

EXHIBIT # 3
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 California Coastal Commission

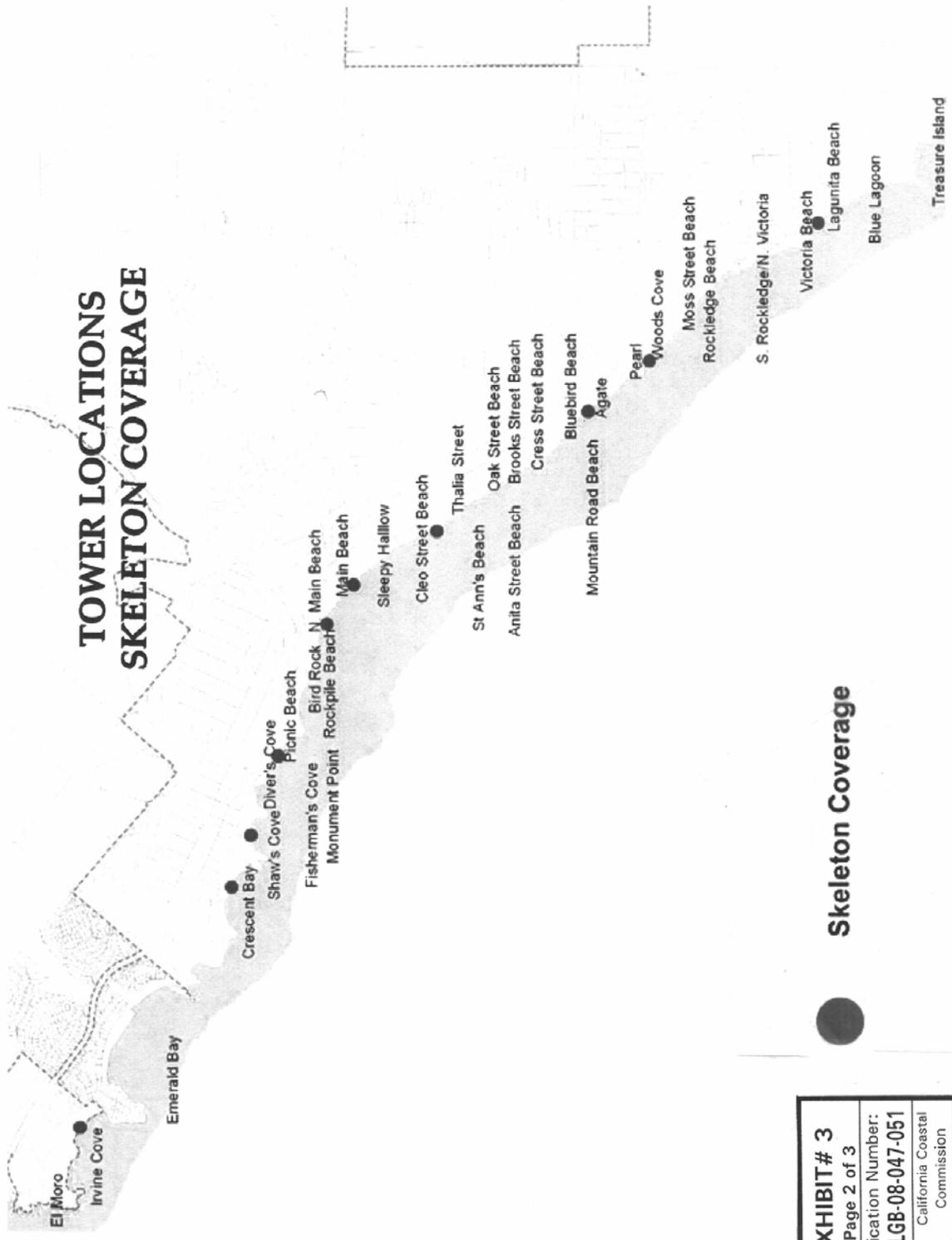
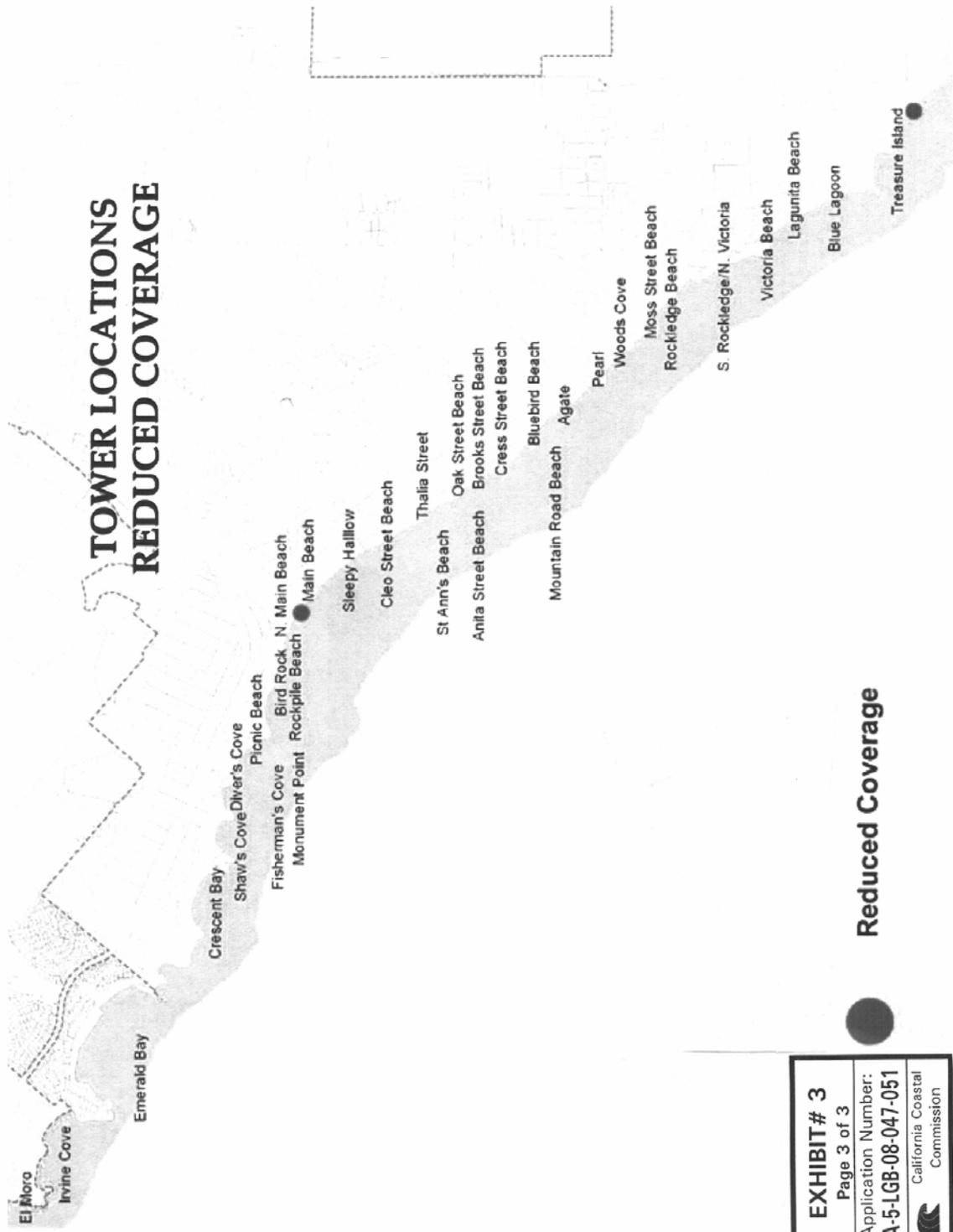


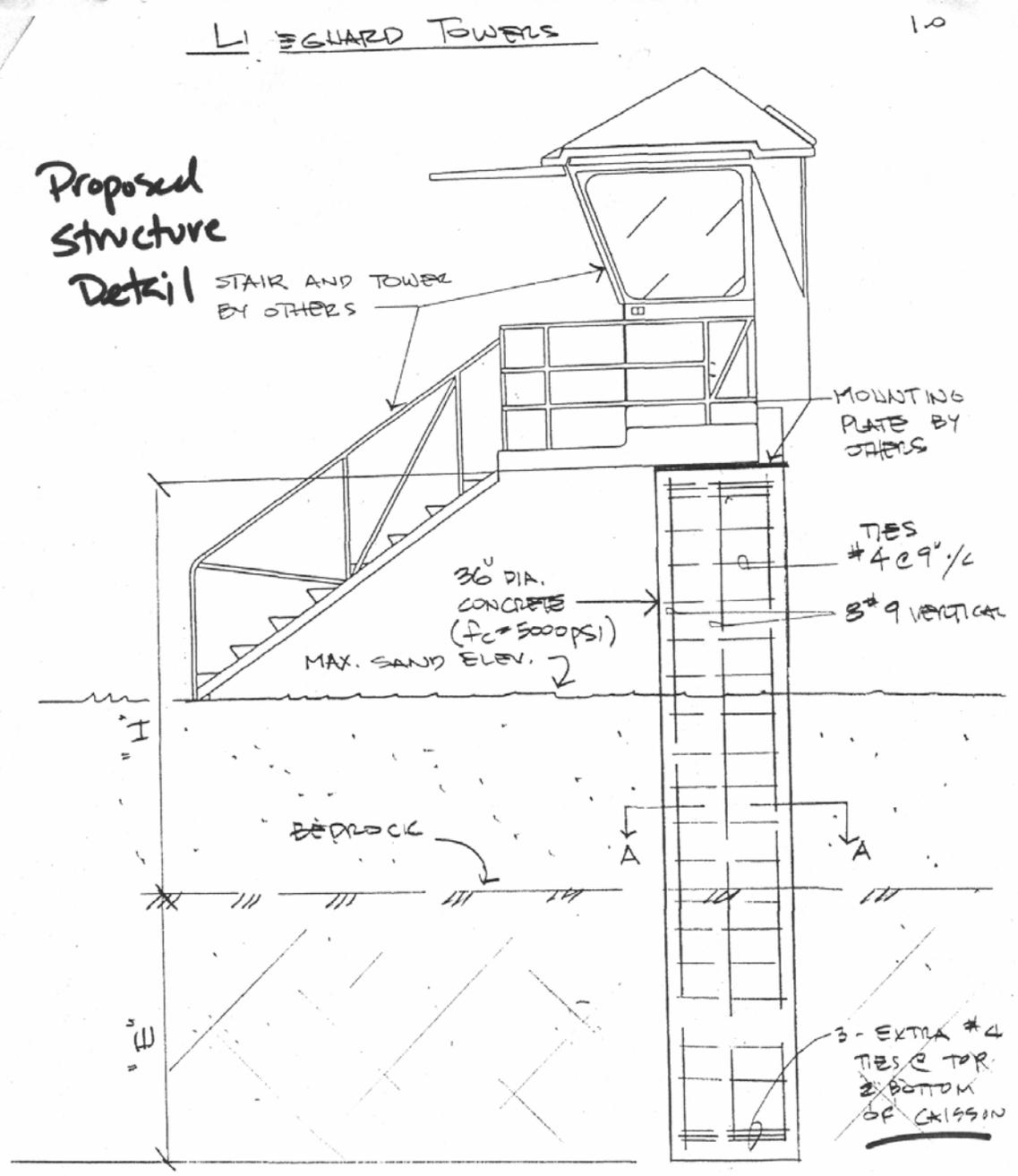
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**TOWER LOCATIONS
REDUCED COVERAGE**

