

CALIFORNIA COASTAL COMMISSION

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



W16a

5-95-230-A3 (Scaife)

JULY 13, 2022

EXHIBITS

Table of Contents:

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Lost Winds Coastal Access Point

Exhibit 4 – LUP Canyon Edge Based on Topographic Exercise

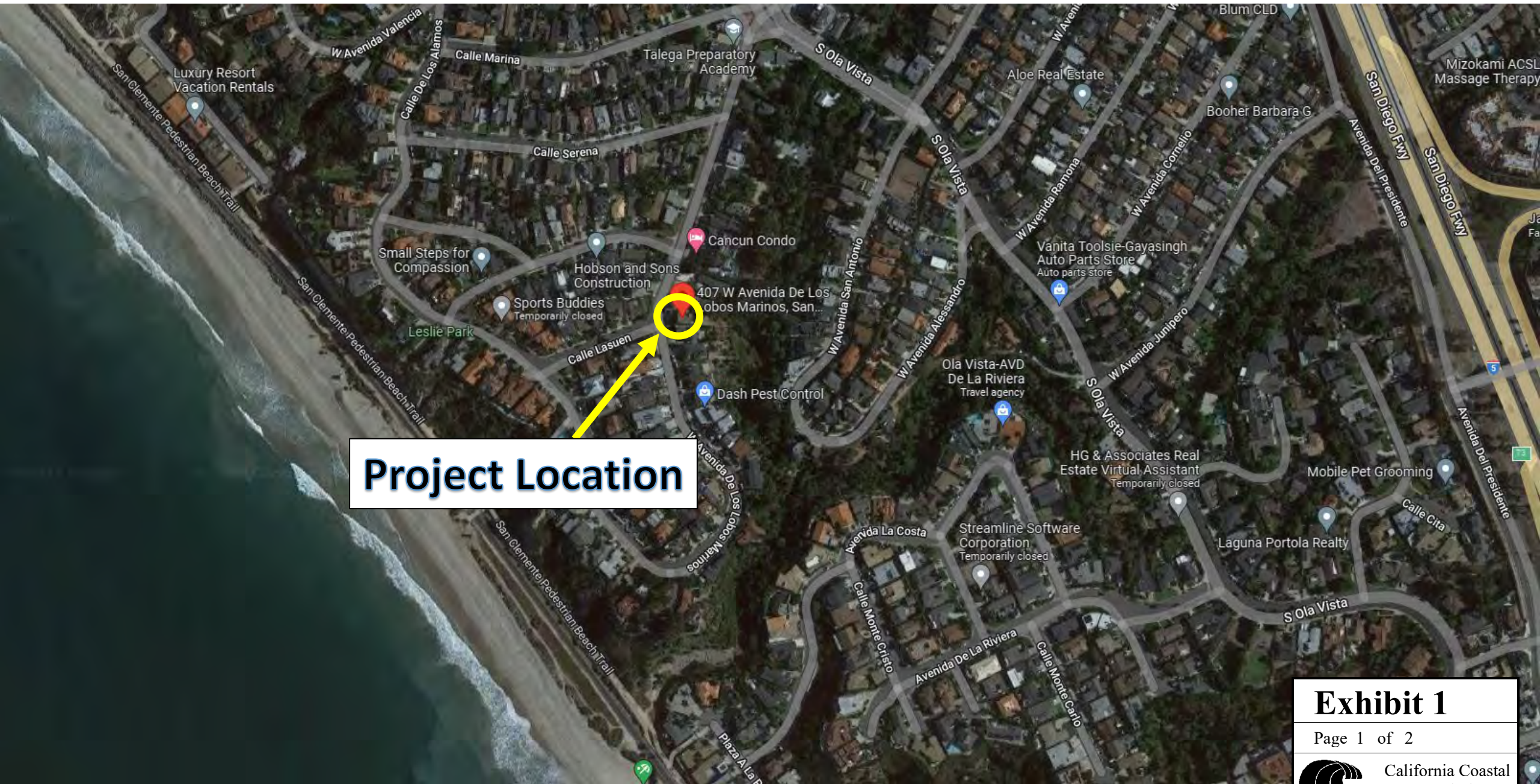
Exhibit 5 – Geologic Setback Lines

Exhibit 6 – 1995 Plot Plan

Exhibit 7 – 1995 Cross Section

Exhibit 8 – Site Photograph of Unpermitted Development

Exhibit 9 – Aerial Photographs Evidencing Clear of Vegetation



Project Location



Project Site

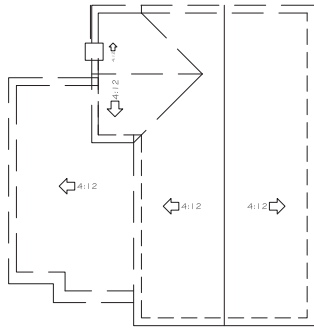
407 W Avenida de Los
Lobos Marinos, San
Clemente, CA 92672

Exhibit 1

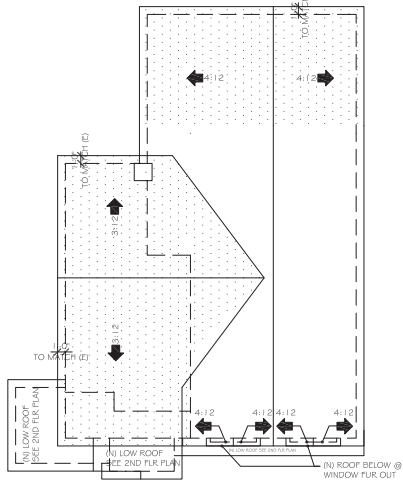
Page 2 of 2



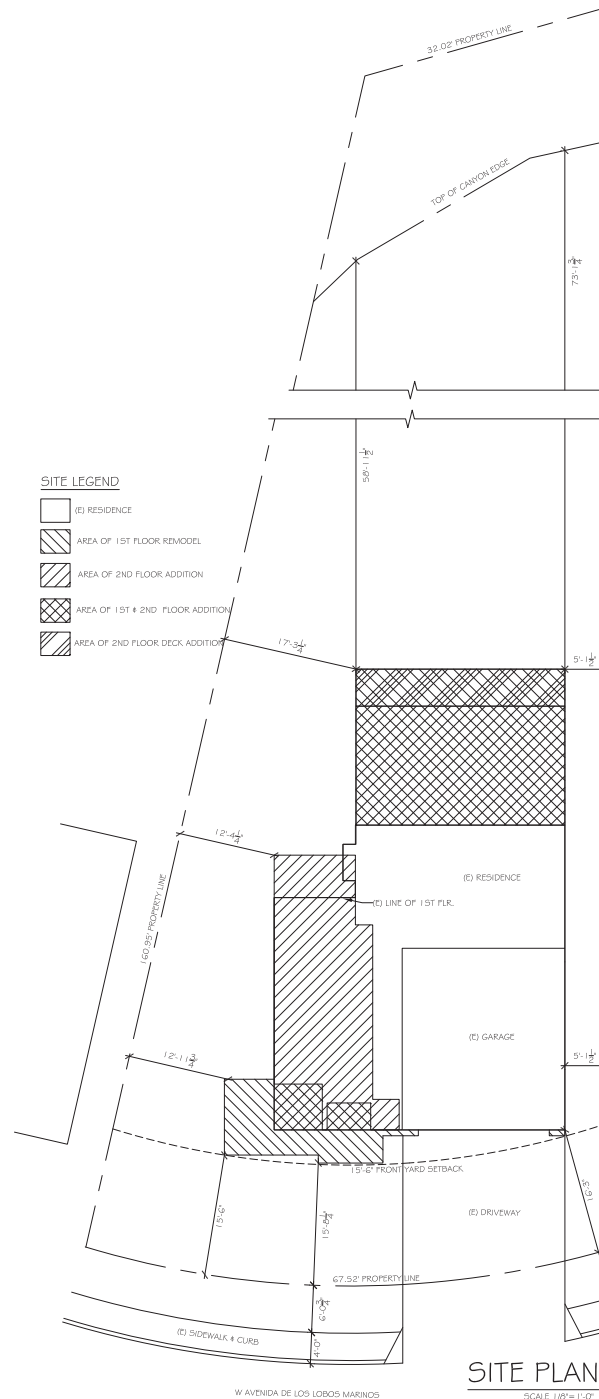
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ROOF DEMO PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT INFORMATION

