

**CALIFORNIA COASTAL COMMISSION**

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

Filed: February 2, 2004  
49th Day: March 24, 2004  
180th Day: August 2, 2004  
Staff: KFS-LB  
Staff Report: April 22, 2004  
Hearing Date: May 12-14, 2004  
Commission Action:

**RECORD PACKET COPY****F5a****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-03-198**APPLICANT:** David Byrnes**PROJECT LOCATION:** A-119 Surfside Avenue, Seal Beach, Orange County

**PROJECT DESCRIPTION:** Remodel of an existing 2,994 square foot single-family residence with an attached 625 square foot two-car garage including removal of 23 square feet of living space, addition of 724 square feet of enclosed storage space, and refinishing beach level deck, adding to existing second and third floor decks, and conversion of sloping roof to flat roof with a roof deck. Upon completion the residence will have 3,695 square feet of enclosed space, 1,384 square feet of decks and patio, and a 625 square foot garage. No grading is proposed.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** the proposed development subject to eight (8) special conditions. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events. Special Condition No. 1 requires the applicant to assume the risk of development. Special Condition No. 2 requires future improvements be submitted to the Commission for permit amendment. Special Condition No. 3 requires that no future shoreline protective device be constructed to protect the development approved by this permit. As described more fully below, Special Condition No. 4 requires the applicant to agree to remove the patio and decks if Surfside Colony ever proposes a protective device to protect the patio and decks. Special Condition No. 5 requires the applicant to conform to certain construction phase best management practices. Special Condition No. 6 requires the applicant to conform to the drainage plan submitted, which shows rooftop and surface runoff being directed into existing permeable areas to allow infiltration. Special Condition No. 7 requires the applicant to submit final, revised plans incorporating use of breakaway walls in the new ground floor storage enclosure. Special Condition No. 8 requires the landowner to record a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

**LOCAL APPROVALS RECEIVED:** City of Seal Beach Approval-in-Concept dated April 25, 2003; Surfside Colony, Ltd. Architectural Committee approval of residence dated September 12, 2002.

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development and Administrative Permits P-73-1861, P-75-6364, 5-86-676, 5-87-813, 5-95-276, 5-97-380, 5-98-098, 5-98-412 (DiLuigi), 5-99-356-A1 (Mattingly), 5-99-386 (Straight), and 5-99-423 (Evans); 5-00-132 (U.S. Property); 5-00-206 (McCoy); 5-00-257 (Cencak); 5-01-127 (D'Elia); 5-01-239 (Goodwin); 5-01-486 (Kuppinger); 5-02-297 (Barragan); 5-02-315 (Noonan); 5-03-474 (Capilouto); 5-03-195 (Mistretta); 5-03-196 (Thompson); Consistency Determinations CD-028-97, CD-067-97, and CD-65-99; Design and Construction Guidance for Breakaway Walls Below Elevated Coastal Buildings (Technical Bulletin 9-99) prepared by the Federal Emergency Management Agency dated September 1999; Letter from Surfside Colony, Ltd. to applicant dated May 29, 2003; A-Row Frontage Lease between Surfside Colony, Ltd. and David Byrnes.

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## **I. MOTION, STAFF RECOMMENDATION, AND RESOLUTION OF APPROVAL**

**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 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 amendment is not valid and development shall not commence until a copy of the permit amendment, signed by the permittee or authorized agent, acknowledging receipt of the permit amendment and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit amendment 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 amendment must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

#### 1. Assumption-of-Risk, Waiver of Liability, and Indemnity Deed Restriction

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (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, (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 injury or damage due to such hazards.

#### 2. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-03-198. Pursuant to Title 14, California Code of Regulations, section 13250(b)(6), the exemptions otherwise provided in Public Resources Code, section 30610(a) shall not apply. Accordingly, any future improvements to the single family house or decks described in this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Code, section 30610(d) and Title 14, California Code of Regulations, sections 13252(a)-(b), shall require an amendment to Permit No. 5-03-198 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

#### 3. No Future Shoreline Protective Device

- A(1) By acceptance of this permit, the applicant agrees, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-03-198 including, but not limited to, the residence, foundation, decks and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on

behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

- A(2) By acceptance of this permit, the applicant further agrees, on behalf of themselves and all other successors and assigns, that the landowner shall remove the development authorized by this permit, including the residence, foundation and decks, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development are destroyed on the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

**4. Future Removal of Structures on Land Owned by Surfside Colony, Ltd.**

By acceptance of this permit, the applicant agrees, on behalf of themselves and all other successors and assigns, that in the event that Surfside Colony, Ltd. would seek shoreline protection measures for the herein approved patio and/or decks and not for the principal structure on the applicant's property, the applicant and any successors in interest shall agree to remove the permitted patio and/or decks.

**5. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

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

- (a) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;
- (b) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to tidal erosion and dispersion;
- (c) Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- (d) Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
- (e) The discharge of any hazardous materials into any receiving waters shall be prohibited;
- (f) A pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines;
- (g) All BMPs shall be maintained in a functional condition throughout the duration of the project.
- (h) Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an

amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is required.

