

CALIFORNIA COASTAL COMMISSION

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



Th12a

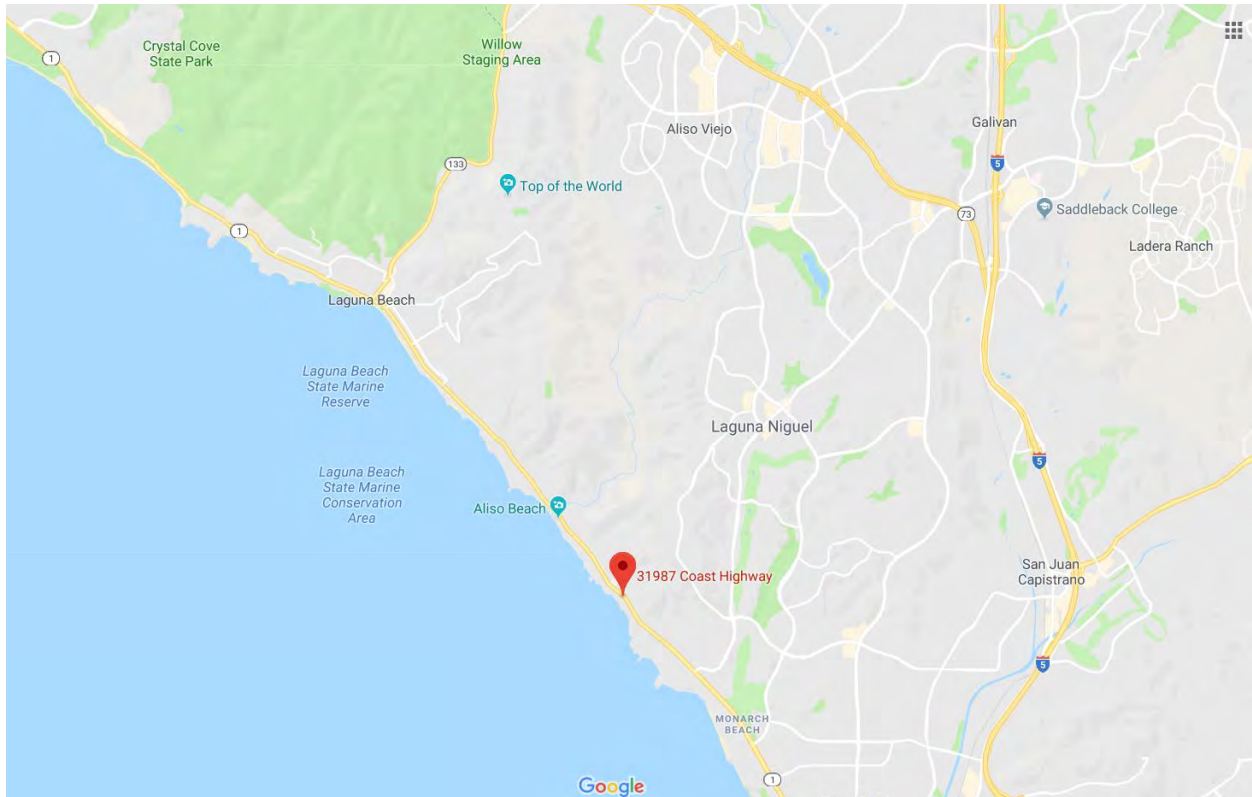
A-5-LGB-17-0033 (HCI SYSTEMS)
AUGUST 13, 2020

