

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th10a

A-5-LGB-18-0056 (MIURA)
JUNE 11, 2020

EXHIBITS

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Exhibit 1 – Project Location

Exhibit 2 – Site Survey and Project Plans

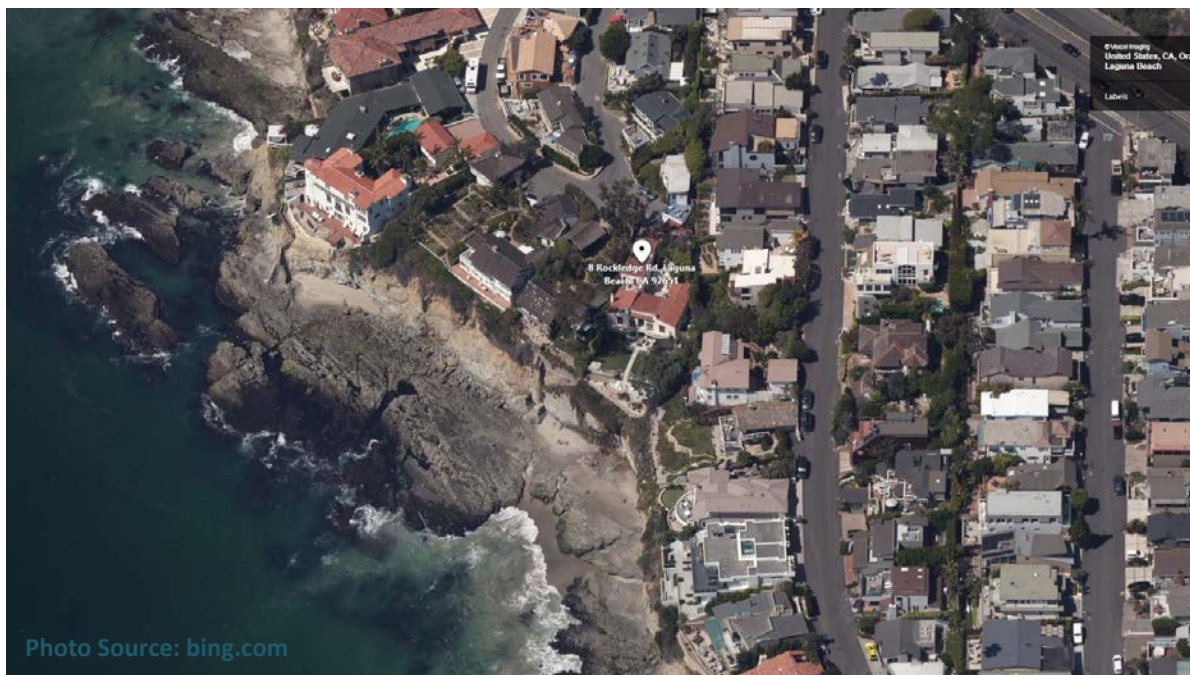
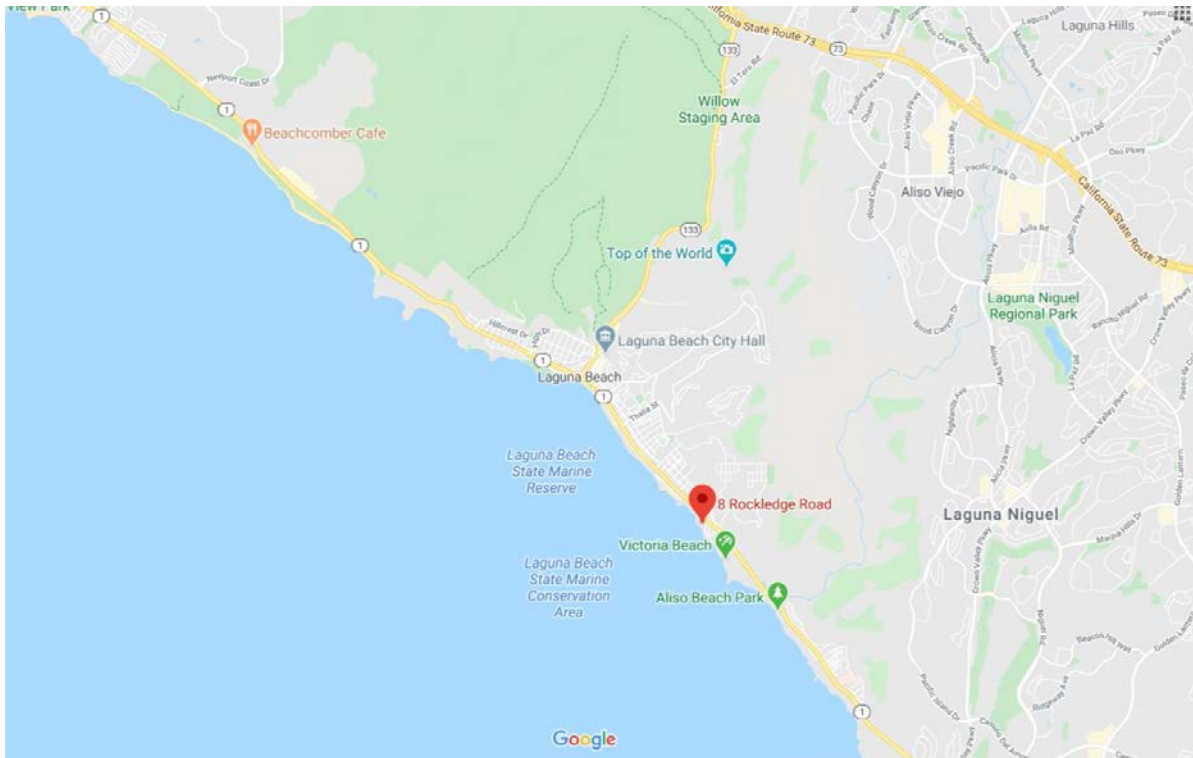
Exhibit 3 – Bluff Restoration Preliminary Plan

Exhibit 4 – Appeal

Exhibit 5 – City Resolution for local CDP No. 18.24 (Local CDP No. 18-1096, Design
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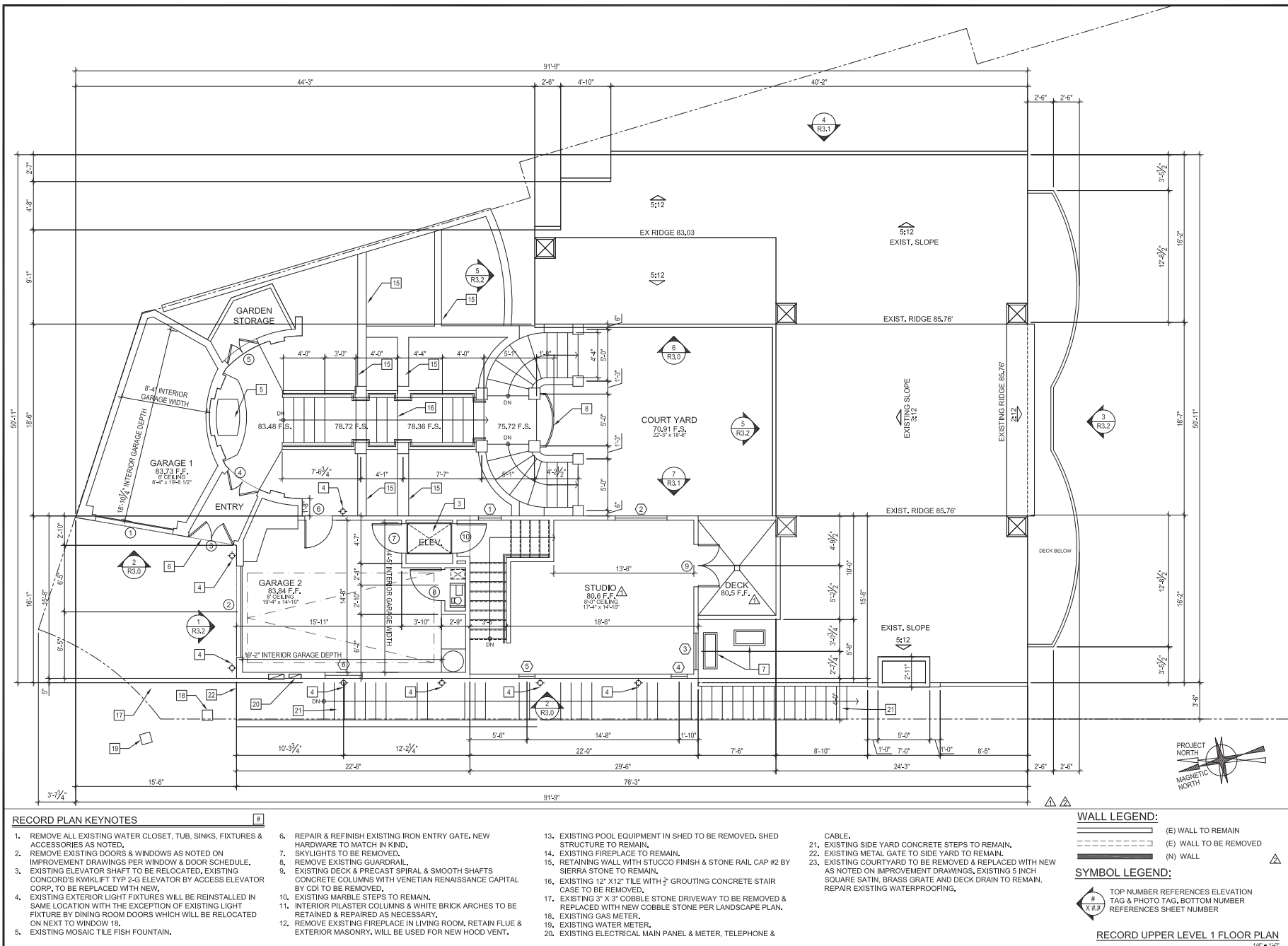
Exhibit 6 – Memorandum, Dr. Joseph Street

Project Site: 8 Rockledge Road, Laguna Beach (County of Orange)









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RECORD UPPER LEVEL 1 FLOOR PLAN
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

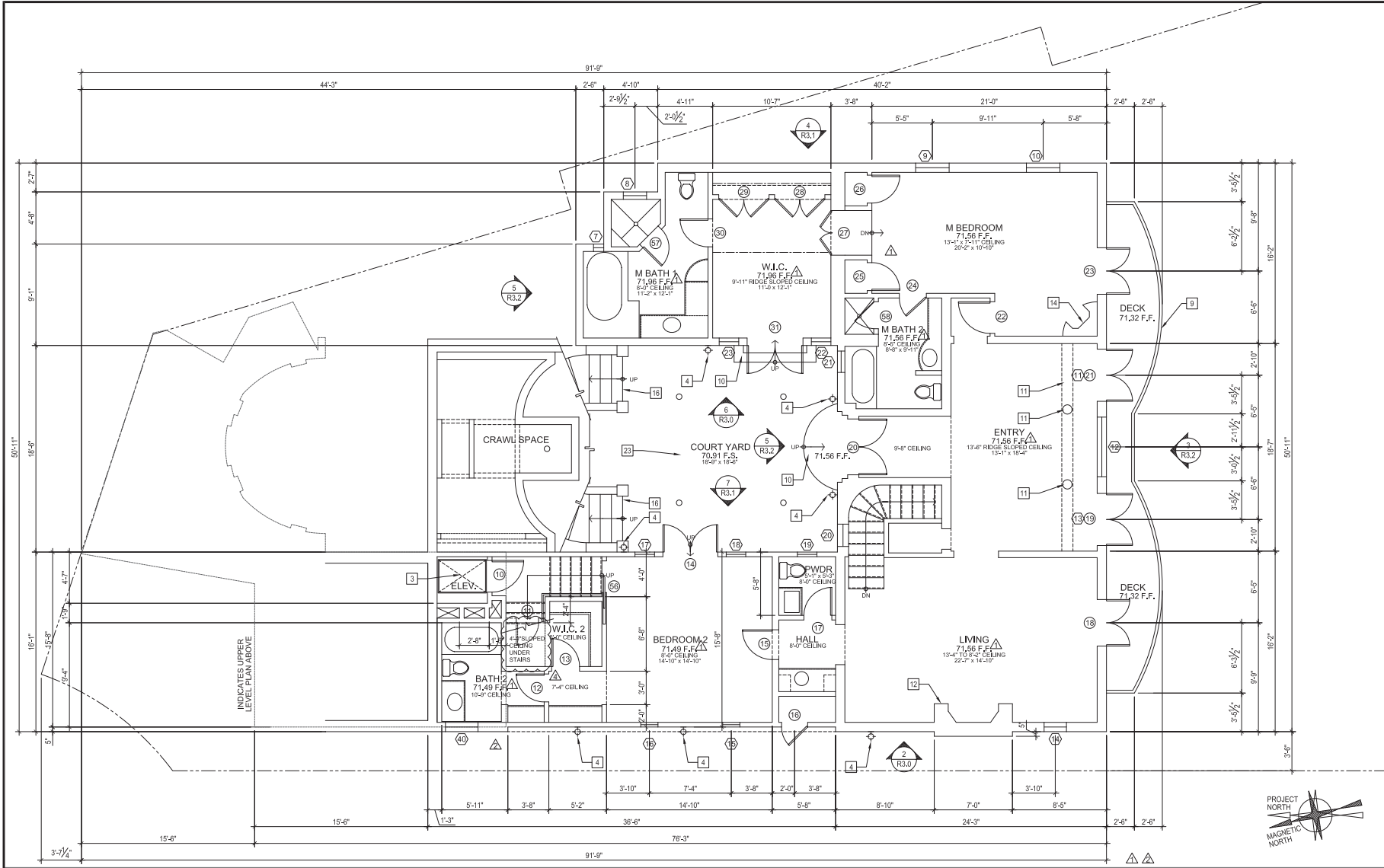
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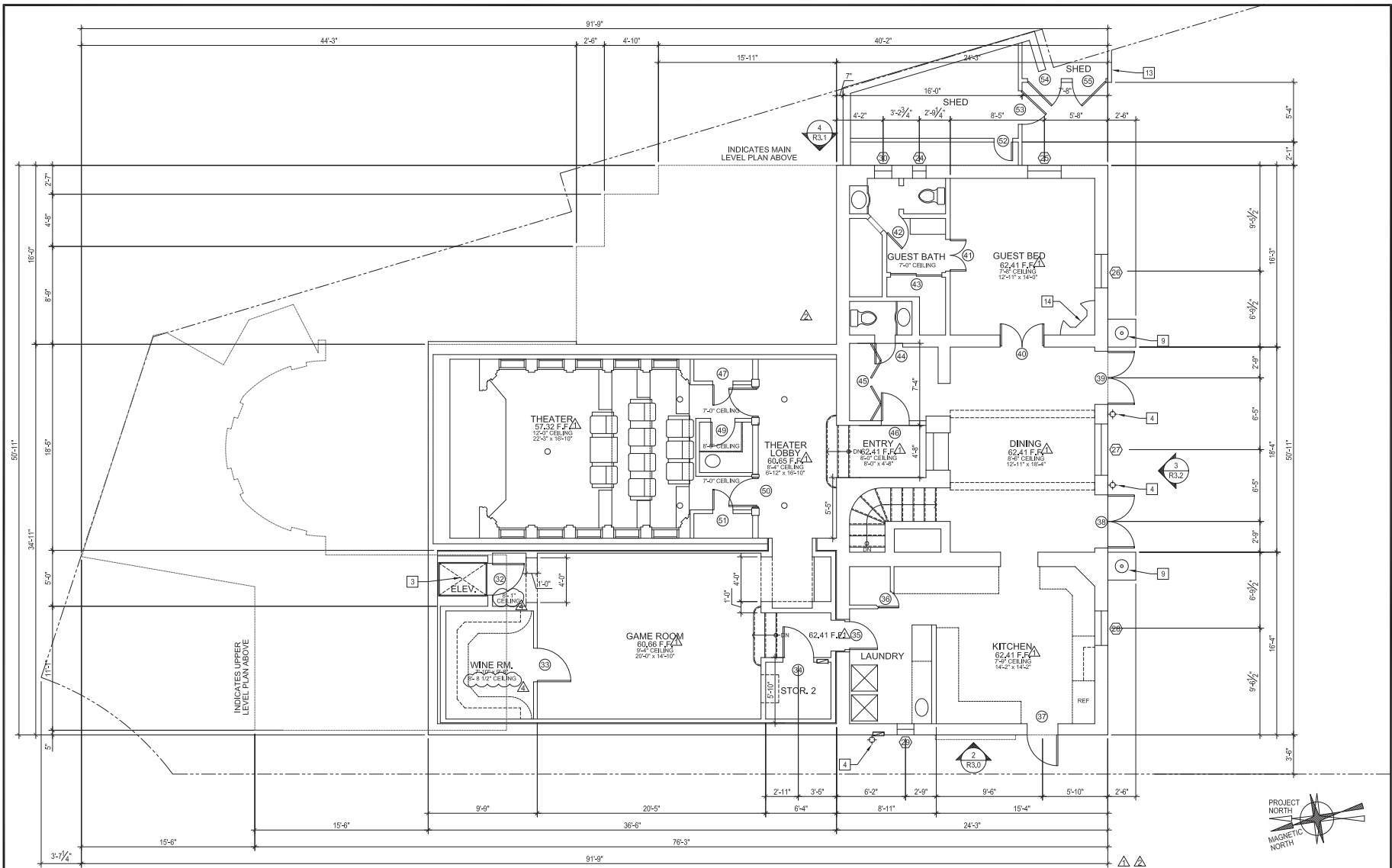


RECORD MAIN LEVEL 2 FLOOR PLAN
MUIRA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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- RECORD PLAN KEYNOTES**
- REMOVE ALL EXISTING WATER CLOSET, TUB, SINKS, FIXTURES & ACCESSORIES AS NOTED.
 - REMOVE EXISTING DOORS & WINDOWS AS NOTED ON IMPROVEMENT DRAWINGS PER WINDOW & DOOR SCHEDULE.
 - EXISTING ELEVATOR SHAFT TO BE RELOCATED, EXISTING CONCORD'S KWIKLIFT TYP 2-G ELEVATOR BY ACCESS ELEVATOR CORP. TO BE REPLACED WITH NEW.
 - EXISTING EXTERIOR LIGHT FIXTURES WILL BE REINSTALLED IN SAME LOCATION WITH THE EXCEPTION OF EXISTING LIGHT FIXTURE BY DINING ROOM DOORS WHICH WILL BE RELOCATED ON NEXT TO WINDOW 18.
 - EXISTING MOSAIC TILE FISH FOUNTAIN.
 - REPAIR & REFINISH EXISTING IRON ENTRY GATE, NEW HARDWARE TO MATCH IN KIND.
 - SKYLIGHTS TO BE REMOVED.
 - REMOVE EXISTING GUARDRAIL.
 - EXISTING DECK & PRECAST SPIRAL & SMOOTH SHAFTS CONCRETE COLUMNS WITH VENETIAN RENAISSANCE CAPITAL BY CDI TO BE REMOVED.
 - EXISTING MARBLE STEPS TO REMAIN.
 - INTERIOR PILASTER COLUMNS & WHITE BRICK ARCHES TO BE RETAINED & REPAIRED AS NECESSARY.
 - REMOVE EXISTING FIREPLACE IN LIVING ROOM. RETAIN FLUE & EXTERIOR MASONRY, WILL BE USED FOR NEW HOOD VENT.
 - EXISTING POOL EQUIPMENT IN SHED TO BE REMOVED, SHED STRUCTURE TO REMAIN.
 - EXISTING FIREPLACE TO REMAIN.
 - RETAINING WALL WITH STUCCO FINISH & STONE RAIL CAP #2 BY SIERRA STONE TO REMAIN.
 - EXISTING 12" X 12" TILE WITH 3/4" GROUTING CONCRETE STAIR CASE TO BE REMOVED.
 - EXISTING 3" X" COBBLE STONE DRIVEWAY TO BE REMOVED & REPLACED WITH NEW COBBLE STONE PER LANDSCAPE PLAN.
 - EXISTING GAS METER.
 - EXISTING WATER METER.
 - EXISTING ELECTRICAL MAIN PANEL & METER, TELEPHONE & CABLE.
 - EXISTING SIDE YARD CONCRETE STEPS TO REMAIN.
 - EXISTING METAL GATE TO SIDE YARD TO REMAIN.
 - EXISTING COURTYARD TO BE REMOVED & REPLACED WITH NEW AS NOTED ON IMPROVEMENT DRAWINGS, EXISTING 5 INCH SQUARE SATIN, BRASS GRATE AND DECK DRAIN TO REMAIN, REPAIR EXISTING WATERPROOFING.
- WALL LEGEND:**
- (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (N) WALL
- SYMBOL LEGEND:**
- TOP NUMBER REFERENCES ELEVATION
 - TAG & PHOTO TAG, BOTTOM NUMBER REFERENCES SHEET NUMBER
- RECORD MAIN LEVEL 2 FLOOR PLAN**
 1/4" = 1'-0"



RECORD PLAN KEYNOTES

1. REMOVE ALL EXISTING WATER CLOSET, TUB, SINKS, FIXTURES & ACCESSORIES AS NOTED.
2. REMOVE EXISTING DOORS & WINDOWS AS NOTED ON IMPROVEMENT DRAWINGS PER WINDOW & DOOR SCHEDULE.
3. EXISTING ELEVATOR SHAFT TO BE RELOCATED, EXISTING CONCORD'S KWIKLIFT TYP 2-G ELEVATOR BY ACCESS ELEVATOR CORP. TO BE REPLACED WITH NEW.
4. EXISTING EXTERIOR LIGHT FIXTURES WILL BE REINSTALLED IN SAME LOCATION WITH THE EXCEPTION OF EXISTING LIGHT FIXTURE BY DINING ROOM DOORS WHICH WILL BE RELOCATED ON NEXT TO WINDOW 18.
5. EXISTING MOSAIC TILE FISH FOUNTAIN.
6. REPAIR & REFINISH EXISTING IRON ENTRY GATE, NEW HARDWARE TO MATCH IN KIND.
7. SKYLIGHTS TO BE REMOVED.
8. REMOVE EXISTING GUARDRAIL.
9. EXISTING DECK & PRECAST SPIRAL & SMOOTH SHAFTS CONCRETE COLUMNS WITH VENETIAN RENAISSANCE CAPITAL BY CDI TO BE REMOVED.
10. EXISTING DECK STEPS TO REMAIN.
11. INTERIOR PILASTER COLUMNS & WHITE BRICK ARCHES TO BE RETAINED & REPAIRED AS NECESSARY.
12. REMOVE EXISTING FIREPLACE IN LIVING ROOM, RETAIN FLUE & EXTERIOR MASONRY, WILL BE USED FOR NEW HOOD VENT.
13. EXISTING POOL EQUIPMENT IN SHED TO BE REMOVED, SHED STRUCTURE TO REMAIN.
14. EXISTING FIREPLACE TO REMAIN.
15. RETAINING WALL WITH STUCCO FINISH & STONE RAIL CAP #2 BY SIERRA STONE TO REMAIN.
16. EXISTING 12" X12" TILE WITH 3/4" GROUTING CONCRETE STAIR CASE TO BE REMOVED.
17. EXISTING 3' X 3' COBBLE STONE DRIVEWAY TO BE REMOVED & REPLACED WITH NEW COBBLE STONE PER LANDSCAPE PLAN.
18. EXISTING GAS METER.
19. EXISTING WATER METER.
20. EXISTING ELECTRICAL MAIN PANEL & METER, TELEPHONE &

21. EXISTING SIDE YARD CONCRETE STEPS TO REMAIN.
22. EXISTING METAL GATE TO SIDE YARD TO REMAIN.
23. EXISTING COURTYARD TO BE REMOVED & REPLACED WITH NEW AS NOTED ON IMPROVEMENT DRAWINGS, EXISTING 5 INCH SQUARE SATIN, BRASS GRATE AND DECK DRAIN TO REMAIN, REPAIR EXISTING WATERPROOFING.

WALL LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL

SYMBOL LEGEND:

- TOP NUMBER REFERENCES ELEVATION
- TAG & PHOTO TAG, BOTTOM NUMBER
- REFERENCES SHEET NUMBER

RECORD LOWER LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

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RECORD LOWER LEVEL 3 FLOOR PLAN
MIURA RESIDENCE - REMODEL
8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

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| REVIEWED BY (DATE) | DATE |
| PROJECT MANAGER | 9/25/2017 |
| DESIGNER | MSA |
| DATE | 17-004 |
| PROJECT NUMBER | |
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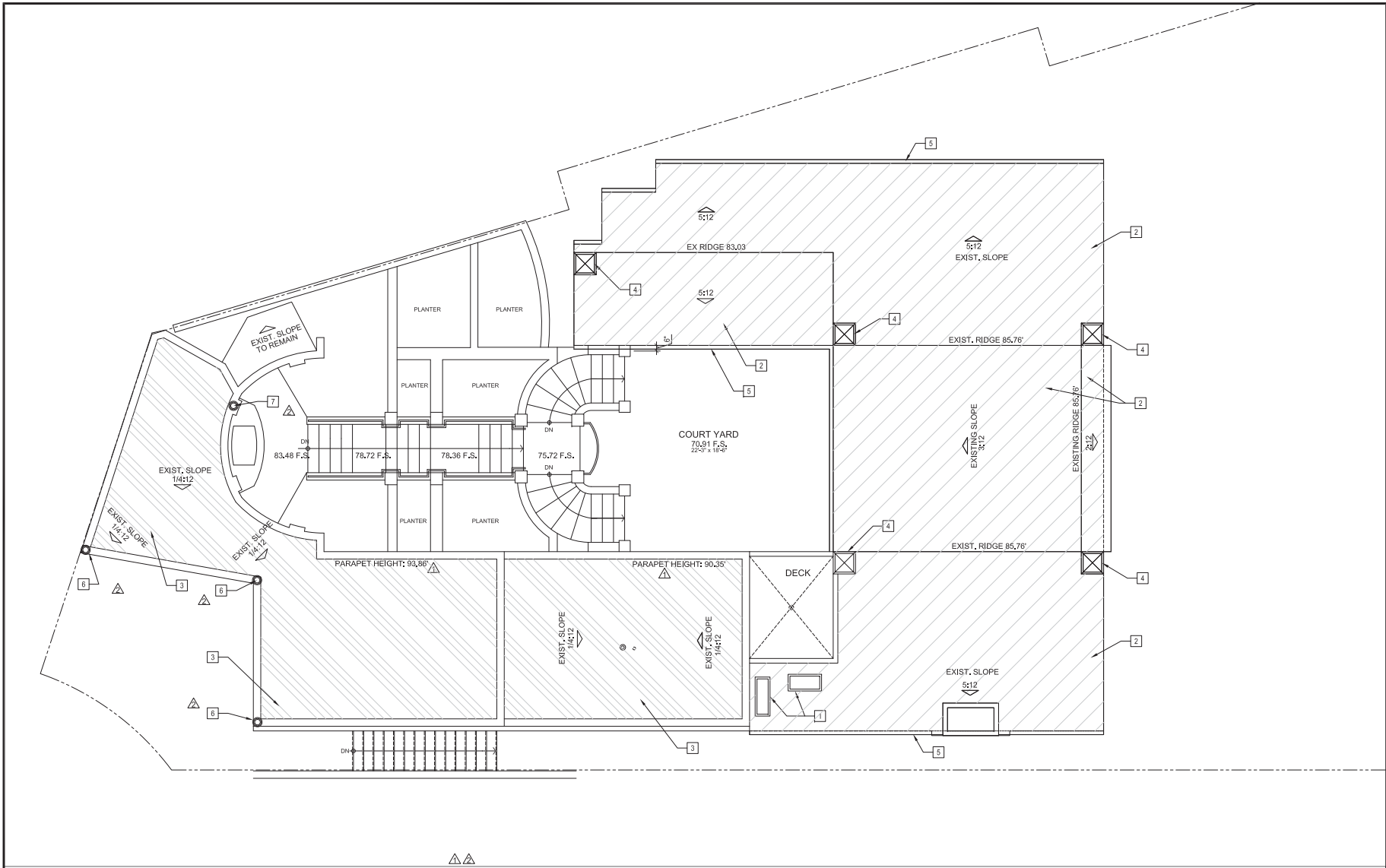


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RECORD ROOF PLAN
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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| REVIEWED BY: DATE | 9/25/2017 |
| PROJECT NUMBER | 17-004 |
| PROJECT NAME | R-2.3 |



- RECORD ROOF PLAN KEYNOTES:**
- EXISTING SKYLIGHTS TO BE REMOVED, ROOF TO BE REPAIRED AND REPLACED WITH NEW TO MATCH EXISTING MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619/744-3717 CLASS "A".
 - EXISTING BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619/744-3717 CLASS "A".
 - EXISTING FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS 215/225-2354 CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619/744-3717 CLASS "A" ALONG PARAPET EDGE.
 - EXISTING ORNAMENTAL ROOF VENT TO REMAIN.
 - EXISTING HALF ROUND GUTTER.
 - EXISTING FINIALS TO BE MOVED, SEE SHEET A-2.3 FOR NEW LOCATION.
 - EXISTING FINIAL TO REMAIN.

WALL LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL



- EXISTING FLAT GRAVEL ROOF
- EXISTING ANGLED ROOF

SYMBOL LEGEND:

- TOP NUMBER REFERENCES ELEVATION TAG & PHOTO TAG.
- BOTTOM NUMBER REFERENCES SHEET NUMBER

RECORD ROOF PLAN
 1/4" = 1'-0"

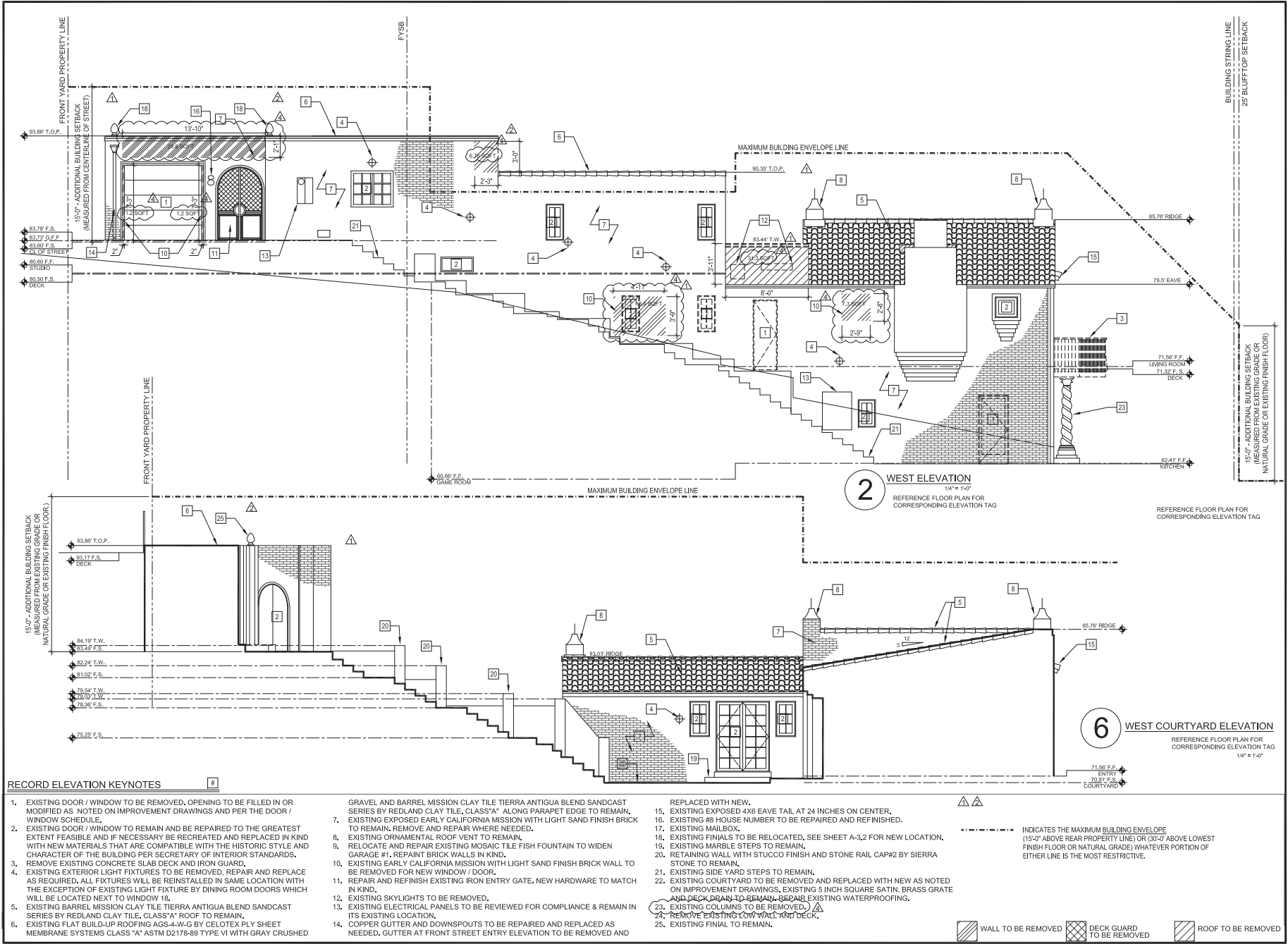
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RECORD WEST EXTERIOR ELEVATIONS
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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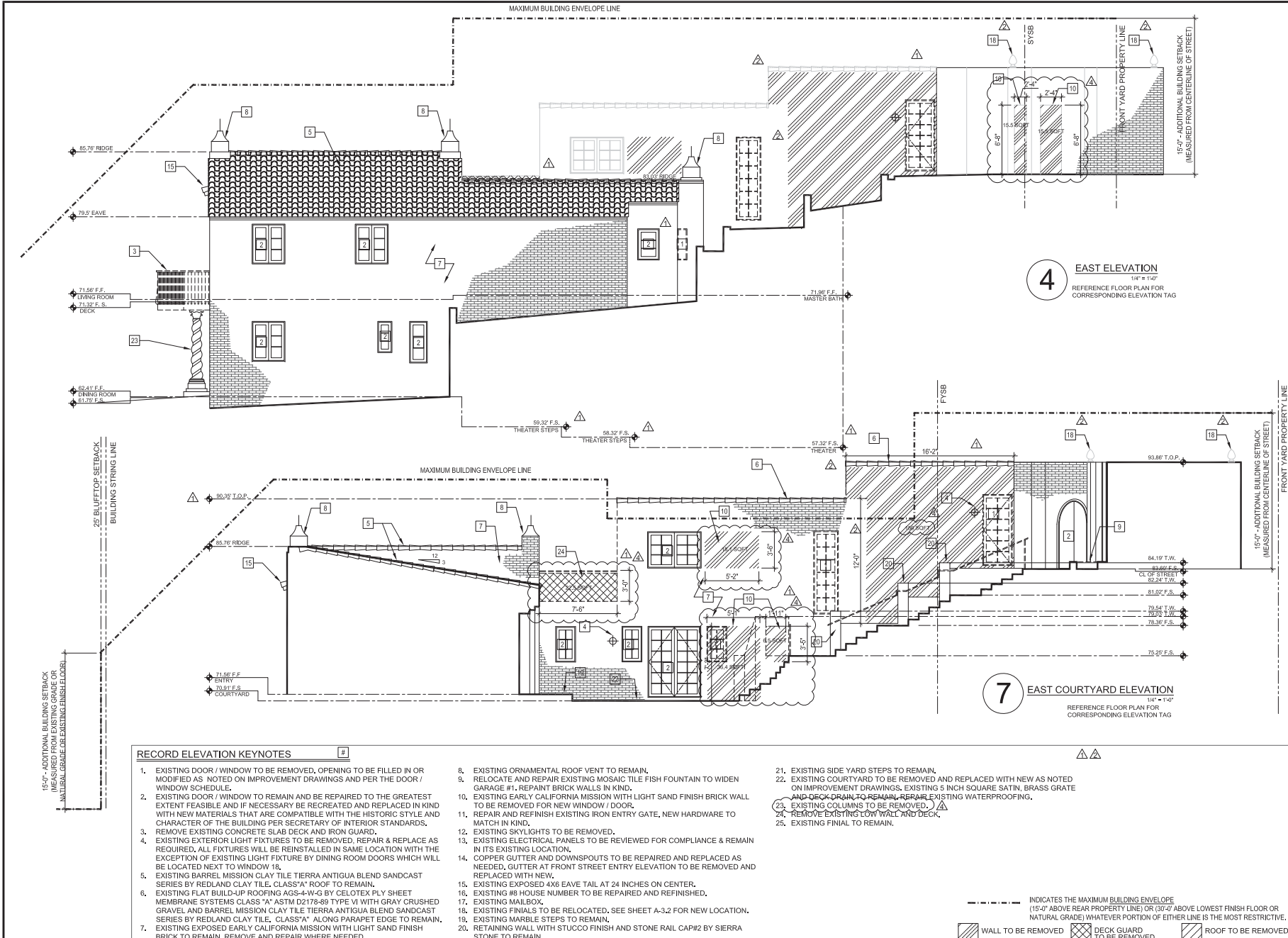