**6. Drainage and Runoff Control**

By acceptance of this permit, the applicant agrees, on behalf of himself and all successors or assigns, to carry out the project in conformance with the letter from Parkhurst Architecture received February 4, 2004 in the Commission's office, which indicates roof and surface runoff being directed into existing permeable areas on-site to allow infiltration. Any proposed changes to the drainage plan shall be reported to the Executive Director. No changes shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**7. Revised Plans Condition**

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit revised plans to the Executive Director for review and approval. The revised plans shall show the use of breakaway walls and doors for the proposed bonus room/storage enclosure on the ground floor of the residence.
- B. The revised plans shall, prior to submittal to the Executive Director, be reviewed and certified by a qualified professional to ensure that they are consistent with the Commission's approval and with the recommendations in Technical Bulletin 9-99, Design and Construction Guidance for Breakaway Walls Below Elevated Coastal Buildings by the Federal Emergency Management Agency.
- C. The permittee shall undertake development in accordance with the approval 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 legally required.

**8. Deed Restriction**

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

#### IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

##### A. PROJECT LOCATION AND DESCRIPTION

The lot is located at A-119 Surfside Avenue in the private community of Surfside Colony, in the City of Seal Beach, Orange County (Exhibits 1 and 2). The subject site is a beachfront lot located between the first public road and the sea. The proposed development is in an existing private, gated residential community, located south of the Anaheim Bay east jetty. The proposed project is consistent with development in the vicinity and prior Commission actions in the area.

In summary, the applicant is proposing the remodel of an existing 2,994 square foot single-family residence with an attached 625 square foot two-car garage including removal of 23 square feet of living space, addition of 724 square feet of enclosed storage space, and refinishing a beach level deck, adding to existing second and third floor decks, and conversion of a sloping roof to a flat roof with a roof deck. More explicitly, changes to the interior space consist of a new enclosure of 724 square feet on the ground floor which is underneath the second and third floors of the existing residence, and is proposed to be used for storage and a restroom; removal of 9 square feet of living space and addition of 15 square feet of living space to the existing 1,490 square foot second level; removal of 29 square feet of living space and addition of 2 square feet of living space to the existing 1,504 square foot third level. The applicant also proposes to refinish an existing 217 square foot beach level deck, addition of a total of 22 square feet to existing second and third floor decks, and conversion of a sloping roof to a flat roof with a 495 square foot roof deck. Upon completion the residence will be 34.5 feet above existing grade (+ 2 foot projection for chimney) and have 3,695 square feet of interior space (including the 724 square foot enclosed storage space on the ground floor), 1,384 square feet of decks and patio, and a 625 square foot garage (Exhibit 3). No grading is proposed.

There is an existing rock revetment and sandy beach between the subject property and the mean high tide line. According to the applicant, this existing revetment provides protection for up to a 100-year storm event. A pre-Coastal (1966) boundary agreement between Surfside Colony and the California State Lands Commission fixes the boundary between state tide and submerged lands and private uplands in Surfside. As a result of this boundary agreement, Surfside Colony, Ltd. owns a strip of the beach, up to 80 feet in width, adjacent to the homes fronting the ocean. The existing revetment is located on land owned by Surfside Colony. The beach seaward of this area is available for lateral public access. Vertical access is available at the end of Anderson Street to the south of the Surfside community. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours.

As noted above, the applicant is proposing to enclose an exposed 724 square foot ground floor space that exists under the living space of the existing residence. No new foundation or reinforcement of the existing foundation is necessary to accommodate construction of this enclosure. Typically, the Commission would require the applicant to supply a wave uprush and hazards analysis to determine whether that development would necessitate any type of protective device. The applicant has indicated that the potential for flooding or wave uprush on this property is already minimal due to the presence of an existing revetment that protects the structures in this area of Surfside. Nevertheless, in lieu of providing a full wave uprush analysis, the applicant has proposed to limit the use of the new ground level enclosure for storage purposes and to design the

new walls and doors such that they would 'breakaway' in the event that waves attack the structure. In this way flood waters would pass through the structure, rather than act upon it. Special Condition No. 7 requires the applicant to submit final revised plans incorporating their proposal. The applicant is also proposing to avoid storage of any potential pollutants that could become entrained in flood waters in an area of the structure that wouldn't be subject to flooding or wave hazards.

The first floor patio will extend 7 feet onto land that is leased by Surfside Colony, Ltd. to the applicant. The existing second and third floor decks extend 10 to 13 feet onto Surfside Colony land. The additional 3 feet (beyond the 10 foot extension) results from an existing deck access stairway that the proposed project will have no effect upon. Surfside Colony is the community association that owns the common areas of the private community. The applicant has a lease for these encroachments upon Surfside Colony land. Surfside Colony was invited to join as co-applicant; however, Surfside Colony has not chosen to join.

