

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



F11b

ADDENDUM

DATE: June 10, 2024

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F11b, APPEAL NO. A-5-LGB-22-0025 FOR THE COMMISSION MEETING ON FRIDAY, JUNE 14, 2024.**

This addendum is designed to achieve the following objectives. First, Section I updates the record by supplementing it with correspondence that Commission staff received after publication of the staff report. Second, Section II provides responses to issues raised in the recent correspondence, which Commission staff proposes the Commission incorporate into its findings. Finally, Section III provides some minor corrections to the staff report. The corrections do not alter staff's recommendation of conditional approval of the proposed project, and staff recommends the Commission adopt the corrections as noted.

I. CORRESPONDENCE RECEIVED

On June 7, 2024, Commission staff received an email from Chris Jenkins requesting postponement of the June 14, 2024 hearing, which is available on the Commission's website as correspondence. The email included an attached image that identified errors in the staff report dated May 31, 2024.

II. RESPONSE TO COMMENTS

Commission staff responds to comments received as indicated below and recommends that the Commission incorporate these responses into its findings as a **Response to Comments** section (Section VII of the staff report beginning on page 47) to the staff report dated May 31, 2024.

On June 7, 2024, the Commission received correspondence from Chris Jenkins requesting postponement of the June 14, 2024 hearing. Mr. Jenkins identified two errors in the staff report: 1) The project plans ([Exhibit 2](#)) referenced in the exhibits section of the staff report are marked with random characters as opposed to words and measurements; and 2) On page 15 of the staff report, the proposed new residence is described as a "two-story, 3,558

sq. ft., 30-foot-high single-family dwelling with an attached 605 sq. ft. two-car garage”, noting the project plans ([Exhibit 2](#)) depict a three-story residence.

The project plans contain errors on the elevation renderings ([Exhibit 2, Page 6-7](#)) as a result of an uploading issue when the report was published to the Commission’s website. The original project plans, without errors, have been attached to the addendum. Furthermore, the plans attached to the exhibits of the staff report are not the final approved plans. Moreover, **Special Condition 1** requires the applicant to submit revised final plans for the review and written approval of the Executive Director prior to issuance of the CDP in order to ensure conformance with the City’s certified Local Coastal Plan. The project description on page 15 of the staff report contains an error and should identify the proposed new residence as a three-story home, which has been corrected pursuant to the addendum.

III. CHANGES TO STAFF REPORT

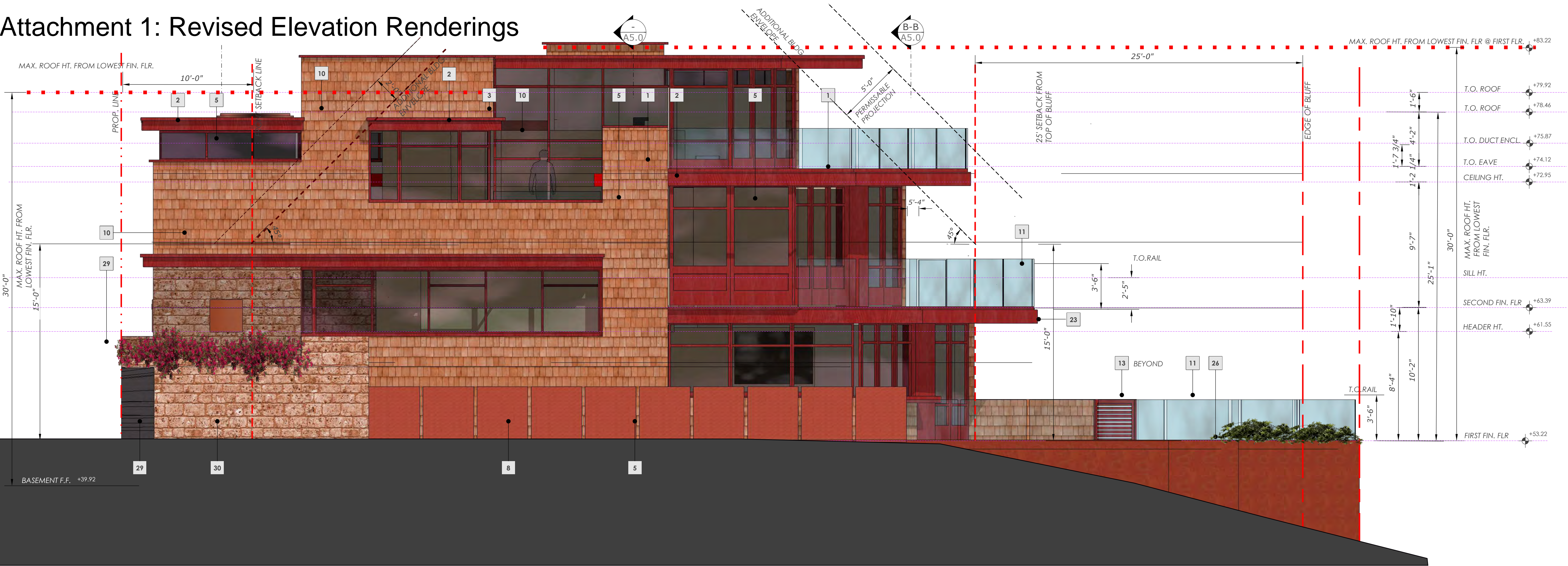
The Commission staff report dated May 31, 2024 is modified to make the following changes. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

