

CALIFORNIA COASTAL COMMISSION

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W4c

Filed: September 19, 2011
49th Day: November 7, 2011
180th Day: March 17, 2012
Staff: Fernie Sy-LB
Staff Report: October 13, 2011
Hearing Date: November 2-4, 2012
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-11-189

APPLICANTS: Mr. & Mrs. Levon Gugasian

AGENT: Eric F. Mossman

PROJECT LOCATION: 4807 Seashore Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Demolition of an existing two-story duplex and construction of a new ocean-fronting 2,817 square foot, 29-foot above finished grade, three (3)-story single-family residence with a roof deck and an attached 455 square foot two (2)-car garage. Grading will consist of 250 cubic yards of export to a location outside of the Coastal Zone. In addition, the project includes the request for after-the-fact approval of an existing approximately 19-inch high wall that extends into a 10-foot deep encroachment zone on the public beach.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 2011-039) dated July 25, 2011.

SUMMARY OF STAFF RECOMMENDATION:

The applicants are proposing construction of a new beach-fronting single-family residence. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events.

Staff is recommending **APPROVAL** of the proposed project with **EIGHT (8) SPECIAL CONDITIONS** regarding: **1)** assumption of risk; **2)** no future shoreline protective device; **3)** conformance with the submitted drainage and run-off control plan; **4)** landscape controls; **5)** no deviation from approved encroachments/participation in the City mitigation program; **6)** City's right to revoke authorization of encroachment and compel removal of the encroachments; **7)** future development; and **8)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

Section 30600(c) 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 and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. 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.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; Letter from Eric F. Mossman to Commission staff dated August 15, 2011; Letter from Commission staff to Eric F. Mossman dated August 30, 2011; and *Wave Runup & Coastal Hazard Investigation for 4807 Seashore Drive, Newport Beach, CA* prepared by *Geosoils, Inc.* dated September 15, 2011.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan
 4. Floor Plans
 5. Elevation Plans
 6. Grading Plan
-

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION:

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

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

RESOLUTION:

I. APPROVAL WITH CONDITIONS

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

II. STANDARD CONDITIONS

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

III. SPECIAL CONDITIONS

1. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from flooding, wave uprush and sea level rise; (ii) to assume the risks to the applicants 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 applicants agree, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-11-189 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from sea level rise, waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves 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 applicants further agree, on behalf of themselves and all successors and assigns, that the landowners shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, 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 beach before they are removed, the landowners 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.

3. DRAINAGE PLANS AND RUN-OFF CONTROL PLANS

The applicants shall conform with the Drainage Plan received on September 19, 2011 showing roof drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive (Further described in **SPECIAL CONDITION NO. 4** below). Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is required.

4. LANDSCAPING – DROUGHT TOLERANT, NON-INVASIVE

Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), 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. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

5. DEVIATION FROM APPROVED ENCROACHMENTS/MITIGATION COMPLIANCE

- A. The only encroachments into the encroachment zone within the City of Newport Beach Oceanfront public right-of-way allowed by this Coastal Development Permit are a patio fence/wall (no more than approximately 19-inches high) around the perimeter of an at-grade approximately 10-feet deep by 30-feet wide concrete patio. Any development in the public right of way, including improvements, repairs, and maintenance, cannot occur without an amendment to this Coastal Development Permit or a new Coastal Development Permit from the Coastal Commission, unless the Executive Director determines that no amendment or new permit is legally required.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit evidence, for the review and approval of the Executive Director, that the applicants have enrolled in the City’s public access impact mitigation program (i.e. annual payment to City for encroachment). Evidence that the initial payment has occurred shall also be submitted. The applicants and all other successors and assigns must remain enrolled in the City's public access impact mitigation payment program (i.e. annual encroachment payment system) and make the recurring annual payment so long as the encroachment remains in place.

6. CITY’S RIGHT TO REVOKE ENCROACHMENT PERMIT

Approval of this Coastal Development Permit shall not restrict the City's right and ability to revoke, without cause, the approved City encroachment permit in order to construct public access and recreation improvements within the public right of way.