Reduced Coverage

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H = DISTANCE FROM BEDROCK CONTACT TO TOWER MOUNTING PLATE
E = MINIMUM BEDROCK EMBEDMENT TO BE FIELD VERIFIED BY GEOLOGIST

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Examples of Proposed Towers

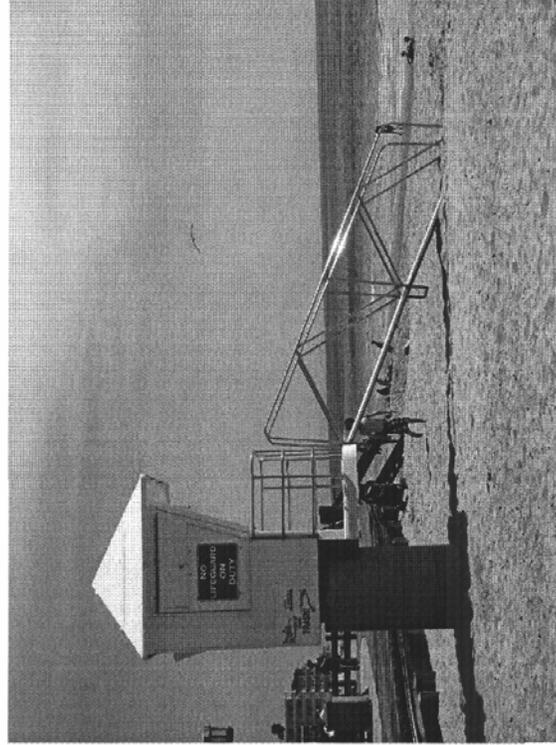


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Lifeguard Towers (City of Laguna Beach)
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City of Laguna Beach
Coastal Commission Appeal Response
September 24, 2008
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Photo 1 Existing Lifeguard Chair
To Be Replaced & Upgraded

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Picnic Beach Existing Conditions

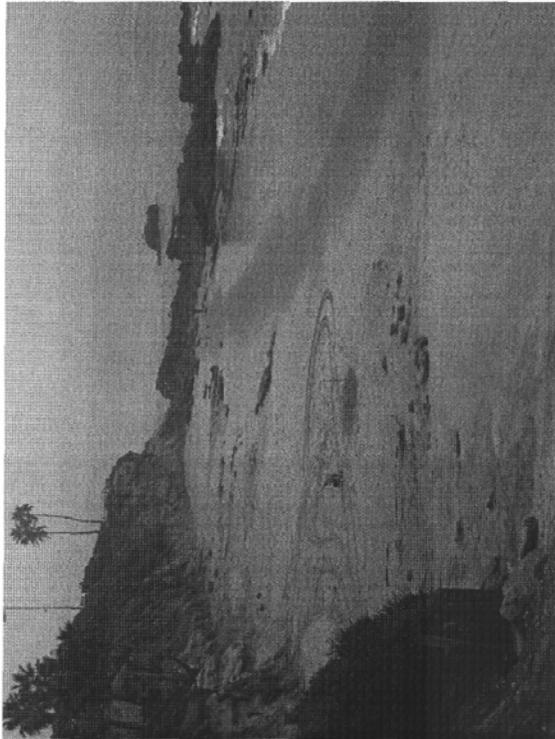
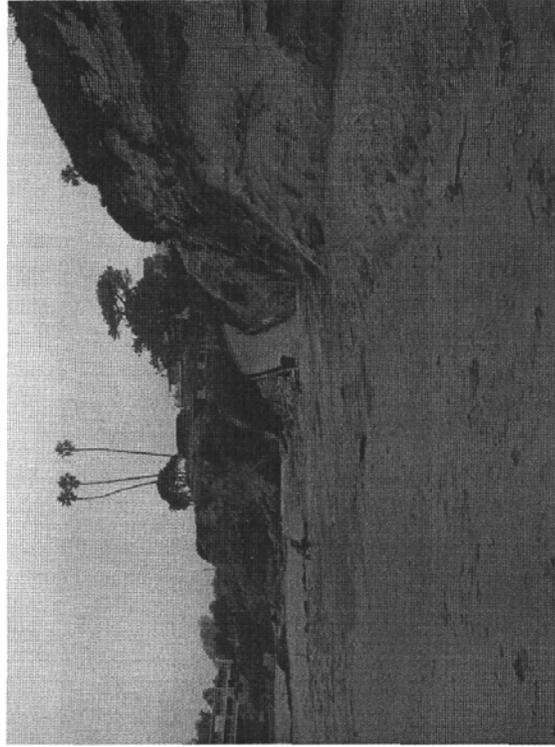
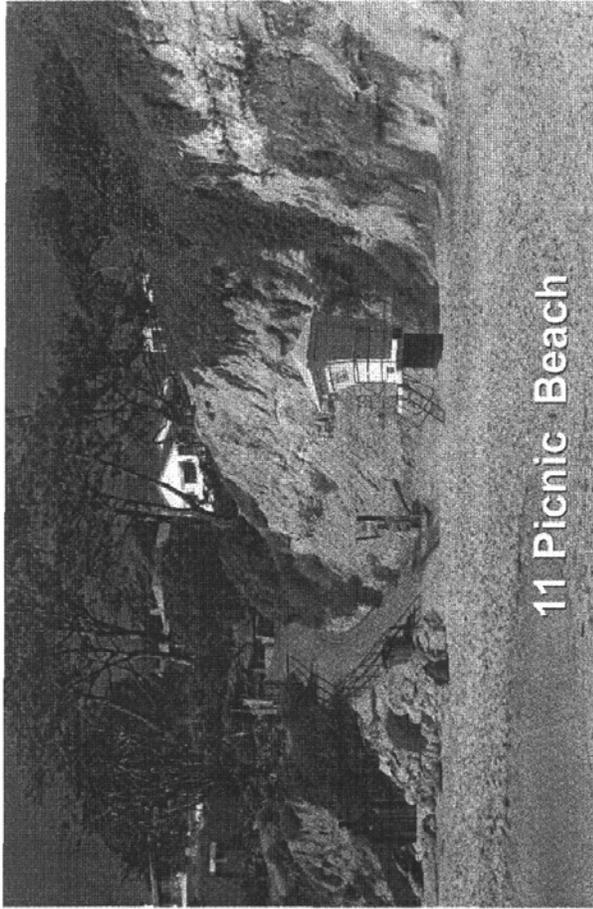


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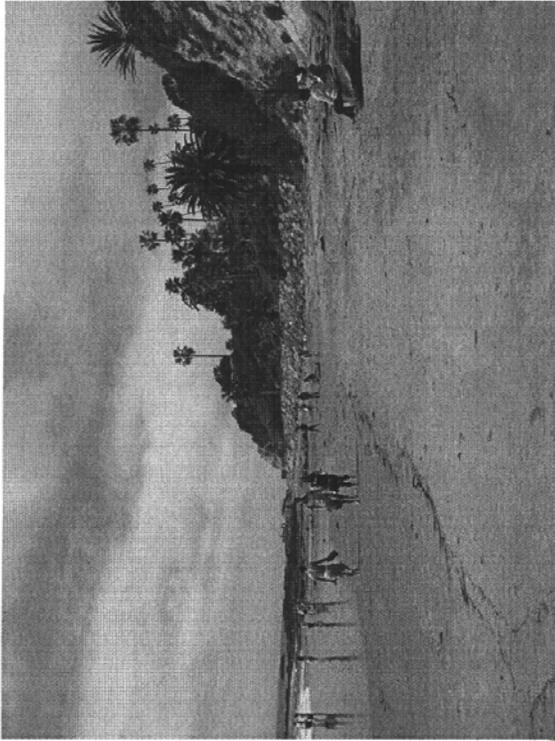
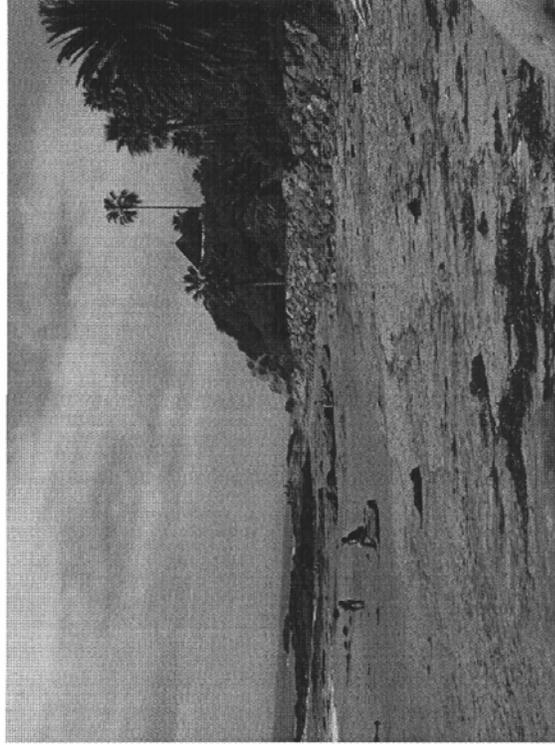
Picnic Beach Photo Simulation



11 Picnic Beach

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Bird Rock Beach Existing Conditions



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Bird Rock Beach Photo Simulation

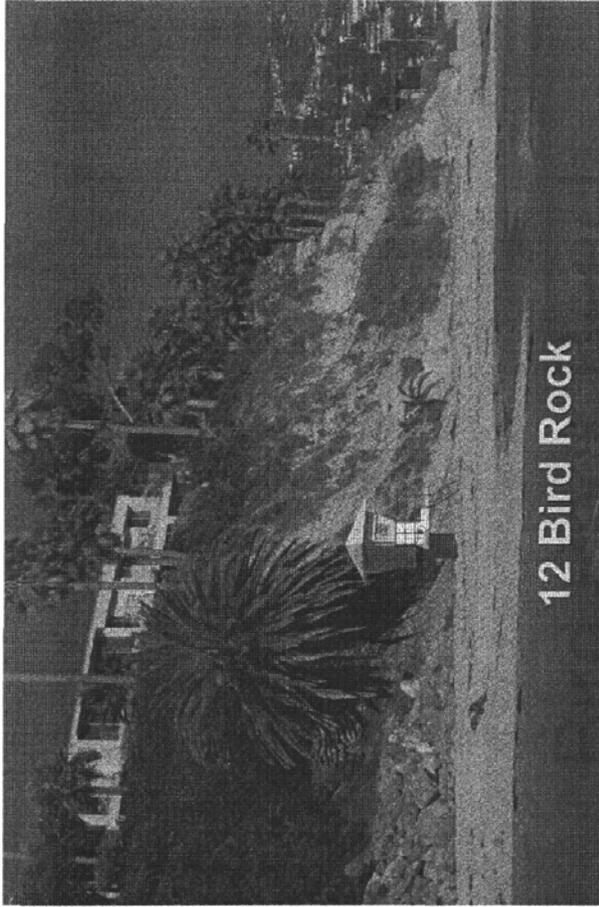


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Sleepy Hollow Beach Existing Conditions