EXHIBITS

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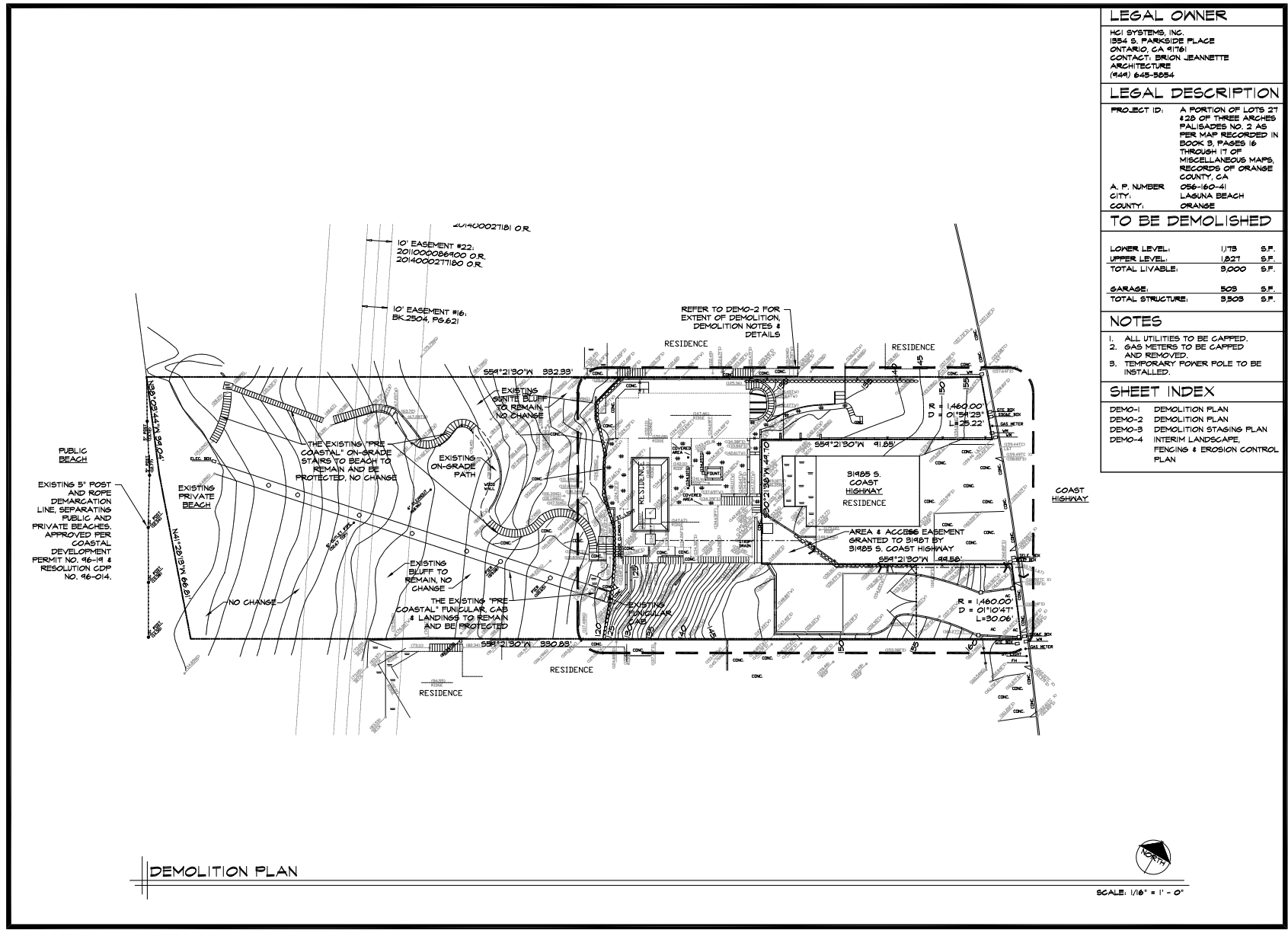
- Exhibit 1 – Project Location
- Exhibit 2 – Proposed Demolition Plan
- Exhibit 3 – Vegetation Map
- Exhibit 4 – Ex Parte Communication Forms

**Project Location: 31987 Coast Highway, Laguna Beach,
Orange County (APN: 056-160-41)**









LEGAL OWNER

HGI SYSTEMS, INC.
1854 S. PARKSIDE PLACE
OAKLAND, CA 94612
CONTACT: BRION JEANNETTE
ARCHITECTURE
(949) 845-5054

LEGAL DESCRIPTION

PROJECT ID: A PORTION OF LOTS 27 & 28 OF THREE ARCHES PALISADES NO. 2 AS PER MAP RECORDED IN BOOK 9, PAGES 16 THROUGH 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA 056-160-41.
A.P. NUMBER: 056-160-41
CITY: LAGUNA BEACH
COUNTY: ORANGE

TO BE DEMOLISHED

LOWER LEVEL:	1,175	S.F.
UPPER LEVEL:	1,827	S.F.
TOTAL LIVABLE:	3,000	S.F.
GARAGE:	503	S.F.
TOTAL STRUCTURE:	3,503	S.F.