7. FUTURE DEVELOPMENT

This permit is only for the development described in Coastal Development Permit No. 5-11-189. 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. 5-11-189. Accordingly, any future improvements to the single-family 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. 5-11-189 from the Commission or shall require an additional Coastal Development Permit from the Commission or from the applicable certified local government.

8. DEED RESTRICTION

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

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is an ocean front lot located at 4807 Seashore Drive within the City of Newport Beach, Orange County (Exhibits No. 1-2). The lot size is 2,260 square feet. The City of Newport Beach Land Use Plan (LUP) designates the site Two Family Residential and the proposed project adheres to this designation. The project is located within an existing urban residential area, located between Newport Pier and the Santa Ana River.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach (approximately 300-feet wide) between the subject property and the Pacific Ocean. Due to its oceanfront location, the project site may be potentially exposed to the hazard of wave uprush during a severe storm event.

The applicant proposes to demolish an existing two-story duplex and construct a new ocean-fronting 2,817 square foot, 29-foot above finished grade, three (3)-story single-family residence with a roof deck and an attached 455 square foot two (2)-car garage (Exhibits No. 3-6). Grading will consist of 250 cubic yards of export to a location outside of the Coastal Zone. In addition, the project includes the request for after-the-fact approval of an existing approximately 19-inch high wall that extends into a 10-foot deep encroachment zone on the public beach (Exhibits No. 3 & 6).

The project site is located north of the portion of Oceanfront fronted by the City's paved beachfront public lateral accessway (boardwalk). The proposed development is located in an area where a 10-foot encroachment onto the City of Newport Beach Oceanfront public right-of-way on the seaward side of the home is allowed under the Commission certified Land Use Plan (LUP). The applicants are not proposing any new work within this 10-foot encroachment zone.

The Commission has found through previous permit actions in this area that the City's setback for primary structures is acceptable for maintaining public access. The proposed residence is consistent with the City's 5-foot required setback from the seaward property line. Vertical public access to this beach is available approximately 60-feet West (upcoast) of the project site at the 49th Street, street end and approximately 80 feet East (downcoast) of the project site at the 48th Street, street end (Exhibit No. 2).

The applicant is proposing water quality improvements as part of the proposed project, consisting of rooftop and surface drainage directed to infiltration trenches and permeable areas.

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 preferably native to coastal Orange County). 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>. To make sure that vegetated landscaped areas only consist of native plants or non-native drought tolerant plants, which are non-invasive, the Commission imposes **SPECIAL CONDITION NO. 4**, which requires only this type of vegetation.

As stated above, the proposed development includes the request for after-the-fact approval of an existing approximately 19-inch high wall that extends into the 10-foot deep City of Newport Beach

Oceanfront public right-of-way at the seaward side of the home (Exhibits No. 3 & 6). The existing unpermitted encroachment of the wall would contribute to the cumulative adverse impact on beach use resulting from the various encroachments on the public right-of-way in the area. In addition, the encroachments could make it difficult in the future for the City to improve the public right-of-way for lateral access purposes.

In 1991, the Commission certified an amendment to the City of Newport Beach Land Use Plan (LUP). The LUP acknowledges the adverse public access impacts that will result from the development on the sandy beach area which is owned by the City for street/walkway/bikeway purposes. This cumulative impact is addressed in the certified LUP by imposition of a mitigation plan. The mitigation plan requires that payments to the City by encroaching homeowners be applied to improving public access in Newport Beach. The City has constructed a number of public access improvements (including street end improvements which provide additional parking spaces) using the encroachment fee funds. When it certified the LUP amendment allowing these encroachments, the Commission found that, if developed consistent with the mitigation plan, encroachments onto the City's Oceanfront public right-of-way would be consistent with the public access and recreation policies of Chapter 3 of the Coastal Act. Those findings are incorporated herein by reference.

