

CALIFORNIA COASTAL COMMISSION

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

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Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-06-456

APPLICANT: Kathy Clark

AGENT: Design Group, Attn: Robert Coyle

PROJECT LOCATION: 3 Canal Circle, City of Newport Beach (County of Orange)

PROJECT DESCRIPTION: Remodel and addition of an existing two-story, 2,485 square foot single-family residence with an attached 485 square foot two-car garage located on a water front parcel (Semeniuk Slough). Post project the two-story, single-family residence will be 3,101 square feet with an attached 454 square foot two-car garage. No grading is proposed.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing the remodel and addition of an existing two-story single-family residence located on a water front parcel. The major issue of this staff report concerns waterfront development that could be affected by flooding and erosion during extreme storm events and development adjacent to a wetland (Semeniuk Slough). Typically in this area of Newport Beach, stringline is used in order to avoid encroachment of development on the slough. In this case, portions of the proposed additions do not adhere to the "accessory structure stringline" and the "principal structure stringline" However, impacts caused by these encroachments and the condition of existing development must also be considered. Significant portions of the existing "principal structure" and "accessory structure" already encroach further toward the slough and past the applicable stringlines. However, the proposed "structural" and accessory" additions do not encroach further toward the slough than the existing development. So while portions of the proposed additions do not adhere to the applicable stringlines, the project is still compatible to its surroundings in that they do not encroach any more toward the slough than existing development. Each development is reviewed on a case by case basis and while in this area stringline is typically used to prohibit encroachment toward the slough, in this instance the siting of the existing development already establishes the development pattern and the proposed project would not exacerbate an existing non-conformity. Thus, the development as proposed is consistent with the character of the surrounding area.

Commission staff is recommending **APPROVAL** of the proposed project subject to **TEN (10) SPECIAL CONDITIONS** requiring: **1)** an assumption-of-risk agreement; **2)** no future shoreline protective device agreement; **3)** future development agreement; **4)** submittal of construction staging area(s) and construction corridor(s) plans; **5)** conformance with certain requirements related to the storage and management of construction debris and equipment; **6)** submittal of revised project plans identifying the unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock located in the ACOE property; **7)** submittal of revised drainage and run-off control plans; **8)** submittal of landscape plans; **9)** adherence to

requirements for exterior lighting adjacent to the wetland; and **10)** a deed restriction against the residential property, referencing all of the special conditions contained in this staff report.

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 City of Newport Beach only has a certified Land Use Plan. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

LOCAL & OTHER AGENCY APPROVALS RECEIVED: City of Newport Beach Planning Department Approval-In-Concept No. 2387-2006 dated October 30, 2006; and Department of the Army License No. DACW09-3-06-0525 dated March 3, 2006.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; Letter to Design Group from Commission staff dated December 29, 2006; Letter to Commission staff from Design Group dated January 17, 2007; Letter to Commission staff from Design Group dated February 15, 2007; and Letter from William Simpson & Associates, Inc. dated February 19, 2007.

LIST OF EXHIBITS

1. Location Map
2. Assessor Parcel Map
3. Site Plan/Limits of Addition
4. Proposed Floor Plans
5. Proposed Elevations
6. Stringline Plan

I. STAFF RECOMMENDATION, MOTION AND RESOLUTION OF APPROVAL

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-06-456 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 permittees 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 permittees 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

By acceptance of this Permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from 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; 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.

2. NO FUTURE SHORELINE PROTECTIVE DEVICE

A. By acceptance of this Permit, the applicant agrees, on behalf of herself 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. 5-06-456 including, but not limited to, the residence, and any future improvements, in the event that the development is threatened with damage or destruction from flooding, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of

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 herself and all successors and assigns, that the landowner shall remove the development authorized by this permit, including the addition and remodel, 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 portions of the development fall to the wetland before they are removed, the landowner shall remove all recoverable debris associated with the development from the wetland and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. FUTURE DEVELOPMENT RESTRICTION

This permit is only for the development described in Coastal Development Permit No. 5-06-456. 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 to the development governed by Coastal Development Permit No. 5-06-456. Accordingly, any future improvements to the residence authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-06-456 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. CONSTRUCTION STAGING PLANS

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the permittee shall submit, for the Executive Director's review and approval, two (2) full size sets of construction staging plans for the review and approval of the Executive Director which indicates that the construction staging area(s) and construction corridor(s) will avoid impacts to wetlands.

- (1) The plan shall demonstrate that:
- (a) Construction equipment, materials or activity shall not occur outside the staging area and construction corridor identified on the site plan required by this condition; and
 - (b) Construction equipment, materials, or activity shall not be placed in any location which would result in impacts to wetlands.
- (2) The plan shall include, at a minimum, the following components:
- (a) A site plan that depicts:
 - 1. limits of the staging area(s);
 - 2. construction corridor(s);
 - 3. construction site;

4. location of construction fencing and temporary job trailers with respect to existing wetlands.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. **STORAGE OF CONSTRUCTION MATERIALS, MECHANIZED EQUIPMENT AND REMOVAL OF CONSTRUCTION DEBRIS**

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

- A. No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to tidal erosion and dispersion;
- B. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- C. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or run-off 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. BMPs and GHPs which shall be implemented include, but are not limited to: stormdrain inlets must be protected with sandbags or berms, all stockpiles must be covered, and a pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines. All BMPs shall be maintained in a functional condition throughout the duration of the project.
- D. 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. 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. Debris shall be disposed at a debris disposal site outside the coastal zone.

6. **REVISED PROJECT PLANS**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, two (2) full size sets of revised project plans. These revised project plans shall be modified according to the following:

The revised project plans shall identify the unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock located in the ACOE property with shading and will label these items with the following: "These elements are not permitted by any coastal development permit."

- B.** The permittee shall undertake the development authorized by 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 permit unless the Executive Director determines that no amendment is legally required.

7. REVISED DRAINAGE AND RUN-OFF CONTROL PLANS

- A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, two (2) full size sets of revised drainage and run-off control plans showing roof drainage and run-off from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall be consistent with the requirements of SPECIAL CONDITION NO. 8.
- B.** The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

8. LANDSCAPE PLANS

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, two (2) full sized sets of landscape plans that demonstrate the following:

(1) The plan shall demonstrate that:

- (a) All landscaping shall consist of native drought tolerant non-invasive plant species that are appropriate to the habitat type. Local native plant stock shall be used if available. No plant species listed as problematic and/or invasive by the California Native Plant Society, California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. Any existing landscaping that doesn't meet the above requirements shall be removed;
- (b) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage; and
- (c) All plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

(2) The plan shall include, at a minimum, the following components:

- (a) A map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
- (b) a schedule for installation of plants.