ADDRESS:	LEGAL DESCRIPTION:
SCAIFE RESIDENCE	APN# 690-102-03
407 W AVENIDA DE LOS LOBOS MARINOS	LOT: 24
SAN CLEMENTE, CA	TRACT: 5691
OCCUPANCY: UR-3	
BLDG. TYPE: VD SPRINKLED	
USE: SINGLE FAMILY RESIDENCE	

PROJECT DESIGNER:	PROJECT ENGINEER:
PRYN TRN	LEO BURKE ENGINEERING INC.
34167-D PACIFIC COAST HWY.	34167-D PACIFIC COAST HWY.
DANA POINT, CA 92629	DANA POINT, CA 92629
PH: (949) 226-7130	PH: (949) 226-7130
FAX: (949) 226-7140	FAX: (949) 226-7140
E-MAIL: PRYN@BURKE.COM	E-MAIL: LEO@BURKE.COM

JOB DESCRIPTION

WORK TO BE PERFORMED: NEW OFFICE ON 1ST FLOOR WITH EXTENDED ENTRY, NEW OUTDOOR SHOWER, 2ND STORY ADDITION THAT INCLUDES (2) TWO BEDROOMS AND A BATHROOM OVER EXISTING 1ST FLOOR, NEW 2ND FLOOR DECK AND STORAGE AREA, REMOVE AND REPLACE (2) DOORS AND WINDOWS, NEW MASTER BEDROOM EXTENSION WITH A NEW DECK AND COVERED PATIO.

DEFERRED SUBMITTAL

FIRE SPRINKLERS ALTERATION
NEW POOL

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH THE 2019 (C.R.G.), 2019 (C.M.C.), 2019 (C.F.C.), 2019 (C.E.C.), 2019 C.B.C., 2019 CALIFORNIA ENERGY EFFICACY CODE (C.E.E.E.), ALL OF CITY ORDINANCES.

SHEET INDEX

SP-1	PROJECT INFORMATION
TS-1	TOPOGRAPHIC SURVEY
A-1	(E) 1ST FLOOR PLAN
A-2	(N) 1ST FLOOR PLAN
A-3	(N) 2ND FLOOR PLAN
A-4	(E) EXTERIOR ELEVATIONS
A-5	(N) EXTERIOR ELEVATIONS
A-6	BACKYARD PHOTOS
A-7	HEIGHT ANALYSIS
1 OF 1	POOL PLAN

SQUARE FOOTAGES:

(E) 1ST FLOOR	815.2 SQ. FT.
(E) 2ND FLOOR	941.6 SQ. FT.
(N) 1ST FUR ADDITION	141.3 SQ. FT.
(N) 2ND FUR ADDITION	751.5 SQ. FT.
(N) TOTAL	2,650.50 SQ. FT.
(N) FRONT DECK	37.50 SQ. FT.
(N) MASTER DECK	127.50 SQ. FT.
(N) TOTAL	164.50 SQ. FT.
(N) COVERED ENTRY	34.50 SQ. FT.
(N) 2ND FUR STORAGE	37.50 SQ. FT.
(E) GARAGE	484.50 SQ. FT.
(E) TOTAL	1,805.50 SQ. FT.
(E) TOTAL	7,999.50 SQ. FT.
(48.13% LOT) = 23 %	HOUSE LOT COVERAGE
(48.13% LOT) = 4.89'	SIDE YARD SETBACK

SITE INFORMATION

THE DISCHARGE OF ANY POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAINAGE SYSTEM. WATER QUALITY BEST MANAGEMENT PRACTICES FEATURES TO BE UTILIZED ON THE SITE. ALL WATERPROOFING DETAILS SHALL BE DESIGNED BY A WATERPROOFING EXPERT.

VICINITY MAP

PROJECT LOCATION:
407 W AVENIDA DE LOS LOBOS MARINOS
SAN CLEMENTE, CA



NOTE:
PROVIDE PORTABLE TOILET AND AND WASH STATION PER OSHA REGULATIONS.

HOUSE NUMBER SHALL BE MOUNTED TO THE HOUSE AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN CONTRASTING COLOR 4" TALL MIN.

NOTE:
CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS, SETBACKS, CONDITIONS PRIOR TO ANY CONSTRUCTION/DEMOLITION, AND NOTIFY DESIGNER OR ENGINEER OF ANY DISCREPANCIES OR CHANGES THAT DIFFER FROM THIS PLAN.

APPROVED IN CONCEPT

by the San Clemente Planning Division. This is a preliminary approval and does not grant the recipient any development rights. When approved by the California Coastal Commission, the City will then process the plans for permits.

CITY PLANNER web

SCAIFE RESIDENCE
407 W AVE. DE LOS LOBOS MARINOS
SAN CLEMENTE, CA

DATE: 8-25-21
SCALE: 1/4" = 1'-0"
DESIGNED BY: LPB
DRAWN BY: LCB

Exhibit 2

Page 1 of 8

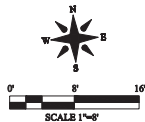


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34167 PACIFIC COAST HIGHWAY
DANA POINT, CA. 92629
PH: (949) 226-7130

BURKE ENGINEERING

SCAIFE RESIDENCE



NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

LEGEND	
SYMBOL	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
—	DECK
—	BRICK
—	WALL
—	BUILDING
—	PROPERTY LINE
—	FENCE
•	BENCH MARK
N.G.	NATURAL GRADE
P.P.	POWER POLE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
P	PLANTER
A.C.	ASPHALT
T.G.	TOP-GRADE