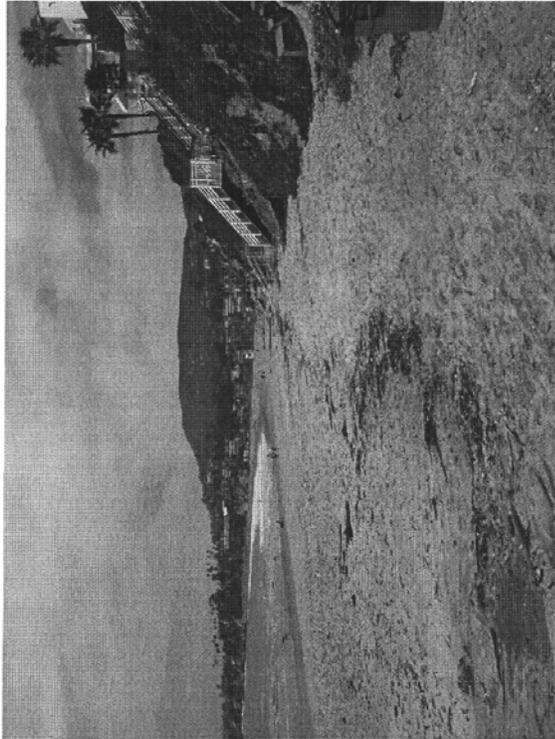
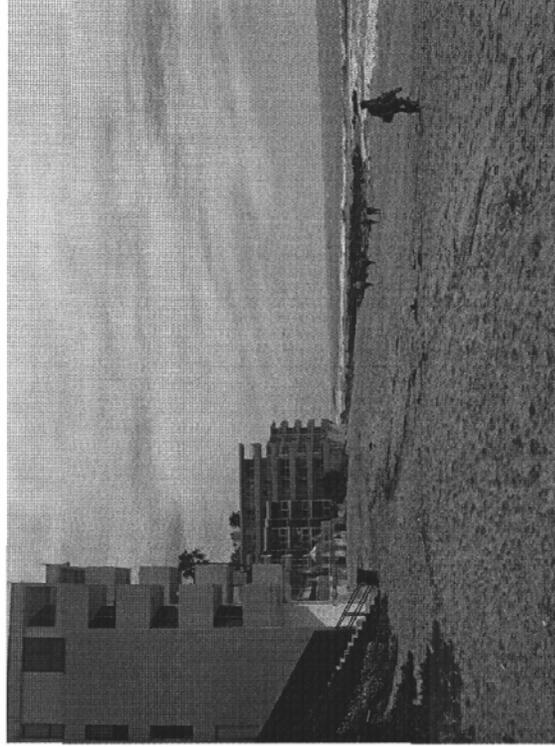


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Sleepy Hollow Beach Photo Simulation

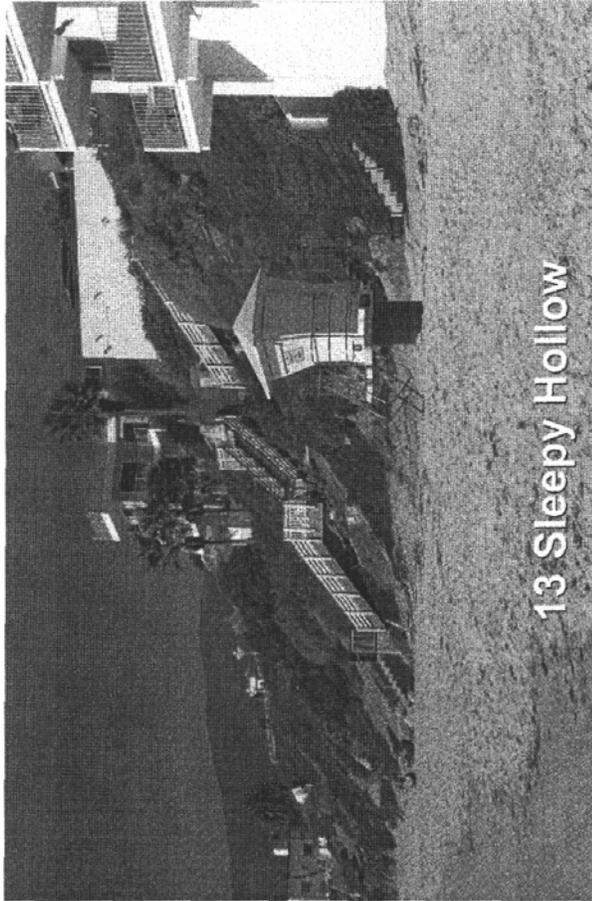


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Sleepy Hollow Beach Public Vertical Access

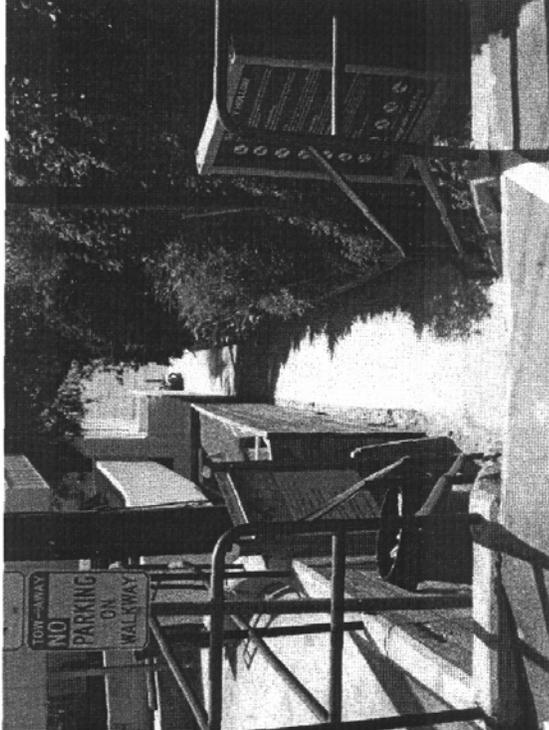
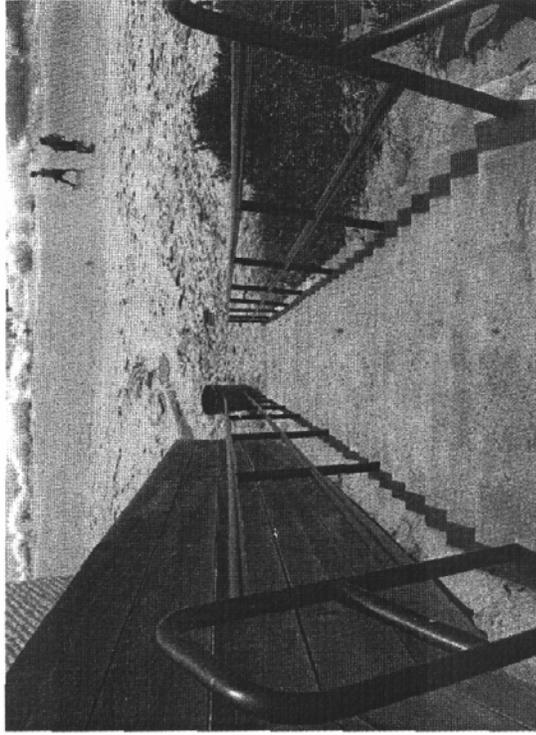


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Thalia Street Beach Existing Conditions

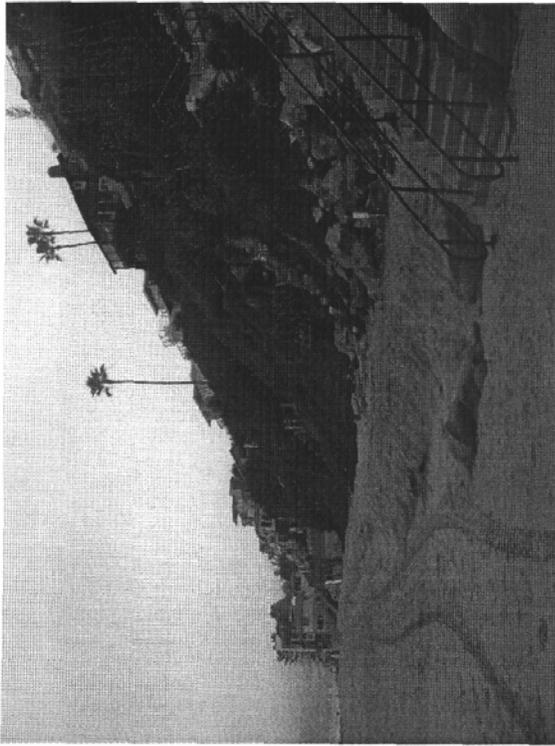
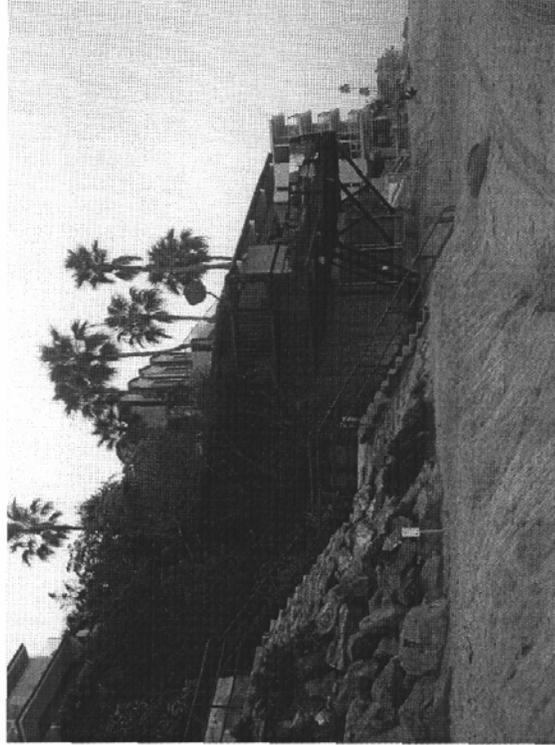


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Thalia Street Beach Photo Simulation

