

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



Click here to go
to staff report

Th6a

5-20-0601 (Hawkins)

AUGUST 11, 2022

EXHIBITS

Exhibit 1 – Vicinity Map.....	2
Exhibit 2 – Project Plans.....	4
Exhibit 3 – LUP Figure 3-22	17
Exhibit 4 – Geologic Maps and Cross Sections.....	18
Exhibit 5 – Applicants' Geologic Setback Lines	22
Exhibit 6 – Commission's Delineation of Canyon and Bluff Edges.....	23
Exhibit 7 – Unpermitted Development.....	25
Exhibit 8 – P-77-1111 & P-78-3778 Staff Reports/Site Plans.....	27
Exhibit 9 – Commission's Sea Level Rise Analysis	40

Exhibit 1 – Vicinity Map

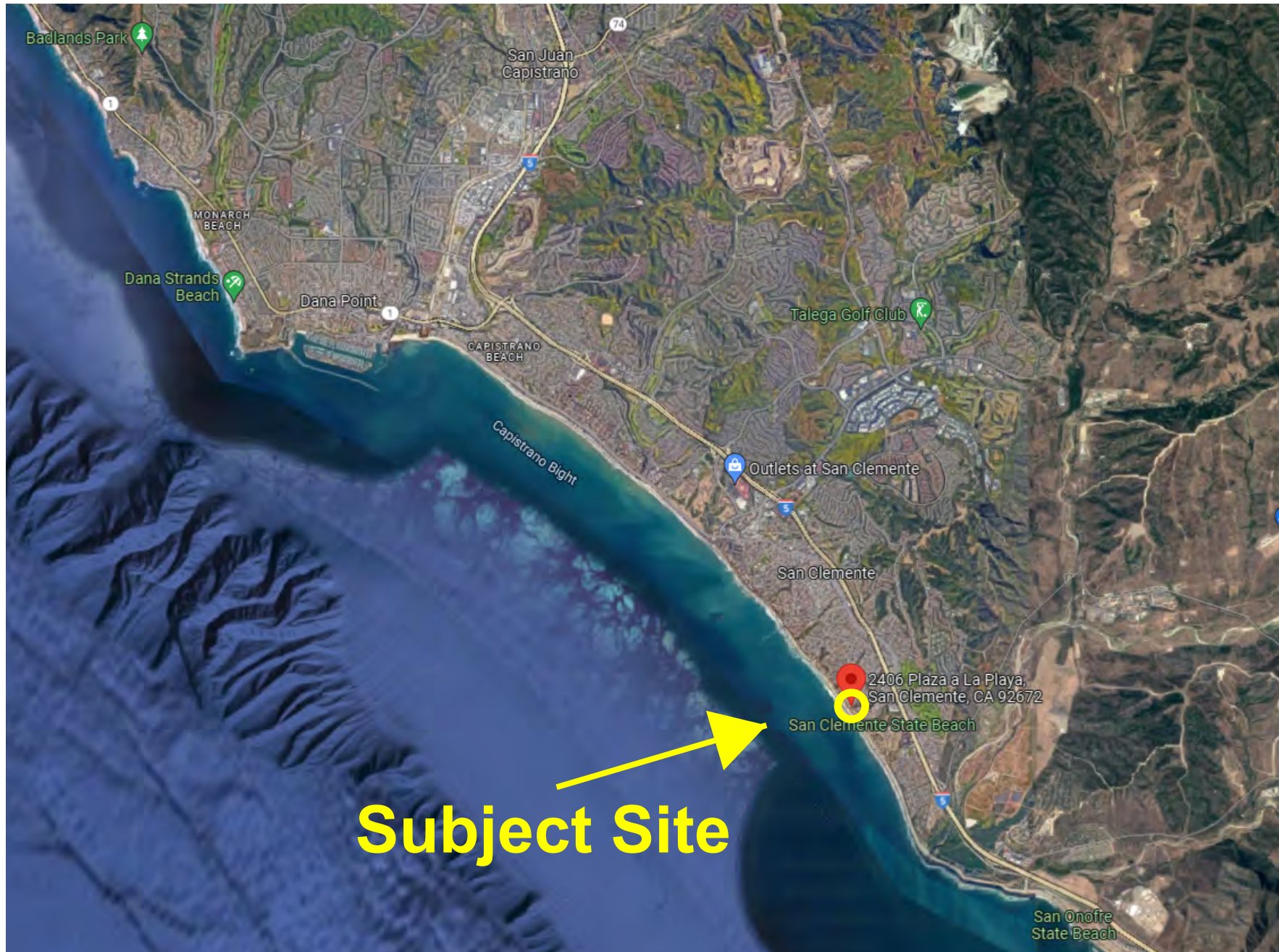
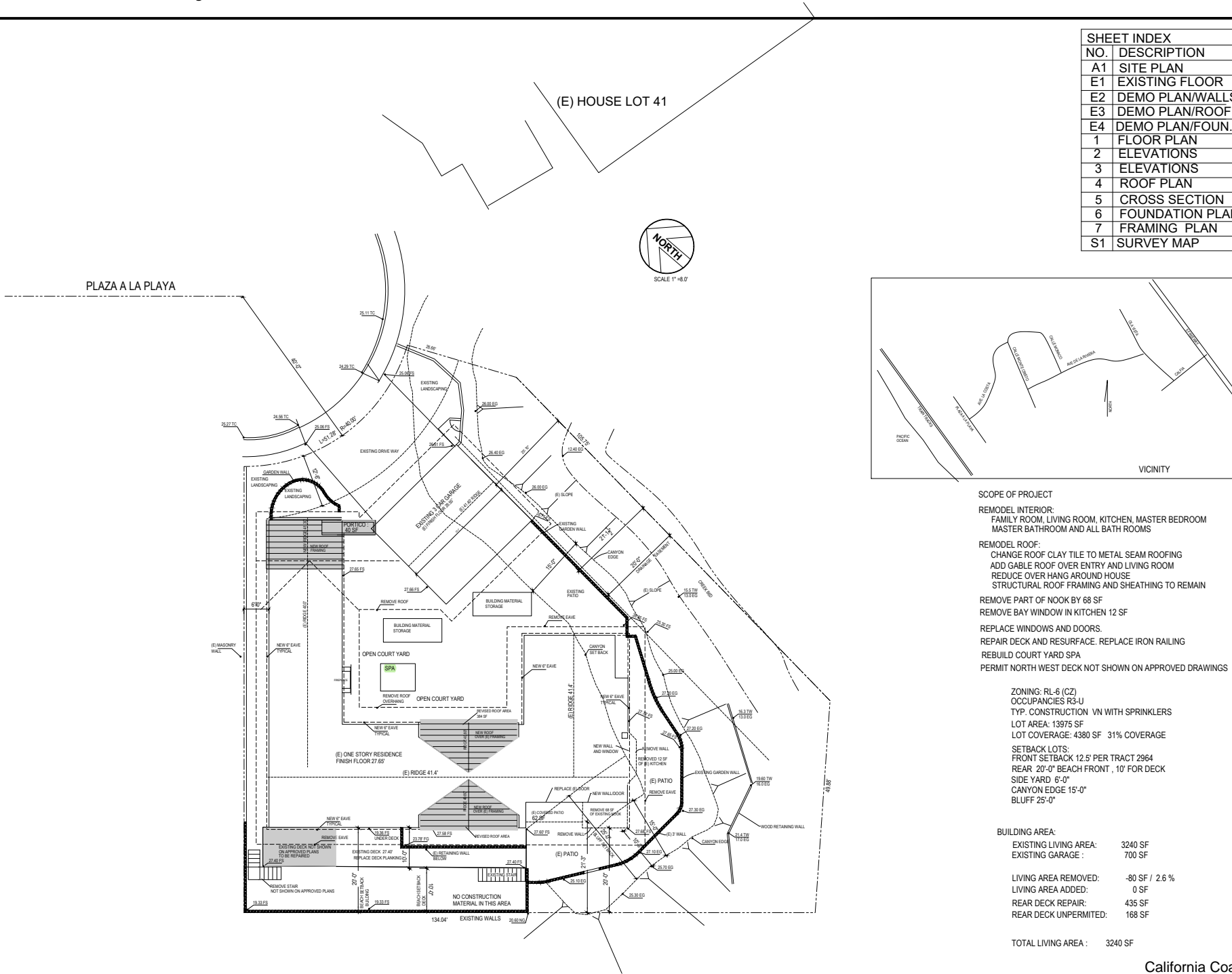
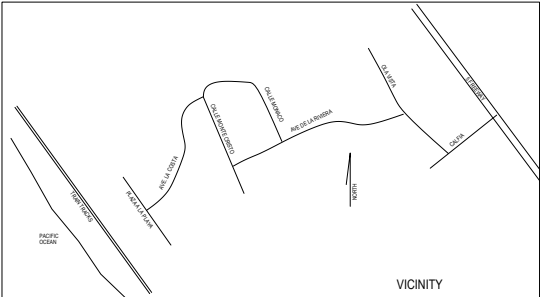




Exhibit 2 – Project Plans



SHEET INDEX	
NO.	DESCRIPTION
A1	SITE PLAN
E1	EXISTING FLOOR
E2	DEMO PLAN/WALLS
E3	DEMO PLAN/ROOF
E4	DEMO PLAN/FOUN.
1	FLOOR PLAN
2	ELEVATIONS
3	ELEVATIONS
4	ROOF PLAN
5	CROSS SECTION
6	FOUNDATION PLAN
7	FRAMING PLAN
S1	SURVEY MAP



SCOPE OF PROJECT

REMODEL INTERIOR:
FAMILY ROOM, LIVING ROOM, KITCHEN, MASTER BEDROOM
MASTER BATHROOM AND ALL BATH ROOMS

REMODEL ROOF:
CHANGE ROOF CLAY TILE TO METAL SEAM ROOFING
ADD GABLE ROOF OVER ENTRY AND LIVING ROOM
REDUCE OVER HANG AROUND HOUSE
STRUCTURAL ROOF FRAMING AND SHEATHING TO REMAIN

REMOVE PART OF NOOK BY 68 SF
REMOVE BAY WINDOW IN KITCHEN 12 SF

REPLACE WINDOWS AND DOORS.
REPAIR DECK AND RESURFACE. REPLACE IRON RAILING
REBUILD COURT YARD SPA
PERMIT NORTH WEST DECK NOT SHOWN ON APPROVED DRAWINGS

ZONING: RL-6 (CZ)
OCCUPANCIES R3-U
TYP. CONSTRUCTION: VN WITH SPRINKLERS
LOT AREA: 13975 SF
LOT COVERAGE: 4380 SF 31% COVERAGE

SETBACK LOTS:
FRONT SETBACK 12.5' PER TRACT 2964
REAR 20'-0" BEACH FRONT, 10' FOR DECK
SIDE YARD 6'-0"
CANYON EDGE 15'-0"
BLUFF 25'-0"

BUILDING AREA:	
EXISTING LIVING AREA:	3240 SF
EXISTING GARAGE :	700 SF
LIVING AREA REMOVED: -80 SF / 2.6 %	
LIVING AREA ADDED:	0 SF
REAR DECK REPAIR:	436 SF
REAR DECK UNPERMITTED:	168 SF

TOTAL LIVING AREA : 3240 SF

COVER SHEET
SITE PLAN



A1

California Coastal Commission



BUILDING AREA:
 EXISTING LIVING AREA: 3240 SF
 EXISTING GARAGE : 700 SF
 REAR DECK REPAIR: 435 SF
 REAR DECK UNPERMITTED: 168 SF
 SCALE 1/4" = 1'-0"

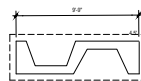
EXISTING FLOOR PLAN	
OWNER: JAMES AND MICHELLE HAWKINS 2405 PLAZA ALA PLATA SAN CLEMENTE, CA. 92672	
PROJECT ADDRESS: 2405 PLAZA ALA PLATA SAN CLEMENTE, CA. 92672 TRACT 2964 LOT 40	

E1

EXISTING PIERS
AND BEAMS NOT
SHOWN ON APPROVED
DRAWING SET

EXISTING PIERS
AND BEAMS

EXISTING CONCRETE
SLAB



EXISTING STEM WALL
FOUNDATION

EXISTING CONCRETE
SLAB

REMOVE 68 SF FOUNDATION SLAB

REMOVE 40 LF OF
FOUNDATION

(E) THREE CAR GARAGE

HOUSE FOUNDATION

EXISTING PERIMETER:	370 LF	427 sf
REMOVE FOOTING:	40 LF	40 sf / 10%
NEW FOOTING:	27 LF	56 sf / 13%

EXISTING SLAB AREA:	3240 SF
SLAB AREA REMOVED:	76 SF / 2.3%
NEW SLAB AREA:	40 SF / 1.2%

EXISTING ROOF AREA: 5425 SF
DEMO ROOF AREA: 1520 SF / 28%

(E) EXTERIOR WALL HOUSE: 355 LF
DEMO EXTERIOR WALLS: 132 LF / 37%

(E) INTERIOR WALLS: 315 LF
DEMO INTERIOR WALLS: 170 LF

(E) EXTERIOR WALL GARAGE: 110 LF
DEMO EXTERIOR GAR. WALLS: 8 LF

WALL LEGEND

	EXISTING WALL
	EXISTING WALL DEMO
	DEMO SLAB AREA
	EXISTING FOUNDATION
	DEMO EXISTING FOOTING

BUILDING AREA:

EXISTING LIVING AREA: 3240 SF
EXISTING GARAGE: 700 SF

SCALE 1/4" = 1'-0"

DEMOLITION PLAN

FOUNDATION

OWNER:
JAMES AND MICHELLE HAWKINS
2655 PLAZA ALA PLAYA
SAN CLEMENTE, CA 92672

PROJECT ADDRESS:
2405 PLAZA ALA PLAYA
TRACY, CA 95376

California Coastal Commission

E4

5-20-0601

REMOVE STAIR
NOT SHOWN ON
APPROVED PLANS



SCALE 1" = 4.0'