RECORD EAST EXTERIOR ELEVATIONS
MUIRA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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 PROJECT LOCATION
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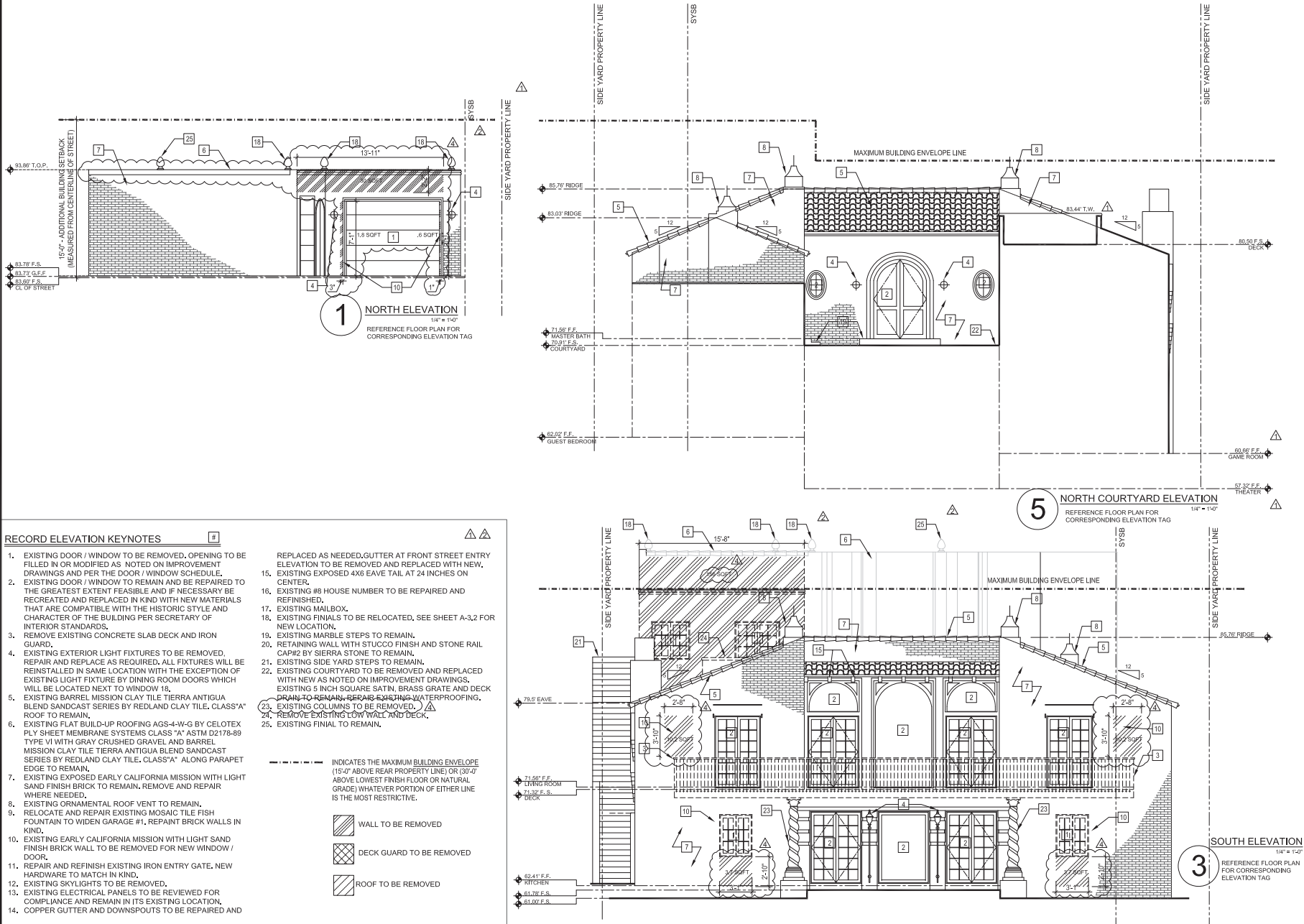


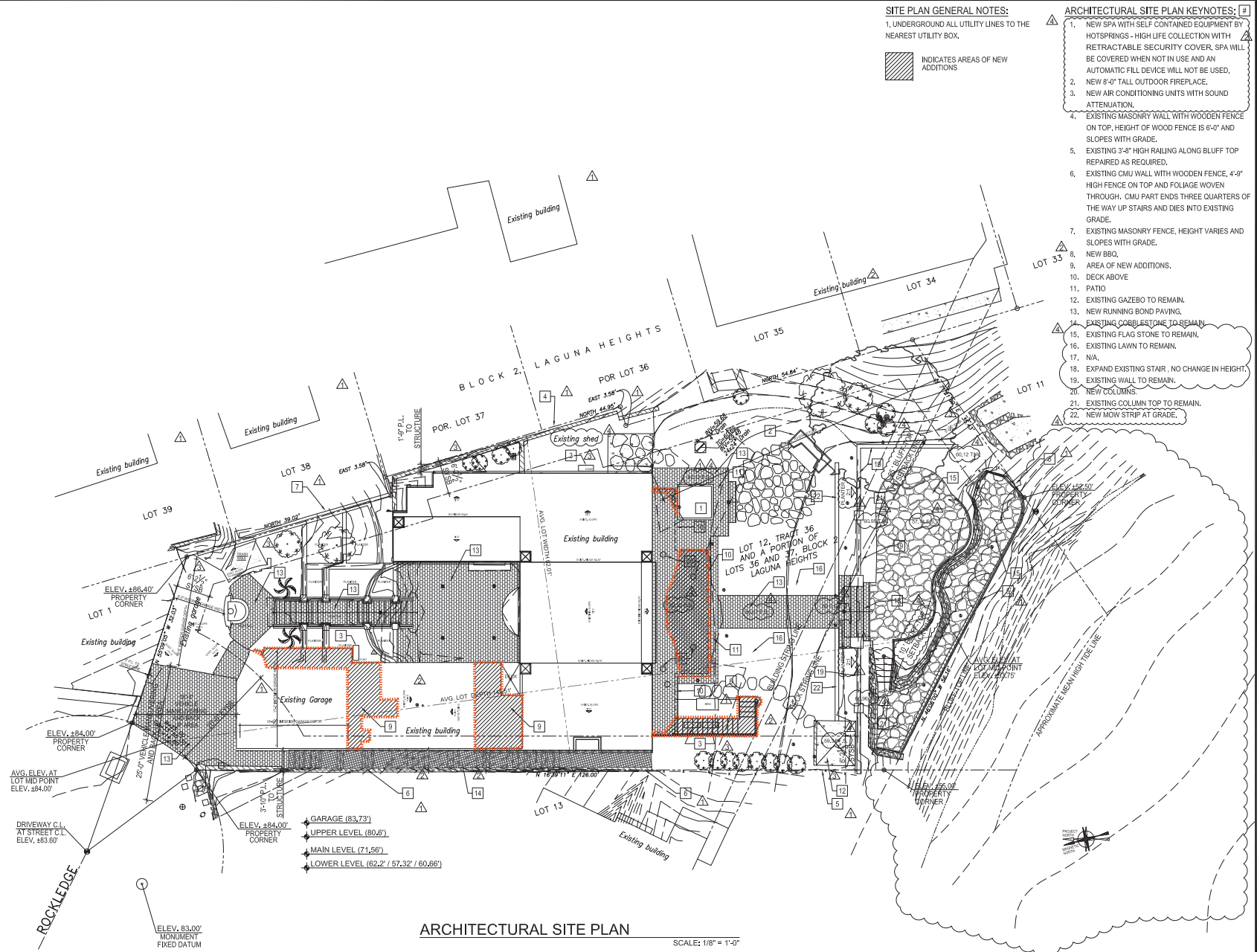
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RECORD NORTH/SOUTH EXTERIOR ELEVATIONS MIURA RESIDENCE - REMODEL 8 ROCKLEDGE ROAD LAGUNA BEACH, CALIFORNIA 92651

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MIURA RESIDENCE - REMODEL
8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

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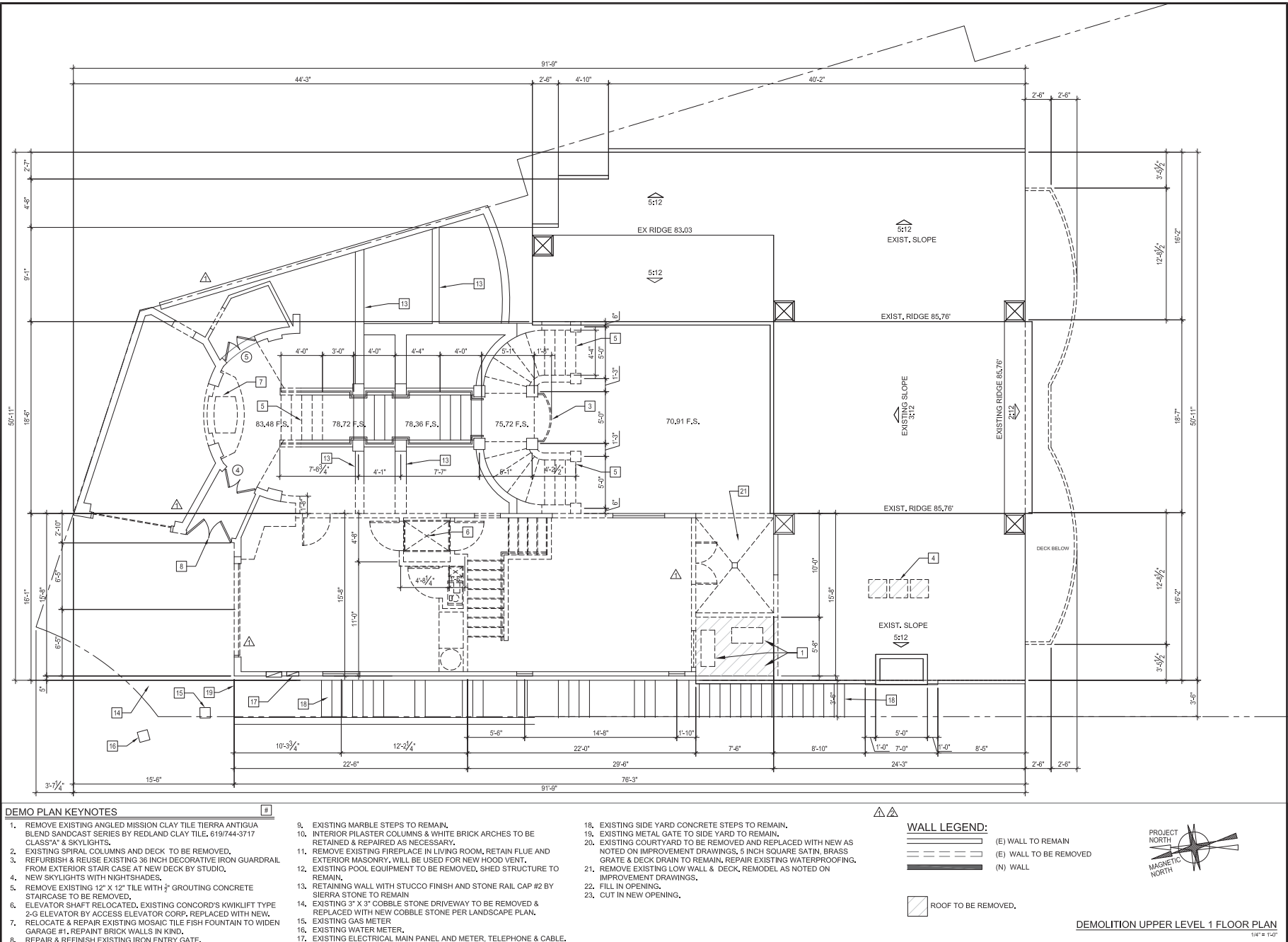
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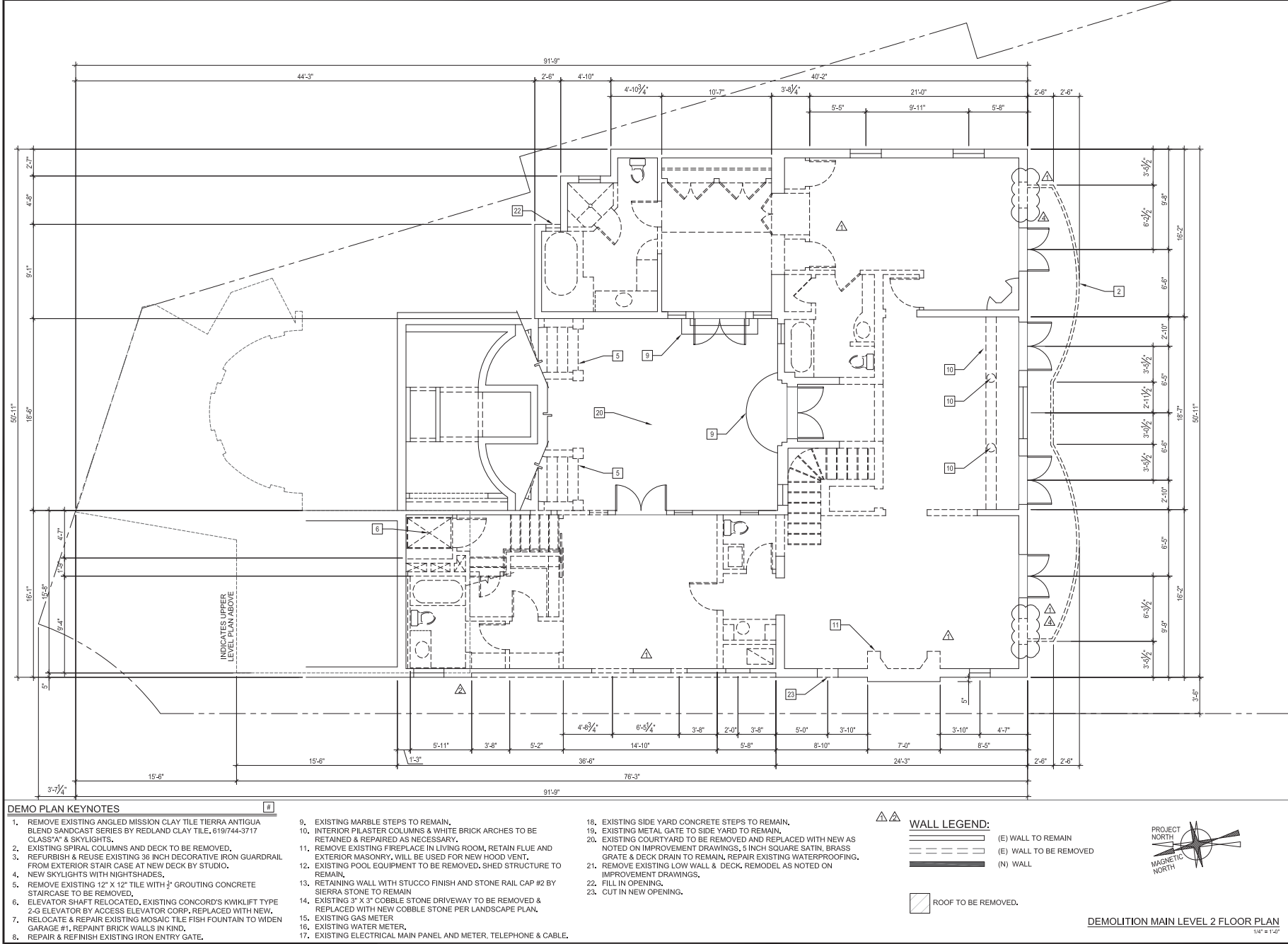


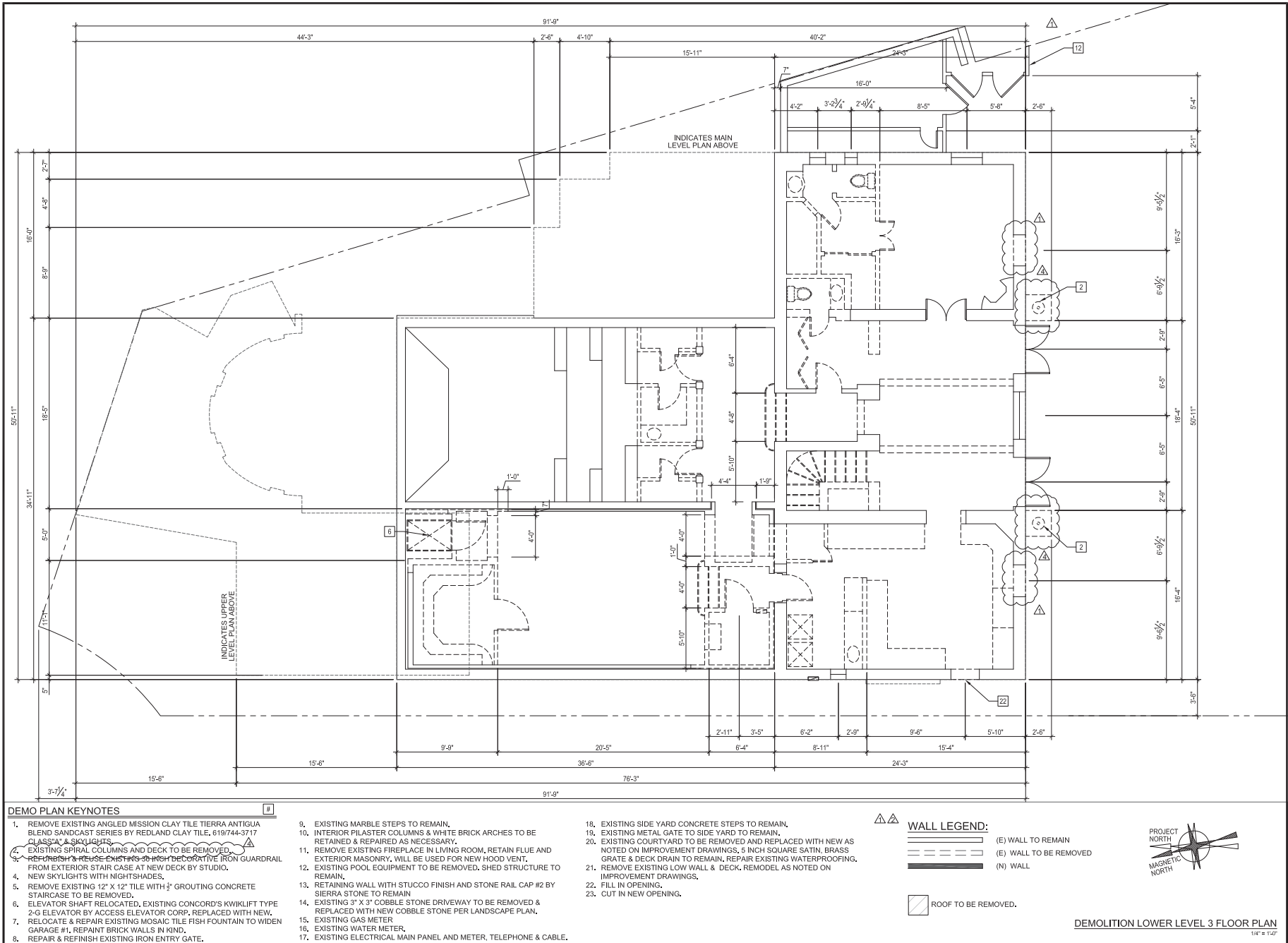
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DEMOLITION MAIN LEVEL 2 FLOOR PLAN
MUIRA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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| JOHN MARRAS | 17-004 |
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DEMOLITION LOWER LEVEL 3 FLOOR PLAN

MIURA RESIDENCE - REMODEL

8 ROCKLEDGE ROAD

LAGUNA BEACH, CALIFORNIA 92651

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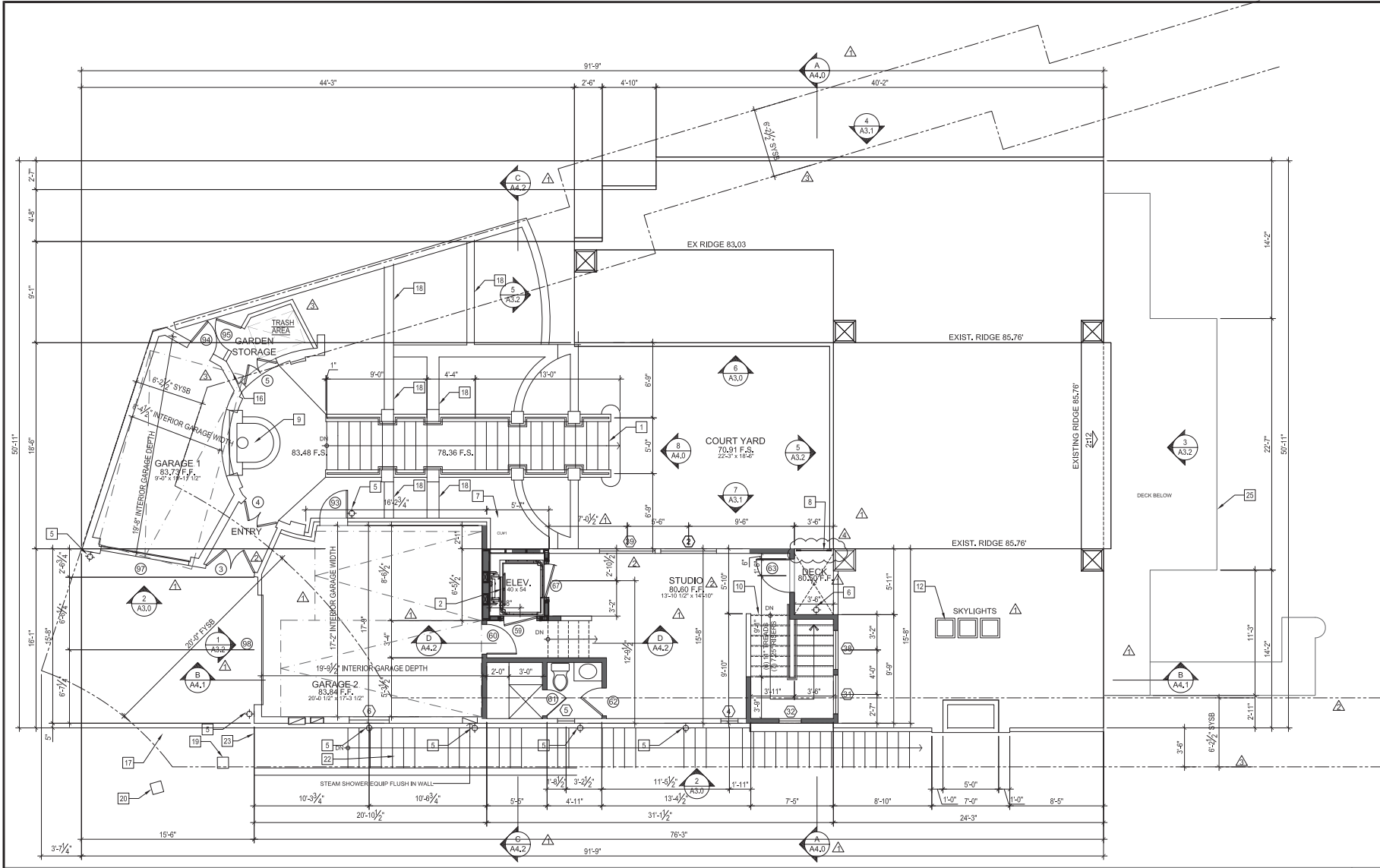
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- PROPOSED PLAN KEYNOTES**
1. NEW EXTERIOR CONCRETE STAIRCASE, COLOR & FINISH TBD.
 2. NEW ELEVATOR.
 3. NEW DECK IN REAR YARD, GUARD TO BE 42" TALL AND BE A COMBINATION OF WROUGHT IRON AND GLASS PANELS WITH POT HOLDERS.
 4. NEW COLUMNS TO MATCH EXISTING INTERIOR LIVING ROOM COLUMNS.
 5. EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, REPAIR & REPLACE AS REQUIRED, ALL FIXTURES WILL BE REINSTALLED IN SAME LOCATION WITH THE EXCEPTION OF EXISTING LIGHT FIXTURE BY DINING ROOM DOORS WHICH WILL BE RELOCATED ON NEXT TO WINDOW 18.
 6. NEW EXTERIOR LIGHT FIXTURE TO MATCH EXISTING IN KIND.
 7. NEW AIR CONDITIONING UNITS WITH SOUND ATTENATION.
 8. REPAIRED DECK AT STUDIO, NEW 42 INCH GUARD TO MATCH REAR DECK GUARD.
 9. RELOCATED & REPAIRED MOSAIC TILE FISH FOUNTAIN.
 10. NEW INTERIOR STAIRCASE.
 11. NEW BBQ.
 12. NEW SKYLIGHTS WITH NIGHTSHADES
 13. NEW 3'-0" WIDE CONCRETE LANDING WITH MARBLE OUTSIDE OF FRENCH DOORS.
 14. NEW VENT FOR RANGE.
 15. EXISTING FIREPLACE.
 16. NEW DOG SHOWER.
 17. EXISTING 3" X 3" COBBLE STONE DRIVEWAY TO BE REMOVED & REPLACED WITH NEW COBBLE STONE PER LANDSCAPE PLAN.
 18. RETAINING WALL WITH STUCCO FINISH AND STONE RAIL CAP #2 BY SIERRA STONE TO REMAIN.
 19. EXISTING GAS METER.
 20. EXISTING WATER METER.
 21. EXISTING ELECTRICAL MAIN PANEL & METER, TELEPHONE & CABLE.
 22. EXISTING SIDE YARD CONCRETE STEPS TO REMAIN.
 23. EXISTING METAL GATE TO SIDE YARD TO REMAIN.
 24. NEW TILED COURTYARD WITH WATERPROOFING.
 25. LINE OF DECK AND STAIR BELOW.
 26. NEW COLUMNS TO MATCH EXISTING.
 27. IRON DOORWAY.
 28. NEW SPA, BY HOTSPRING - HIGH LIFE COLLECTION WITH RETRACTABLE SECURITY COVER REFER TO LANDSCAPE PLANS.
 29. RAISE FLOOR WITH CONCRETE INFILL.
- WALL LEGEND:**
- (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (N) WALL
- SYMBOL LEGEND:**
- TOP NUMBER REFERENCES ELEVATION TAG & PHOTO TAG.
 - BOTTOM NUMBER REFERENCES SHEET NUMBER
- PROJECT NORTH**
- MAGNETIC NORTH**
- UPPER LEVEL 1 FLOOR PLAN**
- 1/4" = 1'-0"

REVISIONS

| NO. | DATE | BY |
|------------|------|----|
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| 03/20/2018 | MSA | |
| 03/20/2018 | MSA | |
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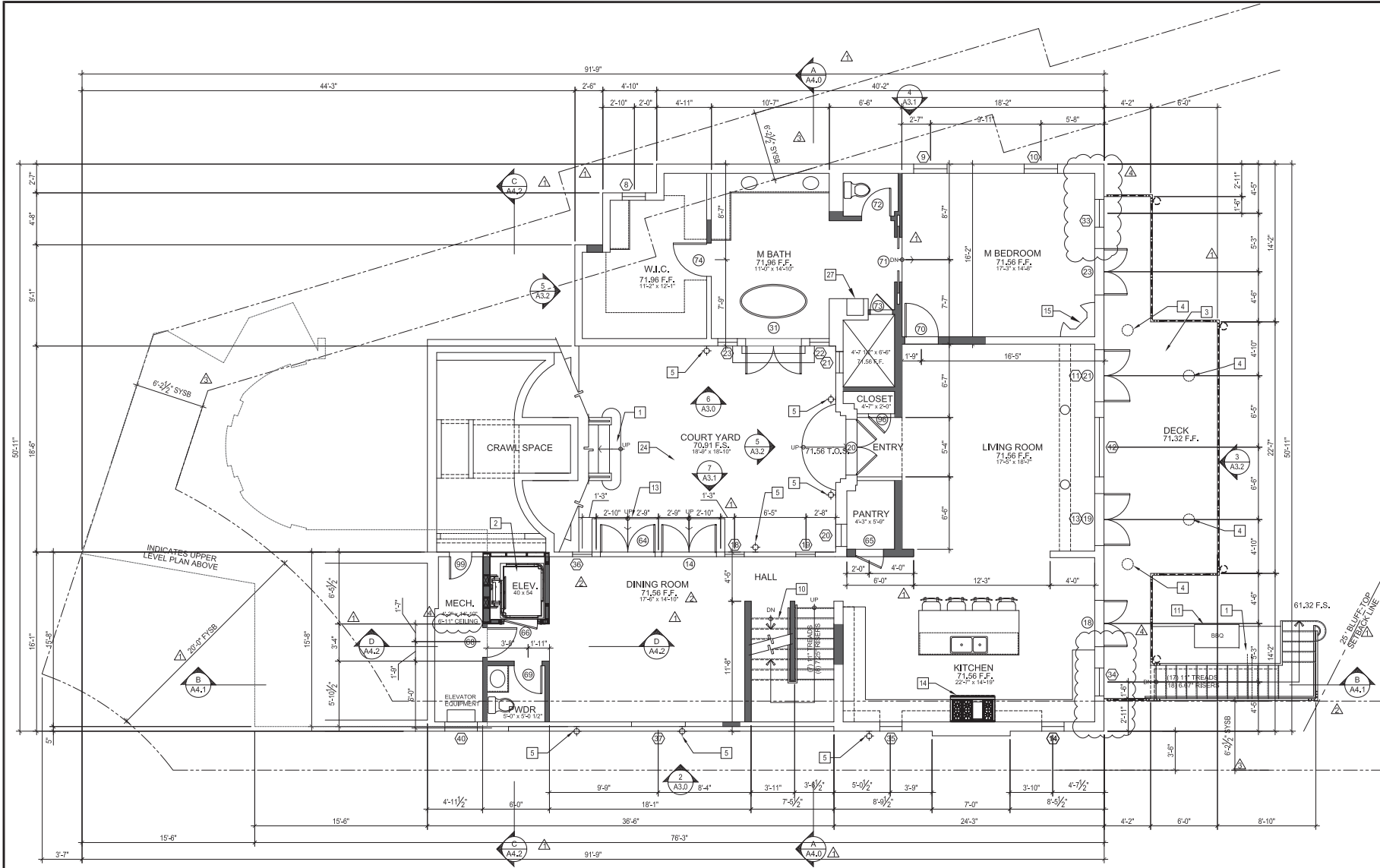
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MAIN LEVEL 2 FLOOR PLAN
MUIRA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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| 12/5/2017 | MSA | |
| 03/20/2018 | MSA | |
| 03/20/2018 | MSA | |
| 05/07/2018 | KB | |

PROJECT NUMBER: A-2.1



PROPOSED PLAN KEYNOTES

- NEW EXTERIOR CONCRETE STAIRCASE, COLOR & FINISH TBD.
- NEW ELEVATOR.
- NEW DECK IN REAR YARD, GUARD TO BE 42" TALL AND BE A COMBINATION OF WROUGHT IRON AND GLASS PANELS WITH POT HOLDERS.
- NEW COLUMNS TO MATCH EXISTING INTERIOR LIVING ROOM COLUMNS.
- EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, REPAIR & REPLACE AS REQUIRED, ALL FIXTURES WILL BE REINSTALLED IN SAME LOCATION WITH THE EXCEPTION OF EXISTING LIGHT FIXTURE BY DINING ROOM DOORS WHICH WILL BE RELOCATED ON NEXT TO WINDOW 18.
- NEW EXTERIOR LIGHT FIXTURE TO MATCH EXISTING IN KIND.
- NEW AIR CONDITIONING UNITS WITH SOUND ATTENUATION, REDUCED DECK AT STUDIO, NEW 42 INCH GUARD TO MATCH REAR DECK GUARD.
- RELOCATED & REPAIRED MOSAIC TILE FISH FOUNTAIN.
- NEW INTERIOR STAIRCASE.
- NEW BBQ.
- NEW SKYLIGHTS WITH NIGHTSHADES
- NEW 3'-0" WIDE CONCRETE LANDING WITH MARBLE OUTSIDE OF FRENCH DOORS.
- NEW VENT FOR RANGE.
- EXISTING FIREPLACE.
- NEW DOG SHOWER.
- EXISTING 3" X 3" COBBLE STONE DRIVEWAY TO BE REMOVED & REPLACED WITH NEW COBBLE STONE PER LANDSCAPE PLAN.
- RETAINING WALL WITH STUCCO FINISH AND STONE RAIL CAP #2 BY SIERRA STONE TO REMAIN.
- EXISTING GAS METER.
- EXISTING WATER METER.
- EXISTING ELECTRICAL MAIN PANEL & METER, TELEPHONE & CABLE.
- EXISTING SIDE YARD CONCRETE STEPS TO REMAIN.
- EXISTING METAL GATE TO SIDE YARD TO REMAIN.
- NEW TILED COURTYARD WITH WATERPROOFING.
- LINE OF DECK AND STAIR.
- NEW COLUMNS TO MATCH EXISTING.
- 27'-18" X 18" DUMBWATER.
- NEW SPA, BY HOTSPRING - HIGH LIFE COLLECTION WITH RETRACTABLE SECURITY COVER, REFER TO LANDSCAPE PLANS.
- RAISE FLOOR WITH CONCRETE INFILL.

