

CALIFORNIA COASTAL COMMISSION

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



Filed: September 7, 2011
49th Day: October 26, 2011
180th Day: March 5, 2012
Staff: Liliana Roman-LB
Staff Report: January 19, 2012
Hearing Date: February 8-10, 2012
Commission Action:

Item W7a

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-11-048

APPLICANT: Mr. and Mrs. Howard Preston

AGENT: Scott Rosenbaum Architecture

PROJECT LOCATION: 15 Vista del Sol, Three Arch Bay, Laguna Beach
(Orange County)

PROJECT DESCRIPTION: Lot line adjustment between two lots under same ownership and after-the-fact request for approval of construction of a new detached one-car garage with storage room and wood trellis covered walk connecting the detached one-car garage with the existing single family residence.

LOCAL APPROVALS RECEIVED: City of Laguna Beach Lot Line Adjustment No. 10-03
Approval on September 22, 2010 and Three Arch Bay
Design Review Approval

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with four (4) special conditions, which require 1) Final review by the appropriate fire safety agency (e.g. City or Orange County Fire Authority) ; 2); future development returns to the Commission for review; 3) assumption of risk, waiver of liability and indemnity; and 4) condition compliance. The primary issue associated with this development is protection of hillside habitat and possible need for fuel modification in natural areas. A landscaping condition has not been recommended because the applicant is not proposing to disturb existing landscaping or install new landscaping.

LIST OF EXHIBITS:

1. Location Map/Site Aerial Photograph
 2. Assessors Parcel Map
 3. Coastal Public Access
 4. Proposed Lot Line Adjustment
 5. Garage Project Plans
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MOTION: ***I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.***

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

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. Fire Authority Approval

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall provide to the Executive Director a copy of a permit issued by the local fire authority with responsibility for the project site (e.g. City or Orange County Fire Authority (OCFA)) or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the fire authority and/or any inconsistencies with the conditions of approval contained herein. Changes required by the fire authority shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

2. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-11-048. 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 entire parcel. Accordingly, any future improvements to the development authorized by this permit, including but not limited to repair and maintenance activities 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. 5-11-048 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

3. 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 fire and land movement/earthquakes; (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.

4. Condition Compliance

Within 90 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant in writing for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

Project Location

The subject site is a residential lot at 15 Vista del Sol within the locked gate community of Three Arch Bay in the City of Laguna Beach. The site is in the part of Three Arch Bay that is inland of Coast Highway. The inland lot is at the City boundary with the Orange County Parks Aliso Wood and Canyon Park (see Exhibit #1). The 49,034 sq. ft. (1.126 acre) parcel was subdivided in 1973 into two parcels (Parcel 1 – 13,011 sq. ft. and Parcel 2 – 36,022 sq. ft.). In 1987, the Commission approved DeMinimis Waiver CDP 5-87-943(Frank) for a lot line adjustment at the subject site resulting in a Parcel 1 - 24,088 sq. ft. and Parcel 2 - 24,945 sq. ft. The waiver did not apply to the construction of any future proposed dwelling units or other structures on either lot.

Parcel 1 is developed with a single-family residence and attached 2-car garage and Parcel 2, under the same ownership, is mostly vacant, except for an unpermitted detached garage/storage building that straddles the lot line. The existing residence was built in the 1950s. Surrounding development consists of low-density single-family residences and is immediately adjacent to the hillsides and open space of Aliso Wood and Canyon Wilderness Park.

Laguna Beach has a certified Local Coastal Program (LCP) except for the four areas of deferred certification: Irvine Cove, Blue Lagoon, Hobo Canyon, and Three Arch Bay. Certification of the Three Arch Bay area was deferred due to access issues arising from the locked gate nature of the community. The proposed development needs a coastal development permit from the Coastal Commission because it is located in the Three Arch Bay area of deferred certification. Public access through this locked gate community does not currently exist in the immediate vicinity of the project site. The nearest public access exists at 1000 Steps County Beach approximately two miles upcoast of the site (Exhibit #3).

The proposed development of a lot line adjustment of an existing single-family residential lot and request for after-the-fact approval of a garage structure with attached storage room and trellis associated with an existing single-family residence, will not affect the existing public access conditions. It is the locked gate community, not this home that impedes public access. As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities.

Project Description - After-the-Fact Request for Approval of Unpermitted Development

The proposed project includes a request for after-the-fact approval of construction of a 1-car detached garage with attached storage room. The structures are a 14' tall detached 621 sq. ft. one-car garage with attached storage room and 8' tall wood trellis covered walk connecting the detached 1-car garage with the existing single family residence. The applicant stated that no grading or vegetation clearance was required to construct the detached garage, as the garage is sited on a level pad adjacent to a long driveway previously used for parking. The structure has a conventional slab on grade foundation. The garage drains away from natural slopes toward the driveway to the frontage road to existing on-street storm drains. Since no existing landscaping was disturbed and no new landscaping is proposed, the Commission has not imposed a landscaping

condition. Furthermore, as no additional construction (beyond that already undertaken) will follow if this coastal development permit is approved, no special conditions related to water quality and construction best management practices are imposed. Project plans are included as Exhibit #4. Due to the location of the proposed detached garage structure in the vicinity of open space lands, **Special Condition 1** requires the applicants to submit a copy of a permit issued by the appropriate fire authority (e.g. City or Orange County Fire Authority (OCFA)) or letter of permission, or evidence that no permit or permission is required indicating whether any fuel modification is required for the new detached garage structure. Preliminary review undertaken by the City indicated that no fuel modification would be required to accommodate the proposed development. The applicant shall inform the Executive Director of any changes to the project required by the fire authority and/or any inconsistencies with the conditions of approval contained herein. Changes required by the fire authority shall not be incorporated into the project until the applicants obtain a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

Project Description - Lot Line Adjustment

The unpermitted detached garage was constructed over the common side property line between the two respective parcels. In order to maintain building site status for the vacant parcel, the common side property line must be relocated to comply with the minimum City of Laguna Beach's Three Arch Bay Specific Plan side yard setback requirement. Thus, the applicant proposes a lot line adjustment that results in an approximate 6,000 sq. ft. exchange of property from the vacant parcel to the parcel developed with a single-family residence. The resulting vacant parcel (Parcel A of the proposed lot line adjustment) would be 19,341 sq. ft. and the resulting developed parcel (Parcel B of the proposed lot line adjustment) would be 29,694 sq. ft. (see Exhibit #4). This proposed adjustment complies with the required minimum lot width of 70 feet and minimum lot depth of 80 feet and minimum lot area of 6,000 sq. ft. for a buildable lot.