- a) Modify the fourth sentence of the second paragraph on page 15 as follows:

The applicants propose a major remodel of the residential structure, which includes an after-the-fact authorization for the demolition of the structure, as well as the construction of a ~~two~~three-story, 3,558 sq. ft., 30-foot-high single-family dwelling with an attached 605 sq. ft. two-car garage, and construction of a public ADA compliant parking stall within the Anita Street and Gaviota Drive public right-of-way at the site of the existing unpermitted driveway, which will be constructed by the City following the withdrawal of the applicants’ revocable encroachment permit (REP).

- b) Replace the elevation renderings of the project plans in [Exhibit 2, Page 6-7](#) with the elevation renderings attached to this addendum.

Attachment 1: Revised Elevation Renderings



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



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

Elevation Keynotes

- | X | |
|-----|---|
| 1. | LOW SLOPE ROOF |
| 2. | COPPER GUTTER |
| 3. | SKYLIGHT |
| 4. | NOT USED |
| 5. | ALUMINUM WINDOWS |
| 6. | ALUMINUM SLIDING DOORS |
| 7. | ALUMINUM DOORS |
| 8. | CUSTOM ENTRY DOOR |
| 9. | SILL MATERIAL |
| 10. | EXTERIOR WALL WOOD SHINGLE |
| 11. | GLASS GUARDRAIL |
| 12. | LOW WALL |
| 13. | HARDWOOD SIDE GATE |
| 14. | SIDE YARD STEPS FOR FIRE DEPT. ACCESS |
| 15. | PROPERTY LINE WALL AND FENCE |
| 16. | SECTIONAL GARAGE DOOR |
| 17. | CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK. |
| 18. | DUCT ENCLOSURE |
| 19. | (E) STEPS TO BE REMOVED |
| 20. | (E) BRICK WALL TO BE REPAIRED |
| 21. | HARDWOOD FENCING TO REPLACE |
| 22. | (E) WROUGHT IRON FENCING |
| 23. | (E) CONCRETE WALL TO BE REPAIRED |
| 24. | CANTILEVERED DECK- NON COMBUSTIBLE STRUCTURAL AND FINISH MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DECK TO COMPLY WITH FIRE DEPT. ACCESS PLAN REQUIREMENTS. SEE ALSO FIRE DEPT. NOTE ON SHEET FD-54P. |
| 25. | MINIMUM 3 FT. WIDE STAIRS OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 |
| 26. | MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FDACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%, AND TO BE OF IMPERVIOUS MATL. |
| 27. | EXISTING FIRST FLOOR DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. |
| 28. | ELEVATED DECK GUTTER |
| 29. | PROPERTY LINE WALL |
| 30. | PLANTER |
| 31. | SCREENED VENTILATION ENCLOSURE |