WALL LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL

SYMBOL LEGEND:

- TOP NUMBER REFERENCES
- ELEVATION TAG & PHOTO TAG.
- BOTTOM NUMBER REFERENCES
- SHEET NUMBER

PROJECT NORTH

MAIN LEVEL 2 FLOOR PLAN
 1/4" = 1'-0"

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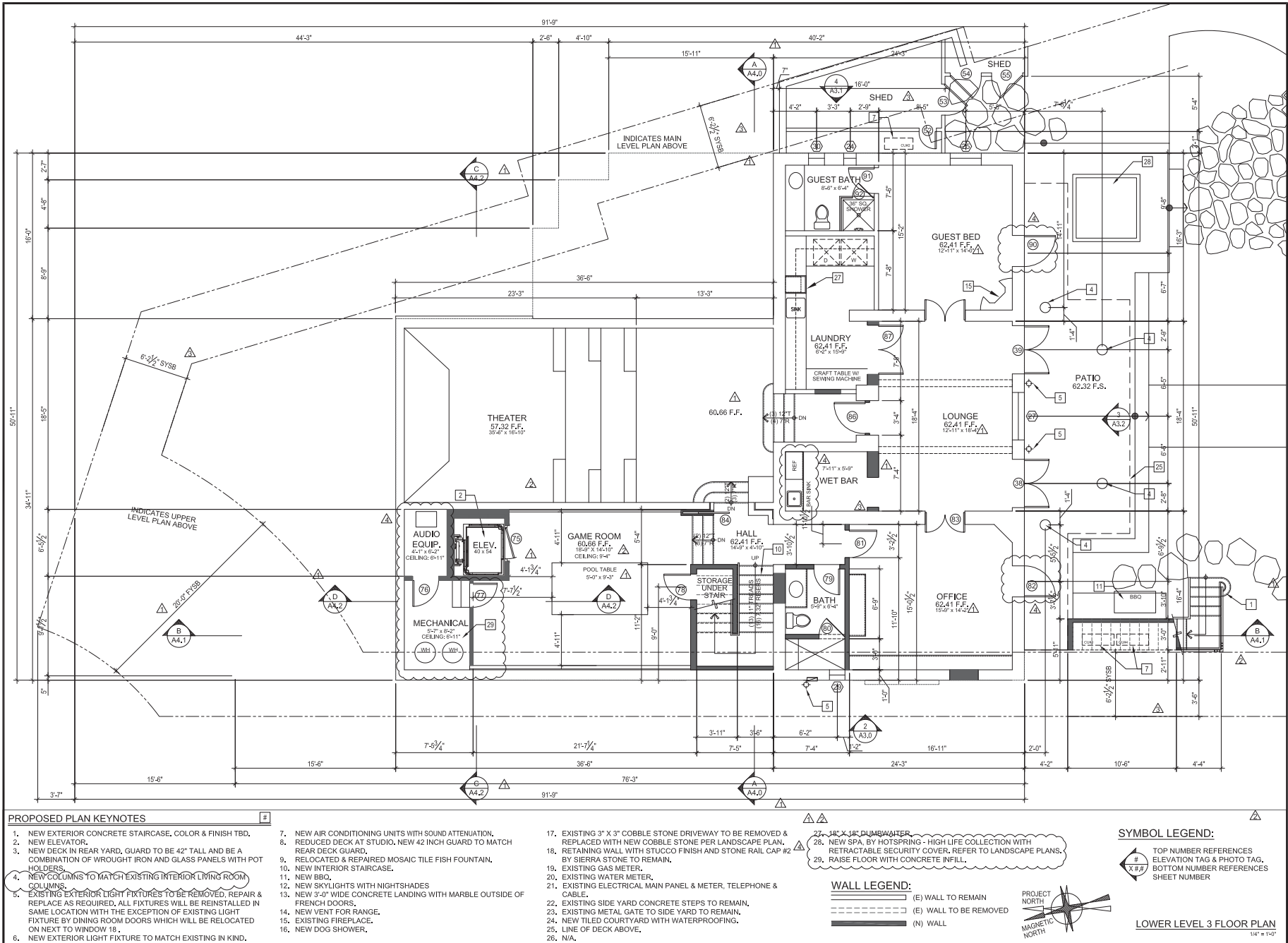
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LOWER LEVEL 3 FLOOR PLAN
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

| REVIEWED BY (DATE) | DATE | PROJECT NUMBER |
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| MSA | 17-004 | |

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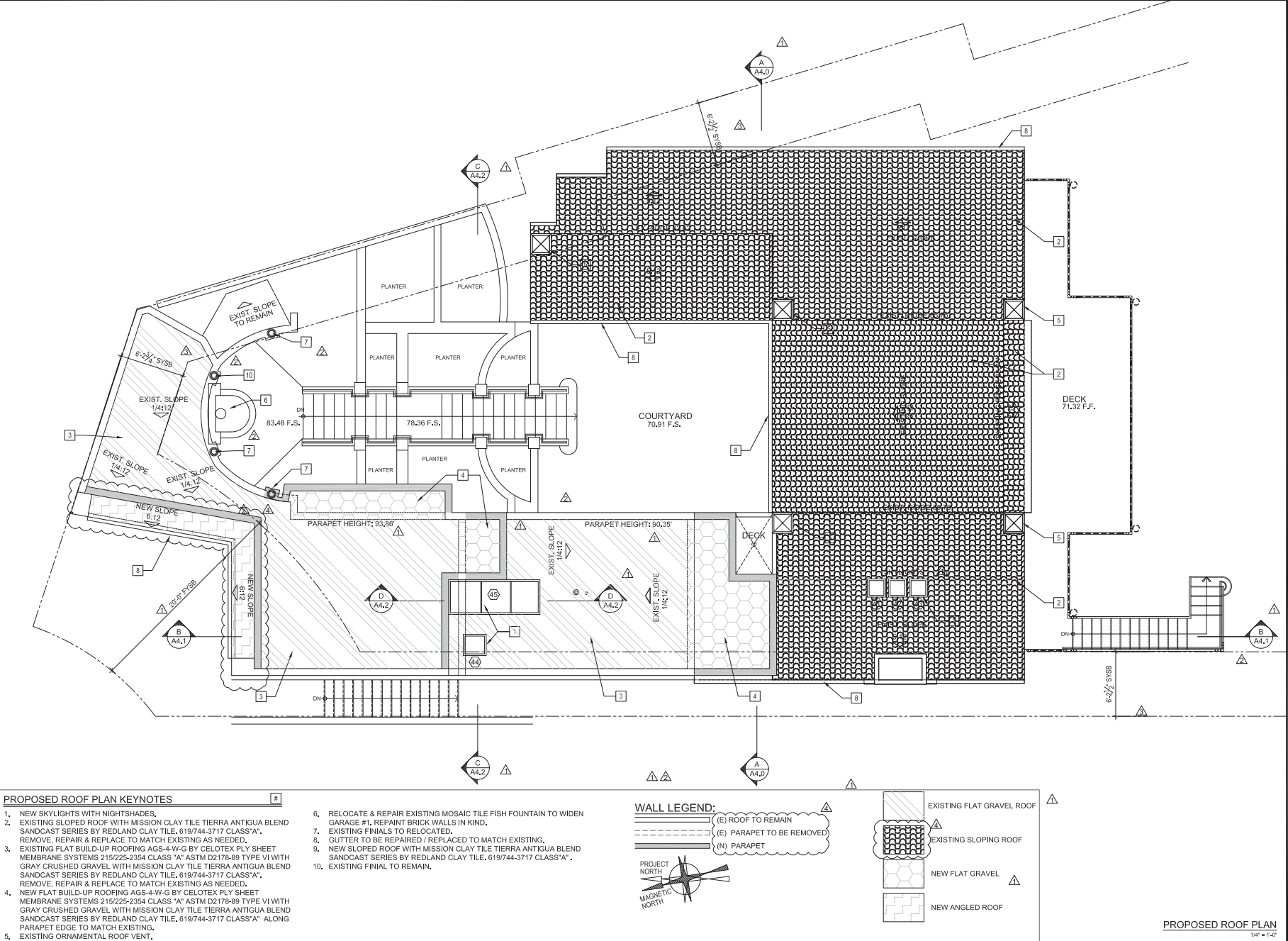
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PROPOSED ROOF PLAN
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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PROJECT NUMBER: A-2.3



- PROPOSED ROOF PLAN KEYNOTES**
1. NEW SKYLIGHTS WITH NIGHTSHADES.
 2. EXISTING SLOPED ROOF WITH MISSION CLAY TILE TERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619744-3717 CLASS "A". REMOVE, REPAIR & REPLACE TO MATCH EXISTING AS NEEDED.
 3. EXISTING FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS 215/225-2354 CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL WITH MISSION CLAY TILE TERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619744-3717 CLASS "A". REMOVE, REPAIR & REPLACE TO MATCH EXISTING AS NEEDED.
 4. NEW FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS 215/225-2354 CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL WITH MISSION CLAY TILE TERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619744-3717 CLASS "A" ALONG PARAPET EDGE TO MATCH EXISTING.
 5. EXISTING ORNAMENTAL ROOF VENT.
 6. RELOCATE & REPAIR EXISTING MOSAIC TILE FISH FOUNTAIN TO WIDEN GARAGE #1, REPAINT BRICK WALLS IN KIND.
 7. EXISTING FINIALS TO BE RELOCATED.
 8. GUTTER TO BE REPAIRED / REPLACED TO MATCH EXISTING.
 9. NEW SLOPED ROOF WITH MISSION CLAY TILE TERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, 619744-3717 CLASS "A".
 10. EXISTING FINIAL TO REMAIN.

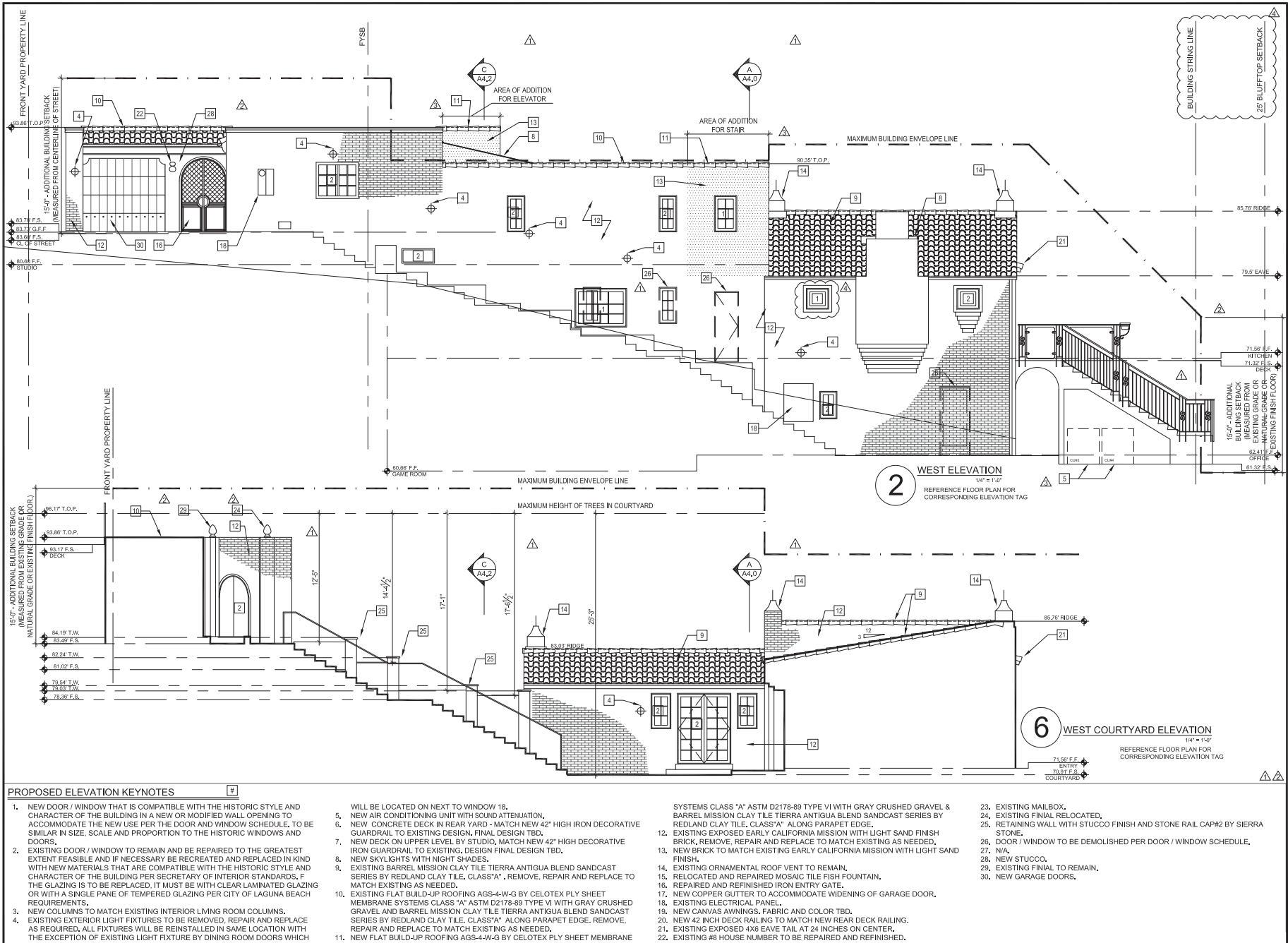
WALL LEGEND:

- (E) ROOF TO REMAIN
- (E) PARAPET TO BE REMOVED
- (N) PARAPET



- EXISTING FLAT GRAVEL ROOF
- EXISTING SLOPING ROOF
- NEW FLAT GRAVEL
- NEW ANGLED ROOF

PROPOSED ROOF PLAN
 1/4" = 1'-0"



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WEST EXTERIOR ELEVATIONS

MIURA RESIDENCE - REMODEL

8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

| | |
|--------------------|------------|
| REVIEWED BY (DATE) | DATE |
| PROJECT MANAGER | 02/25/2017 |
| DESIGNER | MSA |
| PROJECT NUMBER | 17-004 |
| A-3.0 | |

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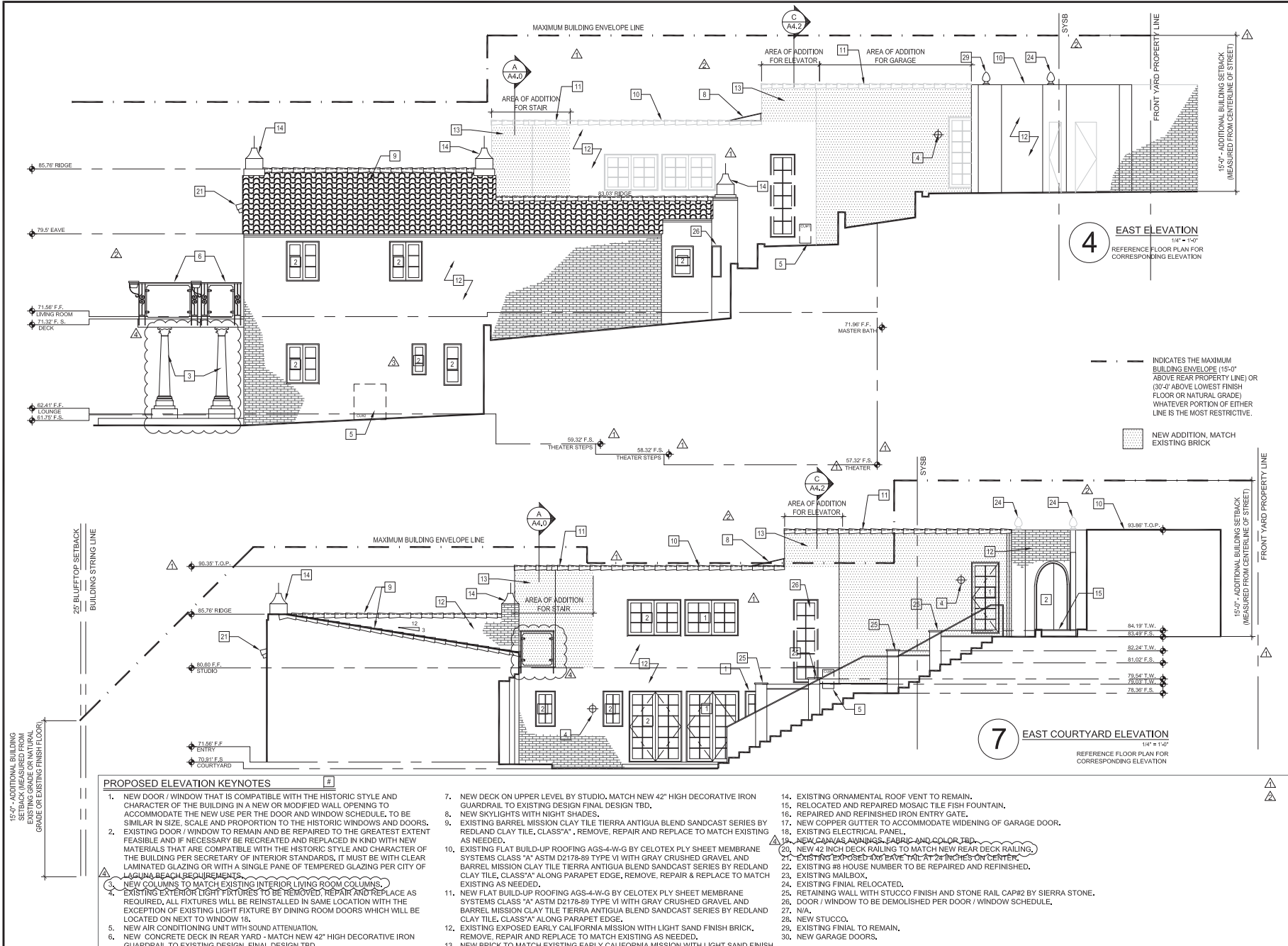
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EAST EXTERIOR ELEVATIONS
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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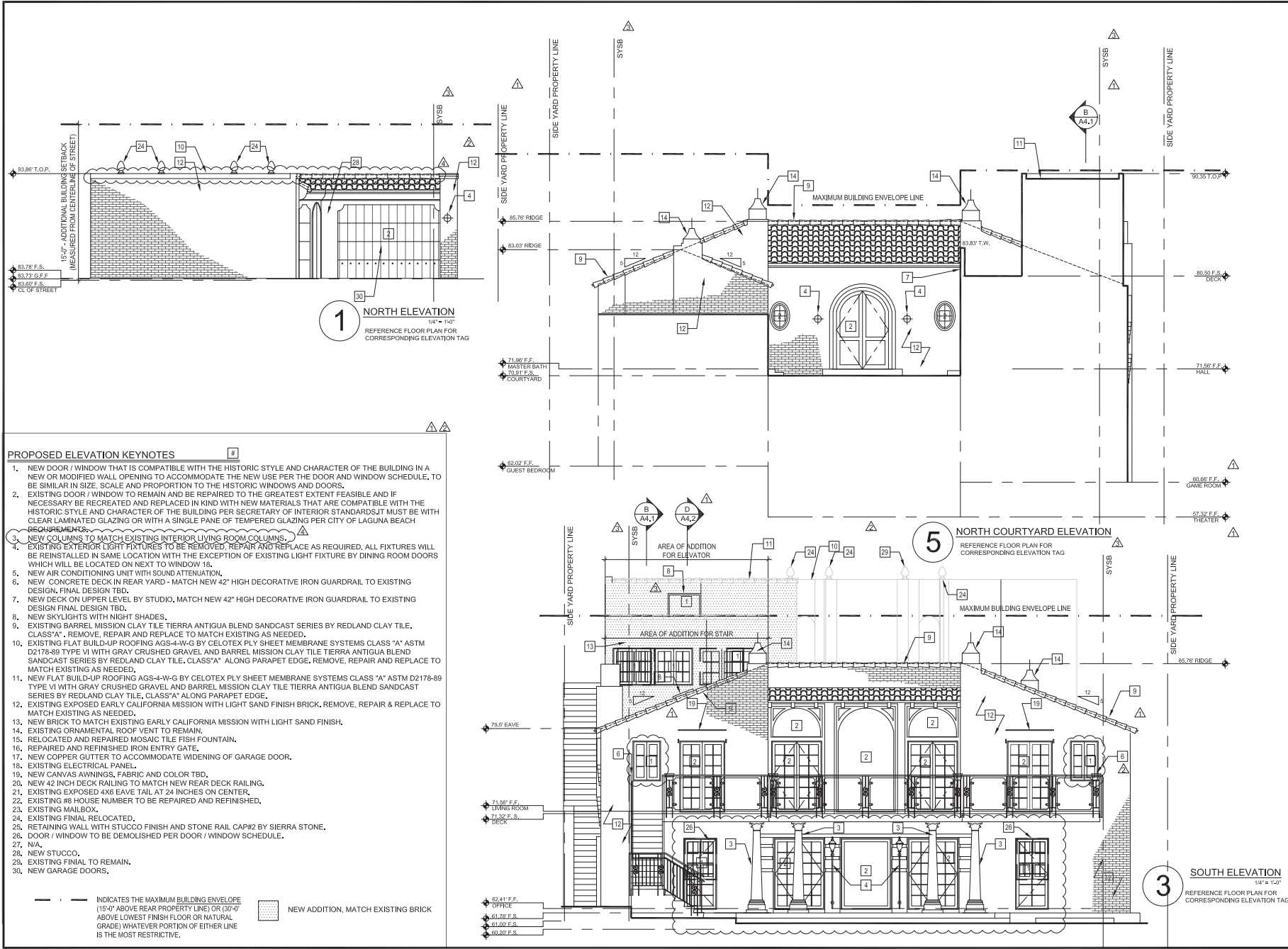
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NORTH / SOUTH EXTERIOR ELEVATIONS **MIURA RESIDENCE - REMODEL** 8 ROCKLEDGE ROAD LAGUNA BEACH, CALIFORNIA 92651

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Coastal Commission

Exhibit 2

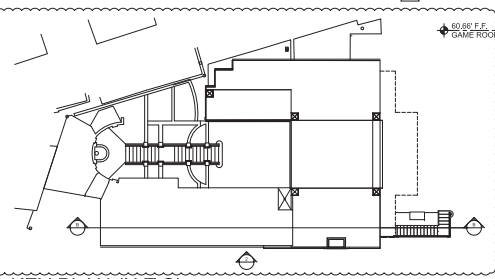
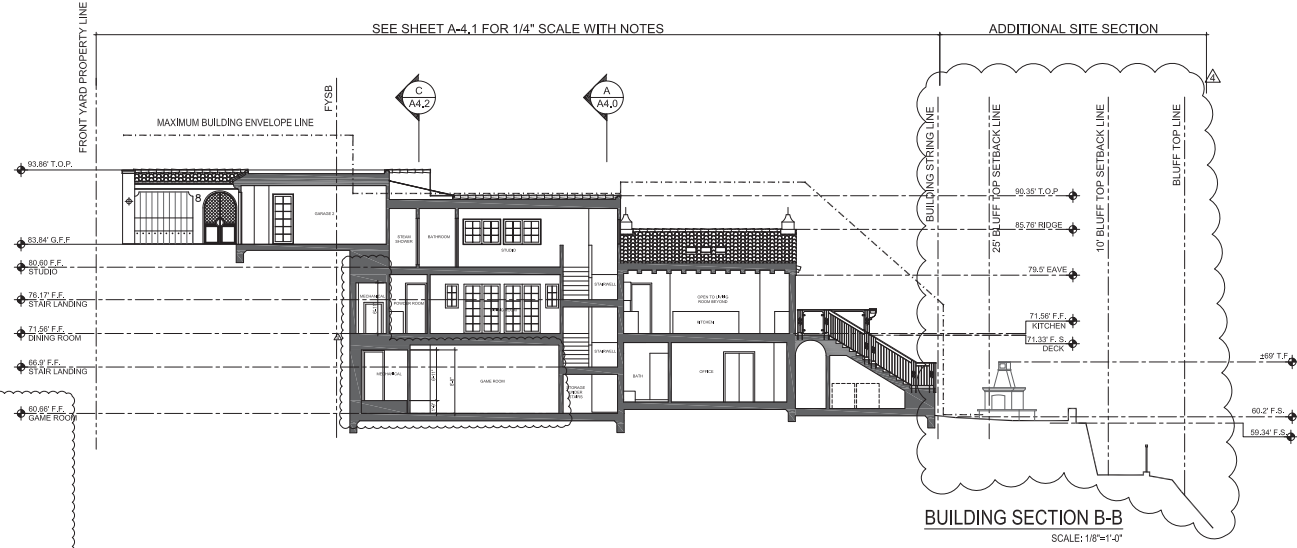
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FULL WEST ELEVATION AND BUILDING SECTION B-B
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

| REVISIONS BY DATE | |
|-------------------|-----------|
| 9/25/2017 | 9/25/2017 |
| MSA | 17-004 |
| 00 | A-3.3 |



NEW ADDITION, MATCH EXISTING BRICK
 - - - - - INDICATES THE MAXIMUM BUILDING ENVELOPE (15'-0" ABOVE REAR PROPERTY LINE) OR (30'-0" ABOVE LOWEST FINISH FLOOR OR NATURAL GRADE) WHATEVER PORTION OF EITHER LINE IS THE MOST RESTRICTIVE.

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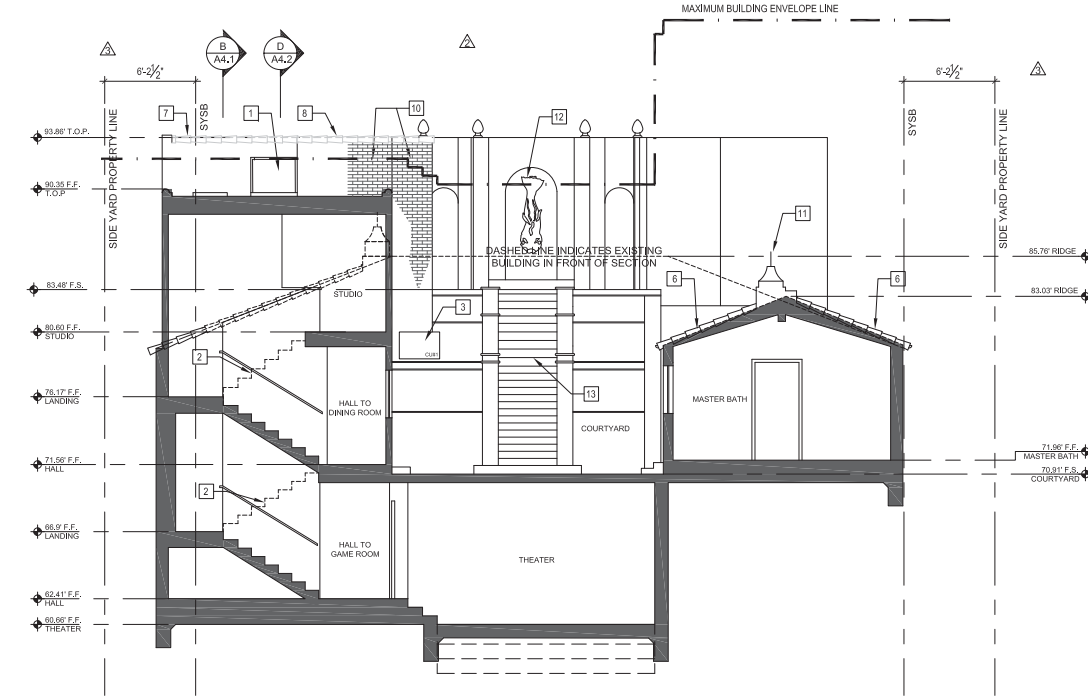
BUILDING SECTION
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

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| REVIEWED BY (DATE) | PROJECT SUBMITTAL DATE |
| 9/25/2017 | 9/25/2017 |
| DESIGNED BY (DATE) | JOB NUMBER |
| MSA | 17-004 |
| DRAWN BY (DATE) | SHEET NUMBER |
| MSA | A-4.0 |

PROPOSED SECTION KEYNOTES

1. NEW SKYLIGHTS WITH NIGHTSHADES.
2. NEW INTERIOR STAIRCASE.
3. NEW AIR CONDITIONING UNIT WITH SOUND ATTENUATION.
4. NEW CONCRETE SLAB DECK IN REAR YARD, MATCH NEW 42 INCH DECORATIVE IRON RAILING TO EXISTING IRON RAILING, DESIGN TBD.
5. EXISTING COLUMN TO REMAIN AND BE REPAIRED AS NECESSARY.
6. EXISTING BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A".
7. EXISTING FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
8. NEW FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
9. EXISTING EXPOSED EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH BRICK.
10. NEW BRICK TO MATCH EXISTING EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH.
11. EXISTING ORNAMENTAL ROOF VENT.
12. RELOCATE AND REPAIR EXISTING MOSAIC TILE FISH FOUNTAIN TO WIDEN GARAGE #1. REPAINT BRICK WALLS IN KIND.
13. NEW EXTERIOR STAIRCASE, COLOR AND TILE TO TBD.
14. RAISE FLOOR WITH CONCRETE INFILL.

— — — — — INDICATES THE MAXIMUM BUILDING ENVELOPE (15'-0" ABOVE REAR PROPERTY LINE) OR (30'-0" ABOVE LOWEST FINISH FLOOR OR NATURAL GRADE) WHATEVER PORTION OF EITHER LINE IS THE MOST RESTRICTIVE.



8 BUILDING SECTION A-A

SCALE: 1/4"=1'-0"
 REFERENCE FLOOR PLAN FOR CORRESPONDING ELEVATION

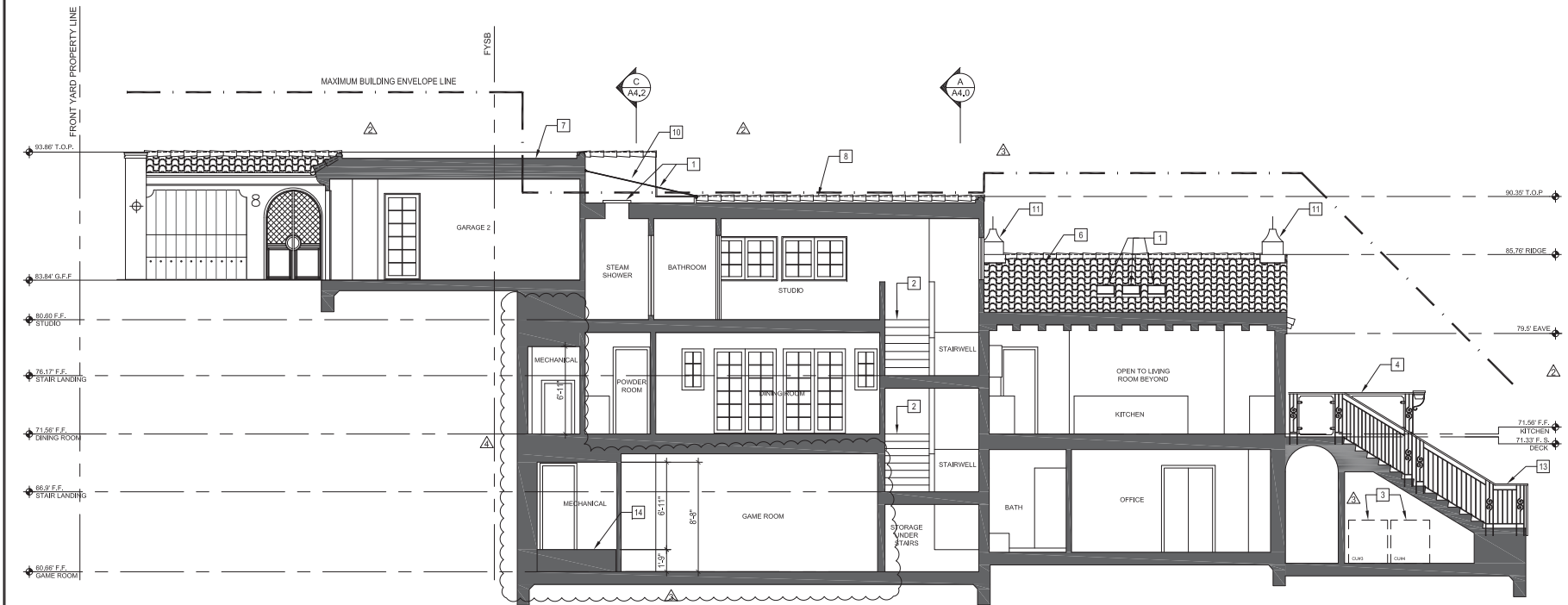
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BUILDING SECTION
MIURA RESIDENCE - REMODEL
 8 ROCKLEDGE ROAD
 LAGUNA BEACH, CALIFORNIA 92651

| | |
|--------------------|-----------|
| REVIEWED BY (DATE) | 9/25/2017 |
| PROJECT NUMBER | 17-004 |
| SHEET NUMBER | A-4.1 |



PROPOSED SECTION KEYNOTES

1. NEW SKYLIGHTS WITH NIGHTSHADES.
2. NEW INTERIOR STAIRCASE.
3. NEW AIR CONDITIONING UNIT WITH SOUND ATTENUATION.
4. NEW CONCRETE SLAB DECK IN REAR YARD, MATCH NEW 42 INCH DECORATIVE IRON RAILING TO EXISTING IRON RAILING. DESIGN TBD.
5. EXISTING COLUMN TO REMAIN AND BE REPAIRED AS NECESSARY.
6. EXISTING BARREL MISSION CLAY TILE TERRAZZO BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A".
7. EXISTING FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND BARREL MISSION CLAY TILE TERRAZZO BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
8. NEW FLAT FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND BARREL MISSION CLAY TILE TERRAZZO BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
9. EXISTING EXPOSED EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH BRICK.
10. NEW BRICK TO MATCH EXISTING EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH.
11. EXISTING ORNAMENTAL ROOF VENT.
12. RELOCATE AND REPAIR EXISTING MOSAIC TILE FISH FOUNTAIN TO WIDEN GARAGE #1. REPAINT BRICK WALLS IN KIND.
13. NEW EXTERIOR STAIRCASE COLOR AND TILE TO TBD.
14. RAISE FLOOR WITH CONCRETE INFILL.

INDICATES THE MAXIMUM BUILDING ENVELOPE (15'-0" ABOVE REAR PROPERTY LINE) OR (30'-0" ABOVE LOWEST FINISH FLOOR OR NATURAL GRADE) WHATEVER PORTION OF EITHER LINE IS THE MOST RESTRICTIVE.

BUILDING SECTION B-B

SCALE: 1/4"=1'-0"

REVISIONS

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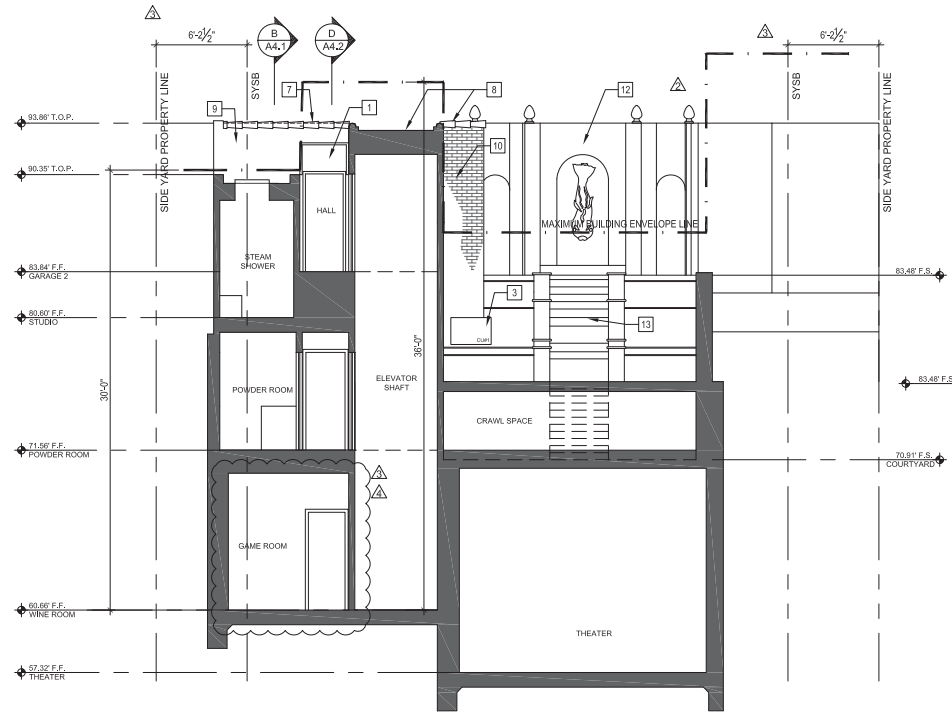
BUILDING SECTIONS

MIURA RESIDENCE - REMODEL

8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

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|--------------------|-----------|
| REVIEWED BY (DATE) | DATE |
| 9/25/2017 | 9/25/2017 |
| DESIGNED BY | DATE |
| MSA | 17-004 |
| SHEET NUMBER | 00 |

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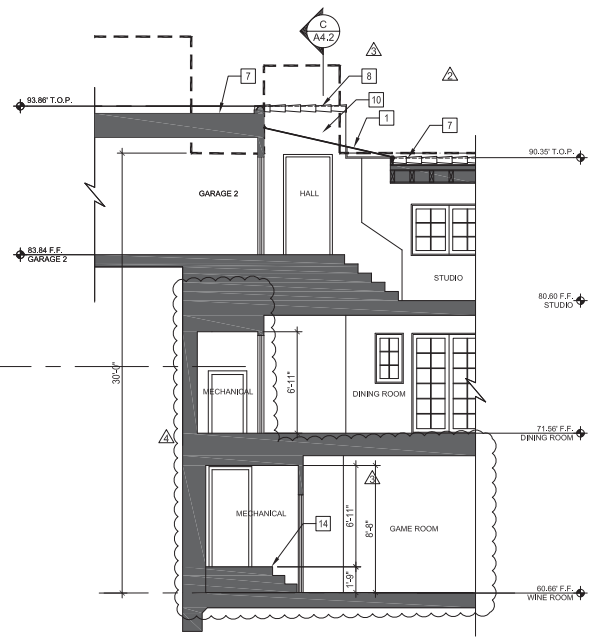


8 BUILDING SECTION C-C
SCALE: 1/4"=1'-0"

PROPOSED SECTION KEYNOTES

- NEW SKYLIGHTS WITH NIGHTSHADES.
- NEW INTERIOR STAIRCASE.
- NEW AIR CONDITIONING UNIT WITH SOUND ATTENUATION.
- NEW CONCRETE SLAB DECK IN REAR YARD. MATCH NEW 42 INCH DECORATIVE IRON RAILING TO EXISTING IRON RAILING, DESIGN TBD.
- EXISTING COLUMN TO REMAIN AND BE REPAIRED AS NECESSARY.
- EXISTING BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A"
- EXISTING FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
- NEW FLAT BUILD-UP ROOFING AGS-4-W-G BY CELOTEX PLY SHEET MEMBRANE SYSTEMS CLASS "A" ASTM D2178-89 TYPE VI WITH GRAY CRUSHED GRAVEL AND BARREL MISSION CLAY TILE TIERRA ANTIGUA BLEND SANDCAST SERIES BY REDLAND CLAY TILE, CLASS "A" ALONG PARAPET EDGE.
- EXISTING EXPOSED EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH BRICK.
- NEW BRICK TO MATCH EXISTING EARLY CALIFORNIA MISSION WITH LIGHT SAND FINISH.
- EXISTING ORNAMENTAL ROOF VENT.
- RELOCATE AND REPAIR EXISTING MOSAIC TILE FOUNTAIN TO WIDEN GARAGE #1, REPAINT BRICK WALLS IN KIND, DESIGN TBD.
- NEW EXTERIOR STAIRCASE COLOR AND TILE TO TBD.
- RAISE FLOOR WITH CONCRETE INFILL.