B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

9. LIGHTING

No lighting associated with the project shall significantly impact adjacent wetland habitat. All replaced or new lighting within the development shall be directed and shielded so that light is directed toward the ground and away from the wetlands (Semenuk Slough).

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 residential parcel 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 residential parcel 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 LOCATION AND DESCRIPTION

The project site is located at 3 Canal Street in the City of Newport Beach, Orange County (Exhibits #1-2). The lot size is approximately 4,165 square feet and the City of Newport Beach certified Land Use Plan (LUP) designates the site for Medium Density Residential and the proposed project adheres to this designation. The project site faces upon the tidally influenced Semeniuk Slough located inland of Pacific Coast Highway. Semeniuk Slough is a remnant channel of the Santa Ana River, which formed when the Santa Ana River entered Newport Bay in the vicinity of present day River Avenue. Semeniuk Slough branches off the Santa Ana River and receives water from the Banning Channel and adjacent oil fields, wetlands and upland areas. While Semeniuk Slough is tidally influenced, there is presently no open boating passage between the slough and the bay or ocean. Semeniuk Slough is a wetland considered an environmentally sensitive habitat area and unique coastal resource in the City's Certified Land Use Plan. The Semeniuk Slough is within the City of Newport Beach and is designated as Open Space in the certified Land Use Plan. The land on the far side of the slough is relatively undeveloped where there are wetlands and some oil production facilities. This relatively vacant land is within unincorporated Orange County and is part of the approximately 505-acre area known as the Newport Banning Ranch. The City's certified Land Use Plan indicates that vertical public access to the slough is present along street ends located off of Canal Circle. For example, public access is available at a street end located two (2) lots (approximately 60-feet) south of the project site.

The residential parcel is flanked on the west and east by single-family residences; on the south by Canal Circle; and on the north by ACOE land and the Semeniuk Slough. On this north area of land owned by the ACOE are portions of a patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock. The Mean High Water Line is located at approximately +4.65', which is located adjacent to the patio deck and planter and stairs and underneath the boat docks and deck (discussed previously). The existing single-family residence is located a minimum 5-feet and a maximum 18-feet from the Mean High Water Line (Exhibit #6). No work is proposed under this application on the ACOE's property adjacent to the water (Semeniuk Slough).

On the Residential Property Owned by the Applicant

The applicant is proposing the remodel and addition to an existing two-story, 2,485 square foot single-family residence with an attached 485 square foot two-car garage located on a water front parcel (Semeniuk Slough). The proposed project will result in a 21% increase in habitable area on the eastern portion of the residence which will not encroach any closer to the Mean High Water line than the existing residence and accessory structures located on the residential parcel.

Approximately 17% of the existing exterior walls will be demolished with the proposed project.

Post project the two-story, approximately 29-feet above existing grade, single-family residence will be 3,101 square feet with an attached 454 square foot two-car garage (Exhibits #3-5). No grading is proposed. The project more specifically consists of the following: 1) converting 31 square feet of the existing garage into 1st floor habitable area; 2) adding 179 square feet of habitable area to the existing 1st floor (east side of residence); 3) adding 311 square feet of habitable area to the existing 2nd floor (east side of residence); 4) adding a new 96 square foot roof-deck landing; 5) adding a new 102 square foot 1st floor entry portal, 6) adding a new 249 square foot 2nd floor deck (east side of residence); 7) adding a new 90 square foot 2nd floor covered deck (east side of residence); 8) adding a new 305 square foot roof-deck; 9) adding a new 72 square foot rear yard covered patio

deck on the 1st floor; 10) adding a new 116 square foot covered patio deck on the 1st floor at the east side of the residence; and 11) conversion of the flat roof to a pitched roof.

On Land Owned by the ACOE

No work is proposed on the land owned by the ACOE and licensed to the applicant.

Commission staff has determined that no previous coastal development permits were issued for the existing portions of a patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock located on the ACOE owned lands. The applicant is not seeking authorization for this existing unpermitted development through this application. Approval of the proposed project does not authorize the unpermitted portions of a patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock. The matter has been referred to the Commission's enforcement division for further investigation.

B. VISUAL QUALITY

Section 30251 of the Coastal Act states:

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 proposed project includes the remodel and addition to an existing structure on a waterfront lot. If not sited appropriately, this structure would have adverse impacts upon views to and along the slough and would be visually incompatible with the character of the surrounding area. Furthermore, appropriate siting can restore and enhance visual quality.

The site is visible from a trail, which runs along the north side of the slough on the opposite shore from the proposed development. Development on this waterfront parcel can affect public views along the coast from the public areas. Degradation of those views would be inconsistent with Section 30251 of the Coastal Act. Degradation of views can occur when development is not consistent with the character of surrounding development. For instance, development seaward of the line of development established for an area can interfere with views to and along the shoreline leading to degradation of those views.

The Commission has recognized that, in a developed area, where new construction is generally infilling and is otherwise consistent with the Coastal Act policies, no part of the proposed development should be built beyond a line drawn between the nearest adjacent corners of either decks or habitable structures of the immediately adjacent homes. These lines establish the existing line of development in the area. In order to determine whether the proposed project is compatible with the established line of development, the Commission has typically used two methods to review waterward encroachment of development toward the slough along this section of Canal Street in Newport Beach: 1) setbacks from the slough-front property line; and 2) string line evaluation. The City of Newport Beach setback requirement for this area is 5-feet. The

existing and proposed habitable area would be setback a minimum 7-feet and a maximum 16-feet from the rear property line (rear lot line is at an angle) and the proposed 1st floor rear yard covered patio deck would encroach a maximum 5' waterward of the residence, but is set back a minimum 5-feet and a maximum 11-feet from the rear property line (Exhibit #4, page 2). Therefore, the project conforms to the city setback requirements. In addition, no new development is located closer to the rear property line than existing structures on the residential parcel.

Setbacks and string lines are applied to limit new development from being built any further waterward than existing adjacent development. Section 30251 of the Coastal Act states that permitted development shall be designed "*to be visually compatible with the character of the surrounding area.*" Therefore, proposed development must be compatible with its surroundings. Though the plans submitted by the applicant shows that the project conforms to the City zoning setback requirements of 5-feet from the rear property line, the Commission typically uses stringline in this area as one means of determining the appropriate setback for coastal developments. The stringline policy applies to infill development and establishes two separate types of stringlines, a structural stringline for the principal structure and an accessory structure (i.e., deck, patios, etc.) stringline. A "principal structural stringline" for principal structures refers to the line drawn between the *nearest* adjacent corners of adjacent principal structures. Similarly, "an accessory structure (i.e., deck, patios, etc.) stringline" refers to the line drawn between the *nearest* adjacent corners of adjacent accessory structures.