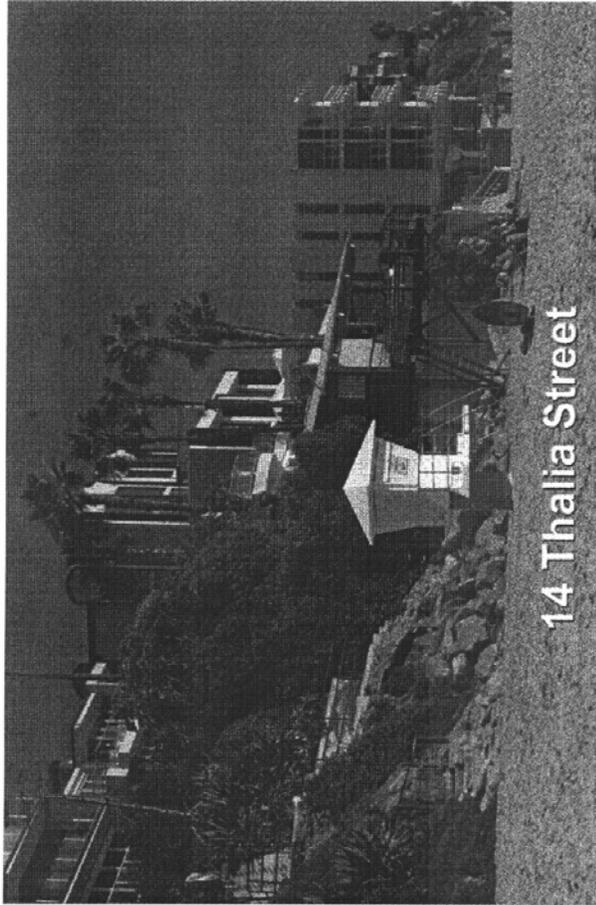


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Thalia Street Beach Public Vertical Access

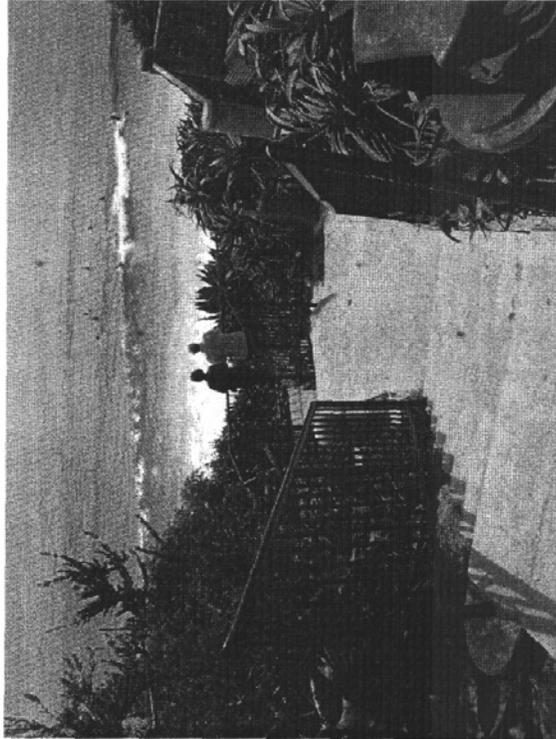
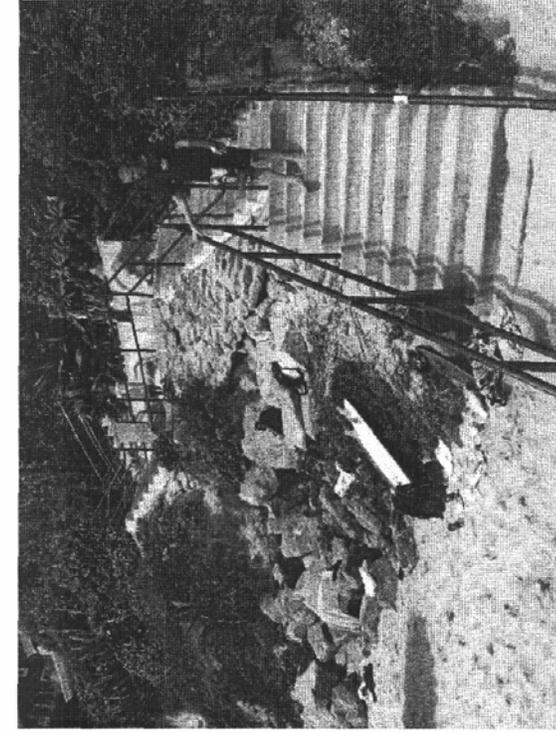


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Oak Street Beach Existing Conditions

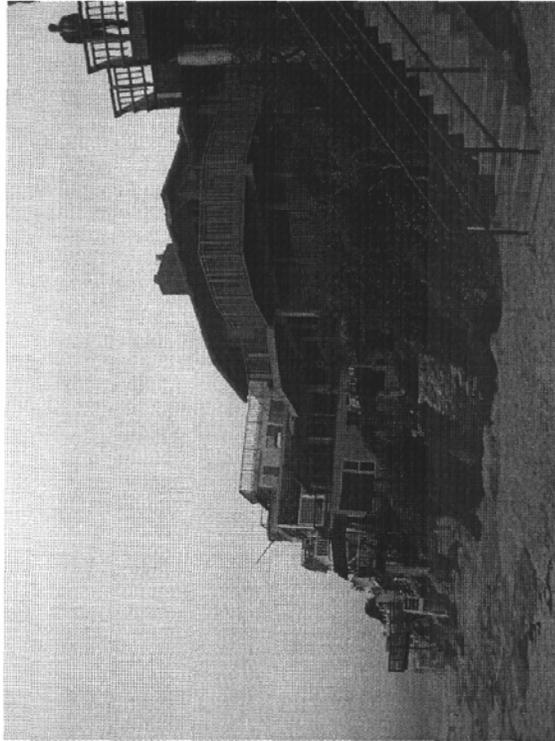
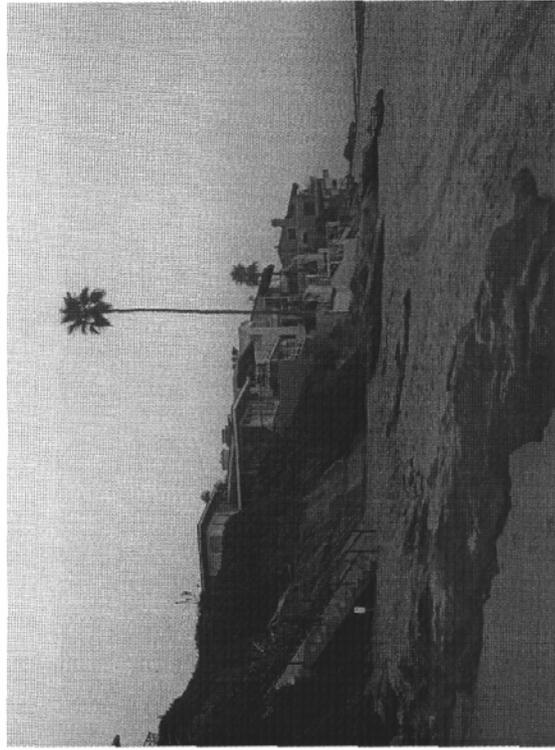


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Oak Street Beach Photo Simulation

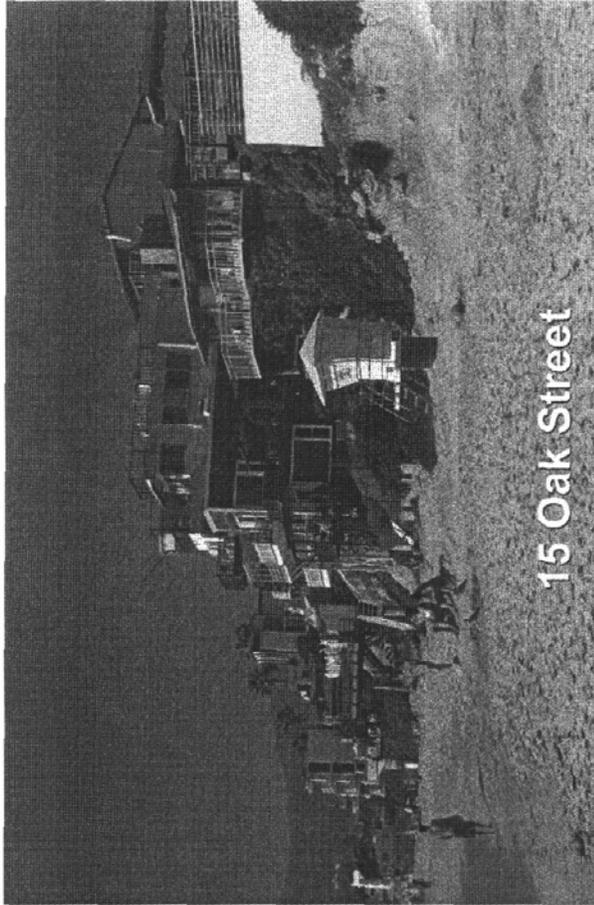


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Oak Street Beach Public Vertical Access

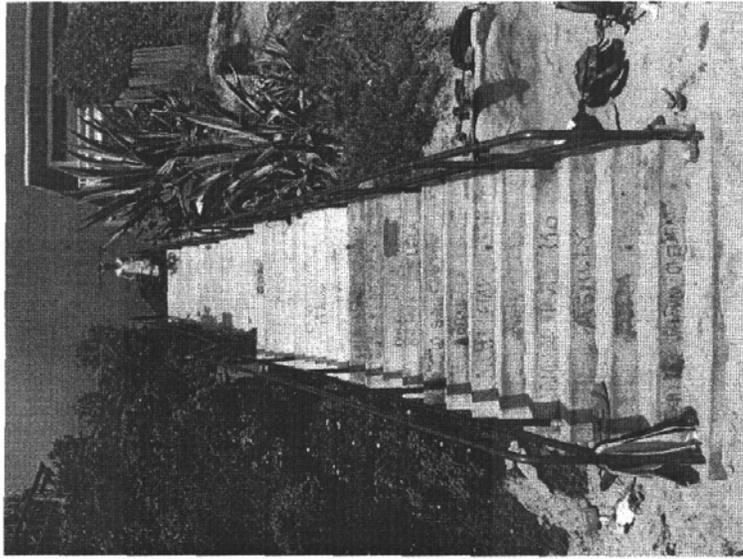


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Off-season Tower Storage (on sleds)

