

CALIFORNIA COASTAL COMMISSION

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Th6b

Filed:	2/12/16
180th Day:	8/10/16
Staff:	L. Roman-LB
Staff Report:	4/21/16
Hearing Date:	5/12/16

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-16-0119

Applicant: Rich and Sandy Dusablon

Project Location: 2030 Calle de los Alamos, San Clemente, Orange County

Project Description: Major remodel and addition to an existing 1,572 sq. ft., single-story, single family residence with a 325 sq. ft. one-car garage consisting of a 468 sq. ft. second story addition to the residence and a 215 sq. ft. garage addition resulting in an 1,897 sq. ft. residence with a 540 sq. ft. two-car garage, and new caisson foundation on a coastal canyon lot.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing a major remodel and addition to an existing single-family residence on a coastal canyon lot. The major issues are concerning development in hazardous areas due to slope instability, erosion, landslides and the protection of water quality through the minimization of the effects of construction and post-construction activities on the marine environment.

Staff is recommending **approval** of the proposed project with **six (6)** special conditions, which require 1) conformance with the geotechnical report recommendations; 2) erosion control plan;

3) landscaping; 4) compliance with construction-related best management practices (BMPs); 5) assumption of risk and waiver of liability and indemnity; and 6) future improvements return to the Commission for review.

APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Location Map/Project Site/Aerial and Site Photographs

Exhibit 2 – Project Plans

Exhibit 3 – Site Geologic Map and Geologic Cross-Section

Exhibit 4 – Coastal Access Map

Exhibit 5 – Coastal Canyons Map

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....2

II. STANDARD CONDITIONS:.....3

III. SPECIAL CONDITIONS:.....3

IV. FINDINGS AND DECLARATIONS:7

 A. PROJECT LOCATION & DESCRIPTION 7

 B. DEVELOPMENT. 8

 C. PUBLIC ACCESS 9

 D. WATER QUALITY..... 9

 E. LOCAL COASTAL PROGRAM (LCP)..... 9

 F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)..... 9

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in 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:

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

This permit is granted subject to the following 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. **Final Plans Conforming to Geotechnical Recommendations.** All final design and construction plans shall be consistent with all recommendations contained in *Geotechnical/Geologic Report, 2030 Calle de los Alamos, San Clemente, CA 92672, dated 9/18/15, prepared by Professional Engineers Consulting, Inc.* 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 legally required.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, two full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and

construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report.

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

2. Erosion and Runoff Control Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, two full sets of erosion and runoff control plans. The plan shall include:

1. The erosion control plan shall demonstrate that:
 - a. During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties.
 - b. Grading shall be phased to minimize the area of bare soil exposed at one time.
 - c. Only areas essential for construction shall be cleared.
 - d. Bare soils shall be stabilized with non-vegetative BMPs within five days of clearing or inactivity in construction.
 - e. The following temporary erosion control measures shall be used during construction: sand bags, a desilting basin and silt fences.
 - f. Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and public streets.
 - g. The following permanent erosion control measures shall be installed: roof downspouts and a drain to direct roof and front yard runoff to the street; no drainage shall be directed to rear yard slope; no drainage shall be retained in the front yard.

2. The plan shall include, at a minimum, the following components:
 - a. A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - b. A site plan showing the location of all temporary erosion control measures.
 - c. A schedule for installation and removal of the temporary erosion control measures.
 - d. A site plan showing the location of all permanent erosion control measures.
 - e. A schedule for installation and maintenance of the permanent erosion control measures.

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

3. **Landscaping – Drought Tolerant, Non-Invasive Plans.** Vegetated landscaped areas within the canyon portion of the project site disturbed during construction shall be re-vegetated to avoid erosion and shall only consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible. No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings. Vegetated landscaped areas on the street-side of the residence are encouraged to use native plant species, however, non-native drought tolerant non-invasive plant species may also be used in that area. 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 (<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
4. **Construction Best Management Practices.** The permittee shall comply with the following construction-related requirements and shall do so in a manner that complies with all relevant local, state and federal laws applicable to each requirement:
- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
 - (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
 - (4) Erosion control/sedimentation Best Management Practices (BMP’s) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP’s shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
 - (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Best Management Practices (BMP’s) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP’s shall be

maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
 - (2) The applicant shall develop and implement spill prevention and control measures;
 - (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water; and
 - (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
5. **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 bluff and slope instability, sea level rise, erosion, landslides and wave uprush or other tidal induced erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
6. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-16-0119. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-16-0119. Accordingly, any future improvements to the structures 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. 5-16-0119 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT DESCRIPTION AND LOCATION

The applicant proposes a major remodel of the existing 1,572 sq. ft., single-story, single family residence with a 325 sq. ft. one-car garage consisting of a 468 sq. ft. second story addition to the residence and a 215 sq. ft. garage addition resulting in an 1,897 sq. ft. residence with a 540 sq. ft. two-car garage, and ten (10) new caissons along the canyon facing side of the residence.

Caissons are proposed at a minimum depth of 20 feet and would be constructed underneath the existing residence and garage/garage addition. Project plans are included as **Exhibit 2**. No vegetation removal, landscaping, hardscape, or drainage improvements are proposed. The proposed development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The proposed residential addition does not encroach any further into the canyon than the existing residence.

The proposed project site is located at 2030 Calle de los Alamos, San Clemente. The subject site is located on an inland lot between the first public roadway and the sea on a coastal canyon lot (**Exhibit 1**). The site is a 13,632 square foot lot designated Low Density Residential by the City of San Clemente Land Use Plan (LUP); the proposed project adheres to this designation. The project is located within an existing developed urban residential area. The site is surrounded by single-family residential development. The nearest coastal access is available approximately 600 feet upcoast of the subject site at the Lost Winds public access stairway that provides public access down the coastal bluff face to the beach below (**Exhibit 4**).

No adverse visual impact to public views is anticipated by the proposed second story addition as no significant public coastal views currently exist across the site and views of the site from public viewing vantage points across the coastal canyon on Calle de los Alamos as views are currently obstructed by the existing residential structures.

The proposed development is located on the rim of the Lobos Marinos Canyon, one of seven coastal canyons designated as environmentally sensitive habitat area (ESHA) in the certified LUP (**Exhibit 5**). The applicant's property extends to the canyon bottom. The canyon at this particular site is considered somewhat degraded due to the predominant presence of ornamental non-native plant species on the canyon top and canyon. No portion of the area proposed to be developed contains resources that rise to the level of ESHA. Nevertheless, preservation and enhancement of the City's coastal canyons is a goal supported by both the environmental protection policies of the Coastal Act, and the certified LUP.

In this case, the existing residence, built in the 1960s prior to passage of the Coastal Act, is in compliance with the structural stringline canyon setback. The proposed 468 sq. ft. second story addition is within the footprint of the existing structure and the proposed new 215 sq. ft. addition to the at-grade garage will not encroach further toward the canyon than the existing garage structure.

Furthermore, the applicant provided a Geotechnical/Geologic Report dated 9/18/15, prepared by Professional Engineers Consulting, Inc. which found no evidence of a landslide on the site and the orientation of bedding in the bedrock underlying the site as favorable. **Exhibit 3** provides a

geologic map and cross-section of the site. **Special Condition 1** requires the applicant submit final design and construction plans including foundation and grading, in substantial conformance with the preliminary plans submitted and ensuring that an appropriately licensed professional has reviewed and approved all final plans and certified that the plans are consistent with all the recommendations specified in the above-referenced geotechnical report.

In order to minimize erosion and ensure stability of the project site during construction, the project is conditioned to provide adequate construction phase erosion control measures to address site drainage issues that could otherwise contribute to erosion and geologic instability. **Special Condition 2** requires submittal of an erosion and runoff control plan. Furthermore, to minimize adverse construction-related impacts upon marine resources, **Special Condition 4** requires the applicant comply with construction-related best management practices (BMPs) to ensure that construction materials, debris and waste does not enter receiving waters or be subject to dispersion and that prevent spillage and/or runoff of demolition or construction related materials and to contain sediment or contaminants associated with demolition or construction activities.