The applicants have submitted a stringline drawing to Commission staff for analysis (Exhibit #6) and staff has determined that the proposed project does not adhere to either the "accessory structure stringline" or the "principal structure stringline." The applicant's "accessory structure stringline" drawing shows that the following items are not consistent with this stringline: 1) a portion of the new 72 square foot 1st floor covered patio deck in the rear yard; 2) a portion of the new 116 square foot 1st floor covered patio deck on the east side of the residence; and 3) a portion of the new 90 square foot 2nd floor covered deck on the east side of the residence (Exhibit #6). Also, the applicant's "principal structure stringline" drawing shows that the following items are not consistent with this stringline: 1) a portion of the 179 square foot 1st floor addition on the east side of residence; and 2) a portion of the 311 square foot 2nd floor addition on the east side of residence (Exhibit #6).

While adhering to stringline in this area is typical in order to avoid encroachment of development toward the slough, impacts caused by these encroachments and the condition of existing development must also be considered. In this case, a significant portion of the existing "principal structure" and "accessory structures" already encroach further toward the slough and past the "accessory structure stringline" and the "principal structure stringline". The proposed "structural" and "accessory" additions do not encroach further toward the slough than the existing development on this residential parcel, and it is generally encroachment beyond the established line of development that the stringline policy is intended to prevent. In this case, there is sufficient vacant area on the parcel to accommodate additional floor area without encroaching closer to the water's edge. In addition, although the proposed development is new development, it is minor enough (17% demolition of the existing exterior walls) that the entire development (existing and proposed) would not be required to conform to present stringline standards. So while portions of the proposed additions do not adhere to the "accessory structure stringline" and the "principal structure stringline", the project is still compatible to its surroundings in that it will not encroach any more toward the slough than what already exists. Each development is reviewed on a case by case basis. In this instance the siting of the existing development already establishes the pattern of

development and the proposed project would not exacerbate an existing non-conformity. Thus, the development as proposed is consistent with the character of the surrounding area.

In addition, in this case, approval of the proposed development would not set an adverse precedent that could be interpreted as endorsement of future development that encroaches waterward in the subject area. Over time, incremental impacts can have a significant cumulative adverse visual impact. Approval of the proposed project as currently designed would not set a precedent for the construction of other such development along the Semeniuk Slough that would significantly cause adverse visual impacts and encroach waterward. Based on current conditions, scenic resources are not adversely impacted. Were the site to be substantially re-developed, siting consistent with current standards would be required.

CONCLUSION

Therefore, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

C. FLOODING AND EROSION HAZARDS

Section 30253 of the Coastal Act states, in relevant part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The subject site is located adjacent to Semeniuk Slough, a tidally influenced wetland that branches off the Santa Ana River. Semeniuk Slough is part of the Lower Santa Ana River Marsh. Water elevation within the slough is presently controlled by a series of flood control gates and one-way drainage pipes. These water elevation control devices allow for normal tidal circulation but minimize flooding hazards present when higher water levels occur within the Santa Ana River during storm events. The purpose of the culvert and drainage pipe system is to allow unrestricted circulation and normal tidal flows into and out of the marsh area and prevent flooding of the interior marsh and slough during times of river flood stage. The existing flood control devices are part of a 1.84 square mile marsh restoration and enhancement project known as the Federal Lower Santa Ana River Project, which is part of the Santa Ana River Mainstem Project designed by the U.S. Army Corps of Engineers. The Federal Lower Santa Ana River Project includes habitat restoration, tidal circulation improvements, and flood control devices.

To further analyze the suitability of the site for the proposed development, Commission staff requested the preparation of a flooding and erosion hazard analysis and an analysis for the potential for tidal currents to erode the project site which might result in the need for protective devices in the future, prepared by an appropriately licensed professional (e.g. coastal engineer). In response, the applicant submitted, a Letter from William Simpson & Associates, Inc dated February 19, 2007. The letter states that it did not find an existing bulkhead or any kind of reliable protective device on site. Also, it states that the existing shoreline slopes gradually without

evidence of significant erosion. It also concludes: *“Based on the visual observation and documents reviewed, we believe that for now a protective device at the proposed development is not necessary provided no grading or altering the existing earth slope. Slope appears to be stable at this point in time. However, we cannot represent that conditions will not change in the future and possibility exists that natural or man made factors may alter the future slope stability.”* The letter concludes that the existing slope should be monitored on a regular basis, and if damage is observed, a repair should be made.

Although the applicant’s report indicates that site is presently safe for development at this time, coastal areas are dynamic environments, which may be subject to unforeseen changes. Such changes may affect flooding and erosion regimes. Hydraulics are complex and may change over time, especially as flood control structures such as flood control gates and drainage pipes are modified, either through damage or deliberate design.

Flood and erosion hazards at the site are presently managed by mechanical structures. These existing flood control devices in the project area function in a manner that reduces flooding hazards. However, damage to these flood control devices could dramatically change flooding hazards at the site. In turn, flooding could cause increased erosion at the site. In order to address this situation with respect to Coastal Act policy, special conditions are necessary.

1. Assumption of Risk

Given that the applicant has chosen to implement the project despite potential risks from erosion or flooding, the applicant must assume the risks. Therefore, the Commission imposes **SPECIAL CONDITION NO. 1** for an assumption-of-risk agreement. 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.

2. Future Shoreline Protective Device

The Coastal Act limits construction of protective devices because they have a variety of negative impacts on coastal resources, including adverse effects 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 and habitat areas. 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 development only for existing principal structures. The construction of a shoreline protective device to protect new development would not be required by Section 30235 of the Coastal Act. The proposed project involves the remodel and addition of an existing structure, which is considered new development. Allowing new development that would eventually require a shoreline protective device would conflict with Section 30251 of the Coastal Act; which states that permitted development shall minimize

the alteration of natural landforms, including beaches and wetland habitat areas, which would be subject to increased erosion from such devices.

In the case of the current project, there currently is no bulkhead located on site nor does the applicant propose the construction of any shoreline protective device to protect the proposed development. However nearby beachfront communities have experienced flooding and erosion during severe storm events, such as El Nino storms. Therefore, it is not possible to completely predict what conditions the proposed development may be subject to in the future. Consequently, it is conceivable the proposed development may be subject to flooding and erosion hazards.

Section 30253 (2) of the Coastal Act states that new development shall neither create nor contribute to erosion or geologic instability of the project site or surrounding area. Therefore, if the proposed structure requires a protective device in the future it would be inconsistent with Section 30253 of the Coastal Act because of the explicit statutory prohibition and because such devices contribute to erosion. In addition, the construction of a shoreline protective device to protect new development would also conflict with Section 30251 of the Coastal Act, which states that permitted development, shall minimize the alteration of natural land forms. This includes sandy beach and wetland habitat areas, which would be subject to increased erosion from shoreline protective devices. The applicant is not currently proposing a shoreline protective device and do not anticipate the need for one in the future. The coastal processes and physical conditions are such at this site that the project is not expected to engender the need for a shoreline protective device to protect the proposed development.