The Aliso Wood and Canyon Wilderness Park adjacent to the proposed vacant Parcel A of the subject site is protected open space under the jurisdiction of OC Parks. The park is designated as a wildlife sanctuary. Rare and endangered plants and animals make this park their home. The adjacent hills and canyons act as open space and potential wildlife habitat, as well as corridors for native fauna. Decreases in the amount of native vegetation due to displacement by non-native vegetation have resulted in cumulative adverse impacts upon the habitat value of wilderness areas. No development, including vegetation clearance or landscaping is proposed or permitted on either parcel by this coastal development permit.

B. 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.

C. HABITAT, RECREATION AND PARK IMPACTS

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30240(b) of the Coastal Act.

D. PUBLIC ACCESS

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

E. UNPERMITTED DEVELOPMENT

Development has occurred on the subject site without benefit of the required coastal development permit, including construction of a 14' tall detached 621 sq. ft. one-car garage with attached storage room and 8' tall wood trellis covered walk connecting the detached 1-car garage with the existing single family residence. Consequently, even if it were considered to be the sort of work that is normally associated with a single-family residence, the work that was undertaken constitutes development that requires a coastal development permit application. The applicant has included the construction of the unpermitted development as part of this coastal development permit application, CDP 5-11-048, therefore, if approved, the development would be considered approved after-the-fact.

Consideration of the permit application by the Commission has been based solely on the consistency of the proposed development with the policies of Chapter 3 of the Coastal Act. The certified Laguna Beach LCP (which applies to areas other than Three Arch Bay) was used as guidance by the Commission in reaching its decision. Approval of this permit does not constitute a waiver of any legal action with regard to the alleged unpermitted development, nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit. The Commission's enforcement division will evaluate further actions to address unpermitted development not resolved under this permit.

F. LOCAL COASTAL PROGRAM

The City of Laguna Beach Local Coastal Program was certified with suggested modifications, except for the areas of deferred certification, in July 1992. In February 1993 the Commission concurred with the Executive Director's determination that the suggested modification had been properly accepted and the City assumed permit issuing authority at that time.

The subject site is located within the Three Arch Bay area of deferred certification. Certification in this area was deferred due to issues of public access arising from the locked gate nature of the community. However, as discussed above, the proposed development will not further decrease or impact public access within the existing locked gate community. Therefore the Commission finds that approval of this project, as conditioned, will not prevent the City of Laguna Beach from preparing a total Local Coastal Program for the areas of deferred certification that conforms with and is adequate to carry out the Chapter 3 policies of the Coastal Act.

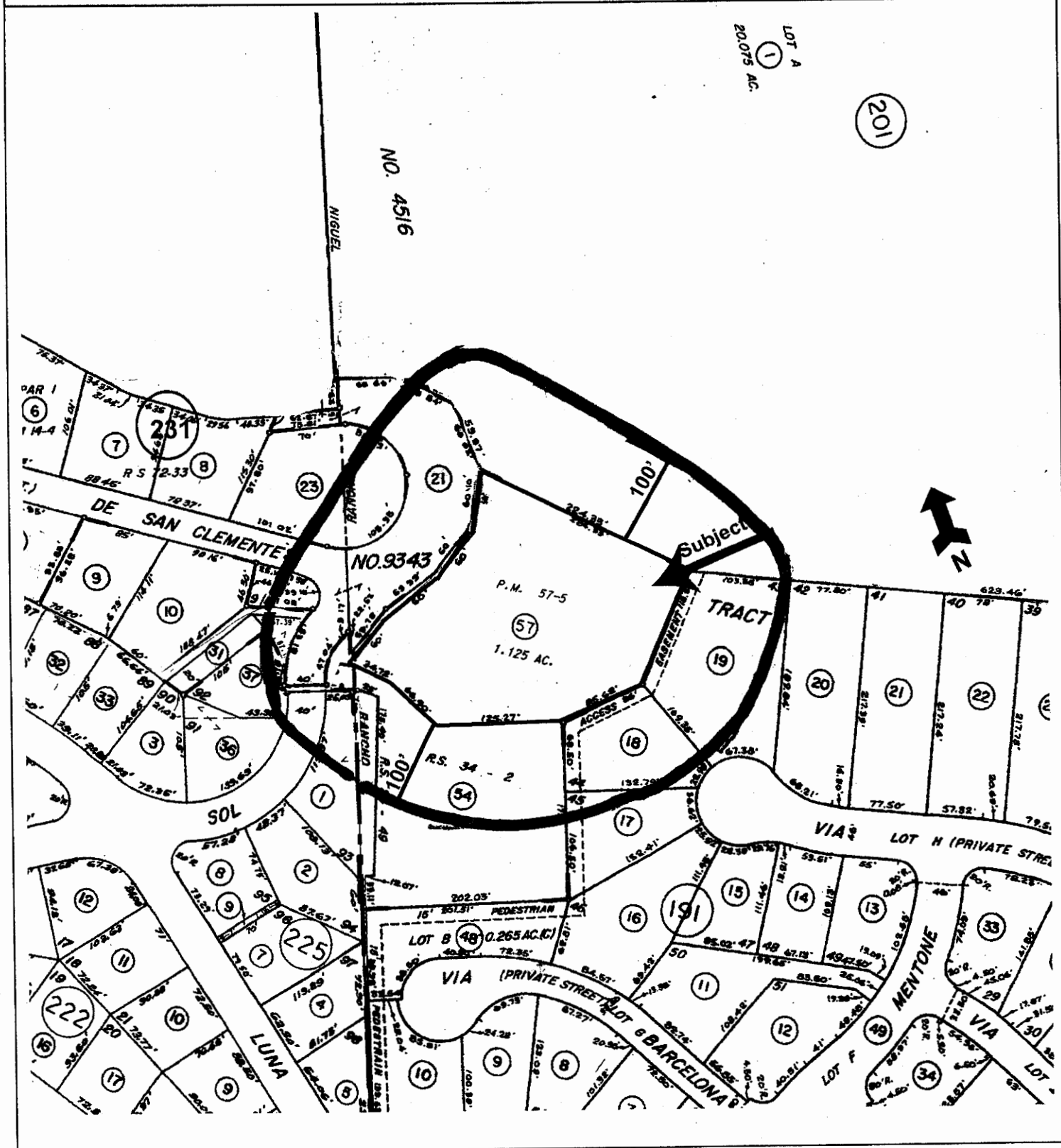
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

