## CALIFORNIA COASTAL COMMISSION

South Coast Area Office 301 East Ocean Blvd., Suite 301 Long Beach, CA 90802 (562) 590-5071



# F11b

# 5-18-0091 Nobles

# June 14, 2019

# **EXHIBITS**

## **Table of Contents:**

- Exhibit 1 Vicinity Map
- Exhibit 2 Project Plans
- Exhibit 3 Topographic Plan Showing Current Structural Setback from Seaward Property Line & Formerly Existing Private Development Encroaching Beyond Property Line
- Exhibit 4 Plan Submitted by Applicant to Indicate Previous County Approval of Wood Deck
- Exhibit 5 Google Earth Historic 2009 Photo Showing Smaller Deck
- Exhibit 6 Google Earth 2018 Photo of Site Showing Larger Deck
- Exhibit 7 Grant Deed December 2009
- Exhibit 8 USGS CoSMoS Map Showing Site with 6.6 Feet of SLR
- Exhibit 9 Engineer's Assessment, Silva, 4/19/2019
- Exhibit 10 Engineer's Assessment, Castillo, 4/26/2019
- Exhibit 11 Commission's Senior Coastal Engineer's Memo, 5/29/2019
- Exhibit 12 Revegetation and Landscape Maintenance Plan, LSA, 5/2/2019
- Exhibit 13 Maintenance Operations Manager, Public Works Dept., email correspondence



5-18-0091 Nobles Vicinity Map Exhibit 1a



5-18-0091 Nobles Vicinity Map Exhibit 1b



5-18-0091 Nobles Project Plans Exhibit 2a

Site Plan



Exhibit 2b

BEACH



5-18-0091 Nobles Floor Plans & Elevations Exhibit 2c



5-18-0091 Nobles Demo Plans Exhibit 2d



Drainage Plan

5-18-0091 Nobles Exhibit 2e



Topography Survey

Exhibit 3a





5-18-0091 Nobles Plan Submitted by Applicant to Indicate Previous County Approval of Wood Deck Exhibit 4



Google Earth Photo November 14, 2009 Small Deck

> 5-18-0091 Nobles Exhibit 5



Date of Photo 6/8/2018

Current Deck & Additional Encroachments

5-18-0091 Nobles Exhibit 6

5-180091

RECORDING REQUESTED BY TICOR TITLE RECORDING REQUESTED BY: Tiempo Eserow, Inc. Order No. 915544-12 Escrow No. 55287J Parcel No. 178-522-09 Mail tox Statements

NFT TRUST DATED OCTOBER 10, 2009 17080 NEWHOPE STREET FOUNTAIN VALLEY, CA 92708

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder 9.00

2009000686862 03:46pm 12/22/09 65 404 G02 2 55

RECEIVED South Coast Region

FEB \_ 6 2018

CALIFORNIA COASTAL COMMISSION

SPACE ABOVE THIS LINE FOR RECORDERS USE

#### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$3,300.00 and CITY \$

computed on full value of property conveyed, or computed on full value less liens or encumbrances remaining at the time of sale.

NIC Gity of Sunset Beach unincorporated area;

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Angel Reyes and Jehan Reyes, Husband and Wife as Joint Tenants

hereby GRANT(S) to Anthony A. Nobles, Trustee of the NFT Trust dated October 10, 2009

the following described real property in the County of Orange, State of California:

155

Unicorporated ann

Lot 6 in Block 20 of Sunset Beach , in the Gity of Sunset Beach, County of Orange, State of California, as per Ma Page(a) 29 and 40, inclusive of Miscellaneous Maps, in the Office of the County Recorder of recorded in Book 3.

said Coupt Date 0000 De

STATE OF CA COUNTY OF OTAN

12/15/2009

before me, Unie M a notary public in and for said State, personally appeared Amort Recies + .chan Recies . who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ics), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. 1 certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)