To further ensure that the proposed project is consistent with Section 30253 of the Coastal Act, and to ensure that the proposed project does not result in future adverse effects to coastal processes, the Commission imposes **SPECIAL CONDITION NO. 2** which prohibits the applicant, or future land owner, from constructing a shoreline protective device for the purpose of protecting any of the development authorized as part of this application. This condition is necessary because it is impossible to completely predict what conditions the proposed structure may be subject to in the future.

By imposing the “No Future Shoreline Protective Device” special condition, the Commission requires that no shoreline protective devices shall ever be constructed to protect the development approved by this permit in the event that the development is threatened with damage or destruction from flooding, erosion, storm conditions or other natural hazards in the future.

3. **Future Development**

The project site is located on a waterfront lot that may be subject to future flooding and erosion as coastal conditions change. Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the water could adversely affect future shoreline conditions if not properly evaluated. For these reasons, the Commission is imposing **SPECIAL CONDITION NO. 3** which states that any future development or additions on the property, including but not limited to hardscape improvements, grading, landscaping, vegetation removal and structural improvements, requires a coastal development permit from the Commission or its successor agency. Section 13250 (b) of Title 14 of the California Code of Regulations specifically authorizes

the Commission to require a permit for improvements that could involve a risk of adverse environmental effect. This condition ensures that any future development on this site that may affect shoreline processes receives review through the coastal development permit process.

CONCLUSION

To ensure that the proposed project does not result in future adverse effects to coastal processes, **THREE (3) SPECIAL CONDITIONS** have been imposed. **SPECIAL CONDITION NO. 1** requires an assumption-of-risk agreement. **SPECIAL CONDITION NO. 2** prohibits the applicant, or future land owner, from constructing a shoreline protective device for the purpose of protecting any of the development authorized as part of this application. **SPECIAL CONDITION NO. 3** states that any future development or additions on the property, including but not limited to hardscape improvements, grading, landscaping, vegetation removal and structural improvements, requires a coastal development permit from the Commission or its successor agency. Only as conditioned, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act.

D. BIOLOGICAL RESOURCES AND 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.

Section 30240(b) of the Coastal Act states:

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed development is occurring adjacent to Semeniuk Slough, which is a wetland as defined under the Coastal Act. One of the main reasons for preserving, expanding, and enhancing Southern California's remaining wetlands is because of their important ecological function. First and foremost, wetlands provide critical habitat, nesting sites, and foraging areas for threatened or endangered species. Wetlands also serve as migratory resting spots on the Pacific Flyway a north-south flight corridor extending from Canada to Mexico used by migratory bird species. In addition, wetlands serve as natural filtering mechanisms to help remove pollutants from storm runoff before the run-off enters into streams and rivers leading to the ocean. Further, wetlands serve as natural flood retention areas.

Moreover, preserving, expanding, and enhancing Southern California's remaining wetlands is particularly critical because of their scarcity. As much as 75% of coastal wetlands in southern California have been lost, and, statewide up to 91% of coastal wetlands have been lost.

Development, including grading and the construction of residential structures, could cause impacts upon adjacent wetlands by discharging silt to the wetlands. In addition, occupation and use of residential structures adjacent to wetlands can cause disturbances to the biological resources in the wetlands.

Section 30240(b) of the Coastal Act requires that development in areas adjacent to environmentally sensitive habitat areas, such as wetlands, must be sited and designed to prevent impacts which would significantly degrade those areas. In addition, Section 30231 of the Coastal Act requires that the biological productivity and quality of coastal waters and wetlands be maintained. One way the Commission has sought to protect wetlands is to establish a buffer between wetlands and proposed development. Buffer areas are undeveloped lands surrounding wetlands. Buffer areas serve to protect wetlands from the direct effects of nearby disturbance. In addition, buffer areas can provide necessary habitat for organisms that spend only a portion of their life in the wetland such as amphibians, reptiles, birds, and mammals. Buffer areas provide obstructions which help minimize the entry of domestic animals and humans to wetlands. Buffers also provide visual screening between wetland species that are sensitive to human impacts, such as lighting. Buffers can also reduce noise disturbances to wetland species from human development.

At the rear of the existing residence located on the residential property are a patio deck and also a deck over the slough attached to two docks. On the ACOE property and into the slough there are portions of a patio deck and planter, steps leading to the slough, a small boat dock, and a large boat. The Mean High Water Line is located at approximately +4.65', which is located adjacent to the patio deck and planter and stairs and underneath the boat docks and deck (all located on the ACOE property). The habitable area of the existing/proposed single-family residence is located a minimum 5-feet and a maximum 18-feet from the Mean High Water Line. The proposed 1st floor rear yard covered patio deck would encroach a maximum 5' waterward from the residence and be a minimum 7-feet and a maximum 13-feet feet from the Mean High Water Line (Exhibit #6); however, the proposed additions would not encroach any closer to the water's edge than existing development on the residential parcel. This existing buffer is much smaller than the 100-foot buffer normally required by the Commission for development adjacent to wetlands; however, since the subject lot is only approximately 90-feet deep at its farthest point, a 100-foot buffer would preclude the construction of any development on the lot.

The lot upon which the proposed development is being constructed pre-dates the Coastal Act. This lot was part of a larger residential subdivision which, like this lot, were developed with residential structures which are similar to the proposed development in square footage, dimension, and setback. The proposed development is in-fill development. Any impacts upon Semeniuk Slough related to light, noise and other disturbance related impacts have already been caused by the presence of the existing pre-Coastal Act development on this site and flanking the proposed project site. The presence of the proposed development would not cause any significant encroachment upon the wetlands. Also, the additional light, noise and related impacts caused by the proposed development would not be significant compared with the pre-existing development.

If construction equipment and staging is not appropriately managed, adverse impacts upon the Semeniuk Slough could occur. For instance, soil stockpiles could erode causing sedimentation of

wetlands. In addition, if not sited appropriately, construction equipment and activity could cause trampling of the wetlands. The applicant has not submitted such a construction staging plan. Therefore, the Commission imposes **SPECIAL CONDITION NO. 4**, which requires submittal of construction staging area(s) and construction corridor(s) plans that will avoid impacts to wetlands. The plan shall demonstrate that construction equipment or activity shall not occur outside the staging area and construction corridor identified on the site plan required by this condition and that construction equipment and activity shall not be placed in any location which would result in impacts to wetlands. The plan shall include, at a minimum, the following components: a site plan that depicts the limits of the staging area(s); construction corridor(s); construction site; the location of construction fencing and temporary job trailers with respect to existing wetlands.