Special Condition 3 requires vegetated landscaped areas within the canyon portion of the project site disturbed during construction to be re-vegetated with drought tolerant plants native to coastal Orange County and appropriate to the habitat type to avoid erosion and to restore the canyon.

Most projects along the coast involve some form of unpredictable risks whether it be from flooding, wave uprush, erosion, earthquakes or fires, to name a few. The proposed project is located atop a coastal canyon rim, which is an area that may be subject to potential damage or destruction from natural hazards, including slope instability, erosion, landslides, and earth movement. If the applicant nevertheless chooses to proceed with the project, the Commission requires the applicant to assume the liability from these associated risks and therefore imposes **Special Condition 5**. Through the assumption of risk condition, the applicant acknowledges the nature of the geologic hazards that exists on the site and that may affect the safety of the proposed development.

Because of the potential for future improvements to the proposed residence which could potentially adversely impact the geologic stability, or other coastal resources, the Commission imposes **Special Condition 6**. This condition informs the applicant that future development at the site requires an amendment to this permit (5-16-0119) or a new coastal development permit. Future development includes, but is not limited to, structural additions, installation of any hardscape and/or decks, landscaping and fencing.

The City of San Clemente does not have a certified Local Coastal Program, only a certified Land Use Plan (LUP). Therefore, the Coastal Commission is the coastal development permit issuing entity for development on that parcel and the standard of review is Chapter 3 of the Coastal Act. The certified LUP may be used for guidance.

B. DEVELOPMENT

Development adjacent to slopes such as those found on canyons or hillsides 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 public access, and visual resources. To

minimize risks to life and property the development has been conditioned to for a drainage and runoff control plan to minimize percolation of water into the slope, for landscaping, and to require that the landowner or 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. 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 to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. WATER QUALITY

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

E. LOCAL COASTAL PROGRAM

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. 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.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

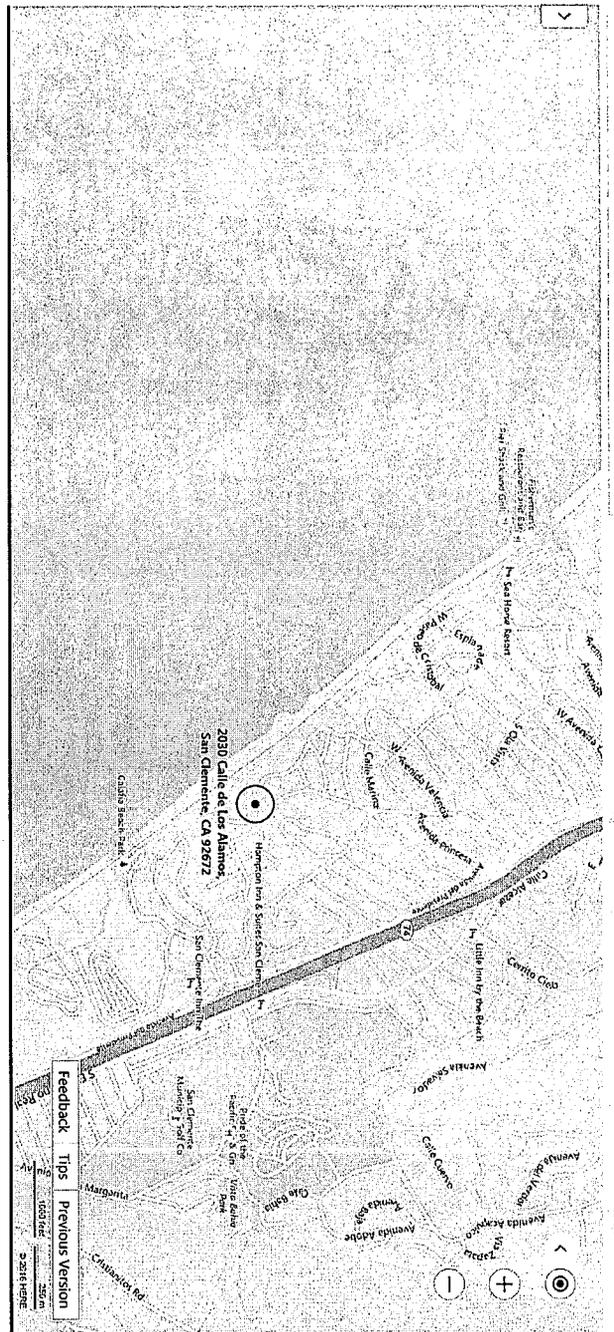
SUBSTANTIVE FILE DOCUMENTS

Geotechnical/Geologic Report, 2030 Calle de los Alamos, San Clemente, CA 92672, dated 9/18/15, prepared by Professional Engineers Consulting, Inc.

City of San Clemente LUP

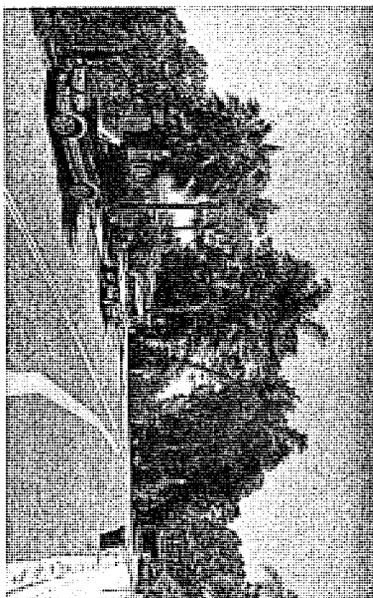
Approval-in-Concept from the City of San Clemente dated 2/3/16.

Minor Exception Permit 15-342/Minor Architectural Permit 16-015 Dusablon Residence