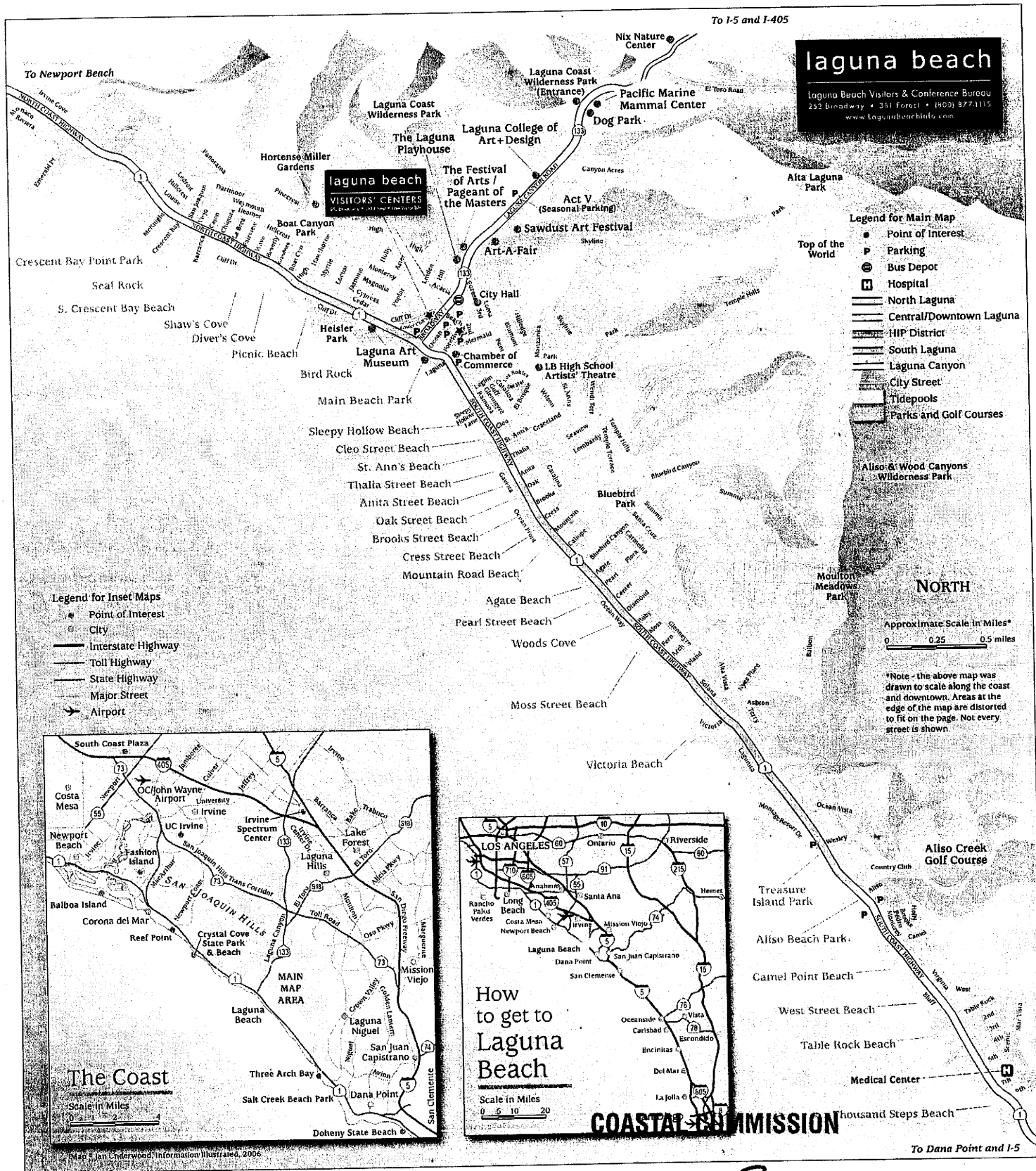
As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified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



COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2





JUL 16 2010
City of Laguna Beach
Building Division

Rev. 9-09

EXHIBIT A
LOT LINE ADJUSTMENT - LLA 10 - 03
 (Legal Descriptions)

EXHIBIT # 4
 PAGE 2 OF 4

| Owners | Existing Parcels AP Number | Proposed Parcels Reference Number |
|----------------------------|-------------------------------|--------------------------------------|
| HOWARD AND ROSANNA PRESTON | 670-191-57 | PARCEL A |
| HOWARD AND ROSANNA PRESTON | 670-191-57 | PARCEL B |

PARCEL A

A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT LL 87-711948 OF LOT LINE ADJUSTMENTS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID LL 87-711948; THENCE S 60° 22' 51" E 224.33 FEET TO THE MOST EASTERLY CORNER OF PARCEL 2, SAID LL 87-711948; THENCE S 24° 42' 33" W 110.35 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2, LL 87-711948; THENCE N 49° 55' 13" W 219.77 FEET TO A POINT; THENCE N 40° 00' 00" E 13.75 FEET TO A POINT; THENCE N 10° 00' 00" E 60.00 FEET TO THE POINT OF BEGINNING.