The LUP encroachment policies allow encroachment onto the Oceanfront right-of-way in the area of the subject site, which is between 52nd Street to 36th Street. Encroachments in this area may encroach up to 10-feet. The LUP policies allow encroachments only if they do not interfere with access to the beach or ocean, when no building permit is required, and subject to payment of a mitigation fee.

The Commission finds that construction of the encroachments is consistent with the certified LUP encroachment policies. In addition, the City is continuing to carry out the public access improvements required by the LUP mitigation plan to offset any adverse impacts of the encroachments. However, in order to assure that the encroachments are consistent with the Land Use Plan policies addressing Oceanfront encroachments as certified by the Commission, and so are consistent with the public access policies of the Coastal Act, evidence must be submitted that the applicant has enrolled in the City's annual mitigation payment program. Therefore, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires the applicant to submit evidence of enrollment in the City's program along with the initial payment. The applicant and any successors in interest must remain enrolled in the mitigation program and make the annual recurring payment to the City so long as the encroachment remains in place.

Section 13250 of the California Code of Regulations provides that development such as the proposed encroachments are not exempt from obtaining a Coastal Development Permit pursuant to Coastal Act Section 30610(a). However, to ensure that no further encroachments occur without an approved amendment to this Coastal Development Permit or approval of a new Coastal Development Permit, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires that an amendment to this permit or a new Coastal Development Permit be obtained for any deviations to the encroachments described in this permit. This would allow the Commission to evaluate future encroachment deviations for adverse public access and recreation impacts.

As a condition of the City's approval of an encroachment permit, the permittee must sign an encroachment agreement in which the permittee waives his or her right to contest the ability of the City to remove the encroachments in order to build public access improvements within the public right of way. Thus, the proposed project is being conditioned (**SPECIAL CONDITION NO. 6**) to

provide that issuance of the Coastal Development Permit does not restrict nor interfere with the City's right to revoke its encroachment permit, without cause, in order to construct public access and recreation improvements in the public right-of way. This would ensure future opportunities for public access and recreation.

B. HAZARDS

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

C. DEVELOPMENT

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

D. PUBLIC ACCESS

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

E. WATER QUALITY

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

F. DEED RESTRICTION

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

G. LOCAL COASTAL PROGRAM (LCP)

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Newport Beach is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). The City determined that in accordance with CEQA, the project is ministerial or categorically exempt. Section 13096(a) of the Commission's administrative 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).

Although the proposed development is categorically exempt from CEQA, the Commission has imposed conditions to ensure conformity with Coastal Act requirements. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and consistent with the requirements of the Coastal Act and CEQA.

ORANGE CO

31

F

E

D

C

B

A

SEE MAP

32

4

5

SITE

COASTAL

COASTAL COMMISSION

EXHIBIT #
PAGE OF

PACIFIC OCEAN

Eric F. Mossman
Architect AIA
2125 W. Balboa Blvd., Suite B
Newport Beach, CA 92663