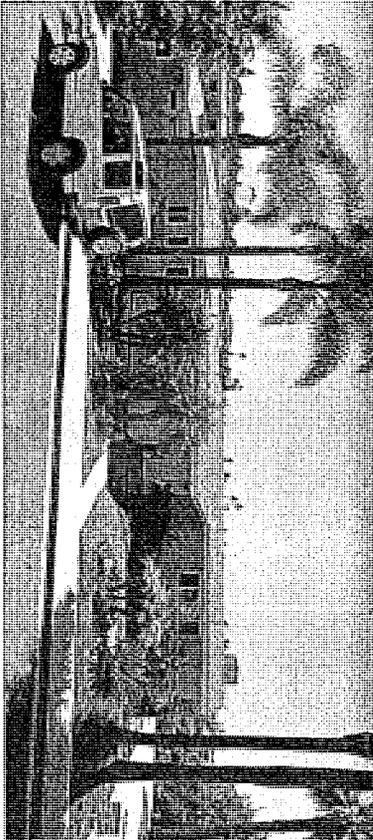


COASTAL COMMISSION

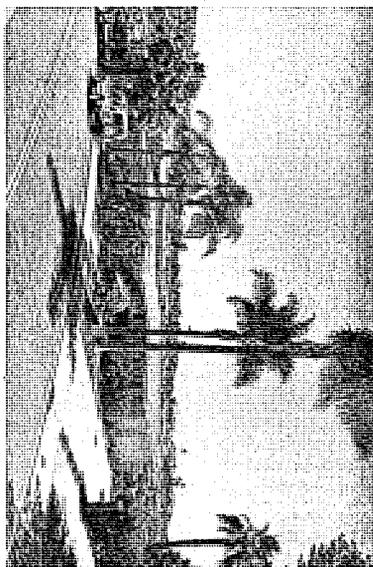
EXHIBIT # 1
PAGE 1 OF 2



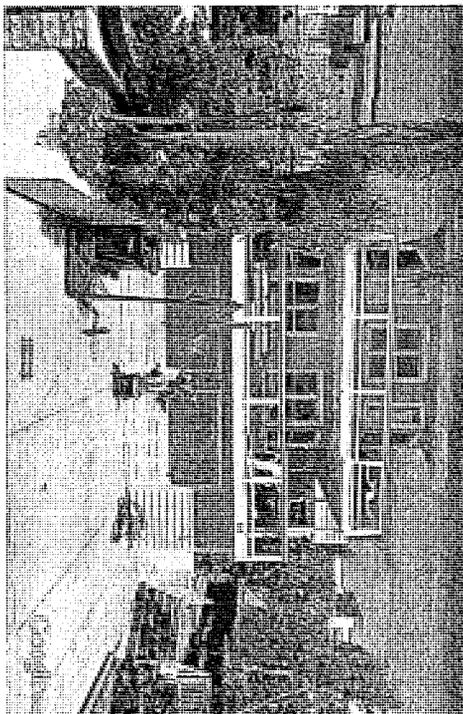
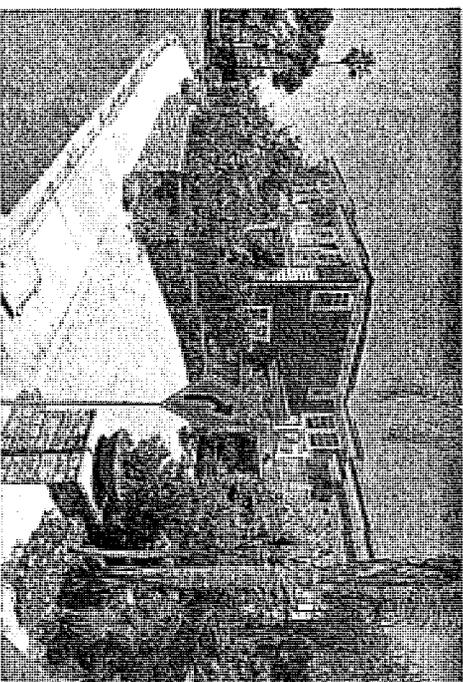
ELEVATION 2030 CALLE LOS ALAMOS



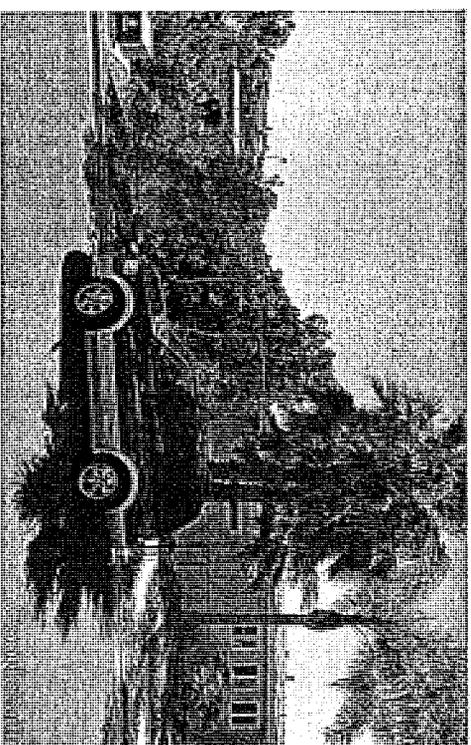
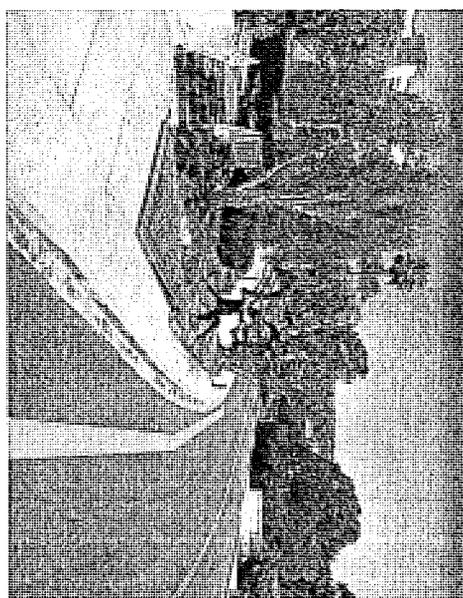
FRONT ELEVATION 2030 CALLE LOS ALAMOS