In addition, in order to ensure that construction and materials are managed in a manner which avoids impacts to adjacent wetlands, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires that construction materials, debris, or waste be placed or stored where it will not enter storm drains or be subject to tidal erosion and dispersion; removal of debris within 24 hours of completion of construction; implementation of Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed such that construction debris and sediment are properly contained and secured on site and to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Another potential impact to the adjacent wetlands are the unpermitted existing rear patio deck and planter, steps to the slough, a small boat dock, and a large boat dock located on site adjacent to the slough. The applicant is not seeking authorization for this existing unpermitted development through this application and approval of the proposed development does not authorize the rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock. Therefore, in order to clarify that the approval of the proposed project does not authorize this unpermitted development, the Commission imposes **SPECIAL CONDITION NO. 6**, which also requires the applicant to submit revised plans that show and state that the existing rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock are not permitted by any Coastal Development Permit.

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 can result in decreases in the biological productivity of coastal waters. In addition, impervious surfaces magnify peak flows dramatically which can lead to erosion. In order to mitigate these impacts, the applicant has submitted a drainage run-off and control plan that shows drainage on site will be directed to permeable areas. The measures proposed by the applicant are acceptable. However, since the proposed project requires submittal of revised plans, there is a possibility that the submitted drainage and run-off control plans may change. Therefore, revised drainage and run-off control plans are necessary. Thus, the Commission imposes **SPECIAL CONDITION NO. 7**, which requires submittal of revised drainage and run-off control plans.

No Landscaping Plans have been submitted with the proposed project. The placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society (www.CNPS.org) in their publications. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and native to coastal Orange County and appropriate to the habitat type). The term drought tolerant is

equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. Thus, the Commission imposes **SPECIAL CONDITION NO. 8**, which requires the applicant to submit a Landscape Plan, which consists of native drought tolerant non-invasive plants that are appropriate to the habitat type.

An additional concern is the impact lighting may have upon the wetland. Thus, **SPECIAL CONDITION NO. 9** has been imposed, which requires that all replaced or new lighting within the development shall be directed and shielded so that light is directed toward the ground and away from the wetlands.

The development is also located adjacent to a sensitive habitat area that could be impacted unless such development is appropriately designed and controlled. For this reason, the Commission is imposing **SPECIAL CONDITION NO. 3** which states that any future development or additions on the property, including but not limited to hardscape improvements, grading, landscaping, vegetation removal and structural improvements, requires a coastal development permit from the Commission or its successor agency. Section 13250 (b) of Title 14 of the California Code of Regulations specifically authorizes the Commission to require a permit for improvements that could involve a risk of adverse environmental effect. This condition ensures that any future development on this site that may affect sensitive habitat receives review by the Commission.

CONCLUSION

To ensure that the proposed project does not result in future impacts to wetlands or water quality, **SEVEN (7) SPECIAL CONDITIONS** have been imposed. **SPECIAL CONDITION NO. 3** states that any future development or additions on the property, including but not limited to hardscape improvements, grading, landscaping, vegetation removal and structural improvements, requires a coastal development permit from the Commission or its successor agency. **SPECIAL CONDITION NO. 4** requires submittal of construction staging area(s) and construction corridor(s) plans that will avoid impacts to wetlands. **SPECIAL CONDITION NO. 5** requires conformance with certain requirements related to the storage and management of construction debris and equipment. **SPECIAL CONDITION NO. 6** requires submittal of revised project plans identifying the unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock located in the ACOE property. **SPECIAL CONDITION NO. 7** requires submittal of revised drainage and run-off control plans. **SPECIAL CONDITION NO. 8** requires submittal of landscape plans. **SPECIAL CONDITION NO. 9** requires adherence to requirements for exterior lighting adjacent to the wetland. As conditioned, the Commission finds that the proposed project is consistent with Coastal Act Sections 30231 and 30240 (b) of the Coastal Act.

E. PUBLIC ACCESS

Section 30212 of the Coastal Act states, in relevant part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby...

The subject site is a waterfront lot located between the nearest public roadway and the shoreline in the City of Newport Beach. There is wetland adjacent to the subject site. Public access, as indicated in the City's certified land use plan, is available adjacent to the project site along the Federal land adjacent to the slough accessible at street ends located off of Canal Circle. For example, public access is available at a street end located two (3) lots (approximately 60-feet) south of the project site (Exhibit #2). The proposed development will not obstruct access along the slough.

When a private development does not provide adequate on-site parking, users of that development who arrive by automobile are forced to occupy public parking used by visitors to the coastal zone. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access.

CONCLUSION

The Commission has consistently found that two parking spaces are adequate to satisfy the parking demand generated by one individual residential unit. The existing single-family residence has a two-car garage and the proposed project will also have a two-car garage. Thus, as proposed, the development is consistent with the parking typically required by the Commission. Therefore, as proposed, the Commission finds adequate access is available nearby, sufficient parking is provided on site and thus, the proposed development is consistent with Section 30212 of the Coastal Act.

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 **SPECIAL CONDITION NO. 10** requiring that the property owners 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 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(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program that conforms with the Chapter 3 policies of the Coastal Act.

The City of Newport Beach Land Use Plan (LUP) was certified on May 19, 1982. Since the City only has an LUP, the policies of the LUP are used only as guidance. The recently updated (October 2005) Newport Beach LUP includes the following policies that relate to development at the subject site:

Require removal of unauthorized bulkheads, docks and other patios or other structures that impact wetlands or other sensitive habitat (Policy 4.1.3-1 A)

Strictly control encroachments into natural habitats to prevent impacts that would significantly degrade the habitat (Policy 4.1.3-1 D)

Remove unauthorized structures that encroach into the Semeniuk Slough, the Upper Newport Bay Marine Park, or other wetland areas. Prohibit future encroachment of structures into these areas unless structures are absolutely necessary for public well being. Minimize any necessary encroachment into wetland habitats to the extent feasible and permanent loss of wetland habitat shall be mitigated (Policy 4.1.3-10).

Require buffer area around wetlands of a sufficient size to ensure the biological integrity and preservation of the wetland that they are designed to protect. Wetlands shall have a minimum buffer width of 100 feet wherever possible. Smaller wetland buffers may be allowed only where it can be demonstrated that 1) a 100-foot wide buffer is not possible due to site specific constraints, and 2) the proposed narrower buffer would be amply protective of the biological integrity of the wetland given the site-specific characteristics of the resource and of the type and intensity of disturbance (Policy 4.2.2-3).