# Date of Property Ownership Transfer

5-18-0091 Nobles Grant Deed Exhibit 7

der: QuickView\_ C 2000 686862 DEC ALL Page 1 of 2

Requested By: , Printed: 12/22/2017 8:0



USGS CoSMoS Map Showing Site With 6.6 Feet of SLR And No Storm Site at Yellow Marker

5-18-0091 Nobles CoSMoS Map Exhibit 8

#### Christina R. Silva, P.E.

7652 Ontario Drive Huntington Beach, CA 92648 (714) 307-7101

April 19, 2019

California Coastal Comission 200 Oceangate, Suite 1000 Long Beach CA 90802

To whom it may concern,

I am the engineer for the proposed addition to the existing residence located at 16601 S. Pacific Avenue in Sunset Beach.

I have been made aware of a requirement to retrofit the existing house in order to achieve a 5' set back at the rear elevation.

The existing house is a 3-story house, originally designed as a square box with a 3-story moment frame in the exterior beachward elevation. As far as I understand the existing house was engineered and permitted to be built where it is at.

The existing structure of the house will be completely affected in order to meet this requirement. The floor plan will need extensive engineering, demolition and remodel to the structure, foundation and interior walls to accommodate the change to meet the set back. This would also require changes to the room dimensions and opening locations throughout the house. The structure will have to be re-designed in its entirety, like a new house.

The owner will have to move out during construction so the existing house can be partially demolished. The remaining portion would have to be supported by an extensive temporary structure in order to re-build the beachward side of the house. There will be a need for new caissons, new beams, new lateral resistance system. It will disrupt the beach front and completely destroy the existing house and its functionality. Furthermore, there is no assurance that the existing house will be structurally adequate after all these changes with so many retrofits required.

The only safe way to meet the set back requirement is to completely demolish the existing house and build a brand new house.

Feel free to contact me should there be any questions.

Sincerely,

mon

Christina R. Silva





## CASTILLO ENGINEERING, INC.

CIVIL & STRUCTURAL ENGINEERS



MARGARITO CASTILLO, S.E. PRESIDENT

April 26, 2019

Subject:

16601 S. Pacific Ave. – Limited Structural Investigation 16601 S. Pacific Ave. Sunset Beach, CA 90742 CEI Job No. 19-363

To whom it may concern,

Per your request, Castillo Engineering Inc. ("CEI") performed a limited Structural Investigation on April 25th, 2019 for the home located at the above mentioned address. The purpose of our visit was to observe the current framing conditions and to provide our findings as well os ony recommendations that would occur from the enforcement of a 5 foot setback to the existing exterior wall facing the ocean.

Upon inspection, we observed one major obstacle, that we can say with relative certainty, would arise in the process of trying to remove the front 5 feet of this house.

1) This picture shows the front of the home facing the ocean. Given the dimensions of the windows and some basic knowledge of the home's construction, we believe that there is a single-bay, 3 story, steel moment frame embedded in a large concrete grade beam that holds the front of the home in place. Removal of this frame for any period of time would leave the entire building susceptible to failure from the lateral loads for which the structure was originally designed.



It is our opinion that this structure, as it is currently built, will not be sufficient to resist all of the loads it has been designed to withstand if the front 5 feet of the home were to be removed. Furthermore,



any demolition work of this magnitude even with proper shoring will require new caissons, new beams, new foundation and substantial redesign of the interior wall systems. Even with professional engineering, construction drawings, designed by a licensed professional, due to the risk of potential structural failure and subsequent life-satety concerns that there can be no assurance that the structure will be safe to inhabit. Therefore we would not recommend that the beach facing wall be removed and relocated with a 5 foot setback. To assure safety would require the existing structure be demolished and reconstructed.

If you have any additional questions, feel free to call during business hours (Monday through Friday from 9 am to 5 pm). We can be reached at +1 (562)-961-5600 Ext. 700. For any after-hours questions, our email contact is <u>mcastillo@castilloengineering.com</u>.