SEE MAP 33
NEWPORT BEACH

SEE MAP 33
NEWPORT BEACH

30

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SEE MAP

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1

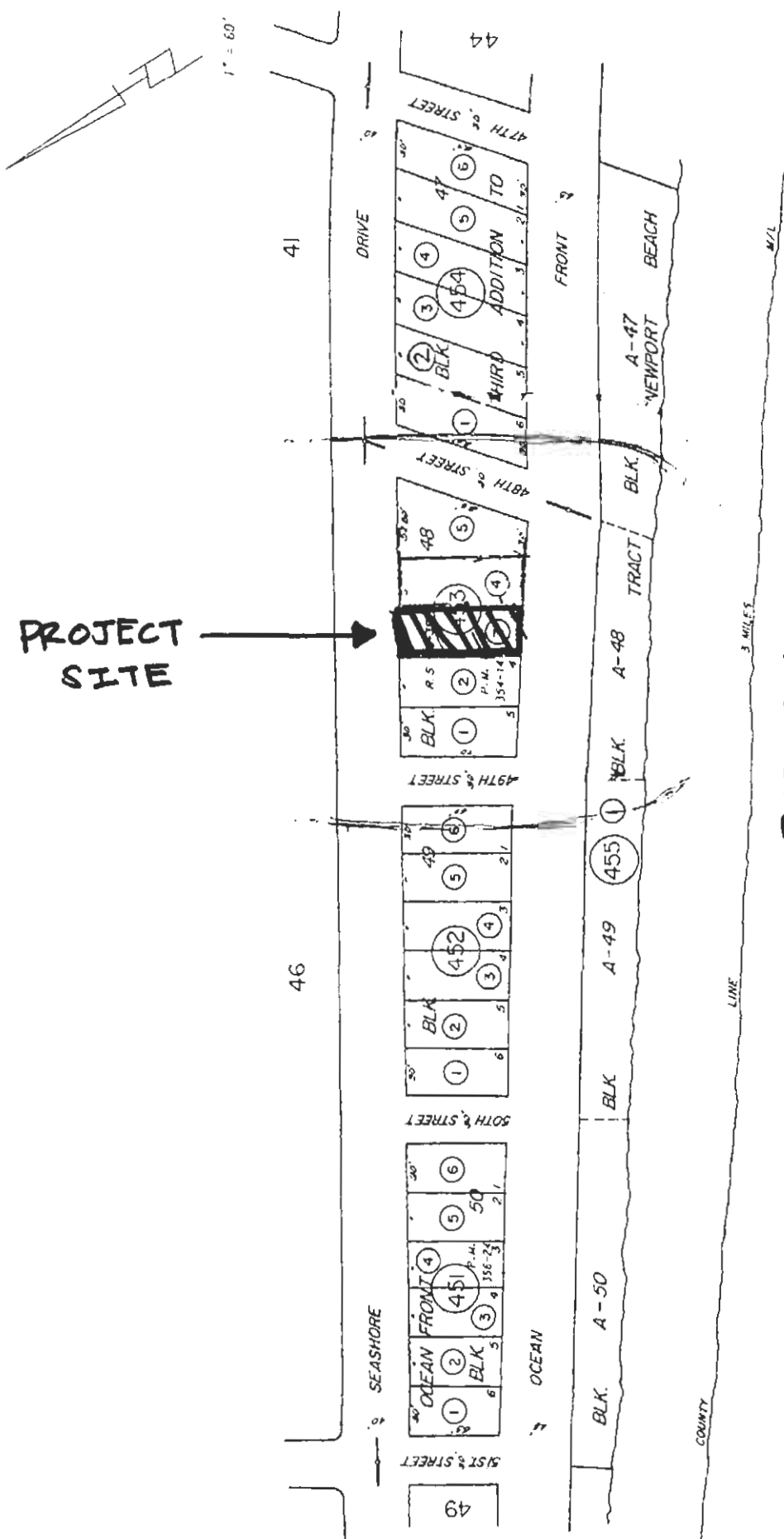
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PROJECT SITE