INDICATES THE MAXIMUM BUILDING ENVELOPE (15'-0" ABOVE REAR PROPERTY LINE) OR (30'-0" ABOVE LOWEST FINISH FLOOR OR NATURAL GRADE) WHATEVER PORTION OF EITHER LINE IS THE MOST RESTRICTIVE.



BUILDING SECTION D-D
SCALE: 1/4"=1'-0"

MECHANICAL AREA - TO BE REMOVED

| NO | NAME | LENGTH | WIDTH | AREA |
|-----|---------------|--------|-------|---------|
| 124 | UPPER LEVEL 1 | 1'-1" | 1'-1" | 1.2 SF |
| 125 | | 1'-3" | 1'-1" | 1.4 SF |
| 127 | | 0'-9" | 9'-7" | 7.2 SF |
| 128 | | 1'-7" | 9'-7" | 15.2 SF |
| 232 | MAIN LEVEL 2 | 5'-1" | 3'-2" | 16.1 SF |
| 307 | LOWER LEVEL 3 | 6'-4" | 6'-6" | 41.2 SF |
| | TOTAL | | | 82.3 SF |

MECHANICAL AREA - NEW

| NO | NAME | LENGTH | WIDTH | AREA |
|-----|---------------|--------|--------|----------|
| 233 | MAIN LEVEL 2 | 5'-4" | 16'-1" | 85.8 SF |
| 308 | LOWER LEVEL 3 | 5'-4" | 10'-0" | 53.3 SF |
| 313 | | 2'-3" | 10'-0" | 22.5 SF |
| 323 | | 5'-4" | 1'-1" | 5.8 SF |
| 324 | | 5'-4" | 5'-0" | 108.3 SF |
| | TOTAL | | | 275.7 SF |

STORAGE - OUTDOOR UNCONDITIONED TO REMAIN

| NO | NAME | LENGTH | WIDTH | AREA |
|-----|-------------|--------------------|----------|----------|
| 118 | UPPER LEVEL | 3'-7" x 0'-7 7/8" | 1.0 SF | |
| 119 | | 3'-7" x 2'-9" | 9.9 SF | |
| 120 | | 3'-10" x 2'-7 7/8" | 5.0 SF | |
| 121 | | 4'-2" x 0'-7 7/8" | 1.2 SF | |
| 122 | | 4'-2" x 4'-8" | 19.4 SF | |
| 123 | | 4'-2" x 2'-2 1/2" | 4.5 SF | 41.0 SF |
| 300 | LOWER LEVEL | 16'-0" x 11'-6" | 110.7 SF | |
| 301 | | 16'-0" x 4'-8 7/8" | 37.3 SF | |
| 302 | | 8'-0" x 1'-1" | 8.7 SF | |
| 303 | | 5'-10" x 1'-9 7/8" | 5.1 SF | |
| 304 | | 3'-0" x 0'-11 7/8" | 1.2 SF | |
| 305 | | 3'-1" x 1'-2" | 3.6 SF | |
| 306 | | 1'-2" x 0'-4 1/2" | 2 SF | 167.0 SF |
| | TOTAL | | 208.0 SF | |

DECK AREA - TO REMAIN AND REMODEL

| NO | NAME | LENGTH | WIDTH | AREA | |
|-----|---------------|--------------------|--------|----------|----------|
| 133 | UPPER LEVEL 1 | 3'-11" | 5'-11" | 23.2 SF | 23.2 SF |
| 221 | MAIN LEVEL 2 | 2'-4" | 5'-4" | 11.0 SF | |
| 222 | | 1'-8" x 3'-9 7/2" | | 3.1 SF | A |
| 223 | | 1'-8" | 11'-6" | 19.2 SF | |
| 224 | | 1'-8" x 3'-9 7/2" | | 3.4 SF | A |
| 226 | | 0'-10" x 4'-6 1/2" | | 3.8 SF | |
| 227 | | 1'-8" x 3'-9 7/2" | | 3.1 SF | A |
| 228 | | 1'-8" | 11'-6" | 19.2 SF | |
| 229 | | 1'-8" x 3'-9 7/2" | | 3.4 SF | 169.0 SF |
| 230 | | 0'-10" x 4'-6 1/2" | | 3.8 SF | |
| | TOTAL | | | 192.2 SF | A |

DECK AREA - TO REMOVE

| NO | NAME | LENGTH | WIDTH | AREA | |
|-------|---------------|------------------|--------|---------|---------|
| 132 | UPPER LEVEL 1 | 4'-0" | 5'-11" | 23.7 SF | 56.0 SF |
| 134 | | 7'-11" | 4'-1" | 32.3 SF | |
| 225 | MAIN LEVEL 2 | 0'-10" x 7'-0"/2 | | 2.9 SF | 5.8 SF |
| 231 | | 0'-10" x 7'-0"/2 | | 2.9 SF | |
| TOTAL | | | | 61.8 SF | |

DECK AREA - NEW

| NO | NAME | LENGTH | WIDTH | AREA |
|-------|--------------|----------------|---------|----------|
| 236 | MAIN LEVEL 2 | 4'-2" | 0'-7" | 2.4 SF |
| 237 | | 1'-8" x 3'-9/2 | 3.1 SF | |
| 238 | | 2'-6" x 8'-3/2 | 10.3 SF | |
| 239 | | 8'-3" | 5'-3" | 43.3 SF |
| 240 | | 7'-8" | 6'-0" | 46.0 SF |
| 242 | | 2'-6" x 8'-3/2 | 10.3 SF | |
| 243 | | 8'-3" | 5'-3" | 43.3 SF |
| 244 | | 1'-8" x 3'-9/2 | 3.1 SF | |
| 245 | | 4'-2" | 0'-7" | 2.4 SF |
| TOTAL | | | | 164.2 SF |

GARAGE AREA - TO REMAIN

| NO | NAME | LENGTH | WIDTH | AREA |
|-----|----------|---------|------------|----------|
| 100 | GARAGE 1 | 1'-7" | 10'-8" | 8.4 SF |
| 101 | | 9'-5" | 10'-8" | 100.4 SF |
| 102 | | 7'-8" | 1'-6-7/8" | 5.8 SF |
| 103 | | 6'-7" | 1'-8-7/8" | 2.5 SF |
| 104 | | 7'-5" | 5'-2-7/8" | 7.3 SF |
| 105 | | 1'-3" | 8'-2" | 66.5 SF |
| 106 | | 2'-11" | 1'-11-7/8" | 2.0 SF |
| 107 | | 7'-1" | 1'-11" | 13.6 SF |
| 108 | | 6'-11" | 1'-2-7/8" | 2.6 SF |
| 109 | | 1'-0" | 0'-8-7/8" | .6 SF |
| 110 | | 1'-0" | 0'-8-7/8" | .6 SF |
| 111 | GARAGE 2 | 19'-0" | 10'-8" | 211.0 SF |
| 112 | | 15'-11" | 2'-3" | 35.7 SF |
| 113 | | 15'-11" | 2'-3" | 35.7 SF |
| 114 | | 14'-8" | 2'-9" | 40.3 SF |
| 115 | | 1'-11" | 2'-6" | 2.7 SF |
| 116 | | 4'-0" | 1'-8" | 2.9 SF |
| 117 | | 4'-0" | 0'-10-7/8" | 279.6 SF |
| | TOTAL | | | 510.6 SF |

GARAGE AREA - NEW

| NO | NAME | LENGTH | WIDTH | AREA | |
|-----|----------|---------|--------|---------|---------|
| 148 | GARAGE 1 | 0'-7.5" | 5'-4" | 3.3 SF | 3.3 SF |
| 135 | GARAGE 2 | 1'-9" | 0'-2" | 0.3 SF | |
| 136 | | 14'-6" | 1'-10" | 26.6 SF | |
| 137 | | 5'-0" | 5'-0" | 25.0 SF | |
| 138 | | 1'-1" | 1'-1" | 1.2 SF | |
| 140 | | 0'-9" | 9'-7" | 7.2 SF | |
| 148 | | 0'-11" | 15'-9" | 14.4 SF | 74.7 SF |
| | TOTAL | | | 74.7 SF | |

STORAGE AREA - TO REMOVE

| NO | NAME | LENGTH | WIDTH | AREA |
|-------|---------------|-----------|--------|----------|
| 308 | LOWER LEVEL 3 | 5'-4" | 10'-0" | 53.3 SF |
| 309 | | 5'-4" | 1'-1" | 5.8 SF |
| 313 | | 2'-3" | 10'-0" | 22.5 SF |
| 327 | | 4'-5" | 1'-1" | 4.8 SF |
| 329 | | 2'-3 1/2" | 10'-0" | 22.8 SF |
| TOTAL | | | | 109.2 SF |

HAB|TABLE AREA - TO REMA|N

| NO | NAME | LENGTH | WIDTH | AREA | |
|-----|---------------|---------|---------|------------|----------|
| 131 | UPPER LEVEL 1 | 14'-4" | 15'-8" | 224.6 SF | 224.6 SF |
| 207 | MAIN LEVEL 2 | 13'-5" | 16'-1" | 215.8 SF | |
| 213 | | 13'-11" | 18'-2" | 252.8 SF | |
| 215 | | 10'-0" | 4'-6" | 45.0 SF | |
| 216 | | 18'-1" | 11'-8" | 211.0 SF | 724.6 SF |
| 218 | LOWER LEVEL 3 | 5'-4" | 18'-10" | 100.4 SF | |
| 311 | | 5'-2" | 18'-10" | 97.3 SF | |
| 314 | | 0'-9" | 10'-0" | 7.5 SF | |
| 315 | | 18'-6" | 34'-11" | 644.5 SF | 738.1 SF |
| 316 | | 7'-6" | 18'-5" | 138.5 SF | |
| 322 | | 14'-1" | 34'-7" | 487.1 SF | |
| | TOTAL | | | 2,425.6 SF | |

HABITABLE AREA - TO REMOVE

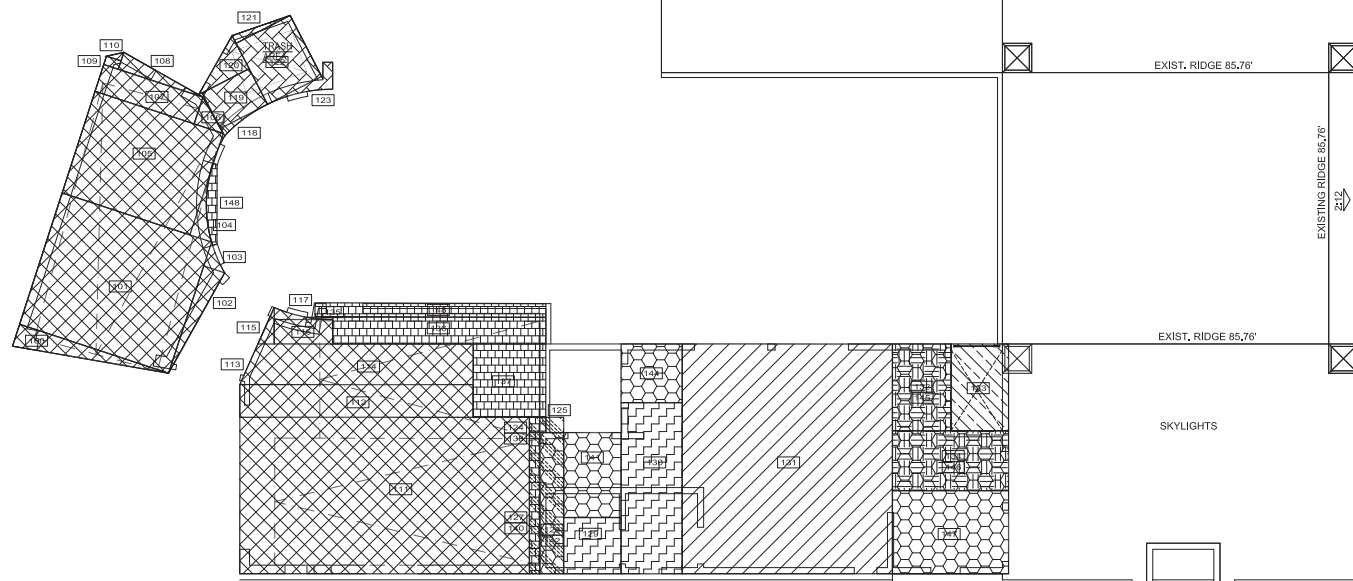
| NO | NAME | LENGTH | WIDTH | AREA |
|-----|---------------|--------|--------|----------|
| 200 | MAIN LEVEL 2 | 5'-4" | 16'-1" | 85.8 SF |
| 208 | | 2'-5" | 11'-1" | 26.8 SF |
| 209 | | 5'-1" | 7'-11" | 40.2 SF |
| 312 | LOWER LEVEL 3 | 5'-2" | 5'-0" | 25.7 SF |
| 328 | | 0'-9" | 1'-1" | 0.8 SF |
| | TOTAL | | | 179.3 SF |

HABITABLE AREA - NEW

| NO | NAME | LENGTH | WIDTH | AREA | |
|-----|---------------|-----------|--------|----------|----------|
| 141 | UPPER LEVEL 1 | 3'-11" | 9'-10" | 22.8 SF | △ |
| 142 | | 1'-7" | 5'-7" | 15.2 SF | |
| 144 | | 4'-2" | 4'-0" | 16.7 SF | |
| 145 | | 4'-0" | 5'-11" | 23.7 SF | △ |
| 146 | | 7'-11" | 4'-1" | 32.3 SF | |
| 147 | | 7'-11" | 5'-8" | 44.9 SF | 155.6 SF |
| 325 | LOWER LEVEL 3 | 6'-4" | 6'-6" | 41.2 SF | △ |
| 326 | | 10'-2" | 6'-8" | 67.8 SF | |
| 329 | | 2'-3 1/2" | 10'-0" | 22.8 SF | 131.8 SF |
| | TOTAL | | | 287.4 SF | |

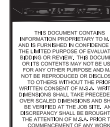
HABITABLE AREA - TO REMODEL

| NO | NAME | LENGTH | WIDTH | AREA | |
|-----|---------------|---------|---------|-----------|-----------|
| 129 | UPPER LEVEL 1 | 3'-11" | 3'-10" | 15.0 SF | |
| 130 | | 4'-2" | 11'-8" | 48.6 SF | 63.6 SF |
| 202 | MAIN LEVEL 2 | 10'-3" | 16'-1" | 164.9 SF | |
| 210 | | 7'-5" | 10'-7" | 77.5 SF | |
| 211 | | 24'-3" | 16'-7" | 402.2 SF | |
| 212 | | 10'-4" | 18'-2" | 187.7 SF | |
| 214 | | 14'-3" | 9'-6" | 64.1 SF | |
| 215 | | 6'-2" | 11'-8" | 71.7 SF | |
| 218 | | 15'-11" | 16'-4" | 260.0 SF | |
| 219 | | 7'-4" | 9'-1" | 66.6 SF | |
| 220 | | 4'-10" | 4'-8" | 22.6 SF | |
| 217 | LOWER LEVEL 3 | 6'-5" | 3'-9" | 23.3 SF | 1277.5 SF |
| 318 | | 7'-6" | 4'-9" | 35.6 SF | |
| 319 | | 1'-2" | 6'-8" | 7.6 SF | |
| 320 | | 24'-3" | 16'-4" | 396.1 SF | |
| 321 | | 20'-2" | 27'-11" | 553.8 SF | 762.5 SF |
| | TOTAL | | | 2103.6 SF | |



REVISIONS

| NO. | DATE | BY |
|-----|------------|----|
| 1 | 12/5/2017 | M |
| 2 | 03/20/2018 | M |
| 3 | 03/20/2018 | M |
| 4 | 05/07/2018 | K |
| | | |
| | | |
| | | |
| | | |
| | | |



AREA CALCULATIONS - UPPER LEVEL 1

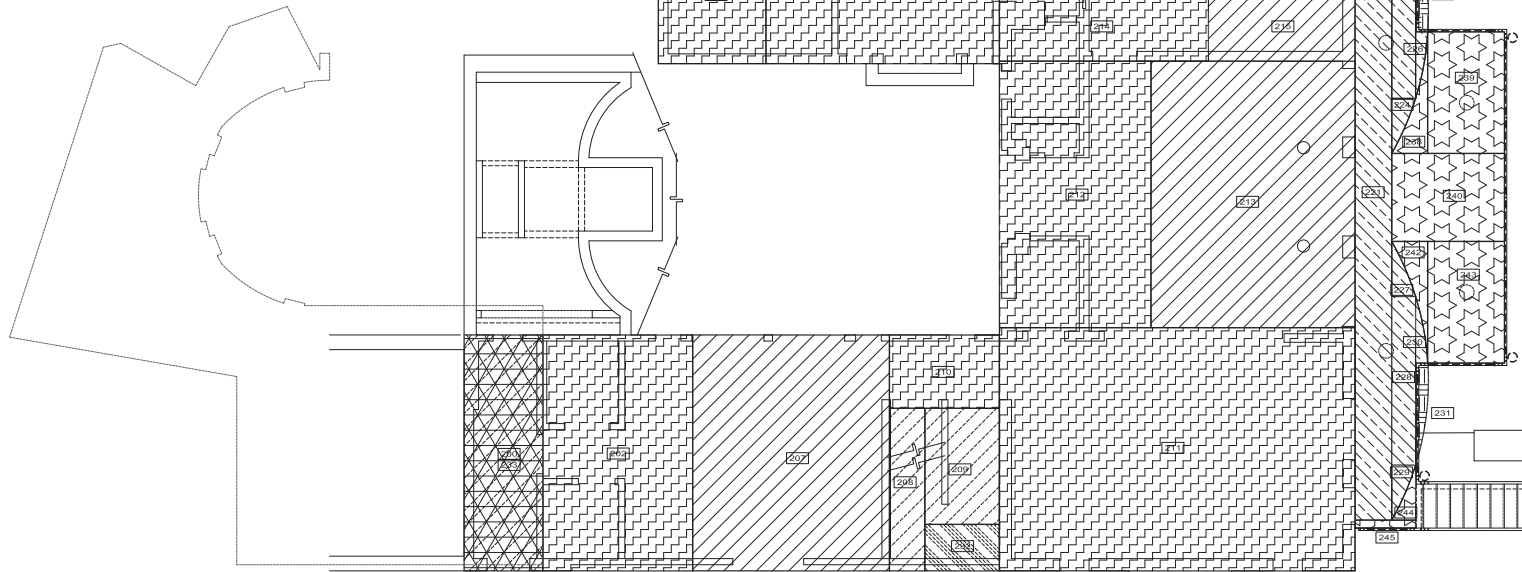
MIURA RESIDENCE - REMODEL
8 ROCKLEDGE ROAD

REVIEWED BY / DATE

| | |
|----------------------|------------|
| FIRST SUBMITTAL DATE | |
| 9/25/2017 | |
| DRAWN BY | JOB NUMBER |
| MSA | 17-00 |

| | |
|--|--------------|
| | SHEET NUMBER |
|--|--------------|

A-5.0²



NOTE: SEE SHEET A-5.0 FOR AREA CALCULATIONS

HABITABLE AREA - TO REMAIN



HABITABLE AREA - TO REMOVE



HABITABLE AREA - NEW



HABITABLE AREA - TO REMODEL



STORAGE AREA - TO REMAIN



STORAGE AREA - TO REMOVE



GARAGE AREA - TO REMAIN



GARAGE AREA - NEW



DECK AREA - TO REMAIN AND REMODEL



DECK AREA - TO REMOVE



DECK AREA - NEW



MECHANICAL AREA - TO BE REMOVED



MECHANICAL AREA - NEW



STORAGE - OUTDOOR UNCONDITIONED TO REMAIN



AREA CALCULATIONS - MAIN LEVEL 2
1/4" = 1'-0"

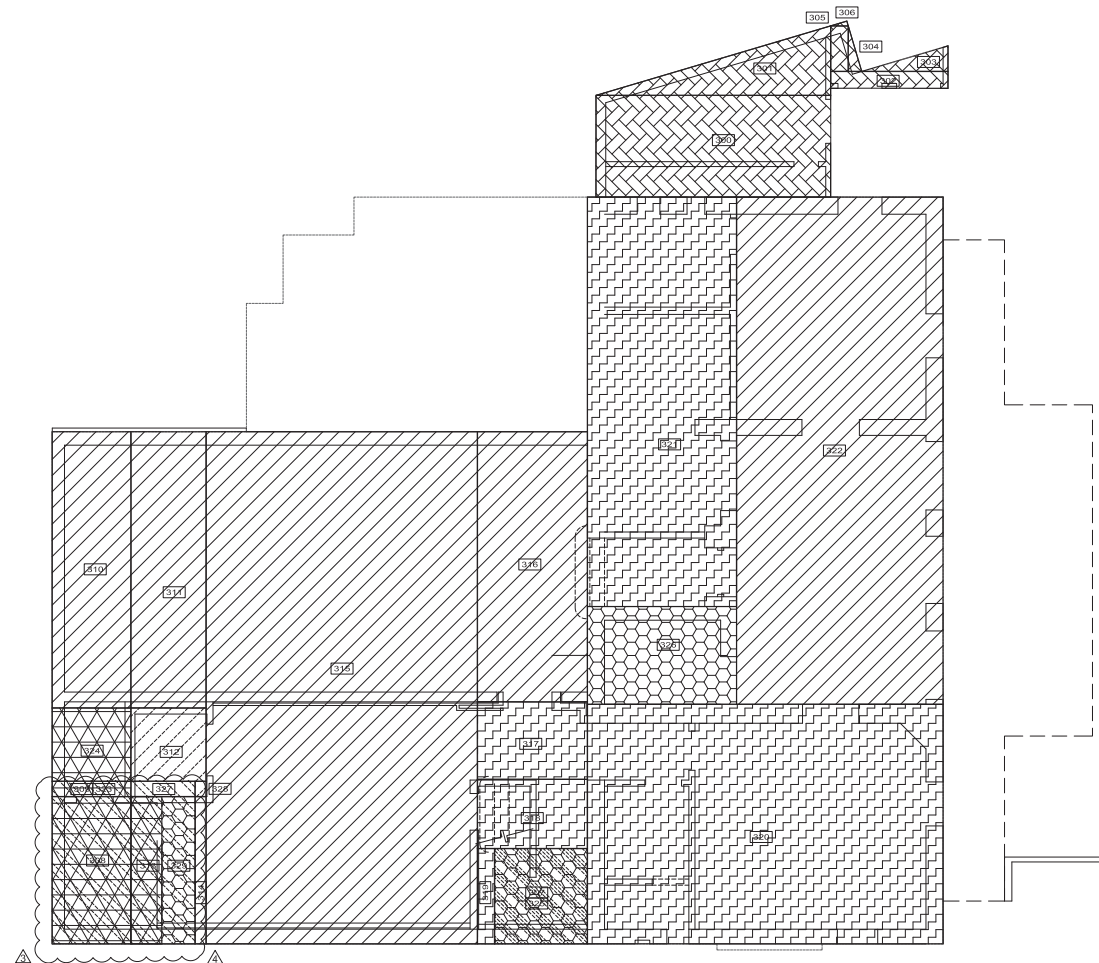
REVISIONS

| NO. | DATE | BY |
|-----|------------|-----|
| 1 | 12/5/2017 | MSA |
| 2 | 03/20/2018 | MSA |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |



AREA CALCULATIONS - MAIN LEVEL 2
MIURA RESIDENCE - REMODEL
8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

| | |
|------------------------|-----------|
| REVIEWED BY (DATE) | - |
| PROJECT SUBMITTAL DATE | 9/25/2017 |
| DRAWN BY | MSA |
| JOB NUMBER | 17-004 |
| SHEET NUMBER | A-5.1 |



- NOTE: SEE SHEET A-5.0 FOR AREA CALCULATIONS
- HABITABLE AREA - TO REMAIN
 - HABITABLE AREA - TO REMOVE
 - HABITABLE AREA - NEW
 - HABITABLE AREA - TO REMODEL
 - STORAGE AREA - TO REMAIN
 - STORAGE AREA - TO REMOVE
 - GARAGE AREA - TO REMAIN
 - GARAGE AREA - NEW
 - DECK AREA - TO REMAIN AND REMODEL
 - DECK AREA - TO REMOVE
 - DECK AREA - NEW
 - MECHANICAL AREA - TO BE REMOVED
 - MECHANICAL AREA - NEW
 - STORAGE - OUTDOOR UNCONDITIONED TO REMAIN

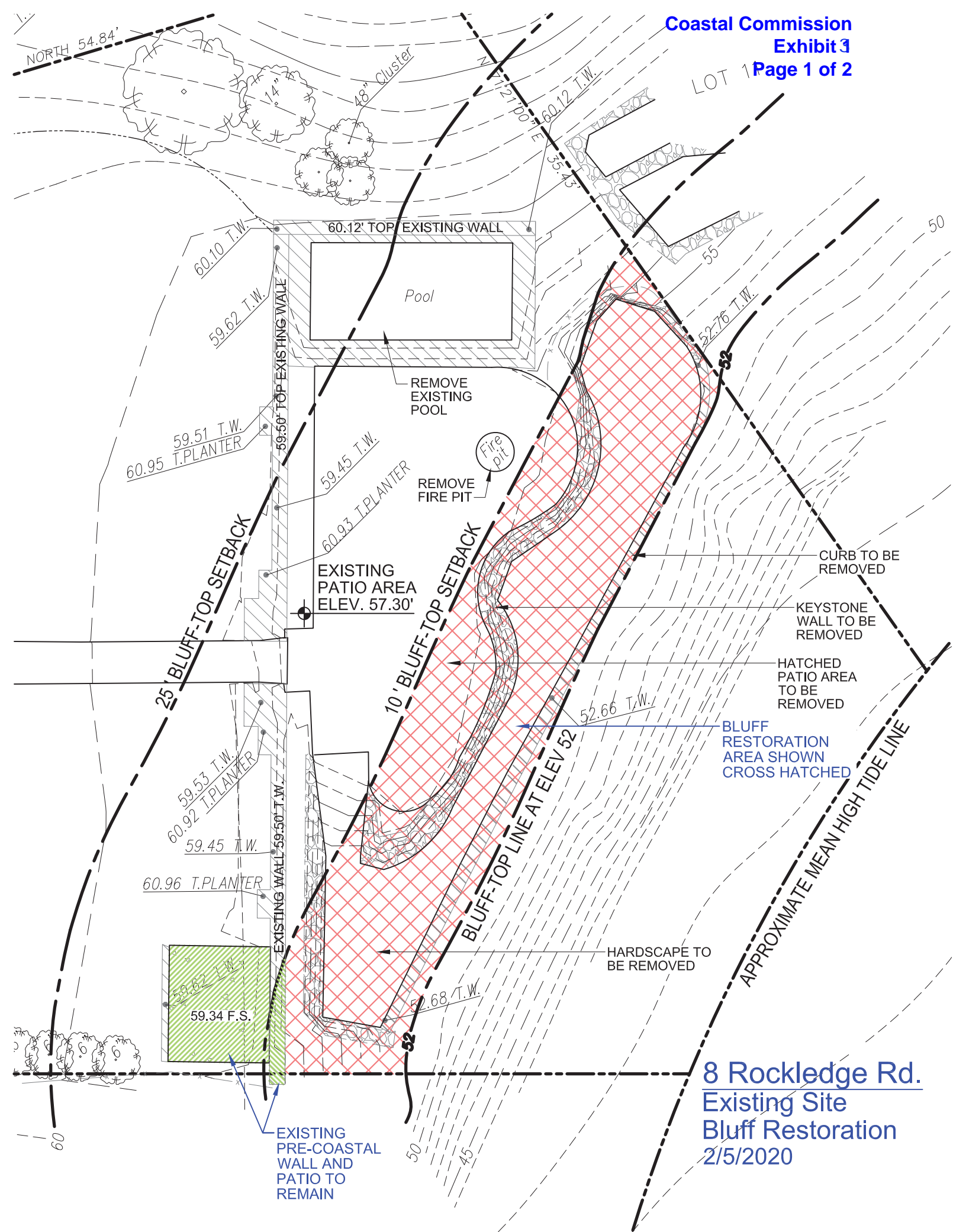
AREA CALCULATIONS - LOWER LEVEL 3
1/4" = 1'-0"

| REVISIONS | | |
|-----------|------------|-----|
| NO. | DATE | BY |
| 1 | 12/5/2017 | MSA |
| 2 | 03/20/2018 | MSA |
| 3 | 03/20/2018 | MSA |
| 4 | 05/07/2018 | KB |

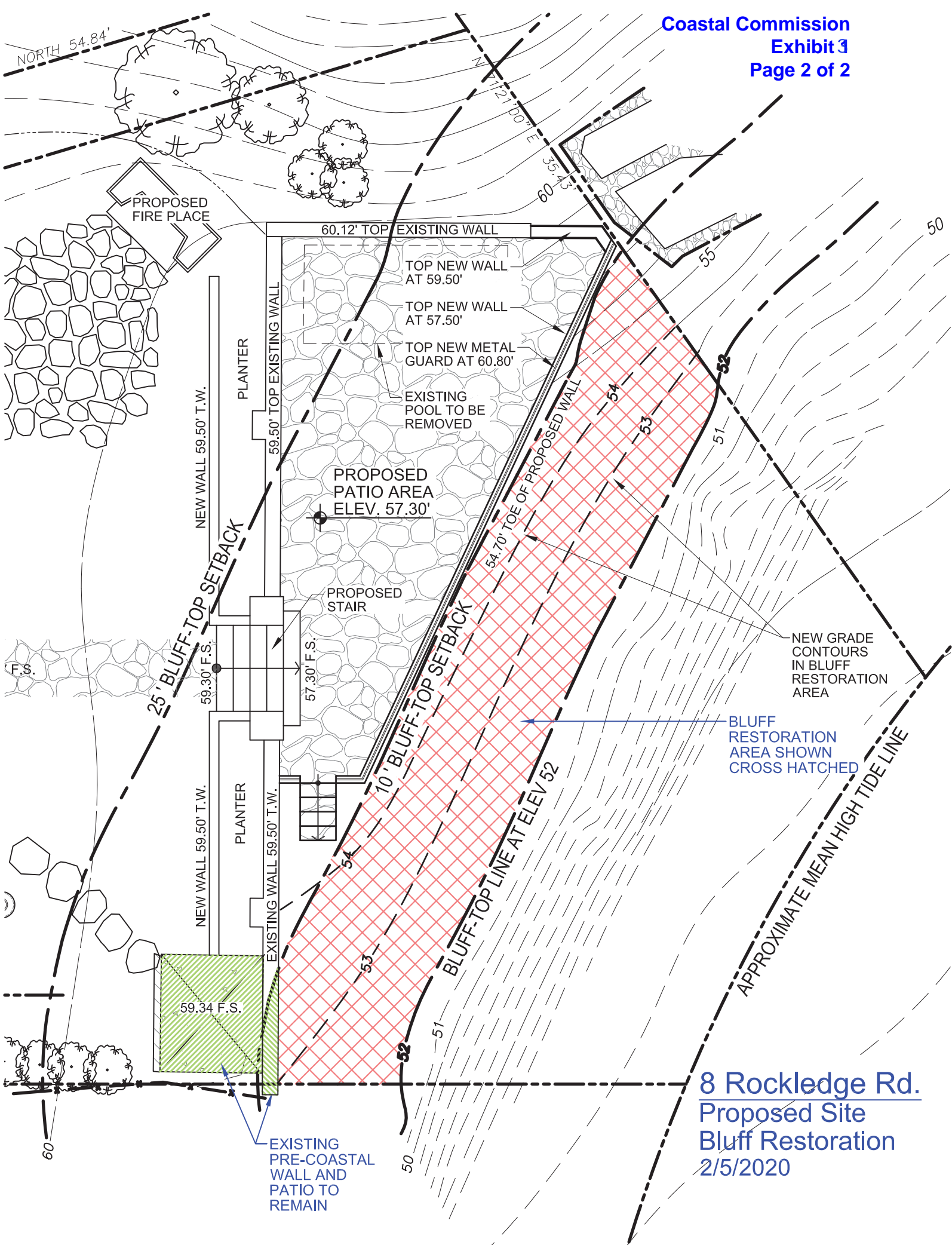


AREA CALCULATIONS - LOWER LEVEL 3
MUIRA RESIDENCE - REMODEL
8 ROCKLEDGE ROAD
LAGUNA BEACH, CALIFORNIA 92651

| | |
|------------------------|-----------|
| REVIEWED BY (DATE) | - |
| PROJECT SUBMITTAL DATE | 9/25/2017 |
| DRAWN BY | MSA |
| CHECKED BY | 17-004 |
| SHEET NUMBER | A-5.2 |



8 Rockledge Rd.
Existing Site
Bluff Restoration
2/5/2020



8 Rockledge Rd.
Proposed Site
Bluff Restoration
2/5/2020

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
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LONG BEACH, CA 90802-4416
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RECEIVED
South Coast Region

AUG 13 2018

**CALIFORNIA
COASTAL COMMISSION**

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: **Mark & Sharon Fudge**

Mailing Address: **P.O. Box 130**

City: **Laguna Beach CA 92652**

Phone: **949-481-1100**

SECTION II. Decision Being Appealed

1. Name of local/port government: City of Laguna Beach

2. Brief description of development being appealed:

Modifications to a prior approval to a single-family residence in the R-1 zone. Design Review is required for additions (no net increase)/alterations to a "K" rated historic structure, additions/alterations greater than 15 feet in height, elevated decks (165 square feet), elevator and skylight height, skylights, spa, four air conditioning condenser units, historic preservation incentive (setback flexibility), hardscaping, landscaping, construction in an environmentally sensitive area due to the oceanfront location. The project includes demolition of the unpermitted swimming pool in the bluff top setback.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

8 Rockledge Rd, Laguna Beach, Ca 92651 Orange County APN: 656-151-08

4. Description of decision being appealed (check one):

Approval; no special conditions

X Approval with special conditions:

Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: **A-5-LGB-18-0056**

DATE FILED: **8-13-2018**

DISTRICT: **South Coast.**

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**5. Decision being appealed was made by (check one):**

☐ Planning Director/Zoning Administrator

☐ City Council/Board of Supervisors

☐ Planning Commission

☒ Other - Design Review Board

6. Date of local government's decision: July 12, 2018

7. Local government's file number (if any): CDP 18-1096

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Morris Skenderian
 2094 South Coast Hwy., Ste. 3
 Laguna Beach CA 92651
 949 497-3374

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

Mark & Sharon Fudge
 P.O. Box 130
 Laguna Beach CA 92652

Fred Turner
 2629 Victoria Drive
 Laguna Beach, CA 92651

Ginny and Barbara Wick
 121 Rockledge Terrace
 Laguna Beach, CA 92651

Dave DiCesaris
 2633 Victoria Drive
 Laguna Beach CA
 92651

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**SECTION IV. Reasons Supporting This Appeal****PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

Appeal of 8 Rockledge Road, Laguna Beach

Having written two letters of concern (July 9, 2018 and July 12, 2018), and having attended and testified at the Design Review Board meeting of July 12, 2018, we have standing to make this timely appeal.

This project presents many issues of considerable importance:

- The Coastal Bluff Edge has not been determined as per the certified LCP Glossary definition, therefore all requirements (such as setbacks and lot coverage) have not been properly evaluated.
- Future bluff retreat was not considered.
- All of the development at the bluff edge appears to be un-permitted but conditions were placed on only a partial removal of such development (swimming pool).
- The city approved the project without requiring a waiver of future bluff armoring.
- Water quality measures were not implemented with respect to oceanfront bluff parcels, such as plant materials were not required to be drought tolerant/native and restoration of the bluff face was not considered.
- Public access protections were not adequately considered.