The project site has an unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock that encroaches into the Semeniuk Slough. The proposed project does not seek authorization of these unpermitted structures. As conditioned for revised plans to show and state that the unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock are not authorized by any Coastal Development Permit, the proposed project is consistent with the above LUP policies. In addition, a minimal buffer is allowed due to the size of the subject lot and the pattern of development in the area. In this area of Newport Beach stringline is typically used to prohibit encroachment toward the slough; however, in this instance the siting of the existing development already establishes existing development that is already past the “accessory structure stringline” and “principal structure stringline” and the proposed project would not be encroaching more toward the slough than what already exists. Thus, the development as proposed is consistent with the character of the surrounding area. The proposed development, as conditioned, is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

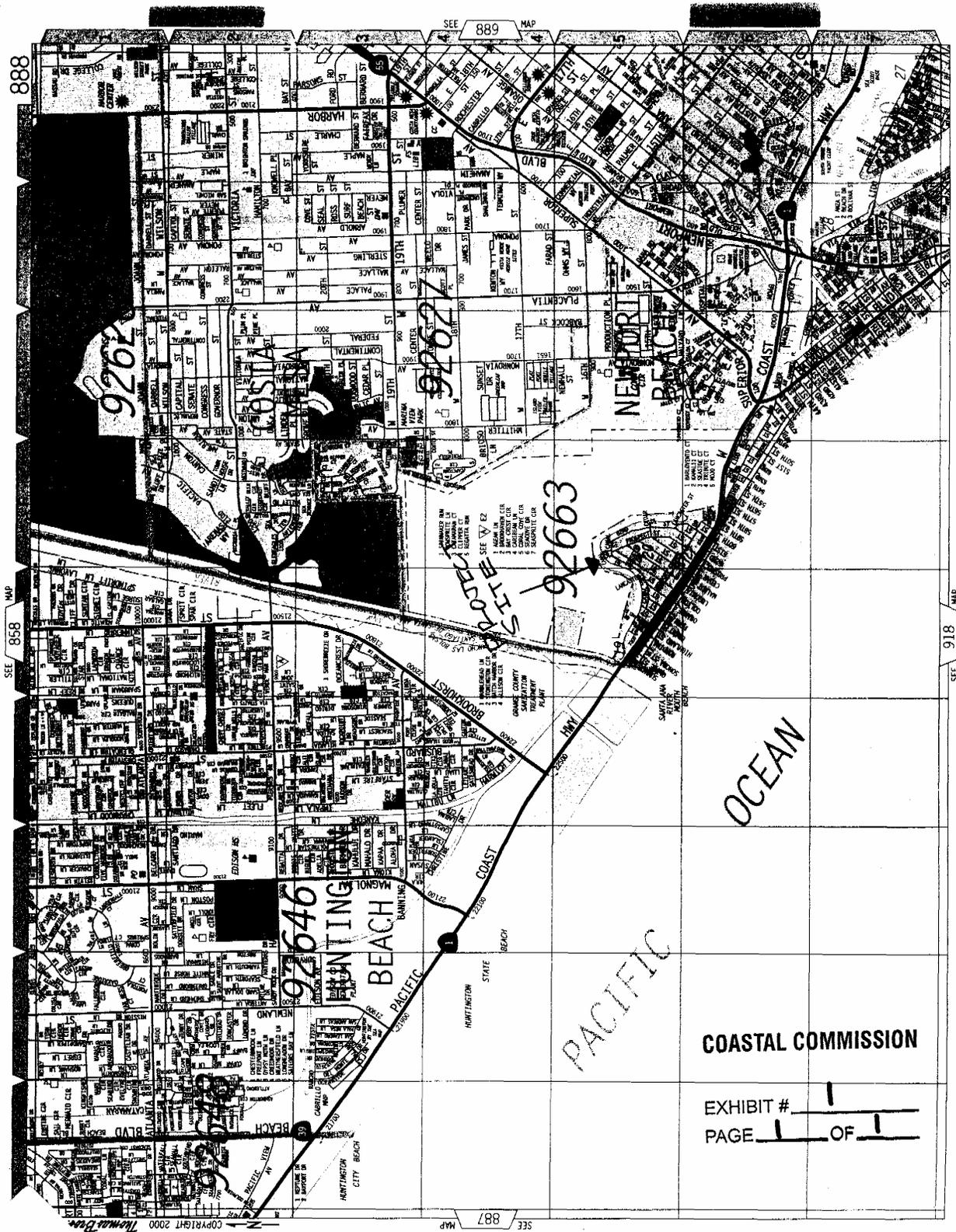
Section 13096(a) of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California 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 further feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Newport Beach is the lead agency for California Environmental Quality Act (CEQA) purposes. The project was determined by the City to be Categorical Exempt.

The proposed project is located in an urban area. All infrastructure necessary to serve the site exists in the area. As conditioned, the proposed project has been found consistent with the hazard, biological resource and water quality protection, visual resource and public access policies

of Chapter 3 of the Coastal Act. Mitigation measures include: **1)** an assumption-of-risk agreement; **2)** no future shoreline protective device agreement; **3)** future development agreement; **4)** submittal of construction staging area(s) and construction corridor(s) plans; **5)** conformance with certain requirements related to the storage and management of construction debris and equipment; **6)** submittal of revised project plans identifying the unpermitted rear patio deck and planter, steps leading to the slough, a small boat dock, and a large boat dock located in the ACOE property; **7)** submittal of revised drainage and run-off control plans; **8)** submittal of landscape plans; **9)** adherence to requirements for exterior lighting adjacent to the wetland; and **10)** a deed restriction against the residential property, referencing all of the special conditions contained in this staff report.