WALL LEGEND
 --- EXISTING WALL
 - - - EXISTING WALL REMOVED
 = = = NEW WALLS
 --- WOOD BEAMS

REPLACE ALL WINDOWS AND DOORS

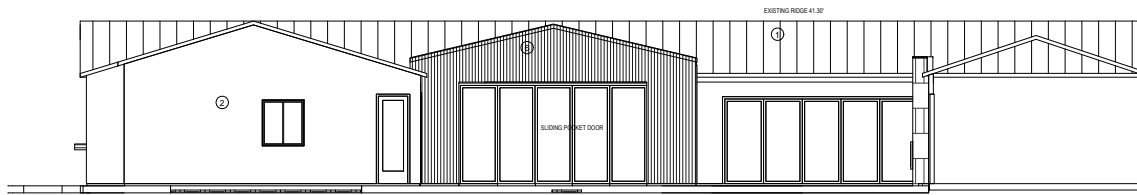
BUILDING AREA:
 EXISTING LIVING AREA: 3123 SF
 EXISTING GARAGE: 700 SF
 LIVING AREA REMOVED: -80 SF
 LIVING AREA ADDED: 0 SF
 TOTAL LIVING AREA: 3270 SF

SCALE 1/4" = 1'-0"

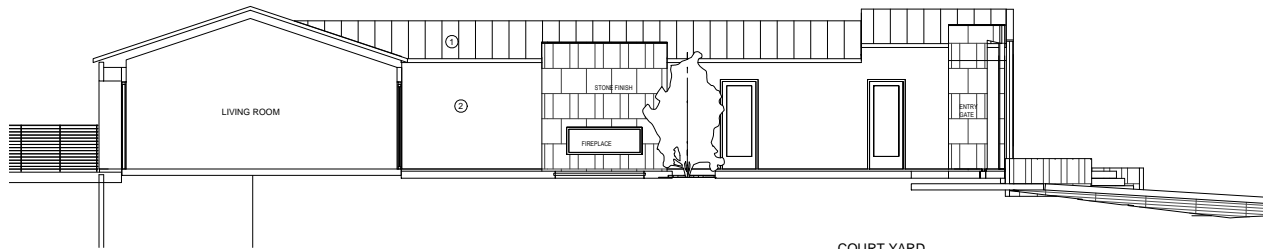
FLOOR PLAN		35001
OWNER: JAMES AND MICHELLE HAWKINS 2408 PLAZA A LA PLAYA SAN CLEMENTE, CA 95072		
PROJECT ADDRESS: NEW RESIDENTIAL DEVELOPMENT TRACT 2964 LOT 40		

1
California Coastal Commission
5-20-2002

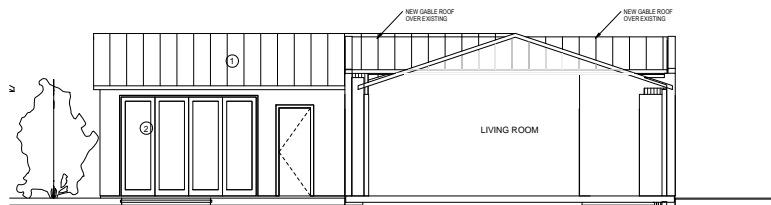
DAVID YORK, ARCHITECT 403 CALLE CAMPANERO, SAN CLEMENTE, CA. 92673 (949) 887-8034 YORKARCH@YAHOO.COM



COURT YARD



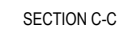
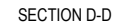
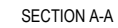
COURT YARD



COURT YARD

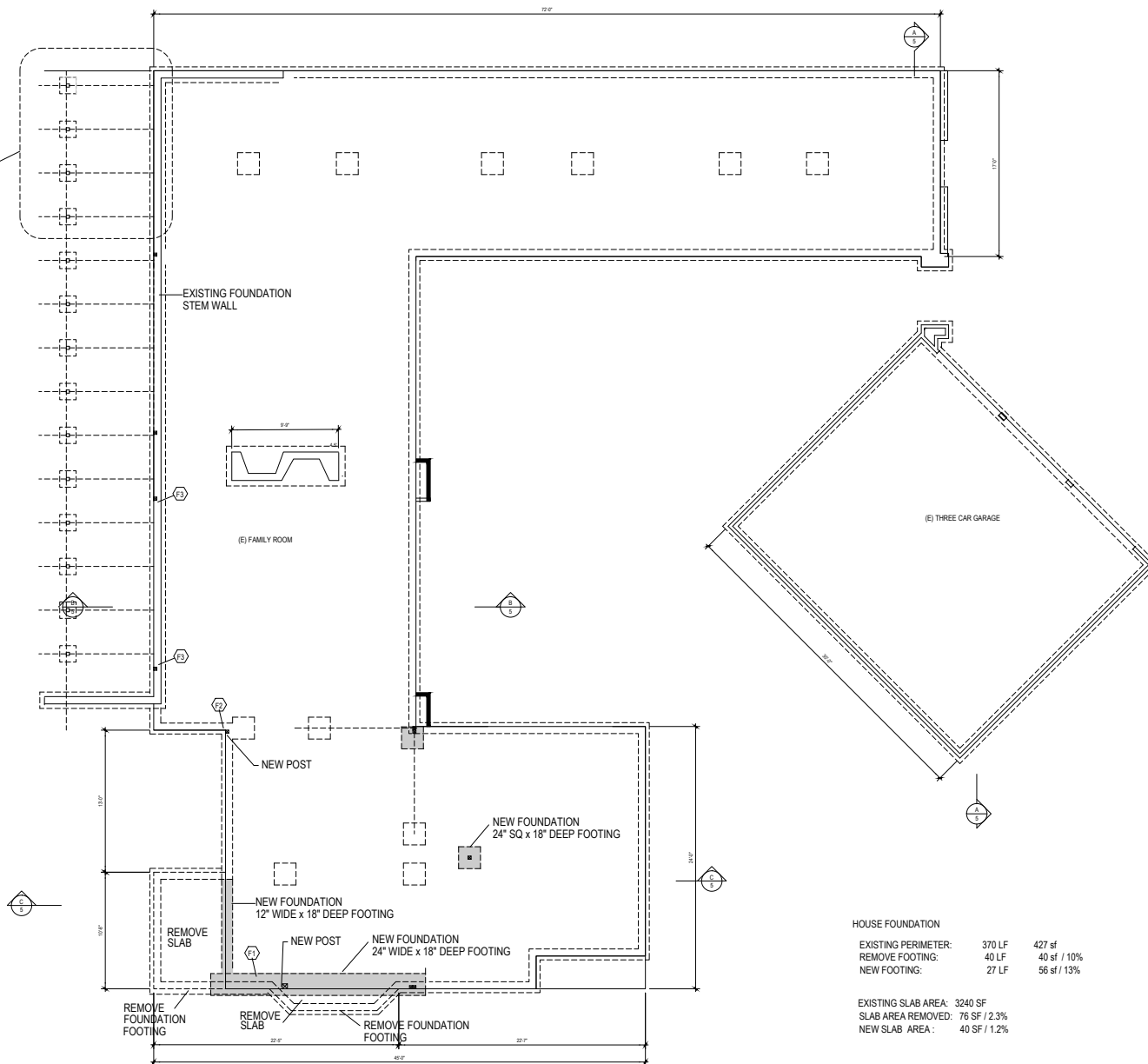
SCALE 1/4" = 1'-0"	
ELEV.- COURT YARD	
PROJECT	
2406 PLAZA A LA PLAYA	
SAN CLEMENTE, CA 92673	
TRACT 2964 LOT 40	
California Coastal Commission	
5-20-06	
SAN CLEMENTE, CA 92673	

3



5

EXISTING PIERS
AND BEAMS NOT
SHOWN ON APPROVED
DRAWING SET



HOUSE FOUNDATION

EXISTING PERIMETER:	370 LF	427 sf
REMOVE FOOTING:	40 LF	40 sf / 10%
NEW FOOTING:	27 LF	56 sf / 13%

EXISTING SLAB AREA:	3240 SF
SLAB AREA REMOVED:	76 SF / 2.3%
NEW SLAB AREA:	40 SF / 1.2%

WALL LEGEND	
	EXISTING WALL
	EXISTING WALL DEMO
	DEMO ROOF AREA
	EXISTING FOUNDATION
	NEW FOUNDATION
	FOUNDATION CALC REFERENCE

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

OWNER:
JAMES AND MICHELLE HARKINS
2406 PLAZA LA PLAYA
SAN CLEMENTE, CA 95072

PROJECT ADDRESS:
2406 PLAZA LA PLAYA
SAN CLEMENTE, CA 95072

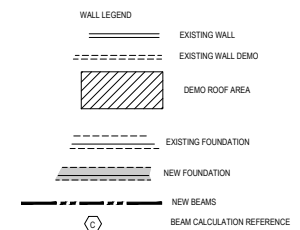
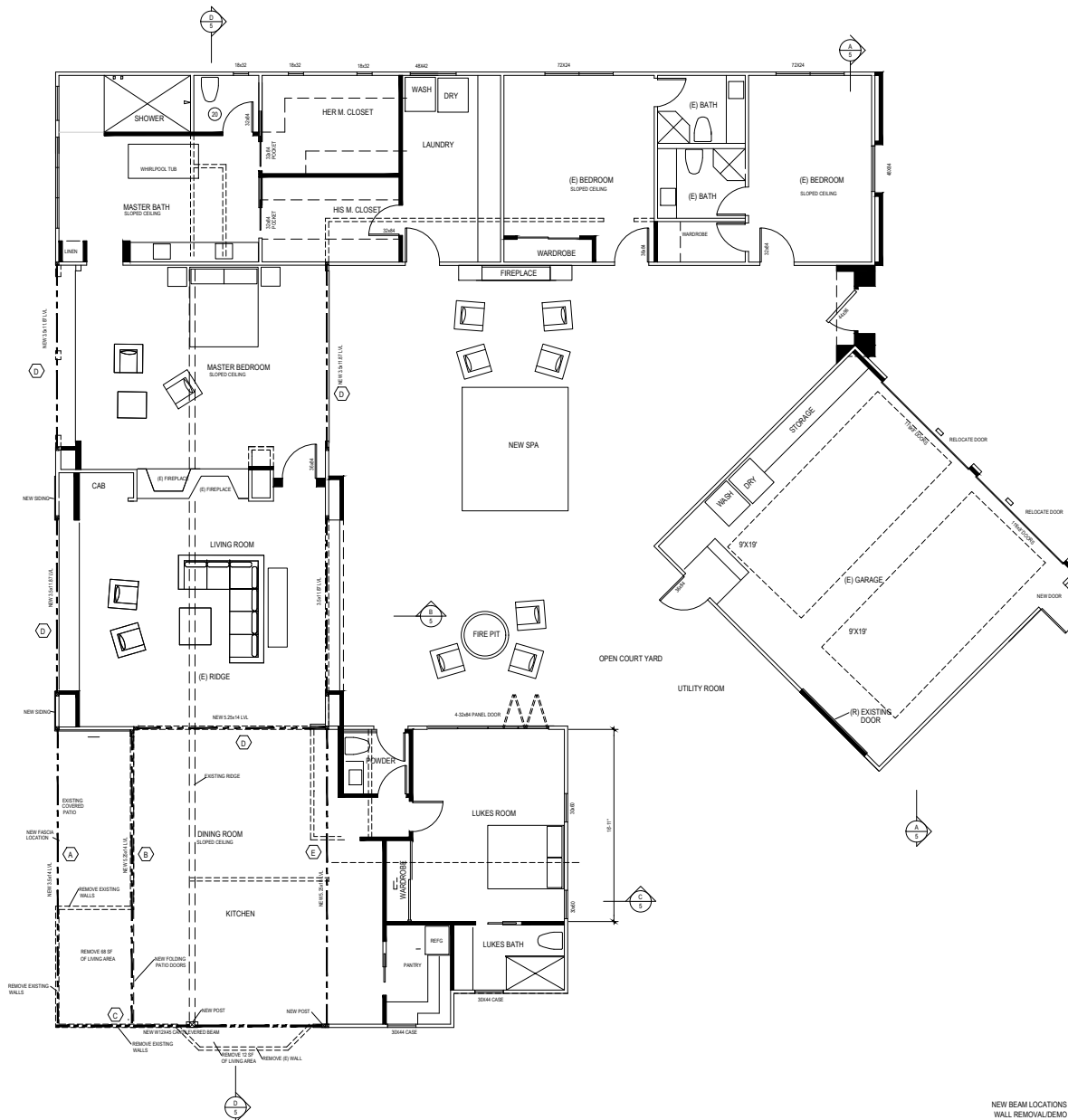
California Coastal Commission

6

5-20-0001

Exhibit 2

Page 11 of 13



BUILDING AREA:
EXISTING LIVING AREA: 3240 SF
EXISTING GARAGE: 700 SF

SCALE 1/4" = 1'-0"

FRAMING PLAN

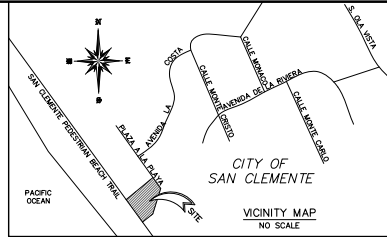
OWNER:
JAMES AND MICHELLE HAWKINS
2405 PLAZA A LA PLATA
SAN CLEMENTE, CA 92672

PROJECT ADDRESS:
California Coastal Commission
TRACT 286 LOT 40

7

TOPOGRAPHIC SURVEY

2406 PLAZA A LA PLAYA
SAN CLEMENTE, CA 92672



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 53°40'30" EAST ALONG THE NORTHWESTER LINE OF LOT 40, TRACT NO. 2964, AS PER MAP FILED IN BOOK 90, PAGES 1-4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA, SAID LOT IS ALSO SHOWN ON A CORNER RECORDED FILED AS CORNER RECORD 0564, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY.

