residential water meter, and, use of waterproof material on the underside of the pool/spa to help prevent leakage. If these measures are incorporated into the project, risks due to the proposed water features will be minimized. Therefore, as a condition of approval, the applicant shall submit a plan to mitigate potential leakage from the proposed pool and spa. The Commission finds that only as conditioned, can the proposed pool and spa be found consistent with 30253 of the Coastal Act.

Conclusion

The Commission finds that only as conditioned as described above, can the proposed development be found consistent with Sections 30251 and 30253 of the Coastal Act which require that landform alteration be minimized, scenic coastal views be protected, 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 decreases 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. 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 6 requires primarily native and drought tolerant vegetation and prohibits permanent irrigation. Therefore, the Commission finds that, as conditioned, the proposed project is consistent with Section 30231 of the Coastal Act regarding protection and enhancement of water quality.

**E. Deed Restriction**

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

**F. 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, 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.

**G. 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 Irvine Cove 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.

#### **H. California Environmental Quality Act**

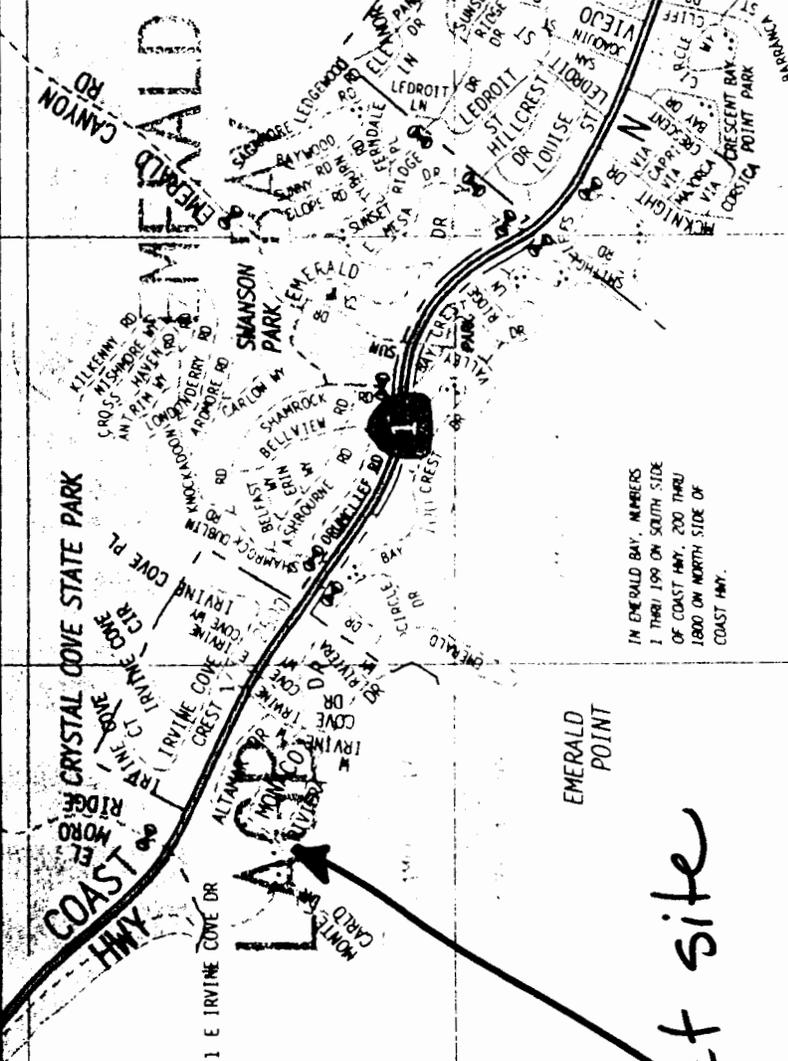
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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.

950

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A B C D E



IN EMERALD BAY, MARKERS  
 1 THRU 199 ON SOUTH SIDE  
 OF COAST HWY. 200 THRU  
 1800 ON NORTH SIDE OF  
 COAST HWY.