ADDRESS OF PROJECT:
**407 W. AVENIDA DE LOS LOBOS MARINOS
SAN CLEMENTE, CA**

BENCH MARK:
1" IRON PIPE ELEVATION = 115.23

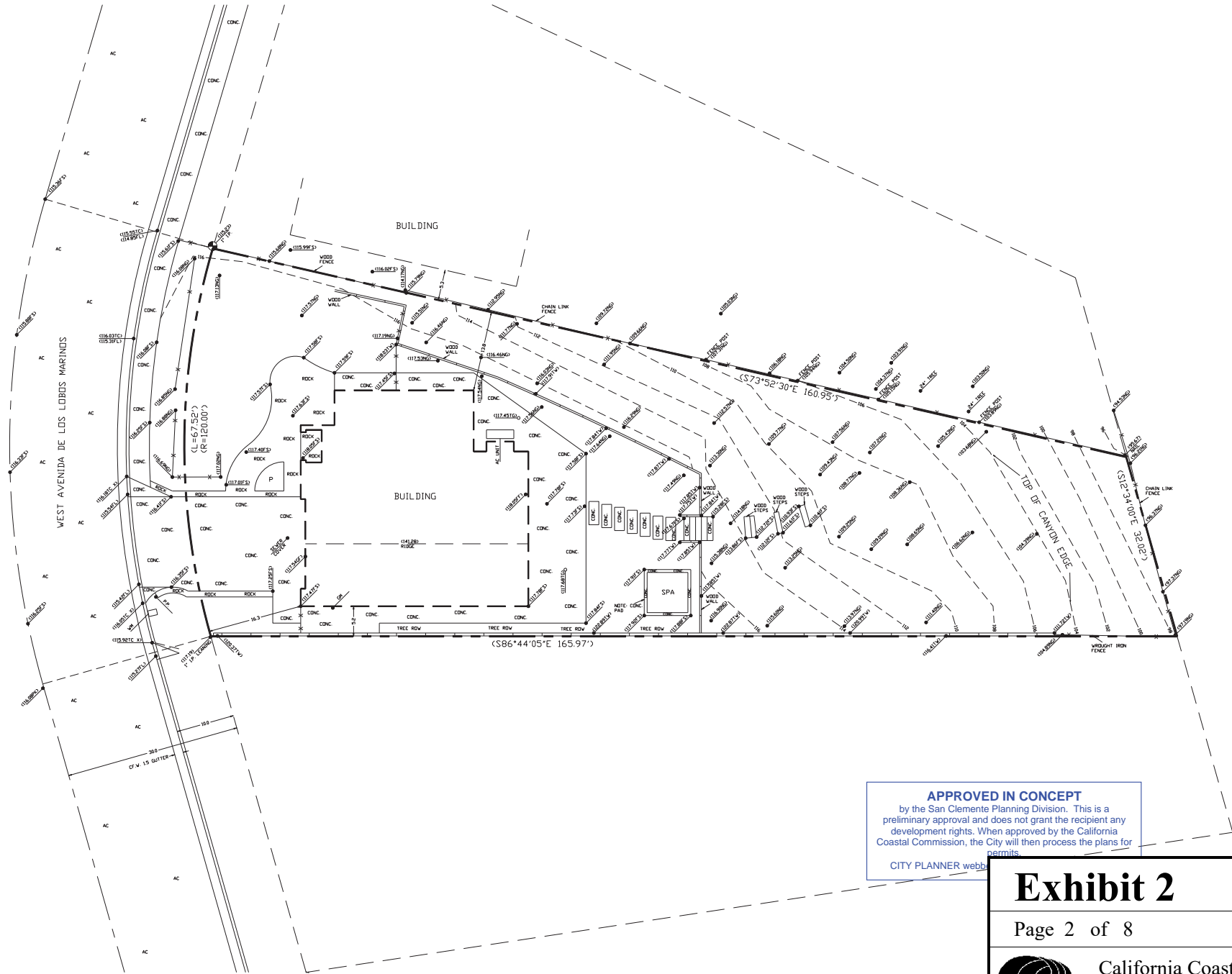
LEGAL DESCRIPTION:
LOT 29 OF BLOCK 13 OF TRACT MAP NO. 852

OWNER:
ANNA AND JOSHUA SCAIFE

TOPOGRAPHIC SURVEY

JOB: 75-48 DATE: 10/22/19

RdM SURVEYING INC.
RON MIEDEMA L.S. 4653
23016 LAKE FOREST DR. #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@CDX.NET



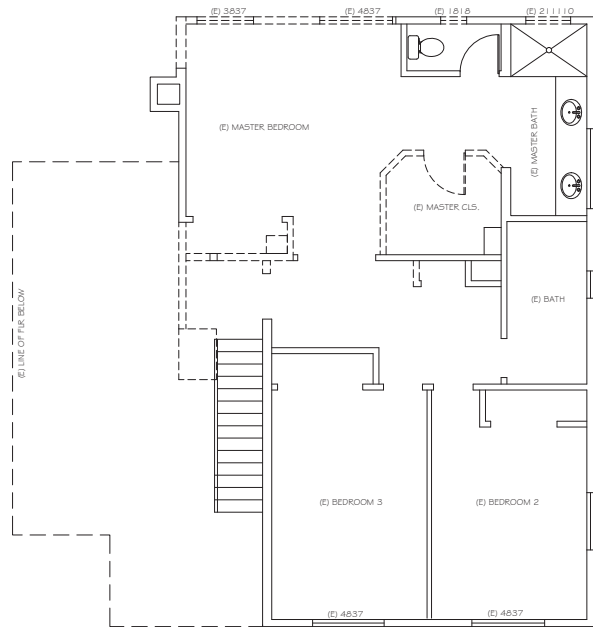
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CITY PLANNER webb

Exhibit 2

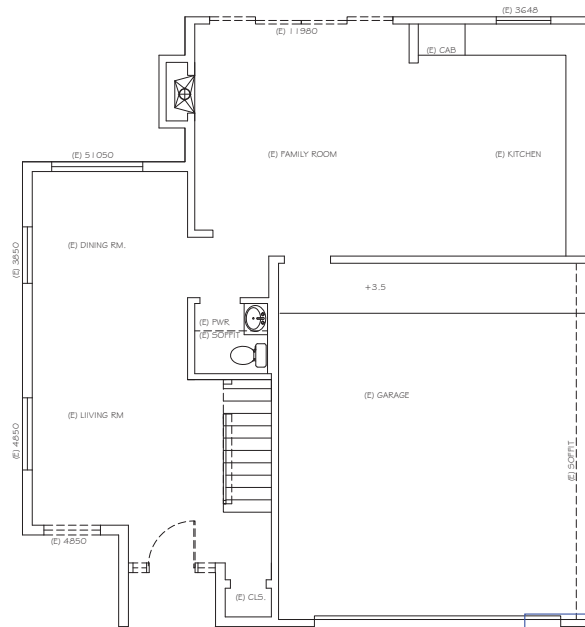
Page 2 of 8



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2ND FLOOR DEMO
 1/4" = 1'-0"



1ST FLOOR DEMO
 1/4" = 1'-0"

- WALL LEGEND:**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW WOOD STUD WALL
- UTILITY LEGEND:**
- 120V SWITCH, 1P, 4" ABV. FIN. FLR.
 - 120V DIMMER SWITCH, 1P, 4" ABV. FIN. FLR.
 - EXISTING EXTERIOR LIGHT
 - 120V SMOKE ALARM WITH BATTERY BACKUP, INTER CONNECTED
 - CARBON MONOXIDE DETECTOR

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SCAIFE, RESIDENCE
 407 W AVE. DE LOS LOBOS MARINOS
 SAN CLEMENTE, CA