The proposed development includes elements that are on the applicant's property (the residence) and elements that are on property owned by Surfside Colony, Ltd. (the ground level patio) or cantilevered over property owned by Surfside Colony, Ltd. (the second and third floor decks). In prior approvals the Commission had required Surfside Colony, Ltd. to execute lease restrictions acknowledging the restrictions outlined in Special Conditions 1, 2 and 3 above. However, Surfside Colony, Ltd. has refused to execute such lease restrictions and the applicants were unable to obtain release of their coastal development permits. As an alternative, the Commission accepted a prior applicant's proposal [5-00-257 (Cencak)] to eliminate the requirement for the lease restrictions and add a special condition that requires the owner of the residential property to remove the development on Surfside Colony, Ltd. land if Surfside Colony, Ltd. were to seek shoreline protection measures to protect the development on their land that is approved by this permit. This approach has been continued by the Commission on subsequent Surfside approvals. Special Condition No. 4 would implement this same requirement at the subject property in lieu of the lease restrictions, which the Commission would normally require the applicant to obtain from Surfside Colony, Ltd.

The applicant has incorporated post-construction water quality measures into the proposed project, including directing roof and surface runoff to permeable areas on-site. Demolition debris will be disposed of at an appropriate location outside the Coastal Zone.

## **B. HAZARDS**

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



**C. DEVELOPMENT**

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

**D. PUBLIC ACCESS**

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

**E. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**F. DEED RESTRICTION**

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

**G. LOCAL COASTAL PROGRAM**

Section 30604 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.



On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

The proposed development, as conditioned, is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Commission finds that the proposed development as conditioned would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

**H. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that 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.



OCEAN

**COASTAL COMMISSION**  
**5-03-198**

EXHIBIT # 1  
PAGE 1 OF 1

PACIFIC

LONG BEACH  
OUTER HARBOR

HEE AFWAIR

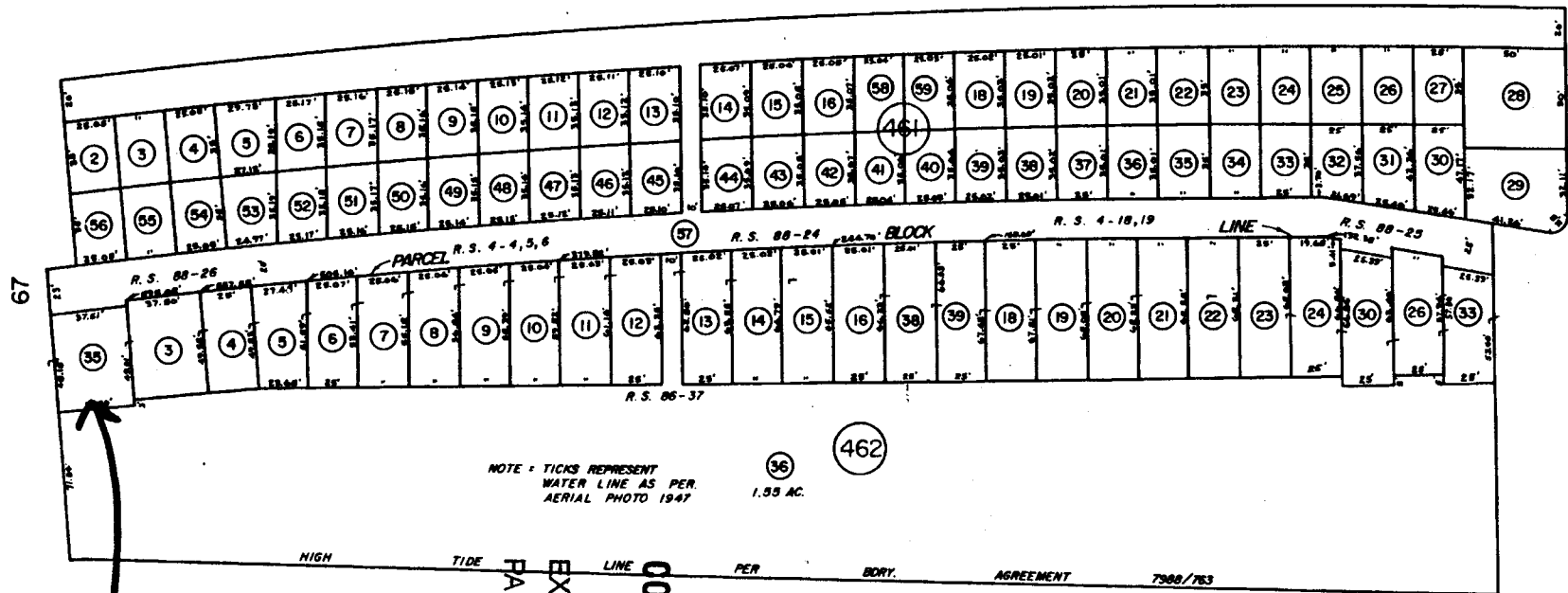
POR. N.W. 1/4, N.E. 1/4, SEC. 24, T.5S., R.12W