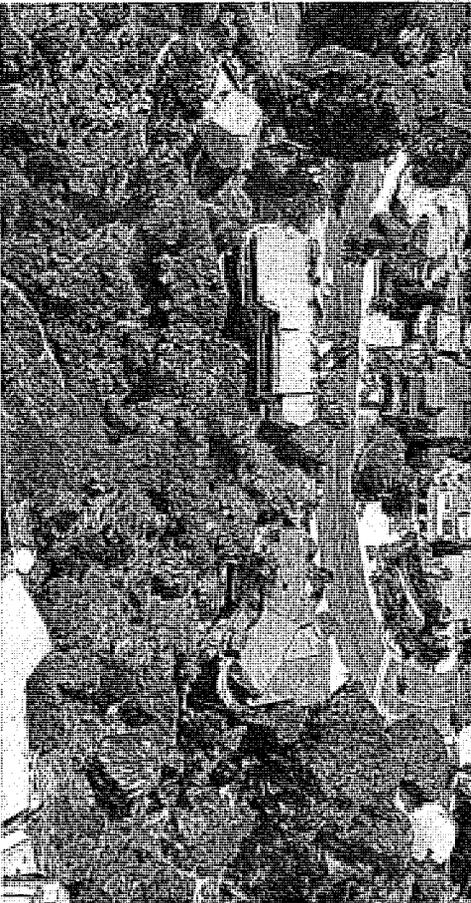
RIGHT ELEVATION 2030 CALLE LOS



OPPOSITE SIDE OF STREET



ADDITION LOCATION

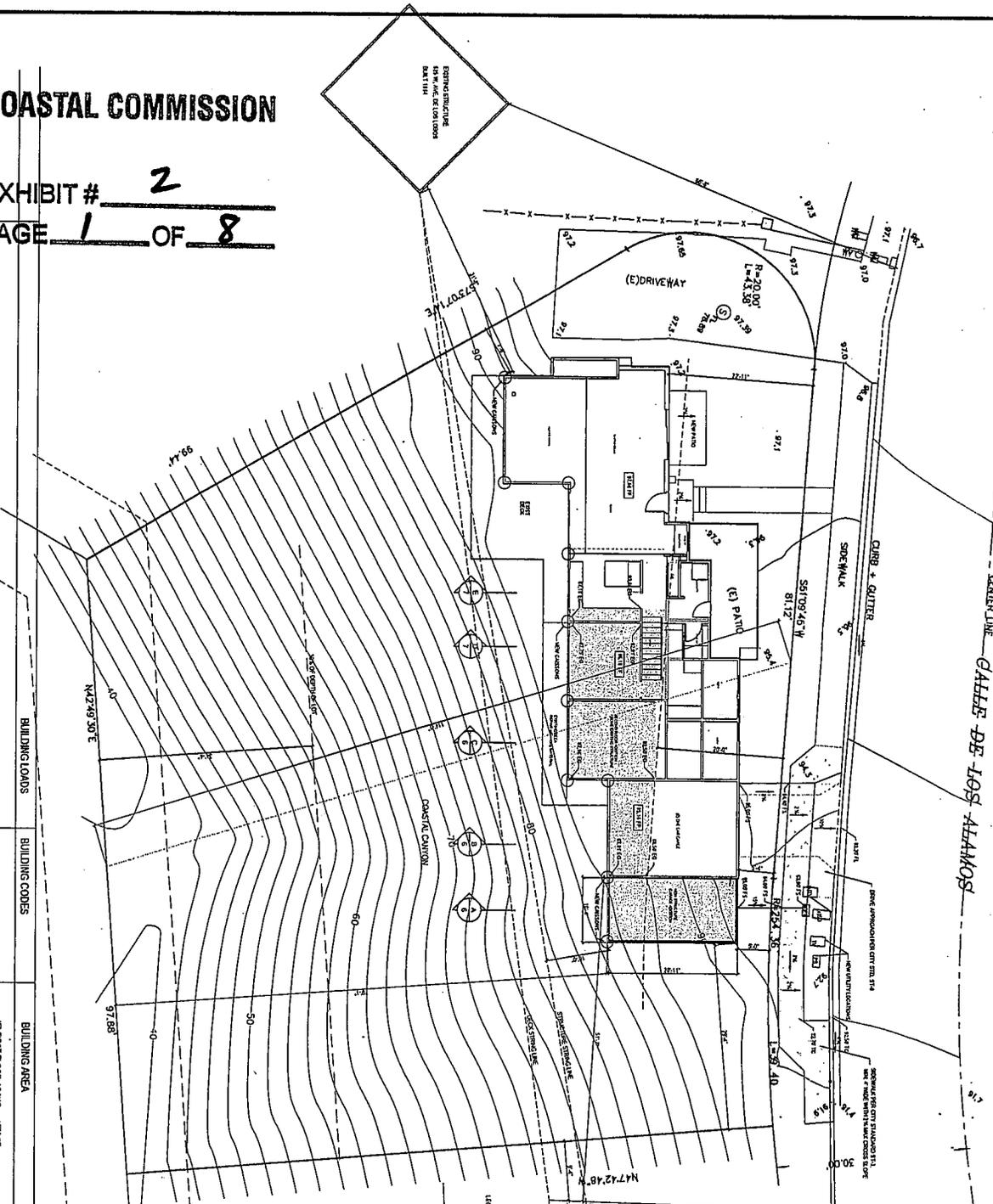


COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2

COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 8



BUILDING LOADS	BUILDING CODES	BUILDING AREA	ZONING AND SITE DATA
2010 CALIFORNIA RESIDENTIAL CODE 2010 CALIFORNIA COMMERCIAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA BUILDING DEPARTMENT (S.A. 116823)	(B) FIRST FLOOR LIVING 1972 SF REMODELED FIRST FLOOR 309 SF (B) GARAGE 235 SF GARAGE ADDITION 218 SF REMODELED FIRST FLOOR 309 SF SECOND FLOOR ADDITION 493 SF BUILDING FOOTPRINT 3069 SF	COASTAL CANYON CZ ZONING R-1 BUILDING HEIGHT - 35' CONSTRUCTION TYPE V-B NON SPRINKLERED LOT AREA - 13,882 SF BUILDING FOOTPRINT 2799 SF	

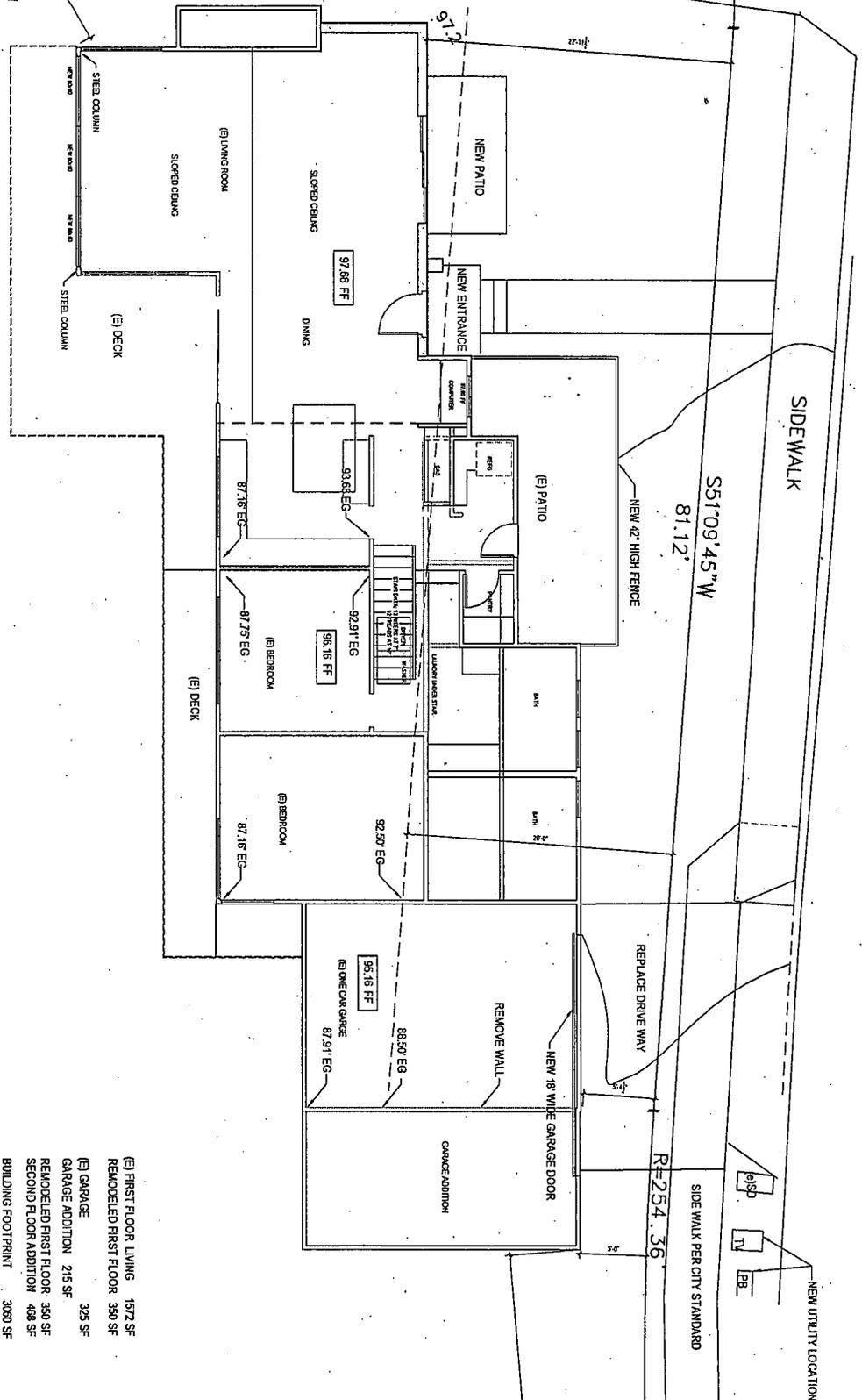
SHEET INDEX	NO.	DESCRIPTION
1	S1	COVER/SITE PLAN
2	1	FIRST PLAN-ELEC
3	2	SECOND PLAN-ELEC
4	3	ELEVATIONS
5	4	ELEVATIONS
6	5	ROOF PLAN
7	6	CROSS SECTION
8	7	CROSS SECTION

SITE PLAN

OWNER: SAN JUAN SANDY RESIDUAL
2009 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA
PROJECT: 2009 CALLE DE LOS ALAMOS
ADDITION AND REMODEL
2009 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA

REAR SET BACK PER 17.56.060 D.1.C
STRING LINE BETWEEN THE NEAREST CORNERS
OF ADJACENT STRUCTURES

LEGEND
CONCRETE
7/8\"/>



- (E) FIRST FLOOR LIVING 1572 SF
- REMODELED FIRST FLOOR 350 SF
- (E) GARAGE 325 SF
- GARAGE ADDITION 215 SF
- REMODELED FIRST FLOOR 350 SF
- SECOND FLOOR ADDITION 488 SF
- BUILDING FOOTPRINT 3080 SF

SCALE 1/8"=1'-0"

