

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



F6b

5-23-0211 (Bosz)

June 14, 2024

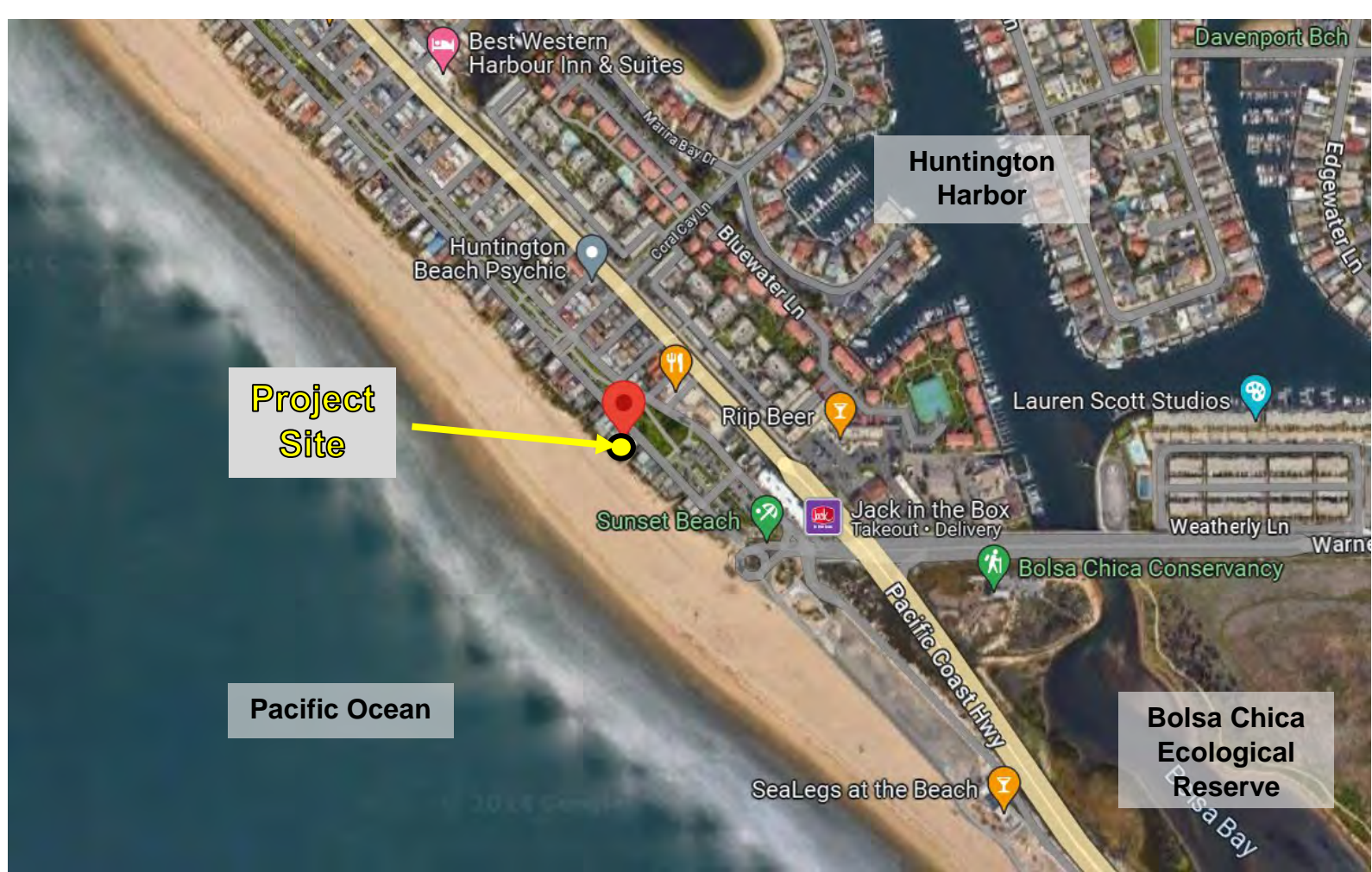
EXHIBITS

Exhibit 1 – Vicinity Map and Project Site

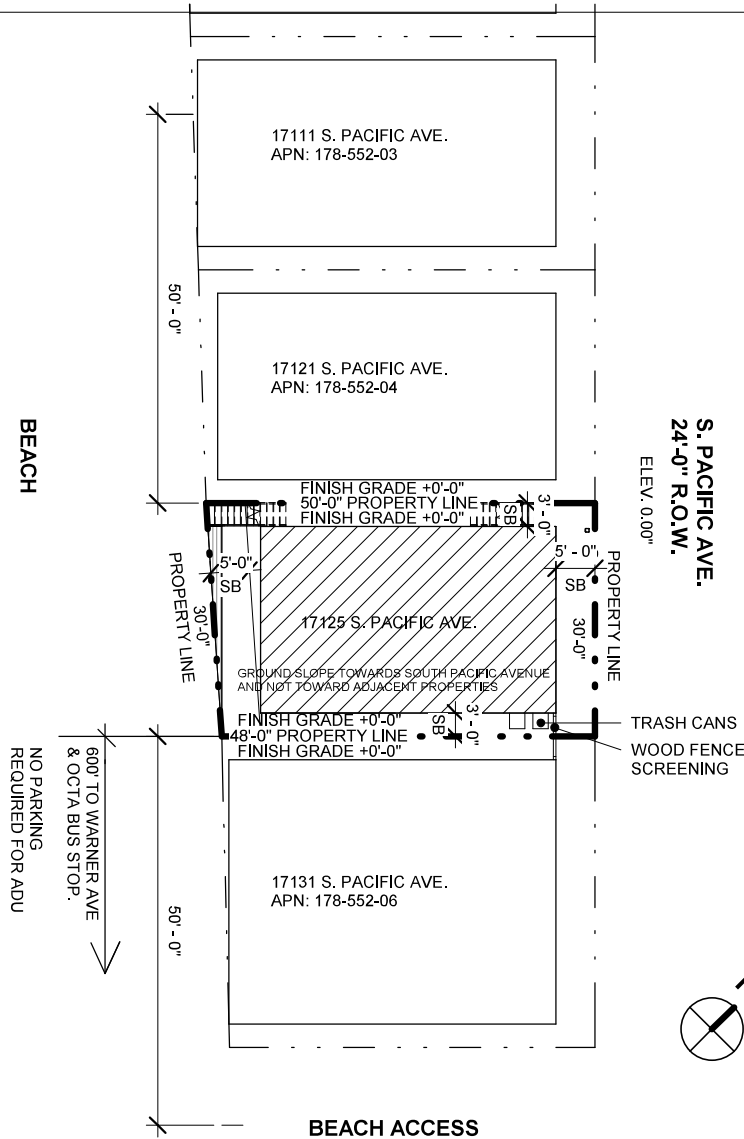
Exhibit 2 – Project Plans

Exhibit 3 – Dune Landscaping Plan

Exhibit 4 – Coastal Hazards Figure







PROJECT DATA

ADDRESS: 17125 S. PACIFIC AVE., SUNSET BEACH CA 90742

SCOPE OF WORK: DEMOLITION OF EXISTING
1 STORY RESIDENCE &
CONSTRUCTION OF A 3
STORY RESIDENCE

LOT AREA: 1,470 SF / 0.034 AC

ASSESSORS PACEL NO: 178-552-05

LEGAL DECRPTION: A-TRACT: SUNSET BEACH
BLOCK: 4 LOT: 2 TR 757

FRONT SET BACK (STREET): 5'-0" (GARAGE)
6" (1ST, 2ND & 3RD FLOOR)

SIDE SET BACK: 3'-0"

REAR SET BACK: 5'-0"