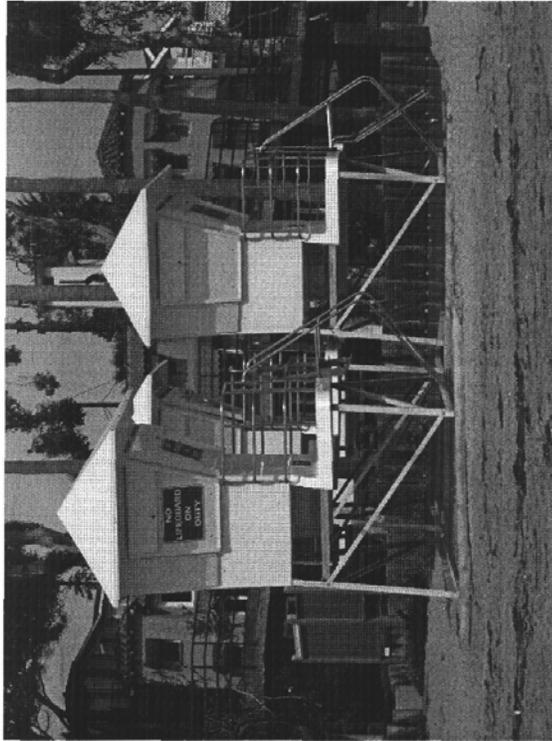
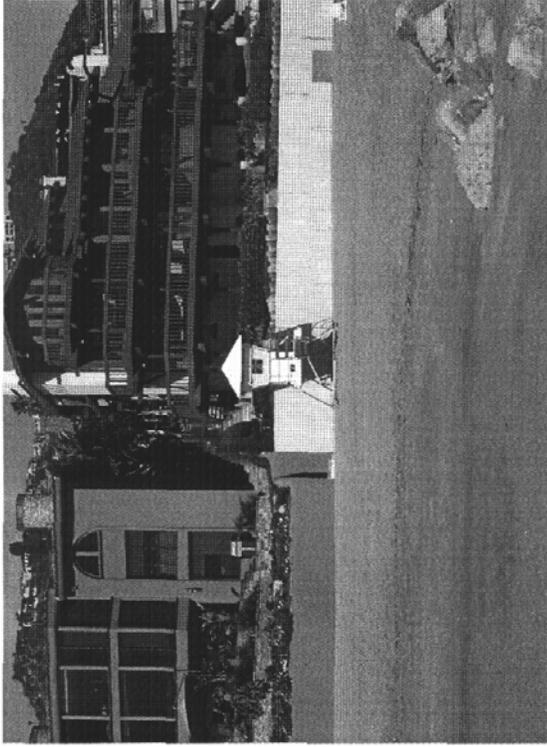
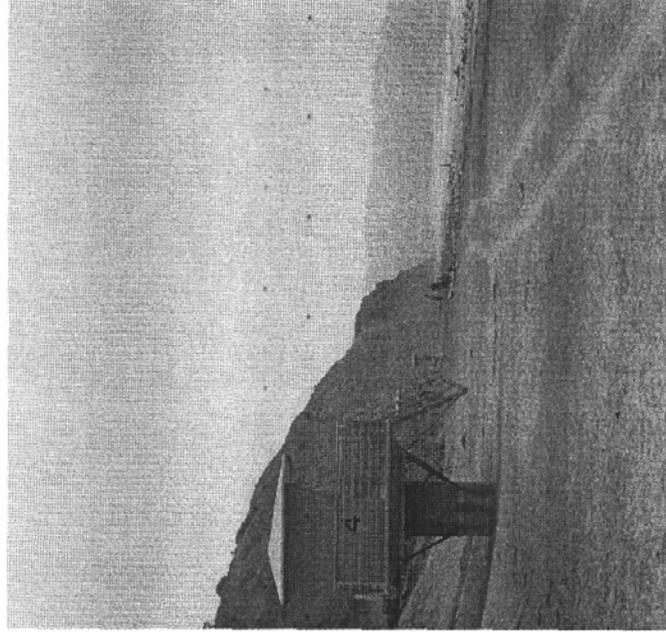
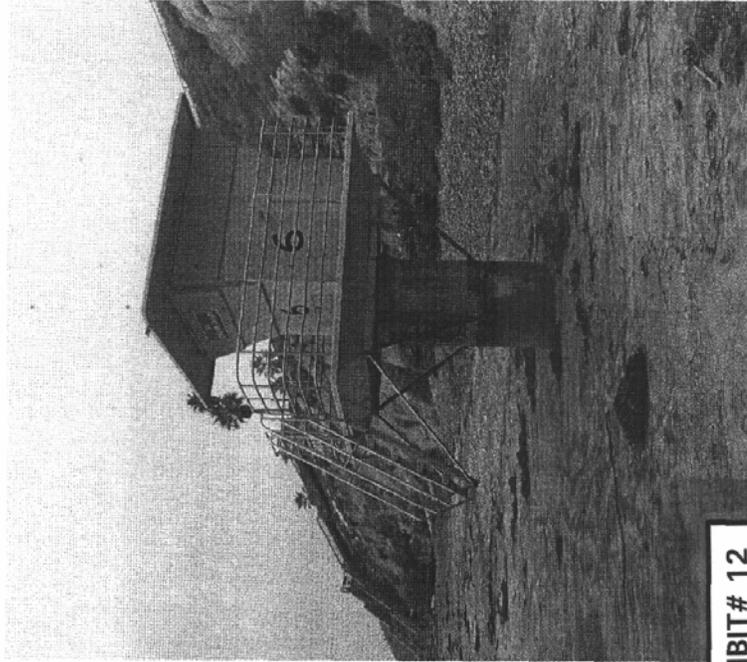


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Existing Southern California Lifeguard Towers (on caissons)



EXHIBIT# 12
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 California Coastal Commission

Existing Southern California Lifeguard Towers (on temporary sleds)

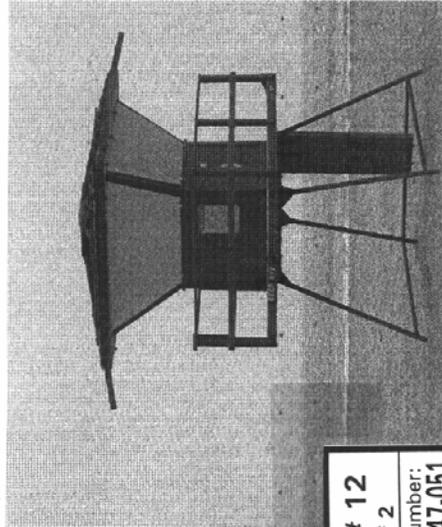
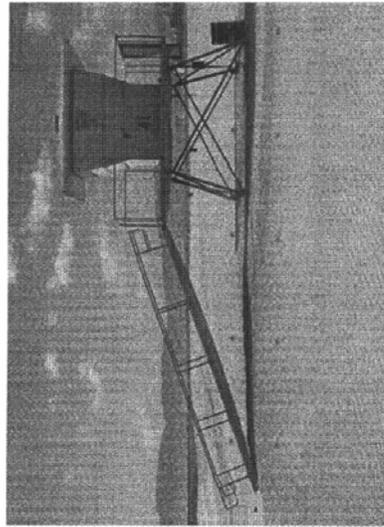
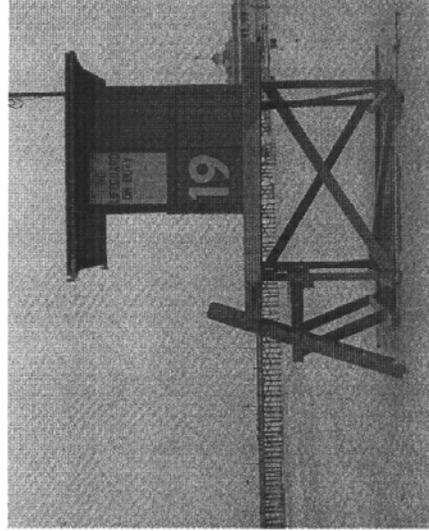
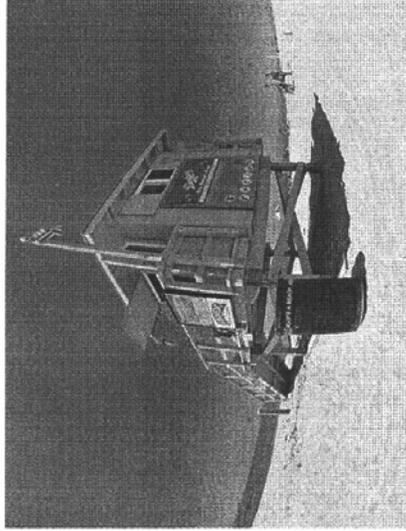


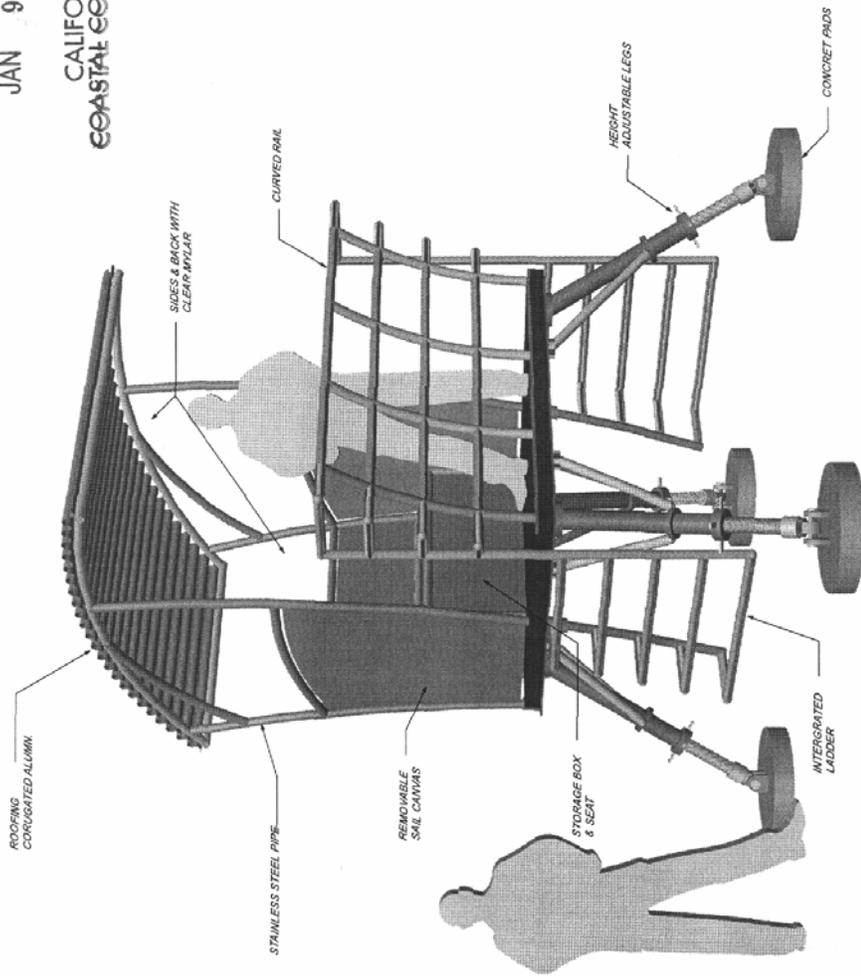
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<p>Notes</p> <p>These drawings represent the design of the tower. The manufacturer shall be responsible for the final construction and safety of the tower. The manufacturer shall be responsible for the design and construction of the tower.</p>	 <p>RedStar Image Art + Architecture 1625 Northpoint Dr. Redondo Beach, CA 90278 310-458-1545 redstar_image@redstar.com</p>	<p>Lifeguard Tower Version 1.2</p>	<p>Copyright © 2008 by RedStar Image / Peter Palanck. All rights reserved. RedStar Image / Peter Palanck and RedStar Image / Peter Palanck are registered trademarks. May not be used in any form without written permission.</p> <p style="text-align: right;">sheet 1</p>
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 <p>California Coastal Commission</p>

Lifeguard Tower
Perspective view

Lifeguard Towers (City of Laguna Beach)
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NOTES
These drawings represent the design of the Lifeguard Tower. The design is subject to change without notice. The design is the property of RedStar Image / First Plaintiff and is protected by United States and International copyright laws. May not be used in any form without written permission of RedStar Image / First Plaintiff.