LEGAL DESCRIPTION:
LOT 40 OF TRACT NO. 2964, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 1-4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

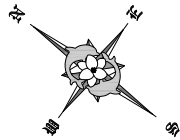
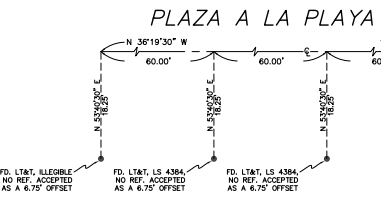
BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE VALUES PUBLISHED FOR ORANGE COUNTY SURVEYORS BENCHMARK 38-116-05.
DESCRIPTION: 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "38-116-05" SET IN THE TOP NORTHEASTERLY CORNER OF A 4.5 FT. BY 12.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF EL PORTAL AND EL CAMINO REAL, 21 FT. SOUTHERLY OF THE CENTERLINE OF EL PORTAL AND 105 FT. EASTERLY OF THE EASTERLY CURB ALONG EL CAMINO REAL. MONUMENT IS SET LEVEL WITH SIDEWALK.
ELEVATION: 163.295
DATUM: NAVD88

LAND AREA:
13,985 SQUARE FEET
0.32 ACRES

SURVEYORS NOTE
THIS MAP WAS COMPILED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN HEREON ARE THOSE DISCLOSED OF THE RECORD TRACT MAP. ADDITIONAL EASEMENTS OR PLOTTABLE MATTERS MAY EXIST WHICH WOULD BE DISCLOSED BY A TITLE REPORT.

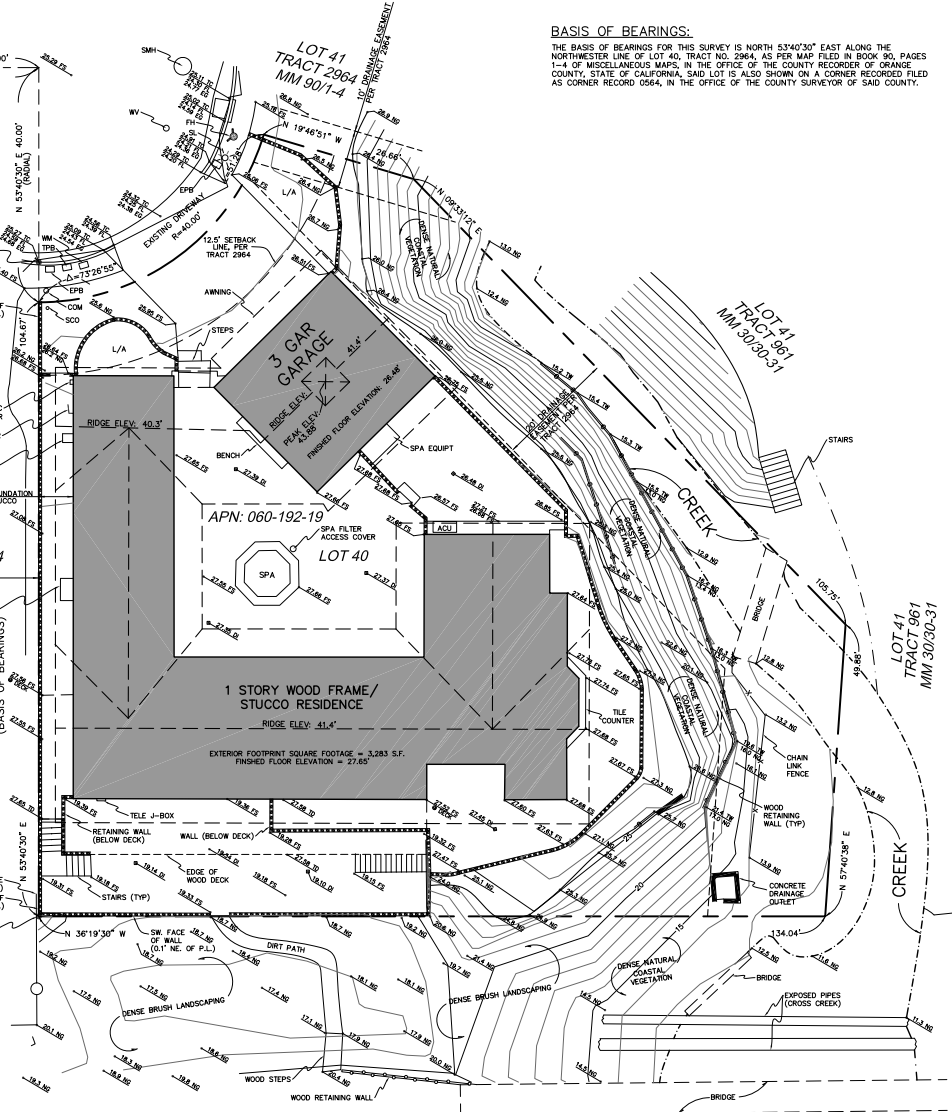
SURVEYORS CERTIFICATE
THIS MAP REPRESENTS A TRUE AND CORRECT SURVEY, MADE BY ME OR UNDER MY DIRECTION, IN MARCH OF 2016, AT THE REQUEST OF JAMES AND MICHELLE HAWKINS.

Jeffery L. Madsen
JEFFERY L. MADSEN
L.S. NO. 6370
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA



SCALE: 1" = 10'

- LEGEND:**
- ACU - AIR CONDITIONING UNIT
 - APN - ASSESSORS PARCEL NUMBER
 - BLDG - BUILDING
 - COMM - COMMUNICATIONS
 - CR - CORNER RECORD
 - DI - DRAIN INLET
 - ELEV - ELEVATION
 - EG - EDGE OF GUTTER
 - EPB - ELECTRIC PULLBOX
 - FD - FOUND
 - FI - FIRE HYDRANT
 - FS - FINISHED SURFACE
 - IP - IRON PIPE
 - J-BOX - JUNCTION BOX
 - LTAT - LEAD, TACK AND TAG
 - L/A - LANDSCAPED AREA
 - LS - LICENSED SURVEYOR
 - MM - MISCELLANEOUS MAPS
 - N - NORTH
 - NE - NORTHEAST
 - NG - NATURAL GROUND
 - NW - NORTHWEST
 - P.L. - PROPERTY LINE
 - REF - REFERENCE
 - SCD - SEWER CLEANOUT
 - SE - SOUTHEAST
 - SL - STREET LIGHT
 - SW - SOUTHWEST
 - TC - TOP OF CURB
 - TD - TOP OF DECK
 - TELE - TELEPHONE
 - TPB - TELEPHONE PULLBOX
 - TP - TOP OF WALL
 - (TYP) - TYPICAL
 - W - WEST
 - WM - WATER METER
 - ε - CENTERLINE



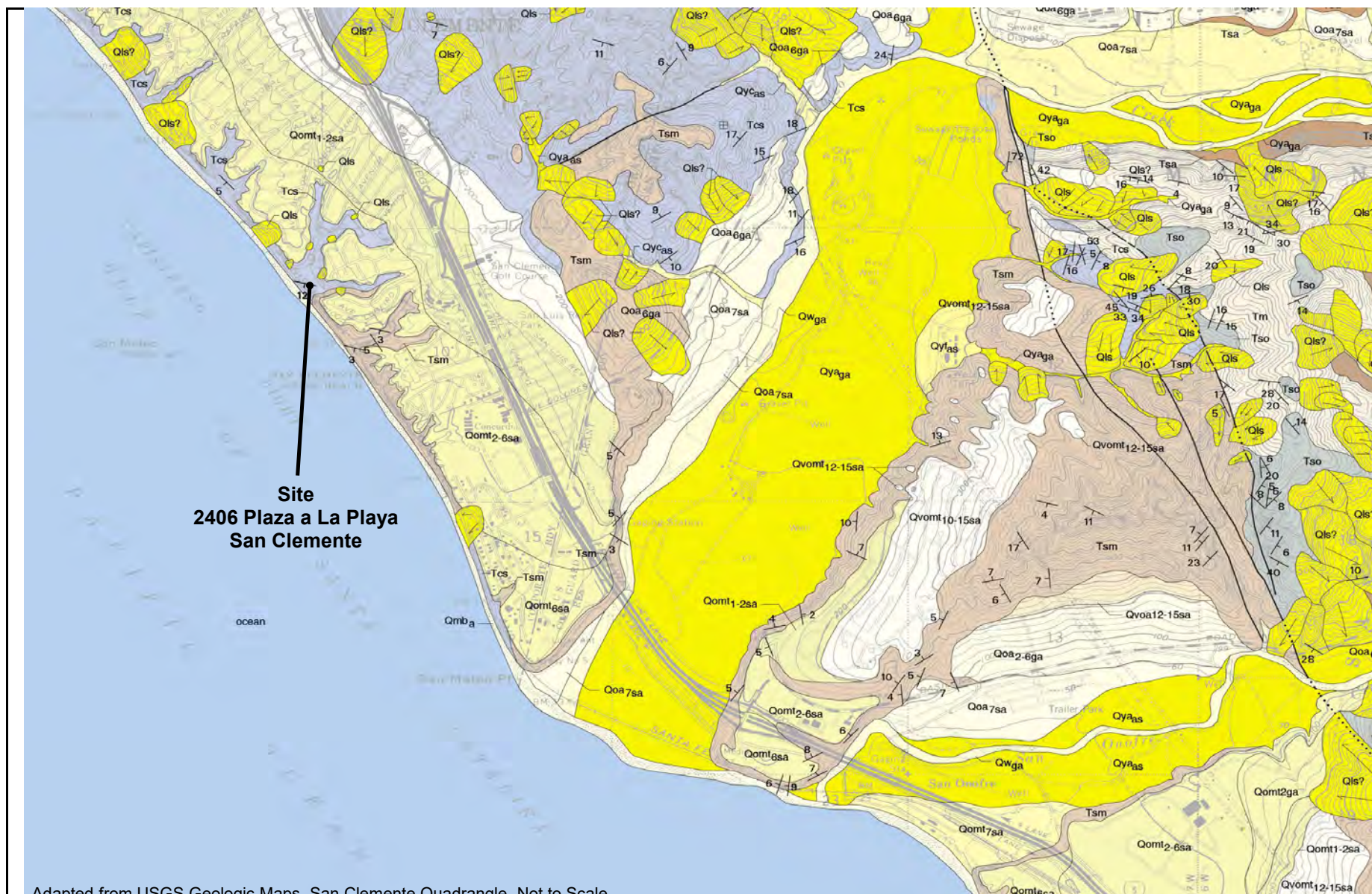
A.T.&S.F. R.R. R/W

TOPOGRAPHIC SURVEY		JRN CIVIL ENGINEERS		REVISIONS	
2406 PLAZA A LA PLAYA SAN CLEMENTE, CA 92672		232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CALIFORNIA 92672		12/20/16, ADDED DIMENSION TO FOUNDATION ALONG NWLY P.L.	
ADDRESS:		CLIENT:		FILE NO. 15414	
SCALE: 1" = 10'		DATE: 3/11/2016		CHKD. BY: JRN	
DRAWN BY: BK		SHEET 1 OF 1			

Figure 3-22 Montalvo



Exhibit 4 – Geologic Maps and Cross Sections



Adapted from USGS Geologic Maps, San Clemente Quadrangle, Not to Scale



USGS Geologic Location Map

JOB NO.:

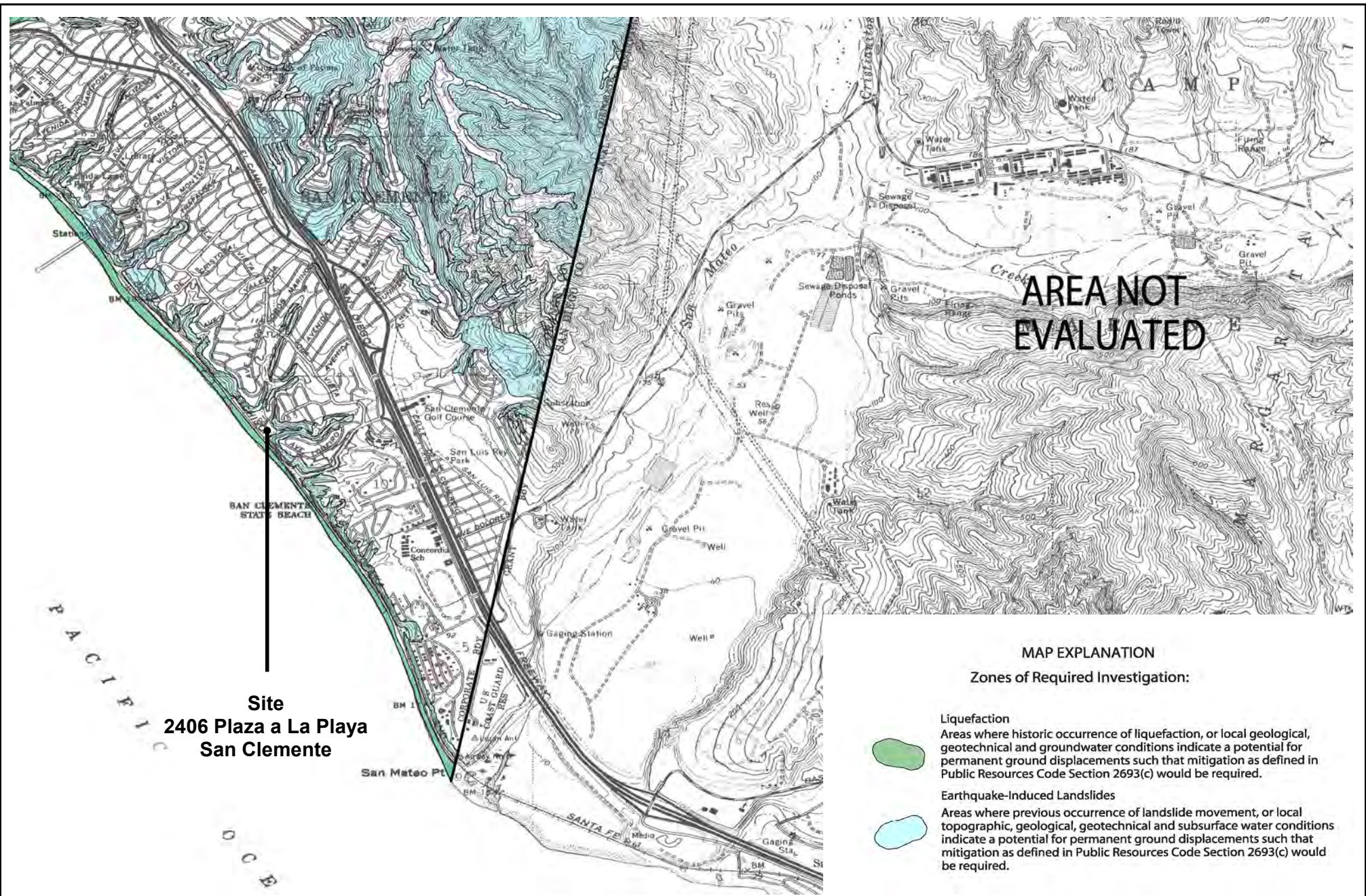
72597-00

DATE:

January 2022

FIGURE:



1



**AREA NOT
EVALUATED**

**Site
2406 Plaza a La Playa
San Clemente**

MAP EXPLANATION
Zones of Required Investigation:

-  **Liquefaction**
Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.
-  **Earthquake-Induced Landslides**
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



Adapted from USGS Topographic Maps, San Clemente Quadrangle, Not to Scale



1948 USGS Topographic Location Map

JOB NO.:

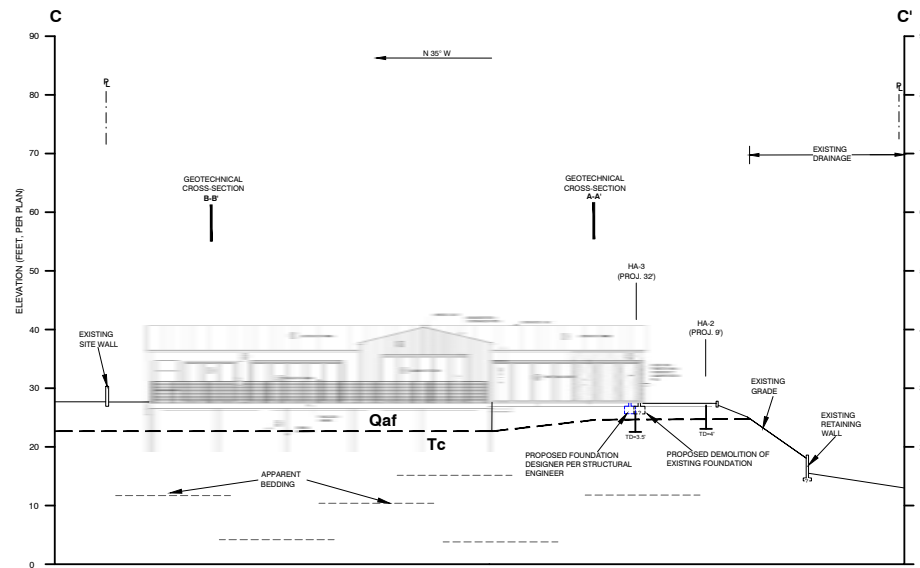
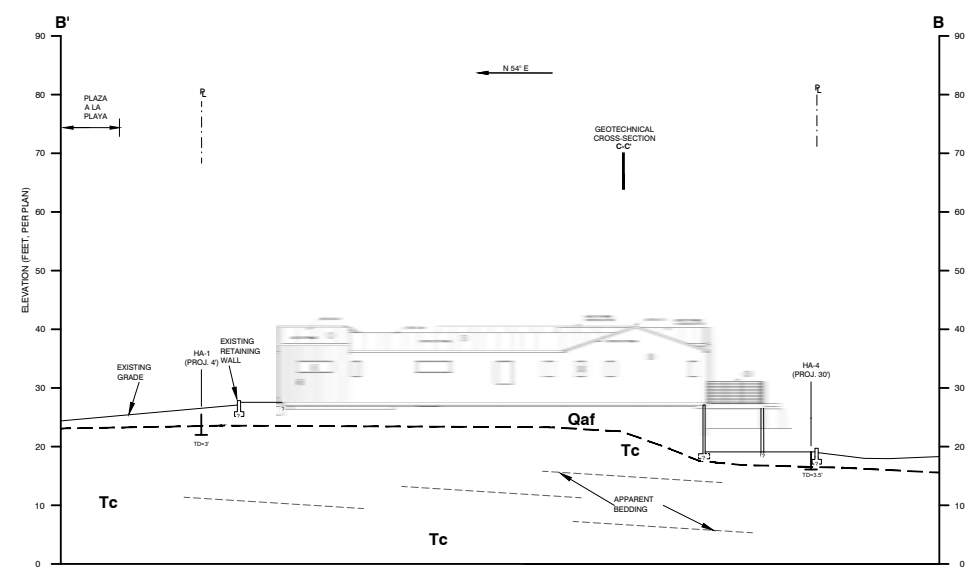
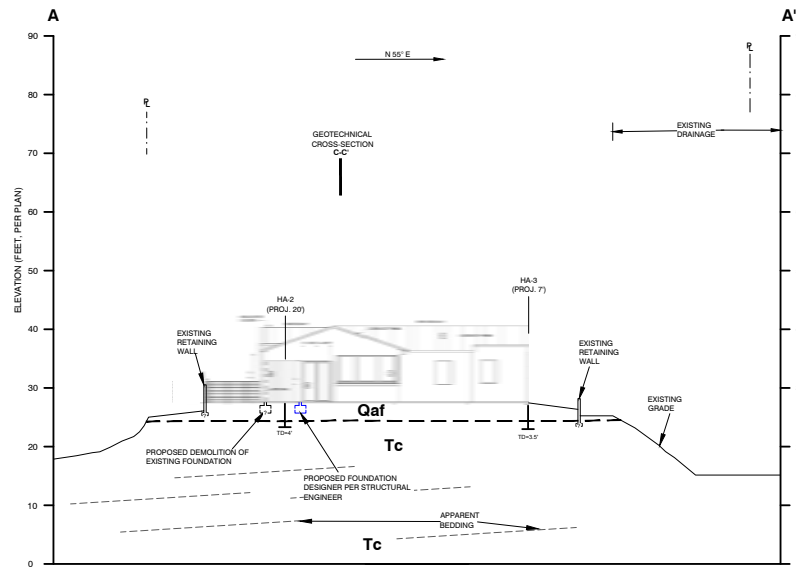
72597-00

DATE:

January 2022

FIGURE:

3



CROSS SECTION A-A', B-B' AND C-C'
2406 PLAZA LA PLAYA,
SAN CLEMENTE, CALIFORNIA

PROJECT NO.	REPORT NO.	DATE	PLATE
72597-00	22-9077	JANUARY 2022	2

Exhibit 5 – Applicants' Geologic Setback Lines

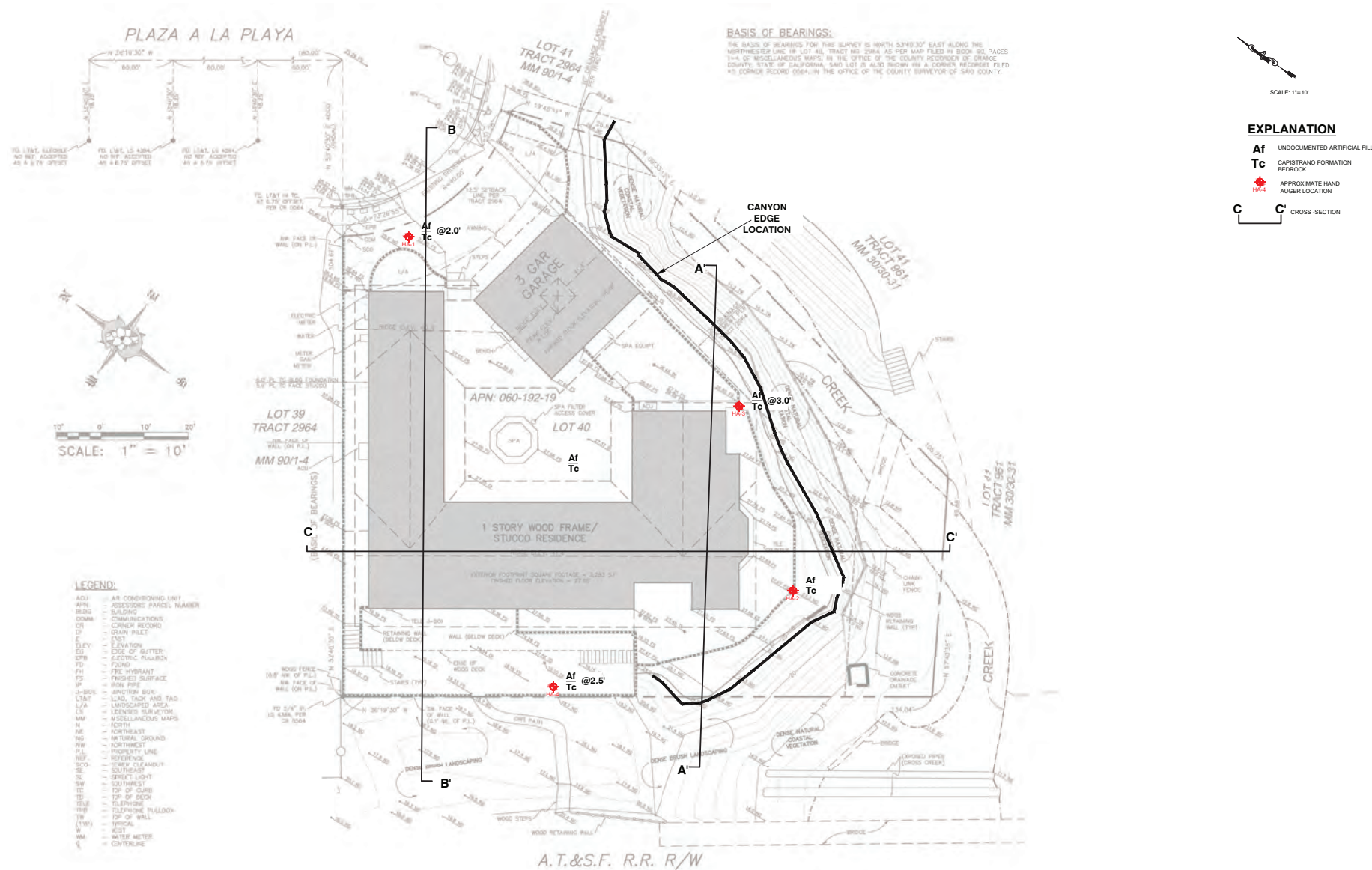


Exhibit 6 – Commission's Delineation of Canyon and Bluff Edges

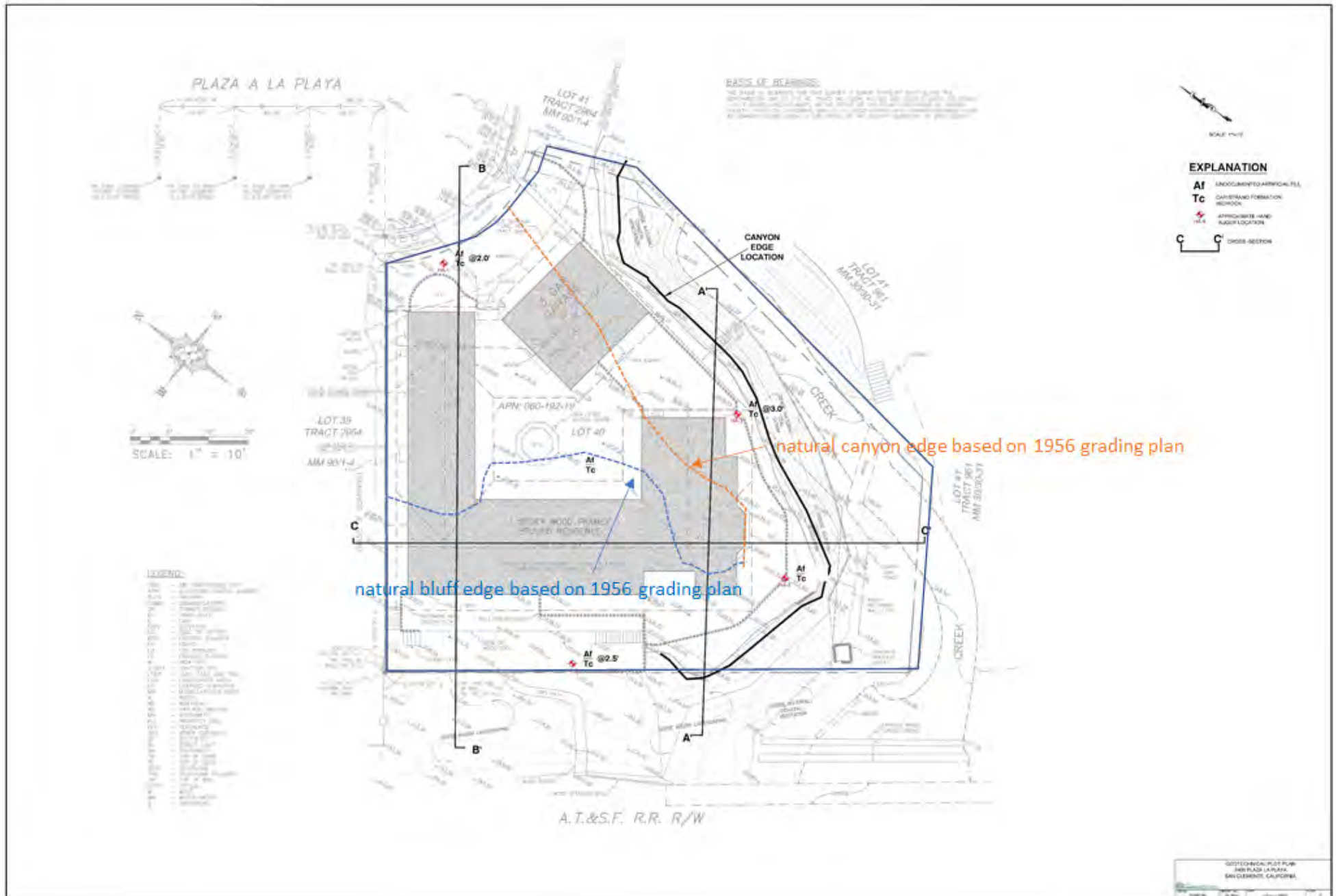
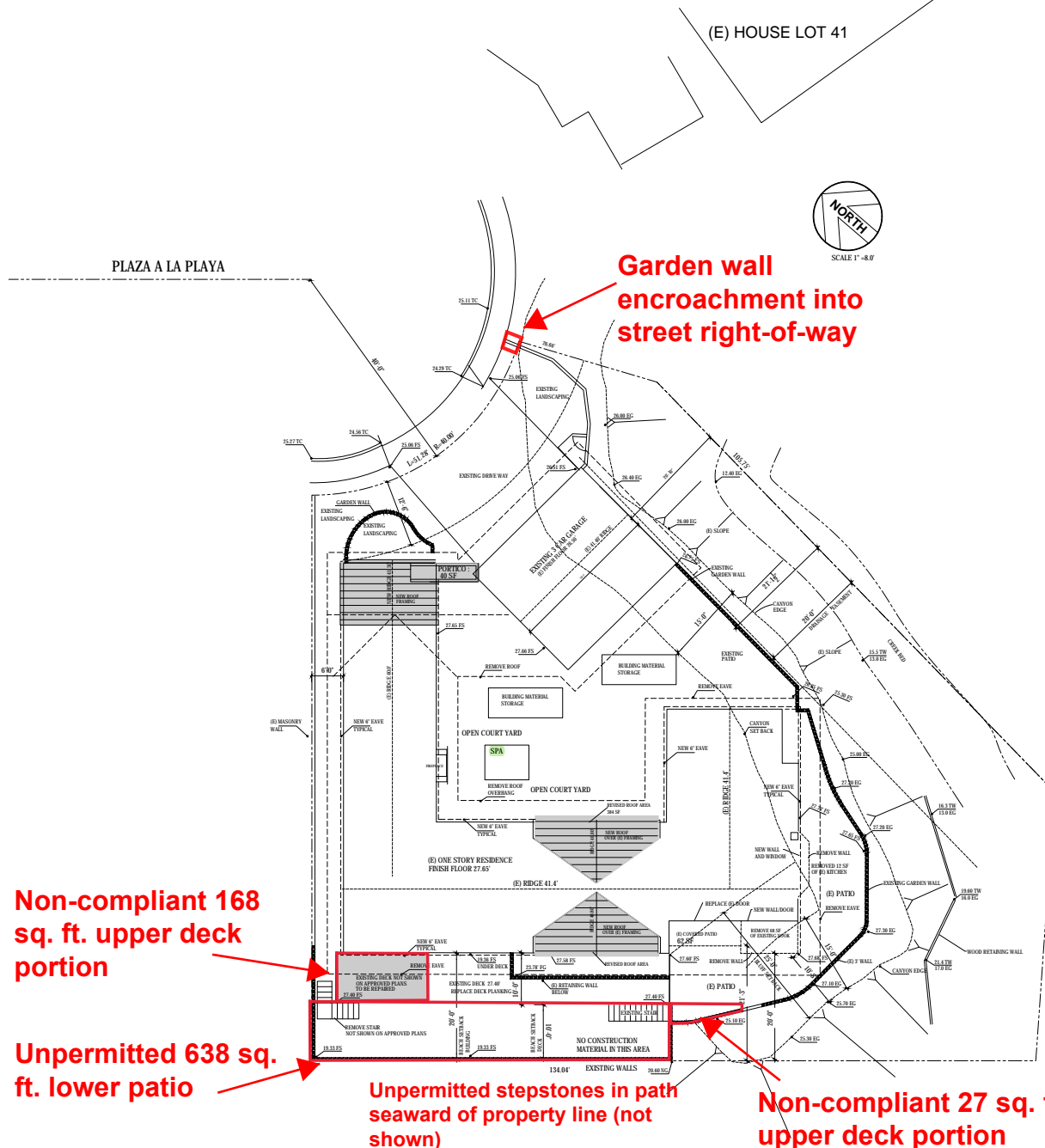
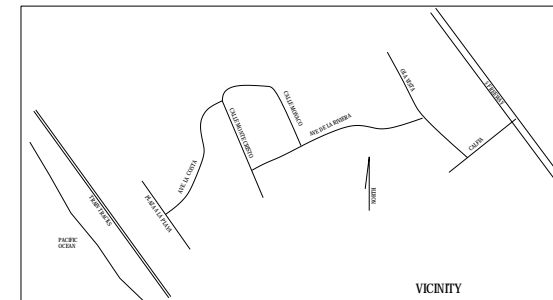


Exhibit 7 – Unpermitted Development



SHEET INDEX	
NO.	DESCRIPTION
A1	SITE PLAN
E1	EXISTING FLOOR
E2	DEMO PLAN/WALLS
E3	DEMO PLAN/ROOF
E4	DEMO PLAN/FOUN.
1	FLOOR PLAN
2	ELEVATIONS
3	ELEVATIONS
4	ROOF PLAN
5	CROSS SECTION
6	FOUNDATION PLAN
7	FRAMING PLAN
S1	SURVEY MAP



SCOPE OF PROJECT

REMODEL INTERIOR:
FAMILY ROOM, LIVING ROOM, KITCHEN, MASTER BEDROOM
MASTER BATHROOM AND ALL BATH ROOMS

REMODEL ROOF:
CHANGE ROOF CLAY TILE TO METAL SEAM ROOFING
ADD GABLE ROOF OVER ENTRY AND LIVING ROOM
REDUCE OVER HANG AROUND HOUSE
STRUCTURAL ROOF FRAMING AND SHEATHING TO REMAIN

REMOVE PART OF NOOK BY 68 SF
REMOVE BAY WINDOW IN KITCHEN 12 SF

REPLACE WINDOWS AND DOORS.
REPAIR DECK AND RESURFACE. REPLACE IRON RAILING
REBUILD COURT YARD SPA

PERMIT NORTH WEST DECK NOT SHOWN ON APPROVED DRAWINGS

ZONING: RL-6 (CZ)
OCCUPANCIES R3-U
TYP. CONSTRUCTION VN WITH SPRINKLERS
LOT AREA: 13975 SF
LOT COVERAGE: 4380 SF 31% COVERAGE
SETBACK LOTS:
FRONT SETBACK 12.5' PER TRACT 2964
REAR 20'-0" BEACH FRONT, 10' FOR DECK
SIDE YARD 6'-0"
CANYON EDGE 15'-0"
BLUFF 25'-0"

BUILDING AREA:

EXISTING LIVING AREA: 3240 SF
EXISTING GARAGE : 700 SF

LIVING AREA REMOVED:	-80 SF / 2.6 %
LIVING AREA ADDED:	0 SF
REAR DECK REPAIR:	435 SF
REAR DECK UNPERMITTED:	168 SF

TOTAL LIVING AREA : 3240 SF

PROJECT ADDRESS:
2406 PLAZA A LA PLAYA
SAN CLEMENTE, CA. 92672
TRACT 2984 LOT 40

OWNER:
JAMES AND MICHELLE HAWKINS
2406 PLAZA A LA PLAYA
SAN CLEMENTE, CA. 92672

PROJECT ADDRESS:
2406 PLAZA A LA PLAYA
SAN CLEMENTE, CA. 92672
TRACT 2964 LOT 40

COVER SHEET
SITE PLAN

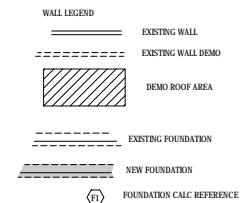
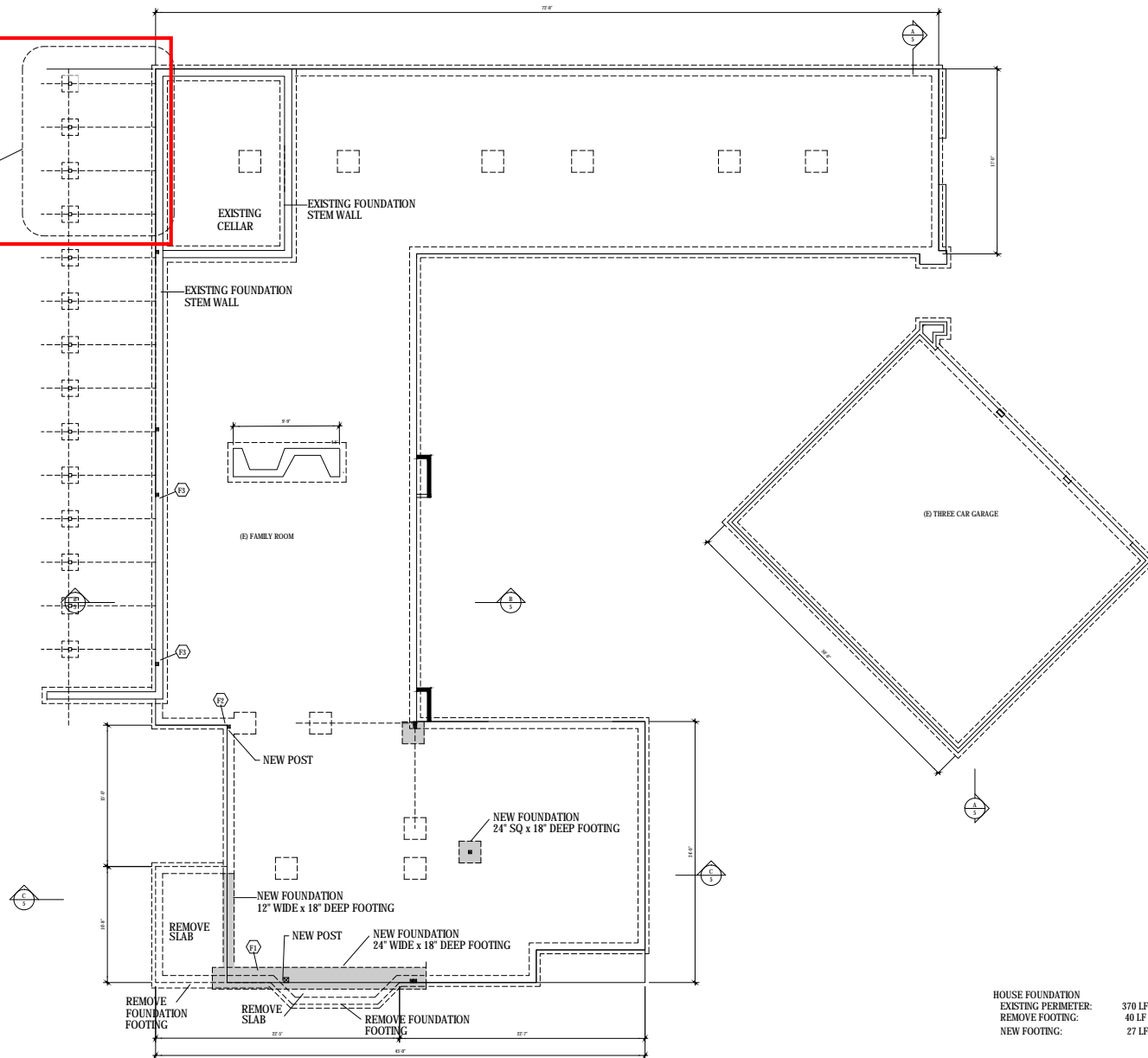
2/18/21
3/20/21



A1

DAVID YORK, ARCHITECT 403 CALLE CAMpanero, SAN CLEMENTE, CA. 92673 (949) 887-8034 YORKARCH@YAHOO.COM

EXISTING PIERS
AND BEAMS NOT
SHOWN ON APPROVED
DRAWING SET



HOUSE FOUNDATION
EXISTING PERIMETER: 370 LF
REMOVE FOOTING: 40 LF
NEW FOOTING: 27 LF

EXISTING SLAB AREA: 3240 SF
SLAB AREA REMOVED: 68 SF

BUILDING AREA:
EXISTING LIVING AREA: 3240 SF
EXISTING GARAGE: 700 SF
EXISTING CELLAR: 227 SF

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

OWNER:
JAMES AND MICHELLE BARKINS
2408 PLAZA A LA PLAYA
SAN CLEMENTE, CA 92672

PROJECT ADDRESS:
2408 PLAZA A LA PLAYA
SAN CLEMENTE, CA 92672
TRACT 2964 LOT 40

6

Exhibit 8 - P-77-1111 & P-78-3778 Staff Reports/Site Plans

STATE OF CALIFORNIA

EDMUND G. BROWN JR., Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST REGIONAL COMMISSION

666 E. OCEAN BOULEVARD, SUITE 3107

P.O. BOX 1450

LONG BEACH, CALIFORNIA 90801

(213) 590-5071 (714) 846-0648



COASTAL DEVELOPMENT PERMIT

Application Number: P-6-9-77-1111

Name of Applicant: Herschel Hoopengartner

25792 Santa Drive, Mission Viejo, CA 92675

Permit Type: ☐ Emergency
☒ Standard
☐ Administrative

Development Location: 2406 Plaza a la Playa, San Clemente, CA

Development Description: Construct a one-story, single-family dwelling
with detached three-car garage, 60 feet above centerline of frontage
road, with condition.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

Prior to issuance of permit, applicant shall submit revised plans indica-
ting that no part of the proposed structure shall be built out to a point
seaward of an imaginary string line drawn between the corners of the
adjoining structures; a similar string line shall be used to limit the
build out of any decks, i.e. average line of seaward extension of
structures on Lots 34-39 on Plaza a la Playa (20' setback and 10' deck).

Condition/s Met On 10-21-77

By ej L.F.