BUILDING AREAS:
GARAGE 912 SF
1ST FLOOR 1,020 SF
2ND FLOOR 1,020 SF
3RD FLOOR 1,020 SF
TOTAL 3,060 SF

BUILDING HEIGHTS: 35'-0" MAX

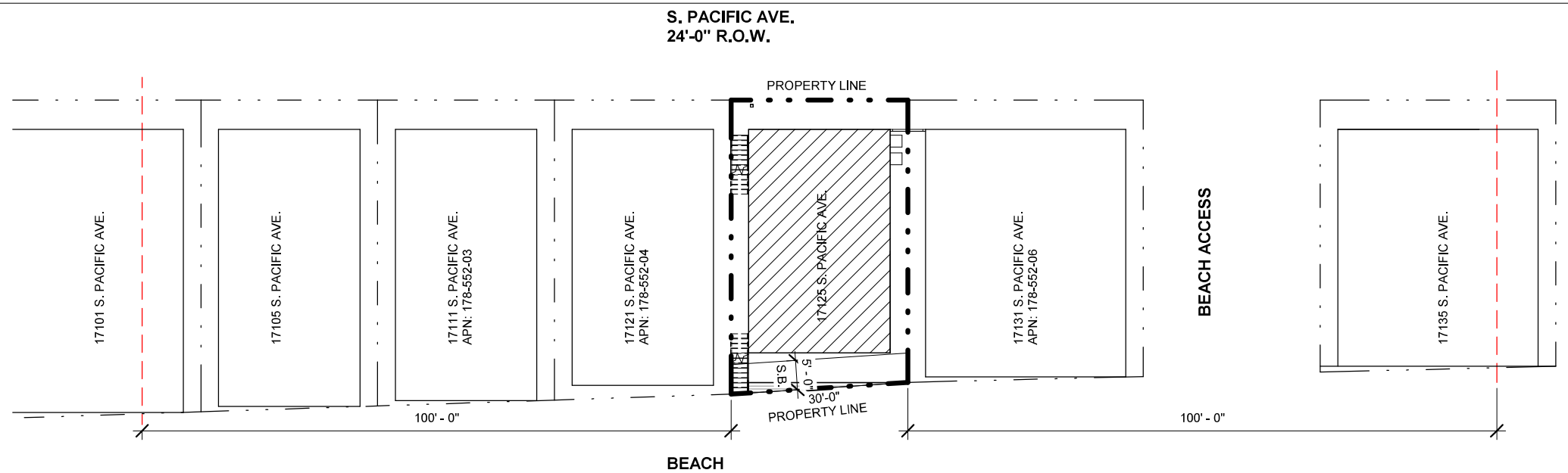
PARKING:
REQUIRED 2 - 9' X 18 SPACES
PROVIDED 4 - 9' X 18 SPACES

RECORDED OWNER: CODY BOSZ
APPLICANT: CODY BOSZ
ADDRESS: 17125 S. PACIFIC AVE.
SUNSET BEACH, CA 90742
PHONE: 949-300-9881

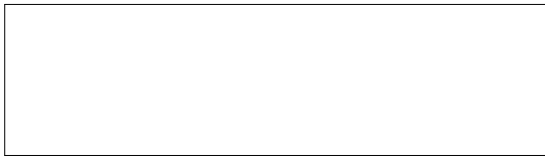
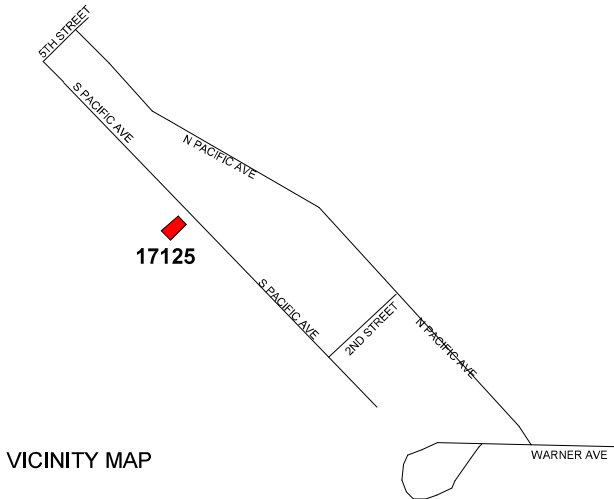
CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

SITEPLAN		
Project Number	22-22	A-1.0
Date	1-13-24	
Scale 1/16" = 1'-0"		



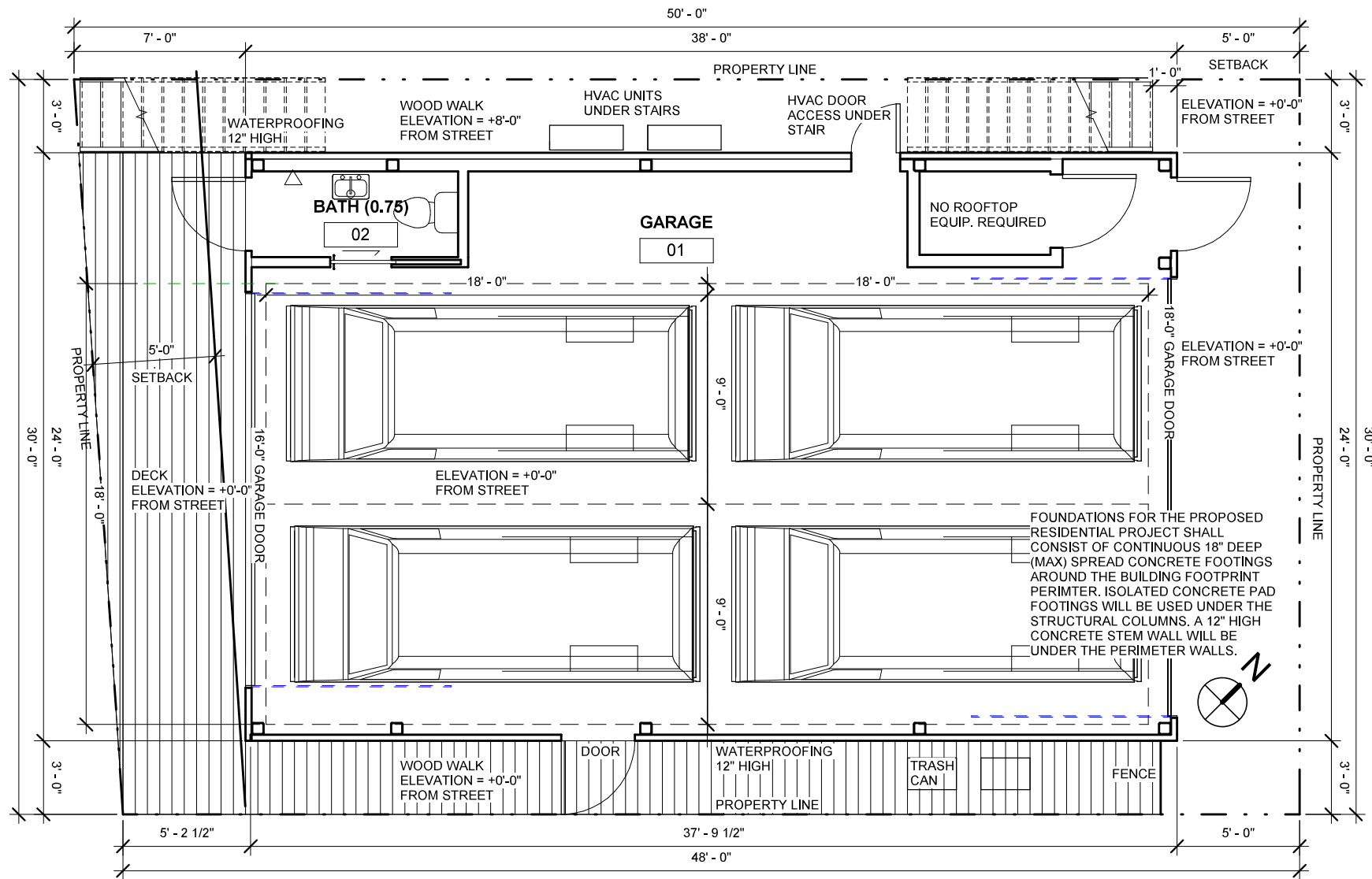
① **ASSESSOR PARCEL MAP**
1/16" = 1'-0"



CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

ASSESSOR PARCEL & VICINITY MAP		
Project Number	22-22	A-1.1
Date	1-13-24	
		Scale As indicated



GARAGE:
912 SF: 4 CAR, 0.75 BATH
TOTAL:
3,060 SF: 5 BED / 4.75 BATH

CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

GARAGE PLAN

Project Number 22-22
Date 1-13-24

A-2.1

Scale 1/4" = 1'-0"