THIS MAP WAS PREPARED FOR ORANGE COUNTY  
ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR  
MAKES NO GUARANTEE AS TO ITS ACCURACY  
NOR ASSUMES ANY LIABILITY FOR OTHER USES.  
NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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178-46

1" = 50'

67



MARCH 1971

NOTE - ASSESSOR'S BLOCK 8  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 178 PAGE 46  
COUNTY OF ORANGE

Site

COASTAL COMMISSION  
EXHIBIT # 2  
PAGE 1 OF 1

5-03-198



OWNER: J. JOSEPH BYRNES  
DAVID A. BYRNES  
1000 S. GARDEN AVENUE  
SOUTH COASTAL, CALIF. 90680

# ADDITION TO THE BYRNES RESIDENCE

SITE PLAN

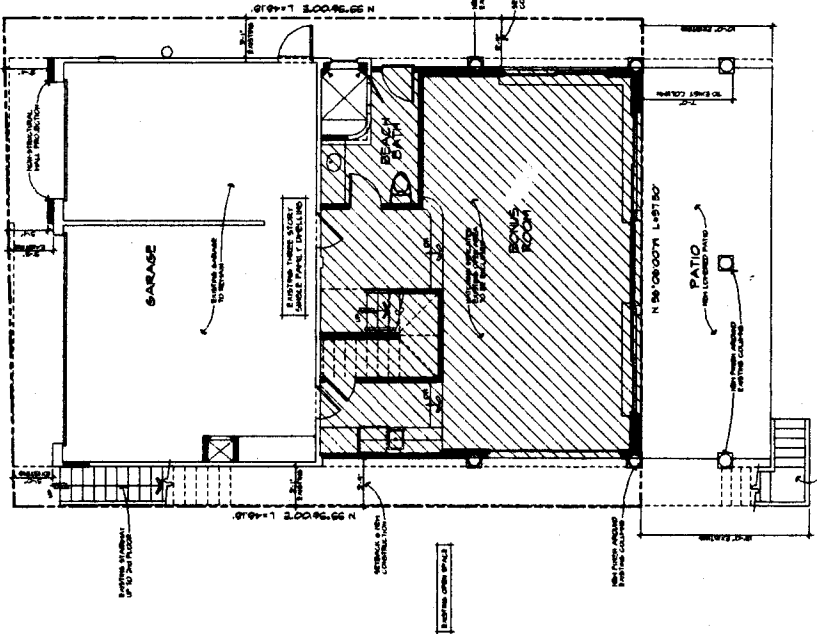
DATE: 01/11/04  
DRAWN BY: JPB  
CHECKED BY: JPB  
SCALE: 1/8" = 1'-0"  
SHEET: 1 OF 1

OWNER: J. JOSEPH BYRNES  
DAVID A. BYRNES  
1000 S. GARDEN AVENUE  
SOUTH COASTAL, CALIF. 90680

LEGAL DESCRIPTION  
LOT 1, TRACT 1, COUNTY OF LOS ANGELES, CALIF.

SITE NOTES  
1. EXISTING HOUSE AND GARAGE ARE TO REMAIN.  
2. NEW ADDITION TO BE CONSTRUCTED TO THE EAST OF EXISTING HOUSE.  
3. NEW ADDITION TO BE 1 1/2 STORIES HIGH.  
4. NEW ADDITION TO BE 20' WIDE BY 20' DEEP.  
5. NEW ADDITION TO BE 10' FROM EXISTING HOUSE.  
6. NEW ADDITION TO BE 10' FROM BEACH.  
7. NEW ADDITION TO BE 10' FROM STREET.  
8. NEW ADDITION TO BE 10' FROM LOT LINE.

FOOTAGE NOTE  
1. EXISTING HOUSE: 1,200 SQ. FT.  
2. EXISTING GARAGE: 800 SQ. FT.  
3. NEW ADDITION: 400 SQ. FT.



RECEIVED  
FEB 4 - 2004  
SOUTH COASTAL  
CALIFORNIA  
COASTAL COMMISSION

NO.	DESCRIPTION	DATE	BY
1	EXISTING HOUSE	01/11/04	JPB
2	EXISTING GARAGE	01/11/04	JPB
3	NEW ADDITION	01/11/04	JPB
4	PATIO	01/11/04	JPB
5	BEDROOM	01/11/04	JPB
6	BATH	01/11/04	JPB
7	LOT LINE	01/11/04	JPB
8	BEACH	01/11/04	JPB
9	STREET	01/11/04	JPB
10	LOT LINE	01/11/04	JPB

COASTAL COMMISSION  
5-03-198  
EXHIBIT # 3  
PAGE 1 OF 7

NO.	DESCRIPTION	DATE	BY
1	EXISTING HOUSE	01/11/04	JPB
2	EXISTING GARAGE	01/11/04	JPB
3	NEW ADDITION	01/11/04	JPB
4	PATIO	01/11/04	JPB
5	BEDROOM	01/11/04	JPB
6	BATH	01/11/04	JPB
7	LOT LINE	01/11/04	JPB
8	BEACH	01/11/04	JPB
9	STREET	01/11/04	JPB
10	LOT LINE	01/11/04	JPB