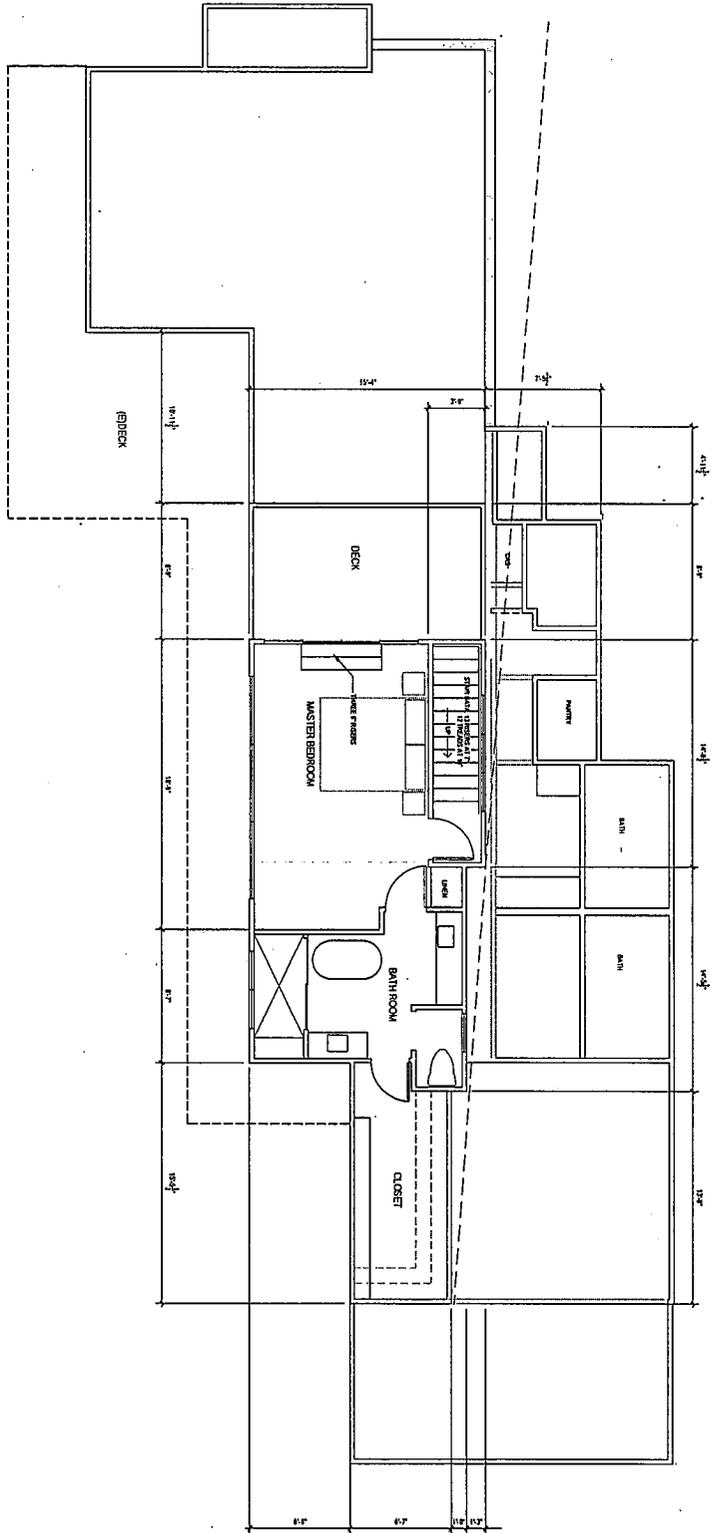
FIRST FLOOR

OWNER: RICH AND SANDY DISALON 2000 CALLE DE LOS ALAMOS SAN CLEMENTE, CA PH. 949.683.8833	PROJECT: ADDITION AND REMODEL OF CO. NUMBERS SAN CLEMENTE, CA
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1

COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 8



SCALE 1/8"=1'-0"

SECOND FLOOR
FLOOR PLANS

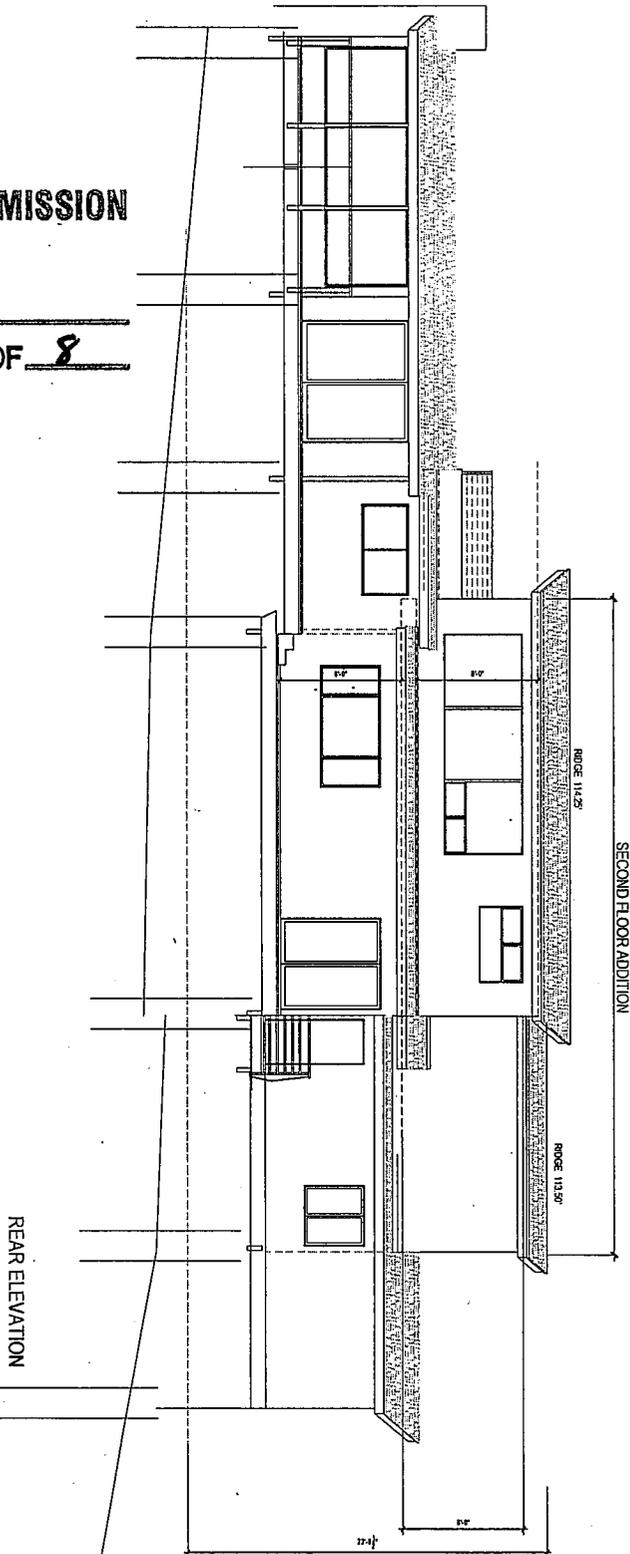
OWNER:
RICH AND SANDY OLIVISION
2030 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA
95070-2411

PROJECT:
ADDITION AND REMODEL
2030 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA

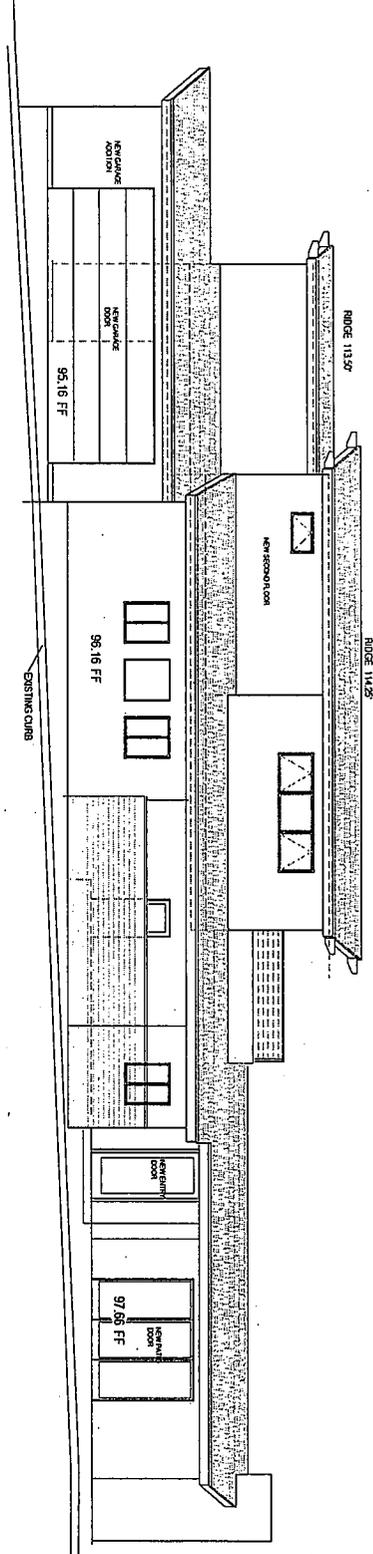
2

COASTAL COMMISSION

EXHIBIT # 2
PAGE 4 OF 8



REAR ELEVATION



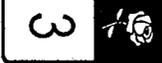
FRONT ELEVATION

- EXTERIOR ELEVATION NOTES**
1. FINISH: STAINLESS STEEL
 2. FINISH: STAINLESS STEEL
 3. FINISH: STAINLESS STEEL
 4. FINISH: STAINLESS STEEL
 5. FINISH: STAINLESS STEEL
 6. FINISH: STAINLESS STEEL
 7. FINISH: STAINLESS STEEL
 8. FINISH: STAINLESS STEEL
 9. FINISH: STAINLESS STEEL
 10. FINISH: STAINLESS STEEL

SCALE 1/4"=1'-0"

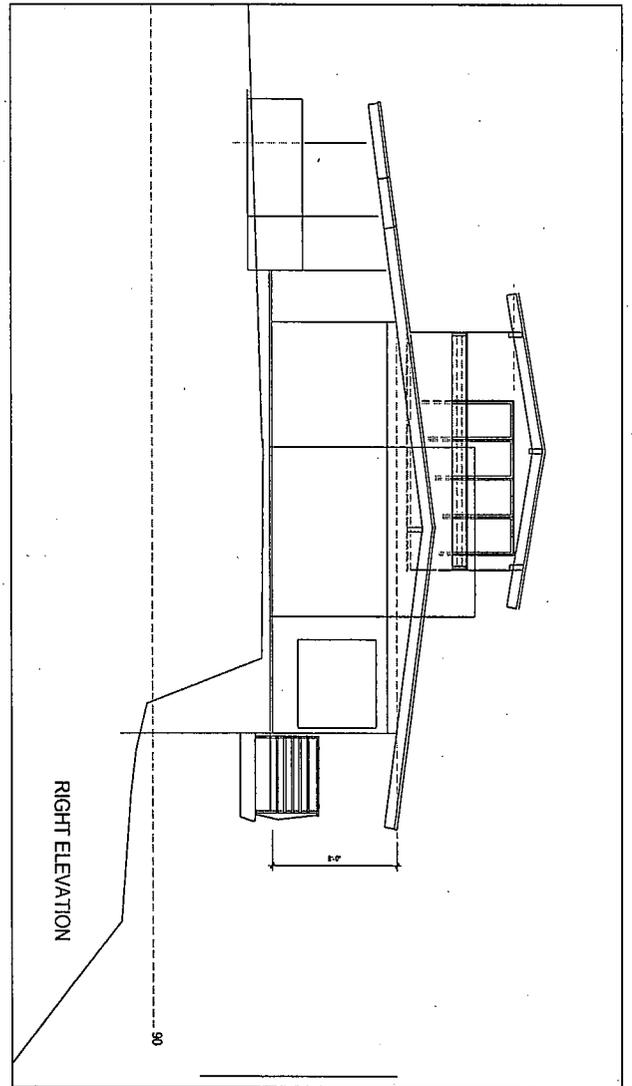
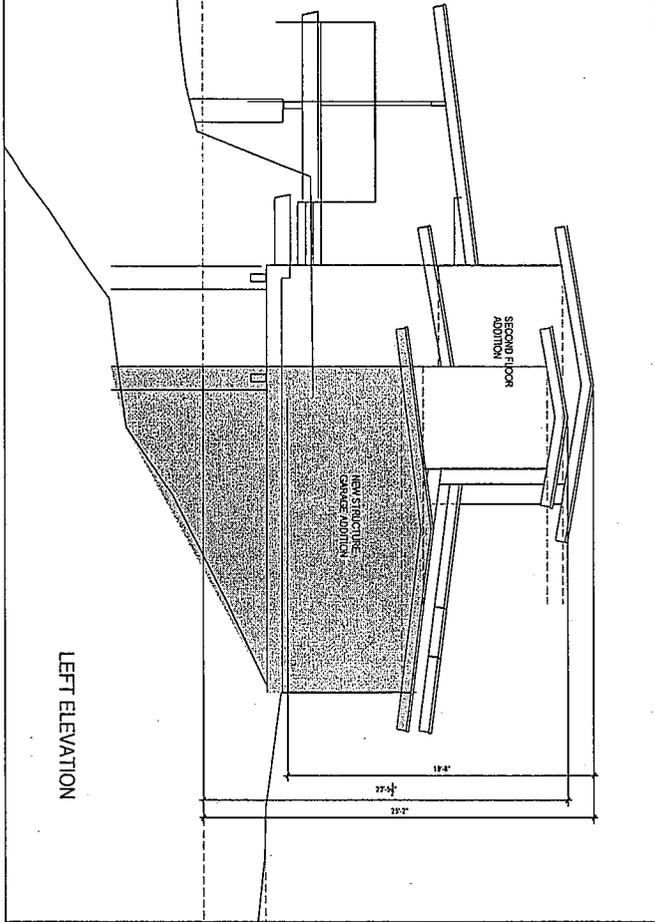
ELEVATIONS

OWNER: MARY HANSEN
 1001 S. EL CAMINO REAL
 SAN CLEMENTE, CA
 PROJECT: MARY HANSEN
 2001 CALLE DEL LOS ALAMOS
 SAN CLEMENTE, CA



COASTAL COMMISSION

EXHIBIT # 2
PAGE 5 OF 8



SCALE 1/4"=1'-0"

ELEVATIONS

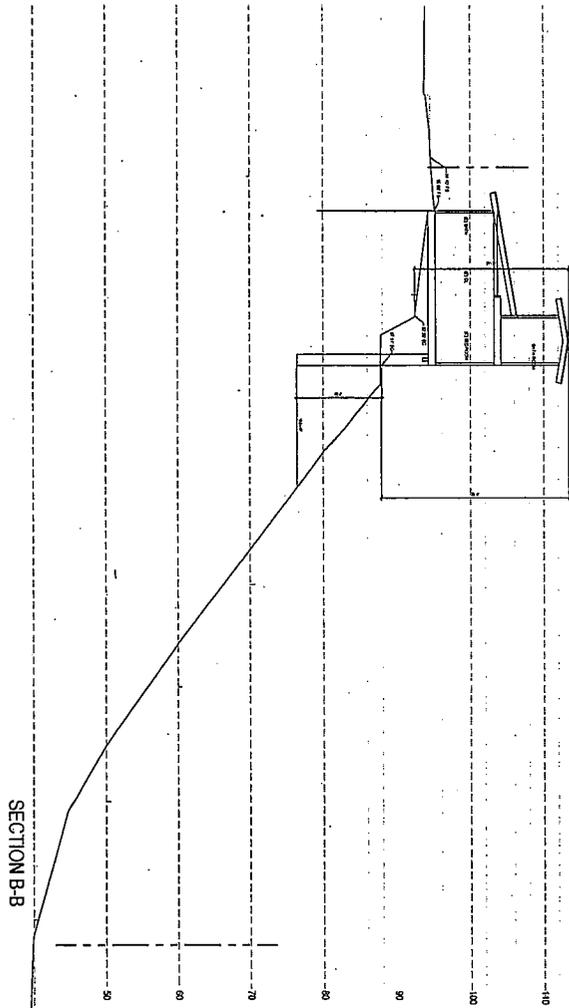
OWNER:
RICHARD SANDY DISABLOW
2030 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA
94962-3803

