

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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# W6b

Filed:	2/12/13
180th Day:	8/11/13
Staff:	L. Roman-LB
Staff Report:	3/21/13
Hearing Date:	4/10/13

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 5-13-041

**Applicant:** Ryan Schaper

**Agent:** Craig S. Hampton

**Location:** 1109 E. Balboa Blvd., Newport Beach (Orange County)

**Project Description:** Construction of a new 2,541 sq. ft., three-story, 27' tall single family residence with an attached 420 sq. ft. two-car garage and 616 sq. ft. roof deck, hardscape improvements, minimal planter landscaping, and a request for after-the-fact approval of an 8' deep by 30' wide concrete patio and 3' tall patio perimeter wall within the City's oceanfront encroachment area on an oceanfront lot

**Staff Recommendation:** Approval with conditions.

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### SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing construction of a new beach-fronting single-family residence. Demolition of the previous single family residential structure was undertaken under waiver 5-05-493-W. The site is therefore currently vacant, however, hardscape improvements consisting of an 8' deep by 30' wide concrete patio and 3' tall patio perimeter wall encroaching beyond the ocean facing property line was retained. The owner is now seeking after-the-fact approval of the seaward encroaching patio and garden wall. The LUP encroachment policies allow

encroachment up to 8 feet onto the Oceanfront right-of-way in the area of the subject site. The LUP policies allow encroachments only if they do not interfere with access to the beach or ocean, when a building permit is not required, and subject to payment of a mitigation fee. The Commission finds that construction of the encroachments at the subject site are consistent with the certified LUP encroachment policies.

The major issues of this staff report concerns beachfront development that could be affected by wave up rush and flooding during strong storm events.

Staff is recommending APPROVAL of the proposed project with nine (9) special conditions regarding: 1) assumption of risk; 2) no future shoreline protective device; 3) conformance with the submitted drainage plan; 4) landscaping; 5) construction best management practices; 6) no deviation from approved encroachments and mitigation compliance; 7) City's right to revoke encroachment permit; 8) future development; and 9) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program for the relevant area. The City of Newport Beach does not have a certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

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**APPENDICES**

Appendix A – Substantive File Documents

**EXHIBITS**

- Exhibit 1 – Area Map
- Exhibit 2 – Assessor’s Parcel Map
- Exhibit 3 – Project Plans

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledge and agrees (i) that the site may be subject to hazards from flooding, wave uprush, erosion and sea level rise; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device.** By acceptance of this permit, the applicant agrees, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-041 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, sea level rise, or other natural coastal hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicant further agrees, on behalf of themselves and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. **Grading and Drainage Plan.** The applicant shall conform to the site drainage details depicted in the precise grading plan dated 1/23/13 and received in the Commission's office on 02/12/13 indicating roof downspouts leading into planters for on-site percolation of runoff and site drainage and runoff from impervious patio areas toward perforated trench drains. Any proposed changes to the approved plan shall be reported to

the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. **Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
5. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
  - (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
  - (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
  - (c) Erosion control/sedimentation Best Management Practices (BMP’s) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
  - (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.
6. **Deviation from Approved Encroachments.** The only encroachment into the 7-8 foot deep (up to the inland edge of the Oceanfront Boardwalk) encroachment area within the City of Newport Beach Oceanfront public right-of-way allowed by this coastal development permit is a patio wall (no more than 3 feet high) around the perimeter of an at-grade 8’ deep by 30’ wide concrete patio. Any development in the public right of way, including improvements, repairs, and maintenance, cannot occur without an amendment to this coastal development permit or a new coastal development permit from the Coastal Commission, unless the Executive Director determines through written confirmation that no amendment or new permit is legally required.

The applicants and all other successors and assigns must remain enrolled in the City's public access impact mitigation program (i.e. annual payment to City for encroachment) and make the recurring annual payment so long as the encroachment remains in place.