EMERALD  
 POINT

SEAL ROCK

subject site

PACIFIC

VICINITY MAP

COASTAL COMMISSION

5-03-393

EXHIBIT # A

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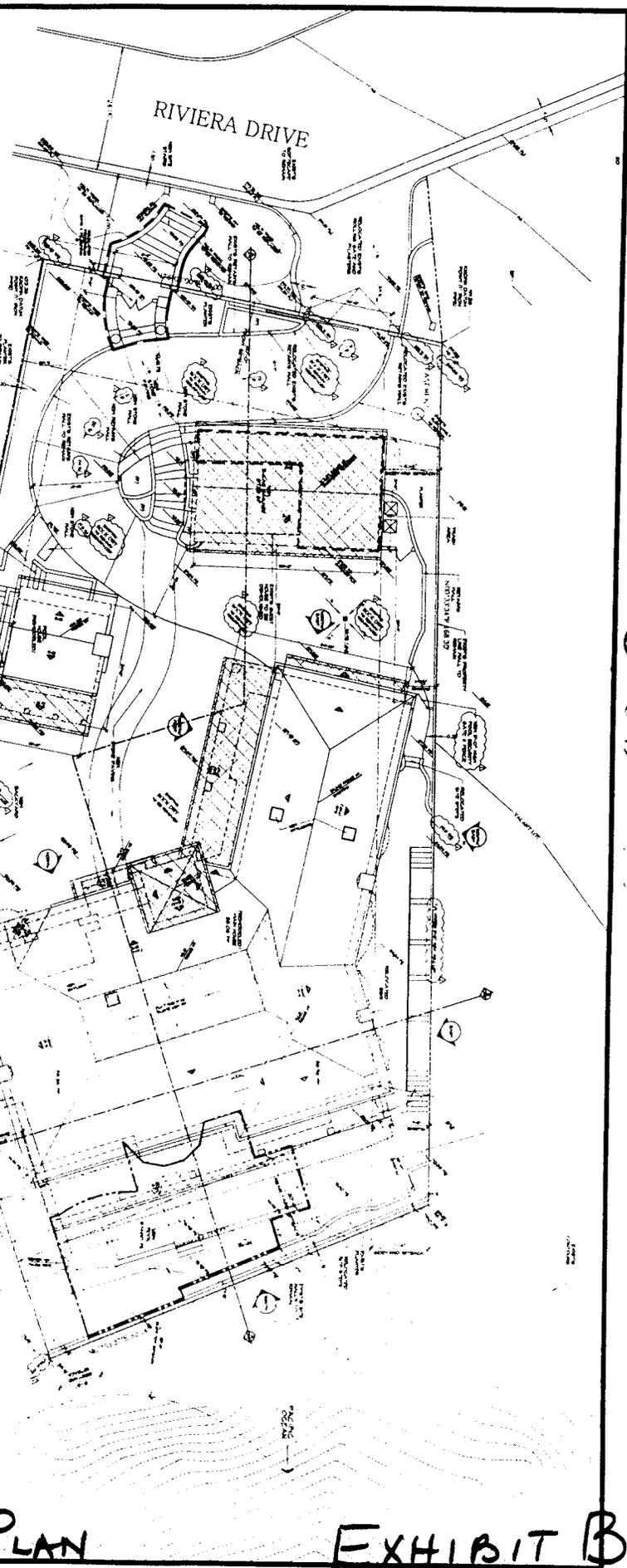
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<b>LEGAL DESCRIPTION</b>	LOT 2, TRACT 4999 120'x61'-23" ABALONE POINT LAGUNA BEACH, CALIFORNIA
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<b>DESIGN DATA</b>	ZONE: LAGUNA BEACH SUBZONE: R-1 CONSTRUCTION TYPE: V (PERMITTED) HEIGHT: 30'-0" AREA: 11,952.42 SF VOLUME: 359,820 CU YD TOTAL FLOOR AREA: 11,952.42 SF TOTAL VOLUME: 359,820 CU YD