BEACH

SEP 2008



ASSESSOR'S MAP
BOOK 424 PAGE 45
COUNTY OF ORANGE

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

M M 3-31
M.M 4-12

THIRD ADDITION TO
NEWPORT BEACH
OCEAN FRONT TRACT

COASTAL COMMISSION

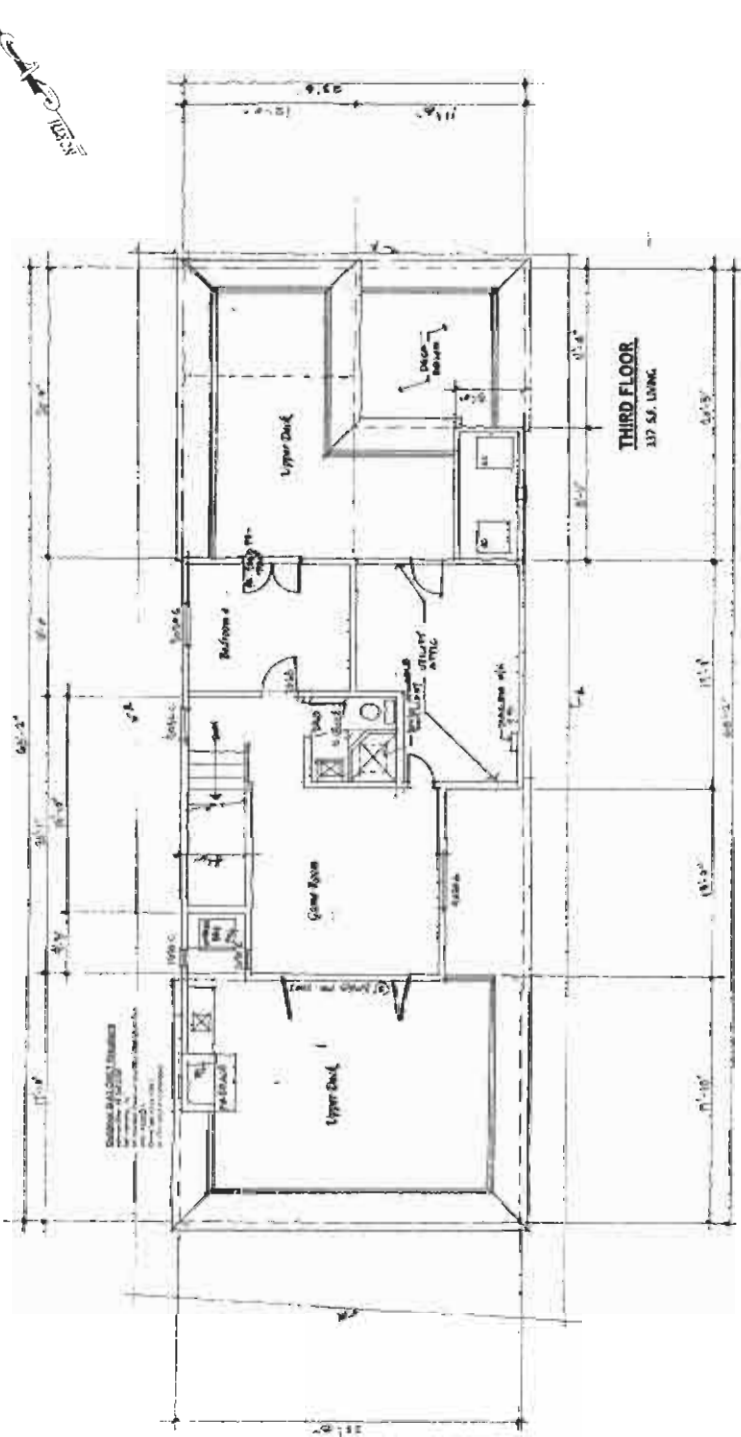
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MARCH 1984

REVISIONS

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Leo Gugasian
 Licensed Architect
 4607 Seashore Drive, Newport Beach, CA



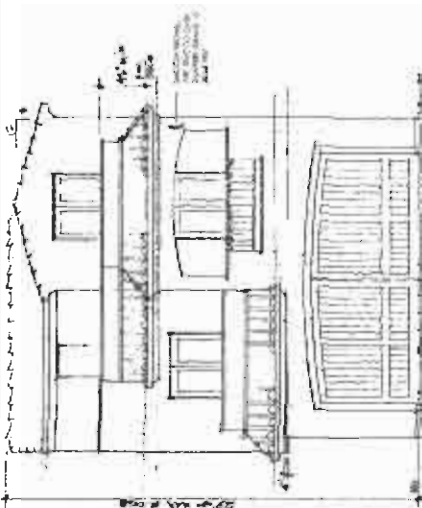
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EXHIBIT # 4
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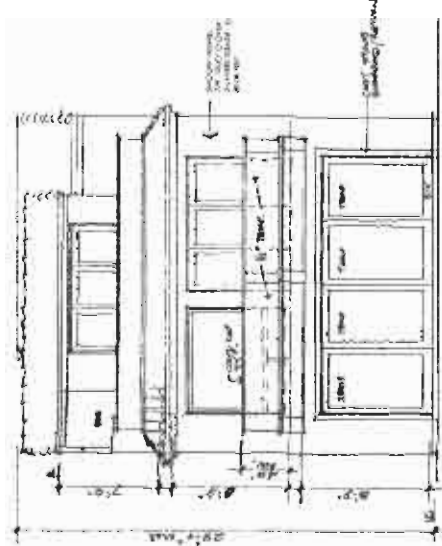
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DATE	
SCALE	
PROJECT	
NO. OF SHEETS	
SHEET NO.	