NOTES

1. ALL UTILITIES TO BE CAPPED.
2. GAS METERS TO BE CAPPED AND REMOVED.
3. TEMPORARY POWER POLE TO BE INSTALLED.

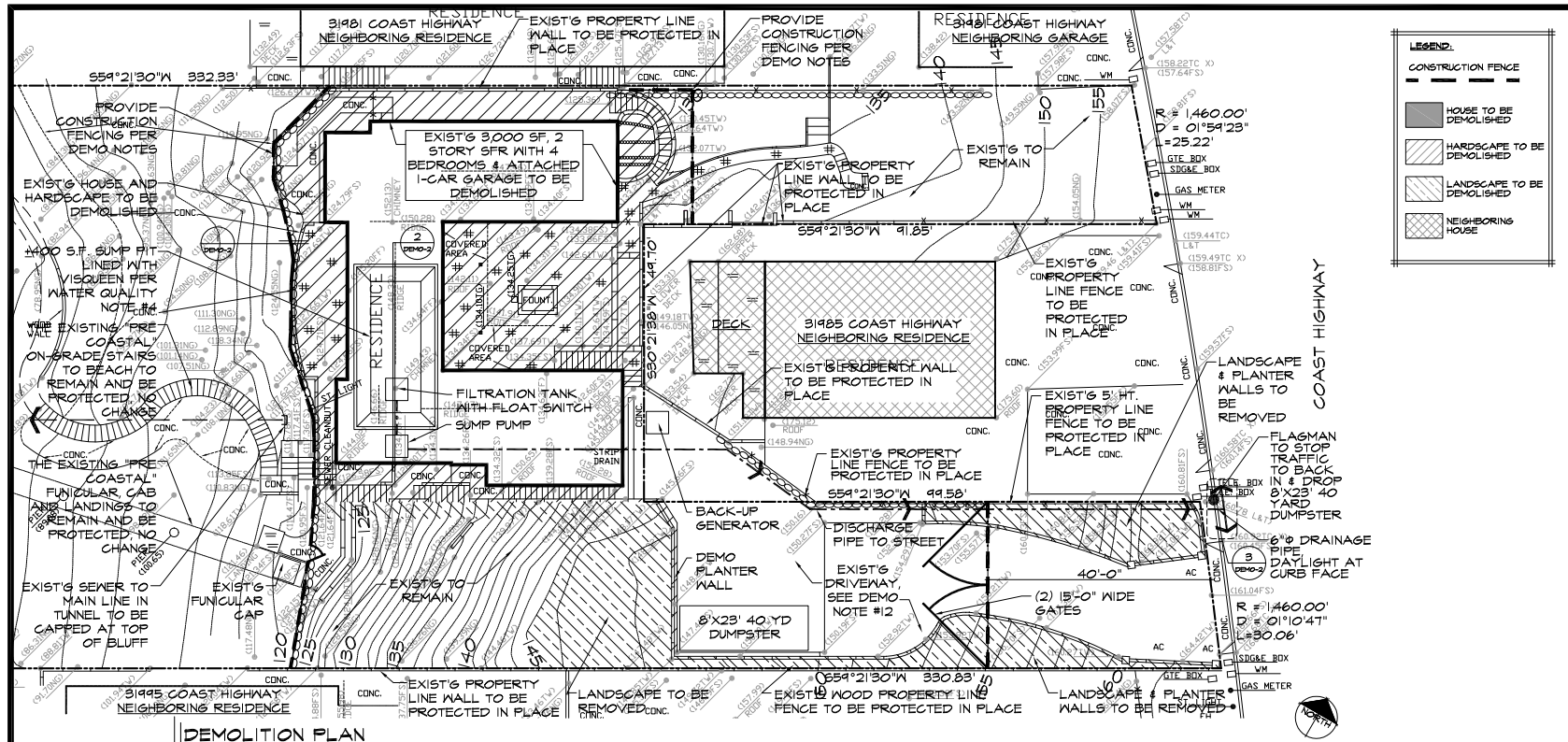
SHEET INDEX

DEMO-1 DEMOLITION PLAN
DEMO-2 DEMOLITION PLAN
DEMO-3 DEMOLITION STAGING PLAN
DEMO-4 INTERIM LANDSCAPE, FENCING & EROSION CONTROL PLAN