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<b>LEGAL OWNER</b>	DAICHENDT RESIDENCE 2633 RIVIERA DRIVE LAGUNA BEACH, CA 92653
<b>LEGAL DESCRIPTION</b>	LOT 2, TRACT 4999 120'x61'-23" ABALONE POINT LAGUNA BEACH, CALIFORNIA
<b>SYMBOLS LEGEND</b>	<ul style="list-style-type: none"> <li>1 - Proposed Structure</li> <li>2 - Top of Slope</li> <li>3 - Proposed Structure</li> <li>4 - Top of Slope</li> <li>5 - Proposed Structure</li> <li>6 - Top of Slope</li> <li>7 - Proposed Structure</li> <li>8 - Top of Slope</li> <li>9 - Proposed Structure</li> <li>10 - Top of Slope</li> <li>11 - Proposed Structure</li> <li>12 - Top of Slope</li> <li>13 - Proposed Structure</li> <li>14 - Top of Slope</li> <li>15 - Proposed Structure</li> <li>16 - Top of Slope</li> <li>17 - Proposed Structure</li> <li>18 - Top of Slope</li> <li>19 - Proposed Structure</li> <li>20 - Top of Slope</li> </ul>

<b>CONSULTANTS</b>	ARCHITECTURAL BRION JEANNETTE ARCHITECTURE 1201 1/2 AVENUE LAGUNA BEACH, CA 92653 (949) 441-3132 WWW.BJA.COM
<b>DESIGN DATA</b>	ZONE: LAGUNA BEACH SUBZONE: R-1 CONSTRUCTION TYPE: V (PERMITTED) HEIGHT: 30'-0" AREA: 11,952.42 SF VOLUME: 359,820 CU YD TOTAL FLOOR AREA: 11,952.42 SF TOTAL VOLUME: 359,820 CU YD

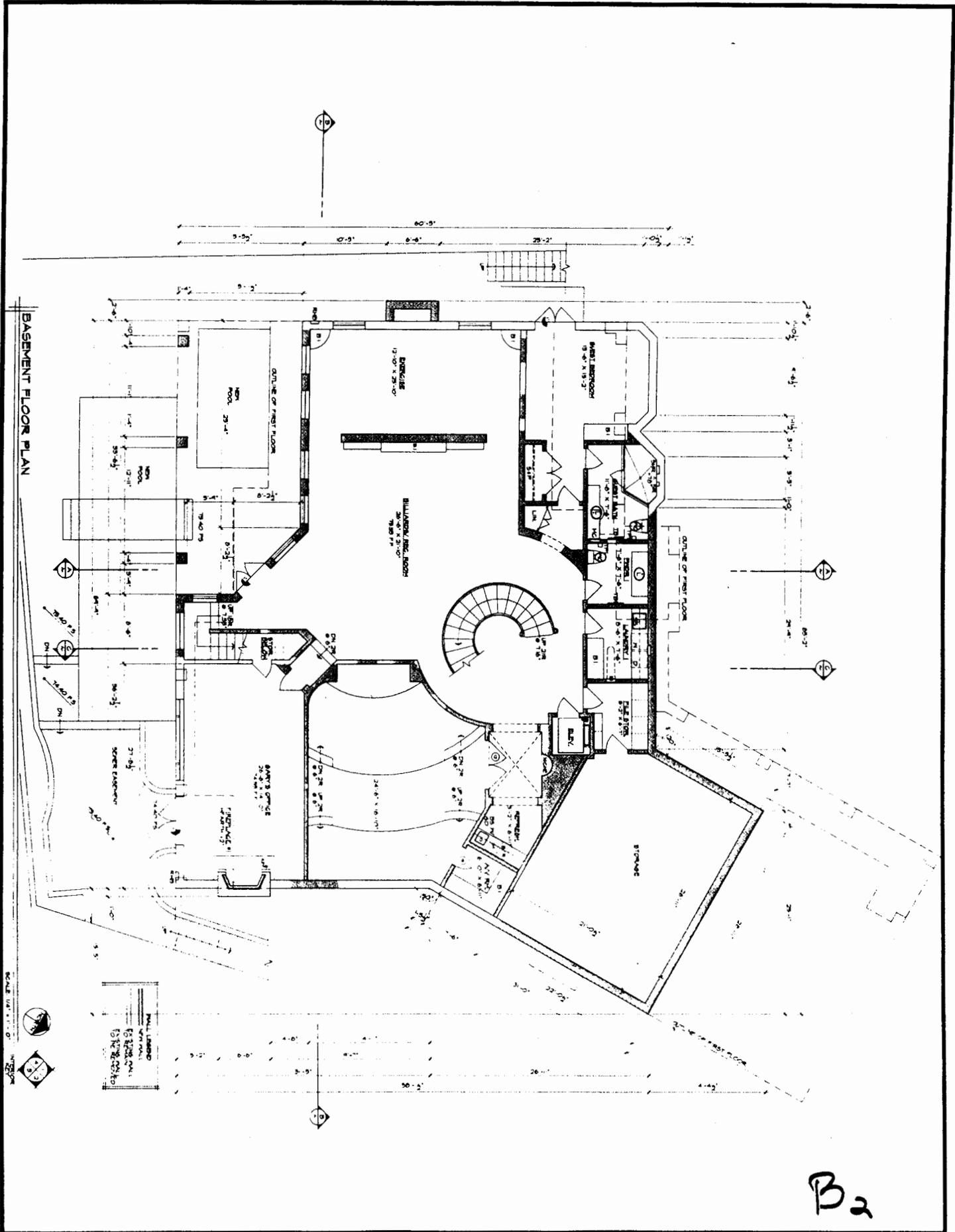
<b>INDEX TO DRAWINGS</b>	A-1 TITLE SHEET A-2 FLOOR PLAN A-3 FLOOR PLAN A-4 FLOOR PLAN A-5 FLOOR PLAN A-6 FLOOR PLAN A-7 FLOOR PLAN A-8 FLOOR PLAN A-9 FLOOR PLAN A-10 FLOOR PLAN A-11 FLOOR PLAN A-12 FLOOR PLAN A-13 FLOOR PLAN A-14 FLOOR PLAN A-15 FLOOR PLAN A-16 FLOOR PLAN A-17 FLOOR PLAN A-18 FLOOR PLAN A-19 FLOOR PLAN A-20 FLOOR PLAN
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5-03-393