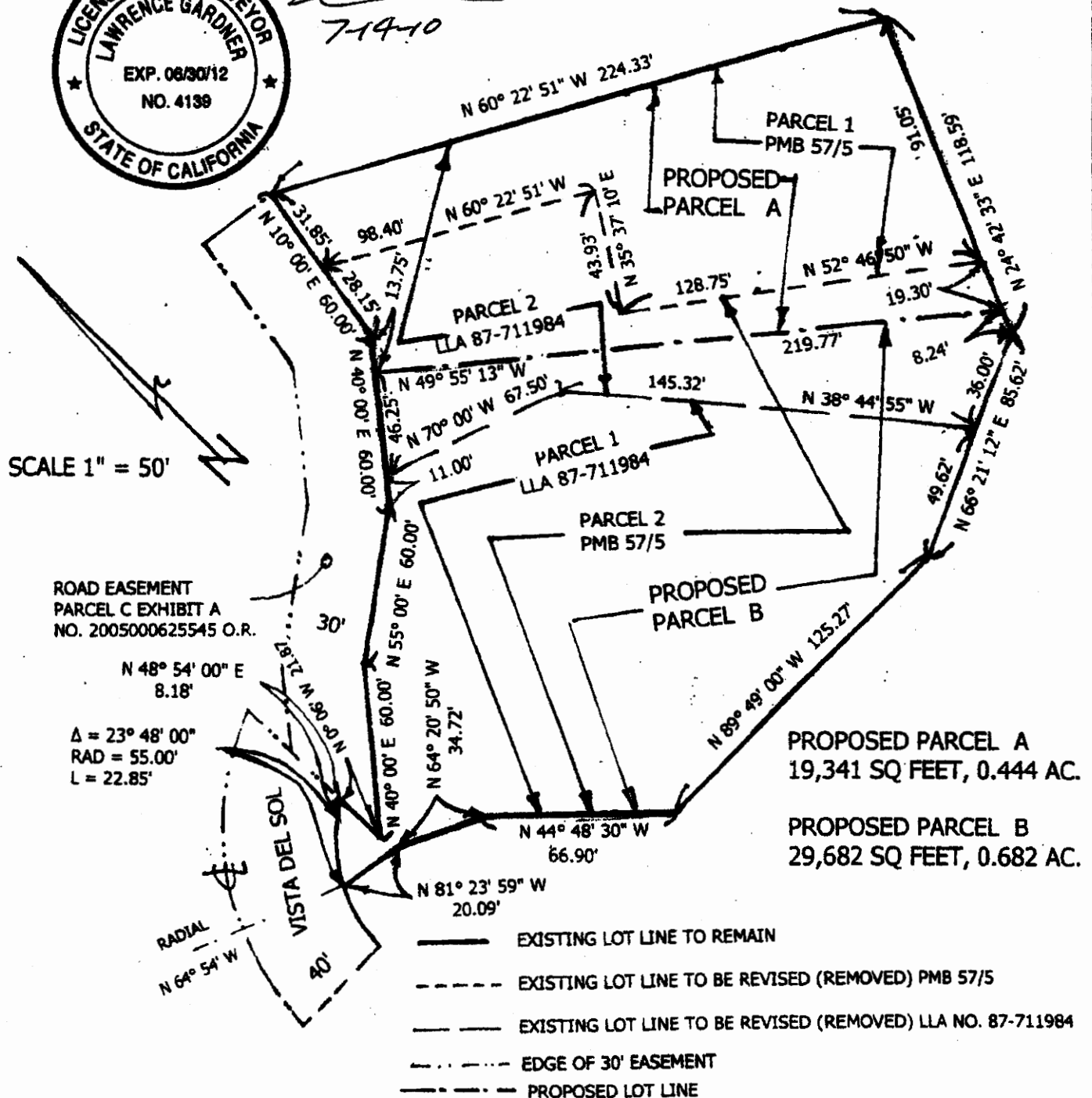
PARCEL B

A PORTION OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT LL 87-711948 OF LOT LINE ADJUSTMENTS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 1 OF SAID LL 87-711948; THENCE 22.85 FEET NORTHEASTERLY THROUGH AN ANGLE OF 23° 48' 00" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET; THENCE TANGENT TO SAID CURVE N 48° 54' 00" E 8.18 FEET; THENCE S 0° 06' 00" E 21.87 FEET; THENCE N 40° 00' 00" E 60.00 FEET; THENCE N 55° 00' 00" E 60.00 FEET; THENCE N 40° 00' 00" E 46.25 FEET; THENCE S 49° 55' 13" E 219.77 FEET TO A POINT THAT IS S 24° 42' 33" W 110.35 FEET FROM THE MOST EASTERLY CORNER OF PARCEL 2, LL 87-711948; THENCE S 24° 42' 33" W 8.24 FEET; THENCE S 66° 21' 12" W 85.62 FEET; THENCE N 89° 49' 00" W 125.27 FEET; THENCE N 44° 48' 30" W 66.90 FEET; THENCE N 64° 20' 50" W 34.72 FEET; THENCE N 81° 23' 55" W 20.09 FEET TO THE POINT OF BEGINNING.



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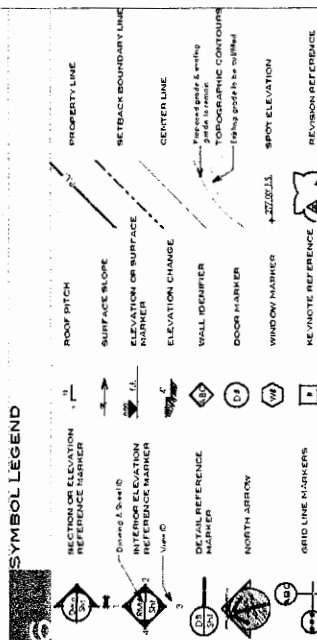


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REVISIONS

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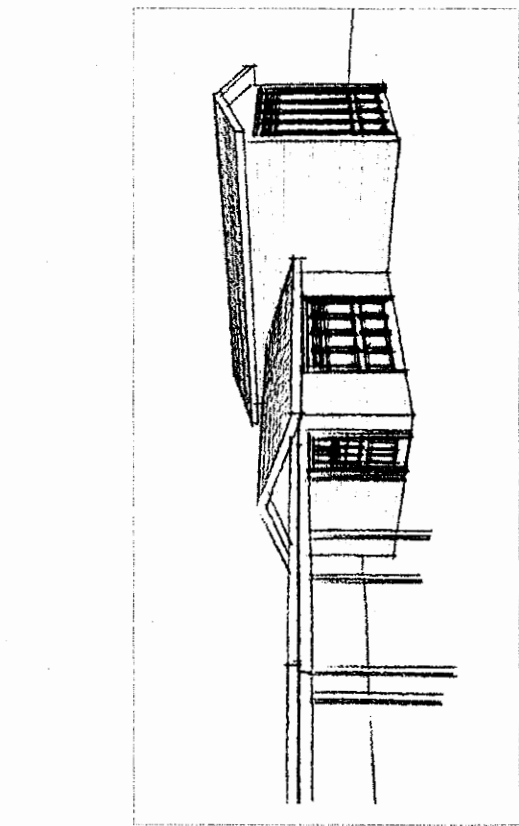