PREPARED BY: JPB  
DATE: 01/11/04  
SCALE: 1/8" = 1'-0"  
SHEET: 1 OF 1

EXHIBIT # 3  
PAGE 2 OF 7

# REVOLUTION NOTES

**PA**  
**PARKHURST**  
**ARCHITECTURE**  
1000 15th St. N. #100  
St. Petersburg, FL 33705  
727-561-1111

WE LISTEN. ACCORDING TO THE  
BYRNES RESIDENCE  
HAS SURFACES AT THE MOUNTAIN

— — — — —  
— — — — —  
— — — — —

09/07/2016 11:00 AM  
09/07/2016 11:00 AM  
09/07/2016 11:00 AM

**Floor Plan Details:**

- Living Area:** Features a fireplace, a large sofa, and a coffee table. A callout indicates a "LIVE OF FLOOR ABOVE" on the left wall.
- Dining Area:** Includes a dining table and chairs. A callout indicates a "LIVE OF FLOOR ABOVE" on the right wall.
- Kitchen:** Features a kitchen island with a sink and a stove. A callout indicates a "LIVE OF FLOOR ABOVE" on the right wall.
- Beach Bath:** A bathroom located near the kitchen, featuring a bathtub and a toilet. A callout indicates a "LIVE OF FLOOR ABOVE" on the right wall.
- Patio:** A large outdoor area with a lounge chair and a table. A callout indicates a "LIVE OF FLOOR ABOVE" on the right wall.
- Callouts:**
  - "LIVE OF FLOOR ABOVE" (multiple locations)
  - "KITCHEN ISLAND TO BE PLACED HERE" (pointing to the kitchen island)
  - "DINING TABLE TO BE PLACED HERE" (pointing to the dining table)
  - "LIVING ROOM SOFA TO BE PLACED HERE" (pointing to the sofa)
  - "COFFEE TABLE TO BE PLACED HERE" (pointing to the coffee table)
  - "FIREPLACE TO BE PLACED HERE" (pointing to the fireplace)
  - "TUB TO BE PLACED HERE" (pointing to the bathtub in the beach bath)
  - "TOILET TO BE PLACED HERE" (pointing to the toilet in the beach bath)
  - "Lounge chair to be placed here" (pointing to the lounge chair on the patio)
  - "Table to be placed here" (pointing to the table on the patio)

## FIRST FLOOR

DATE: 11/17/1988

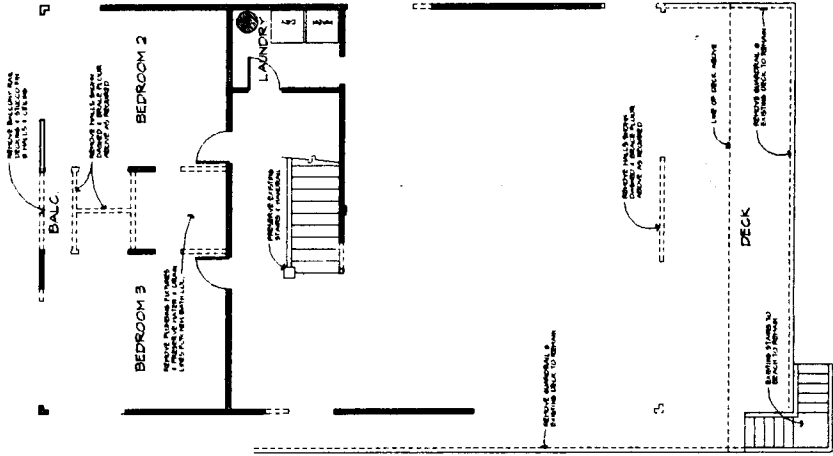
CLARK ST. 30

1111 N. 11TH ST. 30

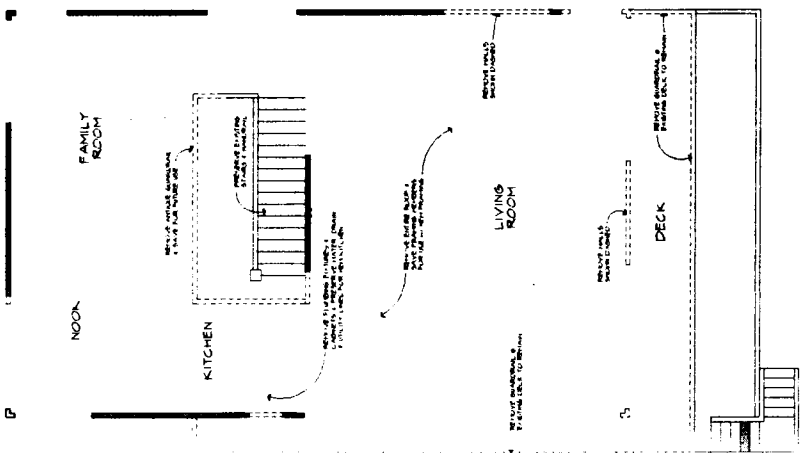
1111 N. 11TH ST.