DEMOLITION PLAN

Date: _____
Revision: _____
Revision: _____
Revision: _____
Revision: _____
Revision: _____
Job No: 16-023

DEMOM-1



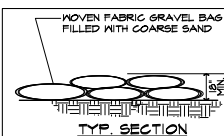
DEMOLITION PLAN

EROSION & SEDIMENT CONTROL NOTES:

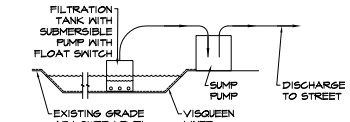
SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY COVERED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES BY WIND OR RUNOFF.

WASTE & MATERIALS MANAGEMENT CONTROL NOTES:

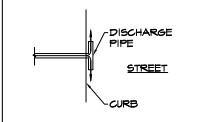
APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.



① GRAVEL BAG BERM



② SUMP PIT DETAIL



③ DISCHARGE PIPE AT STREET CURB

12. WE WILL NOT BE GRADING OR REMOVING THE DRIVEWAY ASPHALT AS PART OF THIS DEMOLITION REQUEST.
13. 18" HIGH POVEN FABRIC GRAVEL BAGS FILLED WITH COARSE SAND WILL BE PLACED AT THE TOP OF THE SLOPE FOR THE COMPLETE WIDTH OF THE PARCEL AT THE BLUFF TOP.
- *** DO NOT SCALE DRAWINGS.

WATER QUALITY NOTES:

1. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOILS SHALL BE PROPERLY COVERED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
2. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
3. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTY BY WIND OR RUNOFF.
4. A 30" DEEP VISQUEEN LINED SUMP PIT TO HOLD 24" OF WATER AND HAVE A 6" FREEBOARD, WILL BE APPROXIMATELY 400 SQUARE FEET AND BE EXCAVATED BELOW THE EXISTING RESIDENCE TO COLLECT STORM WATER AND THEN FILTER AND PUMP THE STORM WATER TO THE STREET. THERE WILL BE A BACKUP GENERATOR IF THERE ARE POWER OUTAGES.
5. A FLOAT SWITCH SHALL BE INSTALLED ON THE SUBMERSIBLE PUMP WITHIN THE FILTRATION TANK TO AUTOMATICALLY TURN ON IF THE WATER IN THE SUMP PIT EXCEEDS 24". THE SUMP PIT SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
6. THE SITE WILL BE CONTINUOUSLY MONITORED FOR POTENTIAL RAIN AND EROSION.
7. EVERY EFFORT WILL BE MADE TO ELIMINATE THE DISCHARGE OR NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
8. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
9. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

DEMO NOTES:

1. CONTRACTOR TO DOCUMENT EXISTING PROPERTY CONDITION AND SITE IMPROVEMENTS PRIOR TO START OF DEMOLITION, INCLUDING NEIGHBOR, STREET, AND SIDEWALK.
2. ALL DEBRIS SHALL BE MET AT TIME OF HANDLING TO PREVENT DUST.
3. SEWER LINE SHALL BE CAPPED.
4. PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY AS FOLLOWS:
TABLE 3306.6 - PROTECTION OF PEDESTRIANS
HT. OF CONSTRUCTION DIST. FROM CONSTR. TO LOT LINE PROTECTION