BUILDING AND SITE DATA

| DESCRIPTION | EXISTING | PROPOSED | COMMENTS |
|-----------------------------|------------------------|------------------------|------------------------|
| USE | 1.1 | 1.1 | 1.1 |
| LOT AREA | 6,000 sq. ft. | 2,000 sq. ft. | 2,000 sq. ft. |
| AVG. LOT DEPTH | 70.00 ft. | 143.37 ft. | 143.37 ft. |
| AVG. LOT WIDTH | 86.00 ft. | 208.97 ft. | 208.97 ft. |
| AVG. LOT AREA | 6,000 sq. ft. | 31,800 sq. ft. | 31,800 sq. ft. |
| SECT. AREA | 1,000 sq. ft. | 200 sq. ft. | 200 sq. ft. |
| FRONT YARD | 20.00 ft. | 13.50 ft. | 13.50 ft. |
| REAR YARD | 20.00 ft. | 32.50 ft. | 32.50 ft. |
| SIDE YARD | 5.00 ft. | 4.00 ft. | 4.00 ft. |
| LOT COVERAGE | 4.00% | 13.50% | 13.50% |
| DESCRIPTION | EXISTING | PROPOSED | TOTAL |
| 1ST FLOOR | 3,127 sq. ft. | 0.00 sq. ft. | 3,127 sq. ft. |
| 2ND FLOOR | 2,700 sq. ft. | 0.00 sq. ft. | 2,700 sq. ft. |
| 3RD FLOOR | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 sq. ft. |
| TOTAL | 5,827 sq. ft. | 0.00 sq. ft. | 5,827 sq. ft. |
| NON-HABITABLE | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 sq. ft. |
| GARAGE | 50.00 sq. ft. | 344.50 sq. ft. | 394.50 sq. ft. |
| STORAGE | 0.00 sq. ft. | 275.75 sq. ft. | 275.75 sq. ft. |
| DECKS | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 sq. ft. |
| GRADING | EXISTING | PROPOSED | TOTAL |
| 1ST FLOOR | 3,127 sq. ft. | 0.00 sq. ft. | 3,127 sq. ft. |
| 2ND FLOOR | 2,700 sq. ft. | 0.00 sq. ft. | 2,700 sq. ft. |
| 3RD FLOOR | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 sq. ft. |
| TOTAL | 5,827 sq. ft. | 0.00 sq. ft. | 5,827 sq. ft. |
| INTERIORS SURFACES | EXISTING | PROPOSED | % OF LOT AREA |
| STRUCTURE | 3,127 sq. ft. | 428.75 sq. ft. | 14.4% |
| MANUFACTURE (INC. DRIVEWAY) | 2,700 sq. ft. | 680.50 sq. ft. | 21.4% |
| TOTAL | 5,827 sq. ft. | 1,109.25 sq. ft. | 35.8% |
| REQUIRED | EXISTING | PROPOSED | COMMENTS |
| 2 (existing) increased | 2 (existing) increased | 3 (existing) increased | 3 (existing) increased |

PROJECT NOTES

1. Refer to the 2nd floor plan for the location of the 1st floor. The 1st floor is shown in the 2nd floor plan.
2. The 1st floor is shown in the 2nd floor plan. The 2nd floor is shown in the 3rd floor plan.
3. The 2nd floor is shown in the 3rd floor plan. The 3rd floor is shown in the 4th floor plan.
4. The 3rd floor is shown in the 4th floor plan. The 4th floor is shown in the 5th floor plan.
5. The 4th floor is shown in the 5th floor plan. The 5th floor is shown in the 6th floor plan.
6. The 5th floor is shown in the 6th floor plan. The 6th floor is shown in the 7th floor plan.
7. The 6th floor is shown in the 7th floor plan. The 7th floor is shown in the 8th floor plan.
8. The 7th floor is shown in the 8th floor plan. The 8th floor is shown in the 9th floor plan.
9. The 8th floor is shown in the 9th floor plan. The 9th floor is shown in the 10th floor plan.
10. The 9th floor is shown in the 10th floor plan. The 10th floor is shown in the 11th floor plan.
11. The 10th floor is shown in the 11th floor plan. The 11th floor is shown in the 12th floor plan.
12. The 11th floor is shown in the 12th floor plan. The 12th floor is shown in the 13th floor plan.



SHEET INDEX

| SHEET | TITLE |
|-------|---------------------|
| A1.0 | Site Survey |
| A1.1 | Site Plan |
| A1.2 | Site Plan & Section |
| A1.3 | Site Plan & Section |
| A1.4 | Site Plan & Section |

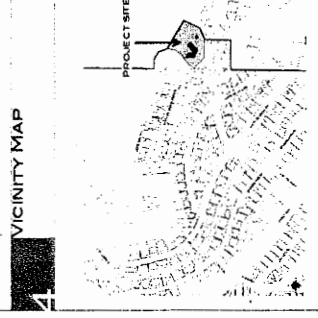
COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 6

CONTACTS

| OWNER | DESIGNER | LAND SURVEYOR | STRUCTURAL ENGINEER | LANDSCAPE ARCHITECT | SOILS ENGINEER | ENERGY ANALYST | CIVIL ENGINEER | INTERIOR DESIGNER | GENERAL CONTRACTOR | FIRE ENGINEER | WATER QUALITY ANALYST |
|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
| 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 | 12 Villa del Sol Laguna Beach, CA Project: Parcel Map 015 |