3 OF 3

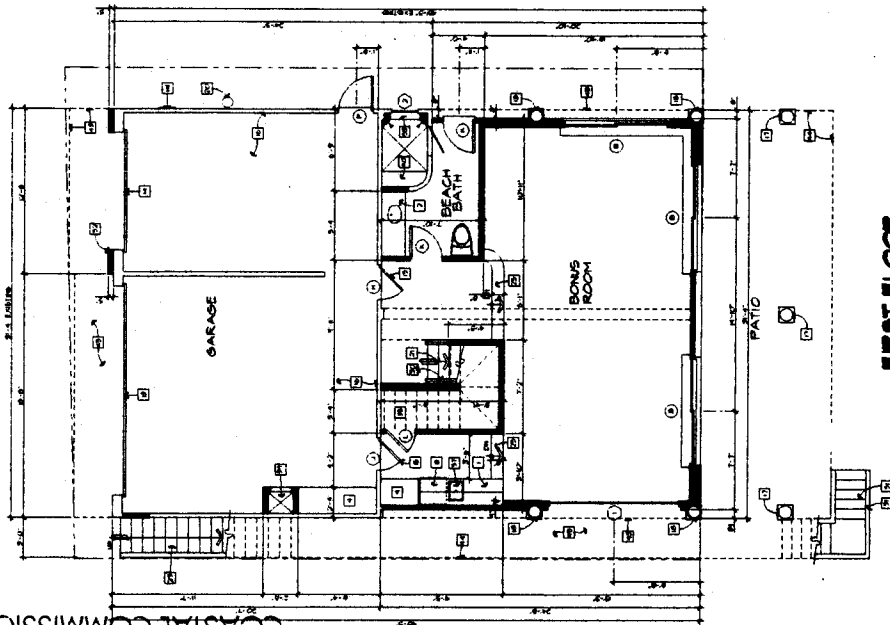
## SECOND FLOOR



### THIRD FLOOR



**FIRST FLOOR**

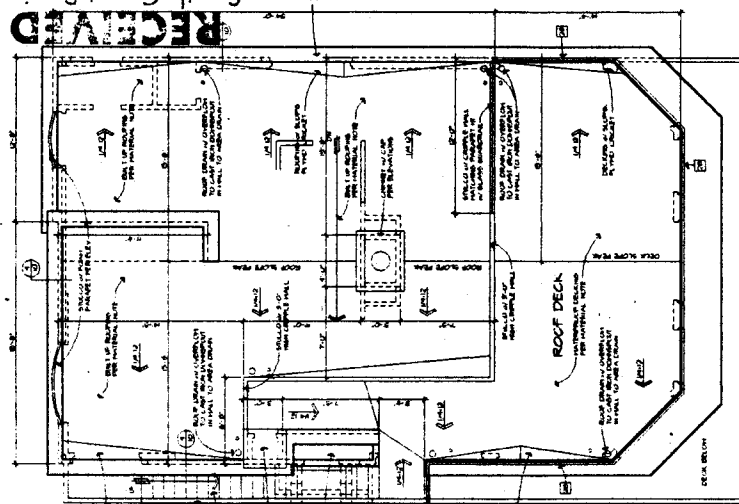


CALIFORNIA  
COASTAL COMMISSION

FEB 4 - 2004

**RECEIVED**  
South Coast Region

**ROOF PLAN**



## COASTAL COMMISSION

EXHIBIT # 3  
PAGE 3 OF 7

**FLOOR PLAN NOTES**

- [illegible]

## ROOF DECK MATERIALS

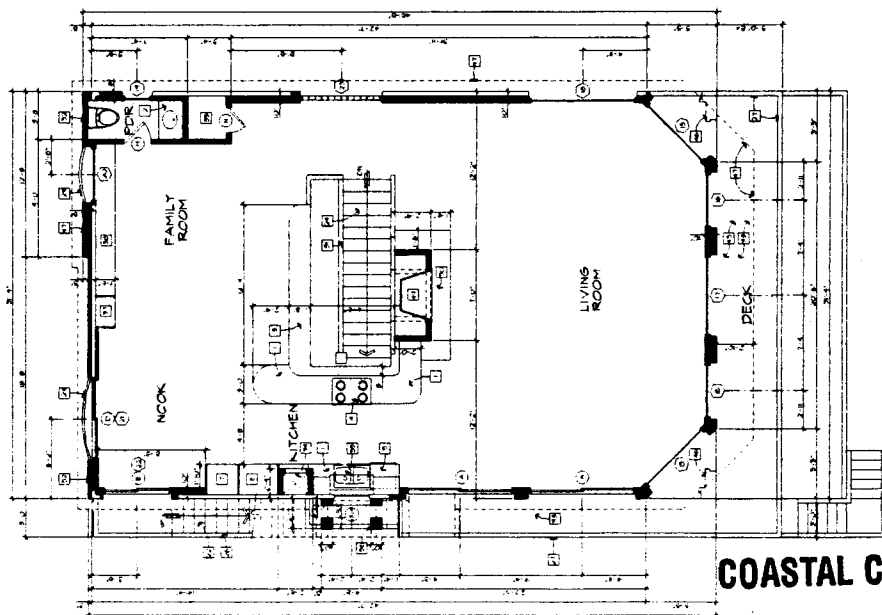
- RECEIVED AT THE OFFICE OF THE ATTORNEY GENERAL  
JANUARY 10 1968