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Background

This historic (K-rated) home was originally built in the 1930's and has since undergone a 'major remodel'. The size of the original house is unclear but according to submittals by the applicant, the pre-1995 configuration included 2721 square feet (sf) of habitable area. City records show that in 1995 a major remodel was approved (**CDP 95-66**) which added an additional 2051sf for a total of 4772 sf. Non-habitable areas were increased at that same time from 689 sf to 860 sf. As the Coastal Commission considers remodeling figures to be calculated cumulatively, it is clear that the work being proposed currently should be added to the previous work to define whether or not this is a major remodel. At the time of the passage of the Coastal Act, the structure was 3410 square feet (habitable and non-habitable). As proposed, the new project will be 6038 square feet (habitable and non-habitable). This represents an incremental 87.5% increase over the size of the structure as it existed prior to 1995.

| | Habitable | Non-Habitable | Total |
|---------------------------|-------------------|---------------------|--------------------|
| Prior to 1995 | 2721 sf | 689 sf | 3410 sf |
| 1995 major remodel | 4772 sf (+ 75.4%) | 860 sf (+24.8%) | 5632 sf (+65.2%) |
| 2018 proposal | 4816.6 sf (+77%) | 1578.3 sf (+129.1%) | 6394.9 sf (+87.5%) |

The project summary tables for today's project state that the existing house is (and will be) 4816.6 square feet (habitable) with 2095.8 square feet being remodeled (43.5%). Because of this 'less than 50%' figure, the applicant argues that the project is not a major remodel. However, this project is a second bite at altering a pre-Coastal Act building that has already undergone a major remodel and therefore remains a major remodel, subject to any relevant LCP policies.

During the 1995 major remodel work, there was no mention of 'landscaping' work to be done. The 'Submittal Requirements for Zoning Plan Check' sheets did not require the submittal of Landscape Plans - presumably because the project scope did not include landscaping. None of the project descriptions or site plans revealed any indication that work was to be done other than to the structure of the house and garage. However, at some point after 1987 (as per photos from CA Coastline) there was extensive work done to create an elaborate deck/patio with retaining walls at the bluff edge of the property. There is no indication that this work was done with permits, none have been provided. It would appear that this work may be in violation of the Coastal Act and subject to removal.

The project before you today includes 'additions that result in no net increase' but involves additions/alterations greater than 15 feet in heights, elevated decks, elevator, hardscaping, landscaping, and construction in an environmentally sensitive area (due to oceanfront location).

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Relevant LCP Policies and Definitions**• Land Use Element Glossary**

- 89.** *Major Remodel* – alteration of or an addition to an existing building or structure that increases the square footage of the existing building or structure by 50% or more; or demolition, removal, replacement and/or reconstruction of 50% or more of the existing structure; greater specificity shall be provided in the Laguna Beach Municipal Code.
- 101.** *Oceanfront Bluff Edge or Coastal Bluff Edge* – The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.
- 102.** *Oceanfront Bluff/Coastal Bluff* – A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many oceanfront bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term "oceanfront bluff" or "coastal bluff" refers to the entire slope between a marine terrace or upland area and the sea. The term "sea cliff" refers to the lower, near vertical portion of an oceanfront bluff.

• Land Use Element Policies –

Policy 7.3 Design and site new development to protect natural and environmental sensitive resources, such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize natural landform alterations.

Action 7.3.2 Review all applications for new development to determine potential threats from coastal and other hazards.

Action 7.3.3 Design and site new development to avoid hazardous areas and minimize risks to life and property from coastal and other hazards.

Action 7.3.5 Prohibit development on oceanfront bluff faces, except public improvements providing public access, protecting coastal resources, or providing for public safety. Permit such improvements only when no feasible alternative exists and when designed and constructed to minimize landform

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alteration of the oceanfront bluff face, to not contribute to further erosion of the oceanfront bluff face and to be visually compatible with the surrounding area to the maximum extent feasible.

Action 7.3.6 *Require new development on oceanfront bluff top lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession.*

Action 7.3.8 *On oceanfront bluff sites, require applications where applicable, to identify and remove all unpermitted and/or obsolete structures, including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs.*

Action 7.3.9 *Ensure that new development, major remodels and additions to existing structures on oceanfront and oceanfront bluff sites do not rely on existing or future bluff/shoreline protection devices to establish geologic stability or protection from coastal hazards. A condition of the permit for all such new development on bluff property shall expressly require waiver of any such rights to a new bluff/shoreline protection device in the future and recording of said waiver on the title property as a deed restriction.*

Action 7.3.10 *Allow oceanfront and oceanfront bluff homes, commercial structures, or other principal structures, that are legally nonconforming as to the oceanfront and/or oceanfront bluff edge setback, to be maintained and repaired; however, improvements that increase the size or degree of nonconformity, including but not limited to development that is classified as a major remodel pursuant to the definition in the Land Use Element Glossary, shall constitute new development and cause the pre-existing nonconforming oceanfront or oceanfront bluff structure to be brought into conformity with the LCP.*

Policy 7.4 *Ensure that development, including subdivisions, new building sites and remodels with building additions, is evaluated to ascertain potential negative impacts on natural resources. Proposed development shall emphasize impact avoidance over impact mitigation. Any mitigation required due to an unavoidable negative impact should be located on-site, where feasible. Any off-site mitigation should be located within the City's boundaries close to the project, where feasible.*

Policy 7.7 *Protect marine resources by implementing methods to minimize runoff from buildings sites and streets to the City's storm drain system (e.g. on-site water retention).*

Policy 10.2 *Design and site new development to protect natural and environmentally sensitive resources such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize landform alterations. (Same as Policy 7.3)*

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Action 10.2.6 *Require all new development located on an oceanfront bluff top to be setback from the oceanfront bluff edge a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure (75 years). Such setbacks must take into consideration expected long- term bluff retreat over the next 75 years, as well as slope stability. The predicted bluff retreat shall be evaluated considering not only historical bluff retreat data, but also acceleration of bluff retreat made possible by continued and accelerated sea level rise, future increase in storm or El Nino events, and any known site-specific conditions. To assure stability, the development must maintain a minimum factor of safety against landsliding of 1.5 (static) or 1.2 (pseudostatic, $k=0.15$ or determined through analysis by the geotechnical engineer) for the economic life of the structure.*

Action 10.2.7 *Require all new development located on oceanfront bluffs to be sited in accordance with the stringline but not less than 25 feet from the bluff edge. This requirement shall apply to the principal structure and major accessory structures such as guesthouses and pools that require a structural foundation. The setback shall be increased where necessary to ensure geologic safety and stability of the development.*

Action 10.2.8 *On oceanfront bluffs, require new minor accessory structures such as decks, patios and walkways that do not require structural foundations to be sited in accordance with stringline but not less than 10 feet from the bluff edge. Require accessory structures to be removed or relocated landward when threatened by erosion, geologic instability or other coastal hazards.*

• Open Space/Conservation Element Policies –

Policy 1B *Require the use of drought-resistant plantings and natural vegetation to reduce irrigation practices.*

Policy 1D *Develop measures to control and limit irrigation of coastal bluff properties in a consistent manner and institute procedures to adopt these measures by ordinance.*

Policy 4F Water Conservation and Native Plants - *Ensure that development encourages water conservation, efficient irrigation practices and the use of native or drought tolerant non-invasive plants appropriate to the local habitat to minimize the need for fertilizer, pesticides herbicides and excessive irrigation. Prohibit the use of invasive plants and require native plants appropriate to the local habitat where the property is in or adjacent to Environmentally Sensitive Areas (ESAs).*

Policy 7K *Preserve as much as possible the natural character of the landscape (including coastal bluffs, hillsides and ridge lines) by requiring proposed development plans to preserve and*



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enhance scenic and conservation values to the maximum extent possible, to minimize impacts on soil mantle, vegetation cover, water resources, physiographic features, erosion problems, and require re-contouring and replanting where the natural landscape has been disturbed.

Policy 12A *Promote the conservation of land having archaeological and/or paleontological importance, for its value to scientific research and to better understand the cultural history of Laguna Beach and environs.*

Policy 12D *Preserve cultural/scientific sites, including geologically unique formations having archaeological significance.*

• **Laguna Beach Municipal Code**

Chapter 25.07 Coastal Development Permits

25.07.012 Procedures: *Each coastal development permit application shall be processed in accordance with the following requirements:*

(F) Review Criteria To ensure compliance with the certified local coastal program, the following criteria shall be incorporated into the review of all applications for coastal development permits:

(2) The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources;

(4) The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.

(G) Findings. A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all the following findings:

(1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;

(2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;

(3) The proposed development will not have any significant adverse impacts within the meaning of the California Environmental Quality Act,

Chapter 25.10 R-1 Residential Low Density Zone

25.10.008(O) Property Development Standards.

A Major Remodel is a structural renovation and/or addition which equals or exceeds fifty percent of the original gross floor area of the structure on the lot.

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Chapter 25.53 Access And Improvement Requirements**25.53.002 Applicability.**

The following access and improvement requirements shall apply in all zones unless specifically exempted by other approvals of subdivisions, land divisions, conditional use permits, variances, design review, precise street plan lines or unless specifically waived by the city council where their application would cause hazardous or other undesirable situations. When applied to currently developed property, if additions or alterations are classified as a "major remodel," these standards shall apply as if the construction were on vacant property. (Ord. 1543 § 4, 2011; Ord. 832 § 31, 1975; Ord. 812 § 1, 1974).

Appellant's Arguments

The specific reasons we believe the project at 8 Rockledge Road is NOT in conformity with the certified LCP are as follows:

1. The Local Government did not properly determine the bluff edge

There is nothing in the record to show where (or how) the bluff edge was determined other than a reference to it on the plot plan. It appears the bluff edge was 'assumed' to be located at the sea cliff edge. Therefore, the city failed to determine the proper setbacks for new development and failed to properly calculate landscaped open space requirements (LBMC 25.10.008(O)).

This project's parcel shares a property line with the parcel at 2647 Victoria, another project that we recently appealed (A-5-LGB-18-0012). Both could be evaluated together for a determination of bluff edge as the shoreline and sea cliff are contiguous on these two parcels. The projects are also similar in that both appear to contain development within the bluff setback that needs to be evaluated for removal, as well as how a recontouring/replanting of the bluff face might occur (as required by OS/C Element Policy 7K).

The Land Use Element (Glossary 101) - a component of the City of Laguna Beach certified LCP - contains the following definition of "Ocean Front Bluff Edge or Coastal Bluff Edge":

The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff, or sea cliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.



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Based on the definition, the bluff edge has not been located (seaward of which a downward gradient is maintained continuously to the base of the bluff). The area where the downward gradient exists continuously is the bluff face. The applicant and City argue that the bluff edge is the seacliff, but that definition is based on an interpretation of old City definitions and policies. The major update to the Land Use Plan, which made clear the definition of bluff edge, was certified on May 9, 2012.

We leave it to the CCC staff to determine the position of the bluff top edge. After determining the Bluff Edge the following must be applied:

- A. Calculate buildable area by complying with LUE Policy 10.4 which requires the city to "Implement and define 'lot area' as the total area of the lot minus the area/ property located westerly of the building setback lines described in Section 25.50.004(B)(1)(2)(3)(4) or the ("oceanfront bluff edge" as defined in LCP Glossary), whichever is more restrictive."
- B. Calculate open space, lot coverage, etc. based on A above and based on LBMC 25.10.008(O).
- C. The area to be restored seaward of allowable development. (LUE Policy 7.3.8, OS/C Element Policy 7K).
- D. Removal of non conforming development in compliance with LUE Actions 7.3.5, 7.3.8, 7.7.2 and 10.2.8

2. The City failed to take bluff retreat into account when determining bluff setbacks

LUE Action 10.2.6 requires setbacks to be determined based on the anticipated erosion over the life of the improvement. This was not considered by the Design Review Board or city staff. The project overview for the meeting stated *'Based on the bluff retreat and the estimates[sic] sea level rise over the next 75 years of between 1.25 feet and 4.5 feet may result in the total retreat of the sea cliff of 4.7 feet'*. There was no review however, of what the ramifications of bluff retreat would mean for the existing unpermitted development at the bluff edge.

3. The City failed to require the removal of non-conformities/un-permitted work and instead allowed them to continue and/or be expanded.

The house has undergone and remains a **'major remodel'** as per LBMC 25.10.008(O) and per the LUE Glossary definition. As such it triggers compliance with city municipal codes and general plan policies pertaining to non-conforming buildings as well as other requirements. It is understood that variances were granted in 1995 when the major remodel was approved, but

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none were granted for the 2018 for the expansion of the non-conforming garage.

It is also understood that this particular project has the added complexity of being an historic structure which has recently been placed on the city's Historic Register. We leave it to CCC staff to make the determinations of how that designation integrates with policies of the Coastal Act and the LCP and how to review non-conformities accordingly.

LUE Policy 7.3.10 requires, in relevant part, that 'new development' (such as a major remodel) *"shall cause the pre-existing nonconforming oceanfront or oceanfront bluff structures to be brought into conformity with the LCP."* It is our belief that the structures at the bluff edge -the oceanfront patio space specifically - need to be brought into conformity with the LCP since the patio was improved at some point after, and separate from, the 1995 home remodel. The city's approval did not consider this, therefore it is not consistent with the LCP.

LUE Action 7.3.8 provides that *'On oceanfront bluff sites, require applications where applicable, to identify and remove all unpermitted and/or obsolete structures. including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs.'*

There is no evidence that any of the hardscaping on the bluff edge was done with permits - none have been provided or indicated. There appears to be a retaining wall landward of the patio that did exist in 1972 but according to photos, anything seaward of that wall was developed at a later time. In this approval, the City did require removal of an un-permitted swimming pool that was placed adjacent to the patio, but did not discuss removal of the patio hardscaping other than to say - without support of substantial evidence and without further investigation - that the removal may be detrimental to bluff stability.

There was no discussion during the Design Review meeting about rebuilding the house in conformance with zoning regulations. Instead of requiring the remodel to correct these non-conformities - as required by 25.56.009 - the DRB granted new variances to allow an even greater degree of non-conformity (height of elevator). This action does not comply with the certified LCP and therefore substantial issue should be found.

4. The City failed to require a recordation of waiver for shoreline protection

LUE Action 7.3.9 requires that new development on oceanfront bluff sites cannot rely on existing or future protection from shoreline protection devices. It further requires that the permit for the development must be conditioned and shall expressly require waiver of any rights to a new protection device in the future and that the waiver must be recorded on the title of the property as a deed restriction.

Despite bringing this up in our 7/12/18 letter to the DRB, there was NO discussion of this requirement and no condition put into place. It is also unclear whether or not the new development at issue has relied on the existing retaining wall. Nor has it been determined if the pre-Coastal wall was intended to function as a protective device.

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5. The City failed to consider proper landscaping requirements for oceanfront bluff lots

LUE Action 7.3.6 requires new development on oceanfront lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession.

Open Space/Conservation Element Policy 7K directs development to "*Preserve as much as possible the natural character of the landscape*" and to "*require re-countouring and replanting where the natural landscape has been disturbed.*"

There are conflicting representations of whether or not there will be or will not be changes to the bluff top landscaping and whether it will or will not include irrigation. There was a short discussion in the meeting about the appropriateness of putting grass on the bluff top but nothing about how it relates to the requirements of OS/C Policies 1B and 1D. OS/C Policy 4F requires the use of native plants appropriate to the local habitat where the property is in or adjacent to Environmentally Sensitive Areas - as is the case here.

6. The City failed to adequately consider impacts to public access

The staff report (Project Overview - pg 2) made a finding that "*The project does not present either direct or cumulative impacts on physical public access since existing public vertical and lateral access exists nearby and there are no new adverse impacts on beach access since the new development is replacing a previously existing residence and will not result in any further seaward encroachment.*". This verbiage is obviously not relevant to the action at hand (it is simply a 'cut & paste' from the city's 'Suggested Findings for CDP Resolutions' worksheet) and it is not supported by substantial evidence relevant to the project. This finding is purportedly to fulfill the requirement of LBMC 25.07.012(G)(2) which reads "Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act." In making this finding there was no consideration of the impacts to parking of construction vehicles on Coast Highway in close proximity to Victoria Beach.

After public comment was closed at the July 12, 2018 meeting, Boardmember Meg Monahan brought up the subject of parking constrictions at the site. She asked if there could be a restriction of no construction parking which was agreed to by the applicant (although the permit was not conditioned accordingly). The architect stated that the workers could 'park on Coast or they come in and drop off tools and then park on Coast and walk back down'. There needs to be a management plan to assure the construction traffic does not compete with the beach-going public for parking spaces which are at a minimum in this area.

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Conclusions

General Plan Policies were never discussed as they pertain to ways to condition the approval of this project, such as - requiring a waiver of future shoreline protection devices (LUE 7.3.9); the placement of erosion control measures (LUE Policy 7.7); the use of native landscaping and re-contouring of the bluff face (LUE 7.3.6 and OS/C Element Policy 7K). Therefore the city's approval did not comply with these General Plan policies.

As discussed above, the City did not include a condition agreed to by the applicant (no construction parking on Rockledge loop) and did not consider the impacts of construction parking on Coast Highway to public access.

The evidence in the record shows a lack of *factual conformity with all the applicable provisions of the general plan, including the certified local coastal program...* (LPMC 25.07.12G(1)). Substantial Issue should be found and the project should be reviewed in accordance with the certified LCP in a de novo hearing.

In the event of a de novo hearing, we request that as a condition of any approval, the applicant would be required to return to the City for further Design Review approval of whatever changes are made to the project pursuant to a CCC issued CDP.

Thank you for your consideration of our concerns.

Exhibits

1. July 12, 2018 City Staff Project Overview
2. July 12, 2018 Design Review Board meeting minutes
3. July 9, 2018 and July 12, 2018 letters from Mark and Sharon Fudge to City
4. Materials related to 1995 issuance of VA6253, DR 95-144 and CD 95-66
5. Photos and Constraints Map

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

Mark Judge
Shawna Judge

Signature of Appellant(s) or Authorized Agent

Date: August 13, 2018

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We
hereby
authorize

to act as my/our representative and to bind me/us in all matters concerning this appeal.

EXHIBIT 1

Project Overview/Staff Report

BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
PROJECT OVERVIEW

CASE:

DESIGN REVIEW 18-1095
COASTAL DEVELOPMENT PERMIT 18-1096

DRB 7.12.18

APPLICANT:

Morris Skenderian
(949) 497-3374
morris@msaarchitects.com

LOCATION:

Miura Residence
8 Rockledge Road
APN 656-151-08

REQUESTED
ACTION:

The applicant requests design review and coastal development permit for modifications to a prior approval to a single-family residence in the R-1 (Residential Low Density Zone). Design Review is required for additions (no net increase)/alterations to a "K" rated historic structure, additions/alterations greater than 15 feet in height, elevated decks (165 square-feet), elevator and skylight height, skylights, spa, four air conditioning condenser units, historic preservation incentive (setback flexibility), hardscaping, landscaping, construction in an environmentally sensitive area due to the oceanfront location. The project includes demolition of the unpermitted swimming pool in the blufftop setback.

CEQA:

A *Mitigated Negative Declaration* was prepared for this project pursuant to the provisions of the California Environmental Quality Act. The public review comment period concerning this environmental document was available from June 4, 2018 to July 9, 2018.

EXISTING
APPROVALS:

DR 95-088, VA 6221, CDP 95-48: The Board of Adjustment/Design Review Board approved additions to a single-family home without bringing the non-conforming garage width into conformance, an elevated deck, and construction in an environmentally sensitive area. (June 22, 1995)

DR 95-144, VA 6253, CDP 95-66: The Board of Adjustment/Design Review Board approved the construction of a new garage that encroaches into the front yard and additions in the aggregate that exceed 50% and construction in an environmentally sensitive area. (September 21, 1995)

ZONING:

R-1 (Residential Low Density)
☒ Environmentally Sensitive Area
Coastal
☒ Site Constraints
VHFHSZ

ADDITIONAL
REFERENCES:

☒ Historic Preservation [25.45]
☒ New Landscape (See Resource Document: 3e Central Laguna – Rockledge/Lower Woods Cove)

REQUIRED
FINDINGS:

☒ DRB [25.05.040(H)] Refer to "Staff Comments" below for analysis of environmental context, historic preservation, landscaping, and view equity.
☒ CDP [25.07.012(F)&(G)]

**BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
PROJECT OVERVIEW**

Coastal Development Permit (CDP) Review Criteria: To ensure compliance with the certified local coastal program, the following criteria shall be incorporated into the review of all applications for coastal development permits:

- (1) The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in the adopted local coastal program land use plan;
- (2) The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources;
- (3) The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources;
- (4) The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources;
- (5) The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards;
- (6) The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas;
- (7) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource;
- (8) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
- (9) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.

Coastal Development Permit (CDP) Findings: A coastal development permit application may be approved or conditionally approved only after the approving authority has reviewed the development project and made all of the following findings:

- (1) The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans in that
1M. Hazards due to wave, wind, runoff and ocean erosion have been minimized because the project observes the 25-foot blufftop setback and further, the project must comply with all requirements of Title 22 relating to excavation and grading, and
1N. The project will not significantly contribute to erosion and bluff instability because there are no structural encroachments oceanward of the 25-foot setback and landscaping in the setback area will be limited to drought-tolerant vegetation with only temporary irrigation allowed.
- (2) Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act in that
2A. The project does not present either direct or cumulative impacts on physical public access since existing public vertical and lateral access exists nearby and there are no new adverse impacts on beach access since the new development is replacing a previously existing residence and will not result in any further seaward encroachment.
- (3) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act in that
3B. The proposed project, as conditioned to minimize impacts on the cultural resource, does not present any adverse impacts on the environment.

**STAFF
COMMENTS:**

The applicant requests design review and coastal development permit for additions and alterations to a "K" rated historic structure. Additions include enlarging the existing garage, an elevator and a new stairway to connect all levels with no net increase in habitable space. A new

**BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
PROJECT OVERVIEW**

elevated deck (165 square-feet) with a stairway is proposed in the same location as the existing elevated deck. Additional improvements include new skylights, a portable spa, four air conditioning condenser units, hardscape and landscape. Design Review approval is also required to exceed 30' for the elevator and skylight height and for the historic preservation incentive to allow additions and maintain setbacks up to the line of existing encroachments. The project includes demolition of the unpermitted swimming pool in the blufftop setback. The project summary tables are attached to this report.

The subject property is a 10,828 square-foot irregular shaped lot located on the oceanward side of Coast Highway at the end of Rockledge Road (a private street) where it joins with Rockledge Terrace (a private access easement). The site is developed with a 4,816 square-foot multi-story Spanish Colonial Revival style single-family home originally constructed in 1930 with subsequent aggregate additions over 50%.

While the existing structure has nonconforming setbacks, the proposed additions will be in compliance with the setback and height requirements of the R-1 Zone with allowed exceptions to the height of elevators and skylights and the historic preservation incentive for setback flexibility when approved by the Design Review Board pursuant to the procedures and findings of Chapter 25.05.

**ENVIRONMENTAL
CONTEXT:**

The proposed project does not require a large amount of grading and there does not appear to be any natural features remaining on the site except for the bluff top. A coastal hazards analysis report concludes that there are no recommendations necessary to mitigate potential coastal hazards because the existing and proposed improvements are located well above the beach and there are bedrock outcroppings in the surf zone near this site and adjacent properties that act like a breakwater to incoming waves. New shoreline protection will not be required to protect development over the next 75 years. Based on the bluff retreat and the estimates sea level rise over the next 75 years of between 1.25 feet and 4.5 feet may result in the total retreat of the sea cliff of 4.7 feet. Based on the Geotechnical Investigation and Coastal Hazards Study the proposed development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area.

**HISTORIC
PRESERVATION:**

The structure located at 8 Rockledge Road is listed on the City's Historic Resources Inventory, a city-wide survey completed in 1981-82, as an "E"- (Exceptional) rated structure and therefore is considered to be a historic resource pursuant to CEQA. On April 16, 2018, the Heritage Committee approved the structure for listing on the local Historic Register as a "K"- (Key) rated structure in order to be eligible for preservation incentives. It is significant for its historical association with master architect Garrett B. Van Pelt Jr. and as a local example of Spanish Colonial Revival constructed in the 1930s. The property has undergone multiple additions and alterations to the site but retains some character defining features and continues to represent the character and heritage of the city. Alterations to a historic resource are subject to environmental review to determine if the project will create a potential substantial adverse change to the historical resource. The City's Historic Resource Element defines "K"-rated properties as those that strongly maintain their original integrity and demonstrate a particular architectural style or time period. Given this definition, when reviewing modifications to a "K"-rated structure for environmental impacts, it is important to evaluate whether the proposed project materially affects the properties physical features that enable it to convey its historic identity.

A historic impacts assessment, prepared by Ostashay & Associates on April 9, 2018 was prepared for the initial project and concluded that the project would not meet the Secretary of the Interior's Standards for Rehabilitation and would cause a substantial adverse change to the

**BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
PROJECT OVERVIEW**

historic integrity and significance of the property. The impacts assessment identified the south, ocean facing façade as the primary façade that retains the most integrity. As identified in the historic assessment, the initial development proposal included removal of distinctive materials and alteration of features that characterize the original home, such as fenestration patterns, demolition of historic elements and new period architectural elements that did not exist historically.

On April 16, the Heritage Committee reviewed the proposed project and recommended additional modifications to the plans. The impacts assessment provided recommendations to bring the project into compliance with the Secretary of Interior's Standards for Rehabilitation. In an effort to reduce, minimize and avoid impacts to the existing structure to the greatest extent feasible, the project applicant undertook several measures to redesign the project as recommended by the Heritage Committee. The following are the Impacts Assessment recommendations with the Heritage Committee and applicant's response.

1. *Retain and repair in-kind the historic design, materials, and features of the existing, original main section of the residence, including exterior brick cladding; windows; spiral columns; and fenestration type, placement, and pattern along the south (ocean facing) elevation.* The majority of the historic materials are being maintained and repaired and non-historic/original elements are being replaced or modified. The Heritage Committee recommended that the new windows be single pane with thin mullions and differentiated from the existing windows.
2. *Reduce the number of wall modifications and new openings along the ocean fronting primary (south) elevation to retain historical integrity and original design intent of the property.* The Heritage Committee determined that the impact of the proposed small windows on the upper level on the south elevation would have little impact as they are smaller and differentiated from the historic window sizes. In addition, the applicant has modified the drawings to limit the proposed door openings on the lower level to the width of the existing windows they will be replacing. This will limit the impact of the new openings which the applicant has done.
3. *Differentiate the new work from the old as not to mimic historic features or create a false sense of history.* The Heritage Committee determined that the spiral columns were potentially not historic elements and recommended the new columns be solid or simplified from the existing. The applicant has modified the plan to remove the spiral columns and proposes replacing them with the same design as the new columns which are simpler. Staff is recommending that the existing spiral columns be maintained and restored.

Mitigation measures were developed to reduce the proposed modifications to less-than-significant impact.

The Heritage Committee also recommended that the deck railings be changed to eliminate the glass panels and use a traditional wrought iron design to be consistent with the Spanish Colonial Revival style. The applicant is requesting to keep the glass incorporated into the design.

LANDSCAPING:

The landscape plan comments (attached) were addressed by the applicant including identification of a height limitation on the Ficus nitida, location of bluff top, and clarification on the drip system with an automatic smart controller. Drought tolerant plants with no irrigation are proposed within the bluff top setback.

The neighbors at 2633 and 2645 Victoria Drive have expressed concerns regarding the proposed landscape plan specifically the potential impact on views. Both properties have Hedge Height claims. Hedge Height Claim 08-02 (views from 2645 Victoria Drive) limited any vegetation forming a hedge to 6 feet within 4 feet from the property line, but did not include the Eucalyptus tree. Hedge Height Claim 16-0869 (views from 2633 Victoria Drive) limited any vegetation

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forming a hedge to 11 feet as measured from the paved patio surface in the rear yard of 2633 Victoria Drive, within the 6 foot side yard setback. According to the landscape plan, the proposed plants that border 2633 Victoria Drive will be limited to 6 feet and 8 feet and 2645 Victoria Drive at 10 feet. Staff forwarded their concerns to the applicant and in a subsequent letter from 2645 Victoria, the applicant has agreed to lower the Ficus nitida to 6 feet. Staff recommends the Board review the potential of future impacts of the vegetation as described above.

VIEW EQUITY:

In addition to the potential landscape impacts to view equity as discussed above, the neighbors at 2623 and 2633 Victoria Drive and 121 Rockledge Terrace have concerns regarding view impacts related to the proposed additions, deck additions, and outdoor fireplace. Staff recommends that the Board visit the adjacent properties to determine where, if any, reductions may be necessary in order to preserve view equity. Once this determination has been made, this criterion could be met.

CEQA

DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) guidelines, a Mitigated Negative Declaration was prepared for this project and circulated June 4 through July 9 to mitigate the impacts related to cultural resources as discussed in the Historic Preservation section above. As of the completion of this report one email has been received suggesting mitigation measures, which staff has incorporated, for archaeology based on the fact that the Laguna Beach coastal area was heavily occupied by the ancestors of the Juaneno/Acjachemen prior to European contact. The site is not located within a known archaeological site and the proposed grading and modifications to the site are minimal, therefore staff is recommending the revised mitigation measures underlined below be included as a condition of approval that will be more effective in the protection of Tribal Resources that may be inadvertently discovered on the site:

Cultural Resources (5a):

1. Prior to the issuance of a building permit, a preconstruction meeting shall occur and include the property owner, contractor, construction manager, inspector assigned to inspect the structure, a city staff member and the project architect. This meeting will be used to convey the obligations and responsibilities of the property owner and his or her contractors and architects in protecting and avoiding destruction of the identified historic fabric that is to be retained to ensure continuing conformance with Secretary's Standards and recognition of archaeological and paleontological deposits and following required steps to avoid material impairment of cultural resources. Training/orientation by an archaeologist on how to recognize buried archaeological deposits will be required for construction team.

Archaeology (5b):

1.If buried archaeological deposits are found during construction and earth disturbing activities, all work must stop and a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources shall be contacted immediately to assess on-site potential resource impacts. Construction activities shall not resume until the City is notified and a licensed archeologist and a culturally affiliated Native American has determined that no impacts to cultural resources will result from continuing construction activities and/or proper disposition of recovered cultural items is determined.

2. If buried human remains are inadvertently discovered during construction and earth disturbing activities, all work must stop and the Coroner will be notified to determine whether the remains are Native American. If it is determine to be Native

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American, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should be contacted immediately to assess on-site potential resource impacts. Health and Safety Code Section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit 14, section 15064.5, shall be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

The updated mitigation plan and monitoring program that includes these mitigation measures is attached.

**COMMUNITY
INTEREST:**

Staff received letters and emails from neighbors at 2645 Victoria Drive, 2633 Victoria Drive, 2623 Victoria Drive, and 121 Rockledge Terrace related to the requested actions as of the completion date of this report on July 2, 2018. An additional email was received from the California Cultural Resource Preservation Alliance, Inc. regarding the Mitigated Negative Declaration. All letters/emails are attached and have been discussed above.

CONCLUSION:

Staff believes the project complies with the design review criteria and recommends approval of the project subject to the conditions of approval listed below and any additional conditions as determined by the Board. If the Board approves the request, the action should include:

1. Approve DR 18-1095 and CDP 18-1096 subject to the conditions of approval including:
 - a) Restore the existing spiral columns on the ocean facing façade,
 - b) Adhere to the updated mitigation plan and monitoring program incorporating archaeology mitigation, and
 - c) Record the written agreement between the city and property owner listing the building on the City's Historic Register;
2. Make the findings identified for the CDP listed above; AND
3. Adopt the Mitigated Negative Declaration pursuant to the State CEQA Guidelines with the determination that the project has no significant effect on the environment.