VICINITY MAP



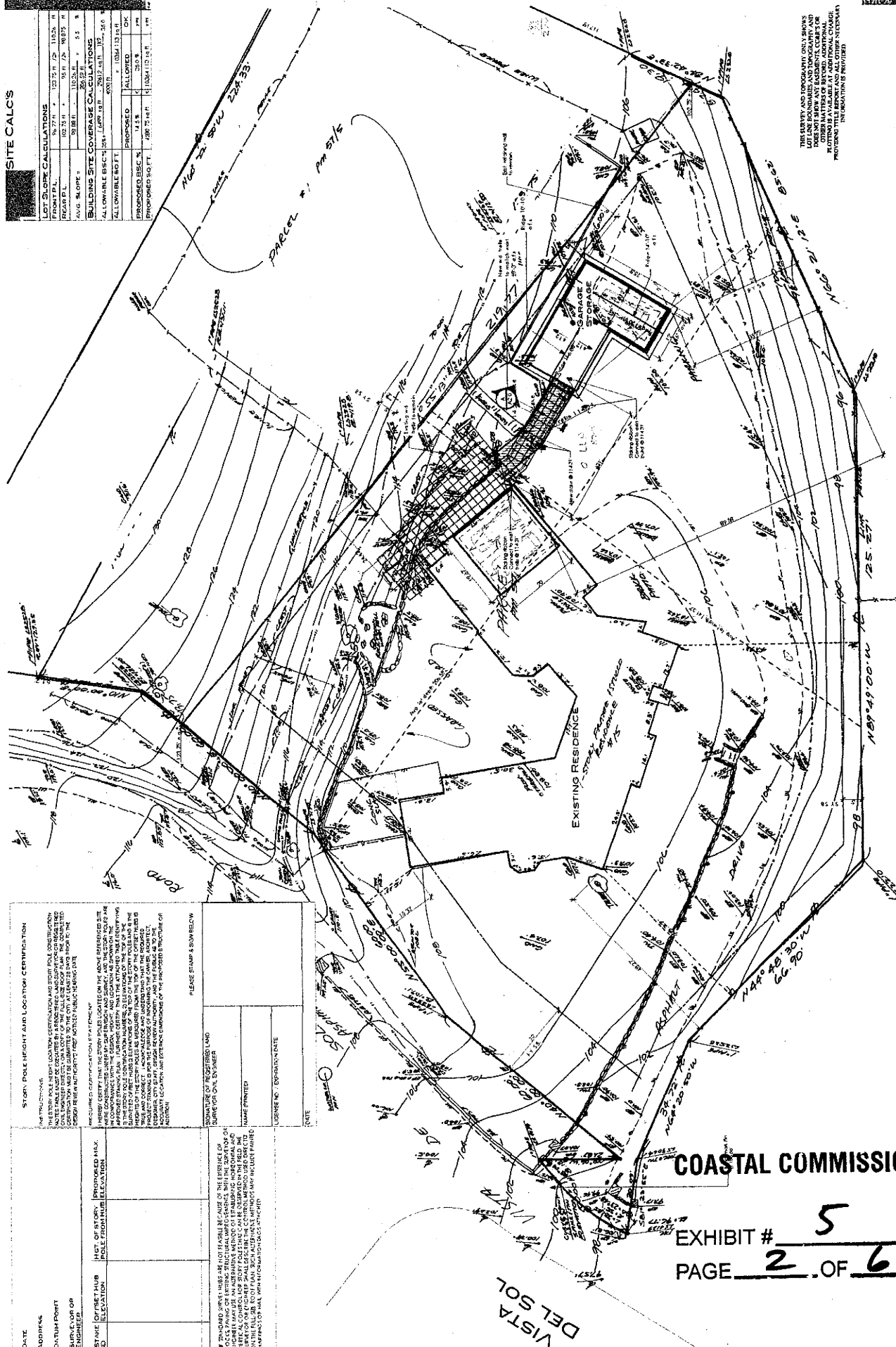
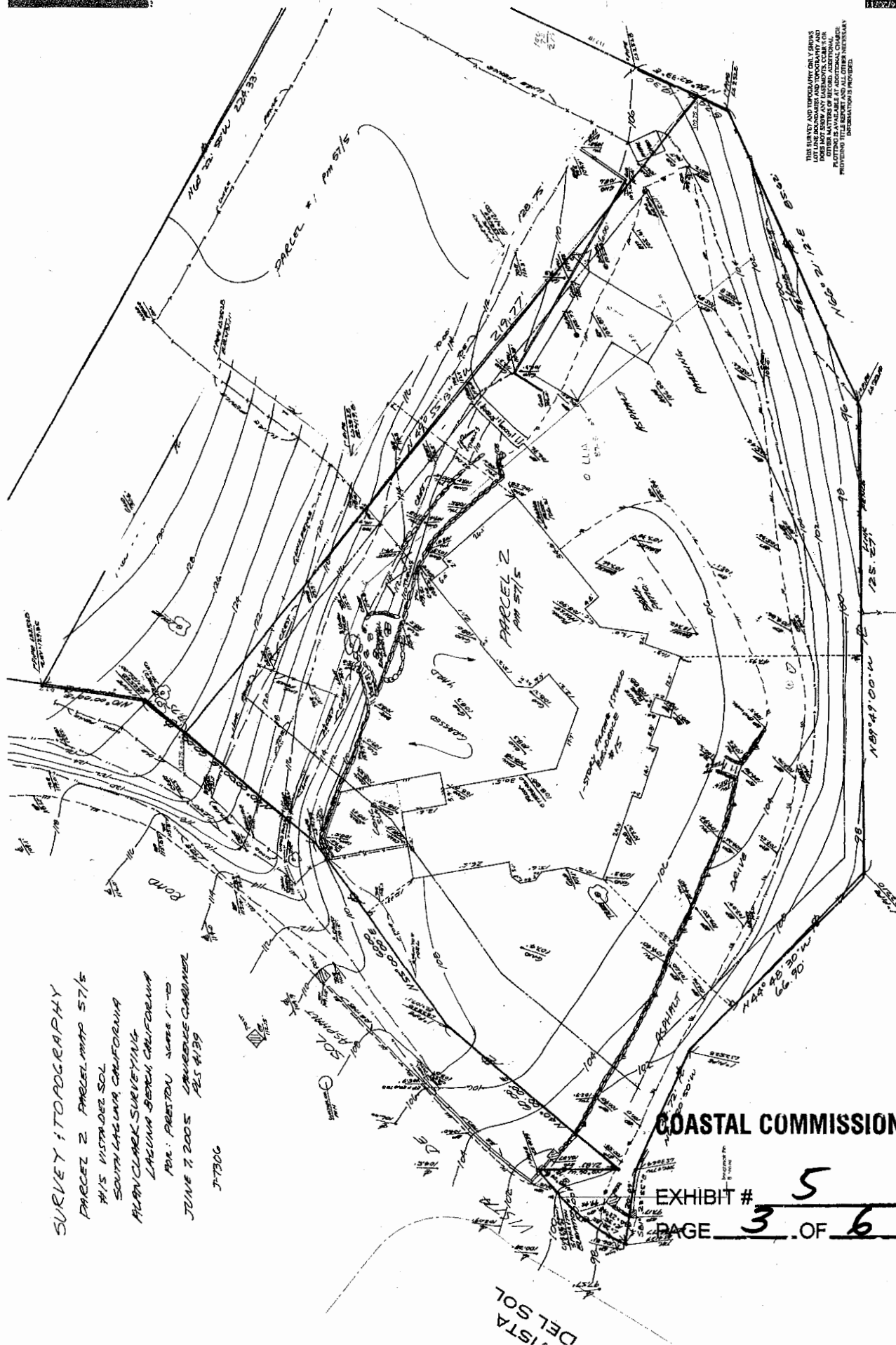