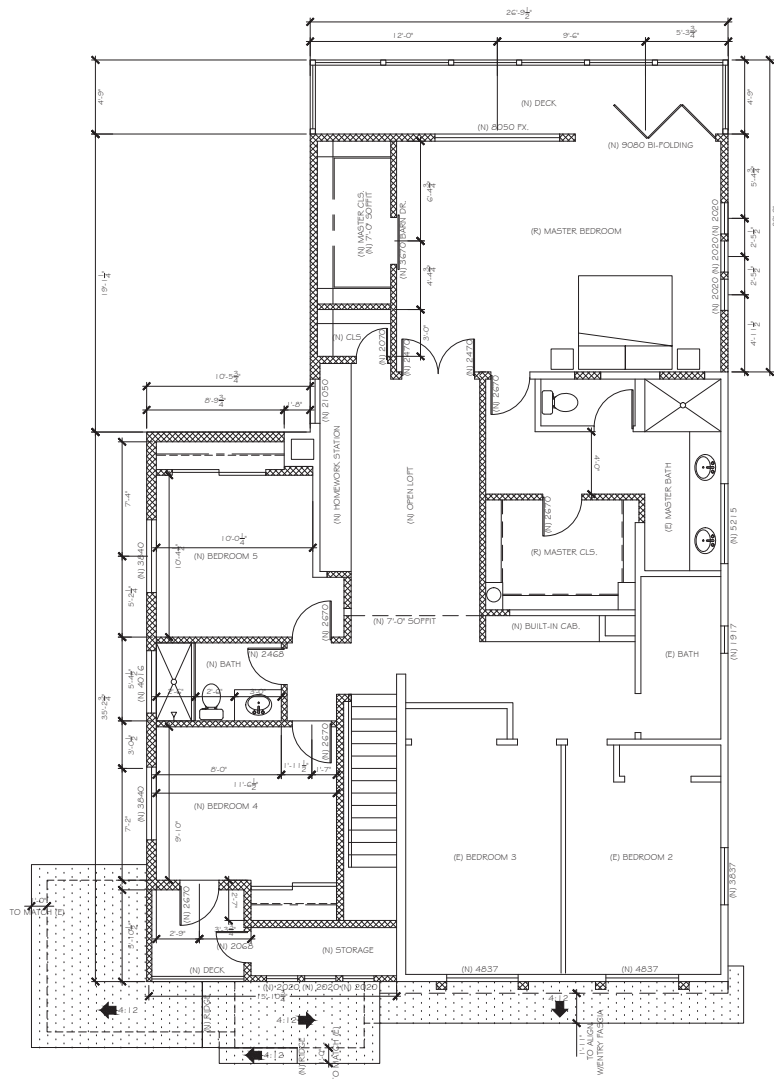
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SCALE:	1/4" = 1'-0"
DESIGNED BY:	LPB
CHECKED BY:	LPB

Exhibit 2

Page 3 of 8

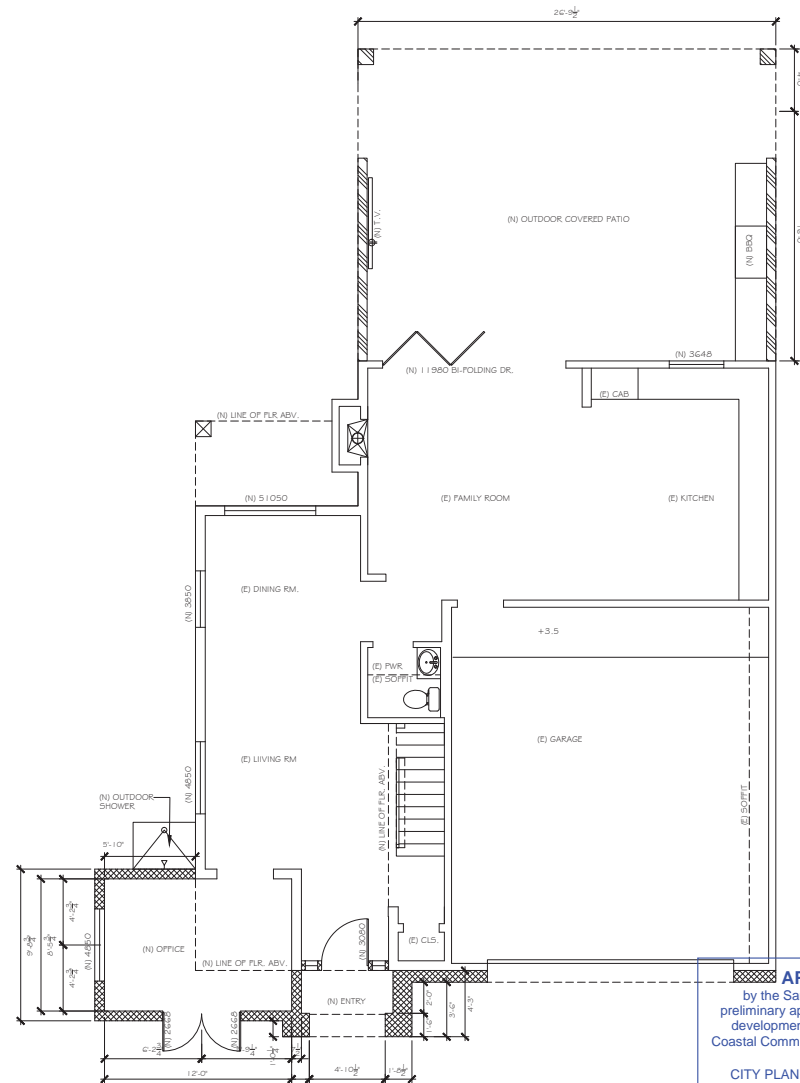
California Coastal Commission

SCAIFE RESIDENCE



2ND FLOOR PLAN

1/4" = 1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

- WALL LEGEND:**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW WOOD STUD WALL
- UTILITY LEGEND:**
- 120V SWITCH, 1P, 4" ABV. FIN. FLR.
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Exhibit 2

Page 4 of 8



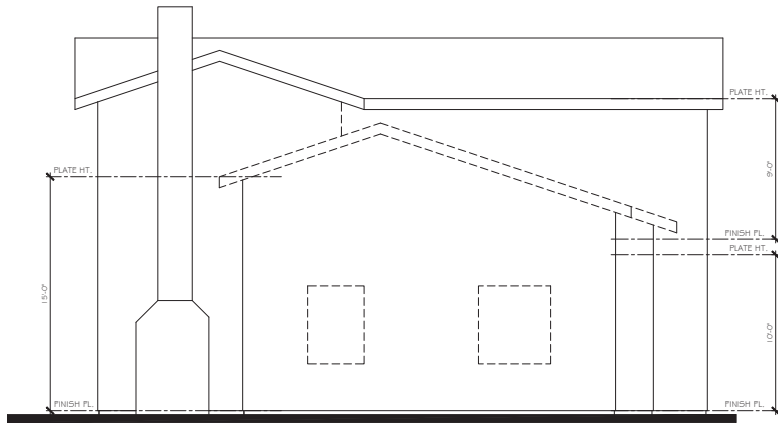
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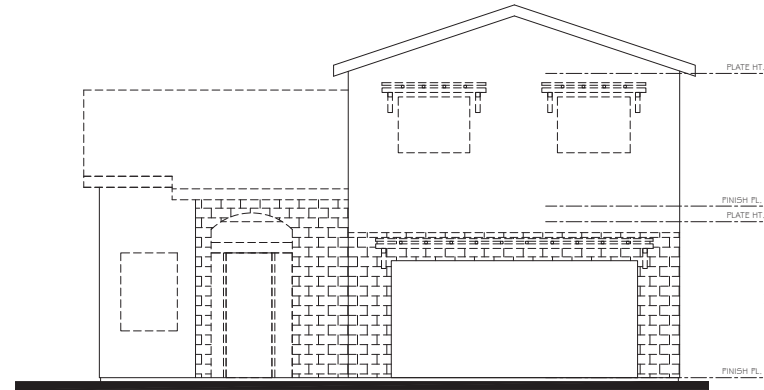
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PH: (949) 226-7130
BURKE ENGINEERING