Sincerely,

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Mun lum

CASTILLO ENGINEERING INC. Margarito Castillo Chief Executive Officer



1205 PINE AVENUE, SUITE 201 • LONG BEACH • CALIFORNIA 90813 Tel: 714,725,8320 Fax: 562,961,5700 www.castilloengineering.com



#### STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY

#### CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE (415) 904-5200 FAX (415) 904-5400 TDD (415) 597-5885 www.coastal.ca.gov

#### MEMORANDUM

May 29, 2019

TO: Meg Vaughn, Coastal Program Analyst

FROM: Lesley Ewing, Ph.D., PE, Sr. Coastal Engineer

SUBJECT: Major Remodel at 16601 So. Pacific Avenue, Sunset Beach, Huntington Beach, CA

With regard to the major remodel at 16601 So. Pacific Avenue, Sunset Beach, Huntington Beach, CA, I reviewed the following plans and memos.

- Christina R. Silva, P.E. April 19, 2019 Letter (1 page)
- Castillo Engineering, Inc. April 26, 2019 16601 S. Pacific Ave, Limited Structural Investigation (2 pages)
- ZS Engineering, June 9, 2018 Foundation Plans Review for Additions at a Residential Lot,
  16601 S. Pacific Avenue, Huntington Beach, CA 90742
- PHD Project Plans, Sheets T-1, A-1, and F-1, Approved in Concept 2/5/16, Planning Division, City of Huntington Beach
- George Bach, Precise Grading Plan, Sheet 2 of 5, received 11 Jun 2018
- Christina Silva, P.E. Addition to (e) Residence, Sheets S-1, SN-1, SD-1, dated 06/08/18

The provided materials note that the Castillo Engineering "believe(s) that there is a single-bay, 3-story steel moment frame embedded in a large concrete grade beam that holds the front of the house in place." They noted that removing the seaward portion of the house would leave the entire building susceptible to failure and that the house, as it has been designed would not resist all the loads if the seaward 5 feet were to be removed. Also, that demolition of this magnitude, even with proper shoring would require new caissons, beams, foundation and interior redesign. In addition to these modifications, Christina Silva, P.E., project engineer, notes that removal of the seaward 5-feet of the structure would completely affect the existing structure and that the owner would have to move out during construction. The bulk of my comments cover the engineering concerns with removing the building's 5-foot seaward encroachment; however, the disruption to the owners should not be greater than those for the construction of the 3,076 sq. ft. addition. If the removal of the seaward portion of the existing non-conforming structure were to happen after construction of the new addition, it is likely that the occupants could move some belongings into the new addition and live there while the work is being completed on their current house. The disturbance from this construction should be no greater than the disturbance from the construction of the addition. Some days may



GAVIN NEWSOM, GOVERNOR

require the owner to leave the residence, but vacancy of the entire building for a long time would not be any different from the addition.

Engineers for the applicant affirm that the current residential building relies upon a moment frame with corner supports for stability. Such framing poses difficulties in undertaking incremental removal of the building. While there are likely several ways to go about the removal of the seaward 5 feet of the building, I will outline one option for such work. Initial site prep will be needed, such as shutting off services and moving all furniture, sealing off the interior portions of the residence and such. The first major step would require that the contractor, under direction from a licensed engineer, open up sections of the walls to get access to the work area, install a new foundation and new framing components 5-feet landward of the current components, and then tie all horizontal and lateral loads into the new foundation and load bearing system. Once the new foundation and support system has been loaded and tested, the contractor can begin to disconnect all wiring, plumbing, etc. from the seaward portion of the residence, remove walls, siding, windows, roof, etc. Windows spanning the 5-foot seaward section would need to be resized or larger, inland openings would be needed. Then the seaward portion of the moment frame could be removed, fully transferring loads to the new foundation and framing system.

Following removal, the contractor can construct a new front wall and side walls connected to the existing structure. If desired by the owner, interior walls can be moved to accommodate the modified seaward wall location.