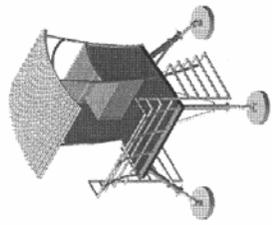
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Art + Architecture
1529 Westcott St.
Laguna Beach, CA 92653
310-493-3551
redstar_image@yahoo.com

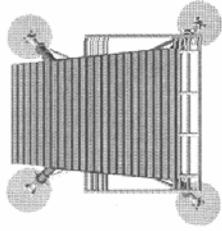
Lifeguard Tower
Version 1.2

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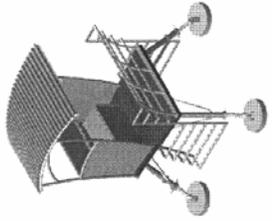
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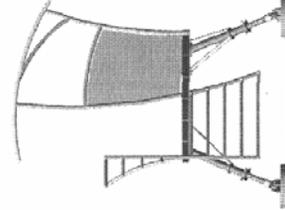
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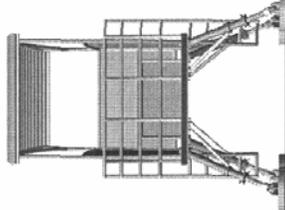
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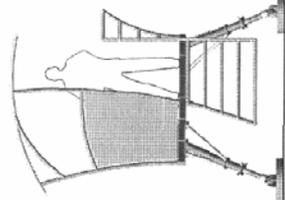
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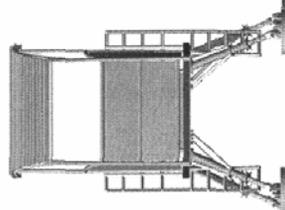
RIGHT VIEW



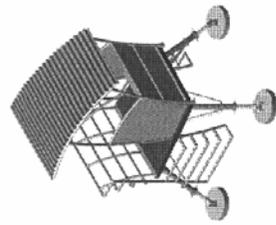
FRONT VIEW



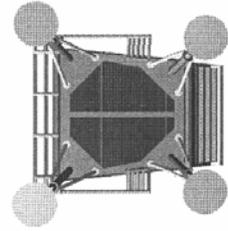
LEFT VIEW



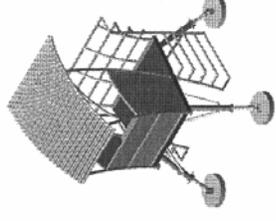
BACK VIEW



REAR RIGHT ISOMETRIC



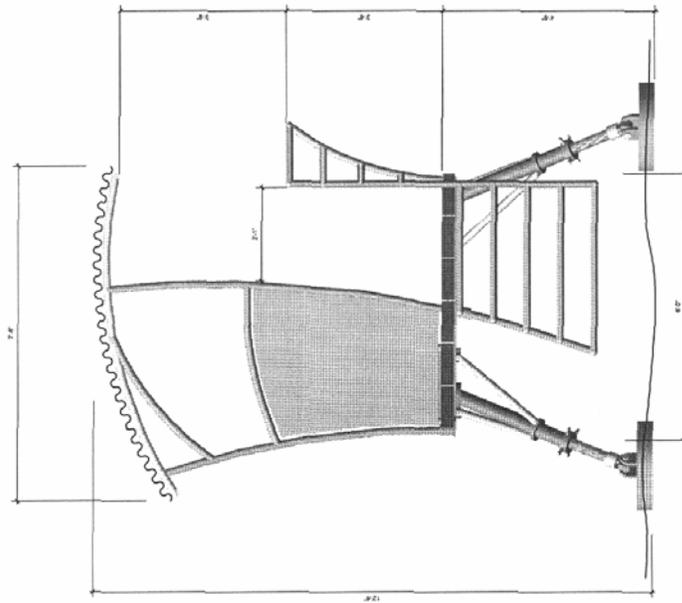
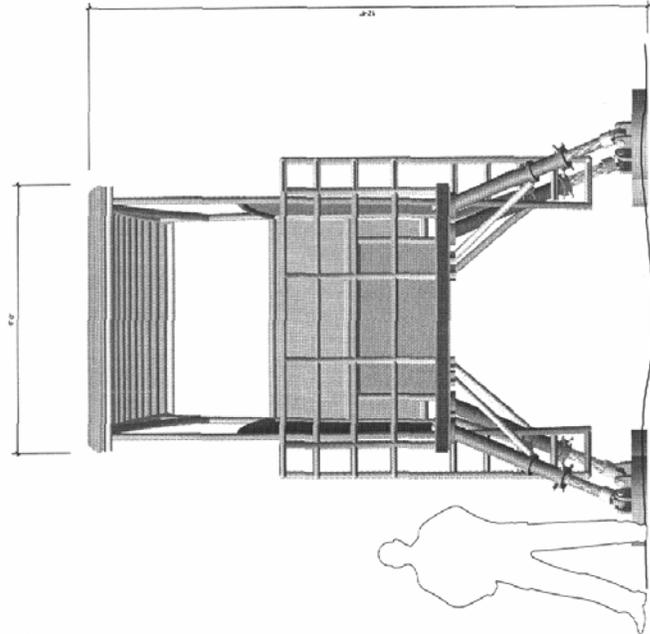
BOTTOM VIEW



REAR LEFT ISOMETRIC

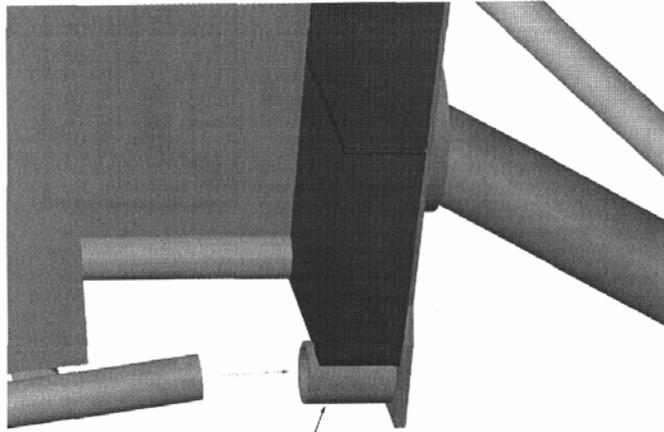
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California Coastal
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<p>Notes</p> <p>These drawings represent the design of the Lifeguard Tower. The design is subject to change without notice. The designer is not responsible for the design of the tower or for the construction of the tower.</p>	 <p>RedStar Image Art + Architecture 8525 Westwood Blvd Suite 100 Westwood, CA 90231 Tel: 310-408-5551 www.redstarimage.com</p>	<p>Lifeguard Tower version 1.2</p>	<p>Copyright © 2008 by RedStar Image / Peter Follmann. All rights reserved. RedStar Image / Peter Follmann is a registered trademark. All other trademarks are the property of their respective owners. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RedStar Image / Peter Follmann.</p>
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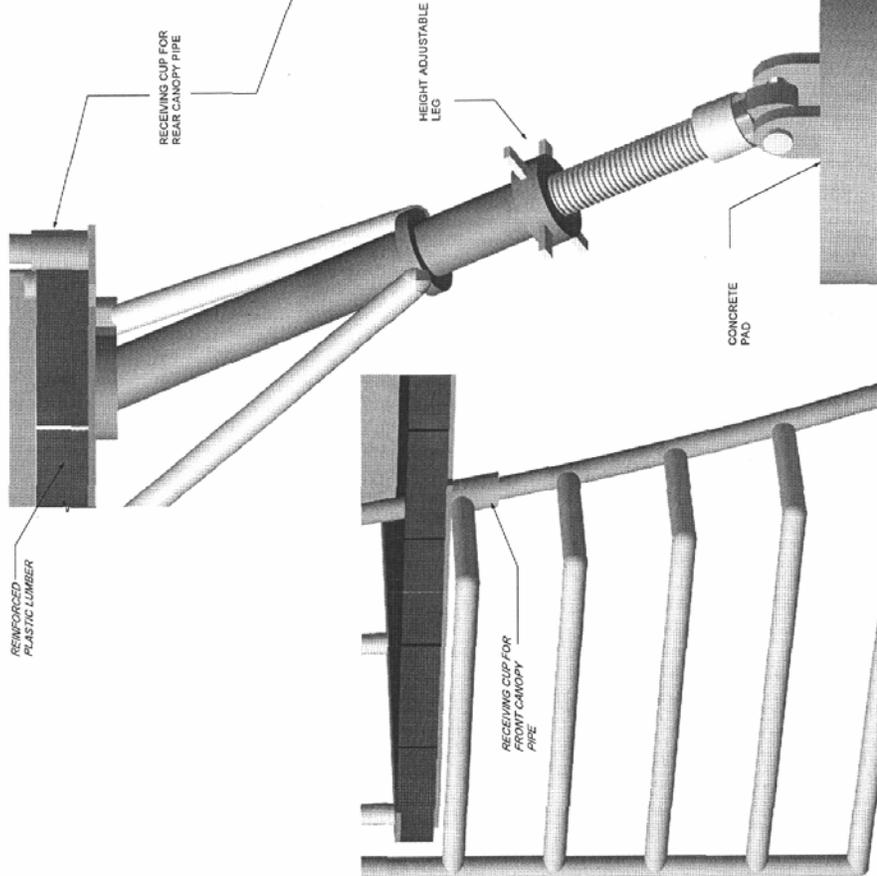


<p>EXHIBIT # 13 Page 3 of 10 Application Number: A-5-LGB-08-047-051 California Coastal Commission</p>