5' & 6'	5'	CONSTRUCTION RAILINGS
7'	5'	NONE
8' & 9'	5' AND 1 1/2' HT. OF CONSTR.	BARRIER + CANOPY
10' & 11'	5' AND 1 1/2' HT. OF CONSTR.	BARRIER + CANOPY
12' & 13'	5' AND 1 1/2' HT. OF CONSTR.	BARRIER
14' & 15'	5' AND 1 1/2' HT. OF CONSTR.	NONE
5. WHEN REQUIRED, FENCE BARRIER & WALKWAY COVER TO BE CONSTRUCTED PER CBC 3306.6, 3306.6.4 & 3306.7.
6. SITE TO BE CLEARED OF VEGETATION AND DEBRIS PER DEMO PLAN.
7. ALL STREETS AND SIDEWALKS ARE TO REMAIN CLEAN & CLEAR.
8. CONTRACTOR TO CONTACT LOCAL UTILITY COMPANIES PRIOR TO DEMOLITION.
9. CONSTRUCTION FENCING PER CITY STANDARDS - 460' CHAIN LINK FENCE WITH GREEN FABRIC. THE SITE WILL BE FENCED AS DEPICTED ON THE DEMO PLAN LEAVING 40' FOR STAGING OF VEHICLES ON THE EXISTING DRIVEWAY.
10. THE COMPLETELY OPERATIONAL "PRE COASTAL" FUNGULAR AND STAIRS TO THE BEACH WILL REMAIN AND BE PROTECTED IN PLACE.
11. ASSESSMENT REMOVAL WILL BE THE FIRST ACTIVITY ON SITE DEMO. COMPLETED WITH 4 WORKERS AND SMALL PICKUP TRUCKS. THIS IS HAND WORK AND WILL TAKE APPROXIMATELY 1 WEEK.
12. DEMOLITION WILL BE A COMBINATION OF HAND WORK AND TRACTOR.
13. A 40 YARD DUMPSTER SEMI TRUCK WILL BACKED INTO POSITION AND LOADED WITH THE TRACTOR. A FLAGMAN WILL DIRECT TRAFFIC FOR THE BACK IN PROCESS. LONG TERM LANE CLOSURE WILL NOT BE REQUIRED. THIS OPERATION WILL NEED APPROXIMATELY 15 DUMPSTER TRUCKS TO COMPLETE.

SCALE: 1/8" = 1' - 0"