The engineers hired by the applicant to comment on the possibility of removing the seaward 5feet of the existing structure note that the changes to the foundation and framing could introduce weaknesses in the framing and for assured safety, it would be better to completely demolish the existing house and build a brand new house. When any old building is opened up, it is possible that previously unidentified weaknesses can be exposed. The discussion about modifying the existing building assumes that it has not suffered any damage that would result in existing weaknesses to the moment frame. If problems are identified when the framing is exposed, they would not be the result of the proposed modifications to the building, but would still need to be addressed, along with the modifications to the building, foundation and framing that would be needed to meet the required setback. In addition, one of the steps in the process for modifying the foundation and framing would be to test the modified system to determine whether the new elements are providing sufficient stiffness, load bearing and load resistance to keep the structure safe. If testing shows weaknesses or flaws in the frame modification, the engineer of record would need to address these before the work could be approved.

Finally, I am not able to compare the costs of a new building with the required setback to modifying the existing building to meet the required setback, but expect that they might be similar.

# FINAL REVEGETATION AND LANDSCAPING MAINTENANCE PLAN

FOR

16601 SOUTH PACIFIC AVENUE SUNSET BEACH, ORANGE COUNTY, CALIFORNIA





May 2, 2019

## FINAL

# REVEGETATION AND LANDSCAPING MAINTENANCE PLAN

FOR

# 16601 SOUTH PACIFIC AVENUE

## SUNSET BEACH, ORANGE COUNTY, CALIFORNIA

Prepared for:

Dr. Anthony Nobles Property Owner 16601 South Pacific Avenue Sunset Beach, CA 90742

Prepared by:

LSA Associates, Inc. 20 Executive Park, Suite 200 Irvine, California 92614 (949) 553-0666

Project No. ANT1901



May 2, 2019

## INTRODUCTION

LSA has prepared this Revegetation and Landscaping Maintenance Plan to address California Coastal Commission (Commission) requests related to unpermitted coastal development activities that took place between 2009 and 2011 at 16601 South Pacific Avenue, Sunset Beach, California (subject property). Because the impacted area is not an environmentally sensitive habitat area and no known native or sensitive plant or animal species are known to have been impacted by the unpermitted activities, the emphasis of this plan is to prescribe the methods and materials required to (1) revegetate and stabilize the impacted area to pre-impact contours, (2) replace existing nonnative vegetation surrounding the impacted area with native dune species, and (3) restore and enhance public beach access.

## **PROJECT SETTING AND BACKGROUND**

The subject property is within the *Seal Beach, California* 7.5-minute United States Geological Survey (USGS) topographic quadrangle map (refer to Figure 1, Project Location; all figures are provided in Attachment A). The subject property consists of an existing three-story residence situated between the oceanfront (to the southwest) and Pacific Coast Highway and Huntington Harbor (to the northeast). Areas surrounding the subject property consist of ornamental landscaping, groomed public beach, and existing urban development (e.g., residential and commercial buildings, streets, and parking lots).

The subject property is located within Sunset Beach, a coastal community established in 1904 and annexed by the City of Huntington Beach in 2011. The current City of Huntington Beach Zoning Map<sup>1</sup> does not contain zoning designations for Sunset Beach. According to the 2017 Sunset Beach Specific Plan, Exhibit 2.1,<sup>2</sup> the subject property is within an area zoned as "Residential High Density," with "Public"-zoned areas to the northeast and "Open Space – Shoreline"-zoned areas to the southwest. This plan focuses on "Open Space – Shoreline" areas south and west of the subject property where unpermitted activities –including the construction of a patio, fire pits, and a small retaining wall with a staircase on the seaward side of the existing residence—impacted areas within the public right-of-way (refer to Figure 2). It should be noted that the three-foot retaining wall and stairs were constructed out of readily-removable non-affixed bricks, permitted by the County as temporary structures.