ATTACHMENTS:

- ☒ Project Summary Table
- ☒ Comment Letters Received through 7/2/2018
- ☒ Updated Mitigation Plan and Monitoring Program
- ☒ Initial Study and Mitigated Negative Declaration
- ☒ Heritage Committee Meeting Minutes (4/16/2018)
- ☒ Historic Resource Inventory Sheet
- ☒ Ostashay & Associates SOI Standards Review (4/9/2018)
- ☒ Landscape Plan Review Notes (2/8/2018)
- ☒ GeoSoils, Inc. Coastal Hazard Analysis (11/28/2017)
- ☒ Geofirm Preliminary Geotechnical Investigation and Response to Comments (4/2/2018, 5/8/2018)
- ☒ Geofirm Bluff Slope Stability (5/8/2018)
- ☒ Pre-Application Site Meeting Evaluation
- ☒ Prior DRB Minutes (6/22/1995, 9/21/1995)
- ☒ Site Photos
- ☒ Aerial

PROJECT SUMMARY TABLES

| PROJECT DATA | | | | | SITE WORK | | | | |
|--------------------------------|------------|------------------------|----------------|--------------|----------------------------|--------------------------|-------------------------|------------|---------|
| DESCRIPTION | EXISTING | ADDITION / (REDUCTION) | PROPOSED TOTAL | REMODEL | GRADING (CUBIC YARDS) | OUTSIDE BLD'G. FOOTPRINT | INSIDE BLD'G. FOOTPRINT | POOL / SPA | TOTAL |
| LIVING AREA: LEVEL 1 | 288.2 SF | 155.6 / (0.0) | 443.8 SF | 63.8 SF | CUT | 0 CY | 0 CY | -3.8 CY | -3.8 CY |
| LEVEL 2 | 2,154.9 SF | 0.0 / (152.8) | 2002.1 SF | 1,277.5 SF | FILL | 0 CY | 0 CY | 7.2 CY | 7.2 CY |
| LEVEL 3 | 2,265.4 SF | 131.8 / (26.5) | 2,369.6 SF | 782.5 SF | NET EXPORT | 0 CY | 0 CY | 0 CY | 0 CY |
| STORAGE: LEVEL 1 | 0.0 SF | 0.0 / (0.0) | 0.0 SF | 0.0 SF | IMPERVIOUS SURFACES | | | | |
| LEVEL 2 | 0.0 SF | 0.0 / (0.0) | 0.0 SF | 0.0 SF | LOT AREA | | | | |
| LEVEL 3 | 109.2 SF | 0.0 / (109.2) | 0.0 SF | 0.0 SF | % OF GROSS LOT AREA | | | | |
| TOTAL HABITABLE | 4,816.6 SF | 287.4 / (287.4) | 4,816.6 SF | 2,095.8 SF | EXISTING | PROPOSED | EXISTING | PROPOSED | |
| GARAGE 1: LEVEL 1 | 211.0 SF | 3.3 / (0) | 214.3 SF | 0.0 SF | STRUCTURE | 2,697.5 SF | 2,723 SF | 25 % | 25 % |
| GARAGE 2: LEVEL 1 | 299.6 SF | 74.7 / (0) | 374.3 SF | 0.0 SF | HARDSCAPE (INCL. DRIVEWAY) | 2,870.3 SF | 3,244 SF | 26.5 % | 30 % |
| ELEVATED DECK: LEVEL 1 | 79.2 SF | 0 / (66.0) | 23.2 SF | 23.2 SF | TOTAL | 5,567.8 SF | 5,977 SF | 51.5 % | 55 % |
| LEVEL 2 | 175.4 SF | 164.2 / (5.8) | 333.8 SF | 169.0 SF | POOL / SPA DETAILS | | | | |
| TOTAL DECK | 254.6 SF | 164.2 / (61.8) | 357.0 SF | 192.2 SF | DIMENSIONS (L X W X D) | | | | |
| MECHANICAL: LEVEL 1 | 25.0 SF | 0 / (25.0) | 0.0 SF | 0.0 SF | VOLUME / GALLONS | | | | |
| LEVEL 2 | 16.1 SF | 85.8 / (16.1) | 85.8 SF | 0.0 SF | POOL (TO BE REMOVED) | | | | |
| LEVEL 3 | 41.2 SF | 189.9 / (41.2) | 189.9 SF | 0.0 SF | SPA (NEW) | | | | |
| TOTAL MECHANICAL | 82.3 SF | 275.7 / (82.3) | 275.7 SF | 0.0 SF | TOTAL | | | | |
| STORAGE: OUTDOOR UNCONDITIONED | | | | | EXTERIOR BUILDING LIGHTING | | | | |
| LEVEL 1 | 41.0 SF | 0.0 / (0.0) | 41.0 SF | 0.0 SF | EXISTING EGRESS DOORS | | | | |
| LEVEL 3 | 167.0 SF | 0.0 / (0.0) | 167.0 SF | 0.0 SF | 12 | | | | |
| TOTAL OUTDOOR STORAGE | 208.0 SF | 0.0 / (0.0) | 208.0 SF | 0.0 SF | PROPOSED EGRESS DOORS | | | | |
| DEMOLITION | EXISTING | REMOVED | REMAINING | REMO TOTAL % | 14 | | | | |
| ROOF AREA | 2,614 SF | 197.9 SF | 2,416 SF | 7.5 % | EXISTING FIXTURE COUNT | | | | |
| FLOOR AREA: LEVEL 1 | 950.75 SF | 0 SF | 950.75 SF | 0 % | 14 | | | | |
| LEVEL 2 | 2,153 SF | 125.2 SF | 2,027.8 SF | 6 % | FIXTURE TYPE | | | | |
| LEVEL 3 | 2,509.2 SF | 88.7 SF | 2,422.5 SF | 3 % | WATTAGE | | | | |
| TOTAL FLOOR + ROOF | 8,228.9 SF | 409.8 SF | 2,422.5 SF | 5 % | LUMENS | | | | |
| TOTAL EXTERIOR WALL | 4,324 SF | 581.65 SF | 3742.35 SF | 13 % | QUANTITY | | | | |
| | | | | | COMMENTS | | | | |
| | | | | | WALL MOUNT 3 MAX. | | | | |
| | | | | | RECESSED 3 MAX. | | | | |
| | | | | | TOTAL LIGHT FIXTURES | | | | |
| | | | | | 19 | | | | |
| | | | | | LANDSCAPE LIGHTING | | | | |
| | | | | | EXISTING FIXTURE COUNT | | | | |
| | | | | | 14 | | | | |
| | | | | | PROPOSED FIXTURE COUNT | | | | |
| | | | | | 21 | | | | |
| | | | | | FIXTURE TYPE | | | | |
| | | | | | WATTAGE | | | | |
| | | | | | LUMENS | | | | |
| | | | | | QUANTITY | | | | |
| | | | | | COMMENTS | | | | |
| | | | | | PATH LIGHT 2.5 WATTS | | | | |
| | | | | | 88 | | | | |
| | | | | | WALL LIGHT 3.0 WATTS | | | | |
| | | | | | 95 | | | | |
| | | | | | UPLIGHT 2.5 WATTS | | | | |
| | | | | | 109 | | | | |
| | | | | | TOTAL LIGHT FIXTURES | | | | |
| | | | | | 21 | | | | |

ZONING STANDARDS

| USE | VLD | ZONE | R-1 | LOT SLOPE (%) | 20.7 |
|-----------------------------------|----------------------|---|---------------------|---------------------|------|
| DESCRIPTION | REQUIRED | EXISTING | PROPOSED | CONFORMS (YES / NO) | |
| LOT AREA (MIN.) | 6,000 SF | (GROSS) 16,828 SF GROSS (NET) 8,177 SF FROM BLUFF TOP | NO CHANGE | YES | |
| LOT WIDTH (AVG.) | 70' | 62.01' | NO CHANGE | YES | |
| LOT DEPTH (AVG.) | 80' | 145.51' | NO CHANGE | YES | |
| MAX. BUILDING HEIGHT | 30' / 36' ELEVATOR | 29'-8" | 36' (ELEVATOR) | YES | |
| MAX. HEIGHT FROM CL | 15' | | NO CHANGE | YES | |
| SETBACKS: | | | | | |
| FRONT YARD | 20' | 11'-10" / 8'-0" | NO CHANGE | NO (HISTORIC) | |
| REAR YARD | 20' / 25' BLUFF | 44'-0" | NO CHANGE | YES | |
| SIDE YARD (MIN) | 6.2' EACH SIDE | 3'-6" MIN. 12'-5" COMBINED | NO CHANGE | NO (HISTORIC) | |
| LOT COVERAGE (BSC) | 35% | 32.4% | 32.4% | YES | |
| (% OF NET LOT AREA) | (3,102 SF) | (2,973.3 SF) | (2,973.3 SF) | | |
| LANDSCAPE OPEN SPACE (MINIMUM) | 26.13% (2,397 SF) | 33.75% (2,991.7 SF) | 27.8% (2,464 SF) | YES | |
| IRRIGATED AREA | | | | | |
| PARKING | 3 | 2 | 2 | NO | |

EXHIBIT 2

Minutes from July 12, 2018
Design Review Board Meeting

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING
July 12, 2018

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6:00 p.m. in the City Council Chambers on July 12, 2018.

Present: Meg Monahan, Loraine Mullen-Kress, Debbie Neev, Monica Simpson

Absent: Caren Liuzzi

Staff Present: Nancy Csira, Monique Alaniz-Flejter, Melinda Dacey, Jennifer Gates, Evan Jedynak, Jim Pechous, Margaret Brown

PUBLIC COMMUNICATIONS:

At this time, members of the Public may address the Design Review Board regarding any items not on the agenda but within the subject matter jurisdiction of the Design Review Board. No action may be taken on off-agenda items unless authorized by law. Comments shall be limited to two (2) minutes each and fifteen (15) minutes for all comments, unless extended for good cause by the Design Review Board.

None

CONSENT

1. 306 LOMA TERRACE (LUI), APN 641-281-12 APPROVED

DESIGN REVIEW 13-1339 AND CATEGORICAL EXEMPTION [Section 15303 Class 3(a)]

City staff: Nancy Csira, Zoning Administrator (949) 497-0332 ncsira@lagunabeachcity.net

Project Applicant: David Liu, Property Owner (626) 277-8895

The applicant requests design review approval for a two-year extension of time. In July 2016, design review was granted for a new single-family dwelling in the Residential Hillside Protection Zone.

Ms. Monahan made a motion, seconded by Ms. Neev, to approve a two-year extension of time for Design Review 13-1339 at 306 Loma Terrace. Motion carried unanimously 4-0.

Motion MM Second DN Grant Y Deny___ Cont. ___ Unan. 4-0_

Neev Y Simpson Y Liuzzi Absent Monahan Y Mullen-Kress Y

2. 308 LOMA TERRACE (LUI), APN 644-034-06 APPROVED

DESIGN REVIEW 18-0772, VARIANCE 18-0773, AND CATEGORICAL EXEMPTION [Section 15301, Class 1(e)(1)]

City staff: Nancy Csira, Zoning Administrator (949) 497-0332 ncsira@lagunabeachcity.net

Project Applicant: David Liu, Property Owner (626) 277-8895

The applicant requests design review approval for a two-year extension of time. In July 2016, design review was granted for a new single-family dwelling in the Residential Hillside Protection Zone.

much room on the sides; if it's okay with the Board and the owner (Melanie Vance) they could work more in the rear. Ms. Neev said because it's a flat lot it can be dg instead of concrete. Ms. Mullen-Kress asked to remove as much as possible. She understands if they want a concrete walkway but outside the walkway it could be dg. The driveway could be pervious pavers set in sand. Mr. Garrett likes taking out concrete in back and putting in landscaping or dg, having some sidewalk - but he has a little concern about the driveway in front and pavers. Property owner Ms. Vance said the driveway itself would be concrete and to the entire left side there's not much concrete except where a little pad for a dining table - that entire thing would be dg and pavers. On the right hand side she agrees about pavers but the air conditioning unit is there. Mr. Garrett asked if they could work with the City; condition it and they can work with it to meet the guidelines.

Board Comments: Ms. Monahan would like to see a more detailed landscape plan with some landscape material in the rear yard and along the fence line.

Ms. Mullen-Kress said if concrete is being removed, the Board has to approve the landscape plan. They can use this opportunity to increase landscape and pervious area around the house. There are a number of things the applicant is not sure of. Mr. Garrett said it would help to have guidelines on percentages and where to put the pervious material. Ms. Mullen-Kress would like the 81% reduced to 61 or 65% impervious. Ms. Monahan would like more plant materials to soften.

Ms. Neev is more comfortable with a continuance to see a full-blown landscape plan. The proposed air conditioning has 73 dB and she'd like to see that go down considerably and to have sound attenuation in addition. She would like to see them start with a quieter unit. Ms. Mullen-Kress asked why two air conditioners are needed for a 2,300 square-foot home. Mr. Garrett said one HVAC contractor said because of the layout they will need two units to cool efficiently. That's just what he was told, he doesn't have a HVAC contractor yet. Ms. Mullen-Kress wants to see a complete landscape plan and they should research to get the lowest dB possible. Ms. Monahan asked that the landscape plan be drawn on a bigger scale than 1/8 inch. The Olive tree should be on it; some greenery along the back line and they need to show maximum heights. Mr. Garrett clarified the Board wants a revised landscape plan showing the back; wants impervious to come down 20% if possible and show on the plan exactly where that will occur and to find the lowest dB unit they possibly can. Ms. Monahan said this is basically a new house and the options for how it's ducted is open; they have the opportunity to get a very quiet system. Ms. Mullen-Kress will request noise attenuation. Ms. Simpson will email her landscape suggestions.

Ms. Monahan made a motion, seconded by Ms. Simpson, to continue Design Review 18-1318 at 255 Diamond Street to August 23, 2018. Motion carried unanimously 4-0.

Motion MM Second MS Grant___ Deny___ Cont. 8/23 Unan. 4-0

Neev Y Simpson Y Liuzzi Absent Monahan Y Mullen-Kress Y

14. **8 ROCKLEDGE ROAD (MIURA), APN 656-151-08 APPROVED WITH CONDITIONS**
DESIGN REVIEW 18-1095, COASTAL DEVELOPMENT PERMIT 18-1096 AND MITIGATED NEGATIVE DECLARATION
City Staff: Jennifer Gates, Senior Planner (949) 497-0782 jgates@lagunabeachcity.net

The applicant requests design review and coastal development permit for modifications to a prior approval to a single-family residence in the R-1 (Residential Low Density Zone). Design Review is required for additions (no net increase)/alterations to a "K" rated historic structure, additions/alterations greater than 15 feet in height, elevated decks (165 square-feet), elevator and skylight height, skylights, spa, four air conditioning condenser units, historic preservation incentive (setback flexibility), hardscaping, landscaping, construction in an environmentally sensitive area due to the oceanfront location. The project includes demolition of the unpermitted swimming pool in the blufftop setback.

Disclosures: Ms. Monahan and Ms. Simpson each met with the architectural team, the property owner, Fred Turner, Paul Jillson, Dave DiCesaris, Ginny Wick-Verhamme and her mother. Ms. Neev met with the applicant team, Dave DiCesaris, Ginny Wick-Verhamme, Barbara Wick and Fred Turner. Ms. Mullen-Kress met with the applicant team, Barbara Wick, Ginny Wick-Verhamme, Dave DiCesaris at 2633 Victoria and exchanged emails with Fred Turner.

Project Representative: Architect Morris Skenderian said this is an existing K-rated historic property; they went through Heritage Committee and since there had been so many modifications that it was down rated from E rating. It has two single-car garages. The changes include a remodel to the existing residence with no net increase in floor area. There is no requirement to add a third car garage but they will do so for the owner. No variances are requested and the existing non-permitted prefabricated pool and unpermitted pool equipment will be removed. They are widening the right-hand garage 2 ½ feet to accommodate a slide to allow a third car and it will be lengthened to relocate the elevator. They are widening the left-hand garage which is too narrow to be functional by relocating the fountain and removing garage parapets as viewed from the street and restoring back to the sloping tile roofs in original photos. They are reconstructing the entry steps, patio and landscape planters to reflect the historic home. Addition of an upper level behind the right hand garage allows consolidation of two existing interior disconnected stairs. They are removing, reconstructing and enlarging the ocean-side deck 165 square feet and adding a stairway off the deck to the rear yard. Two windows are being added to the upper level and two doors are being added to the lower side of the ocean-facing elevation where there are two existing windows. Four air conditioning units and condensers are being added. Historic issues - existing and new doors and windows will match. There is a reference from Heritage regarding new windows being differentiated from the existing - speaking of the kitchen window. The existing has a decorative detail that Heritage doesn't want on the new windows. The railing proposed is a compromise to Heritage; a combination of glass and ornamental supports that you will be able to see through. They would like the columns on the lower floor to all match and to match the two upstairs in the living room that support the arches.

Public Testimony: Fred Turner, 2629 Victoria Drive, is fine with redoing the house but part of the stairway blocks his whitewater view. There is no blocking of any views from his project and he had to dig down to do what he wanted; he's sure that option is also available to them. They want to plant Ficus trees which damage plumbing and foundations and grow out of control. One tree is already unnecessarily blocking his whitewater view and hasn't been trimmed to accommodate neighbors. He is in favor of redoing the house but doesn't want his view impacted or any Ficus in the landscaping and no landscaping that grows out of control and blocks views. He understood the applicants refuse to cut or trim trees unless their project gets approval. (The applicants denied this.)

Ginny Wick-Verhamme, 121 Rockledge Terrace, has been working with the applicants and wants to ensure the new flags are on the new plans and the old flags are discarded. That will slant the roof down and they discussed capping some Bougainvillea so it doesn't grow above the green plans and capping the other Bougainvillea so it doesn't grow above the roofline. She understands the Metrosideros will be trimmed. She wants confirmation on the record so she doesn't lose views.

Barbara Wick, 121 Rockledge Terrace, said having part of her view removed breaks her heart – they have promised not to go up with all the flags they had at one time. Some were removed and they will slant the roof. She wants confirmation that will take place and they will slant the roof.

Dave DiCesaris, 2633 Victoria Drive, said Mr. Skenderian did a great job getting people together. On landscaping – he wants to ensure that what's in the setback is defined and what's outside the setback is defined. The Metrosideros – that solves the problem; get it back to where the picture is and make it part of the plan. He has an 1,150 square-foot cottage and supports most of the remodel, but has two areas of concern – the elevator and the additional stairway. As you go to his lower deck there is a Podocarpus there with a hedge claim over it; the City said let it be because he could see over it. He saw pink flags over the top of it. The pink flags seem counterintuitive to him that to say on the left hand he can see over it with a hedge claim and on the right side to say they will put an elevator shaft and a stairwell there. From the deck there is accumulative effect – to the left is a six-story remodel done in the 90's and to the right is Mr. Turner which has a window increased in size and affecting his privacy. The remodel with the elevator and stairwell adds 20% more massing and takes away the spacial relationship they have between the house in front and the ocean and Catalina. He supports a lot of the project but can't support the massing directly in front.

Mark Fudge, 31172 Ceanothus Drive, sent emails and information but wants to add when the design team talked about adding glass railings; they may want to consider there are historic building codes available and may be able to consider something that violates modern code for historic. He voiced a lot of concerns on a similar project and thinks they need to be taken seriously. He is going through a lot of needless effort at Coastal at the appeals process. He doesn't mean to control the project he just needs it to meet the requirements. It makes more sense ohave it happen at the City level rather than a lengthy procedure at Coastal.

Rebuttal: Mr. Skenderian addressed the flag concerns; the green flags in the rear yard show a diminished fireplace that was proposed – instead of eight feet wide, it's six feet wide – eight feet tall but the stack is only two by two. What's staked in green is what they propose to change. They also moved it approximately two feet further from the house in deference to the DiCesaris's view. Regarding the garage roof in front of Ms. Wick's and Ms. Wick-Verhamme's house, that roof and part of the garage is widening by two and a half feet, as a compromise they propose lowering by sixteen inches and sloping so it becomes a tiled roof. He has a modified staking plan for that at this hearing. Two existing Bougainvilleas will be removed and replaced with new Bougainvilleas at the same location but they will be capped at the height of the lower edge of the sloping tile roof.

Board Questions: Ms. Monahan asked about Mr. Fudge's suggestion of possibly having building code waived on the railing spacing. Mr. Pechous said the Historic Building Code gives the Building Official the ability to bend some of the rules in the California Building Code but when it's

a brand-new replacement it can't be historic. The railing they want to put in isn't there so he can't bend the rules with the opening and the pickets. Ms. Monahan confirmed the Palms near that fountain in the courtyard - that are not on the landscape plan and are being removed. She noted they propose retaining or repairing many of the existing lighting fixtures; and asked if that allows for them to be shielded per code. Mr. Skenderian said some have caps on them and others are more decorative. They are sort of carriage lights which they want to retain. He's not aware they've been a problem for anyone. There is one on each side of the right-hand garage. He would like to keep the one on the right and put another one on left to be more symmetrical; they're small and don't give off much light. There are no can lights outside, no under-eave lights or garage door lights - it's pretty muted. Ms. Monahan said as parking is so constricted, is he comfortable with a condition of no construction parking on that little loop of Rockledge. Mr. Skenderian agreed. They can park on Coast or they come in and drop off tools and then park on Coast and walk back down.

Ms. Mullen-Kress asked how the pool demolition will be done. In regard to Mr. Fudge's letter, she asked if pool removal plans are submitted for public comment prior to Design Review approval. Planner Jennifer Gates said demo plans don't typically show the detail she speaks of but have construction and erosion best management practices would have to be adhered to. Ms. Csira heard mentioned that it's a prefab pool. Mr. Skenderian said it's put together in pieces evidently - it's hollow underneath - not gunited, it's surface-mounted. That retaining wall stays but the pool comes out. Ms. Mullen-Kress verified the entire pool can be removed in pieces without touching the dirt below it. She asked if grass is a good idea. Landscape architect Larry Steinle said it's currently a St. Augustine lawn - they propose Marathon which uses half the water that St. Augustine does. There are lawn substitutes but they don't usually hold up as well and are not as friendly to walk on. They are reducing that lawn and changing to a lawn that's more drought tolerant.

Ms. Monahan said they talked on-site about the existing Metrosideros and asked if they are coming up with a long term crown reduction and lacing working with an arborist. Mr. Steinle said its current condition is because pruning removed all the internal branches which made the tree grow out further and further and has created a weak tree. They need to reduce weight and encourage new growth where branches have been stripped. They will reduce the crown two to three feet but that will be an ongoing process, not done in the first year. Some limbs will be removed as they are too heavy and too low. He discussed this in detail with an arborist. Ms. Simpson verified Mr. Steinle thinks it's closer to a three-year process. Ms. Monahan was hoping the Board would have an arborist's documented plan saying what the plan is and what the final width and height would be to give the Board something to work with. She sees why it would take several years but it does seem the neighbor's view could be significantly improved while saving a mature tree. Mr. Steinle said a surveyor documented the existing height and width of the tree and that's the basis of the plan for the reduction. Property owner Nolan Miura showed a photo from Coastal showing the tree is smaller now than it was in 2006; it has been trimmed a number of times. Ms. Mullen-Kress said neighbors want to the tree to be laced so it can be seen through; there are a lot of dead branches there now. Ms. Miura said there is a privacy issue with the Avallones. They took down a Eucalyptus without being asked. Mr. Skenderian said this is not a major remodel. There is no net increase in floor area; none of the issues with regard to a major remodel apply here. Ms. Monahan also noted the blufftop was located by Toal Engineering and preliminarily reviewed by the Coastal Geologist. She asked about Mr. Fudge's comment there's new landscape going into the blufftop.

Mr. Steinle said in selecting plant material in the blufftop setback he used Coastal's plant palette for low water use plants and native types. Everything within the 25-foot setback is very low water use and native. Ms. Mullen-Kress verified that except for the pool they will not change or touch the hardscape at the blufftop edge. Mr. Skenderian said they can't change the railings; they can repair them but not modify in any way although they are substandard.

Ms. Monahan asked if they were willing to substitute Privet or Pittosporum for the Ficus. Mr. Steinle said they decided not to use Ficus or Ligustrum; to work with the Pittosporum that's there and well established. It would take four years for Ligustrum to attain that height. It will be maintained at eight feet. Ms. Simpson verified the Crepe Myrtles in the courtyard can be maintained no higher than the lower edge of the sloping tile roof. Ms. Skenderian said regarding Ficus versus Privet versus what's there, Mr. Avallone is supportive of that either way. The existing vegetation can remain as long as it's capped at eight feet height. Mr. Steinle said the only exception is a Podocarpus just inside this property which will be removed out of the existing Pittosporum hedge along the south property line.

Ms. Neev said they talked on site about neighbors' concern regarding the wall and it was suggested it could be softened with a trellis or some greenery. Mr. Steinle said they propose a terraced planter. The courtyard level has two sets of French doors and they propose a metal cantilevered rail coming off the house to support a climbing rose. Ms. Simpson said that sloping portion of the roof will help reduce the look of the mass of the wall on that side - it won't be a flat wall and will feel less massive. Mr. Skenderian added there is fenestration on that side, some brick gets removed and replaced with windows and French doors and that will reduce mass. Widening the garage by two feet reduces that plane and it will appear less massive.

Board Comments: Ms. Monahan said this is a very comprehensive project with a lot of moving parts. She visited neighbors on Victoria Drive and the neighbor behind - she thinks the proposal to reduce garage height with a sloping roof will benefit all the neighbors giving the DiCesarises less of an enclosed feeling. She is generally supportive of eliminating the Ficus hedge and working with existing Podocarpus with an eight-foot height. She likes some of the Heritage input; the spiral columns were never original and it seems odd to put them back in. The solution of replicating the columns inside that living area as part of the balcony railing makes sense. If they ended up putting the railings in at four inches on center it would actually look worse than the glass rail with the columns in the middle. That's a nice idea but she doesn't think it will work; it will look like a solid wall. She is comfortable with that and is generally comfortable with the landscape plan as is. It sounds as if they are doing as little as possible in the blufftop area - removing the on-grade pool and not digging into the blufftop. She would like to have an arborist's report and the two or three-year plan and the final width and height of that tree. That seems to be the biggest issue for neighbors. She can understand that as it has not been well maintained. She would love to see it grow back into a well-maintained tree with a crown reduced by about 10%. Until she has documentation of that plan and until she is comfortable the Board has a solution for that she is not prepared to support the project. The rest of it looks okay with those changes.

Ms. Simpson concurs with Ms. Monahan and thinks documentation on the tree will go a long way to assure neighbors of what they will get - if the house changes owners they have something that goes with the property. View equity has been achieved; they are within rights to have a three-car

garage. What is there is substandard. Overall those modifications are minimal – way under height limit and blocking very small amount of blue water view. Removing the Eucalyptus is a good trade off – that did open up more water views for those on Victoria Drive. She can support the project and would like the documentation on that tree. It's a beautiful tree and probably should be a heritage tree.

Ms. Neev concurs. She thinks they've worked really hard to accommodate and make changes. Documenting what was discussed at this hearing; she's happy with that – formalizing the tweaks on the landscaping and with documentation on the tree she feels they are there.

Ms. Mullen-Kress verified the current tree size is documented. Ms. Miura said he is very open to a 10% reduction. Ms. Monahan said she wants a biannual pruning plan. Mr. Miura is open to committing to that. Ms. Mullen-Kress suggested there is no reason to bring this back for an arborist's plan; she asked if it is sufficient that they have explained what they will do and have measurements and have committed to lacing and to it being a Heritage tree. Ms. Simpson felt as so many people are concerned about the tree she would like it documented and to show the slanted roof on the plan, height of Crepe Myrtles and Pittosporum. Ms. Mullen-Kress appreciates neighbors' concerns and no one likes to see any speck of their view taken away, but the preservation of this home with such minimal additions – is view equity. If determination of the blufftop edge differs from Coastal – further disruption of anything on that edge for any reason could be detrimental to bluff stability. She agrees with the compromise on the deck design with the glass and ornamental supports and other the other changes agreed to. But there is not a quorum without the arborist's detail. Ms. Csira verified only one Board member said to make it a heritage tree and that process requires City Council approval. Ms. Simpson wouldn't make it a condition. Mr. Skenderian said they made a lot of compromises to get here; he would like to see the project approved so they can move on to the next level. They could reserve the tree, get the arborist's report, commit to make it a heritage tree, but that is a separate item from the remainder of the project. Ms. Monahan is not comfortable doing it administratively but asked if the Board can approve everything else and they can bring back the arborist's report. She said this was probably the biggest issue for neighbors and she is not comfortable without having that documentation. Ms. Neev verified it is not possible to approve everything with the exception of the landscape plan. Ms. Mullen-Kress said the tree is only thing in question. Ms. Monahan can approve the project but the arborist's report and the plans for reducing the tree. Ms. Simpson thinks it should be a heritage tree but is not requesting that as a condition of approval. Ms. Monahan agrees. Mr. Pechous said the Board could approve the project and place a condition of approval requiring it to come back to the Board for the approval of the trimming plan or whatever aspects the Board wants. Ms. Mullen-Kress agreed to that condition.

Ms. Monahan made a motion, seconded by Ms. Simpson, to approve Design Review 18-1095 and Coastal Development Permit 18-1096 at 8 Rockledge Road with the conditions that documentation of the existing height and spread of the Metrosideros tree including an arborist's report be provided that reduces the crown by at least 10% with a biannual pruning and lacing plan be implemented after it is reduced; the existing Pittosporum to be maintained at eight feet and the Ficus be removed; the vegetation in the courtyard be no taller than the lower roof elevation at the (garage) sloped roof; that the roof of the garage be as submitted by the architect at this hearing so it is lowered by sixteen inches and has a sloping edge (shed); that the columns under the balcony

match the columns that are inside the living room and that the balcony railing be glass and metal as shown in the architect's drawing at this hearing; that there be a wall trellis in the courtyard over the French doors with climbing rose or similar plant material; and per the recommended conditions of approval included on page six of the staff report that they adhere to the updated mitigation plan monitoring program incorporating the archeology mitigation and they record the written agreement between the City and property owner listing the building on the City's Historic Register; with findings for the CDP as included in the staff report and adopt the mitigated declaration pursuant to the state CEQA guidelines with the determination the project has no significant effect on the environment. The motion was modified to include that the requested arborist's report be received within 90 days and be subject to Design Review Board approval. Motion carried unanimously 4-0.

Motion MM Second MS Grant Y Deny ____ Cont. ____ Unan. 4-0

Neev Y Simpson Y Liuzzi Absent Monahan Y Mullen-Kress Y

15. 291 DOLPHIN WAY (KHAJETOORIANS BROWN), APN 496-132-18 APPROVED WITH CONDITIONS

DESIGN REVIEW 18-0790, COASTAL DEVELOPMENT PERMIT 18-0791, VARIANCE 18-0792, AND CATEGORICAL EXEMPTION [Section 15303, Class 3(a)]

City Staff: Monique Alaniz-Flejter, Associate Planner (949) 497-0744 malaniz-flejter@lagunabeachcity.net

Project Applicant Craig McIntosh, Architect (714) 396-2379 cm_architect@sbcglobal.net

The applicant requests design review and a coastal development permit for a 633 square-foot addition to a single-family dwelling in the R-2 (Residential Medium Density) zone. Design review is required for additions greater than fifty-percent of the existing structure (major remodel/new structure), upper level additions, elevated decks (1,640 square feet), skylight, grading, retaining walls, landscaping and construction in an environmentally sensitive area due to hazard landslide area. A variance is requested to encroach into the required 4'-0" side setbacks (existing structure) [BMC§25.43.070(D)], to not provide the required on-site parking (17'-4" x 18'-0") [BMC 25.56.008(C)], and to fill and construct out-of-grade stairs in side setback [BMC 25.50.008(c)].

Disclosures: Ms. Simpson, Ms. Monahan, Ms. Neev, and Ms. Mullen-Kress each met with the applicant at the site.

Board Questions: Ms. Monahan commented when she met with the applicant they said there were no skylights.

Project Representative: Architect Craig McIntosh said they want to limit changes to the house but there is some cracking in the walls. One reason for the project is to support the masonry home. They decided to add some living space to the 1,115 square-foot two-bedroom, one bath house but want to keep the mass down. They wanted another master bedroom and bath which was attached to the back of the house, dropped down so it doesn't affect neighbors and added to the landscaping. Property Owner Asik Khajetoorians Brown addressed the variance; they have special circumstances due to the location of the existing garage within the home and the topography of the steep slope. Strict adherence to the parking requirements and zoning criteria can't be met in a manner consistent with privileges enjoyed by other properties within the vicinity with identical zoning. The existing 1948 garage configuration permits parking three vehicles without impacting the right-of-way - one conforming full-size, a second compact and a third vehicle in the driveway.

EXHIBIT 3

Letters from Mark and Sharon Fudge
to City Planner (7/9/18)
to Design Review Board (7/12/18)

To: Jennifer Gates, AICP Senior Planner - Laguna Beach
From: Mark and Sharon Fudge
Date: July 9, 2018
Re: Comments on Mitigate Negative Declaration - 8 Rockledge Road, Laguna Beach

Jennifer -

Here are the comments we have on the project at 8 Rockledge Road as they relate to the Mitigated Negative Declaration:

1. Aesthetics-

1a) have a substantial adverse effect on a scenic vista?- No Impact. The project should not be considered exclusively as being seen from the street, but also considered from the viewpoint of the beach/ocean. Open Space/Conservation Element (OS/C) *Topic 7: Visual Resources* states that *'the scenic value of hillside and coastal areas is especially important'*.

1c) substantially degrade the existing visual character or quality of the site and its surroundings? - Less Than Significant Impact. The verbiage that follows this finding does not contemplate the entire project because it does not include the part of the project that involves the demolition of the un-permitted pool. While that is being demolished there is the possibility of changes to the visual character of the site.

4. Biological Resources -

4a-f) have a substantial adverse effect ? No Impact. *"the existing bluff top and vegetation on the bluff top is to remain untouched"*. Although not discussed in this section, the project does include the demolition of an un-permitted swimming pool in the bluff top setback. However, there is also evidence of other un-permitted work (decking, retaining walls, patios) that also exists in the bluff-top setback. LUE Action 7.3.8 requires the removal of all un-permitted and/or obsolete structures, including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs. OS/C Policy 7K states *'Preserve as much as possible the natural character of the landscape (including coastal bluffs, hillsides and ridge lines) by requiring proposed development plans to preserve and enhance scenic and conservation values to the maximum extent possible, to minimize impacts on soil mantle, vegetation cover, water resources, physiographic features, erosion problems, and require recontouring and replanting where the natural landscape has been disturbed.'* If approved, this project should remove all un-permitted development and restore the native, natural condition of the bluff top.

Additionally, the coastline of the City of Laguna Beach is designated as a State Marine Reserve by the CDFW.

4d) have a substantial adverse effect on federally protected wetlands? No Impact. It is our understanding that the Pacific Ocean is federally protected and yet there is no discussion of such.

5. Cultural Resources -

4b-c) cause a substantial adverse change in the significance of an archaeological resource/ paleontological resources? Less than Significant With Mitigation and Less Than Significant Impact. The supporting information section states that there are 'no known' resources on the project site. That may be the case, but there is evidence in the City's overall history that the area is rich with these types of resources. Because of the age of the original home's

construction, it is unlikely that these resources would have been assessed at the time. Since then, the protections for archaeo/paleo resources have greatly increased. Due to the probability/possibility of the discovery of resources during the demolition (especially) of the pool, there should be monitors present. We request that the conditions/mitigations for this project are modeled on the Dimitry project (31987 Coast Highway) as approved by the California Coastal Commission on April 13, 2018 (A-5-LGB-17-0033).

6. Geology and Soils -

The GeoFirm Geotechnical Investigation reports (March 29, 2018 and May 8, 2018) as well as the Coastal Hazards Study (November 19, 2017) do not make a finding of the bluff edge as per the certified LCP. Instead they rely on the delineation of the architect. This is inadequate information to base decisions on. A clear definition of the bluff edge must be determined prior to further consideration of effects.

6b) result in substantial soil erosion or loss of topsoil? Less Than Significant Impact. The information section states: *'based on bluff retreat and estimates of SLR ... may result in the total retreat of the sea cliff of 4.7 feet'*, however, there is nothing reflected in the plans to require removal of the unpermitted decking and retaining walls (i.e. hardscaping) that are clearly within the bluff top setback, nor is there a mitigation for protecting the bluff face from the demolition work. LUE Action 10.2.6 requires that bluff top setbacks take into consideration the expected long-term bluff retreat and requires that all new development located on an oceanfront bluff top to be setback from the oceanfront edge a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure. These considerations were not made in relation to the unpermitted development that must be removed.

9. Hydrology and Water Quality -

Just as the Dimitry demolition project at 31987 Coast Highway, this proposed development *'has the potential for discharge of polluted runoff from the project site into coastal waters, either directly or via the community's storm drains, which ultimately flow to the sea.'*

9a) violate any water quality standards or waste discharge requirements? Less Than Significant Impact. The supporting information paragraph states that the *'proposed landscape plan has provided native drought tolerant species to be used near the bluff top with no irrigation'*. LUE Action 7.3.6 requires *'new development on oceanfront bluff top lots to incorporate drainage improvements, removal or and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession.'* This project qualifies as 'new development'

17. Tribal Cultural Resources

Please see comments related to Issue 4 - Cultural Resources.

19. Mandatory Findings of Significance

19c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No Impact. Here, the supporting information paragraph states *'The proposed construction includes preservation of an existing historical structure and will adhere to the requirements of the City's Municipal Code, General Plan, State*

17. Tribal Cultural Resources

Please see comments related to Issue 4 - Cultural Resources.

19. Mandatory Findings of Significance

19c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No Impact. Here, the supporting information paragraph states *'The proposed construction includes preservation of an existing historical structure and will adhere to the requirements of the City's Municipal Code, General Plan, State and Federal laws, which thereby reduces any potentially significant impacts to less than significant.'* There are two points I'd like to make about this statement - 1) only the proposed construction is considered here, not the entire project (demolition and removal of an un-permitted bluff top pool; and 2) the simple 'adherence to requirements of the Code, etc' is insufficient to make a finding that the project would have no impact on the environment. If compliance with the code were the only criteria, the project would be ministerial and not subject to CEQA. See *Sierra Club v. Napa County Board of Supervisors (Apr 20, 2012) 205 Cal. App. 4th 162*.

We ask that the project be furthered reviewed and that more robust mitigations be applied in order to protect the fragile environmental setting in which it is sited.

Thank you for your consideration of our concerns. Also, please include us on any further noticing for actions on this project/location as per LBMC 25.05.065(D)(6) as well as the NOFA and NOD when filed.

Mark and Sharon Fudge
P.O. Box 130
Laguna Beach, CA 92652-0130

To: Design Review Boardmembers
From: Mark and Sharon Fudge
Date: July 12, 2018
Re: Agenda Item 14 - 8 Rockledge Road

Dear DRB,

On July 9, 2018 we sent comments on the Initial Study/Mitigated Negative Declaration that you will be considering adoption of at tonight's meeting. Our concerns primarily related to issues of: 1) Aesthetics; 2) Biological Resources; 3) Cultural and Tribal Resources; 4) Geology and Soils; and 5) Hydrology and Water Quality. In addition to those comments, we'd like to address other concerns in this letter.

This home was originally built in the 1930's and is considered historic despite the major renovations that have occurred - mainly in 1995 when over 2000 square feet were added to the house as well as a new 575 square foot two car garage. With this new project before you tonight, there is no question that the home has undergone a 'major remodel' pursuant to our Land Use Element and is to be considered as 'new development'. In 1995 two separate Coastal Development Permits (CDP) and variances were issued for extensive work to the house and garages. Neither CDP contemplated hardscaping work. DRB Minutes of the September 21, 1995 meeting describe the work as 'additions in the aggregate that exceed 50 percent'. The building permit described the project as an 'addition & remodel of bedroom/bath/studio' and included plumbing, electric, and mechanical work. The addition was: 2,051 sq.ft. to the dwelling, 346 sq ft new private garage and 111 sq ft of decks.

The project should not be approved until the following inconsistencies with the General Plan/LCP have been resolved:

1. The bluff edge must be determined pursuant to the LUE Glossary definition.

The reports for this project (GeoFirm Report No. 18-8309 dated May 8, 2018) rely on the architect's determination of the bluff edge and declines to discuss the coastal bluff edge per the Coastal Act because *"the methodology provided is non-formulaic and subject to debate on properties with pre-Coastal Act bluff-area grading"*.

Instead, the City's certified LCP requires that the original bluff edge ... even if buried beneath fill ... shall be taken to be the bluff edge. Considering the amount of development that is present at the bluff edge of this property, it is likely that the original edge has been altered. This must be properly evaluated and setbacks plotted based on the true edge.