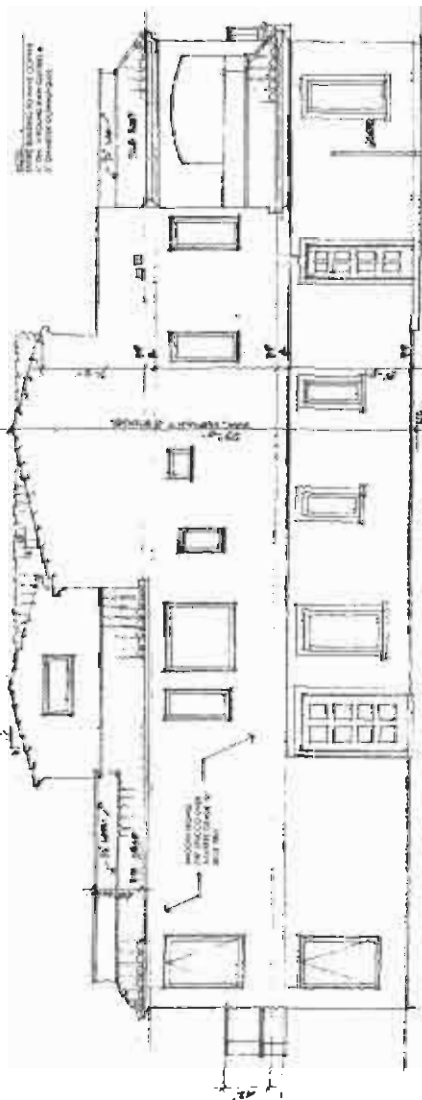


NORTH ELEVATION

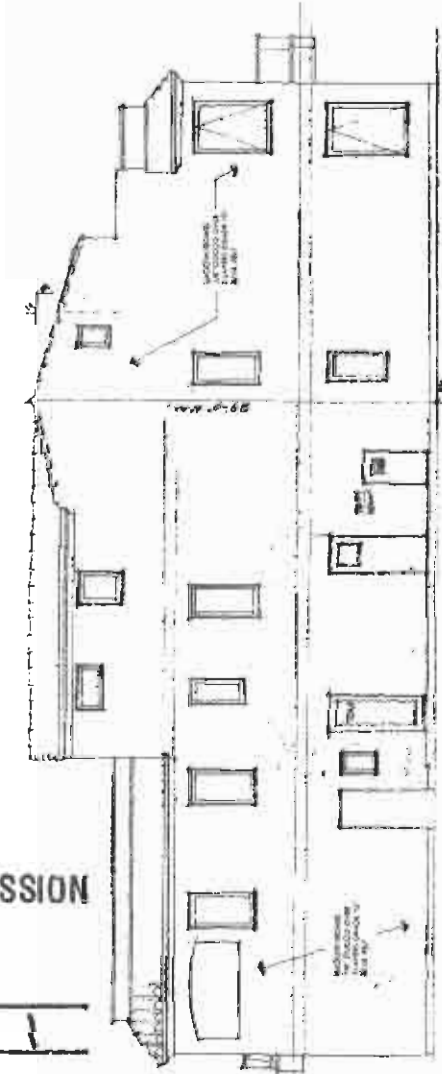
SMALL GRAPHICAL NOTATIONS
 1. All window and door openings are to be finished with the same material as the surrounding wall.
 2. All window and door openings are to be finished with the same material as the surrounding wall.
 3. All window and door openings are to be finished with the same material as the surrounding wall.