<p>Notes</p> <p>1. All dimensions are in feet and inches unless otherwise noted.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits and the design shall be approved by the appropriate engineering and construction.</p>	 <p>RedStar Image Art + Architecture 1428 Wilshire Blvd. Redondo Beach, CA 90276 310.458.3661 redstar_image@redstar.com</p>	<p>Lifeguard Tower version 1.2</p>	<p>Copyright © 2008 by RedStar Image / Peter DeLuarte. All designs are property of RedStar Image / Peter DeLuarte and may not be used in any form without written permission. RedStarImage® is a registered trademark.</p> <p>sheet 4</p>
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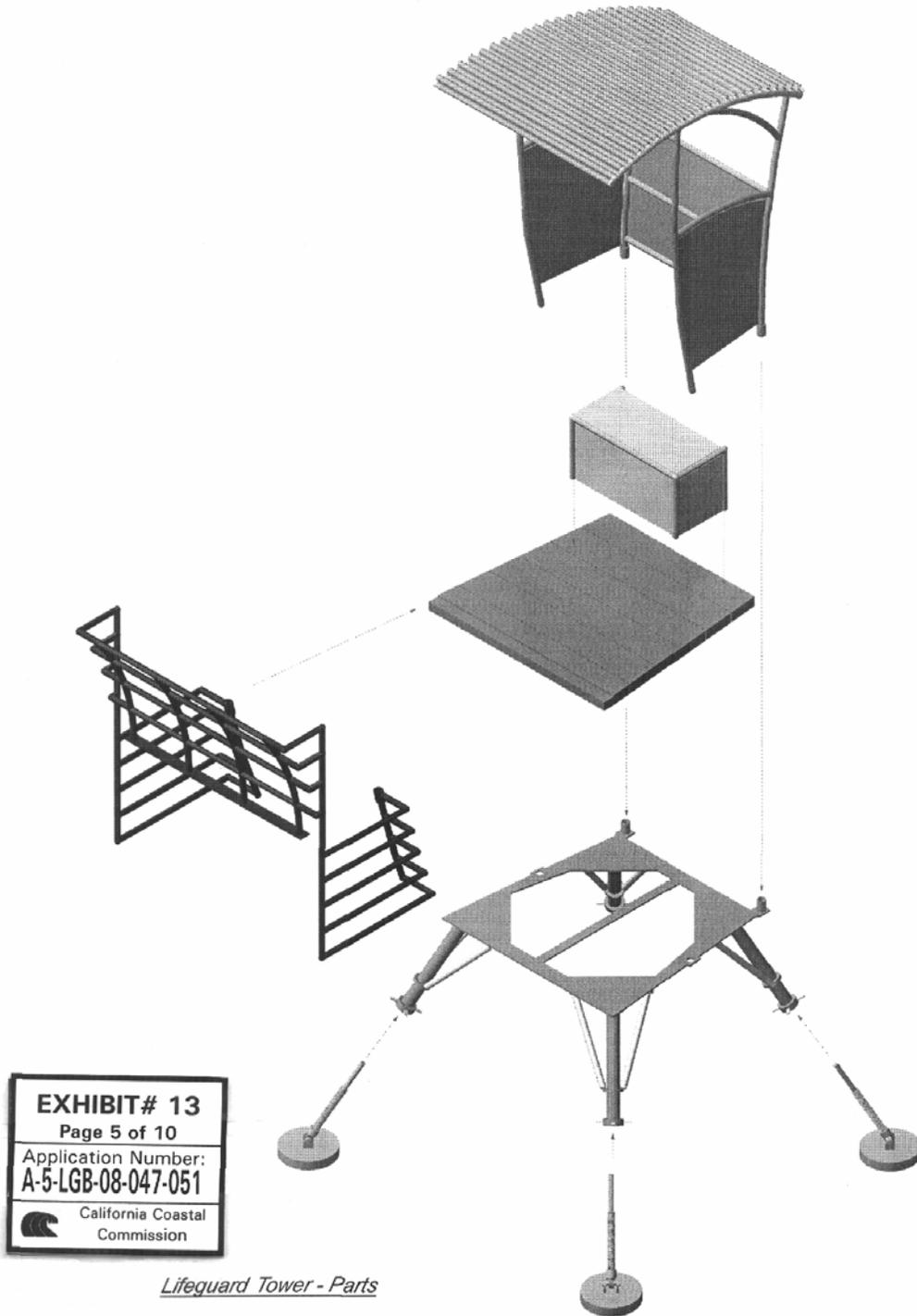
○ Detail - Canopy to Base Connection
Scale: Not Actual Size



○ Detail - Adjustable Support Legs
Scale: 1/2"

○ Detail - Ladder
Perspective View

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 <p>California Coastal Commission</p>	



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California Coastal
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Lifeguard Tower - Parts

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NOTES

View drawings and specifications carefully. All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise indicated. All dimensions are to the center of the member unless otherwise indicated. All dimensions are to the center of the member unless otherwise indicated.



RedStar Image Art + Architecture
1133 MacArthur St.
Newport Beach, CA 92728
310-483-3891
redstar_image@att.net

Lifeguard Tower
Version 1.2

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1 TOWER TO ARRIVE IN 4 SEGMENTS AND 4 LEGS

Part List:

- 4 Legs
- Base
- Rail and Ladder
- Canopy
- Bench with Storage Box
- Sail Canvas and Clear Mylar
- Hardware

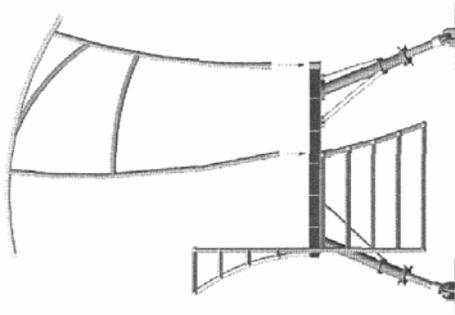
2 ATTACH LEGS TO BASE AND LEVEL



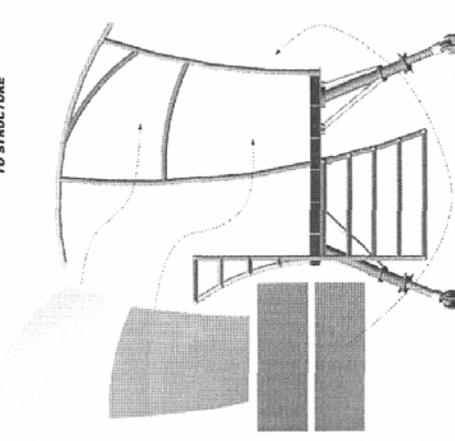
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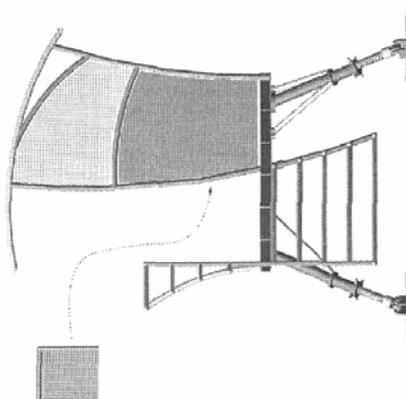
4 ATTACH CANOPY



5 ATTACH MYLAR SAIL CANVAS TO STRUCTURE



6 INSTALL BENCH / STORAGE



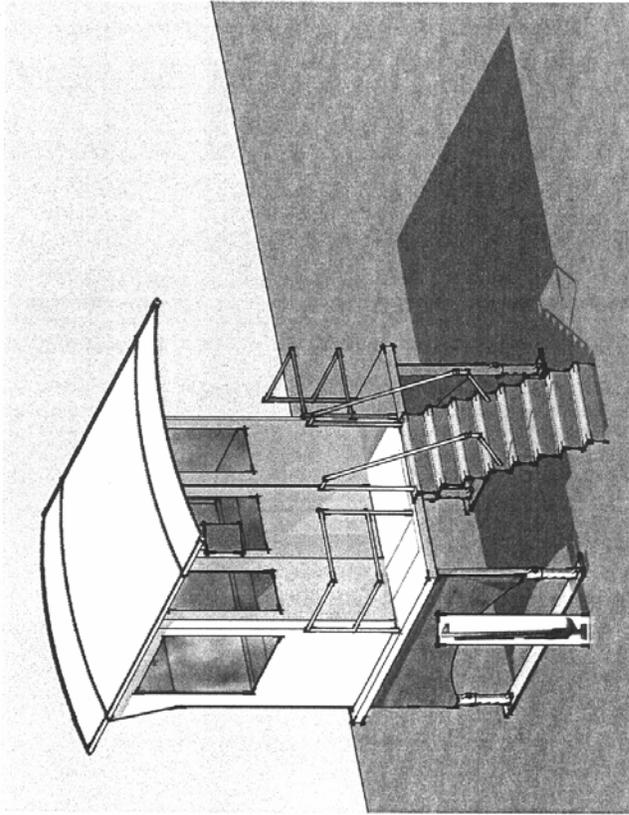
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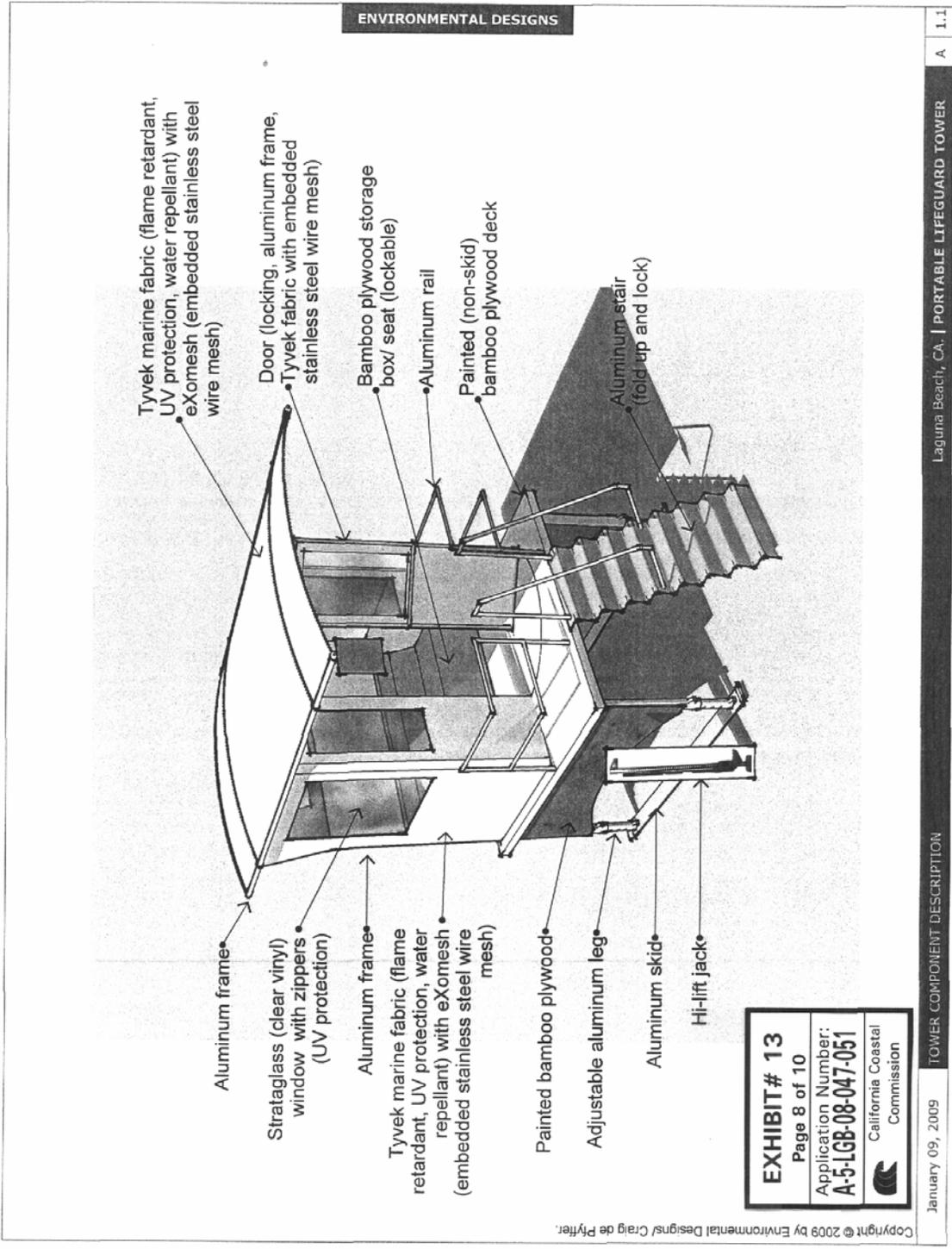
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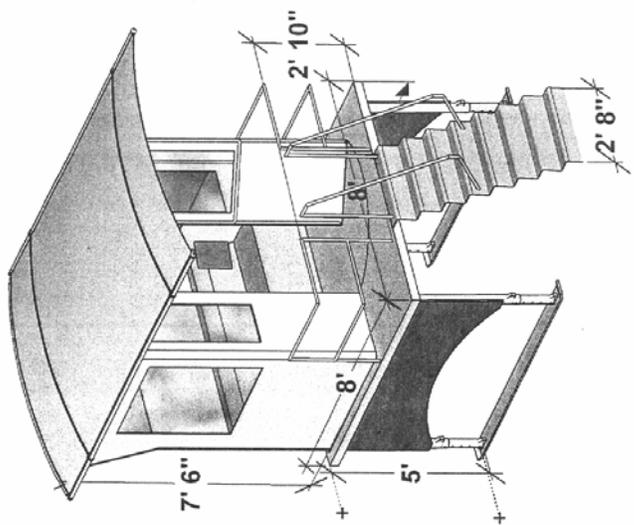