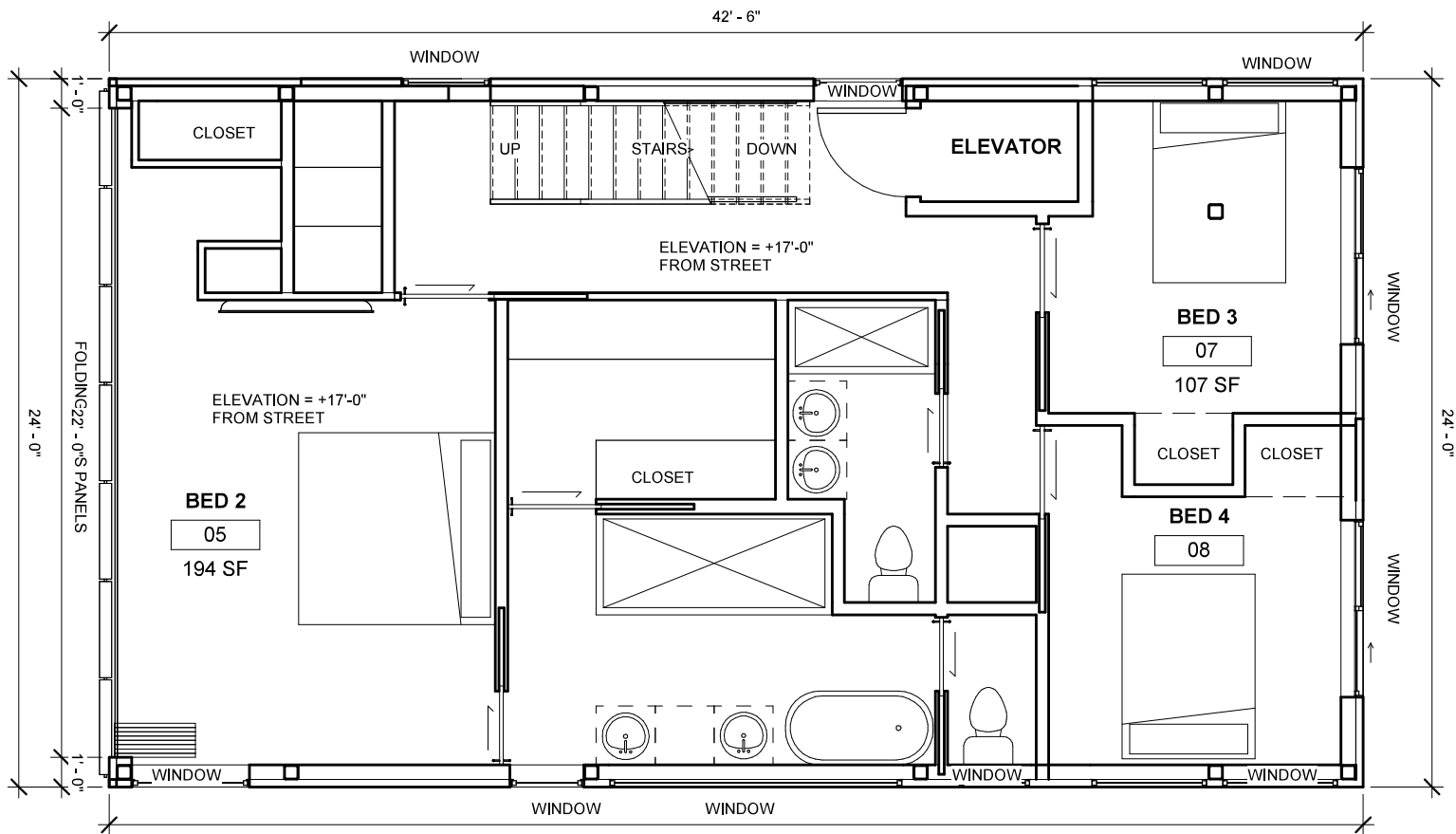
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2ND FLOOR:
1,020 SQFT 3 BED / 2 BATH
TOTAL:
3,060 SF: 5 BED / 4.75 BATH

CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

2ND FLOOR PLAN

Project Number 22-22
Date 1-13-24

A-2.3

Scale 1/4" = 1'-0"

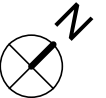
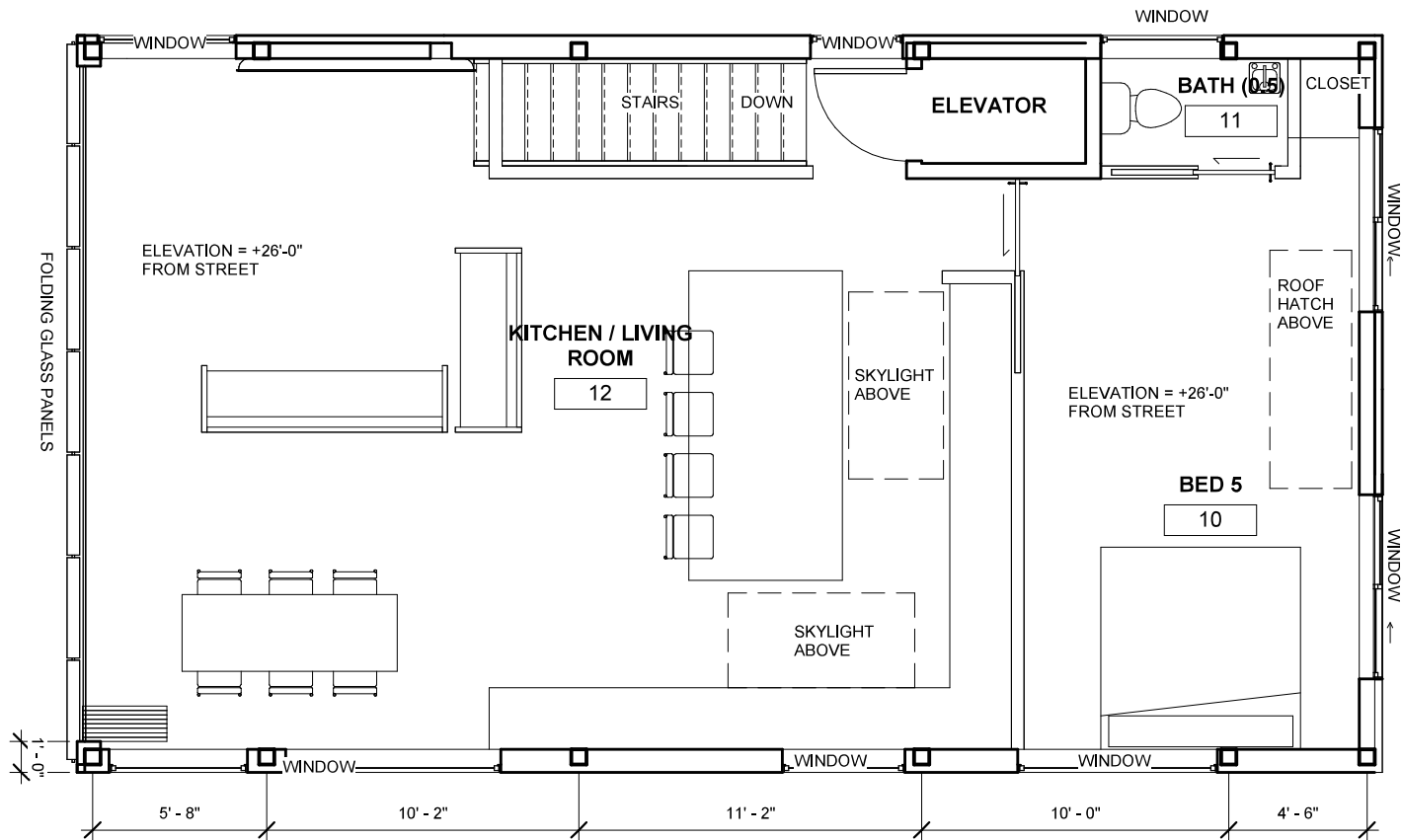
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3RD FLOOR:
1,020 SQFT 1 BED / 0.5 BATH
TOTAL:
3,060 SF: 5 BED / 4.75 BATH

CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

3RD FLOOR PLAN

Project Number 22-22
Date 1-13-24

A-2.4

Scale 1/4" = 1'-0"