**FLOOR PLAN NOTES**

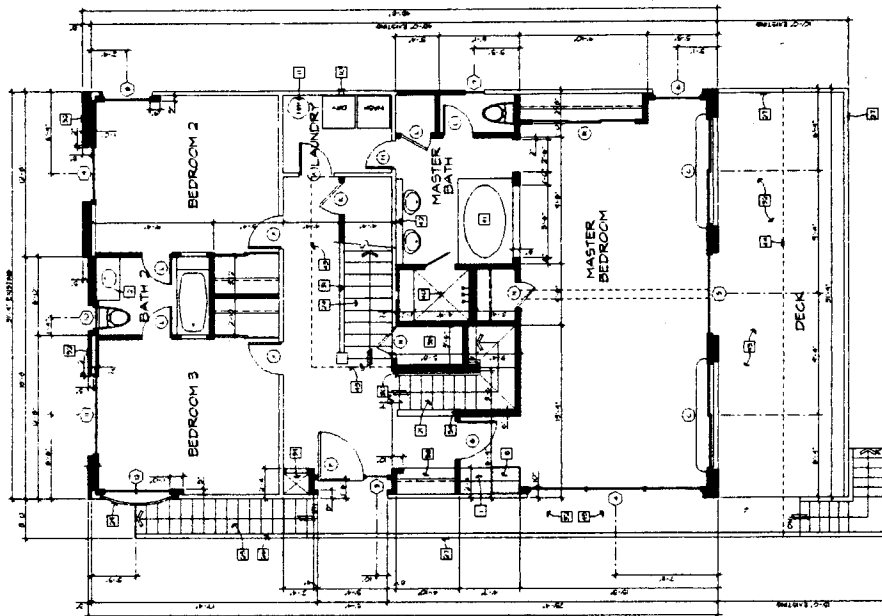
1. What is the purpose of the study?  
 The purpose of the study is to determine the effect of the new drug on the rate of tumor growth in mice.
2. What are the independent and dependent variables?  
 The independent variable is the dose of the drug (mg/kg). The dependent variable is the rate of tumor growth (mm<sup>3</sup>/day).
3. What are the experimental groups?  
 There are four experimental groups: Group 1 (Control, 0 mg/kg), Group 2 (Low dose, 10 mg/kg), Group 3 (Medium dose, 20 mg/kg), and Group 4 (High dose, 40 mg/kg).
4. What are the results of the study?  
 The results show that the rate of tumor growth decreases as the dose of the drug increases. The control group (Group 1) has the highest rate of tumor growth, while the high dose group (Group 4) has the lowest rate of tumor growth.
5. What are the conclusions of the study?  
 The study concludes that the new drug has a significant effect on reducing the rate of tumor growth in mice, and that the effect is dose-dependent.

- [illegible]

- [illegible]



**THIRD FLOOR**



## SECOND FLOOR

SECOND & THIRD  
FLOOR PLANS



PARKHURST  
ARCHITECTURE

BYRNES RESIDENCE  
114 NORTON AVENUE  
NEWARK 17, NEW JERSEY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-14-2010 BY 60322 UCBAW/SJS