ENVIRONMENTAL DESIGNS
Craig de Pytffer
P.O. Box 247
Laguna Beach, CA, 92652
TEL: 800-811-3010 / FAX: 800-811-3014
craig@environmentaldesignslandscape.com

PORTABLE LIFEGUARD TOWER



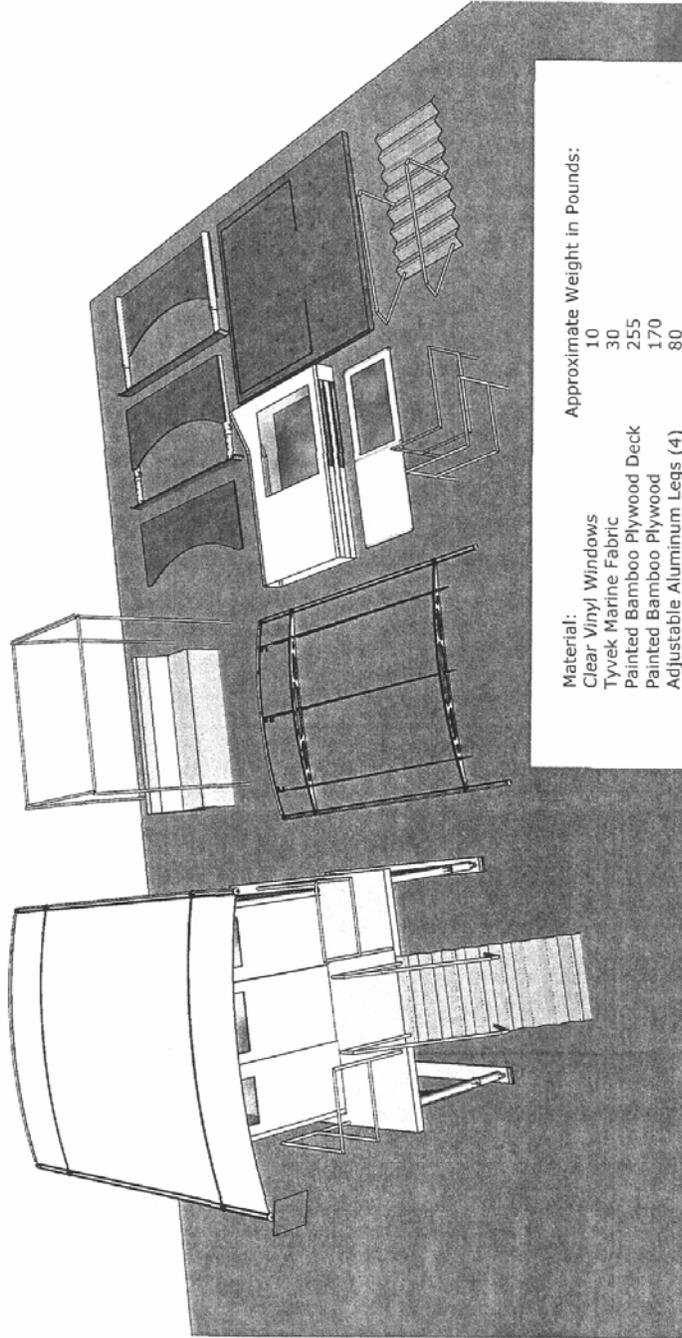
ENVIRONMENTAL DESIGNS



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 California Coastal Commission

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ENVIRONMENTAL DESIGNS



Material:

Material	Approximate Weight in Pounds:
Clear Vinyl Windows	10
Tyvek Marine Fabric	30
Painted Bamboo Plywood Deck	255
Painted Bamboo Plywood	170
Adjustable Aluminum Legs (4)	80
Aluminum Skids (2)	40
Storage/ Bench	65
Aluminum Frame (roof)	20
Aluminum Frame (inside)	60
Aluminum Railing (2)	20
Aluminum Handrail (2)	10
Aluminum Stairs	40
TOTAL:	800 LBS

Live load support = 1000 lbs

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RESOLUTION CDP 08-006

**A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE
CITY OF LAGUNA BEACH APPROVING COASTAL DEVELOPMENT PERMIT
APPLICATION NO 07-76**

Whereas, an application has been filed in accordance with Title 25-07 of the Laguna Beach Municipal Code, requesting a Coastal Development Permit for the following described property located within the City of Laguna Beach:

City of Laguna Beach Lifeguard Towers
(Oak Street)

and;

Whereas, the review of such application has been conducted in compliance with the requirements of Title 25.07, and;

Whereas, after conducting a noticed public hearing, the Design Review Board has found:

1. The project is in conformity with all the applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans in that the visual impacts of the development have been minimized because the proposed structure is similar in size to neighboring buildings therefore maintaining compatibility with surrounding development.

2. Any development located between the sea and the first public road paralleling the sea is in conformity with the Certified Local Coastal Program and with the public access and public recreation policies of Chapter 3 of the Coastal Act in that the project does not present either direct or cumulative impacts on physical public access since existing public vertical and lateral access exists nearby and there are no new adverse impacts on beach access since the new development is replacing a previously existing residence and will not result in any further seaward encroachment.

3. The proposed development will not have any significant adverse impact on the environment within the meaning of the California Environmental Quality Act in that the proposed project, as conditioned and redesigned to minimize impacts on environmentally sensitive habitat and visual and scenic quality of coastal resources does not present any adverse impacts on the environment.

NOW, THEREFORE, BE IT RESOLVED, that a Coastal Development Permit is hereby approved to the extent indicated:

Permission is granted to replace a temporary, seasonal lifeguard tower on the beach with a permanently located tower.

1. Assumption of Risk and Waiver of Liability

A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm events, flooding and erosion; (ii) to assume the risks to the applicant and the property that is subject of this permit of injury and damage from such hazards in connection with this permitted development; and (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.

B. PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Director of Community Development indicating: (1) that, pursuant to this permit, the City 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 "Standard Conditions"); and (2) imposing all Special Conditions of the permit as covenants and restrictions on the use and enjoyment of the property. The restriction shall include a le



- the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or development it authorizes – or any part, modification or amendment thereof – remains in existence on or with respect to the subject property.
- C. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a written agreement, in a form and content acceptable to the Director of Community Development, incorporating all of the above terms of this condition.
2. No Future Shoreline Protective Device
- A(1)By acceptance of this permit, the applicant agrees, on behalf of itself and all successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the improvements approved pursuant to this Coastal Development Permit and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides or natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself 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 itself and all successors and assigns, that the permittee and/or landowner shall remove the development authorized by this permit, 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 fall to 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.
- A(3)In the event the shoreline recedes to within 10 feet of the development authorized by this permit, but no government agency has ordered that the structures not be occupied, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist retained by the permittee, that addresses whether any portions of the development is threatened by wave, erosions, storm conditions or other natural hazards. The report shall identify all those immediate or potential future measures that could stabilize the authorized development including, but not limited to, removal or relocation of portions of the development. If the geotechnical report concludes that the authorized development or any portion thereof is unsafe, the permittee shall, in accordance with a coastal development permit, remove the threatened portion of the development.
- B. PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Director of Community Development indicating: (1) that, pursuant to this permit, the City 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 "Standard and Special Conditions"); and (2) imposing all Special Conditions of the permit as covenants, conditions and restrictions on the use and enjoyment of the property. The restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or development it authorizes – or any part, modification or amendment thereof – remains in existence on or with respect to the subject property.
- C. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a written agreement in a form and content acceptable to the Director of Community Development, incorporating all of the above terms of this condition.
3. Future Improvements
- This coastal development permit is only for the proposed development, as expressly conditioned. Any non-exempt future improvements or development shall be submitted for



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appropriate approval authority and shall not commence unless approval by the appropriate approval authority is granted. New development, unless exempt, shall require an amendment to this permit or a new coastal development permit.

4. Maintenance/Monitoring of Lifeguard Tower

If the supporting caisson and footing for the lifeguard tower is exposed for more than a complete year, the applicant shall implement a beach re-shaping and/or nourishment program to sufficiently cover the exposed caisson and footing and restore the section of the beach in this area. The sand shall come from an approved sand donor site.

5. Storage of Construction materials, Mechanized Equipment and Removal of Construction Debris

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

No construction materials, debris or waste shall be placed or stored where it may enter a storm drain or coastal waters, or be subject to wind erosion and dispersion.

- (a) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction.
- (b) Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction related materials, sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the construction of the project.
- (c) Construction debris and sediment shall be removed from the construction areas each day that construction occurs to prevent 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. Notice of Receipt and Acknowledgement

The Coastal Development Permit ("permit") is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.

7. Expiration.

If development has not commenced within two years from the final action of the approval authority on the application, the permit will expire. Development, once commenced, 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.

8. Interpretation

Any questions of intent or interpretation of any condition will be resolved by the Community Development Director or permit approval authority.

9. Assignment.

The permit may be assigned to any qualified person, provided assignee files with the Community Development Department an affidavit accepting all terms and conditions of the permit.

10. Terms and Conditions Run with the Land.

These terms and conditions shall be perpetual, and it is the intention of the approval authority and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

11. Indemnification.

The permittee, and the permittee's successors, heirs and assigns, shall protect, defend, harmless the City, its officers, employees or agents arising out of or resulting from the permittee or the permittee's agents, employees or contractors.



12. Plan Reliance and Modification Restriction.

In the absence of specific provisions or conditions herein to the contrary, the application and all plans or exhibits attached to the application are relied upon, incorporated and made a part of this resolution. It is required that such plans or exhibits be complied with and implemented in a consistent manner with the approved use and other conditions of approval. Such plans and exhibits for which this permit has been granted shall not be changed or amended except pursuant to a subsequent amendment to the permit or new permit as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.

13. Grounds for Revocation.

Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

BE IT FURTHER RESOLVED, that the subject Coastal Development Permit shall not become effective until after an elapsed period of fourteen (14) calendar days from and after the date of the action authorizing such permit.

PASSED on January 17, 2008, by the following vote of the Design Review Board of the City of Laguna Beach, California.

AYES: John Keith, LeBon, Liuzzi, Plumb
NOES: Lenschow,
ABSENT: None
ABSTAIN: None

ATTEST:


Staff Representative


Chairperson Plumb

Board of Adjustment Resolution No. CDP 08-006