PROJECT:
ADDITION AND REMODEL
2030 CALLE DE LOS ALAMOS
SAN CLEMENTE, CA

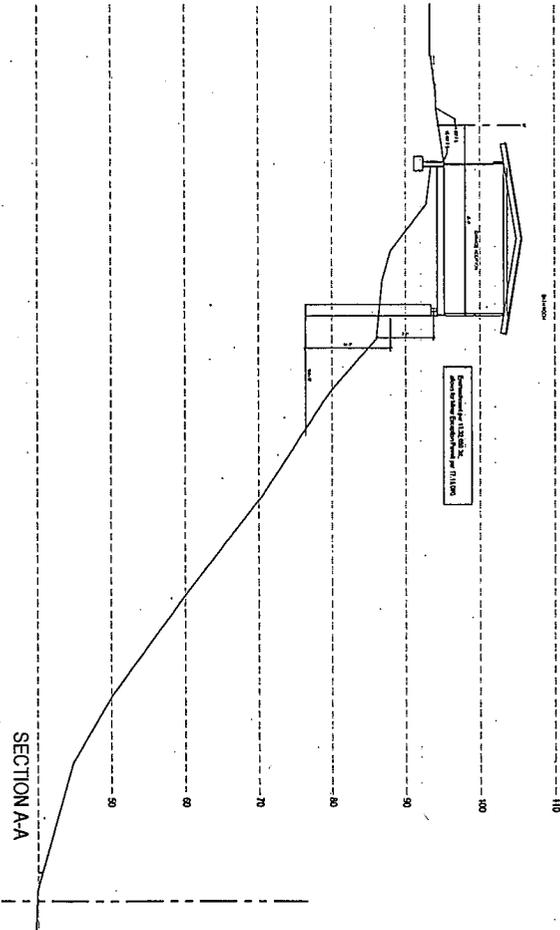
4

COASTAL COMMISSION

EXHIBIT # 2
PAGE 7 OF 8



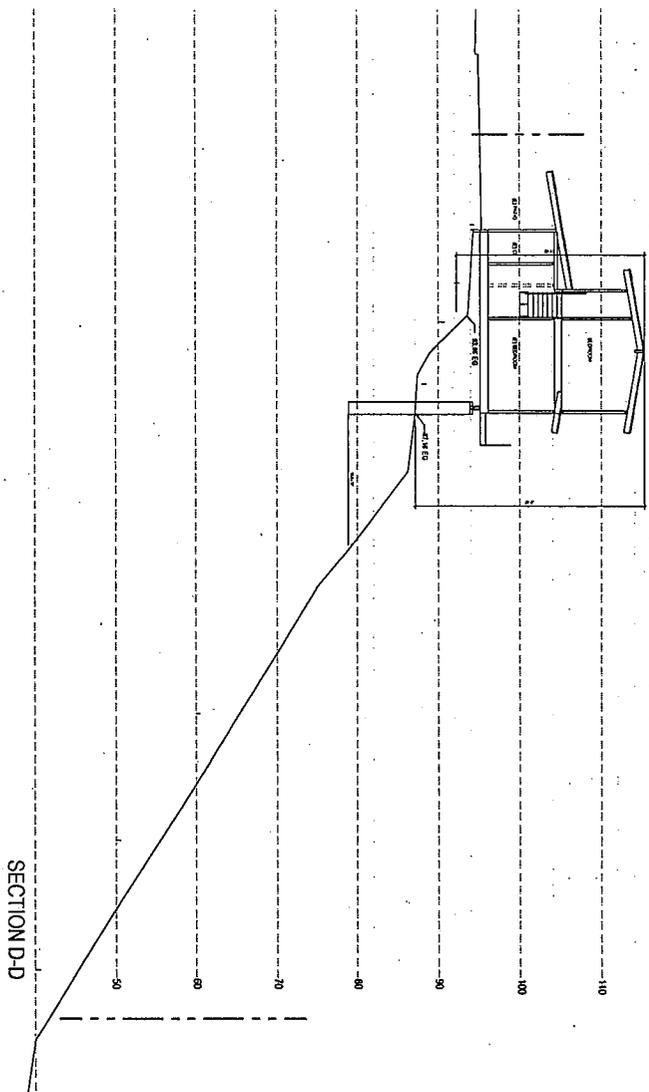
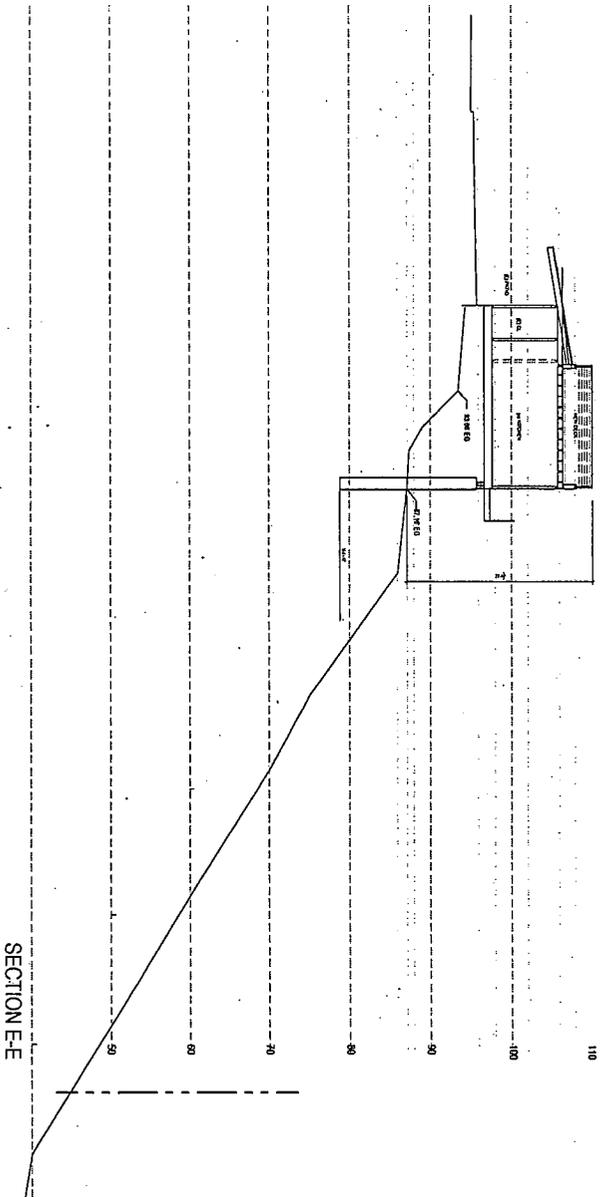
SECTION C-C



SECTION	SCALE: 1/8"=1'-0"
	OWNER: RICH AND SANDY DUNBAR 2200 CALLE REYES QUINCE SAN CLEMENTE, CA PH: 949.628.8933
6	PROJECT: ADDITION AND RENOVATION OF EXISTING BUILDING SAN CLEMENTE, CA