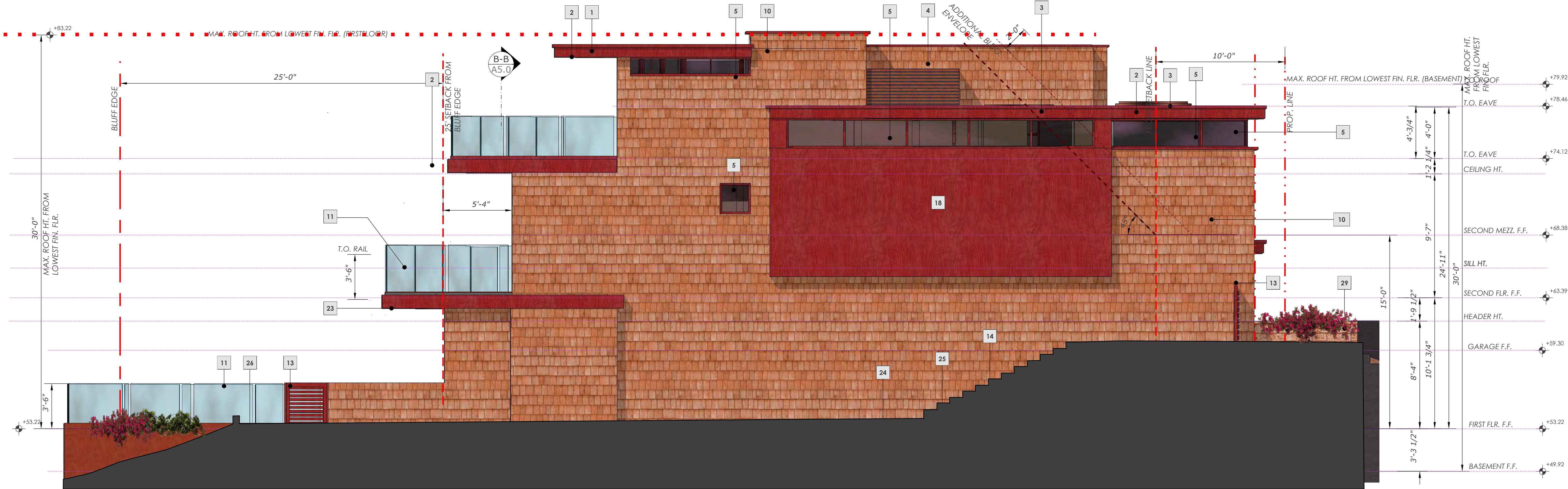
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH
TEL 949-307-0002

CA 92651

Seal / Signature:

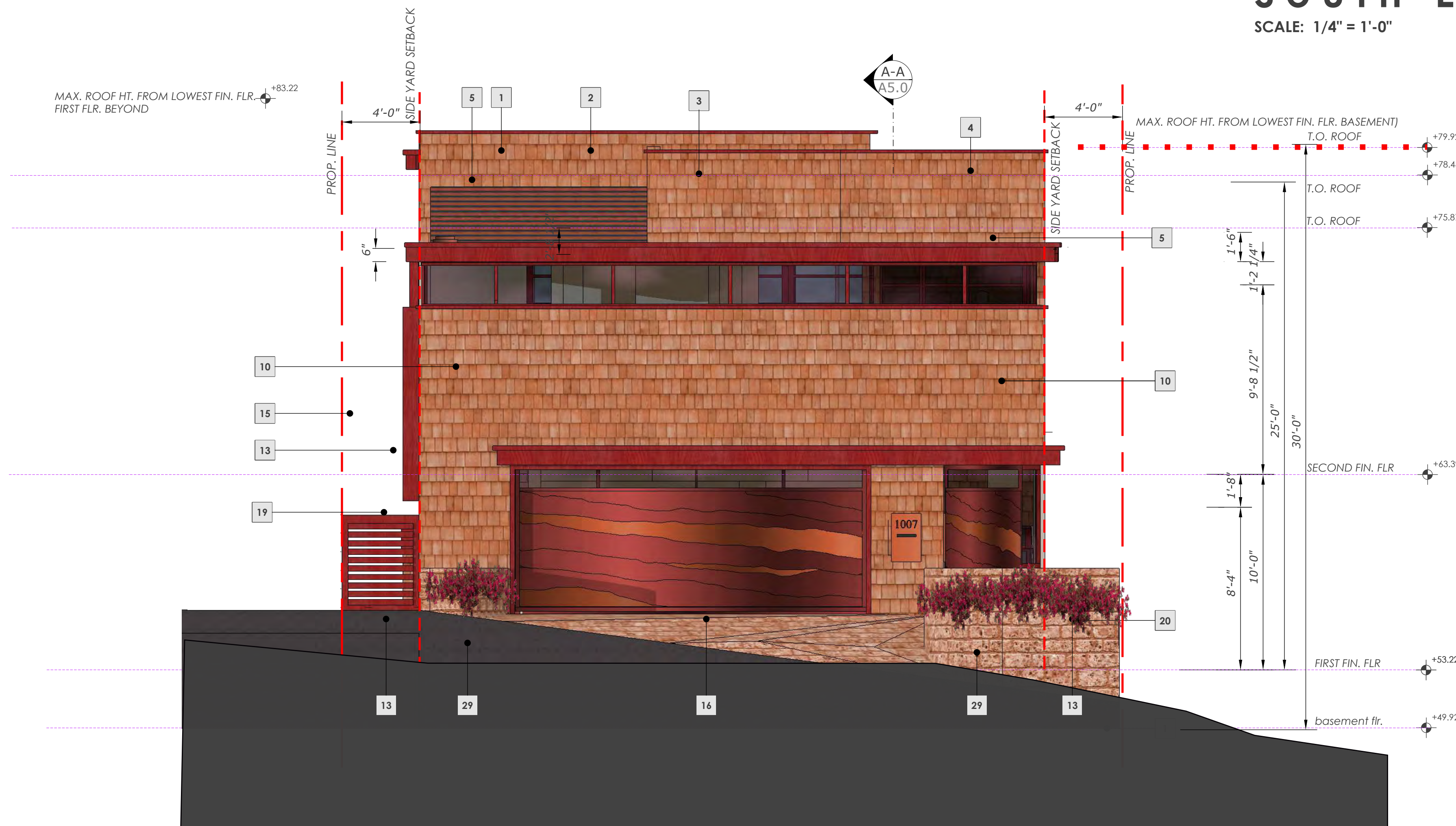
Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:		
No.	Date	Revision
Date:		05.12.22
Job No.:		
Planning		
Submittal:		05.12.22