II. The South Coast Commission finds that:

A. The proposed development, or as conditioned, is:

1. In conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of local government to prepare a local coastal program in conformity with said chapter.
2. If located between the nearest public road and the shoreline of any body of water in the coastal zone is in conformity with public access and public recreation policies of Chapter 3, California Coastal Act of 1976.
3. That there are/are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any significant adverse impact that the development as finally proposed may have on the environment.

III. Whereas, at a public hearing, held on July 11, 1977 at Huntington Beach by a unanimous ~~xx~~ vote permit application number P-6-9-77-1111 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VII. Issued on behalf of the South Coast Regional Commission on October 21, 1977.


M. J. Carpenter
Executive Director

I, _____, permittee/agent, hereby acknowledge receipt of Permit Number P-6-9-77-1111 and have accepted its contents.

(date)

(signature)

CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGIONAL COMMISSION

666 E. OCEAN BOULEVARD, SUITE 3107

P.O. BOX 1450

LONG BEACH, CALIFORNIA 90801

(213) 590-5071 (714) 846-0648

COASTAL DEVELOPMENT PERMITApplication Number: P-7-23-78-3778Name of Applicant: Herschel Hoopengartner25792 Santo Drive, Mission Viejo, CA 92675Permit Type: ☐ Emergency
☒ Standard (Amendment)
☐ AdministrativeDevelopment Location: 2406 Plaza a la Playa, San Clemente, CADevelopment Description: Amendment to previously approved single-family dwelling, P-11111. Amendment is to construct a six-foot block wall on north side of single-family dwelling, 104 feet long, approximately 40 feet on south side and remainder of perimeter varying between 42" and 24" high on a bluff top lot.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

NoneCondition/s Met On N/A By gm gnm

The South Coast Commission finds that:

A. The proposed development, or as conditioned;

1. The developments are in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976.
2. If located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
3. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this Commission under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally proposed may have on the environment.

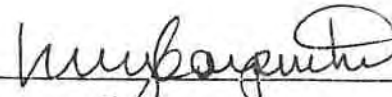
III. Whereas, at a public hearing, held on August 14, 1978 at Torrance by a unanimous ~~xx~~ vote permit application number P-7-23-78-3778 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

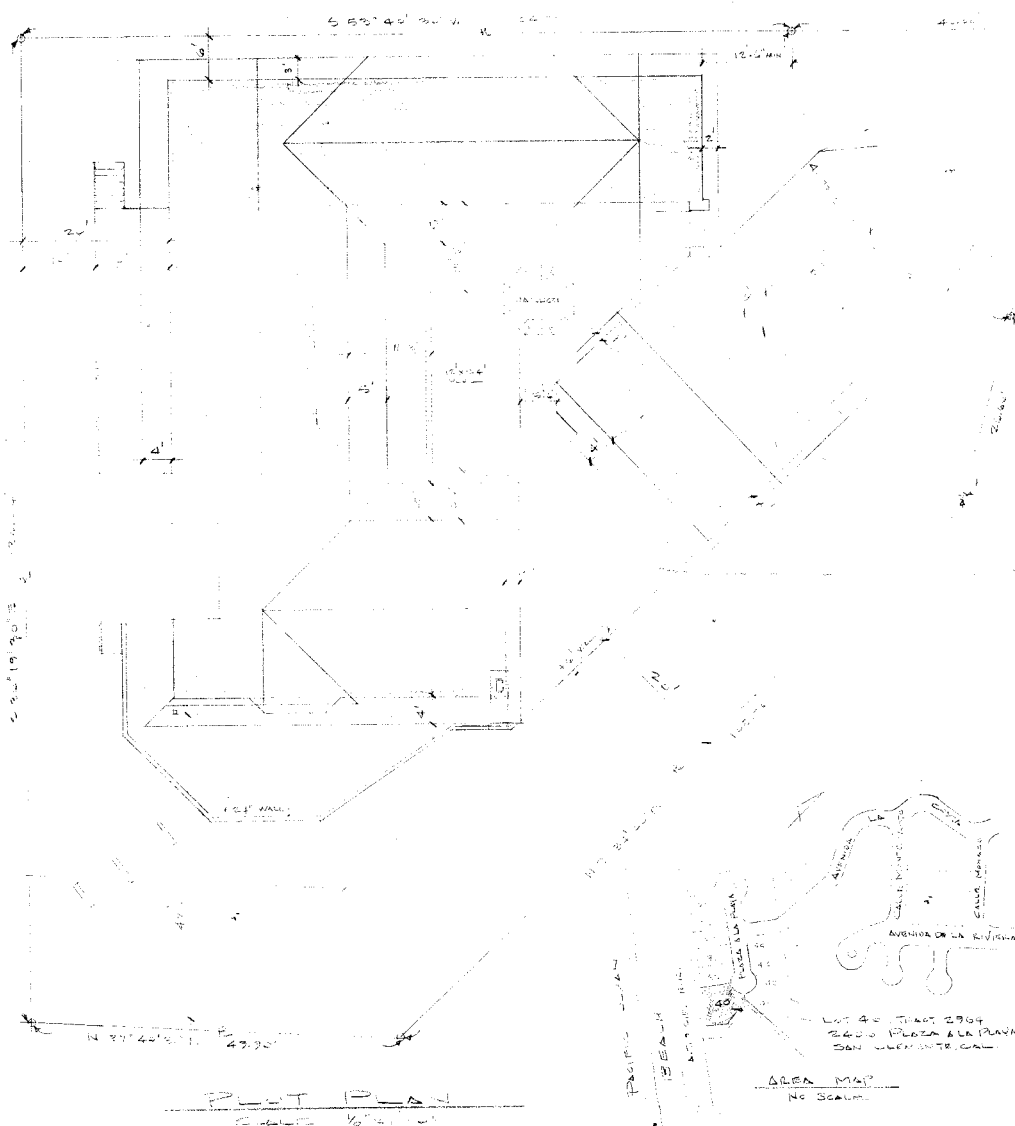
VII. Issued on behalf of the South Coast Regional Commission on August 28, 1978.


M. J. Carpenter
Executive Director

I, _____, permittee/agent, hereby acknowledge receipt of Permit Number P-7-23-78-3778 and have accepted its contents.

(date)

(signature)



Handwritten: L-1501

A-1501
2400 PLAZA A LA PLAYA
SAN CLEMENTE, CALIF.

PENGARNET
AVE
1967

M-1 MAP, H-100
1-10-95

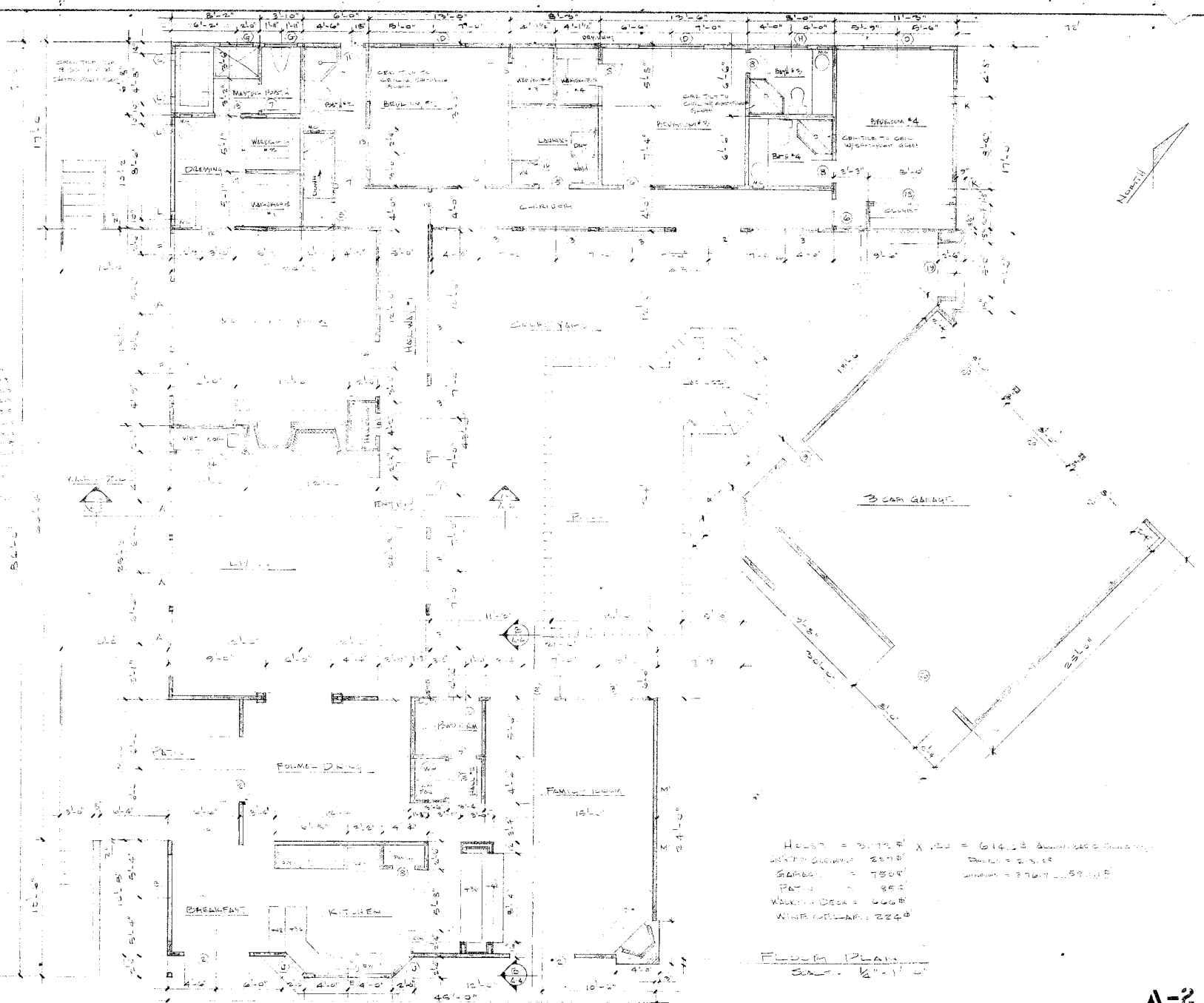
PLANNING
1-10-95

No.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	WOOD FLOOR	100	SQ. FT.	1.50	150.00
2	PAINT	100	SQ. FT.	0.50	50.00
3	CEILING	100	SQ. FT.	0.50	50.00
4	WALL	100	SQ. FT.	0.50	50.00
5	DOOR	100	SQ. FT.	0.50	50.00
6	WINDOW	100	SQ. FT.	0.50	50.00
7	STAIR	100	SQ. FT.	0.50	50.00
8	ROOF	100	SQ. FT.	0.50	50.00
9	FOUNDATION	100	SQ. FT.	0.50	50.00
10	CONCRETE	100	SQ. FT.	0.50	50.00
11	BRICK	100	SQ. FT.	0.50	50.00
12	PLASTER	100	SQ. FT.	0.50	50.00
13	CEMENT	100	SQ. FT.	0.50	50.00
14	IRON	100	SQ. FT.	0.50	50.00
15	STEEL	100	SQ. FT.	0.50	50.00
16	COPPER	100	SQ. FT.	0.50	50.00
17	ALUMINUM	100	SQ. FT.	0.50	50.00
18	GLASS	100	SQ. FT.	0.50	50.00
19	LEAD	100	SQ. FT.	0.50	50.00
20	ZINC	100	SQ. FT.	0.50	50.00

No.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	WOOD FLOOR	100	SQ. FT.	1.50	150.00
2	PAINT	100	SQ. FT.	0.50	50.00
3	CEILING	100	SQ. FT.	0.50	50.00
4	WALL	100	SQ. FT.	0.50	50.00
5	DOOR	100	SQ. FT.	0.50	50.00
6	WINDOW	100	SQ. FT.	0.50	50.00
7	STAIR	100	SQ. FT.	0.50	50.00
8	ROOF	100	SQ. FT.	0.50	50.00
9	FOUNDATION	100	SQ. FT.	0.50	50.00
10	CONCRETE	100	SQ. FT.	0.50	50.00
11	BRICK	100	SQ. FT.	0.50	50.00
12	PLASTER	100	SQ. FT.	0.50	50.00
13	CEMENT	100	SQ. FT.	0.50	50.00
14	IRON	100	SQ. FT.	0.50	50.00
15	STEEL	100	SQ. FT.	0.50	50.00
16	COPPER	100	SQ. FT.	0.50	50.00
17	ALUMINUM	100	SQ. FT.	0.50	50.00
18	GLASS	100	SQ. FT.	0.50	50.00
19	LEAD	100	SQ. FT.	0.50	50.00
20	ZINC	100	SQ. FT.	0.50	50.00

FINISH	SCHEDULE	QTY	UNIT	PRICE	TOTAL
WOOD	1	100	SQ. FT.	1.50	150.00
PAINT	2	100	SQ. FT.	0.50	50.00
CEILING	3	100	SQ. FT.	0.50	50.00
WALL	4	100	SQ. FT.	0.50	50.00
DOOR	5	100	SQ. FT.	0.50	50.00
WINDOW	6	100	SQ. FT.	0.50	50.00
STAIR	7	100	SQ. FT.	0.50	50.00
ROOF	8	100	SQ. FT.	0.50	50.00
FOUNDATION	9	100	SQ. FT.	0.50	50.00
CONCRETE	10	100	SQ. FT.	0.50	50.00
BRICK	11	100	SQ. FT.	0.50	50.00
PLASTER	12	100	SQ. FT.	0.50	50.00
CEMENT	13	100	SQ. FT.	0.50	50.00
IRON	14	100	SQ. FT.	0.50	50.00
STEEL	15	100	SQ. FT.	0.50	50.00
COPPER	16	100	SQ. FT.	0.50	50.00
ALUMINUM	17	100	SQ. FT.	0.50	50.00
GLASS	18	100	SQ. FT.	0.50	50.00
LEAD	19	100	SQ. FT.	0.50	50.00
ZINC	20	100	SQ. FT.	0.50	50.00