DIMITRY RESIDENCE
31481 S. COAST HWY.
LAGUNA BEACH, CA

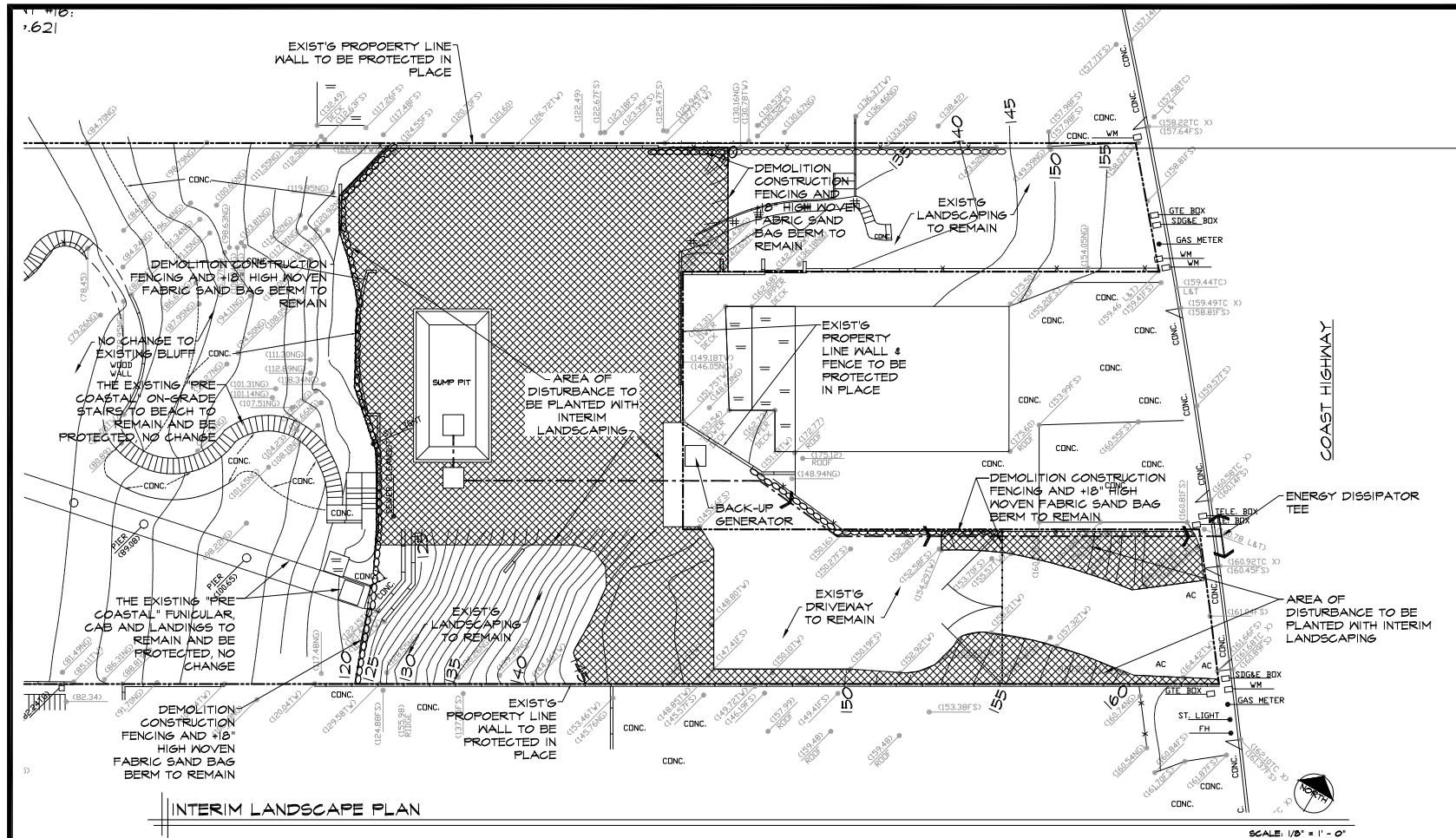
Biron Jeannette Architecture

DEMOLITION PLAN

Date: _____
Revision: _____
Revision: _____
Revision: _____
Revision: _____
Job No: 16-023

ARCHITECT
BIRON JEANNETTE
C8012
REN. 4/14
STATE OF CALIFORNIA

DEMOLITION PLAN



INTERIM LANDSCAPE PLAN

INTERIM PLANTING LEGEND:

BOTANICAL NAME	COMMON NAME	WUGOLS
CANISLOPHOS CHERANTHIFOLIA	BEACH DIVING PRIMROSE	VERY LOW
EROPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	VERY LOW
ENCALIA CALIFORNICA	CALIFORNIA ENCALIA	VERY LOW

APPLICATION RATE	SQUARE FEET
1 OZ.	150
3 OZ.	400
6 OZ.	800
8 OZ.	1000
1 LB.	2,776
20 LBS.	1 ACRE

INTERIM LANDSCAPE NOTES:

1. AREA OF DISTURBANCE WILL BE PREPARED BY PERFORMING LIGHT CULTIVATION AND NEED REMOVAL. BROADCAST SEED EVENLY OVER SOIL SURFACE. RAKE THE AREA LIGHTLY TO INCORPORATE SEED INTO TOP 1/4" - 1/2" OF SOIL. TOP DRESS WITH COMPOSTED ORGANIC MULCH (NOT MANURE).
2. IRRIGATE WITH A TEMPORARY, ABOVE GROUND IRRIGATION SYSTEM JUST ENOUGH TO MAINTAIN SOIL MOISTURE DURING GERMINATION. AFTER GERMINATION UNTIL INITIAL FLOWERING, SPRINKLER THE AREA TO A DEPTH OF ABOUT 2 INCHES. AFTER FLOWERING, LITTLE TO NO SUPPLEMENTAL WATER SHOULD BE NEEDED. ALLOW SEED HEADS TO REMAIN.
3. ALL NEW INTERIM LANDSCAPE MATERIALS AND TEMPORARY IRRIGATION SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED INTERIM LANDSCAPED PLAN. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS.
4. PREPARED LANDSCAPING MATERIALS CONSIST OF NATIVE, DROUGHT TOLERANT PLANTINGS AND WATER EFFICIENT IRRIGATION PRACTICES ARE INCORPORATED INTO THE DESIGN.
5. A 400 SQUARE FOOT, 30" DEEP VIRQUEEN LINED SUMP PIT TO HOLD 24" OF WATER AND HAVE A 6" PREBUILT AS CONSTRUCTED DURING DEMOLITION WILL REMAIN IN PLACE AS PART OF THE INTERIM EROSION CONTROL PLAN TO COLLECT STORM WATER AND THEN FILTER AND PUMP THE STORM WATER TO THE STREET. THERE WILL BE A BACKUP GENERATOR IF THERE ARE POWER OUTAGES.