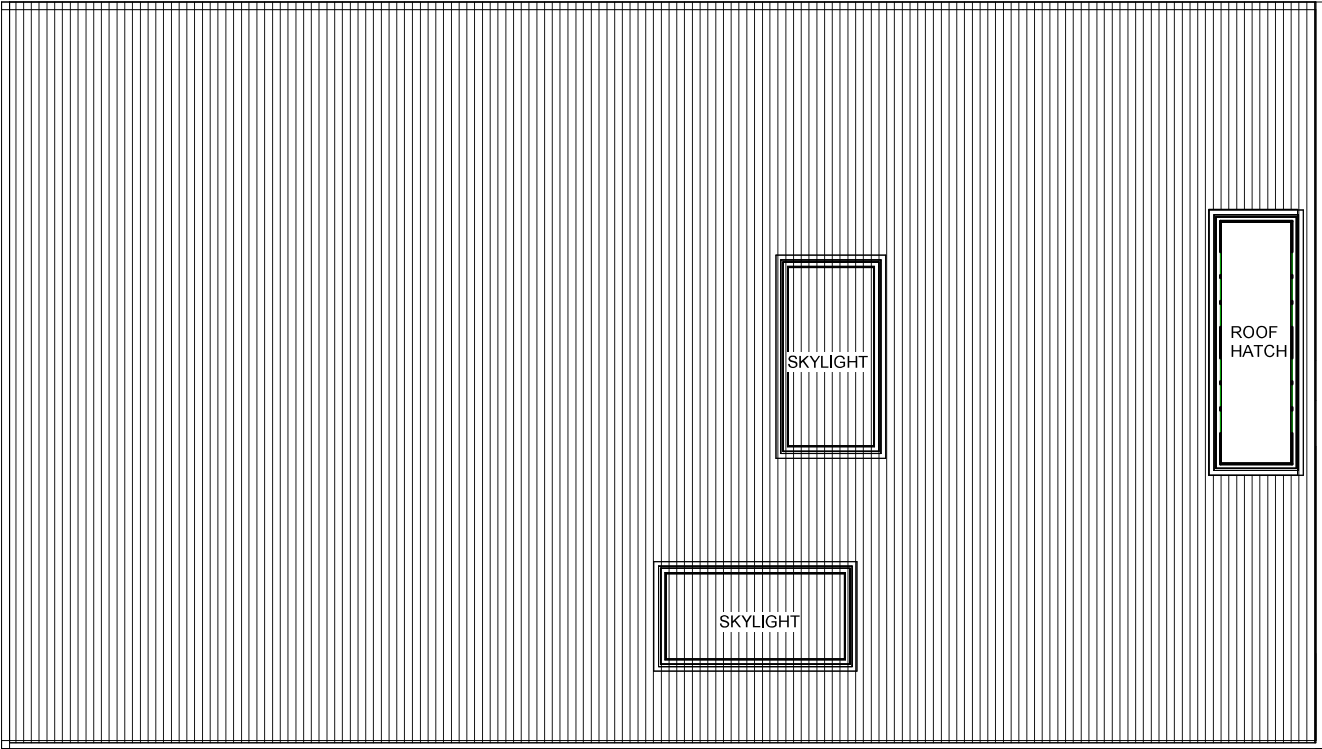
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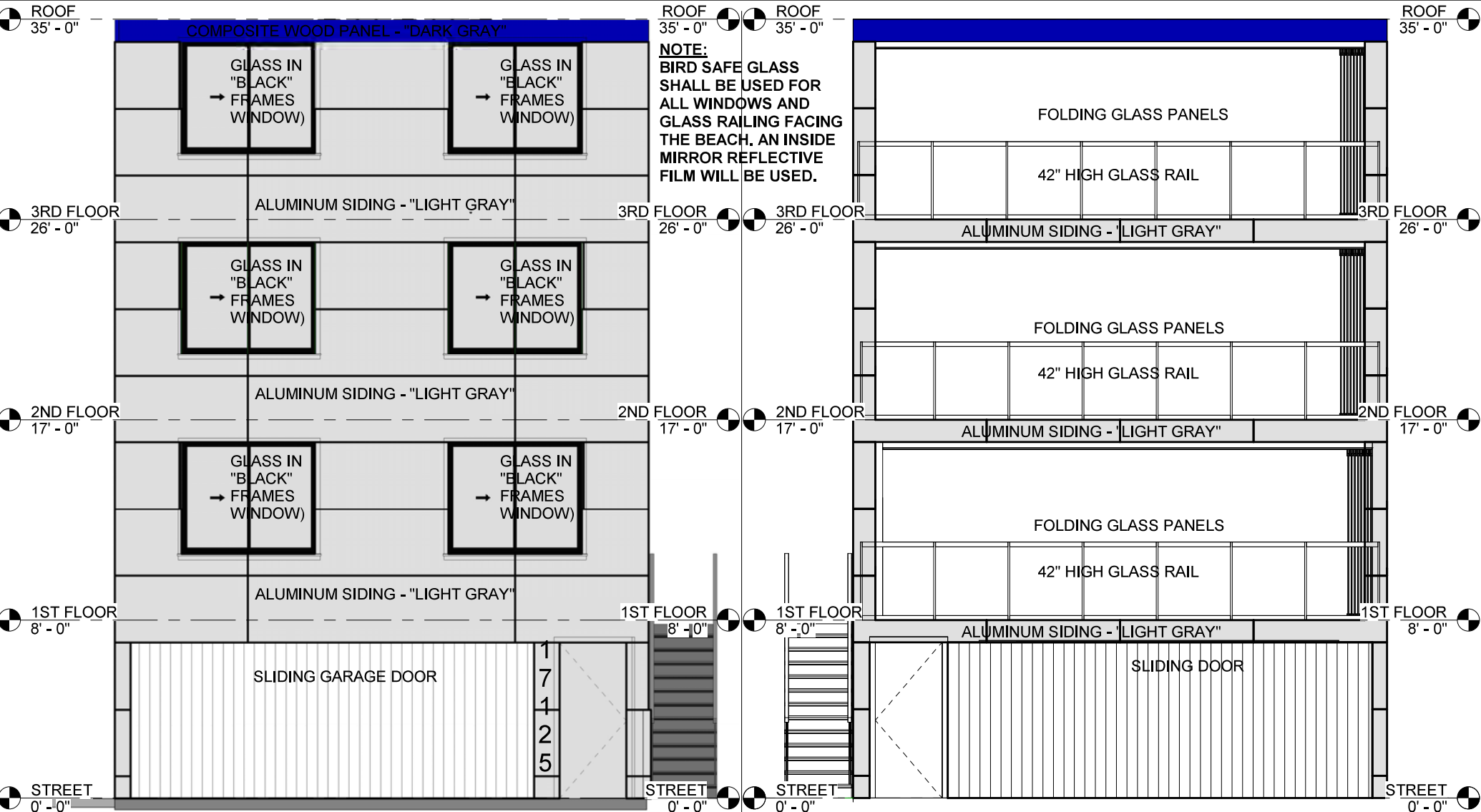


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CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

ROOF PLAN		
Project Number	22-22	A-2.5
Date	1-13-24	
		Scale 1/4" = 1'-0"



CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

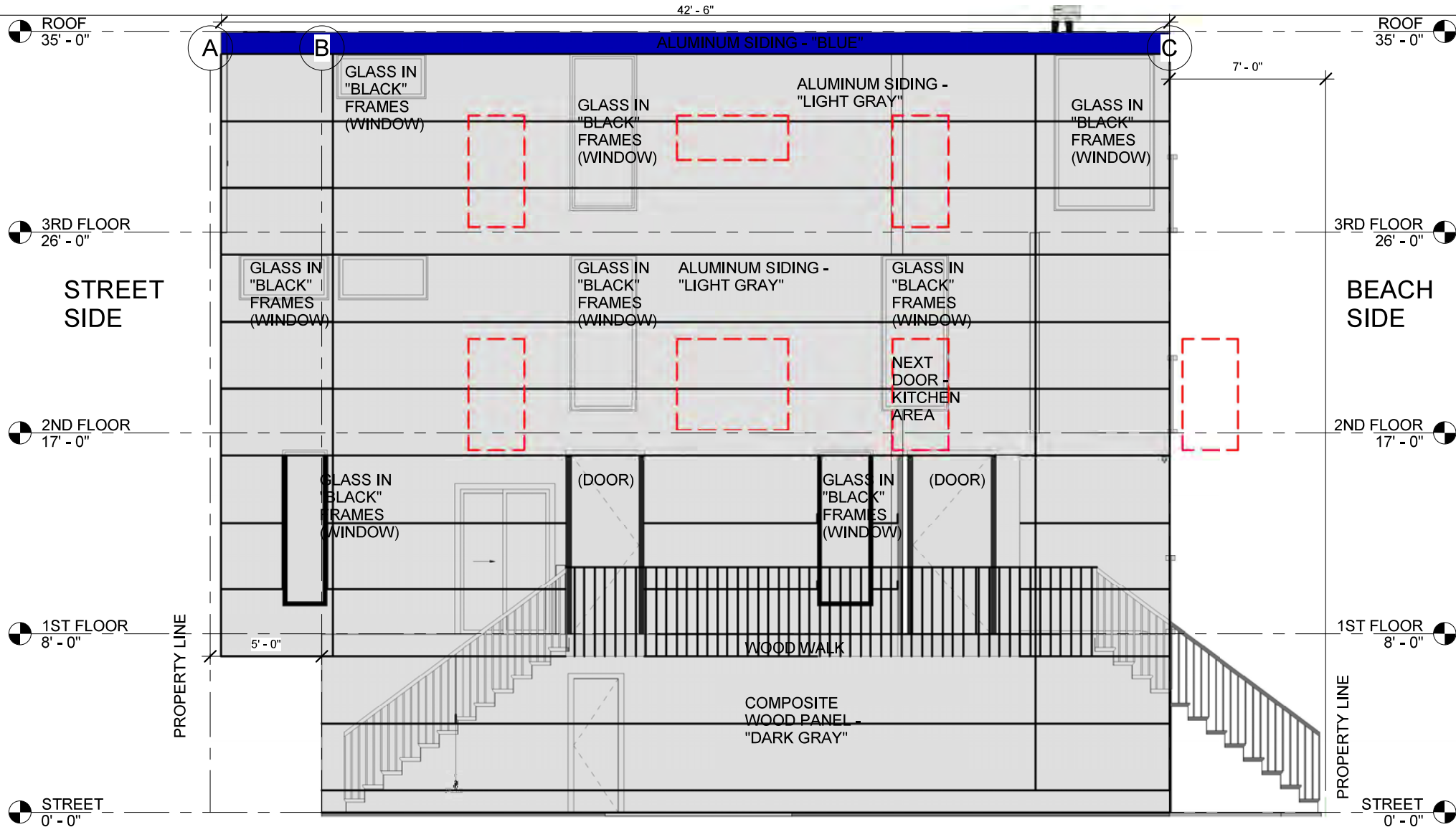
No.	Description	Date

FRONT (E) & BACK (W) ELEVATIONS

Project Number 22-22
Date 1-13-24

A-3.1

Scale 1/4" = 1'-0"



CODY BOSZ RESIDENCE
 17125 SOUTH PACIFIC,
 SUNSET BEACH, CA 90742

No.	Description	Date

SIDE ELEVATION (SOUTH)

Project Number 22-22
 Date 1-13-24

A-3.2

Scale 1/4" = 1'-0"

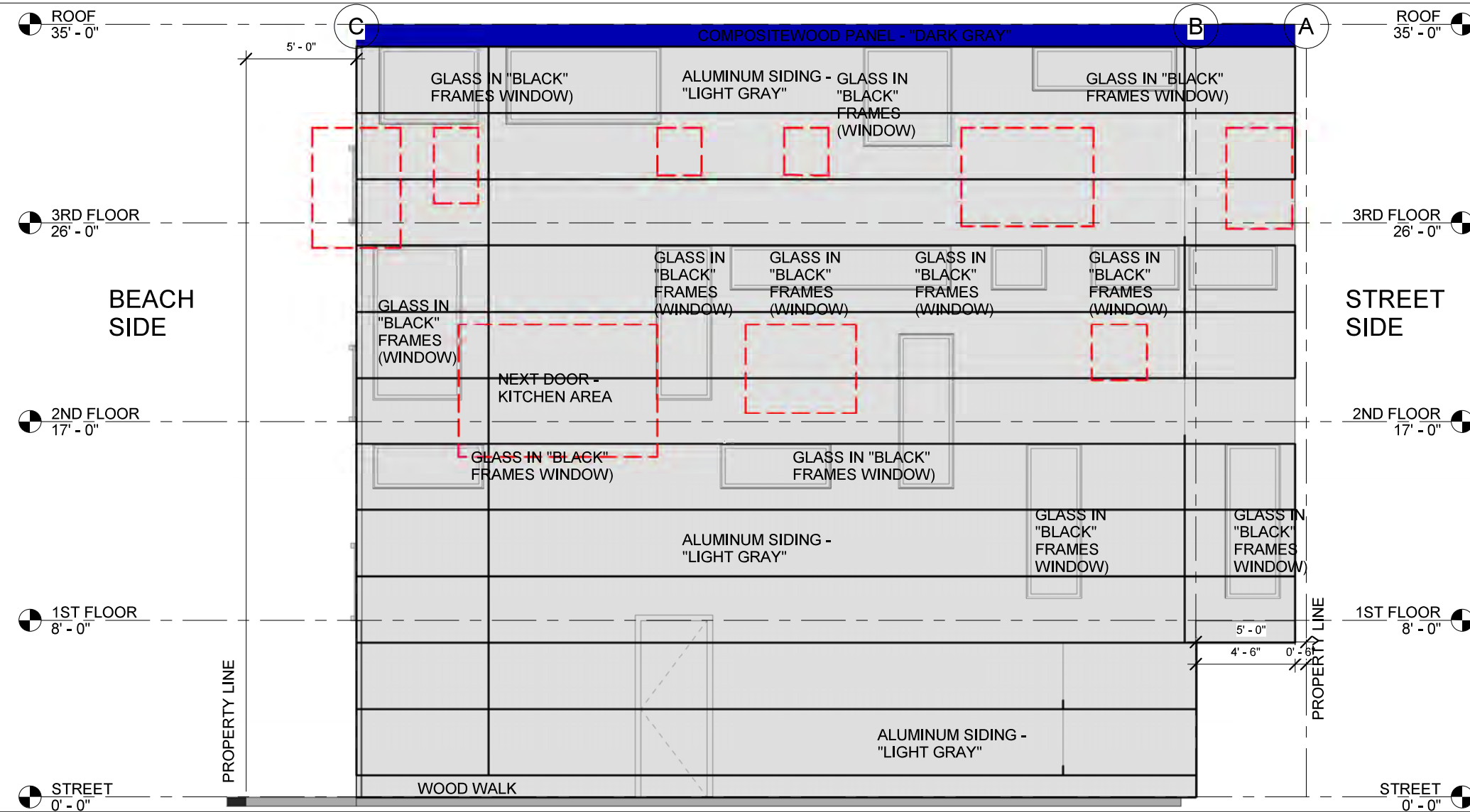
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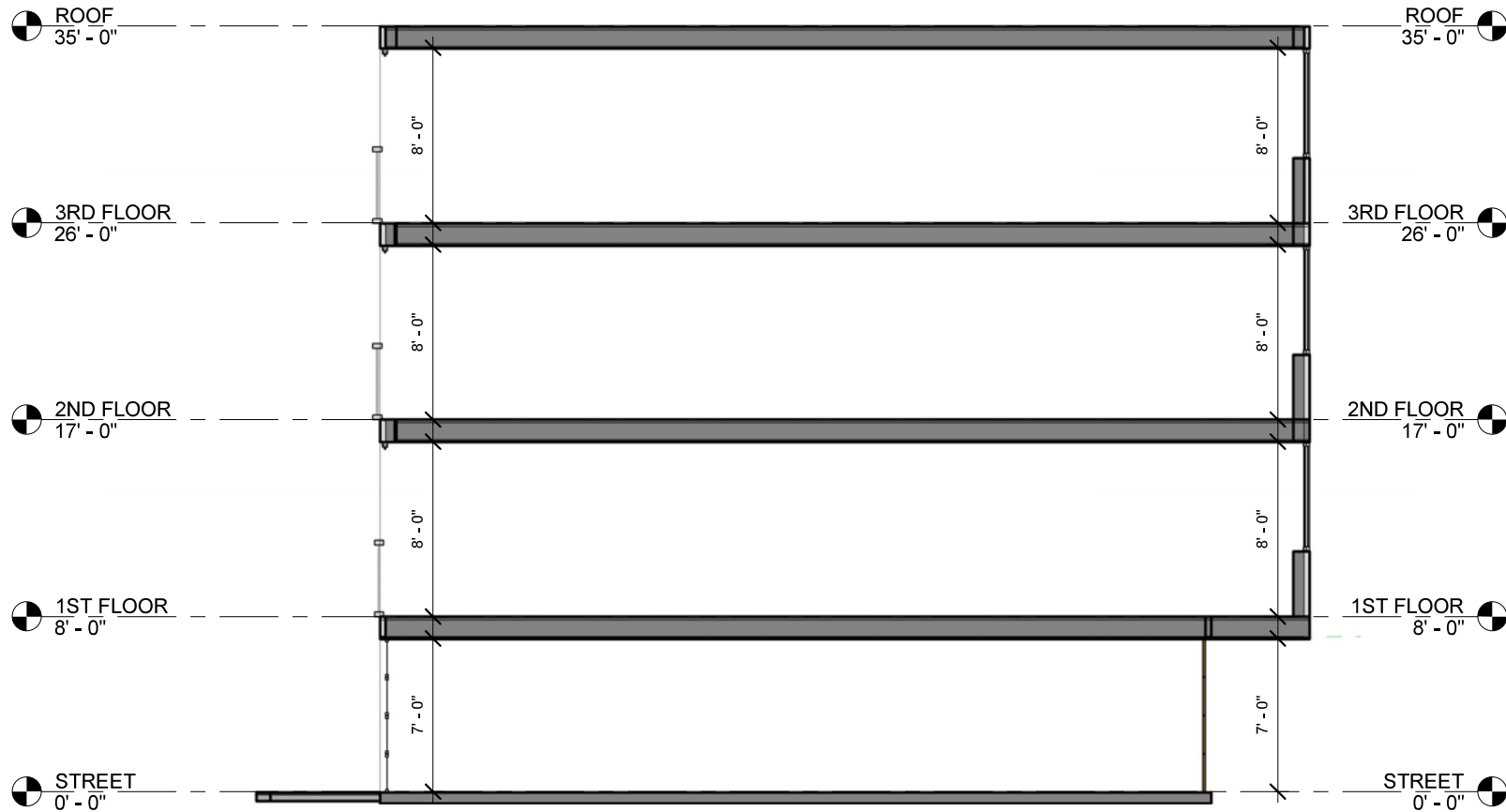


CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date
1	Revision 1	Date 1

SIDE ELEVATION (NORTH)		
Project Number	22-22	A-3.3
Date	1-13-24	
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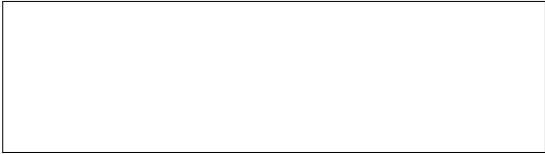
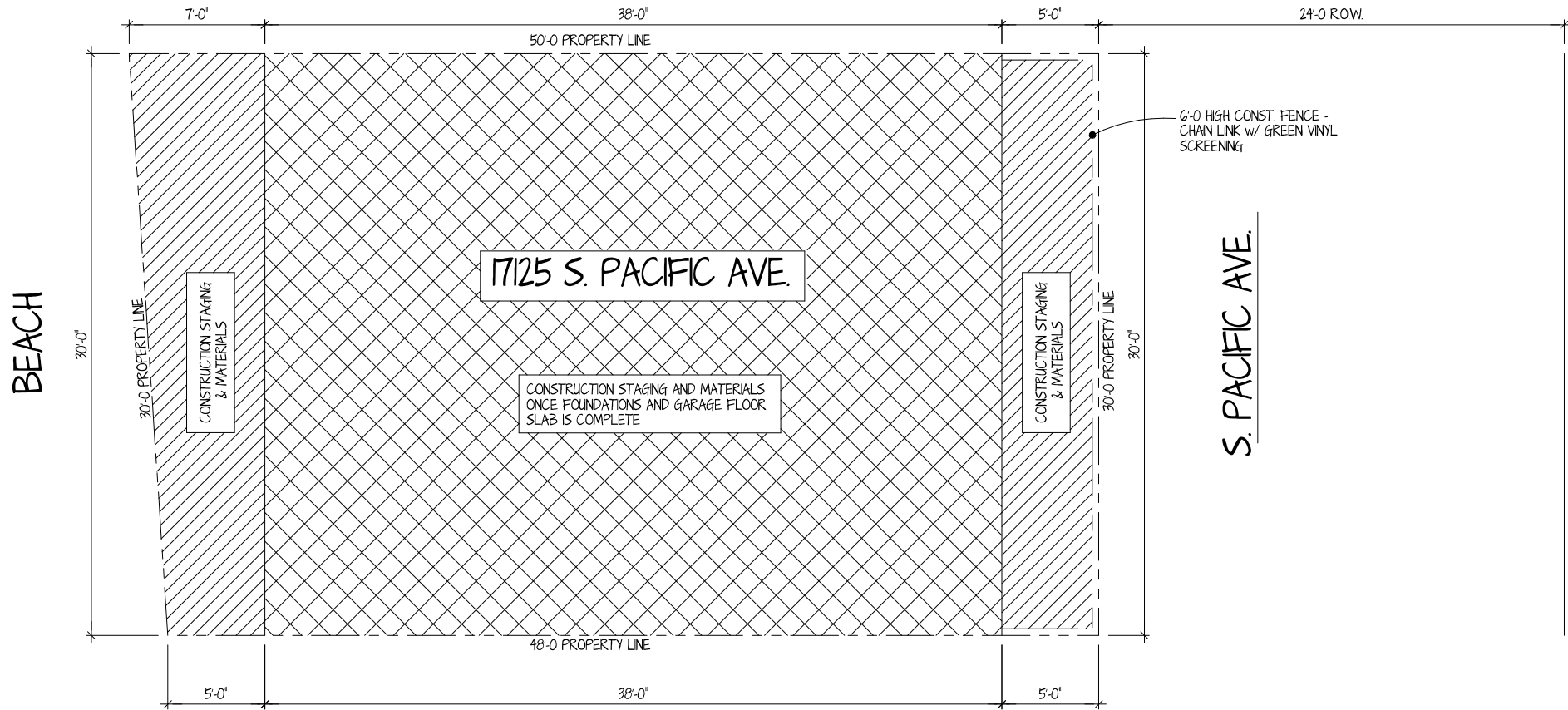


CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

SECTION		
Project Number	22-22	A-4.1
Date	1-13-24	
		Scale 3/16" = 1'-0"

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CODY BOSZ RESIDENCE
17125 SOUTH PACIFIC,
SUNSET BEACH, CA 90742

No.	Description	Date

CONSTRUCTION STAGING PLAN		
Project Number	22-22	A-5.1
Date	1-13-24	
		Scale 3/16" = 1'-0"

17125 S. PACIFIC AVE.

HABITABLE 867 SF

GARAGE 191 SF

30'-0" BEACH

50'-0" PROPERTY LINE

43'-5"

5'-0"

24'-0" ROW

30'-0" S. PACIFIC AVE.

24'-6"

2'-8"

2'-10"

48'-0" PROPERTY LINE

43'-0"

5'-0"

No.	Description	Date

Scale 3/16" = 1'-0"

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DUNE LANDSCAPING PLAN
17125 South Pacific Avenue, Sunset Beach

California Coastal Commission
Coastal Development Permit Application No. 5-23-0211

Prepared for:
Cody W. Bosz
Owner
17125 South Pacific Avenue
Sunset Beach, CA 90742

Prepared by:
Gary Lee Bosz
Architect
CA License #C8659
BOSZ ARCH, INC.
1 De Forest
Irvine, CA 92620



January 31, 2024

1.0 INTRODUCTION

The 17125 South Pacific Avenue, Sunset Beach Project (Project) consists of a demolition of a single-story single family residence and construction of a new three story plus garage residence. The Project is adjacent to a public beach with direct beach access.

The applicant (owner) applied for a Coastal Commission Development Permit (CDP) through the California Coastal Commission (CCC) on March 13, 2023.

A 2nd Notice of Incomplete Application from the CCC was sent on December 13, 2023, that included a requirement for removal of an existing wooden deck and revegetation of the area seaward to existing vegetation. It was established that the deck was built prior to the enactment of the Coastal Act in 1972. However, since no permit can be located it will be removed. A subsequent email from the CCC on December 22, 2023 outlined 6 additional landscape requirements (items A thru F), which are addressed in this report.

1.2 Plan Goals and Objectives

The overall goal of this Plan is to remove an existing encroachment (deck) and establish a native dune plant community in the area in front of the home out to the seaward line of existing vegetation. To achieve these goals, the objectives of the plan are:

- Removal of the wooden deck encroachment
- Successful establishment of native dune plant communities (backdune)

Upon removal of the wooden deck, native dune plantings and seeding revegetation shall occur (Item A) within 60 days after completion of construction for habitat enhancement (Item E).

Removal of the deck will be conducted by hand to avoid compaction of the sandy soils. All debris will be removed and disposed off-site at an approved landfill. After the deck is removed recontouring of the area under the deck will be accomplished by de-

compacting the sand by hand or equipment and any re-distribution of sand will be performed in a manner mimicking the surrounding topography.

1.4 Implementation Schedule

Installation of new native dune vegetation container plants and seed will not be performed until the deck is removed to avoid any impacts to newly installed vegetation.