EXHIBIT # 5
PAGE 2 OF 6



THIS SURVEY AND UNDERLYING DATA ARE FOR INFORMATION ONLY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER MATTERS OF RECORD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE RESULTS OF ANY OTHER MATTERS OF RECORD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE RESULTS OF ANY OTHER MATTERS OF RECORD.



SURVEY: TOPOGRAPHY
 PARCEL 2, PARCEL MAP 57/5
 N/S INDIAN SOL
 SOUTH LAGUNA, CALIFORNIA
 ALAN CLARK SURVEYING
 LAGUNA BEACH, CALIFORNIA
 PAR: PRESTON JUNE 1, 2005
 JUNE 7, 2005 LAGUNA BEACH
 J-7306

COASTAL COMMISSION

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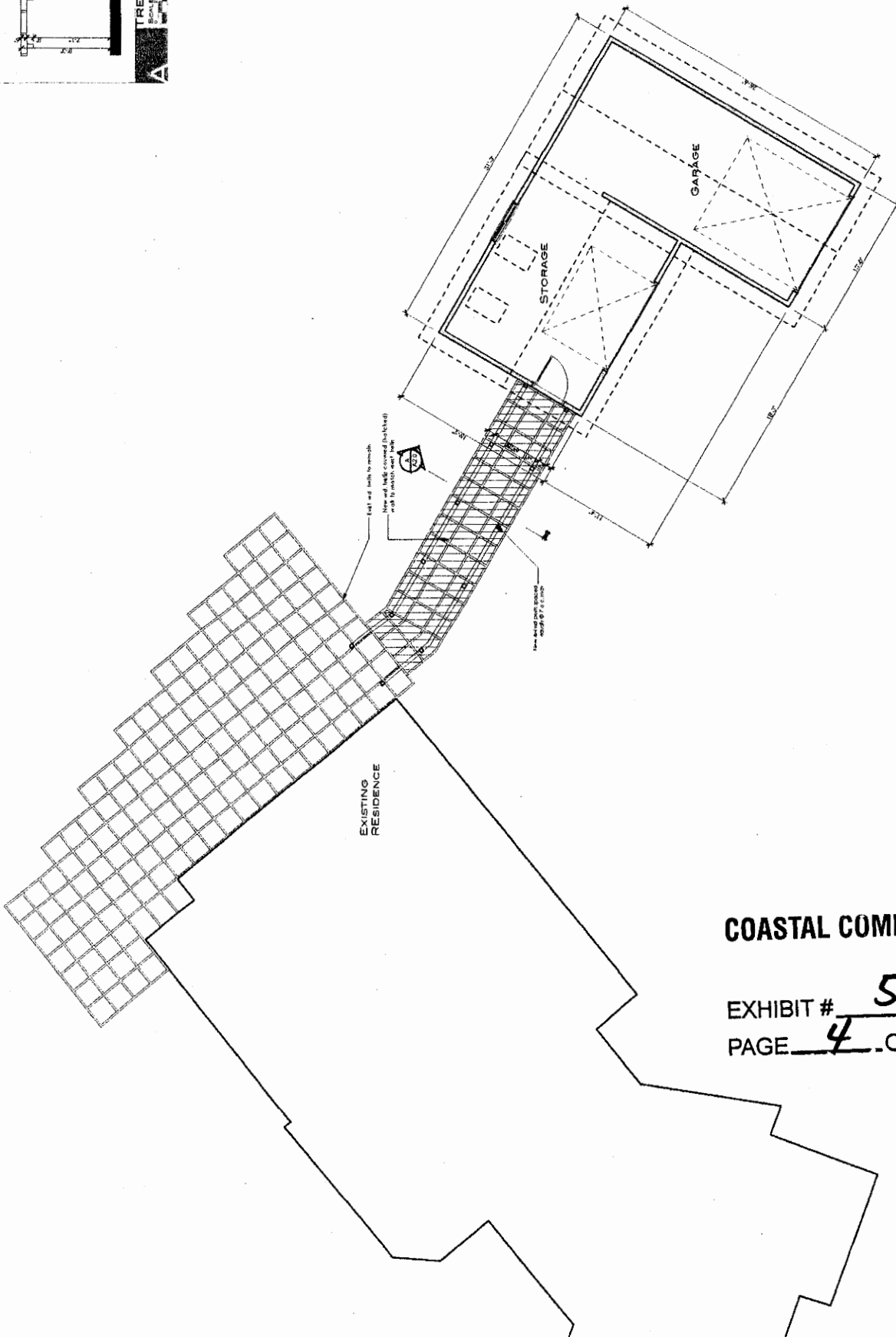
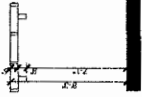
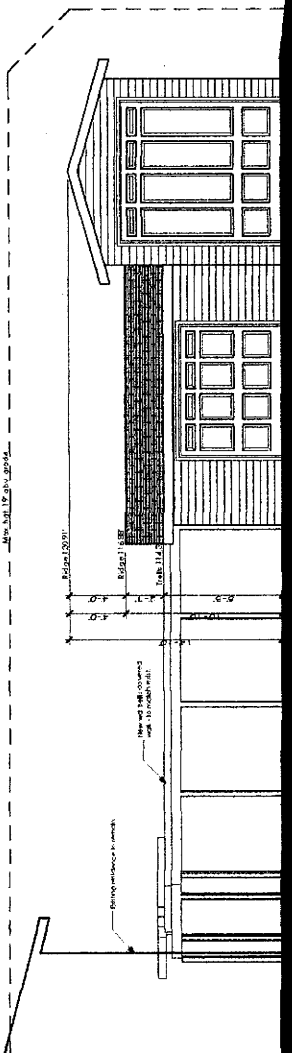