Land Use Glossary 101. Oceanfront Bluff Edge or Coastal Bluff Edge - The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

This photo shows a thick blue line which indicates our estimation of where the true, original bluff edge sits. We ask that an in-depth analysis be performed, and substantial evidence provided to support the actual determination of it's location. Only then can accurate setbacks and lot area be calculated.



2. Blufftop setbacks must be determined based on anticipated erosion over the life of the improvement as per LUE Action 10.2.6.

The Project Overview for the meeting tonight (7/12/18, pg 3) states "Based on the bluff retreat and the estimates sea level rise over the next 75 years of between 1.25 feet and 4.5 feet may result in the total retreat of the sea cliff of 4.7 feet." This figure (4.7 feet) should be ADDED to the required 10/25 foot setbacks from the bluff edge once that is properly determined.

The GeoFirm Report dated May 8, 2018 (No. 18-8309) concludes that *"the proposed residential improvements are not located within a setback of 25 feet from the City's LCP-defined bluff edge, has adequate factors of safety, and will not be affected by future bluff edge retreat resulting from erosion."* However, the report is only conclusive of the proposed residential improvements (based upon conceptual architectural plans provided by the architect) - there is no analysis of the safety of the removal of the swimming pool or the other improvements that are next to (within 25 feet) of the undetermined bluff edge.

Action 10.2.6 Require all new development located on an oceanfront bluff top to be setback from the oceanfront bluff edge a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure (75 years). **Such setbacks must take into consideration expected long-term bluff retreat over the next 75 years, as well as slope stability.** The predicted bluff retreat shall be evaluated considering not only historical bluff retreat data, but also acceleration of bluff retreat made possible by continued and accelerated sea level rise, future increase in storm or El Nino events, and any known site-specific conditions. To assure stability, the development must maintain a minimum factor of safety against landsliding of 1.5 (static) or 1.2 (pseudostatic, $k=0.15$ or determined through analysis by the geotechnical engineer) for the economic life of the structure. **(emphasis added)**

3. Un-permitted development should be removed as per LUE Action 7.3.8

We have carefully reviewed the multiple online files (planning and building) for this property and cannot find any permits for work done to construct retaining walls and extensive hardscaping within the bluff top setbacks. The staff overview for the project makes mention of the un-permitted swimming pool, but has no reference to the other apparently un-permitted improvements along the bluff edge. There are photographs circa 1972 that show a long wall/fence was constructed parallel to the bluff edge at some point prior to the Coastal Act. However the improvements that occurred after that point should have obtained CDPs as they are within 50 feet of a coastal bluff edge (LBMC 25.07.008(A)(2)). The only two CDPs issued for this property were unrelated to any work done for hardscaping or improvements near the bluff edge.

GeoFirm's report (No. 18-8244, page 5) states that *"existing improvements within close proximity to the bluff edge may be subject to undermining or loss over their intended design life. An evaluation of bluff edge retreat and its impact on existing exterior improvements is beyond the scope of this investigation."*

Land Use Element Action 7.3.8 provides *"On oceanfront bluff sites, require applications where applicable, to identify and remove all unpermitted and/or obsolete structures, including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs."*

Land Use Element Action 7.3.10 allows legally nonconforming (as to bluff setbacks) homes, or other principal structures to remain until new development occurs that would increase the size or degree of nonconformity. However, in this case, the hardscaping would not be able to remain as it is neither a 'home or principal structure' nor does it appear to be 'legally' nonconforming as we can find no permits for the work. Also, in this case, the home has undergone a major remodel and is considered to be 'new development'.

4. Recordation of waiver for shoreline protection must be obtained as per Land Use Element Action 7.3.9 : *Ensure that new development, major remodels and additions to existing structures on oceanfront and oceanfront bluff sites do not rely on existing or future bluff/shoreline protection devices to establish geologic stability or protection from coastal hazards. A condition of the permit for all such new development on bluff property shall expressly require waiver of any such rights to a new bluff/shoreline protection device in the future and recording of said waiver on the title of the property as a deed restriction.*

5. The Initial Study must be corrected to reflect the landscaping and demolition aspects of the project

Section IV.a) states (in relevant part) *"the existing bluff top and vegetation on the bluff top is to remain untouched."* however, the landscaping plans submitted with the historic committee review show that landscaping throughout the property will be changed all the way to the bluff edge (as determined by the architect).

There are multiple General Plan policies such as **LUE Action 7.3.6** which requires new development on oceanfront bluff top lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession.

The preliminary landscape plan shows that the applicant intends to keep Marathon sod on the bluff top. This decision does not comport with Open Space/Conservation Policies 1B *"Require the use of drought-resistant plantings and natural vegetation to reduce irrigation practices."* or 1D *"Develop measures to control and limit irrigation of*

EXHIBIT 4

Materials related to 1995 approval
VA 6253, DR 95-144, CD 95-66



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD

The LAGUNA BEACH CITY BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD will hold a public hearing, in the City Council Chambers, 505 Forest Avenue to consider an application for property owned by:

STEPHEN AND MARIE TYGH
8 Rockledge Road
Lot 12, Tract 3, and Portion of
Lots 36 & 37, Block 2,
Laguna Heights

VA 6253
DR 95-144
CD 95-66

and said Public hearing to be held: **Thurs. 09/21/95 at 6:30 P.M.**

It is possible that this item may be continued at that time to some specific future date for which no further public notice would be given. The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 A.M. until 3 P.M. any normal work day. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to the Public Hearing. The City Staff has prepared for this project a (X) Categorical Exemption () Negative Declaration, pursuant to the California Environmental Quality Act. (If you have questions regarding this item, please call 714 497-0714.)

This project is located within the City of Laguna Beach Coastal Zone. The application was filed on September 7, 1995 and does constitute development appealable to the Coastal Commission.

The applicant requests permission in the R-1 Zone to construct a new garage that: 1) encroaches into the front yard; and 2) do not bring the nonconformities into conformance, including Design Review not necessarily limited to additions in the aggregate that exceed 50% and construction in an Environmentally Sensitive Area.

meeting had asked for certain changes in the plan to address areas of concern. Those changes were explained to the Board. Mr. Singer responded to questions from the Board.

Ms. Stahlberg was not present for the first hearing on this item; however, she was ready to approve the project because they have done what was asked of them.

Mr. Oligino was still struggling with the side yard setback. He wanted to be able to justify the variance.

Mr. Sabaroff was ready to approve this project last time. He based approval of the side yard setback variance on topography and lot configuration.

Mr. Chapman shared some of the same concerns. He saw some ambiguity the way the code is written. This lot has a difficult shape and topography. The height of the structure now appears less vertical and more horizontal with the recently proposed changes to the landscape plan.

Mr. Singer said there is a parking space required. It creates a liability for the City. According to Mr. Singer, the public works staff feels that the site is not appropriate for the required public parking. He was asked if this is a code requirement. Mr. Singer thought it would be a discretionary approval that the Board could make under section 25.53.006 of the municipal code.

Discussion followed on the placement of a parking space in a safe and private area where access to that space would not be a danger to traffic.

Mr. Sabaroff was unsure about approving this with the parking situation. He thought he would have to take another look at the site. Mr. Singer was open to suggestions.

Mr. Chapman pointed out the ambiguity in the code regarding the parking in this situation and asked for a motion to approve the project with the landscape plan and parking space to return on the conditional consent calendar.

Mr. Sabaroff made a motion, seconded by Ms. Stahlberg, to adopt Resolution 95-063 approving VA 6247, based on lot shape and topography; approve DR 95-132, subject to the condition that the project be returned on the Conditional Consent Calendar on October 5, 1995, to review the proposed deletion of the required on-street parking space and review of the Fire Department's comments on the landscape plans; and adopt Resolution CDP 95-062 approving CD 95-62, based on findings 1G & 3A. The motion carried 3-1. Mr. Oligino voted no.

NEW BUSINESS

VARIANCE APPLICATION 6253, DESIGN REVIEW 95-144 & COASTAL DEVELOPMENT PERMIT 95-66: STEPHEN & MARIE TYGH, 8 ROCKLEDGE ROAD, LOT 12, TRACT 3, & PORTION OF LOTS 36 & 37, BLOCK 2, LAGUNA HEIGHTS. APPROVED.

The applicant requests permission in the R-1 Zone to construct a new garage that: 1) encroaches into the front yard, and 2) does not bring the nonconformities into conformance; including design review not necessarily limited to additions in the aggregate that exceed 50 percent and construction in an environmentally sensitive area; as well as a Coastal Development Permit.

Todd Skenderian, representing the project, said they originally had approval to add 200 square feet onto the original residence with no exterior changes. This would put them over the 50 percent allowed for a space addition. They are now proposing to demolish the westerly garage and to reconstruct it with additions within the front yard setback. All of the existing nonconformities were there before the code was in place. Mr. Sabaroff asked about the windows looking down at the neighbors. Mr.

more

September 21, 1995

Skenderian told Mr. Sabaroff that this is a better plan for privacy for the neighbors, because two glass block windows are being deleted.

Mr. Oligino had no problem approving the project since it is the same as it was before. As far as rebuilding the garage, the topography and a hardship imposed by the preexisting structure would be the justification for the variance.

Ms. Stahlberg had nothing to add and would vote to support the project.

Mr. Oligino made a motion, seconded by Mr. Sabaroff, to adopt Resolution 95-065 approving VA 6253 based on topography and a hardship imposed by the preexisting conditions in the structure, approve DR 95-144, and adopt Resolution CDP 95-063, approving CD 95-66, based on findings 1G & 3A. The motion carried 4-0.

VARIANCE APPLICATION 6254, DESIGN REVIEW 95-146 & COASTAL DEVELOPMENT PERMIT 95-67; JERALD WALDMAN, 2694 VICTORIA DRIVE, LOTS 41 & 42, BLOCK 3, LAGUNA HEIGHTS. CONTINUED TO THE MEETING OF SEPTEMBER 28, 1995.

The applicant requests permission in the R-1 Zone to construct additions to a single-family dwelling that provide: 1) guest parking within the front yard, and 2) guest parking that uses different access than garage; including design review not necessarily limited to additions above the ground level, grading and a deck; as well as a Coastal Development Permit.

Letters of opposition were read from Howard & Judith Jelenik, 119 Sunset Terrace, who opposed the parking and trash enclosure situation; and Robert Kirkland, 171 Sunset Ridge, because of the proposed on-site parking and unsightly appearance of the proposed trash location.

Jerry Waldman, owner, told Mr. Chapman they have to add a parking space because they want to add onto the kitchen. He thought the only place to put the parking space would be parallel to Sunset Terrace.

Mr. Chapman clarified that the parking space is required as plumbing was added to the accessory structure, which has caused it to be defined by the code as a guest house. Staff told the Board that if the applicant is to have parallel parking in the side yard, it would still require a variance.

Mr. Oligino asked the property owner if he installed the plumbing after purchasing the property. Mr. Waldman answered, "Yes." The possibility of locating the required parking space in the side yard driveway was discussed.

Edward Suarez, architect, explained the parking situation to the Board using photographs of the site. He answered questions from the Board. He said that the topography makes it impossible to get into the rear area of the lot. Their intention is to comply with the parking requirement with the least amount of disruption. Their concerns is to be able to park without contending with the public, who do not always park properly.

Mr. Chapman was wondering if they planned to keep the lattice work, they might be able to have low gates that swing open and would be closed so no one else could park there. He was unsure if the parking could be done behind the fence.

Mr. Sabaroff thought this might be an interesting solution. He thought the lattice work could also be used to relieve the trash situation. He would support this with some kind of plan returned on the Conditional Consent Calendar.

Mr. Chapman thought if the gate was there, it would be less of a problem. He could support this based on existing topography. Other members of the Board wanted to see this project continued so the architect could submit a plan for what has been suggested.

Mr. Sabaroff made a motion, seconded by Ms. Stahlberg, to continue VA 6254, DR 95-146 and CD 95-67 to the meeting of September 28, 1995. The motion carried 4-0.

PLANNING APPLICATION (REVISED)

INSTRUCTIONS TO APPLICANT: This form must be completed and processed for all projects that require a zoning clearance and that may require public hearings. Once this application is approved, you may apply for construction permits from the building department. Please type or print clearly.

FOR APPLICANT TO FILL IN COMPLETELY

PROJECT LOCATION/ADDRESS: 8 ROCKLEDGE RD.

LEGAL DESCRIPTION (if Metes & Bounds, Attach Description) SITE CHARACTERISTICS:

LOT NO. 12 BLOCK 30 TRACT 30 EXISTING USE R-3 SITE AREA 8872.4

ASSESSOR'S PARCEL NO. 650-151-08 PROPOSED USE R-3 ZONING R-1

OWNER STEVE TGH I GENERAL PLAN (LUP)

ADDRESS 80 ROCKLEDGE AGENT TODD SKENDERIAN

CITY LAGUNA STATE CA ZIP 92651 FIRM MORRIS SKENDERIAN & ASSOC

TELEPHONE NO. 497-3593 ADDRESS 2094 S. COAST HWY #3

VALUATION OF WORK 209,375 CITY L.B. STATE CA ZIP 92651

TELEPHONE NO. 497-3374

PROJECT DESCRIPTION ADDITION LOWER LEVEL & MAIN LEVEL AREAS INCLUDING STUDIO. REPLACEMENT OF EXIST DETACHED GARAGE. REMODEL OF PORCH/BATH AT MAIN LEVEL.

| IF PROJECT INCLUDES CONSTRUCTION, CHECK TYPE AND FILL IN BELOW | | | | NEW | ADD | ALTER | REPAIR | MOVING | DEMO |
|--|------------|----------------|-------------------------------|-----------|-----|--------------|--------|----------------|------|
| | USE | HABITABLE AREA | GARAGE AREA | DECK AREA | | NO. OF ROOMS | | NO. OF STORIES | |
| EXISTING BUILDING | SINGLE FAM | 2721 | 575.5 | 113.5 | | 7 | | | |
| PROPOSED BUILDING | " | 4772 | REFER TO ZONING PERMS 8-21-95 | | | | | | |

THIS COMPLETES SIDE 1. SEE OTHER SIDE FOR CERTIFICATES AND SIGNATURES

FOR STAFF USE ONLY

| TYPE OF APPLICATION | SUPPLEMENTAL MATERIALS REQUIRED | FEE | DATE RECEIVED | APPLICATION NUMBER | DATE APPROVED | | |
|-------------------------|---------------------------------|-----------------|---------------|--------------------|----------------|--|---------|
| | | | | | BA/DRB | P.C. | C.C. |
| 1. PRELIM PLAN CHECK | | | | | | | |
| 2. VARIANCE | | <u>181.50</u> | <u>9-7-95</u> | <u>6257</u> | <u>9/21/95</u> | | |
| 3. DESIGN REVIEW | | <u>165</u> | <u>9-7-95</u> | <u>95-184</u> | <u>9/21/95</u> | | |
| 4. CONCEPT GRADING | | | | | | | |
| 5. TEMP USE PERMIT | | | | | | | |
| 6. COND USE PERMIT | | | | | | | |
| 7. ENCROACHMENT PERMIT | | | | | | | |
| 8. TENT PARCEL MAP | | | | | | | |
| 9. TENT TRACT MAP | | | | | | | |
| 10. LOT LINE ADJUST | | | | | | | |
| 11. CONDO CONVERSION | | | | | | | |
| 12. ZONE CHANGE | | | | | | | |
| 13. GENERAL PLAN AMEND | | | | | | | |
| 14. PUBLIC WORKS | | | | | | | |
| 15. COASTAL PERMIT | | <u>50.99</u> | <u>9-7-95</u> | <u>95-66</u> | <u>9/21/95</u> | | |
| 16. | | | | | | | |
| YARDS, MAIN BUILDING | | ACCESS BUILDING | | HEIGHT | | PROJECT MAY APPLY FOR CONSTRUCTION PERMITS | |
| MIN | SHOWN | MIN | SHOWN | SHOWN | MAX ABOVE | CLEARANCE | BY DATE |
| FRONT | | | | | | ZONING | |
| R. SIDE | | | | | | PLANNING | |
| L. SIDE | | | | | | CEQA | |
| REAR | | | | | | PLAN CHECK NUMBER | |
| DIST. BETWEEN BUILDINGS | | | | | | | |

Out. Ev. Cl. (A) Coastal Commission
(SEE OTHER SIDE FOR COASTAL PERMIT)

FOR STAFF USE ONLY

| COASTAL PERMIT REVIEW | |
|---|--|
| Development Category: | |
| <input type="checkbox"/> Exempt (Code Section _____) | <input type="checkbox"/> Local Permit Required |
| <input type="checkbox"/> Categorical Exclusion | <input type="checkbox"/> Coastal Commission Permit Required |
| Appealable to Coastal Commission? Yes _____ No _____ | |
| Date _____ By _____ | |

OWNER'S CERTIFICATE

1. There are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision-making body about this application.
2. Major changes to the project may require a new application and the payment of additional or new fees.
3. If this application is approved, the failure to abide by and faithfully comply with any and all conditions attached to the approving action shall constitute grounds for the revocation of said approving action by the approving authority.
4. I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in this certificate.
5. I am the record owner of the property described in this application, and hereby consent to the filing of the application.



SIGNATURE OF OWNER

9.7.95

DATE

AUTHORIZATION OF AGENT

I am the record owner of the property described in this application and hereby designate and authorize the agent as shown on the reverse of this form to act on my behalf in all matters pertaining to processing this application through the City of Laguna Beach.



SIGNATURE OF OWNER

9.7.95

DATE

DT: August 21, 1995
TO: Jack Connors
Zoning Admin.
RE: Tygh Residence
8 Rockledge
Laguna Beach
FR: Todd Skenderian

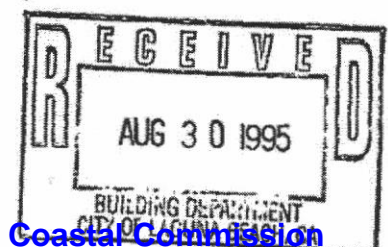
Our office originally received Design Review approval including a parking variance for an existing nonconforming garage (#2) for the property located at 8 Rockledge on June 22, 1995. We are now resubmitting with modifications in area to the main structure including additions to a detached one car garage (#1). We will apply for an amendment to the original DR approval for changes to the main structure with the obtained parking variance to remain and will seek new variance approvals for all existing nonconforming conditions due to the increase in SF exceeding 50% of the original habitable area. Please use the following change in areas to calculate new variance and Design Review fees:

Habitable additions to 6.22.95 approval:

| | |
|-------------|---|
| Lower level | +1228.0 SF |
| Upper level | +80.5 SF |
| Total | +1308.5 SF X \$100/SF = \$130,850 increased valuation |

Non-habitable additions to 6.22.95 approval:

One car garage (#1) +60.0 SF X \$25/SF = \$1,500 increased valuation



Coastal Commission

Exhibit 4

Page 46 of 61

PROJECT DATA

PROJECT ADDRESS:

8 ROCKLEDGE RD.
LAGUNA BEACH

LEGAL DESCRIPTION:

LOT 12, TR 36 &
PER LOTS 30 & 31,
BLK 2, LAGUNA BEACH

APPLICABLE CODES:

U.B.C. 91
U.M.C. 91
U.P.C. 91
N.E.C. 90
OTHER _____

OCCUPANCY:

R-3

TYPE OF CONST:

V-N

ZONE:

R-1

SITE AREA:

8,872.4

BLDG SITE COV:

EXISTING FOOTPRINT 2,108.50 SF = 23.74%
PROPOSED FOOTPRINT 2,572.50 SF = 28.98%
ALLOWABLE FOOTPRINT 3,105.34 SF 35 %

SETBACKS:

FRONT: 20'-0"
SIDE: 4'-0" RIGHT SIDE
8'-0" LEFT SIDE
REAR: 25'-0" FROM TOP OF BLUFF

BLDG HT.:

17.5' MAX HT. PERMIT. ABV UPPER CURB ELEV.
(AVG. LOT SLOPE = 19.85%)

| EXISTING SF | HABIT | NON-HABIT |
|-------------|----------|-------------------------|
| LOWER | 1,190 SF | 0 SF |
| MAIN | 1,531 SF | 144.5 SF (STOR/BALCONY) |
| UPPER | 0 SF | 544.5 SF (GARAGES/STOR) |
| TOTAL | 2,721 SF | 689.0 SF |

ADDITIONS

| ADDITIONS | LOWER | MAIN | UPPER | TOTAL |
|-----------|----------|----------------|----------------|----------|
| LOWER | 0 SF | 0 SF | 0 SF | 0 SF |
| MAIN | 466.0 SF | 42.0 SF (DECK) | 89.0 SF (DECK) | 597.0 SF |
| UPPER | 276.5 SF | 0 SF | 0 SF | 276.5 SF |
| TOTAL | 742.5 SF | 42.0 SF | 89.0 SF | 873.5 SF |

TOTAL PROP. 3,463.5 SF

800.0 SF

% HABIT. ADDITIONS PER ORIGINAL HABIT. BLDG:

742.5/2,408 = 30.83%

AUG 30 1995

Coastal Commission

Exhibit 4

APPROVED PER 06-22-95 DRP
SEE REVISED (06-21-95)

8.21.95 (REVISED)

ZONE: R-1

SITE AREA: 8,872.4

BLDG SITE COV:

| | | |
|---------------------|---------------|--------|
| EXISTING FOOTPRINT | 2,106.50 SF = | 23.74% |
| PROPOSED FOOTPRINT | 2,572.50 SF = | 28.99% |
| ALLOWABLE FOOTPRINT | 3,105.34 SF | 35 % |

SETBACKS: FRONT: 20'-0"
SIDE: 4'-0" RIGHT SIDE
8'-4" LEFT SIDE
REAR: 25'-0" FROM TOP OF BLUFF

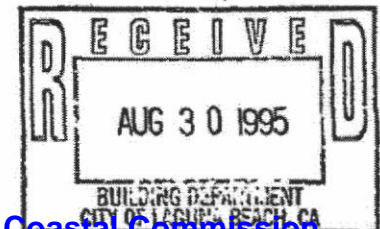
BLDG HT.: 17.5' MAX HT PERMIT. ABV UPPER CURB ELEV.
(AVG. LOT SLOPE = 19.65%)

| EXISTING SF | HABIT | NON-HABIT |
|-------------|----------|-------------------------|
| LOWER | 1,190 SF | |
| MAIN | 1,531 SF | 144.5 SF (STOR/BALCONY) |
| UPPER | | 544.5 SF (GARAGES/STOR) |
| TOTAL | 2,721 SF | 689.0 SF |

| ADDITIONS | | |
|-----------|-----------|---------------------|
| LOWER | 1228.0 SF | |
| MAIN | 546.5 SF | 42.0 SF (DECK) |
| UPPER | 276.5 SF | 69.0 SF (DECK) |
| GARAGE | | 60.0 SF (GARAGE #1) |
| TOTAL | 2051.0 SF | 171.0 SF |

TOTAL PROP. 4772.0 SF 860.0 SF

% HABIT. ADDITIONS PER ORIGINAL HABIT. BLDG: $2051/2,408 = 85.17\%$



Coastal Commission

Exhibit 4

Page 48 of 61

SCANS

77

50-105-23

STRAVINSKY

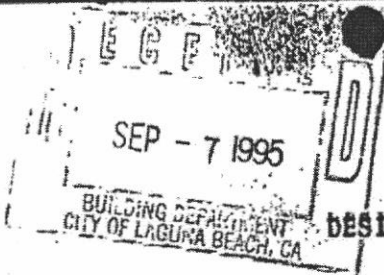
~~Countdown~~

265106 butis

Existing garage
Kamp Elevator

fourth

Coastal Commission
Exhibit 4
Page 49 of 61



Application # 95-144

DESIGN REVIEW BOARD APPLICATION

Name of Project TYGH RESIDENCE

Project Address or Location #8 ROCKLEDGE

Owner STEVE & MARIE TYGH

Person to Contact about Application MORRIS SPENCERIAN & ASSOC.

Mailing Address 2094 S COAST HWY #3

Phone 497-2874

Description of Project (include Accessory Buildings and Landscaping) ADDITION ± 628 SF

TO LOWER LEVEL ± 80.5' TO UPPER LEVEL.
(+ 60.0' TO EXIST. DETACHED GARAGE)

Estimated Cost ± \$132,350

Zoning R-1

Size of Property 8872.4 SF

No. & Square Footage of Structure REFER TO ZONING DINGS (8.21.95)

Dimensions of Structures " "

No. of Stories & Height of Structures " "

No. of Parking Spaces 2

Date 9-7-95

Graphics Received Color Elevations

Received by Van

Date distributed to DRB "

For Staff Use:

Fees Paid 397.49

Scheduled for Meeting 9-21-95

SUBMITTAL FORMAT

SUBMITTAL REQUIREMENTS FOR ZONING PLAN CHECK:

Sheet Size:

Plans & Elevations: 24" x 36". 30" x 42" Max. acceptable if justified.

Scale:

Site Plan: 1/8" = 1'-0" Min.

Floor Plans: 1/4" = 1'-0" Min.

Elevations: 1/4" = 1'-0" Min.

Landscape Plan: 1" = 20' Min.

Grading Plan: 1" = 20' Min.

Staking Plan: 1" = 20' Min.



TITLES:

All submitted documents shall have the following information included:

Designers/Engineer's name, address, and phone number

Owner's name, address and phone number

Address of project

PLANS: Submit two sets of each plan.

✓ Site Plan shall be dimensioned, showing location of all existing and proposed structures, existing grades, proposed structures, proposed grades, proposed elevations of roofs and decks, significant paved areas, pools and spas, fencing, property lines, easements, setbacks, location of existing and proposed utilities and exterior HVAC units. Show adjacent structures where relevant. All improvements must be shown on the plan to benefit from any Board action.

✓ Floor plans: All floor plans shall be dimensioned and oriented to match the site plan.

✓ Elevation Plans: Note elevations on the highest roofs, and on each floor at the right hand edge of the sheet. Plot existing natural grade and building envelope.

✓ Cross Sections: Two perpendicular views through the building and the contour lines of natural grade. Include landscape walls, swimming pools, and spas.

Misc.:

Any additional supporting documents and props, such as

models, actual samples of building finishes, large scale photos, etc., may be brought to the public hearing by the applicant and explained at that time.

SUBMITTAL REQUIREMENTS FOR DESIGN REVIEW: Submittals which are incomplete by the due date will cause the scheduled hearing to be continued to the next available meeting date.

- ✓ ☒ **Filing Fee:** Check with City Planning Staff.
- ✓ ☒ **Colored elevations** are to be dimensioned and all sides of the building shown. Do not show landscaping on building elevations. Submit one set.
- ✓ ☒ **Color chips/material manufacturers' brochures/building material samples:** 8 1/2" x 11" paper. No foam core, cardboard, poster board or actual building materials accepted. Include specifications and pictures of all exterior building finishes. All proposed exterior colors must be identified with actual color chips. Submit one set.
- ✓ ☒ **Photographs** of adjacent houses showing entrances, window locations, and significant landscaping. Submit one set. 8" x 10" max. (3" x 5" preferred) (Not Polaroid)
- ✓ ☒ **Notation** on the plans that the requirements of Title 24 relating to energy conservation, have been taken into consideration.
- ☐ **Landscape plan:** Landscape plans are required on all new construction and may be required by the Board on other projects. Submit two sets.
 - ☐ north arrow and scale
 - ☐ property lines
 - ☐ all structures (buildings, signs, walls, fences, utility structures, overhead utilities, pools, decks, and any other existing or proposed improvements)
 - ☐ grades (all slopes 3:1 or greater, final grades at property corners, all beams and landforms)
 - ☐ existing vegetation scheduled to remain (identify)
 - ☐ plant legend indicating botanical and common names of all proposed plants, container size at installation, and mature width and height for each species (shrubs at 5 years, trees at 10 years after installation)
 - ☐ minimum installed sizes: trees - 15 gal., shrubs - 5 gal., ground covers - from flats or seeded, lawns - sod or seed. (Note: California native plants only may be installed at: 5 gal. - trees, 1 gal. - shrubs)
 - ☐ each plant on the plan is to be shown at mature size with a symbol
 - ☐ irrigation: indicated type of irrigation (drip or spray, automatic or manual)
 - ☐ landscape lighting plan shall show all proposed fixture types and locations. Note fixture wattage. Submit manufacturers product information and photo-

graph for proposed fixtures.

✓ **Staking plan:** Identify all proposed buildings and/or additions to the existing building at the site with sturdy poles (allowing not more than 5" deflection). Poles should represent the most ~~distinct~~ corners of the building the maximum roof or ridge height and any other areas that would be of significance to other property owners. (The plan should note the appropriate elevation of the top of each pole.) Significant building outlines shall be indicated with string or ribbon connecting the stakes. **POLES MUST BE UP BY THE FRIDAY BEFORE THE HEARING** and remain up until after the 20 day appeal period or the City Council action, whichever is the longer. Then they **MUST** be removed within 10 days of the final City decision. Stake all vacant lots at all four corners. Staking plans shall show property lines, building footprint, street names and location of story poles. Submit seven plans. 8 1/2" x 11" (No other sizes and no reductions are acceptable)

✓ **Noticing requirements:** a 300' mailing list, radius map, and stamped envelopes for variance and design review conditions. **LISTS MUST BE OBTAINED THROUGH AN OWNERSHIP LISTING SERVICE OR TITLE COMPANY.**

SUBMITTAL REQUIREMENTS FOR CONCEPT REVIEW

The following are minimum requirements. The applicant may choose to submit additional material for the Board's review.

- _____ **Filing Fee:** Check with City Planning Staff.
- _____ **Letter of Explanation:** Submit a letter explaining the proposed project. Identify any known variances or other issues of potential concern.
- _____ **Floor Plans:** one set of blueprints.
- _____ **Elevations:** one set of blueprints. Colored elevations are welcome but not required.
- _____ **Staking Plan:** As noted above under the Design Review Submittal Requirements.
- _____ **Noticing Requirements:** As noted above under the Design Review Submittal Requirements.

SUBMITTAL REQUIREMENTS FOR GRADING PERMIT APPROVAL

- _____ **Filing Fee:** Check with City Planning Staff.
- _____ **GRADING PLAN** showing existing and proposed contours. Indicate cubic yards of cut, fill, export, and import of soil. Submit two sets.
- _____ **Colored cross section** showing cut and fill. Submit one set.
- _____ **Landscape plan:** A landscape plan may be required for

areas disturbed by grading. (See landscape plan submittal requirements above.)

SUBMITTAL REQUIREMENTS FOR COASTAL DEVELOPMENT PERMIT

Coastal Development Permits are normally processed concurrently with the Design Review application (or other primary permit required for the project). At a minimum, the following materials must be submitted:

- _____ **Filing Fee:** Check with City Planning or Zoning Staff
- _____ **Application Form:** Use Planning Application
- _____ **Site Plan:** Please note that if site plans are submitted in conjunction with the primary permit application, no additional site plans will be required for the coastal development permit provided all the necessary information identified below has been shown.

If a project requires only a coastal development permit, two sets of the site plan shall be drawn to scale and dimensioned to show the following: existing and proposed property lines including all easements over or adjacent to the property; existing and proposed topography; all existing and proposed structures, roads, utility lines, signs, fences, access ways and other improvements; and major natural and man-made landscape features, including location, type and size of any trees or other vegetation to be removed or planted.

- _____ **Noticing materials:** A mailing list for all residents within 100-feet, property owners within 300-feet (for non-appealable development only) and radius map, and stamped envelopes. **LISTS MUST BE OBTAINED THROUGH AN OWNERSHIP LISTING SERVICE OR TITLE COMPANY**
- _____ **Additional information may be required, if determined to be necessary for the evaluation of the proposed development.**

NOTES

KEEP ALL DOGS IN THE HOUSE OR CHAINED THE WEEK OF THE MEETING.

Applicants with gated homes are responsible to contact Board members to make arrangements for site visits. If Board members are unable to gain entrance to adequately view a site, the project may be continued to the next available meeting. Obtain phone numbers at the counter.

The information checked above has been submitted:

Agent/Applicant 

Date 9-6-95

(Rev. 07/20/93)



CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
505 FOREST AVENUE
LAGUNA BEACH, CA 92651

Building Division (714) 497-0715
Zoning Division (714) 497-0714
Planning Division (714) 497-0713
Inspection Requests (714) 497-0707
FAX (714) 497-0771

COMBINATION BLDG PERMIT*

Permit No. : B95-0726
Site Address: 8 ROCKLEDGE RD
Site Owner : TYGH STEPHEN M & MARIE R
Applicant : TODD SKENDERIAN
Phone No : (714) 497-3374
Contractor : VILLAGE BUILDERS
Phone No : 497-1903
Design By : TODD/MORRIS SKENDERIAN
Phone No : (714) 497-3374
Engineer :
Phone No :

2094 SOUTH COAST HWY #3
479 OCEAN AVE #D
License No: 683630
2094 SOUTH COAST HWY #3
License No:

Status: ISSUED
Assessor's Parcel: 656-151-08
Owner's Phone : 92651
LAGUNA BEACH, CA 92651
LAGUNA BEACH, CA 92651
LAGUNA BEACH, CA 92651

License No:

| Occupancy | Type | Factor | Sq. Feet | Valuation |
|------------------|-------------------|--------|----------|------------|
| Dwellings | Type V Wood Frame | 100.00 | 2,051 | 205,100.00 |
| Private Garages | Wood Frame | 25.00 | 346 | 8,650.00 |
| Other | Decks | 25.00 | 111 | 2,775.00 |
| Subtotal: | | | | 216,525.00 |
| Total Valuation: | | | | 216,525.00 |

Table Date: 04/01/1992

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec B&PC, for this reason:

DATE: OWNER:

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS: B LICENSE NO: 683630
DATE: 6-21-96 CONTRACTOR: [Signature]

WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers compensation as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

☐ I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are:

CARRIER: [Signature] POLICY NO: 1159423-95
(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: 6-21-96 APPLICANT: [Signature]

WARNING: Failure to secure workers compensation coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

LENDER'S NAME:

LENDER'S ADDRESS:

I certify that I have read the application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

PERMITTEE NAME (PRINT):

SIGNATURE OF PERMITTEE: [Signature]

DATE: 6-21-96

Project Description:

1. ADDITION & REMODEL OF BEDROOM/BATH/STUDIO
2. VA 6221, DR 95-088, CD 95-48 APRVD 6/22/95
3. CDP FIN NOTICE TO CA COSTAL COMM 7/12/95
4. VA6253, DR95-144 & CD95-66 APRVD 9/21/95
5. SCHOOL FEES ON 2051 SQ FT.
6. PLUM: 12 FIXTURES, 3 GAS OUTLETS
7. ELEC: 51 LIGHTS, 75 OUTLETS, 1 SUBPANEL
8. MECH: 1 FAU TO 400 BTU, 3 VENTS
- 9.
- 10.
- 11.
- 12.

Zoning Setbacks: Frnt Rear Side Use Code

Building Fee: 1,586.00
Plan Check Fee: 1,030.90
Strong Motion Fee: 21.65
Electrical Fee: 79.00
Mechanical Fee: 62.00
Plumbing Fee: 52.90
Penalty Fee: .00
Grading Fee: 195.00
Bldg Const Tax: .00
Sewer Fee: .00
Drainage Fee: .00
Art In-Lieu Fee: .00
Park In-Lieu Fee: .00
Housing In-Lieu: .00

Calculated Fees: 3,192.45
Additional/Bond: .00

TOTAL FEES: 3,192.45
PAYMENTS: 3,192.45
BALANCE DUE: .00

Note: Insp: CHUC Type: RES
By: DIANE Date/Time: 06/21/96 14:03 Ver: 9503

Approved: [Signature]

Date: 6-21-96

Geo Memo Req'd Yes No

Coastal Commission

Exhibit 4

Page 55 of 61

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Date 11-9-95Commission Reference # 5-LGB-95-086

NOTIFICATION OF APPEAL PERIOD

TO: City of Laguna Beach

FROM: California Coastal Commission

Please be advised that on 5-LGB-95-086 our office received a notice of local action on the coastal development permit described below:

Local Permit # CDP 95-66Name of Applicant Stephen & Marie Tygh

Project
Description:

Construct a 2,051 square foot addition to a single-family dwelling with a new 575 square foot two-car garage.

Location 8 Rockledge Road, Laguna Beach, CA. 92651

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on November 24, 1995. Our office will notify you if an appeal is filed.

Note: The notice of local action did not include written findings supporting the decision. So that we may complete our record of this decision, please forward a copy of the adopted findings to our office within 30 days. (This note is applicable only if a check mark has been entered.)