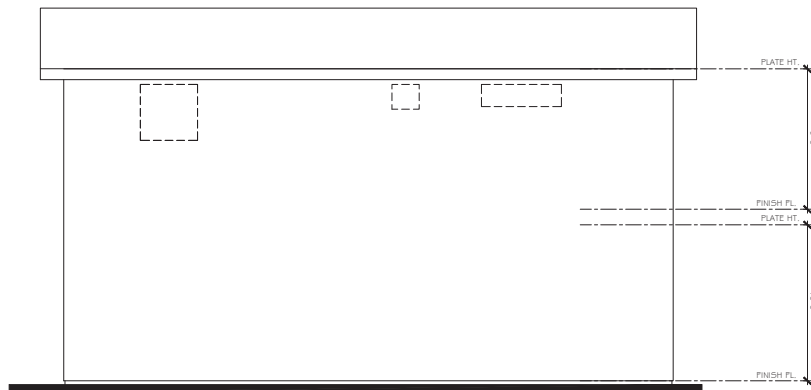
SCAIFE RESIDENCE



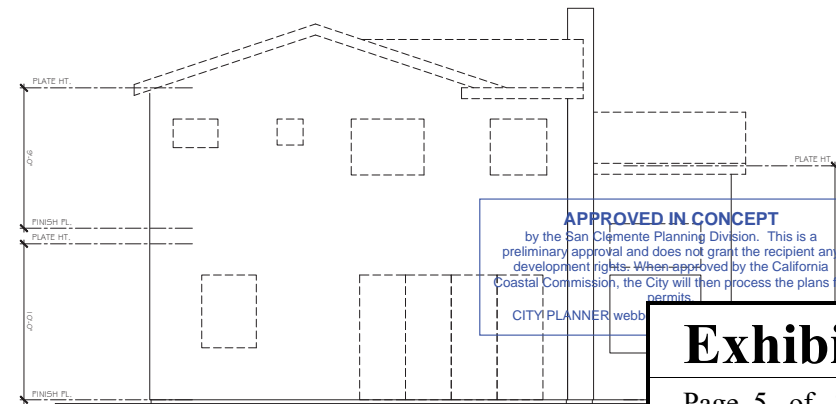
(E) LEFT ELEVATION
1/4" = 1'-0"



(E) FRONT ELEVATION
1/4" = 1'-0"



(E) RIGHT ELEVATION
1/4" = 1'-0"



(E) REAR ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES:

- 1 NEW EXTERIOR HARDIE BOARD SIDING C/ APPROVED BUILDING PAPER TYPICAL
- 2 NEW METAL CLAD DOORS & WINDOWS TO MATCH EXISTING TYPE
- 3 NEW METAL ROOF

EXTERIOR ELEVATION NOTES:

1. THE MATERIAL, COLOR, AND TEXTURE OF NEW EXTERIOR WALLS SHALL BE COMPATIBLE WITH THE EXISTING HOUSE WALLS. ANY NEW FASCIA MUST MATCH ANY EXISTING FASCIA. ENHANCED WALL FINISHES, SUCH AS BRICK AND STONE, MUST BE DESIGNED TO WRAP CORNERS, TO APPEAR TO BE INTEGRAL TO THE HOUSE DESIGN, RATHER THAN AS APPLIED DECORATION. NEW BUILDING FEATURES—SUCH AS PLANTERS AND POT SHELVES—MUST BE COMPATIBLE WITH THE COLOR AND DESIGN OF THE EXISTING HOME. THE COLOR OF NEW DOWNSPOUTS MUST MATCH THE WALL COLOR, OR BE COMPATIBLE. BLANK TWO-STORY HIGH WALLS SHOULD NOT FACE PARKS, STREETS, OR OTHER PUBLIC VIEWING AREAS.
2. THE SLOPE, MATERIAL, COLOR, AND TEXTURE OF ANY NEW ROOF SHALL BE IDENTICAL TO THE EXISTING ROOF. THE COLOR OF NEW ROOF FLASHING, DIVERTERS, VENT STACKS, AND SIMILAR FEATURES MUST MATCH THE EXISTING ROOF COLOR. THE COLOR OF NEW GUTTERS MUST MATCH THE EXISTING FASCIA OR EXISTING ROOF COLOR, OR BE COMPATIBLE.

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SAN CLEMENTE, CA

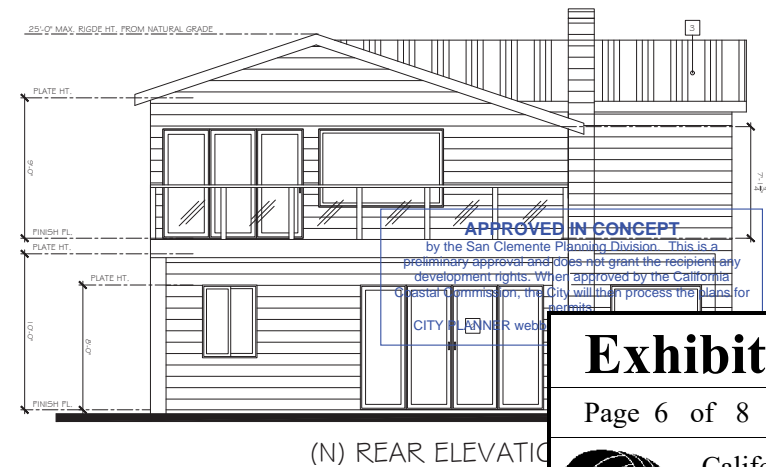
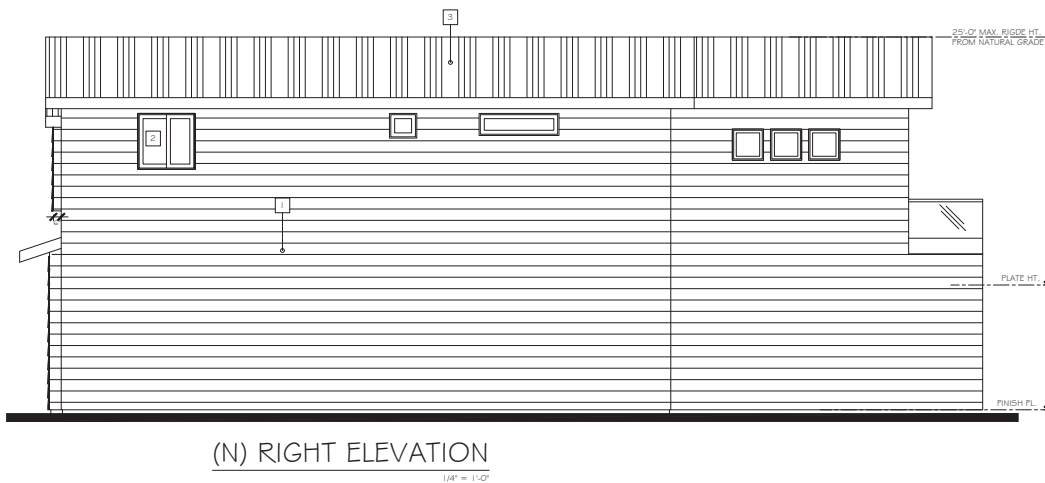
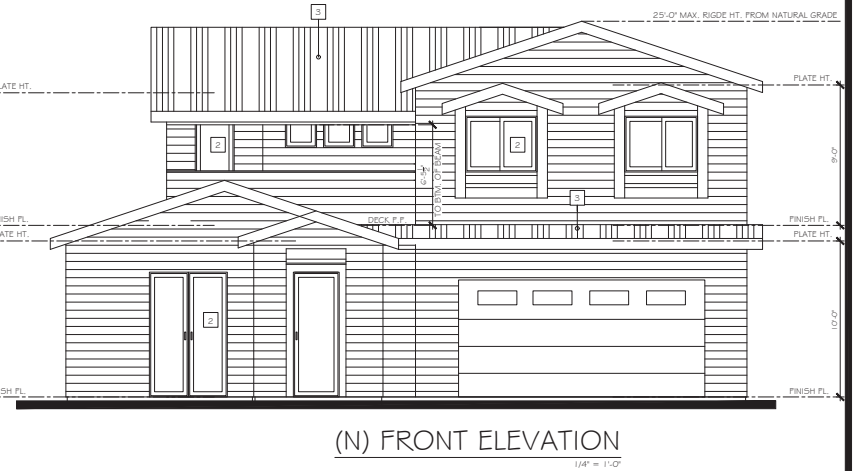
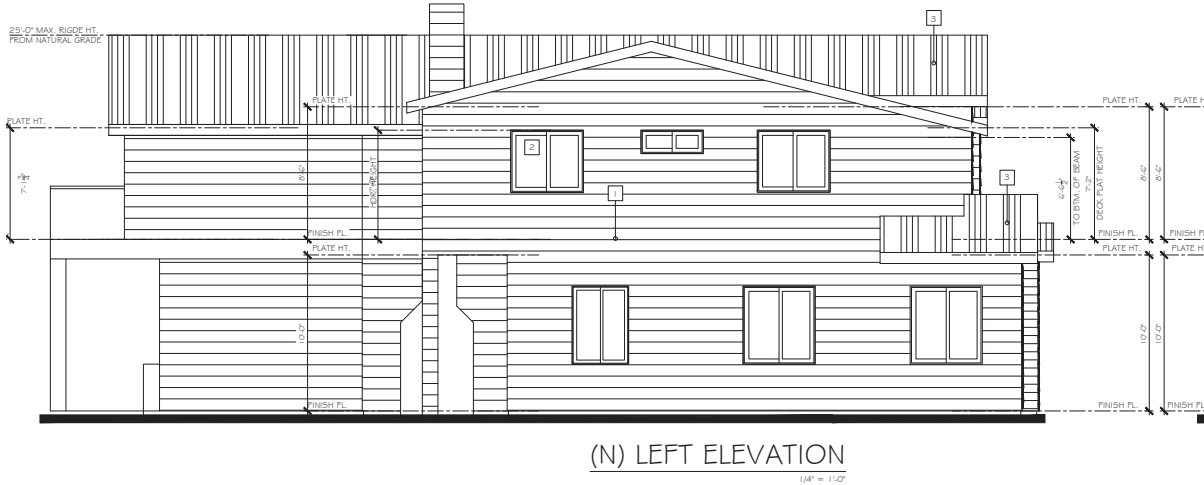
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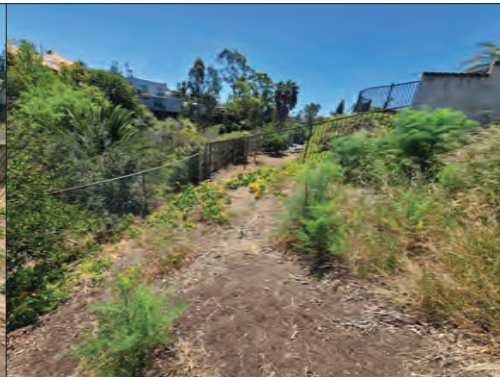
Exhibit 2