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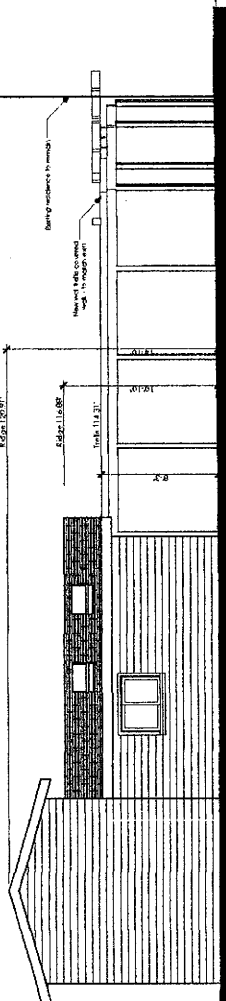


COASTAL COMMISSION

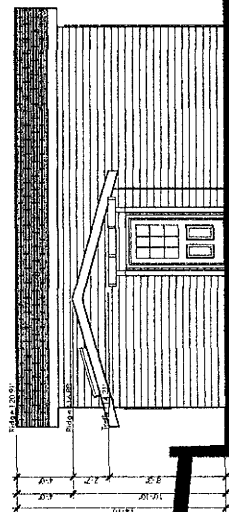
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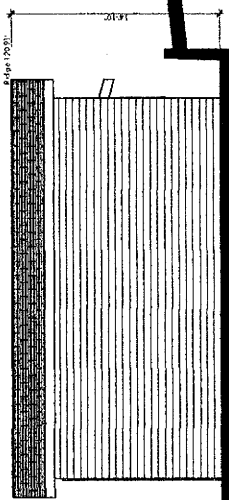
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DATE 01/01/2000



EAST ELEVATION
SCALE 1/4" = 1'-0"
DATE 01/01/2000



NORTH ELEVATION
SCALE 1/4" = 1'-0"
DATE 01/01/2000



SOUTH ELEVATION
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DATE 01/01/2000

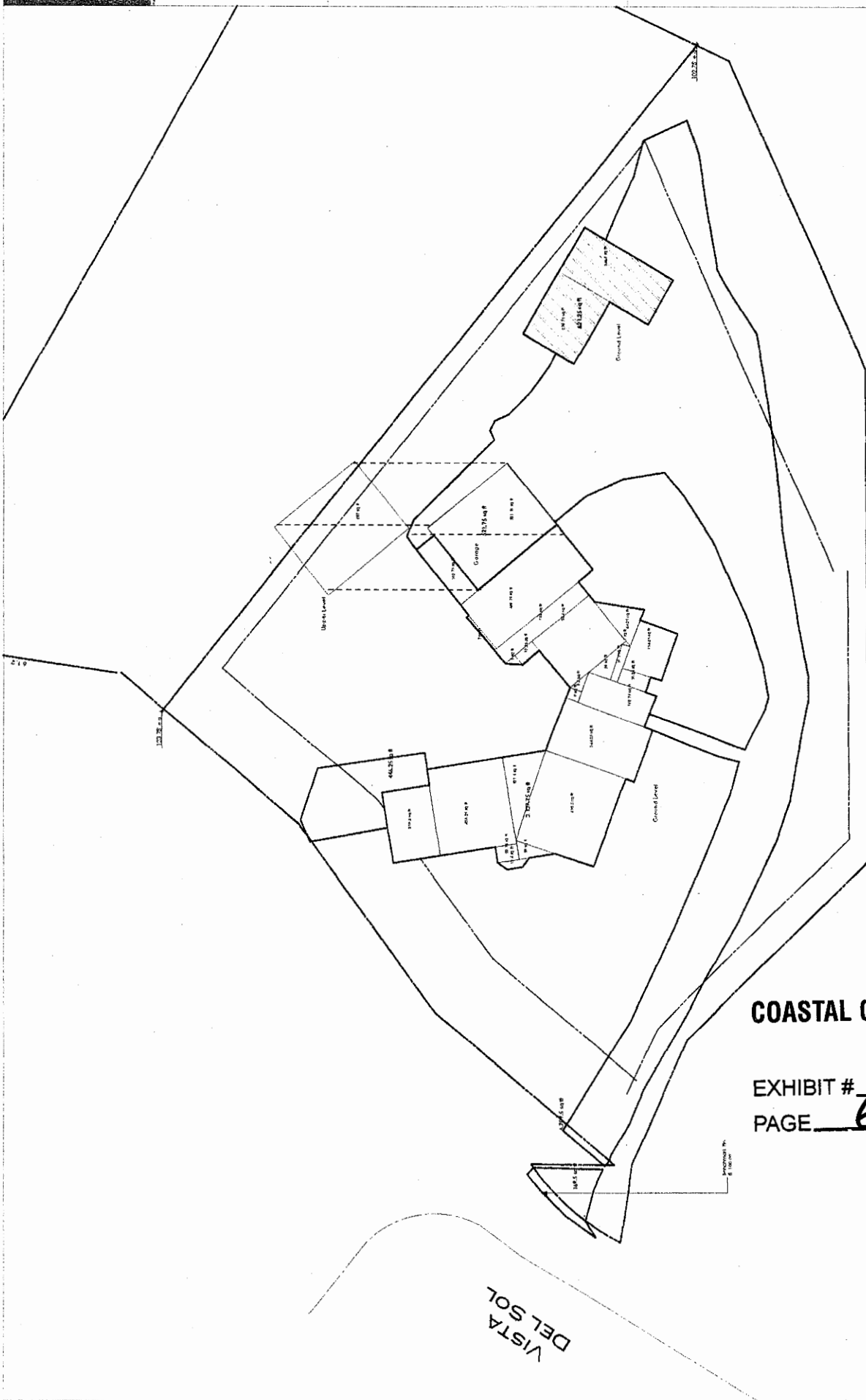


EXHIBIT # 5
PAGE 6 OF 6