If you have any questions, please contact us.

H2: 4/88
5703F
JA/lm

cc: Stephen & Marie Tygh]

EXHIBIT 5

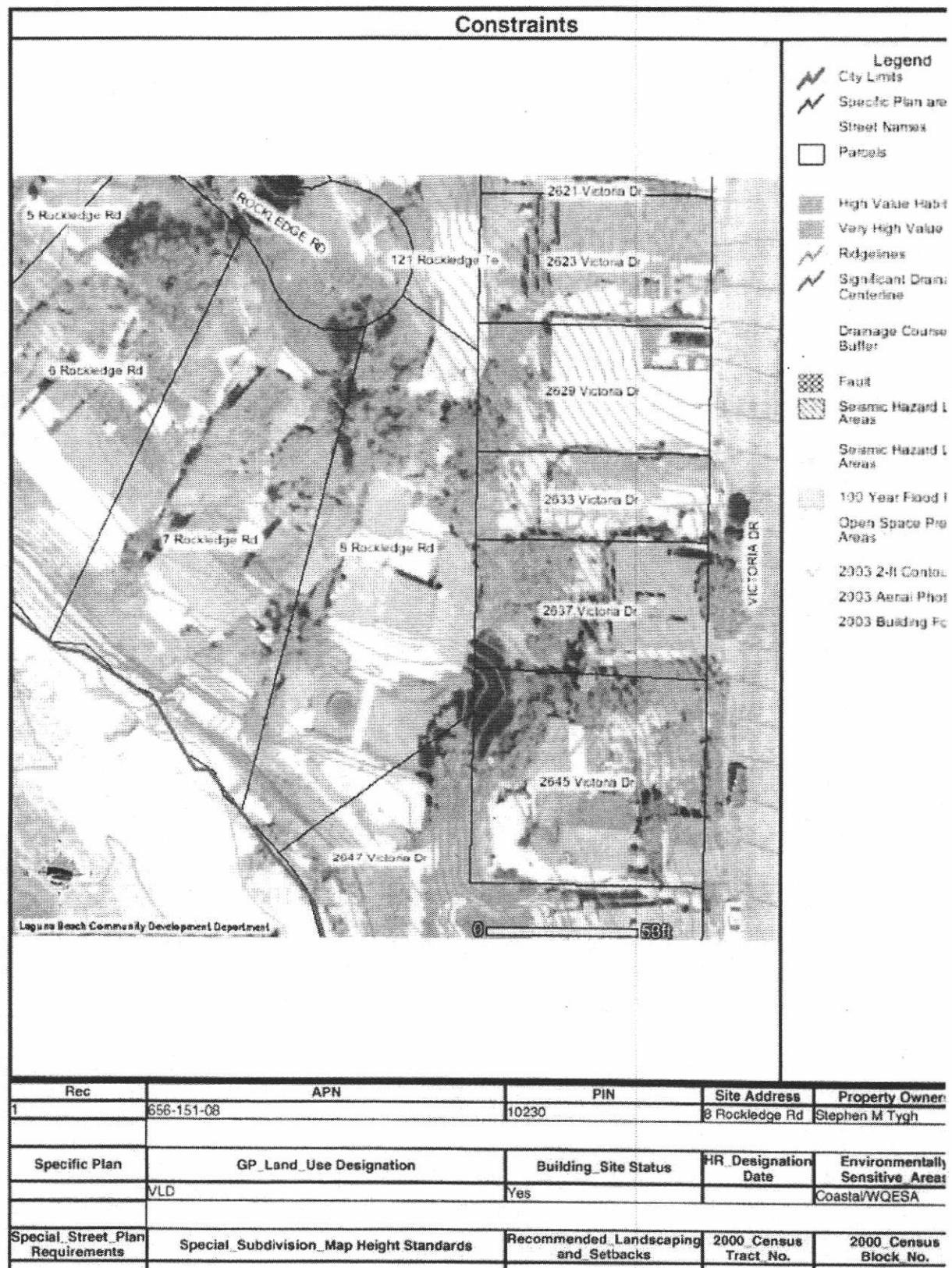
Photos and Constraints Map

to KUKLEDGE



undated





coastal bluff properties in a consistent manner and institute procedures to adopt these measures by ordinance'.

The project description on the Initial Study includes 'demolition of the un-permitted swimming pool in the bluff top setback' but the demolition work and it's potential effects are not discussed in the body of the study itself. Additionally, there are no demolition plans available in the files. Before a project can be approved, the plans must be submitted allowing enough time for public review and recirculation of the Initial Study.

Conclusion

We ask that this project be continued and that conditions be applied that will ensure compliance with the recommendations of the technical reports as well as compliance with the City's General Plan and LCP.

Thank you for your consideration of our concerns.

Mark and Sharon Fudge
P.O. Box 130
Laguna Beach, CA 92652

cc: Jennifer Gates, Planner
Morris Skenderian, Architect

5-LGB-18-0813

**NOTICE OF FINAL LOCAL ACTION
FOR COASTAL DEVELOPMENT PERMITS**

RECEIVED
South Coast Region

Date: July 27, 2018

JUL 30 2018

The following project is located within the City of Laguna Beach Coastal Zone:

Location: 8 Rockledge Road

CALIFORNIA
COASTAL COMMISSION

Coastal Development Project No: 18-1096

Project Description: The Design Review Board granted Design Review 18-1095 and Coastal Development Permit 18-1096 approval to construct modifications to a prior approval including additions (no net increase)/alterations to a "K" rated historic structure, additions/alterations greater than 15 feet in height, elevated decks, elevator and skylight height, skylights, spa, four air conditioning condenser units, historic preservation incentive (setback flexibility), hardscaping, landscaping, construction in an environmentally sensitive area due to the oceanfront location. The project includes demolition of the unpermitted swimming pool in the blufftop setback.

Applicant: Morris Skenderian, Architect

Mailing Address: 2094 S. Coast Highway Suite #3, Laguna Beach, CA 92651

On July 12, 2018 a coastal development permit application for the project was

- ☐ approved
- ☒ approved with conditions
- ☐ denied

Local appeal period ended June 26, 2018

This action was taken by: ☐ City Council
☒ Design Review Board
☐ Planning Commission

The action ☐ did ☒ did not involve a local appeal; in any case, the local appeal process has been exhausted. Findings supporting the local government action and any conditions imposed are found in the attached resolution.

This project is

- ☐ not appealable to the Coastal Commission
- ☒ appealable to the Coastal Commission pursuant to Coastal Act Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days following Coastal Commission receipt of this notice. Applicants will be notified by the Coastal Commission if a valid appeal is filed. Appeals must be in writing to the appropriate Coastal Commission district office and in accordance with the California Code of Regulation Section 13111. The Coastal Commission may be reached by phone at (562) 590-5071 or by writing to 200 Oceangate, 10th Floor, Long Beach, CA 90802-4416

Att: Resolution No. 18.24

RESOLUTION CDP 18.24

A RESOLUTION OF THE CITY OF LAGUNA BEACH APPROVING COASTAL DEVELOPMENT PERMIT 18-1096

Whereas, an application has been filed in accordance with Title 25.07 of the Laguna Beach Municipal Code, requesting a Coastal Development Permit for the following described property located within the City of Laguna Beach:

8 Rockledge Road
APN 656-151-08

and;

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

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

1. The project is in conformity with all the applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans in that hazards due to wave, wind, runoff and ocean erosion have been minimized because the project observes the 25-foot blufftop setback and further, the project must comply with all requirements of Title 22 relating to excavation and grading, and the project will not significantly contribute to erosion and bluff instability because there are no structural encroachments oceanward of the 25-foot setback and landscaping in the setback area will be limited to drought-tolerant vegetation with only temporary irrigation allowed
2. Any development located between the sea and the first public road paralleling the sea is in conformity with the Certified Local Coastal Program and with the public access and public recreation policies of Chapter 3 of the Coastal Act in that the project does not present either direct or cumulative impacts on physical public access since existing public vertical and lateral access exists nearby and there are no new adverse impacts on beach access since the new development is replacing a previously existing residence and will not result in any further seaward encroachment.
3. The proposed project, as conditioned and included in the associated Design Review approval 18-1095, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act in that the proposed project, minimizes impacts on the cultural resource, does not present any adverse impacts on the environment.

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

The Design Review Board granted approval to construct modifications to a prior approval including additions (no net increase)/alterations to a "K" rated historic structure, additions/alterations greater than 15 feet in height, elevated decks, elevator and skylight height, skylights, spa, four air conditioning condenser units, historic preservation incentive (setback flexibility), hardscaping, landscaping, construction in an environmentally sensitive area due to the oceanfront location. The project includes demolition of the unpermitted swimming pool in the blufftop setback. Conditions of approval include conditions that documentation of the existing height and spread of the Metrosideros tree including an arborist's report be provided that reduces

Coastal Commission

Exhibit 5

Page 2 of 4

the crown by at least 10% with a biannual pruning and lacing plan be implemented after it is reduced; the existing Pittosporum to be maintained at eight feet and the Podocarpus be removed; the vegetation in the courtyard be no taller than the lower roof elevation at the (garage) sloped roof; that the roof of the garage be as submitted by the architect at this hearing so it is lowered by sixteen inches and has a sloping edge (shed); that the columns under the balcony match the columns that are inside the living room and that the balcony railing be glass and metal as shown in the architect's drawing at this hearing; that there be a wall trellis in the courtyard over the French doors with climbing rose or similar plant material; and per the recommended conditions of approval included on page six of the staff report that they adhere to the updated mitigation plan monitoring program incorporating the archeology mitigation and they record the written agreement between the City and property owner listing the building on the City's Historic Register

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

2. Expiration. If development has not commenced within two years from the final action of the approval authority on the application, the permit will expire. Development, once commenced, shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

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

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

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

6. Indemnification. The permittee shall defend, hold harmless and indemnify, at his/her/its expense, the City, the City Council and other City bodies and members thereof, officials, officers, employees, agents and representatives (collectively, the City) from and against any and all third-party claims, actions or proceedings to attack, set aside, void or annul the approval of this land use permit or entitlement or any associated determination made pursuant to the California Environmental Quality Act, the California Coastal Act, and other applicable local and state laws and regulations. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim, action or proceeding, as well as costs, expenses or damages the City may be required by a court to pay as a result of such claim, action or proceeding.

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

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

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

PASSED on July 12, 2018, by the following vote of the Design Review Board of the City of Laguna Beach, California.

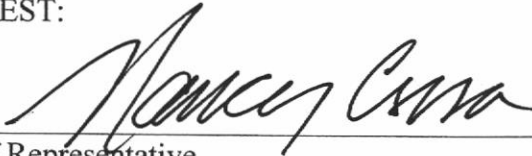
AYES: Neev, Simpson, Monahan, Mullen-Kress

NOES: None

ABSENT: Liuzzi

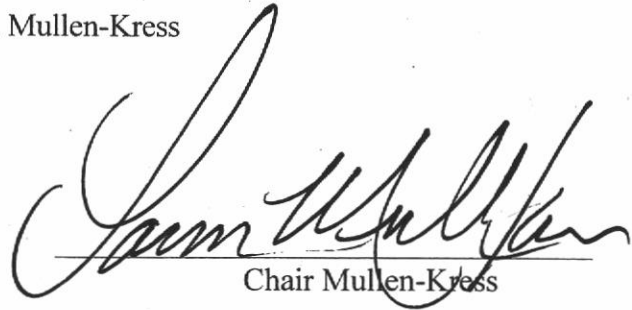
ABSTAIN: None

ATTEST:



Staff Representative

Board of Adjustment Resolution No. CDP 18.24


Chair Mullen-Kress

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
FAX (415) 904-5400
TDD (415) 597-5885



February 27, 2020

GEOTECHNICAL REVIEW MEMORANDUM

To: Marlene Alvarado, Coastal Program Analyst
From: Joseph Street, Staff Geologist
Re: 8 Rockledge Road, Laguna Beach (Miura Residence),
Appeal No. A-5-LGB-18-0056

In connection with the above-referenced appeal, I have reviewed the following documents directly related to the subject property:

- 1) GeoSoils, Inc., 2016, "Coastal Hazard Analysis for Remodel of Single Family Residence, 8 Rockledge Road, Laguna Beach, Orange County, California", report dated November 28, 2016, and signed by D. W. Skelly.
- 2) Geofirm, 2018, "Preliminary Geotechnical Investigation, Proposed Residence Remodel, 8 Rockledge Road, Laguna Beach, California", report dated March 29, 2018 and signed by E. R. Hilde and Z. Wang.
- 3) Morris Skendarian & Associates (MSA), 2018, Project Plans for Miura Residence Remodel, 8 Rockledge Road, Laguna Beach, California 92651, plan set revision dated May 7, 2018, stamped by M. M. Skendarian.
- 4) Geofirm, 2018, "Supplemental Geotechnical Investigation of Bluff Slope Stability, Proposed Residence Remodel, 8 Rockledge Road, Laguna Beach, California", report dated May 8, 2018 and signed by E. R. Hilde and Z. Wang.
- 5) Toal Engineering, Inc., 2018, "Topographic and Boundary Survey, Lot 12, Tract 36 and a Portion of Lots 36 and 37, Laguna Heights, 8 Rockledge Road, Laguna Beach, California," site survey dated May 14, 2018, signed by V. P. Meum.
- 6) GeoSoils, Inc., 2019, "Updated Coastal Hazard Analysis for Remodel of Single Family Residence, 8 Rockledge Road, Laguna Beach, Orange County, California", report dated January 4, 2019, and signed by D. W. Skelly.
- 7) Geofirm, 2019, "Response to California Coastal Commission Comments, Proposed Residence Remodel, 8 Rockledge Road, Laguna Beach, California", letter dated January 9, 2019, signed by E. R. Hilde and H. H. Richter.

Additional references are listed at the end of the memo. In addition, I have visited the beach and observed the bluff below the subject property on several occasions, most recently on December 12, 2018.

The purpose of this memorandum is to identify the location of the bluff edge on the subject property and to review slope stability and bluff erosion hazards at the site. My estimated bluff edge line is shown in Figure 1 (attached).

Site Description

The subject site is located just north of Victoria Beach an area of Laguna Beach where an arm of the San Joaquin Hills intersects the coastline, resulting in relatively steep inland slopes and the absence of a well-defined coastal terrace at the top of the bluff. As described in Refs. (2) and (4), and shown in Figures 2-5 (cross sections), the bluff on the subject has two primary components: (1) A vertical to slightly overhanging seacliff (to elevations of +40 to 45 feet above mean sea level, MSL) composed of well-consolidated, erosion-resistant San Onofre breccia bedrock; and (2) a sloped upper bluff/bluff top consisting of Quaternary marine terrace and non-marine deposits and (locally) artificial fill, the seaward edge of which is rounded away from the face of the cliff. The slope of the bluff top across the property is approximately 4:1 (horizontal to vertical, h:v), steepening to approximately 2.5:1 (h:v) along the southeastern property line. The bluff top gradients on the property are similar to the general gradients inland of the site.

The site is currently developed with a 1930s-era single-family home and several ancillary structures in the rear yard (e.g., patios, spa, walkways, walls). Most notably for the purposes of this review, a paved patio/walkway and retaining wall creates a distinct topographic “step” at the seaward edge of the rear yard.

Bluff Edge Location

The Land Use Element (LUE) of the City of Laguna Beach’s certified Local Coastal Program provides direction on determining the bluff edge, including the following definition of “Oceanfront Bluff Edge or Coastal Bluff Edge” (Glossary Definition 101) **[emphasis added]**:

The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, **the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff.** In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

This definition is very similar, though not identical, to the definition of “bluff edge” contained in the Coastal Commission’s regulations (Cal. Code Reg. Title 14,

§13577(h)).¹ LUE Definition 102 further clarifies that a coastal bluff encompasses the entire slope between the upland area and the beach, and not just the steepest portion of the slope:

Oceanfront Bluff/Coastal Bluff – A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many oceanfront bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term “oceanfront bluff” or “coastal bluff” refers to the entire slope between a marine terrace or upland area and the sea. The term “sea cliff” refers to the lower, near vertical portion of an oceanfront bluff.

The coastal bluff at this site is affected by both marine erosion at the toe and subaerial erosion of the upper bluff deposits, resulting in a bluff top that, at its seaward edge, is rounded away from the seacliff (see Figs. 2-5). Refs. 3, 4, 6 and 7 identify a bluff edge line (“LCP Bluff Edge per City of Laguna Beach”, “LCP Bluff Edge”) between elevations +50 - 52 feet MSL. In plan view (Fig. 1, Refs. 3, 4 and 7), the applicant’s bluff edge line is located between 0 – 4 feet seaward of the curb of the seaward patio. However, this line does not consistently match the location of the bluff edge as identified in the site cross-sections provided in Ref. 7, where the bluff edge is shown as being two feet seaward of the edge of the patio in Section A-A’ and less than one foot seaward of the edge of the patio in Sections B-B’, C-C’ and D-D’ (Figs. 2-5). In all cases, the applicant’s consultant, Geofirm, locates the bluff edge seaward of the “step-like” feature created by the seaward patio and retaining wall.

As described below, I agree that the bluff edge is located in the area seaward of the patio/walkway and retaining wall, but I have refined the position of the bluff edge line to resolve the inconsistencies in the submitted site plans and cross-sections and better reflect the bluff edge definition contained in the City’s certified LUE.

Step-like features

As noted above, the construction of the seaward-most rear-yard patio and retaining wall has resulted in a “step-like feature” at the top of the bluff, the “top-most riser” of which could represent the bluff edge under the LUE definition. However, the LUE also draws a distinction between modifications to the bluff resulting from grading (cut) versus artificial fill, with only the former changing the position of the bluff edge. The exact process by which the seaward patio and retaining wall at the subject site was created is not known, but the available evidence, including Geofirm’s site reconnaissance and subsurface investigation (Refs. 2, 4), suggests that this “step-like feature” was created by the placement of artificial fill held in place by a retaining wall rather than by any substantial cut into the natural bluff. Thus, in my estimation, the construction of these bluff top

¹ Section 13577(h)(2) of the Commission’s regulations defines the “bluff edge” as follows:

“Bluff line or edge shall be defined as the upper termination of a bluff, cliff or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surfaces increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost rise shall be taken as the cliff edge.”

features did not alter the position of the bluff edge, which remains seaward of the edge of the patio.

Bluff edge delineation

Following from the LCP definition, and taking into account the inclined bluff top in this location, my approach to defining the bluff edge has been to use the available topographic information for the site (Refs. 2 – 5, 7) and surrounding area (Orange County Public Works 2-ft contour data) to measure the average slope of the bluff top along multiple cross-sections between an inland location (typically Pacific Coast Highway) and the vertical cliff face, and to identify the point beyond which the downward gradient of the ground surface exceeds this average bluff top gradient, and begins to transition toward the near-vertical gradient of the seacliff (i.e., gradient is at least “maintained continuously to the base of the bluff”). Based on this analysis, I have estimated the bluff edge on the subject site as the +52-ft elevation contour, which typically falls within one foot of the edge of the seaward patio/walkway curb. This bluff edge determination is shown in Figure 1 as the green line. The bluff edge is located slightly inland of the bluff edge line identified by Geofirm (Refs. 4, 7) on the site plan (**Fig. 1**, blue line), but is very similar to the “LCP Bluff Edge” identified by Geofirm in Sections B-B’, C-C’ and D-D’ (Figs. 2-5, Ref. 7).

Slope Stability and Bluff Erosion

Geofirm (2018) (Ref. 4) provides a quantitative slope stability analysis indicating that the bluff at the subject site is globally stable against deep-seated slope failures, with minimum factors of safety exceeding 1.5 for both static and seismic conditions. Geofirm also estimates future bluff edge retreat of approximately 1 to 2 feet over the next 50 to 75 years (0.01 – 0.04 ft./yr.) due to surficial erosion of the upper bluff terrace deposits. Additionally, Ref. 6 provides a rough estimate of basal bluff retreat (in San Onofre breccia bedrock) on the order of 1 foot in 41 years (0.02 ft./yr.). Even allowing for accelerated rates of bluff retreat in the future related to sea level rise, I agree that the minimum 25-foot setback from the bluff edge for principal structures will adequately address both slope stability and bluff retreat and minimize erosion hazards over the next 75 years.

Please do not hesitate to contact me with any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph Street".

Joseph Street, Ph.D., PG
Staff Geologist

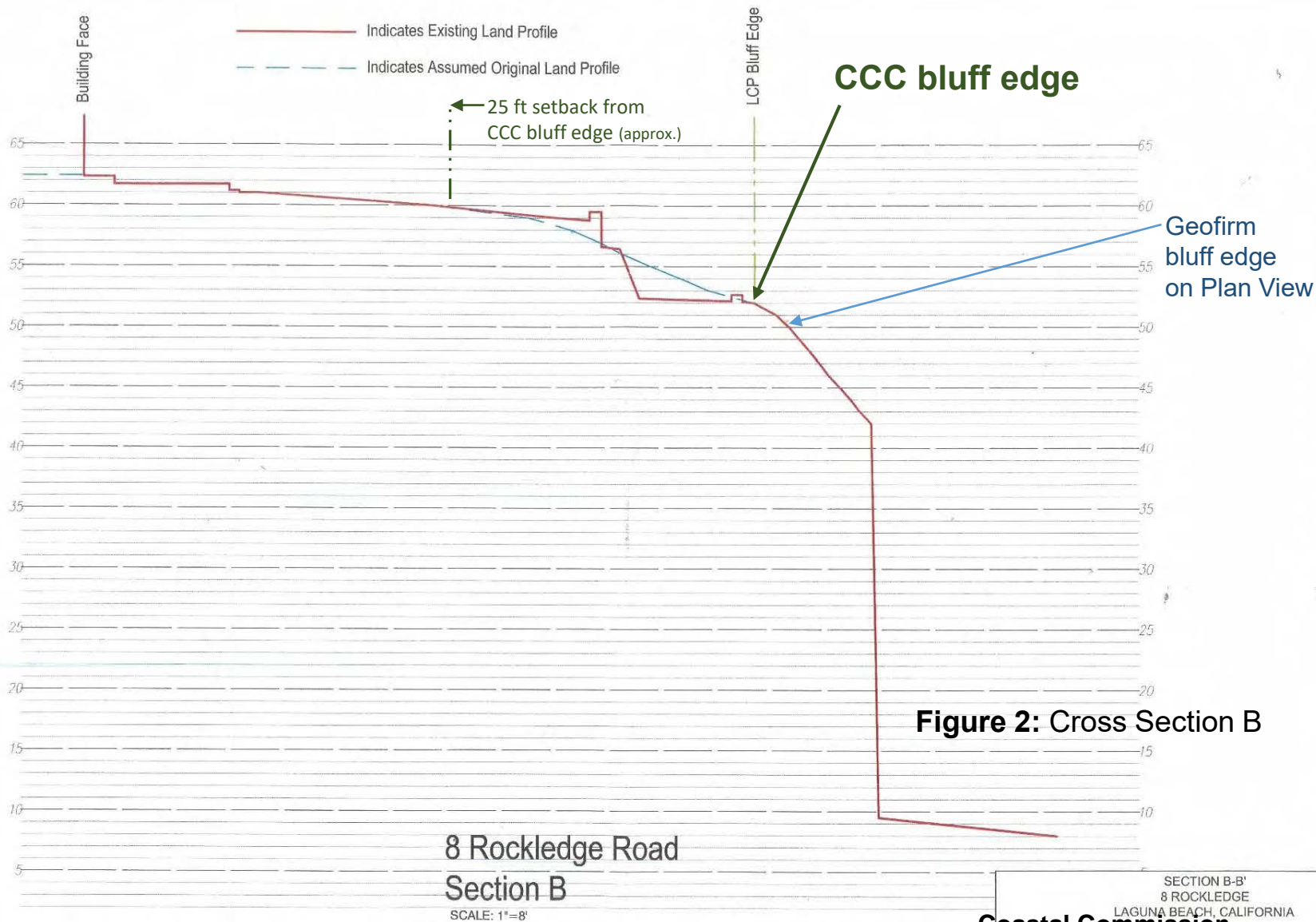
References

- Grant, L. B., K. J. Mueller, E. M. Gath, H. Cheng, R. L. Edwards, R. Munro, and G. L. Kennedy, 1999. Late Quaternary uplift and earthquake potential of the San Joaquin Hills, southern Los Angeles basin, California. **Geology** 27: 1031–1034.
- Orange County Public Works (OCPW), [Online Mapping Tool](#)² and [Geospatial Data](#).³ Accessed January 9, 2019.
- U.S. Geological Survey (USGS) historical topographic maps, various scales and years, [Laguna Beach and Santa Ana quadrangles](#).⁴ Accessed January 10, 2019.
- U.S. Geological Survey (USGS), 2018, “Laguna Beach Quadrangle” topographic map, 7.5-Minute Series.

² <https://www.ocgis.com/ocpw/landrecords/>

³ http://www.ocpublicworks.com/survey/products/geospatial_data_download

⁴ <https://ngmdb.usgs.gov/topoview/viewer/#15/33.4188/-117.6185>



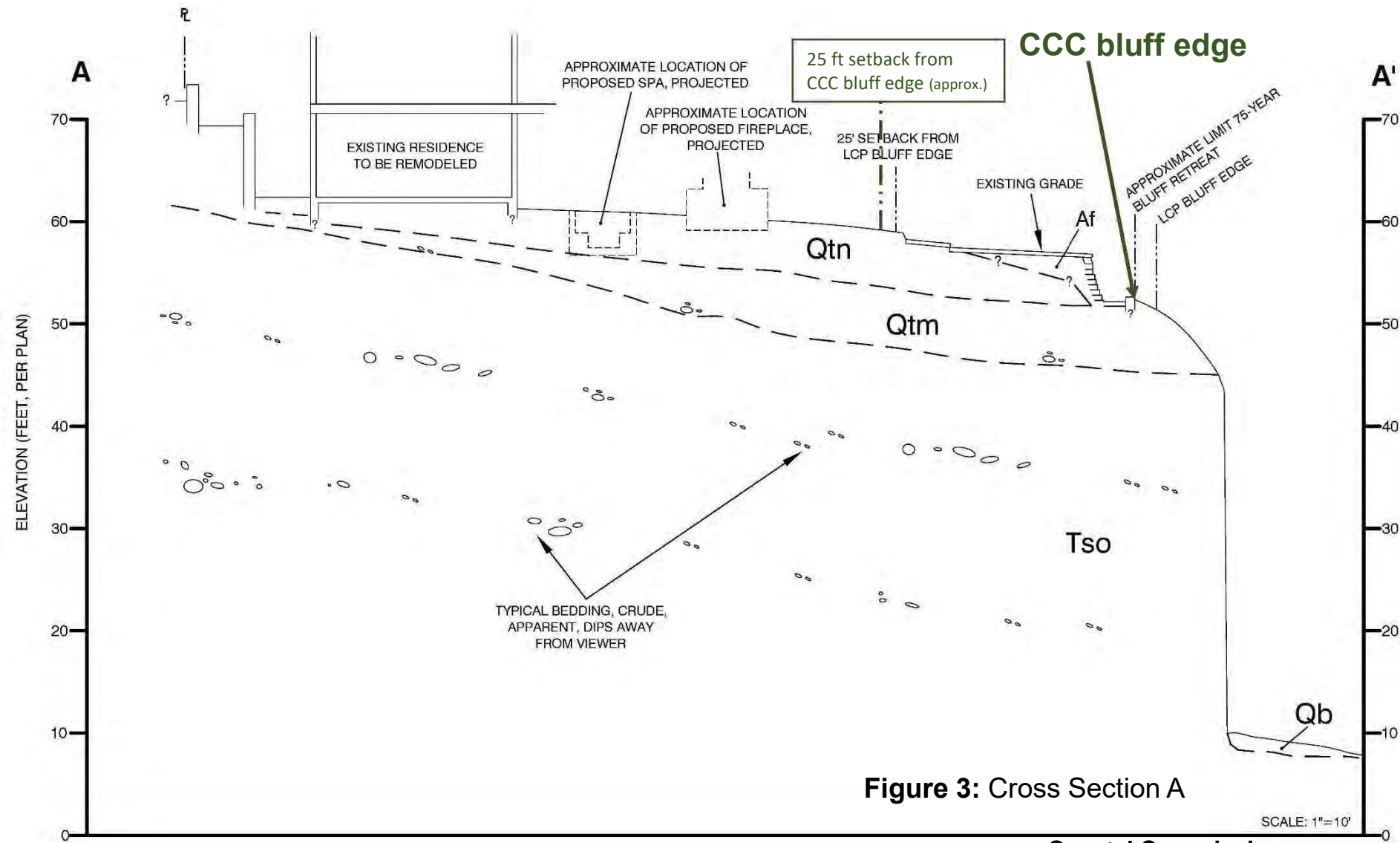
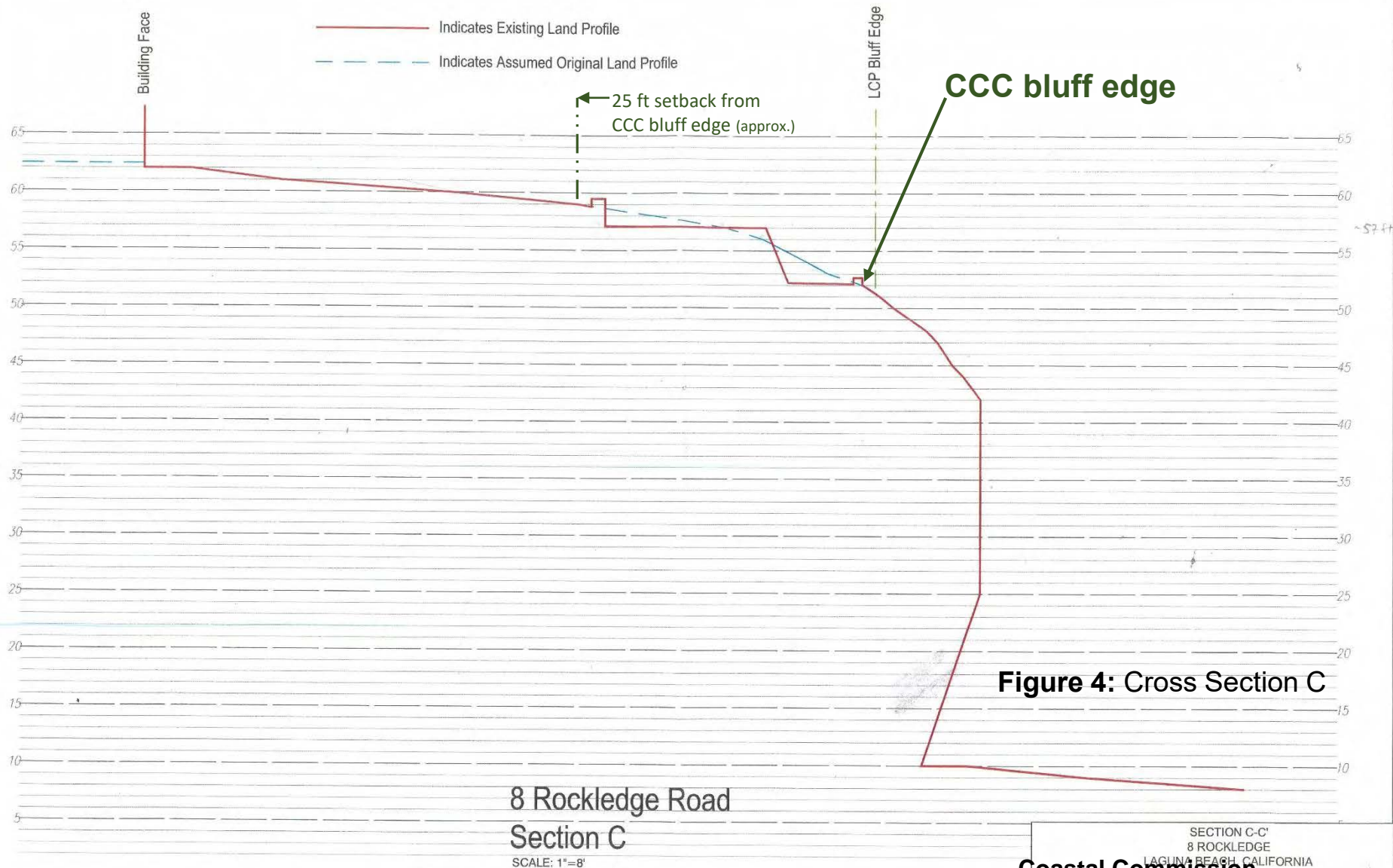


Figure 3: Cross Section A



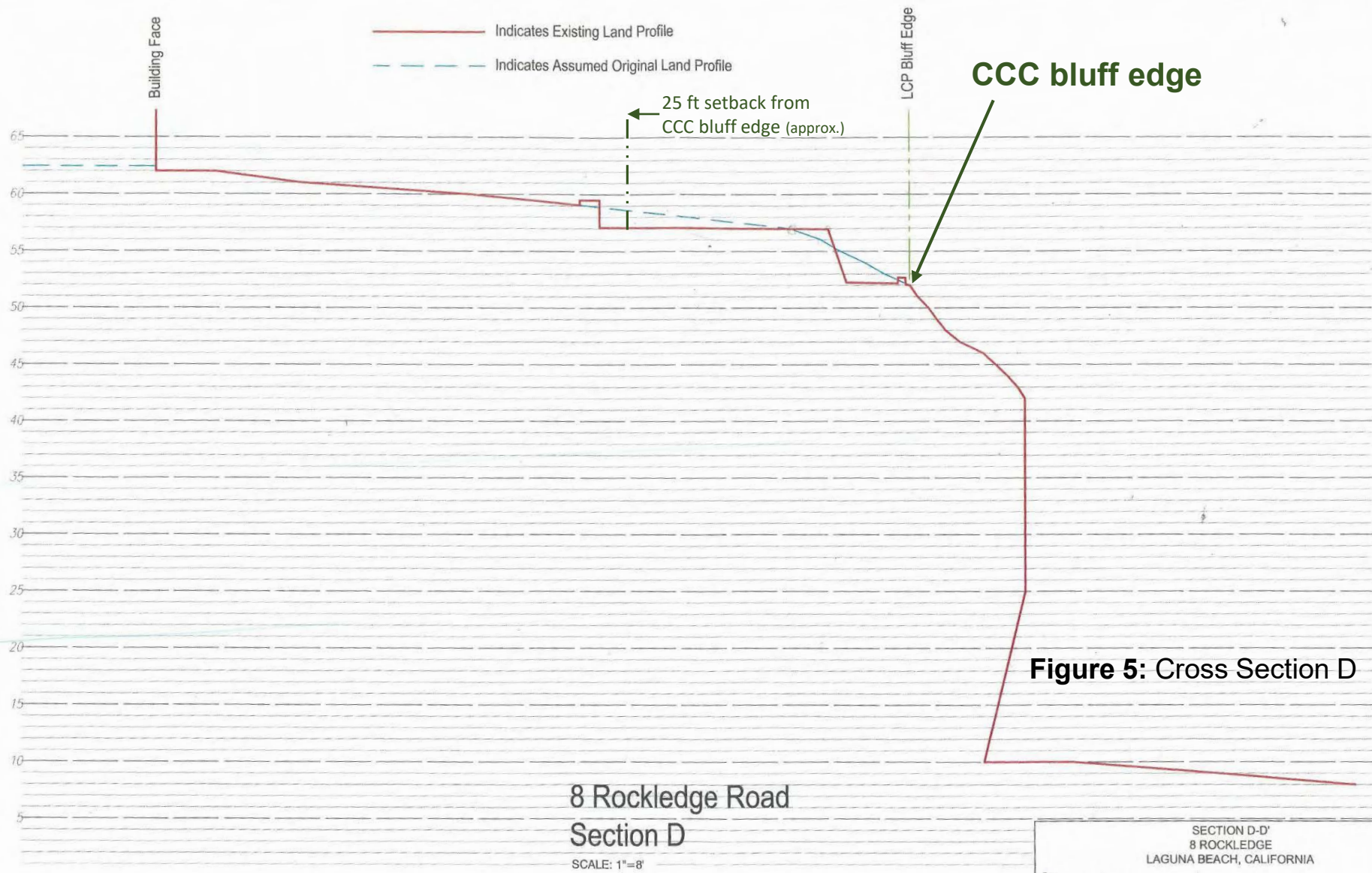


Figure 5: Cross Section D