PROJECT LOCATION

VICINITY MAP

SCALE 1" = 100'



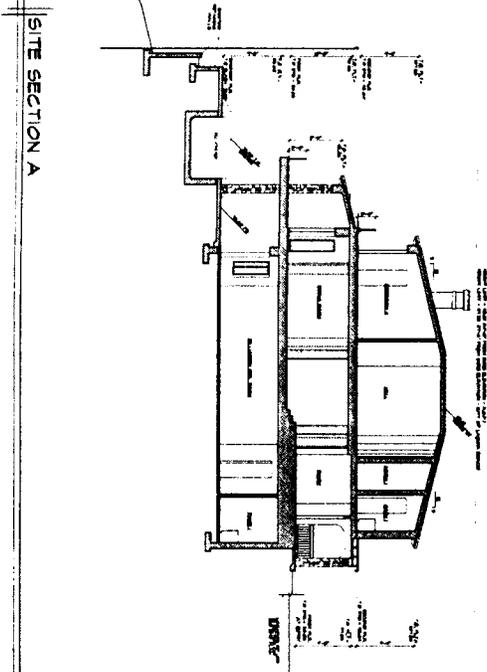
B<sub>2</sub>

A-4		<p><b>BASEMENT FLOOR PLAN</b></p>	<p>Brion Jeannette Architecture</p>	<p><b>DAICHENDT RESIDENCE</b>          2633 RIVIERA DRIVE          LAGUNA BEACH, CA</p>
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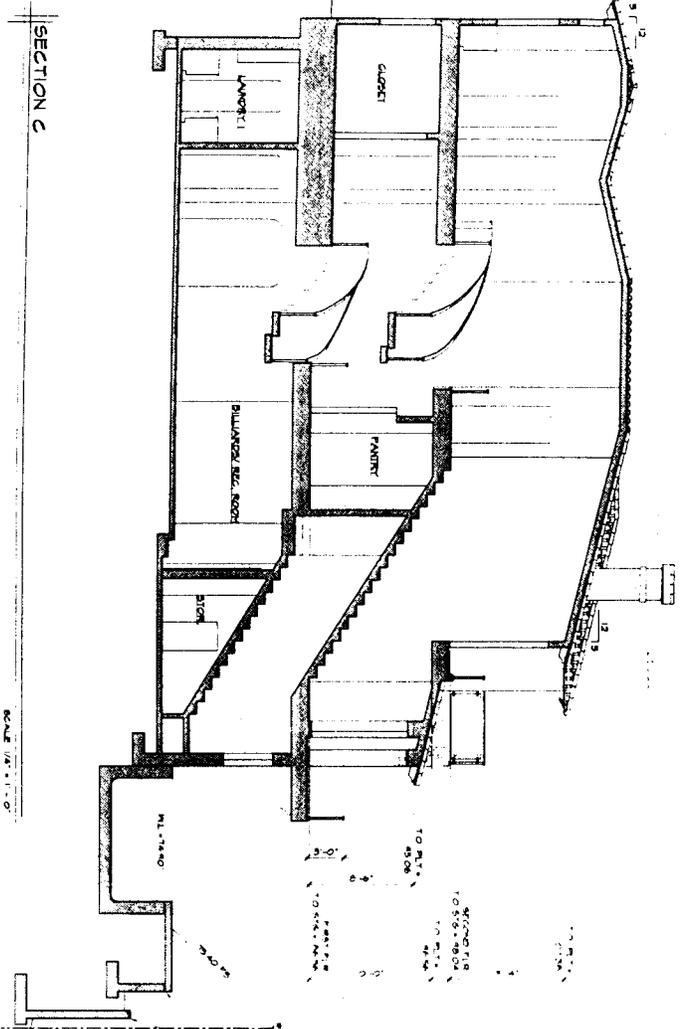






SITE SECTION A

SCALE: 1/8" = 1'-0"



SECTION C

SCALE: 1/8" = 1'-0"

HEIGHT LIMIT = 19.15 (64'-07" FROM CURB ELEVATION - ACP)  
 HEIGHT LIMIT = 17.28 (61'-4" FROM CURB ELEVATION - CITY OF LAGUNA BEACH)