## **Impacted Area**

The current property owner acquired the subject property in 2009 and the unpermitted development took place between late 2009 and early 2011. Based on an analysis of aerial imagery, historic photographs, and observations of surrounding areas, the impacted area (approximately 1,458 square feet) consisted of sandy areas, including a portion of a small dune that was sparsely vegetated by invasive plant species. The impacted area was measured in the field by an LSA Biologist

<sup>&</sup>lt;sup>1</sup> City of Huntington Beach. December 2015. <u>https://www.huntingtonbeachca.gov/about/maps/zoning.pdf</u>

<sup>&</sup>lt;sup>2</sup> City of Huntington Beach Community Development Department. Sunset Beach Specific Plan. January 2017. <u>https://www.huntingtonbeachca.gov/files/users/planning/Sunset-Beach-Specific-Plan-City-Council-Approved-012017.pdf</u>

on April 30, 2019. The main impacted area measures approximately 40 feet by 36 feet, with an additional 6-foot by 3-foot staircase installed outside of this main footprint, for a total of approximately 1,458 square feet of unpermitted impacts (refer to Figure 2). Approximately 20 feet seaward from the subject property consisted of unvegetated sand at the time of impacts, with sparse vegetation occupying the remaining 16 feet seaward to the limits of disturbance, likely including Hottentot-fig (Carpobrotus edulis), crystal ice plant (Mesembryanthemum crystallinum), small flowered ice plant (*M. nodiflru*), sea rocket (*Cakile maritima*), Natal plum (*Corissa* macrocarpa), and/or baby sun rose (Aptenia cordifolia), among other introduced ornamental plant species. These introduced nonnative plant species are prevalent throughout the Sunset Beach area, particularly on the seaward side of residences neighboring the subject property, and are known to expand and retract throughout the years with wind-driven sand deposition (which has been observed by the property owner in this location). The unpermitted development associated with the subject property was removed from the impacted area in early 2019. As previously noted, the installed retaining wall and stairs were constructed using non-affixed bricks, so complete removal was accomplished within one day. When the retaining wall was removed, the small dune that had formed on the seaward side measured a maximum of 3 feet, tapering to ground level and remaining at grade for a length of 20 feet (to the edge of the existing residence). Native dune habitat is absent from the area. Figure 4 provides representative photographs of the impacted area and adjacent areas, along with depictions of the areas that are proposed to be recontoured/revegetated and maintained for public beach access as part of this plan.

According to the 2017 Sunset Beach Specific Plan, pages 9-10, "Existing conditions on the oceanfront beach include a manmade berm (also referred to as an artificial dune), constructed by the County of Orange in 1983, in response to the January 1983 storm that caused severe flooding in Sunset Beach. The berm was planted with ice plant to minimize windblown sand. Previous County reports indicated that ice plant was naturalized vegetation that had grown on the beach since 1900. The berm has increased in height over the years as sand is blown inland. In addition to flood protection...the berm serves as a barrier to sand being blown from the beach onto the streets and provides a consistent sand feature that beachgoers see when looking inland." Prior to the construction of the 1983 berm, numerous other shoreline management activities took place in the vicinity of the subject property, including the installation of engineered groins in the 1930s and 1940s as well as ongoing sand replenishment and seasonal berm construction activities to maintain beach width (and provide property protection), addressing potential erosion. Historical photographs taken near the seaward side of the subject property are provided in Attachment B.

Based on an analysis of available aerial imagery and historic photographs, ocean high-tides regularly reached the edge of the developed portions of the subject property in the 1940s, 1950s, and 1960s. The sandy beach constructed and maintained seaward of the subject property has remained unvegetated or sparsely vegetated by introduced species since that time. Furthermore, according to the 2017 Sunset Beach Specific Plan, page 9, "much of the area northwest of Pacific Coast Highway was once a marsh and slough and was dredged and redeveloped to establish part of Sunset Island and Huntington Harbour in the 1960s. The development of these communities destroyed the marsh-slough habitat. The developed area of Sunset Beach does not provide a suitable habitat for wildlife or native vegetation because of its highly urbanized character, although certain avifauna may forage on the beach."