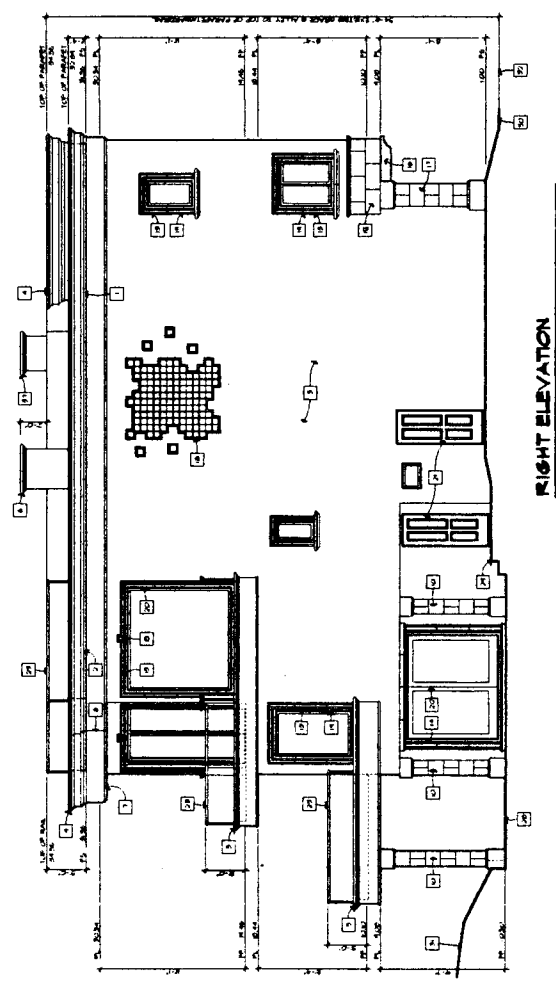
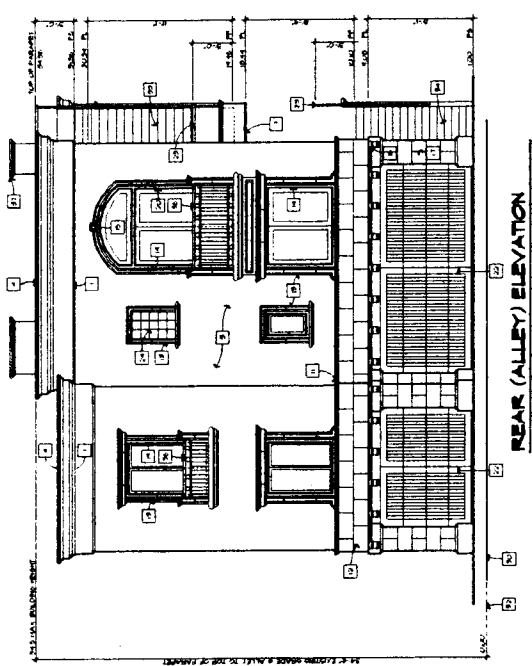
BYRNES RESIDENCE  
1000 S. 10TH AVE. #100  
LOS ANGELES, CA 90015

# EXTERIOR ELEVATIONS

DATE	01/20/04
PROJECT	BYRNES RES.
SHEET	7 OF 7

RECEIVED  
South Coast Region  
FEB 4 - 2004  
CALIFORNIA  
COASTAL COMMISSION

- ELEVATION NOTES**
1. SEE PLAN FOR LOCATION OF THIS ELEVATION.
  2. FINISHES: EXTERIOR WALLS - STONE; ROOF - SHINGLES; FLOORS - WOOD; CEILING - PLASTER.
  3. DOOR: 6'0" x 8'0" DOUBLE GLASS DOOR WITH TRANSOM.
  4. WINDOW: 6'0" x 4'0" DOUBLE GLASS WINDOW WITH SHUTTERS.
  5. PORCH: 6'0" x 8'0" COVERED PORCH WITH STONE WALLS.
  6. STAIRS: 8'0" x 10'0" EXTERIOR STAIRS WITH WOOD TREADS AND METAL RAILS.
  7. LIGHTING: 12" x 12" SQUARE RECESSED CEILING LIGHTS.
  8. PAINT: EXTERIOR WALLS - WHITE; ROOF - GREY; FLOORS - BROWN; CEILING - WHITE.
  9. MATERIALS: STONE - NATURAL FINISH; WOOD - HARDWOOD; METAL - BRASS.
  10. FINISHES: EXTERIOR WALLS - STONE; ROOF - SHINGLES; FLOORS - WOOD; CEILING - PLASTER.
  11. DOOR: 6'0" x 8'0" DOUBLE GLASS DOOR WITH TRANSOM.
  12. WINDOW: 6'0" x 4'0" DOUBLE GLASS WINDOW WITH SHUTTERS.
  13. PORCH: 6'0" x 8'0" COVERED PORCH WITH STONE WALLS.
  14. STAIRS: 8'0" x 10'0" EXTERIOR STAIRS WITH WOOD TREADS AND METAL RAILS.
  15. LIGHTING: 12" x 12" SQUARE RECESSED CEILING LIGHTS.
  16. PAINT: EXTERIOR WALLS - WHITE; ROOF - GREY; FLOORS - BROWN; CEILING - WHITE.
  17. MATERIALS: STONE - NATURAL FINISH; WOOD - HARDWOOD; METAL - BRASS.
  18. FINISHES: EXTERIOR WALLS - STONE; ROOF - SHINGLES; FLOORS - WOOD; CEILING - PLASTER.
  19. DOOR: 6'0" x 8'0" DOUBLE GLASS DOOR WITH TRANSOM.
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  23. LIGHTING: 12" x 12" SQUARE RECESSED CEILING LIGHTS.
  24. PAINT: EXTERIOR WALLS - WHITE; ROOF - GREY; FLOORS - BROWN; CEILING - WHITE.
  25. MATERIALS: STONE - NATURAL FINISH; WOOD - HARDWOOD; METAL - BRASS.



COASTAL COMMISSION

EXHIBIT # 3  
PAGE 6 OF 7

FEB 4 - 2004



PA PROJECT ARCHITECT  
BYRON RESIDENCE  
1000 WILSON AVENUE, SUITE 100  
DANA POINT, CA 92629