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



888

SEE 889 MAP

SEE 858 MAP

SEE 918 MAP

OCEAN

COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

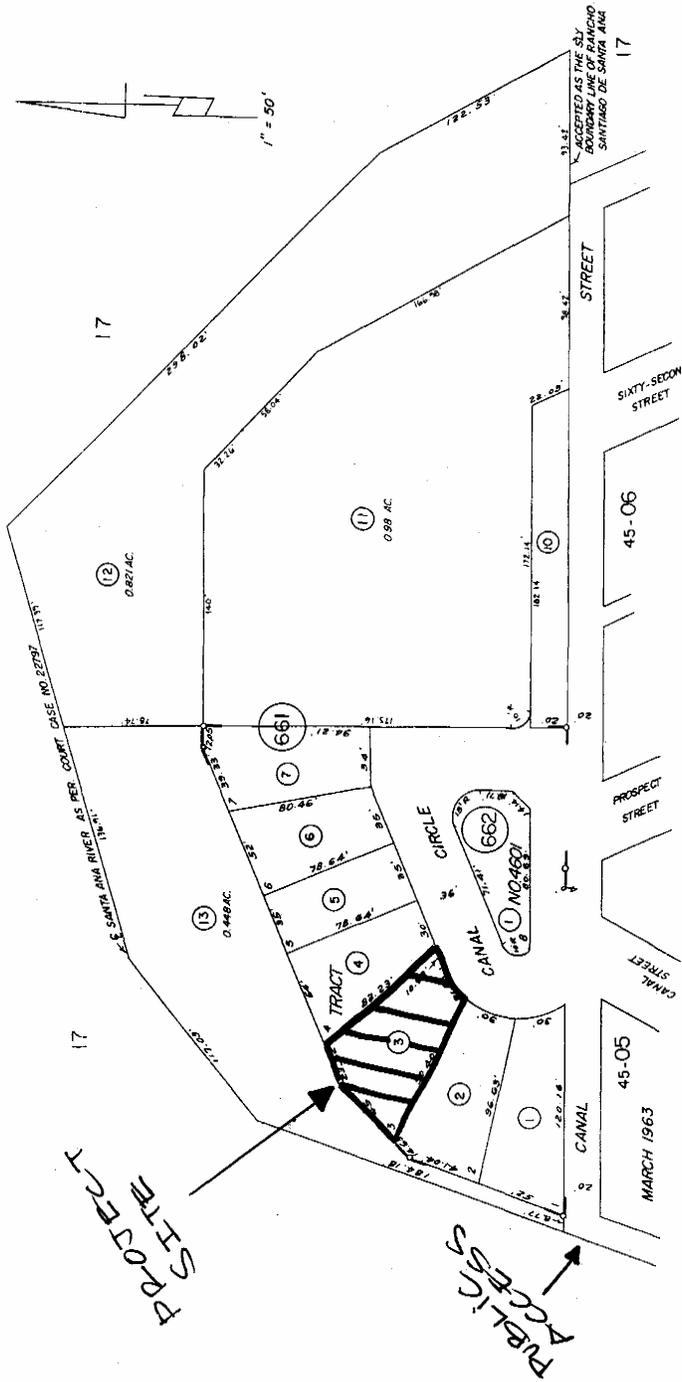
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SEE 887 MAP

114-66

SEE SPECIAL PAGE 114-669 FOR SUBSURFACE FEE TITLE ASSESSMENT FOR E.1/2, SW.1/4, SEC. 20, T.6S, R.10W.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S MAP BOOK 114, PAGE 66. THE ASSessor'S MAP BOOK 114, PAGE 66, DOES NOT MAKE ANY CLAIMS AS TO THE ACCURACY OR LIABILITY FOR OTHER USES. THE ASSessor'S MAP BOOK 114, PAGE 66, IS THE PROPERTY OF ORANGE COUNTY ASSESSOR, 1996.



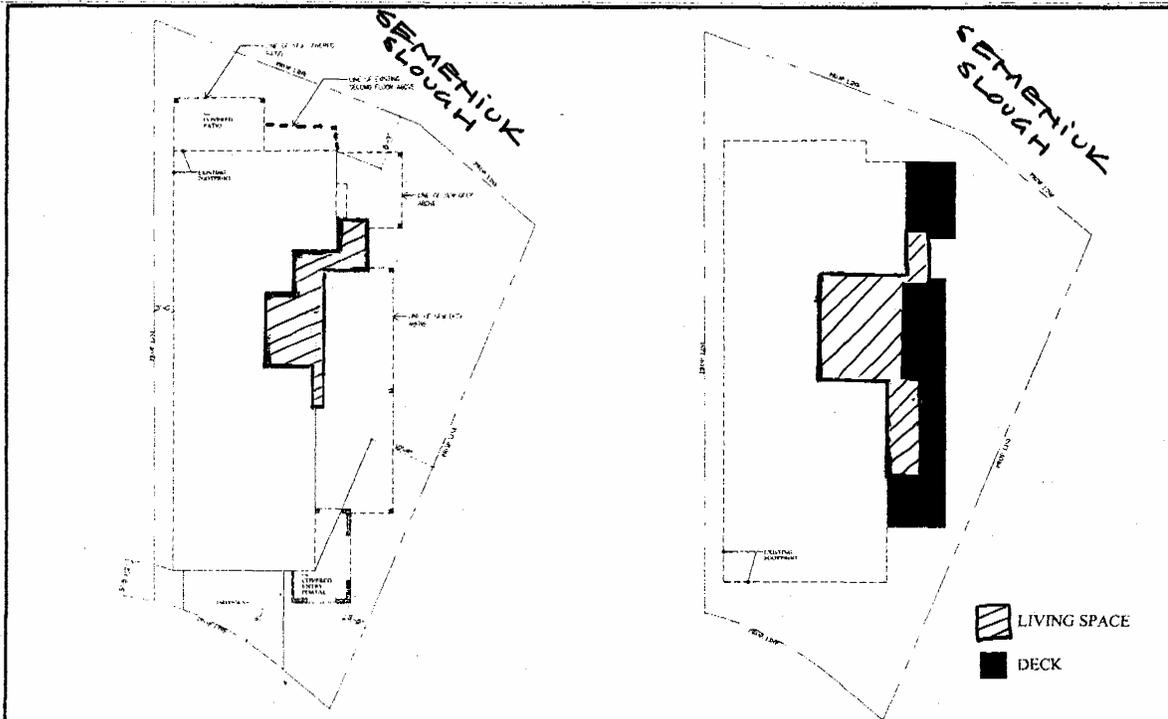
ASSessor'S MAP
 BOOK 114, PAGE 66
 COUNTY OF ORANGE

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

TRACT NO. 4601 M. M. 175-26, 27

COASTAL COMMISSION

EXHIBIT # 2
 PAGE 1 OF 1



PROPOSED LIMITS OF 1st FLOOR ADDITION
 SCALE: 1/8" = 1'-0"

PROPOSED LIMITS OF 2nd FLOOR ADDITION
 SCALE: 1/8" = 1'-0"

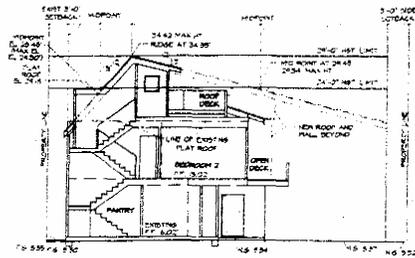
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 South Coast Region

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EXHIBIT # 3
 PAGE 1 OF 2



SECTION A

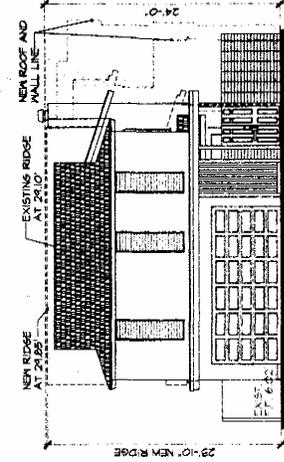
SCALE: 1/8" = 1'-0"