Page 6 of 8



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Exhibit 2

Page 7 of 8



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SCAIFE RESIDENCE

34167 PACIFIC COAST HIGHWAY
DANA POINT, CA. 92629
PH: (949) 226-7130

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Figure 3-3 Coastal Access Points



Figure 3-3
**Coastal Access Points
Existing**

Local Coastal Program - Land Use Plan
March 2018

0 0.1 0.2 0.4 0.6 0.8 Miles



Cross-section a-a'
(approx.)

LUP canyon edge based on
topographic exercise

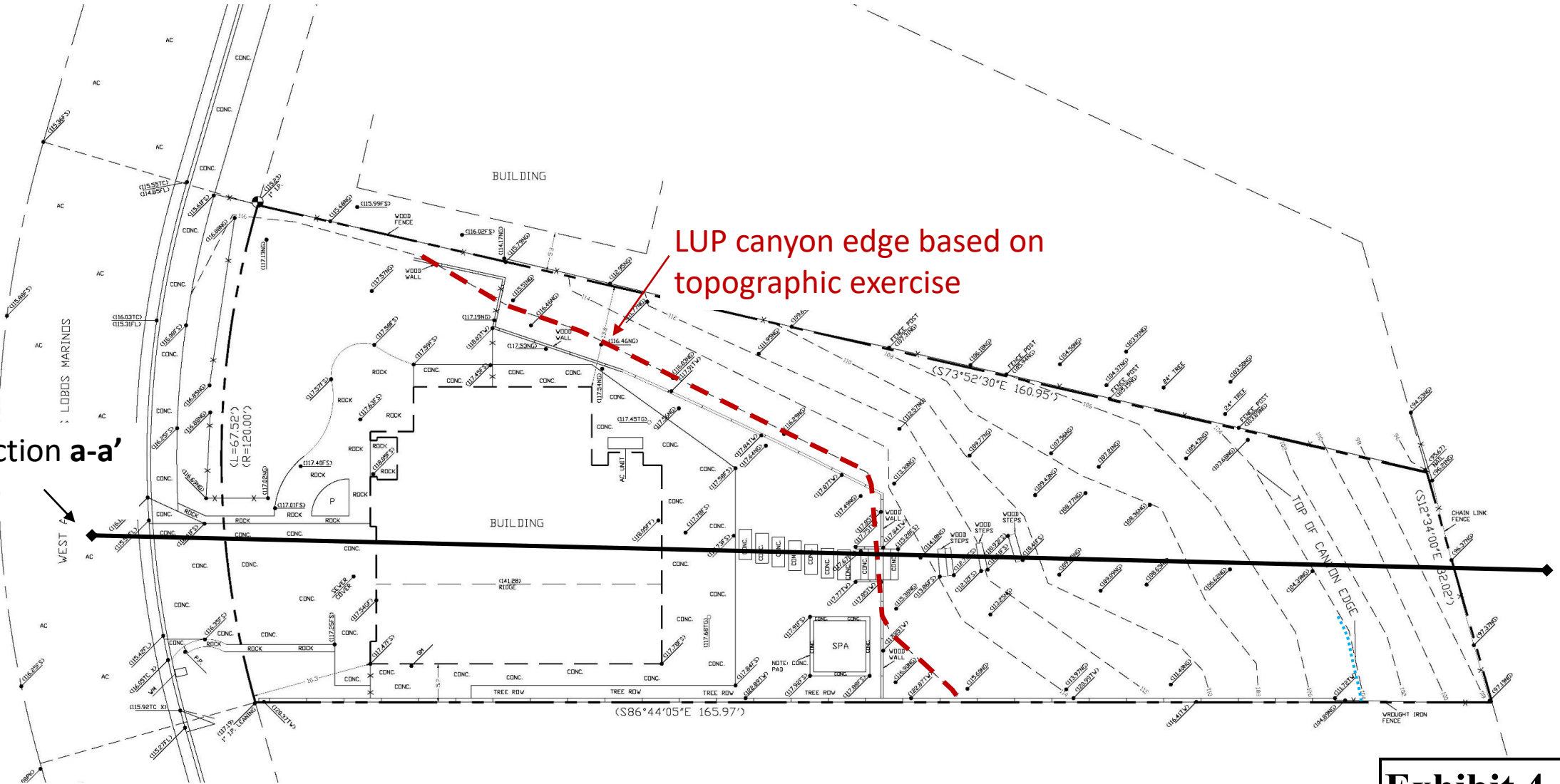


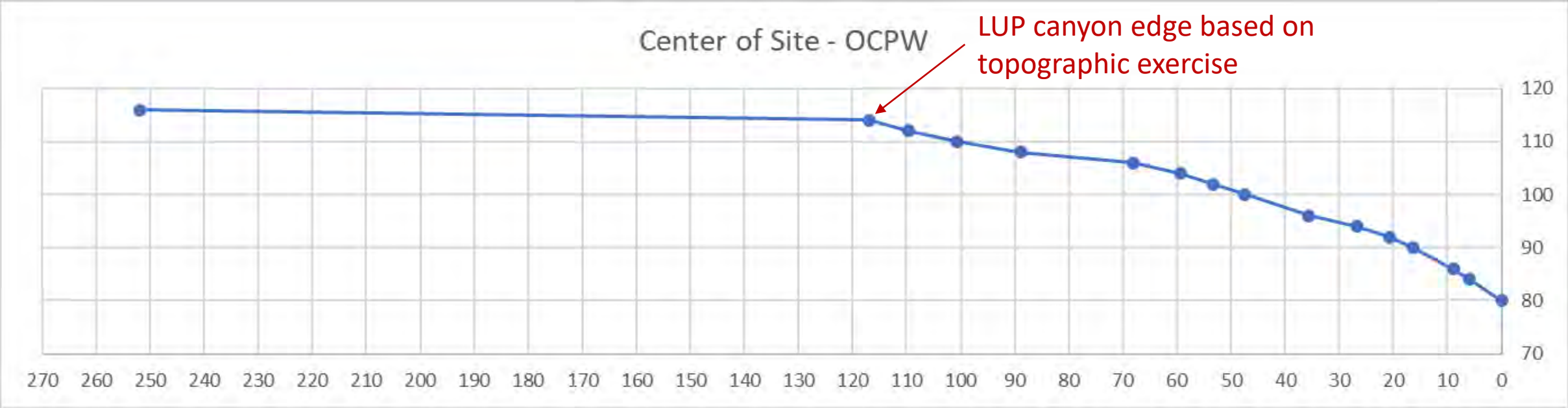
Exhibit 4

Page 1 of 2



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Site Cross-Section a-a' (OCPW topographic contours)



113 ft. elevation contour per 1995 CDP

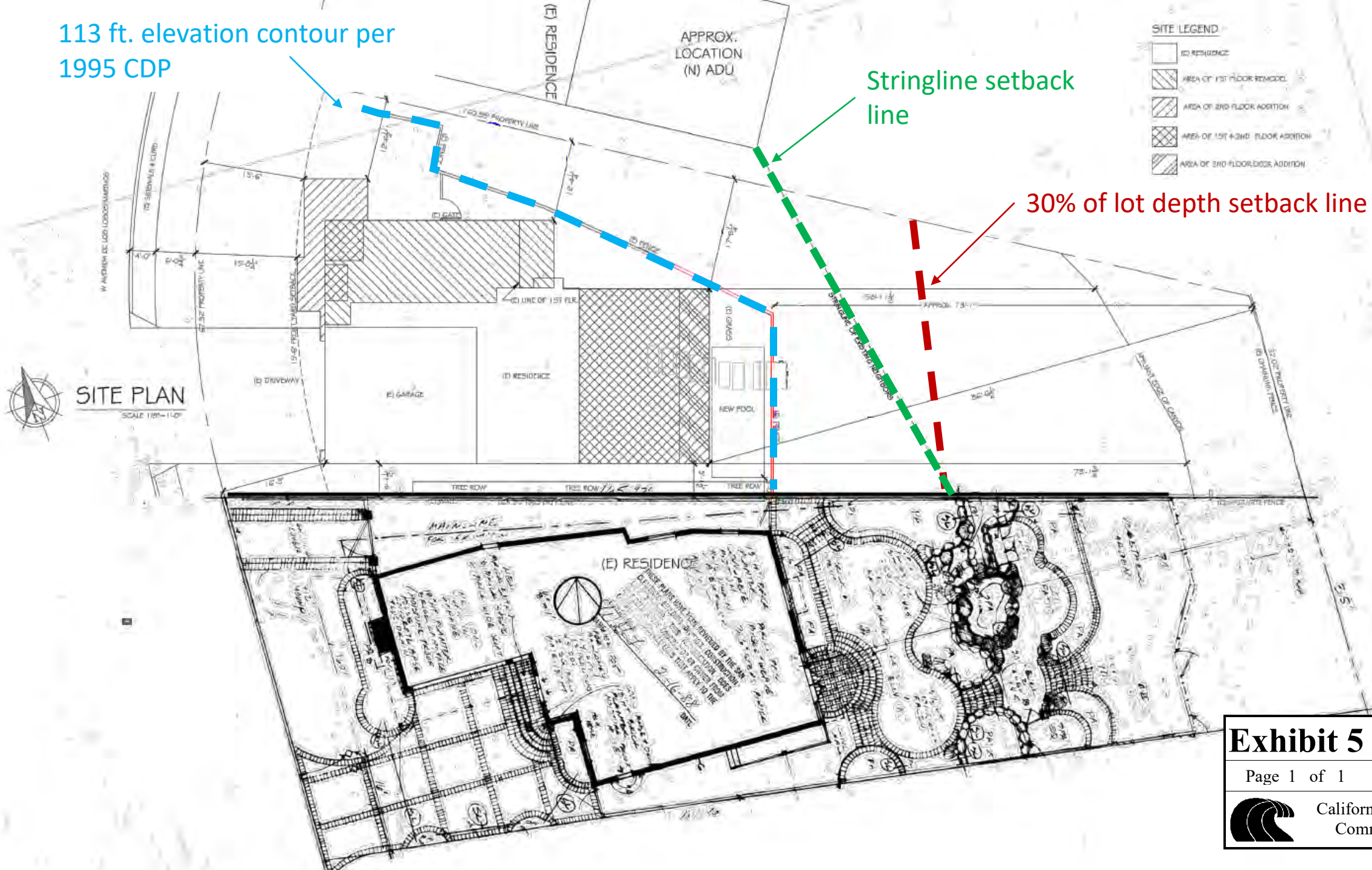
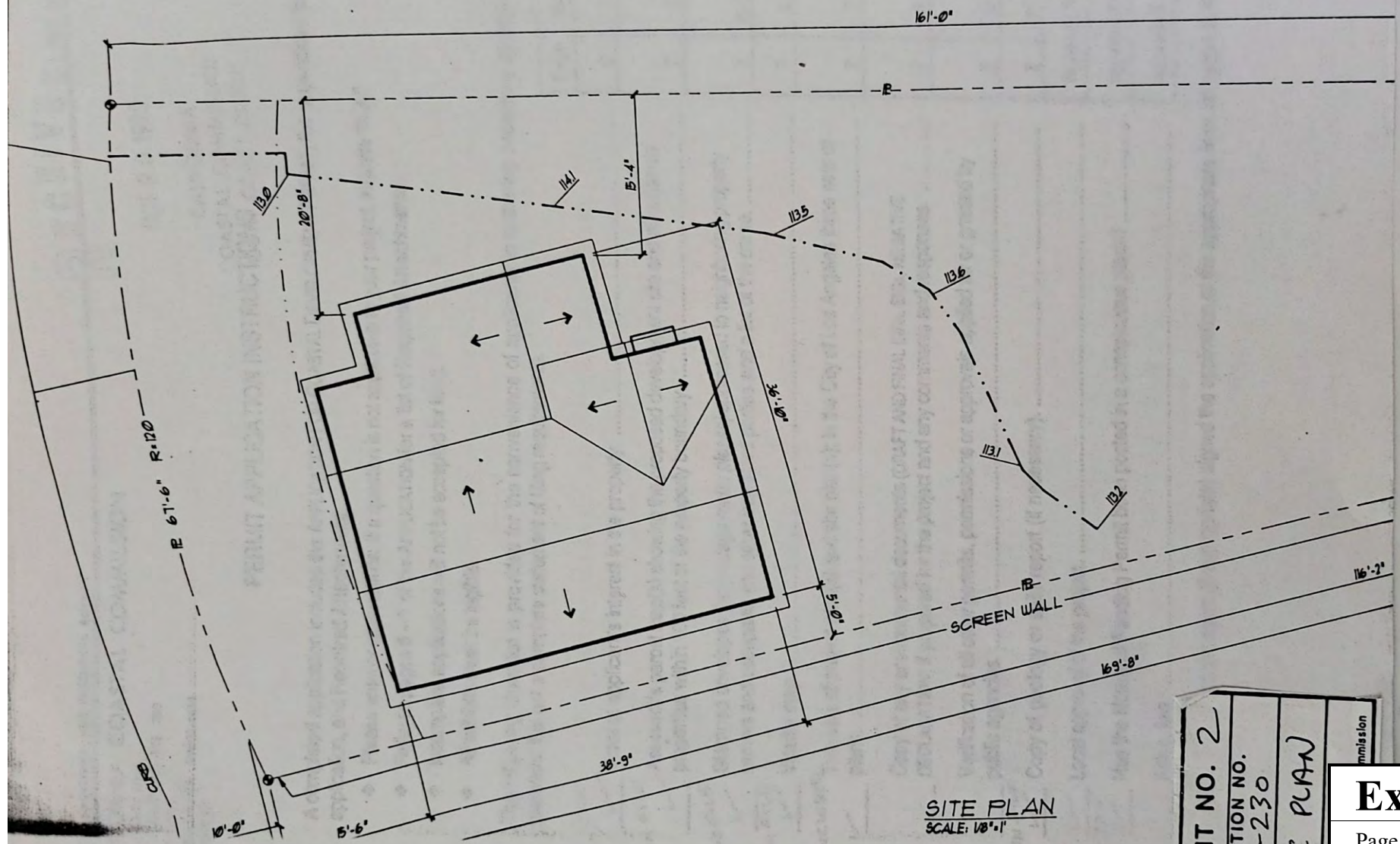