## **PROPOSED REVEGETATION AND LANDSCAPING MAINTENANCE ACTIVITIES**

To compensate for the unpermitted development activities outlined above, the owner of the subject property proposes to (1) restore the impacted areas to contours matching the existing grade of the dune starting 20 feet seaward from the subject property and maintain the contours that existed prior to impacts within the first 20 feet seaward from the existing residence, (2) install native southern California dune plants and seed within the recontoured dune areas, (3) remove existing invasive iceplant on top of the dune located seaward from the subject property as well as nonnative/ornamental vegetation adjacent to the subject property and install native southern California dune plants and seed, and (4) enhance public beach access surrounding the subject property by maintaining two public access paths. Figure 3 provides an overview of these project components, which are described in greater detail in the subsections below. Figure 4 (pages 3 and 4) provides representative site photographs that show the areas that are proposed to be recontoured/revegetated and maintained as part of this plan.

## **MAINTAIN SANDY BEACH**

As shown on Figure 3, the property owner proposes to maintain the first 20 feet seaward from the existing residence on the subject property as publicly-accessible sandy beach space, consistent with pre-impact conditions. The sandy beach area totals approximately 900 square feet (not counting areas proposed to be cleared within the beach access routes shown on Figure 3). Existing invasive and nonnative vegetation surrounding the sandy beach area would be removed to enhance public access (refer to pages 3 and 4 of Figure 4).

## **PUBLIC BEACH ACCESS**

To enhance public access to the sandy beach area described above, the property owner proposes to maintain an existing 6-foot wide path seaward from the subject property leading to/from the sandy beach area and the main portion of the shoreline. In addition, the subject property is adjacent to one of many public shoreline access points in Sunset Beach (as shown on page 4 of Figure 4). In its existing state, this sand path ranges from 3 to 4 feet in width and is encroached upon by nonnative plant species, including Natal plum. Natal plum contains sharp thorns that have been stepped on by barefooted beachgoers. To help alleviate this problem and to enhance public beach access, the property owner proposes to maintain the sand path at 11 feet in width (assuming appropriate City approvals), which would include areas where nonnative ornamental vegetation would be removed from areas adjacent to the subject property.

## **DUNE RECONTOURING**

To restore the impacted areas to contours matching the existing grade of the dune starting 20 feet seaward from the subject property, the property owner proposes to import approximately 1,632 cubic feet of appropriately-sourced sand for installation in the "Dune Recontouring" areas shown on Figure 3 (the two areas measure 16-foot by 20-foot and 16-foot by 14-foot, totaling 544 square feet). This would provide enough sand to match the existing 3-foot height of the existing dune located seaward from the subject property, tapering downward to grade at 20 feet from the subject

property (where the sandy beach area begins), with matching contours within the sandy beach maintained access route located seaward from the subject property.

#### **DUNE REVEGETATION**

Once the contours of the dune areas are restored, the property owner proposes to revegetate the recontoured areas with the native dune container plants and seed. In addition, iceplant on top of the existing dune located further seaward from the subject property would be removed and those areas would also be installed with native dune container plants and seed. The container plants and seed proposed to be installed in the overall dune revegetation area (1,833 square feet) are specified below in Tables A and B, respectively. Plant and seed materials must be obtained from an experienced native plant nursery and/or seed vendor. The quantities of container plants and seed for each species listed in Tables A and B are subject to change based on plant and seed availability.

Common Name	Scientific Name	Stock Size	Total Plants
Beach evening-primrose	Camissoniopsis cheiranthifolia	gallon	80
Beach morning glory	Calystegia soldanella	gallon	60
Beach sand verbena	Abronia umbellata	gallon	80
Bluff buckwheat	Eriogonum parviflorum	gallon	65
Mesa horkelia	Horkelia cuenata	gallon	60
Red sand verbena	Abronia maritima	gallon	60
		Total	405

#### **Table A: Dune Revegetation Container Plant Palette**

#### **Table B: Dune Revegetation Seed Palette**

Common Name	Scientific Name	Total Bulk Pounds
Beach bursage	Ambrosia chamissonis	0.30
California croton	Croton californicus	0.50
California poppy	Eschscholzia californica	0.50
Salt grass	Distichlis spicata	0.50
Sand aster	Corethrogyne filangifolia	0.30
	Total	2.10

#### **Installation Techniques**

Plant and seed installation should occur in the spring. Prior to installation, the planting/seeding area shall be thoroughly watered so that the soil is saturated at a depth of at least 16 inches (if not already saturated at that depth). Seed may be applied by hand and gently raking the seed into the top layer of sand (not to exceed 2 inches in depth). Container plants will be planted in holes dug twice as wide as the containers, at a depth that only exposes the crown of the installed plants (e.g., the roots/root ball shall be completely buried).