Ideally, installation of native vegetation should occur between November and February of the installation year to take advantage of the shorter days and wetter weather. Since installation of plants must occur within 60 days of construction completion, if it is necessary to install plants prior to November, all plants will be hand watered for effective establishment of dune vegetation and soil (dune) erosion control.

1.5 Native Plant and Seed Installation

The Project will utilize both the installation of drought tolerant native container dune plants and seeds already found in Sunset Beach and/or those known to inhabit coastal dunes in the region (Item B). All container stock shall be 1 gal size and installed by hand to avoid destabilizing the dune. Holes are to be dug slightly larger than the container size with the plant approximately 1 inch below the existing sand surface to avoid the wind exposing the root ball of the plant in potentially harsh environmental conditions. Deep watering should be done by hand immediately after the plant is installed to encourage roots to grow down instead of horizontally. No “noxious weed” species listed by the State of California or U.S. Federal Government or problematic plant species listed by the California Native Plant Society shall be used (Item C).

Seeds for distribution on the dune, as well as plants, will be sourced from local coastal native plant nurseries, such as S & S Seeds or Nature’s Seed (sister company to S & S - primarily for homeowners and smaller quantities), and Tree of Life Nursery (plants) whenever feasible (Item B). Tree of Life Nursery is a local native plant nursery, located in San Juan Capistrano. Seeds will be spread evenly across the zone by hand after the installation of container stock and in the same season. Seeds will then be raked, burying

the seeds approximately 1 inch under the surface sand to prevent the wind from removing too much of the dispersed seeds. The seed does not need to be watered unless it is a very hot day in the summer months.

1.6 Plant Palette

The project area will be vegetated with native dune plants and seed species already in the natural dune site at Sunset Beach. The intent of this plant palette is to create a family of native species that increase the function of the area, i.e., erosion control, blend in with the existing dune communities in the area, and create an aesthetic and sustainable dune habitat.

The habitat will support a diversity of native species. Additionally, a sandy beach walking path will be established through the middle of the site to allow for beach access. The recommended plant palettes are shown in **TABLE 1** and **TABLE 2**, identifying the type of plants and seeds, and in **TABLE 3** for recommended planting zones for the plants and seeds. Plant quantities may be modified based on container stock or seed availability during the year when plants are needed. All landscaping shall consist of drought tolerant plants native to Orange County and appropriate for the native dune habitat in Sunset Beach. The restoration location is shown on **TABLE 5, Restoration Site Location**.

The final plant palette and total number of species and container stock are contingent upon species available at the time of plan implementation. Container plants are to be sourced from a local native plant nursery such as Tree of Life Nursery. and seeds may be sourced from S & S Seeds or a similar native seed provider, such as Nature's Seed, wherever the specified plants and seeds can be obtained. See **TABLE 4, Restoration Site**.

1.7 Maintenance/Irrigation

All vegetation shall be maintained in good growing condition throughout the life of the project and, if necessary, be replaced with new plants or seeds to comply with the landscaping plan (Item F). Site maintenance, including periodic weeding of invasive non-native vegetation, shall occur regularly throughout the 5-year maintenance period.

Monthly maintenance should occur throughout the initial year, with maintenance in years 2-5 on an as-needed basis. Maintenance activities may include non-native plant trimming and removal, trash removal, and watering as needed.

No inground watering system shall be installed on the site. Hand watering in a diffuse manner will be done whenever necessary (Item D).

TABLE 1 Recommended Container Plant Species and Quantities

Common Name	Scientific Name	Habitat	Quantity (1 gal)
Red sand verbena	<i>Abronia maritima</i>	backdune	8
Deerweed	<i>Acemisson glaber</i>	backdune	9
Pink sand verbena	<i>Abronia umbellata</i>	backdune	8
Seacliff buckwheat	<i>Eriogonum parvifolium</i>	backdune	3
Beach morning glory	<i>Calystegia soldanella</i>	backdune	8
Total			36

TABLE 2 Recommended Seed Species and Quantities

Common Name	Scientific Name	Habitat	Quantity (lbs)
California coast poppy	<i>Eschscholzia californica</i> var. <i>maritima</i>	backdune	1.0
Arroyo lupine	<i>Lupinus succulentus</i>	backdune	0.5
Common Tidy Tips	<i>Layia platyglossa</i>	backdune	0.5
Beach evening primrose	<i>Camissoniopsis</i> <i>Cheiranthifolia</i>	backdune	1.5
Red sand verbena	<i>Abronia maritima</i>	backdune	3.0
Total			6.0 lbs

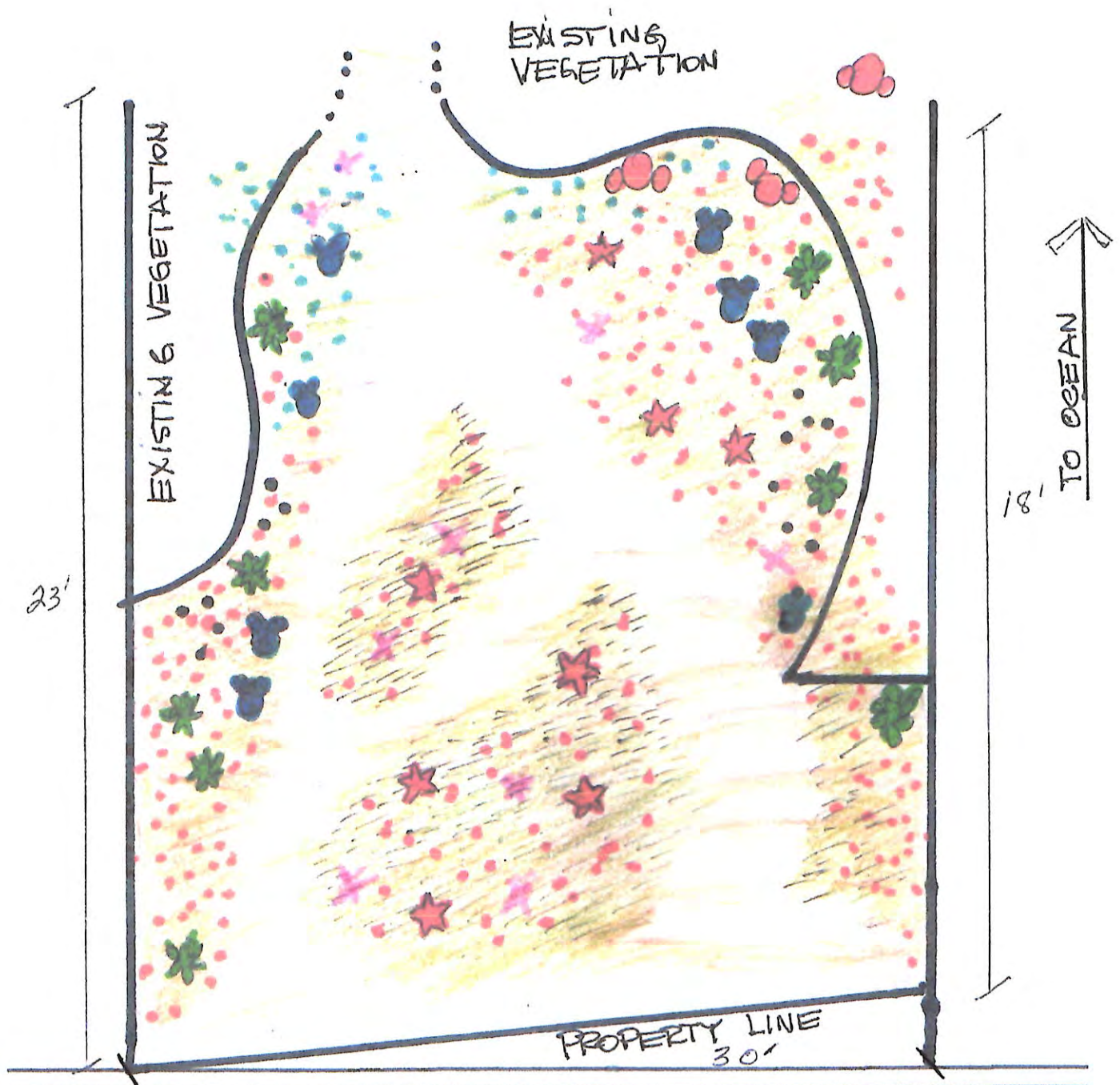


TABLE 3 Conceptual Landscape Plan --17125 South Pacific, Sunset Beach











Plants (1 gallon)	Seed
 Deerweed (<i>Acmispon glaber</i>)	 Arroyo lupine (<i>Lupinus succulentus</i>)
 Pink sand verbena (<i>Abronia umbellata</i>)	 Common tidy tips (<i>Layia platyglossa</i>)
 Seacliff buckwheat (<i>Eriogonum parvifolium</i>)	 Beach evening primrose (<i>Camissoniopsis</i> <i>Cheiranthifalia</i>)
 Red sand verbena (<i>Abronia maritima</i>)	 Red sand verbena (<i>Abronia maritima</i>)
 Beach morning glory (<i>Calystegia soldanella</i>)	 California coast poppy (<i>Eschscholzia</i> <i>Californica</i> var. <i>maritima</i>)



TABLE 4 Restoration Site

 Foredune	 Sandy Beach
 Backdune	 Restoration Area



Restoration Area planting habitat zones, including backdune (for restoration), foredune, and a sandy beach access path (beige).