DINITRY RESIDENCE
51487 S. COAST HWY.
LAGUNA BEACH, CA

Brian Jeannette Architecture

INTERIM LANDSCAPE
FENCING & EROSION
CONTROL PLAN

Date: _____
Revision: _____
Revision: _____
Revision: _____
Revision: _____
Job No: 16-023

REGISTERED ARCHITECT
BRIAN S. JEANNETTE
C8012
REN. 4/14

DEMO-4



FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION

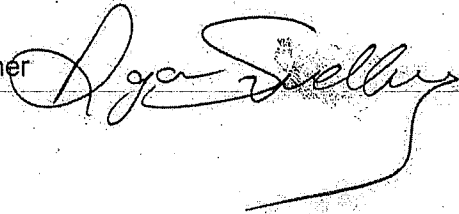
RECEIVED
MAR 01 2018

Date and time of communication: March 1, 2018 9:30am
Location of communication: Eureka, CA. Conference Call
Person(s) initiating communication: David Neish
Person(s) receiving communication: Ryan Sundberg
Name or description of project: Appeal No. A-5-LGB-17-0033
Detailed substantive description of content of communication:

The Applicants agent presented a detailed description of the applicant's request. They discussion provided by Mr Neish indicated that CCC Staff was recommending approval with Special Conditions that were all acceptable to the Applicant.

The proposal is for the demolition of a single family home located on a bluff-top property in the City of Laguna Beach that is approximately 60 years old. The home is presently uninhabitable and is presently not safe. The Applicant after consultation with CCC Staff has submitted an application for a demolition permit only and if approved will then submit an application for a CDP for a new home. The new home when submitted will be located further inland from the existing home and will be set back further that the homes on either side of the subject property.

Date: 3-1-18 Signature of the Commissioner



EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

Filed by Commissioner: Ryan Sundberg

AUG 14 2017

- 1) Name or description of project: Appeal A-5-LGB-17-0033 (Dimitry, Laguna Beach)
- 2) Date and time of receipt of communication: 8/7/2017 2:00 PM
- 3) Location of communication: Conference Call
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: David B. Neish
- 5) Identity of person(s) on whose behalf communication was made: Hany Dimitry
- 6) Identity of persons(s) receiving communication: Commissioner Sundberg
- 7) Identity of all person(s) present during the communication: David B. Neish, David J. Neish, Commissioner Sundberg

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The project representative stated that the CCC Staff was recommending Substantial Issue on the appeal and stated they were not contesting the recommendation. Mr. Neish said they look forward to working with CCC Staff for a future De Novo hearing and was hoping Staff would put the item on the agenda at one of the Southern California venues later this year either in October in Chula Vista or December in LA/OC.

8/14/17
Date

[Signature]
Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

I Announced this ex-parte on the following Agenda Item.

AUG 22 2017

EX PARTE COMMUNICATION DISCLOSURE FORM
CALIFORNIA

Filed by Commissioner: Steve Padilla

1) Name or description of project: Appeal A-5-LGB-17-0033 (Dimitry, Laguna Beach)

2) Date and time of receipt of communication: 8/2/2017 12:30 PM

3) Location of communication: Coronado

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: David B. Neish

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: Commissioner Padilla

7) Identity of all person(s) present during the communication: David B. Neish, David J. Neish, Commissioner Padilla, Tony Cruz

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The project representative stated that the CCC Staff was recommending Substantial Issue on the appeal and stated they were not contesting the recommendation. Mr. Neish said they look forward to working with CCC Staff for a future De Novo hearing and was hoping Staff would put the item on the agenda at one of the Southern California venues later this year.

August 8, 2017
Date

[Signature]
Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

Received at Commission
Meeting

AUG 09 2017

From: _____