#### **Maintenance and Project Completion**

Temporary surface-level irrigation, such as a drip irrigation system or removable low pressure sprinklers, may be used to water the installed plants and seed. Following installation, the property owner proposes to regularly water the installed areas for 5 years (reducing the amount of watering each year), or until a minimum of 60 percent ground cover by vegetation is achieved (as determined by an annual visual estimate of cover during the spring). Nonnative species may be counted towards this cover requirement as long as native species are represented within the areas. Upon completion of the 5-year watering period or when the minimum ground cover requirement has been met, the property owner will send the Commission photographic documentation of the revegetated dune.



## **ATTACHMENT A**

**FIGURES** 





Unpermitted Impacts (Approximately 1,458 sq.ft)

16601 S. Pacific Avenue Sunset Beach, CA 90742

**Unpermitted Impacts** 



**™**@

FEET

SOURCE: Nearmap (9/2018)

I:\ANT1801\GIS\Unpermitted\_Impacts.mxd (5/1/2019)



16601 S. Pacific Avenue Sunset Beach, CA 90742 Proposed Revegetation and Landscaping Maintenance

SOURCE: Nearmap (9/2018) I:\ANT1801\GIS\Revegetation.mxd (5/2/2019)

FEET

Maintained Beach Access



View of unpermitted development, facing southeast. Photos taken April 18, 2018

LSA

FIGURE 4 (Page 1 of 5)



LSA

FIGURE 4 (Page 2 of 5)



Proposed revegetation and recontouring areas with maintained sandy beach area and public access routes, facing southeast. Photo taken April 30, 2019.



Proposed revegetation and recontouring areas with maintained sandy beach area and public access routes, facing south. Photo taken April 30, 2019.

FIGURE 4 (Page 3 of 5)



Proposed maintained public beach access route, facing northwest. Photo taken April 30, 2019.



The existing iceplant on top of the dune located seaward from the subject property will be removed and replaced with native dune species. Sand will be imported into the impacted area to match the contours of the existing dune (3 feet in height). Photo taken April 30, 2019.

FIGURE 4 (Page 4 of 5)



View facing southeast at neighboring properties. Photo taken April 30, 2019.



View facing northwest at neighboring properties. Photo taken April 30, 2019.

FIGURE 4 (Page 5 of 5)

## **ATTACHMENT B**

## HISTORICAL PHOTOS FROM THE SUBJECT PROPERTY

Note: Photos taken during the 1940's, showing properties directly adjacent to the subject property (16605 South Pacific Avenue; shown as the blue house on the cover of this plan) and surrounding areas.

LSA



## Vaughn, Meg@Coastal

From:	Anthony Nobles <anobles@heartstitch.com></anobles@heartstitch.com>
Sent:	Thursday, May 16, 2019 5:45 PM
То:	Vaughn, Meg@Coastal
Subject:	Fwd: Sunset Beach Plan to revegetate the beach and install signs

Dear Meg,

Please find the email from the City of Huntington Beach confirming they do not object to my restoration.

Please let me know if there is anything else you need.

Best regards,

Tony

Get Outlook for iOS

From: Bacon, Denny <<u>denny.bacon@surfcity-hb.org</u>> Sent: Thursday, May 16, 2019 4:50 PM To: Anthony Nobles Cc: Ramos, Ricky Subject: Sunset Beach Plan to revegetate the beach and install signs Hi Tony, Public Works does not object to the Revegetation and Landscape Plan and sign installation during the restoration process. If you have any questions please contact me. Thank you, Denny Bacon Maintenance Operations Manager City of Huntington Beach 714.375.5024