DESIGN GROUP
Custom Residential Design
21165 La Colina Drive, Suite 101, Laguna Hills
949-829-8100

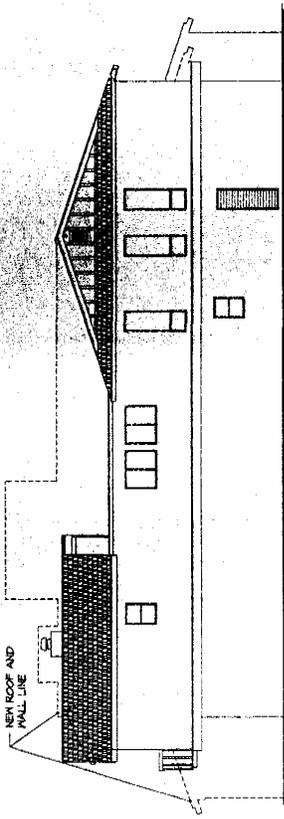
The Clark Residence

3 Canal Circle • Newport Beach, CA

1.2



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"

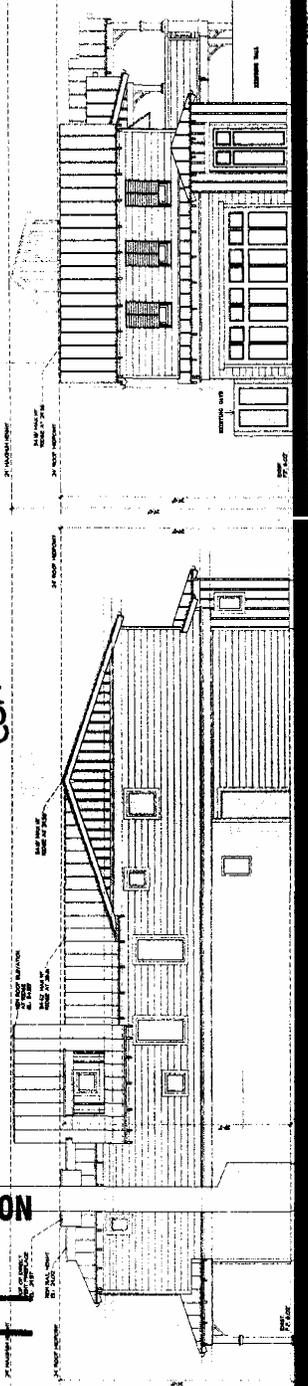


EXISTING LEFT ELEVATION
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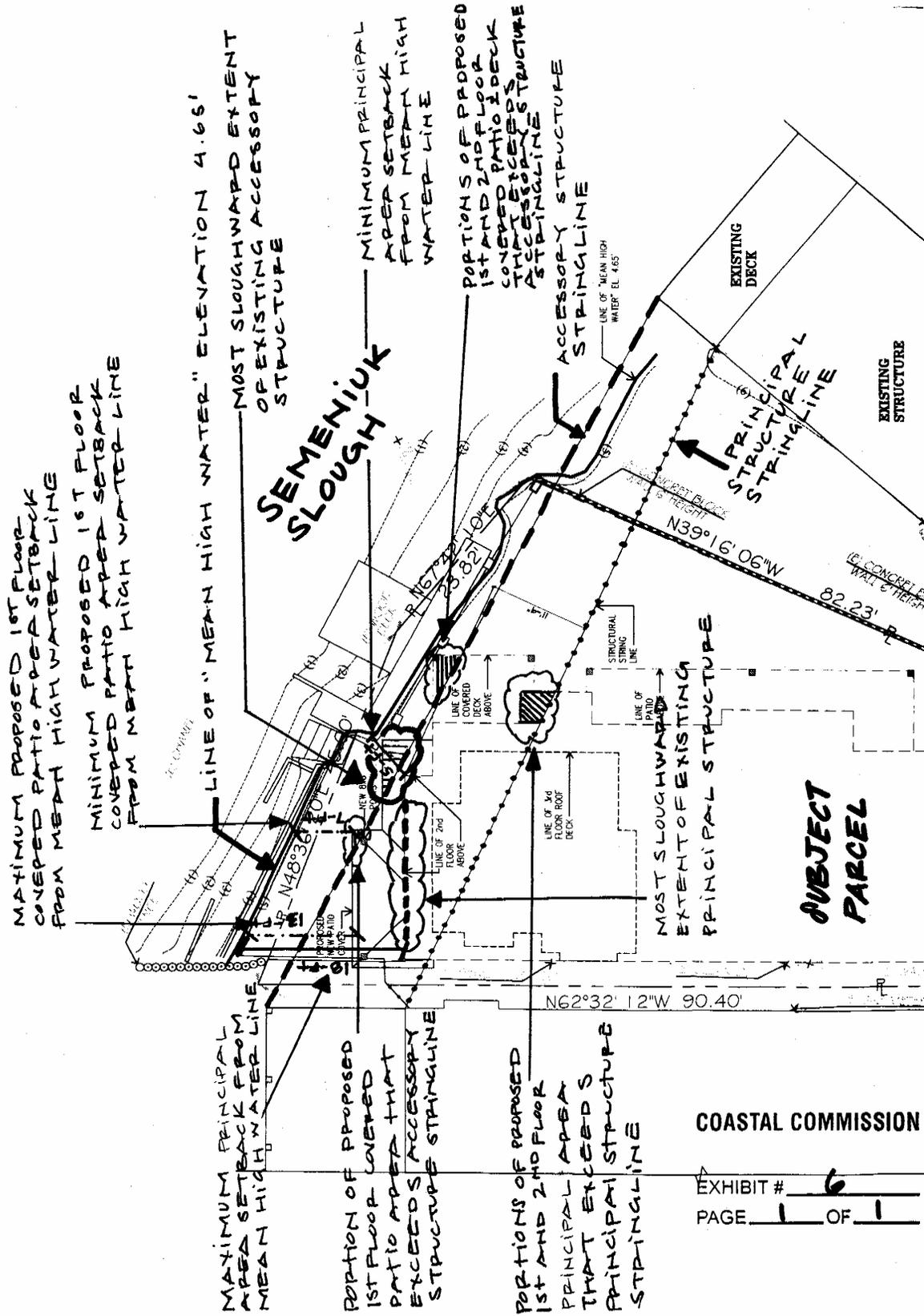
CALIFORNIA
COASTAL COMMISSION

COASTAL COMMISSION
EXHIBIT # **S**
PAGE **1** OF **1**



PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"



COASTAL COMMISSION

EXHIBIT # 6
 PAGE 1 OF 1