South Elevation

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



East Elevation

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

Elevation Keynotes

- | X | |
|-----|--|
| 1. | LOW SLOPE ROOF |
| 2. | COPPER GUTTER |
| 3. | SKYLIGHT |
| 4. | MECHANICAL ENCLOSURE |
| 5. | ALUMINUM WINDOWS |
| 6. | ALUMINUM SLIDING DOORS |
| 7. | ALUMINUM DOORS |
| 8. | CUSTOM ENTRY DOOR |
| 9. | SILL MATERIAL |
| 10. | EXTERIOR WALL WOOD SHINGLE |
| 11. | GLASS GUARDRAIL |
| 12. | LOW WALL |
| 13. | HARDWOOD SIDE GATE |
| 14. | SIDE YARD STEPS FOR FIRE DEPT. ACCESS |
| 15. | PROPERTY LINE WALL AND FENCE |
| 16. | SECTIONAL GARAGE DOOR |
| 17. | CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK. |
| 18. | METAL PANELING |
| 19. | (E) STEPS TO BE REMOVED |
| 20. | (E) BRICK WALL TO BE REPAIRED |
| 21. | HARDWOOD FENCING TO REPLACE |
| 22. | (E) WROUGHT IRON FENCING |
| 23. | (E) CONCRETE WALL TO BE REPAIRED |
| 24. | CANTILEVERED DECK- NON COMBUSTIBLE STRUCTURAL AND FINISH MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DECK TO COMPLY WITH FIRE DEPT. ACCESS PLAN REQUIREMENTS. SEE ALSO FIRE DEPT. NOTE ON SHEET FD-5A-P. |
| 25. | MINIMUM 3 FT. WIDE STAIRS OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 |
| 26. | MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%, AND TO BE OF IMPERVIOUS MATL. |
| 27. | EXISTING FIRST FLOOR DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. |
| 28. | ELEVATED DECK GUTTER |
| 29. | PROPERTY LINE WALL |
| 30. | PLANTER |



lohrbach

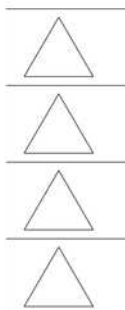
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Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision
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Date:	05.12.22
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Job No.:	
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Planning	
Submittal:	05.12.22

Sheet Title:

ELEVATIONS
SOUTH-EAST

Sheet No.:

A-4.1