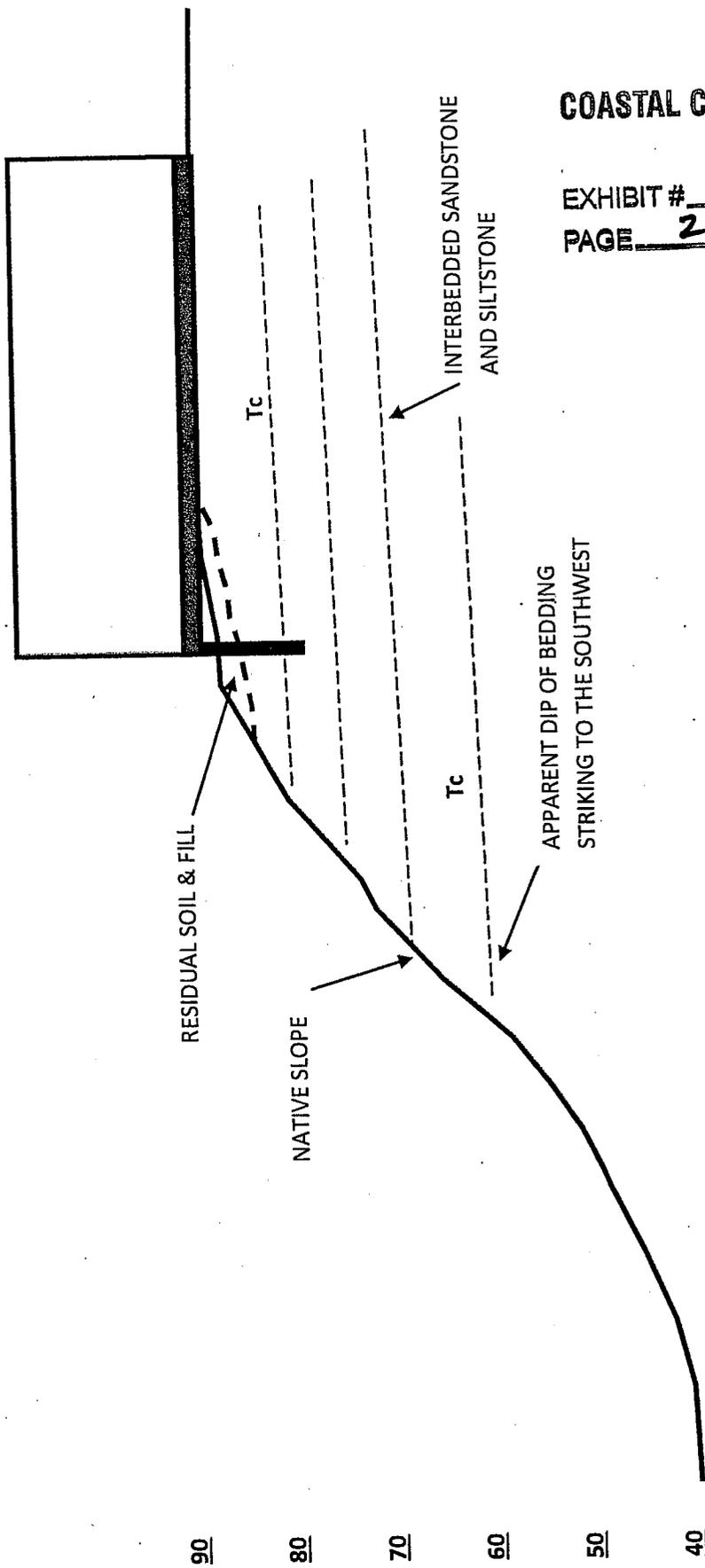
COASTAL COMMISSION

EXHIBIT # 2
PAGE 8 OF 8



SECTION	
SCALE: 1/4" = 1'-0"	
OWNER: NORTH AND SOUTH DISTRICT SAN CLEMENTE, CALIFORNIA SAN CLEMENTE, CA PL. 949.633.8033	PROJECT: ADDITION AND RENOVATION SAN CLEMENTE, CALIFORNIA SAN CLEMENTE, CA
7	

E ← W



COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 2

CROSS SECTION A - A'

2030 Calle De Los Alamos, San Clemente, CA 92672

Project No.: LA0715

FIGURE 4

Drawn By: P.S.

Date: August 2015

PROFESSIONAL ENGINEERS CONSULTING, Inc.

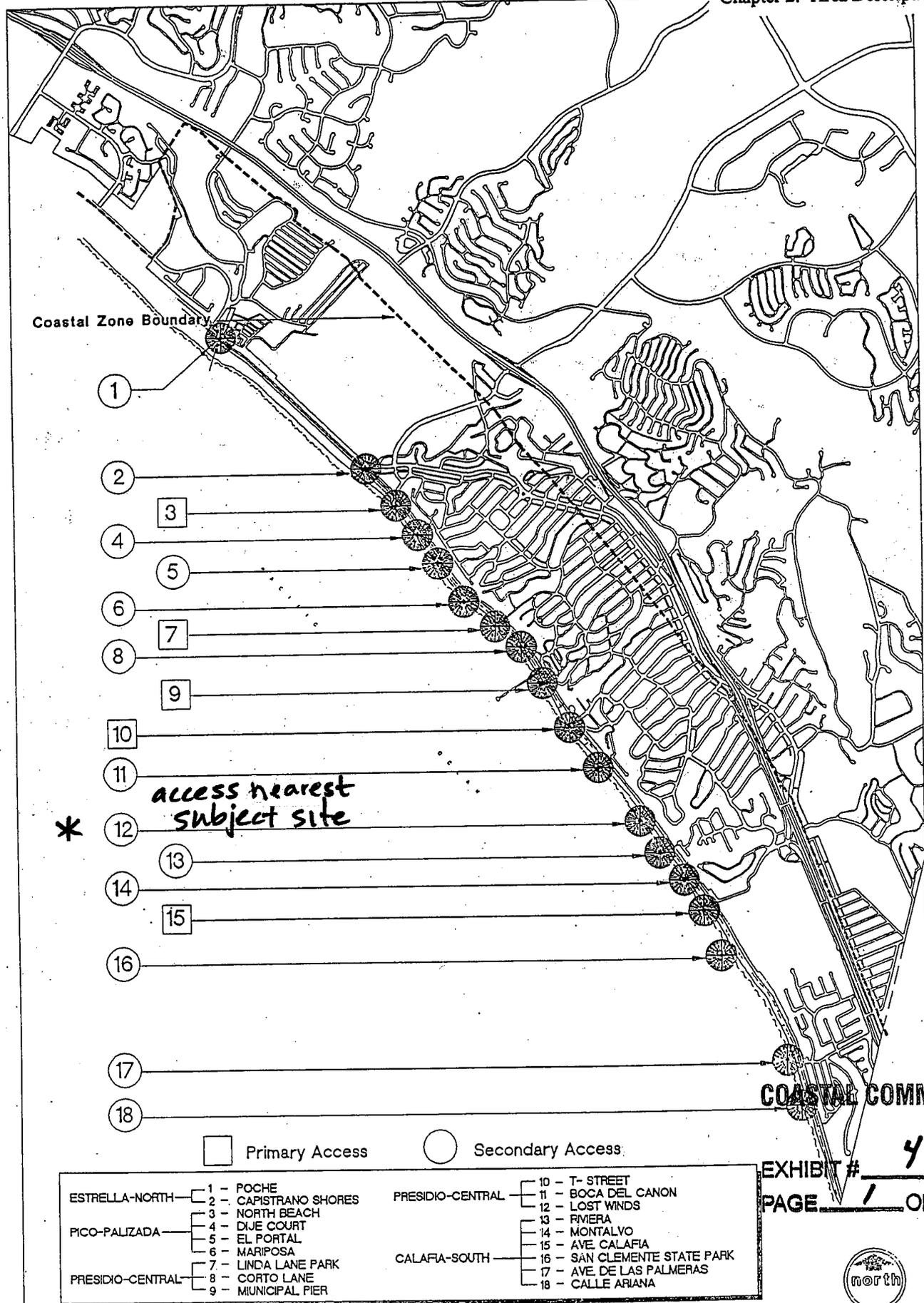


FIGURE 2-5



**CITY OF SAN CLEMENTE
COASTAL ACCESS POINTS**

Coastal Zone Boundary

Palizada Canyon

Trafalgar Canyon

Toledo Canyon

* Lobos Marinos Canyon

Riviera Canyon

Calafia Canyon

Montalvo Canyon

subject site

COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 1



FIGURE 2-1



CITY OF SAN CLEMENTE
COASTAL CANYONS/ ENVIRONMENTALLY SENSITIVE HABITAT AREAS