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Google Maps

Google Maps

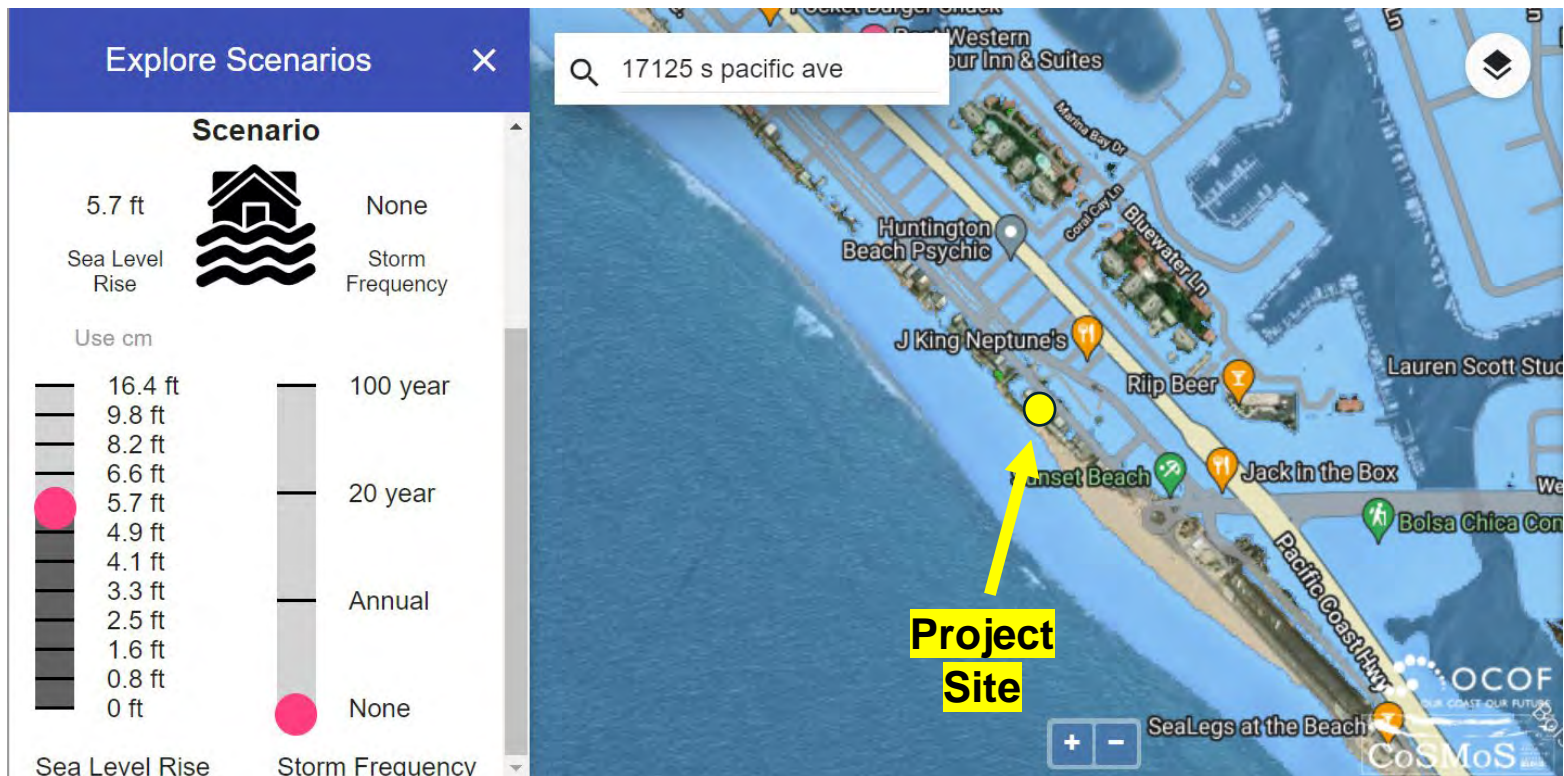


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2024 100 ft

TABLE 5 Restoration Site Location

Restoration Site shown with arrow.





Explore Scenarios



17125 s pacific ave

Scenario



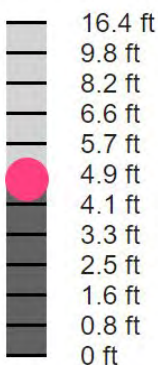
4.9 ft

Sea Level
Rise

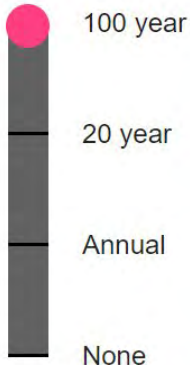
100 year

Storm
Frequency

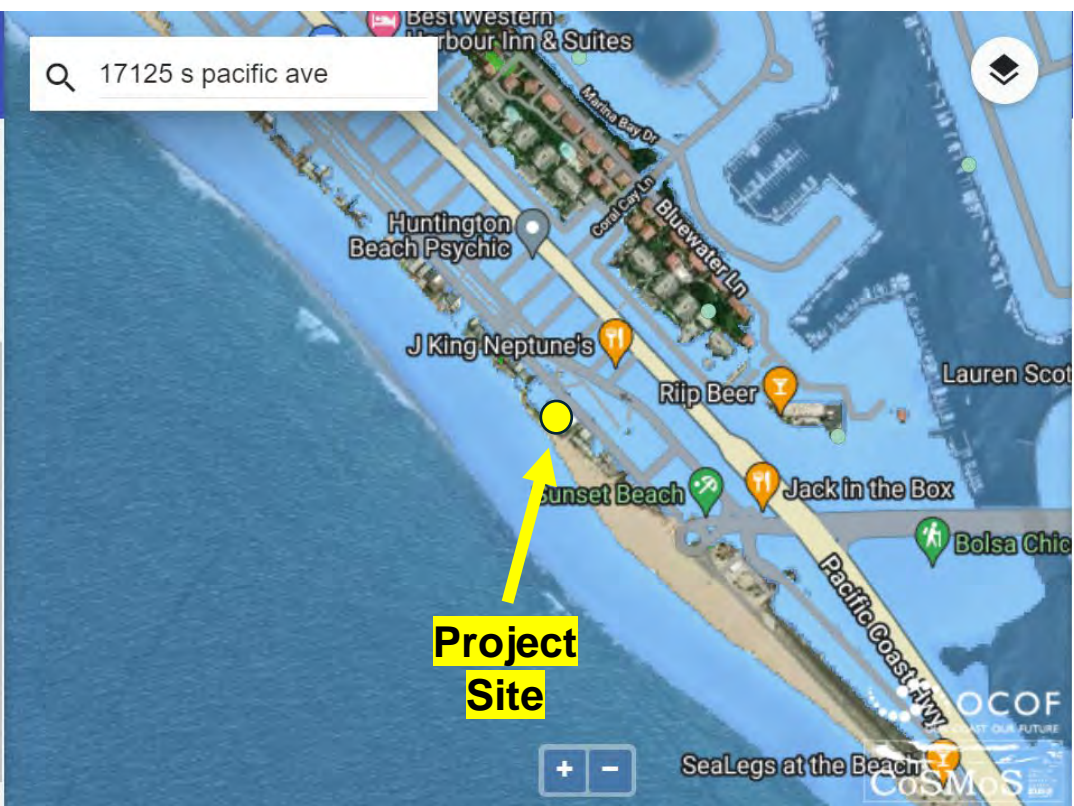
Use cm



Sea Level Rise



Storm Frequency



California Coastal Commission

5-23-0211

Exhibit 4

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