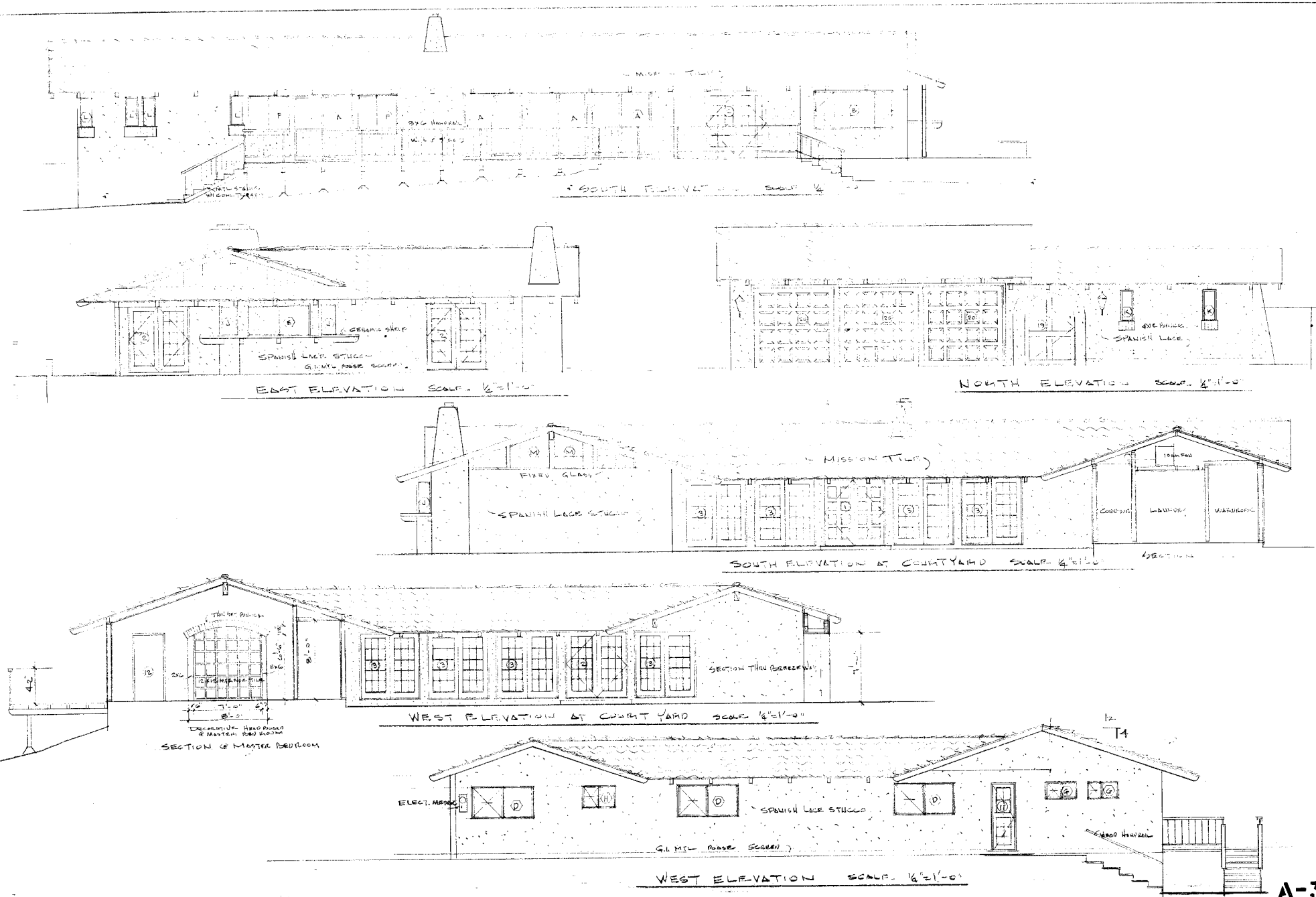
FINISH	SCHEDULE	QTY	UNIT	PRICE	TOTAL
WOOD	1	100	SQ. FT.	1.50	150.00
PAINT	2	100	SQ. FT.	0.50	50.00
CEILING	3	100	SQ. FT.	0.50	50.00
WALL	4	100	SQ. FT.	0.50	50.00
DOOR	5	100	SQ. FT.	0.50	50.00
WINDOW	6	100	SQ. FT.	0.50	50.00
STAIR	7	100	SQ. FT.	0.50	50.00
ROOF	8	100	SQ. FT.	0.50	50.00
FOUNDATION	9	100	SQ. FT.	0.50	50.00
CONCRETE	10	100	SQ. FT.	0.50	50.00
BRICK	11	100	SQ. FT.	0.50	50.00
PLASTER	12	100	SQ. FT.	0.50	50.00
CEMENT	13	100	SQ. FT.	0.50	50.00
IRON	14	100	SQ. FT.	0.50	50.00
STEEL	15	100	SQ. FT.	0.50	50.00
COPPER	16	100	SQ. FT.	0.50	50.00
ALUMINUM	17	100	SQ. FT.	0.50	50.00
GLASS	18	100	SQ. FT.	0.50	50.00
LEAD	19	100	SQ. FT.	0.50	50.00
ZINC	20	100	SQ. FT.	0.50	50.00



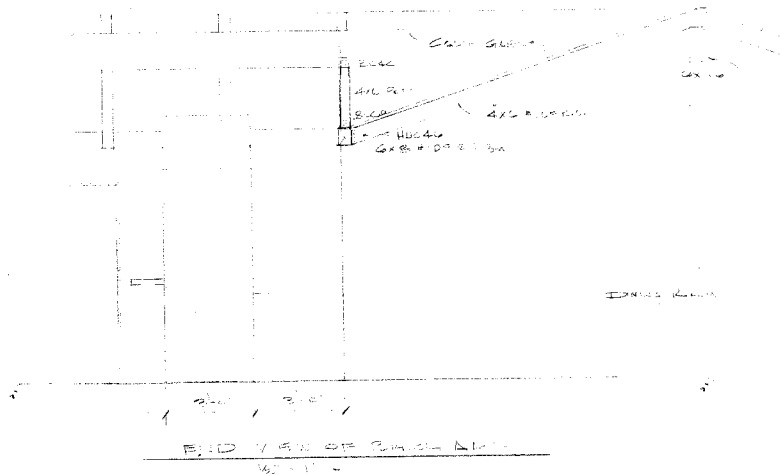
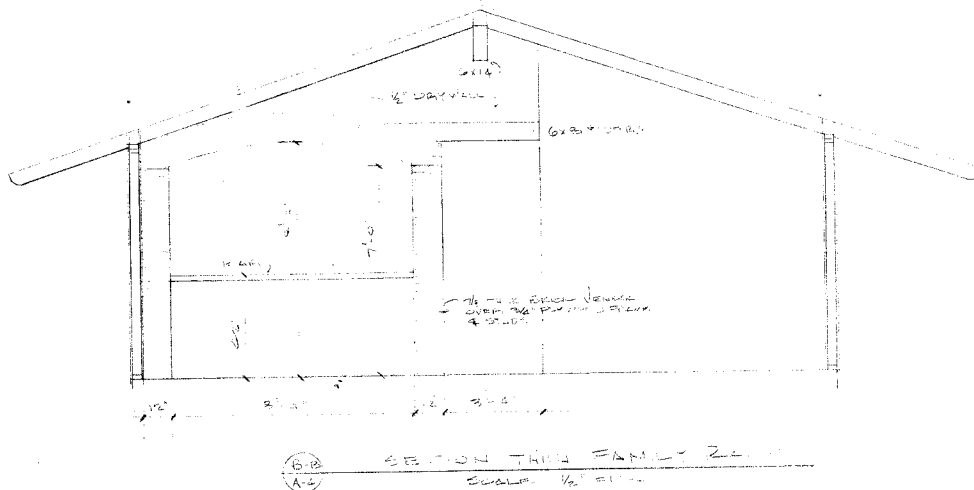
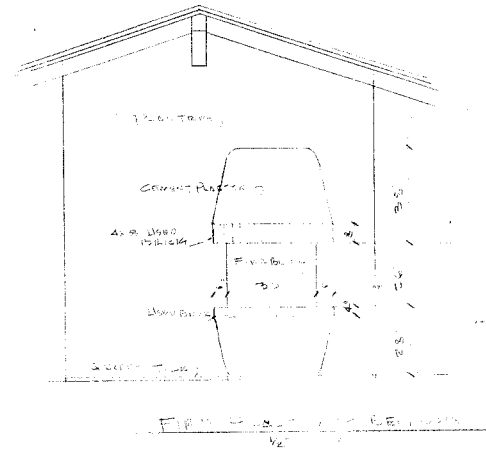
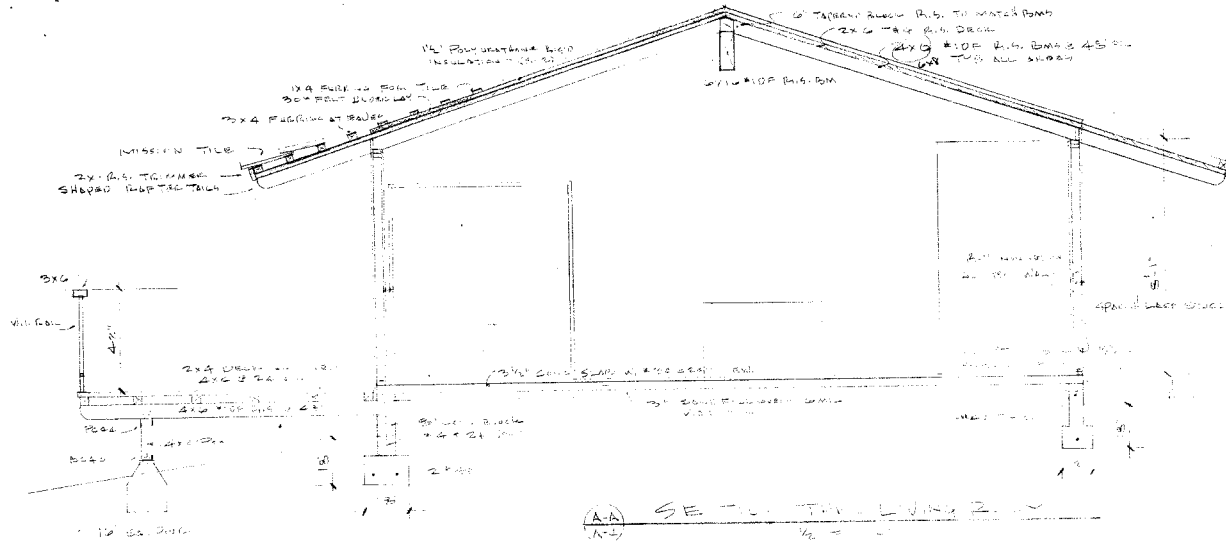
HOUSE = 3,172 SF
 TOTAL GARAGE = 2,170 SF
 GARAGE = 750 SF
 PATIO = 882 SF
 WALKING DECK = 666 SF
 WINE CELLAR = 224 SF

FLOOR PLANS
 Scale - 1/8" = 1'-0"

ARCHITECTURE
 2400 CALIFORNIA BLVD
 SAN ANTONIO, TEXAS 78205
 (512) 343-1111
 FAX (512) 343-1112
 WWW.JEFFREYARCHITECT.COM