SOUTH ELEVATION



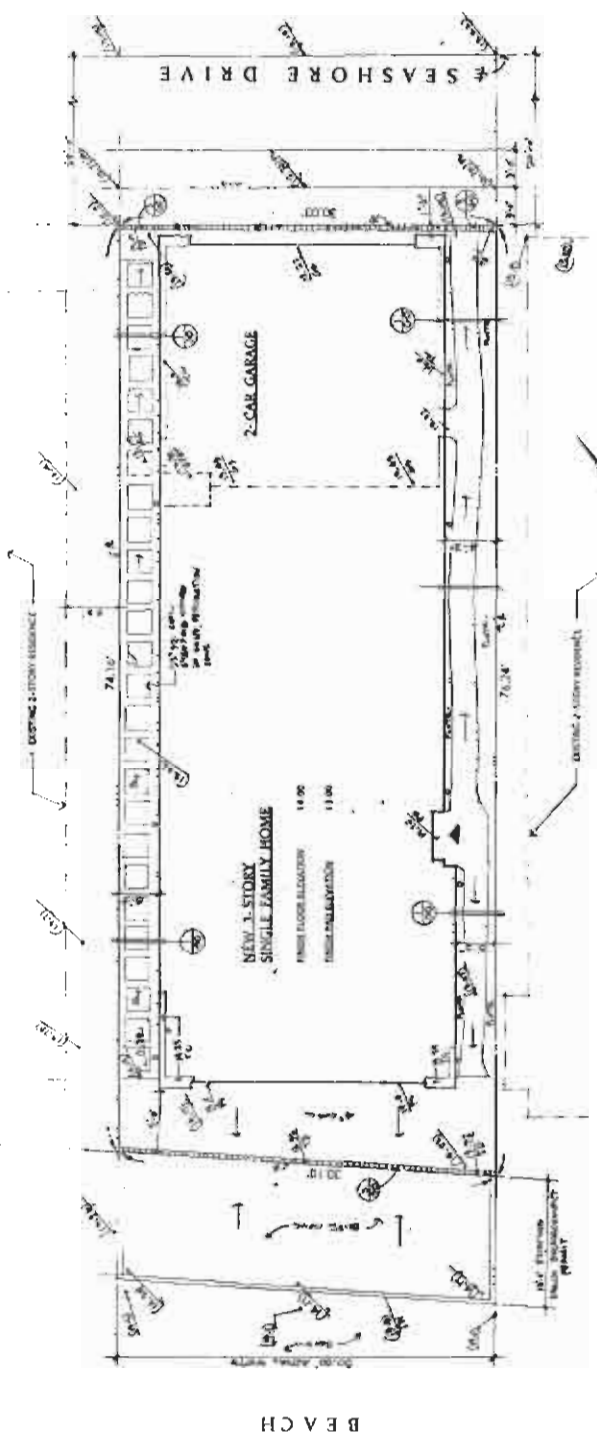
EAST ELEVATION



WEST ELEVATION

COASTAL COMMISSION

EXHIBIT # 5
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GRADING PLAN

LEGAL DESCRIPTION

LOT 2, BLOCK 48, COASTLINE
 TRACT A.M. 18, PALM BEACH

1. All elevations are in feet above mean sea level.
 2. All elevations are rounded to the nearest 0.01 foot.
 3. All elevations are subject to change without notice.
 4. All elevations are subject to change without notice.
 5. All elevations are subject to change without notice.

CUT/FILL 250 CU. YDS.

LEGEND

- 1. FINISHED FLOOR
- 2. FINISHED BASEMENT
- 3. EXISTING FLOOR
- 4. EXISTING ROOF
- 5. EXISTING CURB
- 6. EXISTING DRIVEWAY
- 7. EXISTING SIDEWALK
- 8. EXISTING POOL
- 9. EXISTING PATIO
- 10. EXISTING PORCH
- 11. EXISTING TERRACE
- 12. EXISTING WALKWAY
- 13. EXISTING DRIVE
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
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- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY

COASTAL COMMISSION

EXHIBIT # 6
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BEACH