**HEIGHT LIMIT CALCULATIONS**  
 CITY OF LAGUNA BEACH

HEIGHT	19.15
HEIGHT	17.28
HEIGHT	100.82
HEIGHT	65.00
HEIGHT	66.40
HEIGHT	64.70
HEIGHT	100.82
HEIGHT	64.70
HEIGHT	36.12

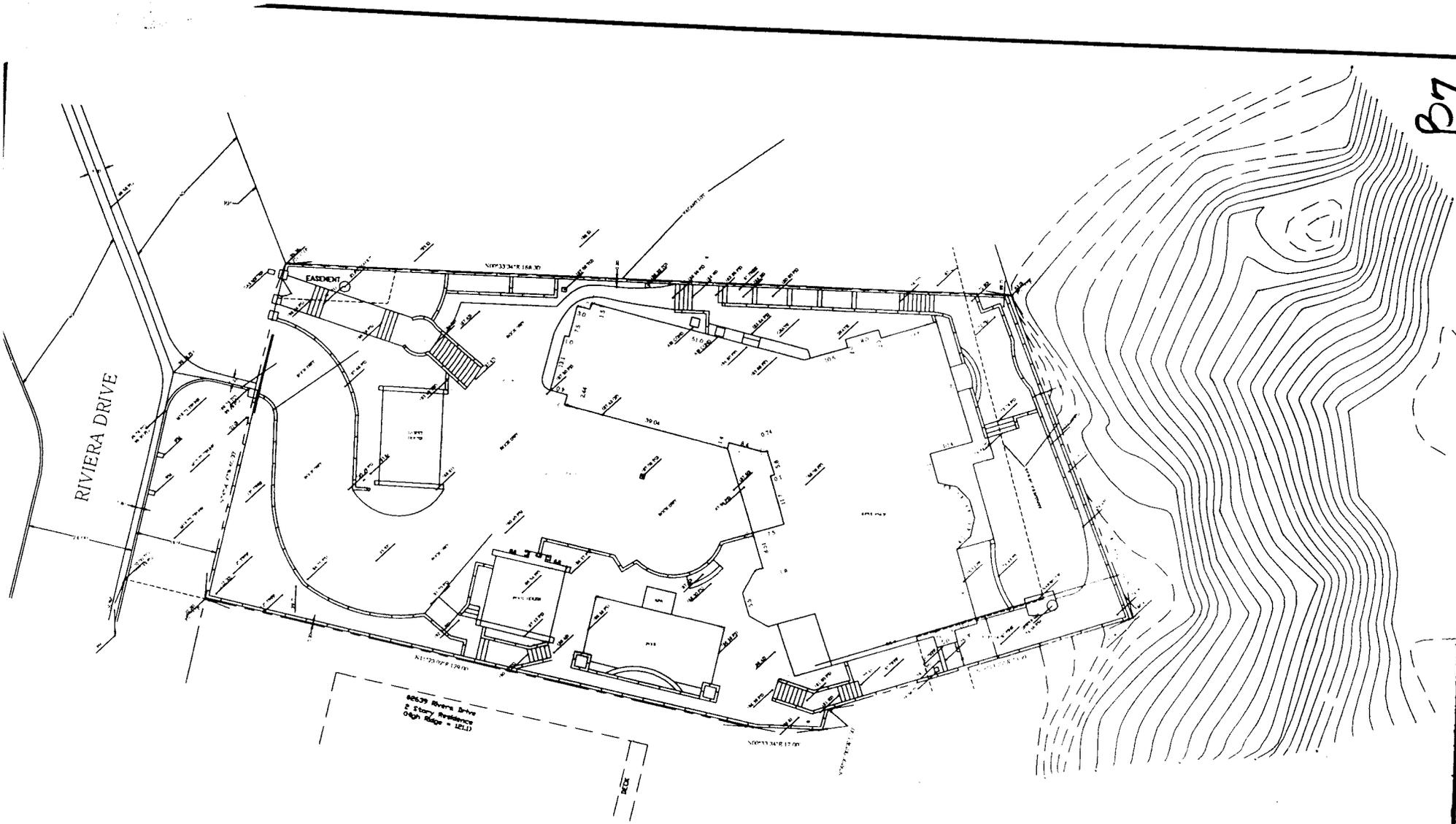
HEIGHT LIMIT = 19.15 (64'-07" FROM CURB ELEVATION - ACP)  
 HEIGHT LIMIT = 17.28 (61'-4" FROM CURB ELEVATION - CITY OF LAGUNA BEACH)

HEIGHT LIMIT = 19.15 (64'-07" FROM CURB ELEVATION - ACP)  
 HEIGHT LIMIT = 17.28 (61'-4" FROM CURB ELEVATION - CITY OF LAGUNA BEACH)

Bu

A-15		BUILDINGS/ SITE SECTIONS	Brian Jeannette Architecture	DAICHENDT RESIDENCE 2633 RIVIERA DRIVE LAGUNA BEACH, CA

B7



SCALE 1"=10'



OWNER:

THIS SURVEY WAS PREPARED BY:  
RON MIEDEMA L.S. 4653

PROJECT:	
ALTA SURVEY	
ALPINE CONSULTANTS INC.	
<small>RON MIEDEMA PRESIDENT J. B. LARSEN VICE PRESIDENT</small>	
<small>8400 23RD AVE. SUITE 100</small>	

G-1

ALPINE CONSULTANTS INC. 8400 23RD AVE. SUITE 100, DENVER, CO 80231

← STREET

OCEAN →

COASTAL COMMISSION  
EXHIBIT # C  
PAGE 1 OF 1  
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BLUFF EDGE PER  
CCC REVIEW