A-3



A-4

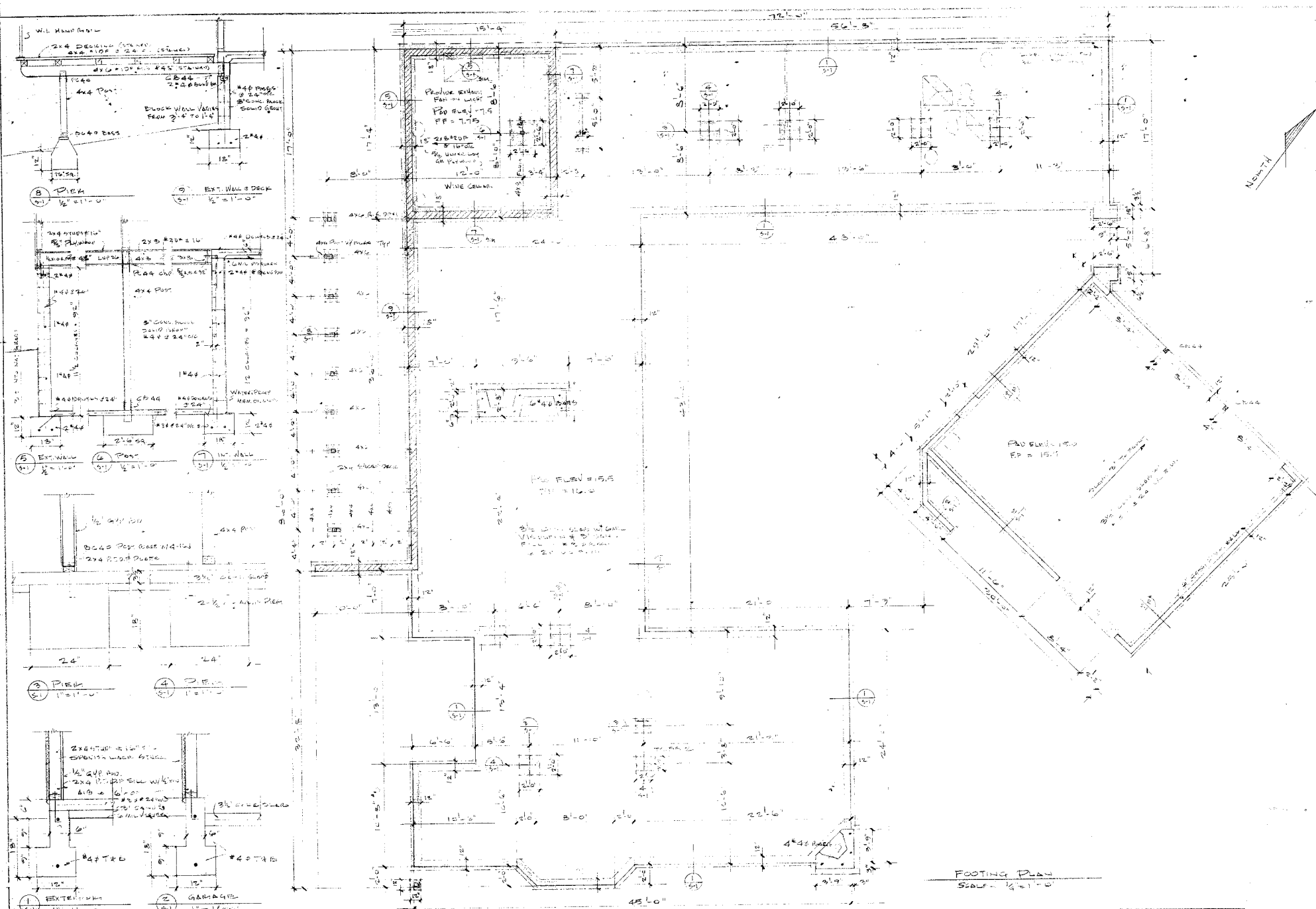
California Coastal Commission

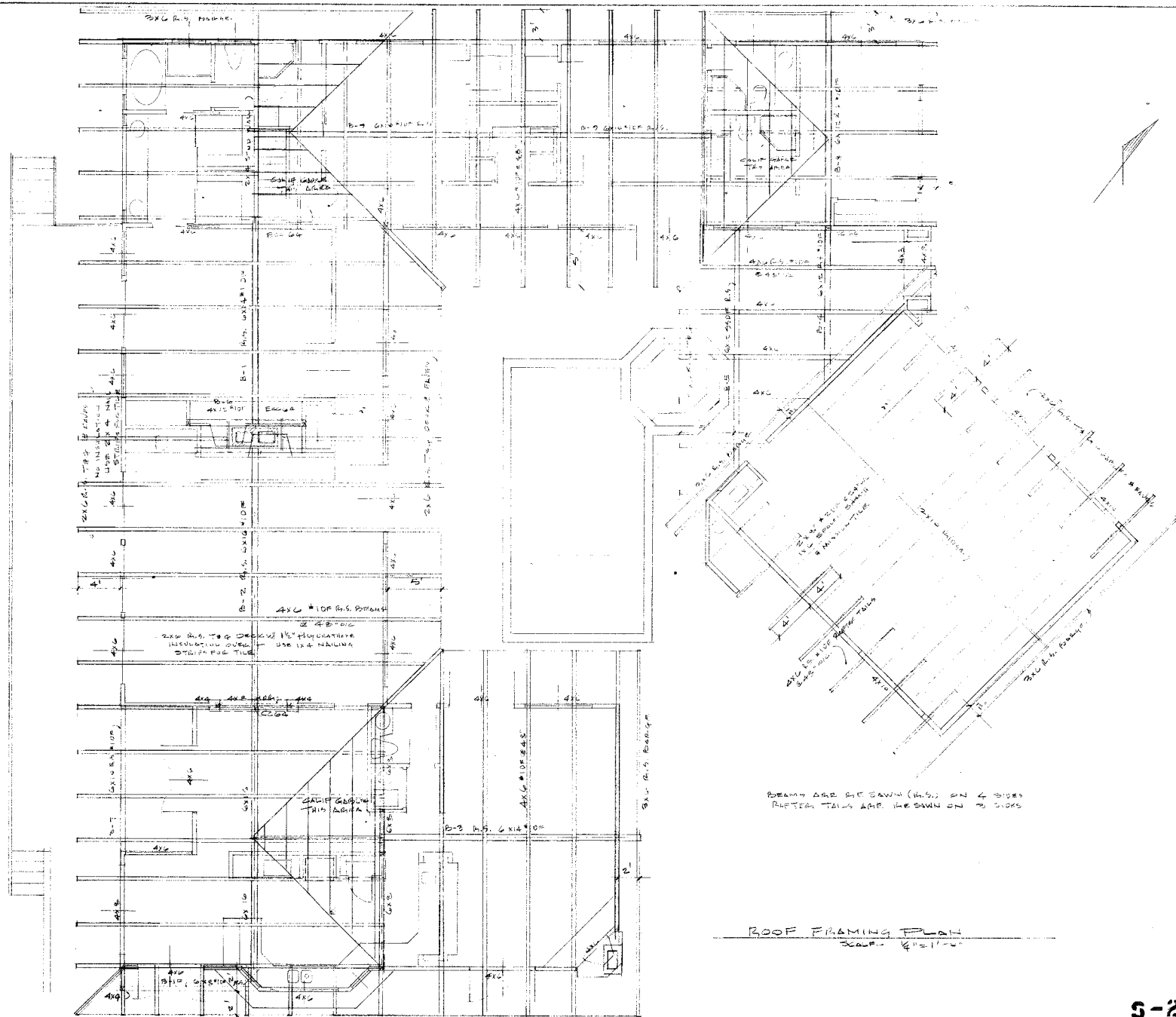
5-20-0601

Exhibit 8

Page 8 of 13

George W. Jeffers, Architect
1714 W. 10th St.
Santa Ana, CA 92705
5-27-94

[illegible]



BEAM ARE SET DOWN (H.S.) ON 4 SIDES
RAFTER TAILS ARE SET DOWN ON 2 SIDES

S-2

California Coastal Commission

5-20-0601

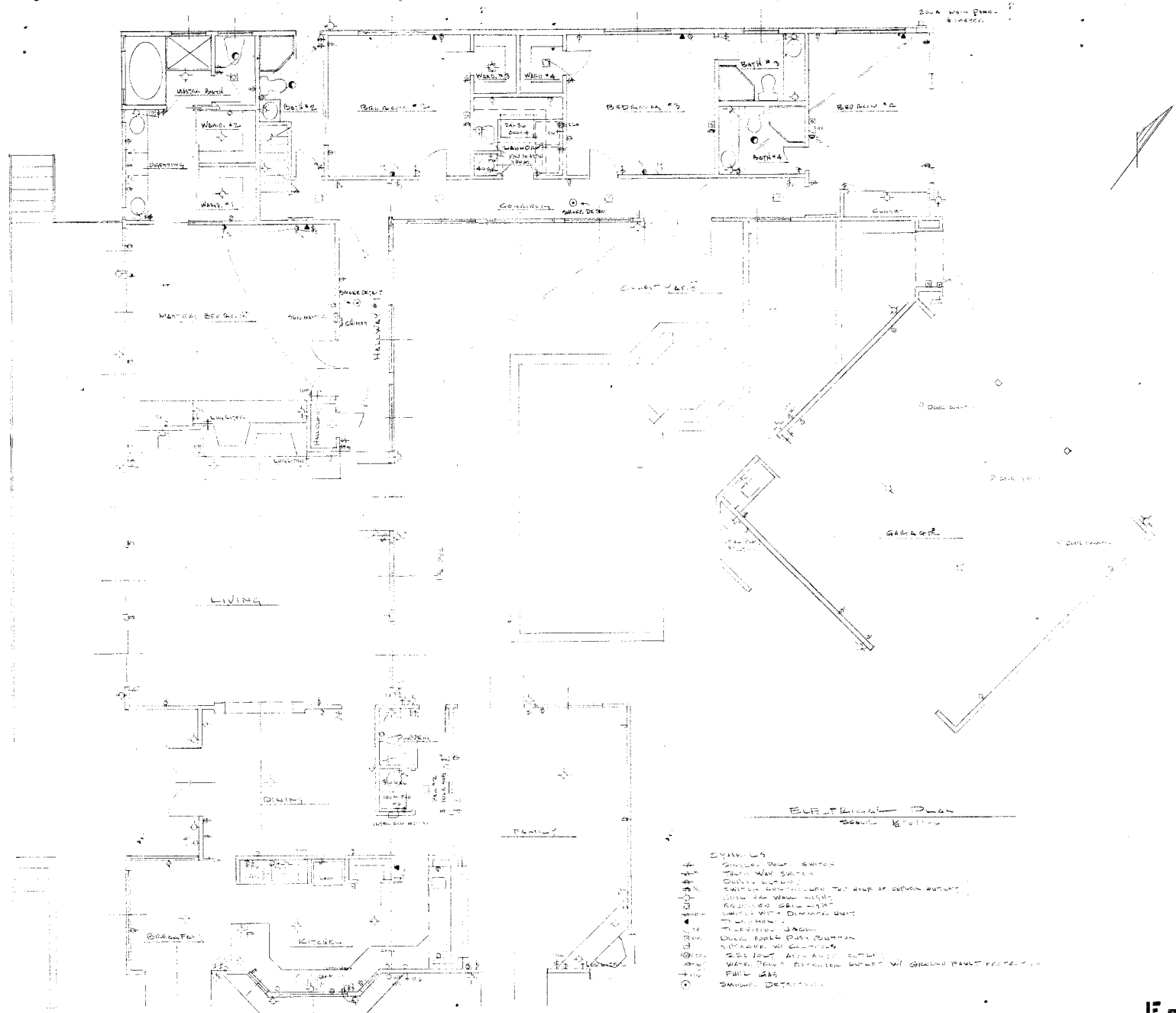
Exhibit 8

Page 11 of 13

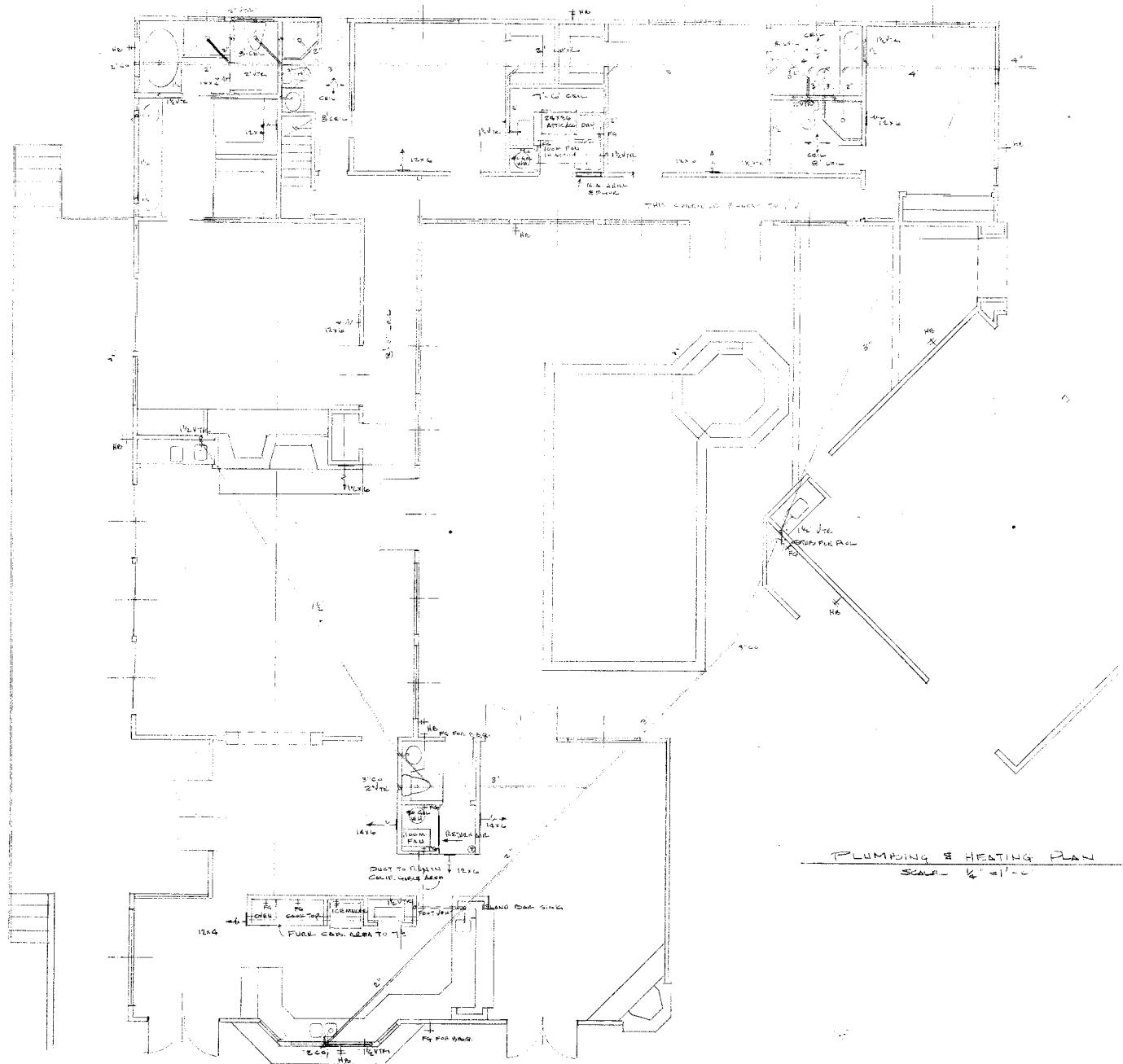
PLANNING
J. J. Hillier, Architect
1001 S. SANTA ANA BLVD.
SANTA ANA, CALIF. 92705
5-21-75 E.C.

PLANNING
J. J. Hillier, Architect
1001 S. SANTA ANA BLVD.
SANTA ANA, CALIF. 92705
5-21-75 E.C.

PLANNING
J. J. Hillier, Architect
1001 S. SANTA ANA BLVD.
SANTA ANA, CALIF. 92705
5-21-75 E.C.



PROJECT: ENGINEERING PLANNING
 George W. Jeffers, Architect
 45797 SANTA ANA, CALIF. 92705
 337-9380
 337-9380



PLUMBING & HEATING PLAN
SCALE - 1/4" = 1'-0"

PROJECT: CUSTOM RESIDENCE
 ADDRESS: 2400 PATA LA BLANCA
 CITY: SAN CLEMENTE, CALIF.
 ARCHITECT: GEORGE W. JEFFERS, ARCHT.
 DATE: 5-20-60
 SHEET: 1 OF 1

Exhibit 9 – Commission's Sea Level Rise Analysis



Projected MHTL shoreline and winter erosion zone, 2100

with 6.6 ft SLR (similar to Medium High Risk Aversion scenario)



Google Earth