Exhibit 5

Page 1 of 1

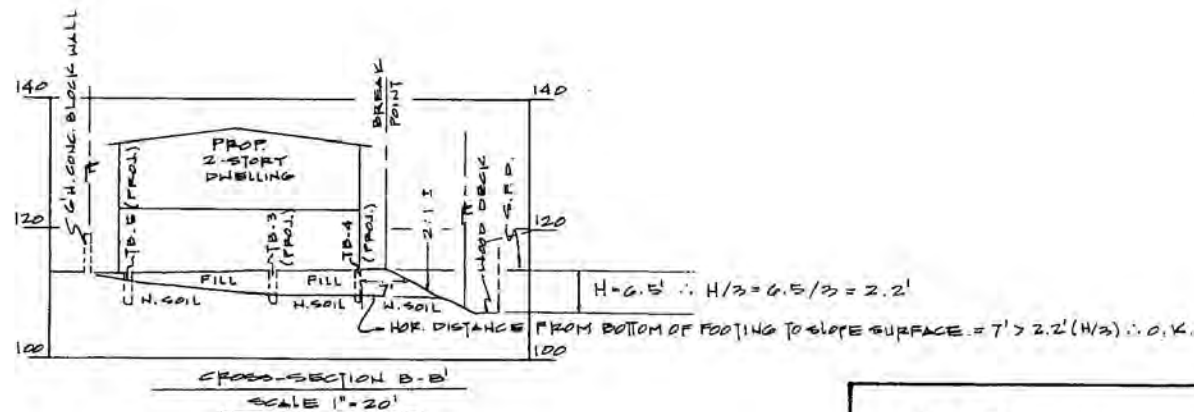
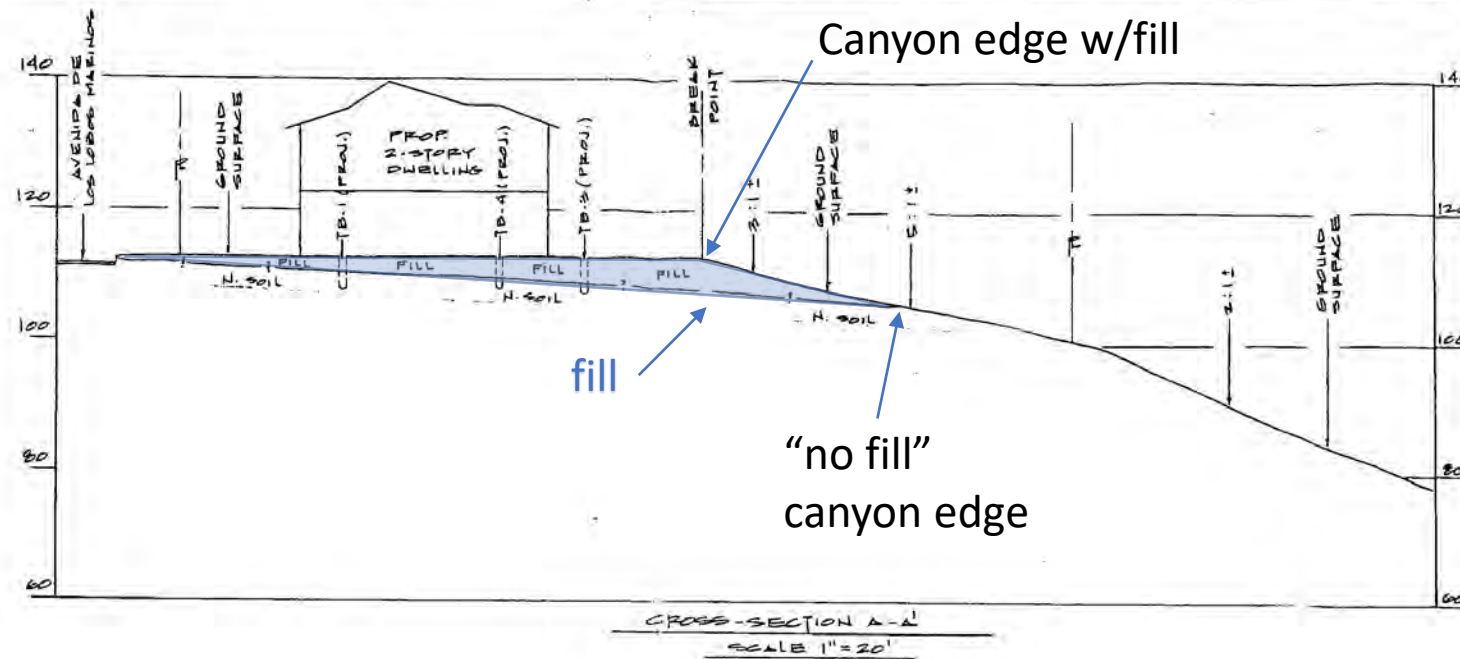


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SITE PLAN
SCALE: 1/8"=1'

EXHIBIT NO. 2
APPLICATION NO. 5-95-230
SITE PLAN
Commission



**NUNEZ
ENGINEERING**

6509 PAINTER AVE.
WHITTIER, CA 90601
(310) 945-8515

CROSS-SECTIONS A-A & B-B

LOT 29, BLOCK 12, TRACT No.
407 W. AVENIDA DE LOS LOBOS
SAN CLEMENTE, CA

DATE: 12-11-15

NE: 75246

Exhibit 7

Page 1 of 1



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PLATE 2

Panoramic looking east towards the canyon. Unapproved site conditions where revegetation would occur.



Notice significant retaining wall to the south (501 Property) as a result of original grading creating manufactured slope. `

Exhibit 8

Page 1 of 1



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3/2003



407 W Avenida De Los Lobos Marinos

Image U.S. Geological Survey

Exhibit 9

Page 1 of 4



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3/2007



407 W Avenida De Los Lobos Marinos

Image U.S. Geological Survey

Exhibit 9

Page 2 of 4



California Coastal
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4/2014



407 W Avenida De Los Lobos Marinos

Exhibit 9

Page 3 of 4



California Coastal
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3/2015



Exhibit 9

Page 4 of 4



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