7. **City's Right to Revoke Encroachment Permit.** Approval of this coastal development permit shall not restrict the City's right and ability to revoke, without cause, the approved City encroachment permit in order to construct public access and recreation improvements within the public right of way.
8. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-13-041. Pursuant to Title 14 California Code of Regulations Section 13250(b) (6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-13-041. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-13-041 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
9. **Generic Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

#### **IV. FINDINGS AND DECLARATIONS:**

##### **A. PROJECT LOCATION AND DESCRIPTION**

The subject site is located at 1109 E. Balboa Blvd. within the City of Newport Beach, Orange County (Exhibit 1). The lot size is 2,400 square feet. The City of Newport Beach Land Use Plan (LUP) designates the site as R-2 Two-Unit Residential; the proposed project is a single-family residence allowable under this designation. The project is located within an existing urban residential area between the Balboa Pier and the Newport Harbor jetty.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach (approximately 500 feet wide) between the subject property and the Pacific Ocean. The project site is located north of the ocean-fronting properties bordered by the City's paved beachfront public lateral access way (boardwalk). Due to its oceanfront location, the project site may be potentially exposed to the hazard of wave up-rush during a severe storm event.

The applicant is proposing to construct a new ocean-fronting, 2,541 square foot, three-story, 24' tall (29' tall to top of roof ridge), single family residence with an attached 420 square foot two-car garage, a 294 sq. ft. oceanfront patio, 616 sq. ft. roof deck, and an 83 sq. ft. balcony deck (Exhibit 3). Additionally, the applicant is requesting after-the-fact approval of an existing and proposed to be retained, 8' deep by 30' wide concrete patio and 3' high perimeter wall into the 8-foot deep encroachment area within the City of Newport Beach oceanfront public right-of-way on the seaward side of the lot. No additional construction or improvements are proposed within the public encroachment area. Proposed hardscape improvements include new concrete side yard walkways. Minimal planter landscaping is proposed at the alley facing side of the lot as the side yards and front patio will be paved. To address water quality concerns, the applicant is proposing directing roof downspouts toward planters and site drainage and runoff from impervious patio areas toward perforated trench drains for greater onsite infiltration before reaching the City's stormdrain at the alley.

The Commission has found through previous permit actions in this area that the City's setback for residential structures in this area is acceptable for maintaining public access and addressing visual impacts. The proposed residence is consistent with the City's 8-foot required setback from the seaward property line. Vertical public access to this beach is available at the end of C St., approximately 100 feet upcoast of the site. Lateral public access is available immediately seaward of the site along the City maintained Oceanfront boardwalk and along the wide sandy beach seaward of the boardwalk.

The City holds the public right-of-way for street/walkway/bikeway purposes. The public right-of-way is designated on assessor's parcel maps as E. Oceanfront Street, seaward of E. Balboa Blvd. (Exhibit 2). This public right-of-way along central part of the Balboa Peninsula is developed with a public walkway/bikeway. The proposed encroachment would contribute to the cumulative adverse impact on beach use resulting from the various existing encroachments on the public right-of-way in the area. In addition, the encroachments could make it difficult in the future for the City to make landward improvements to the existing boardwalk/public right-of-way for lateral access purposes.

In 1991, the Commission certified an amendment to the City of Newport Beach Land Use Plan (LUP). The LUP acknowledges the adverse public access impacts that will result from the development on the sandy beach area which is owned by the City for street purposes. This cumulative impact is addressed in the certified LUP by imposition of a mitigation plan. The mitigation plan requires an annual payment to be made to the City by encroaching homeowners which is applied to improving public access in Newport Beach. The City has constructed a number of public access improvements (including street end improvements which provide additional public parking spaces) using the encroachment funds. When it certified the LUP

amendment allowing these encroachments, the Commission found that, if developed consistent with the mitigation plan, encroachments onto the City's Oceanfront public right-of-way would be consistent with the public access and recreation policies of Chapter 3 of the Coastal Act.

The LUP encroachment policies allow encroachment onto the Oceanfront right-of-way in the area of the subject site, which is between 36<sup>th</sup> and E Streets. Encroachments in this area may encroach up to 8 feet. The proposed encroachment is up to 8 feet from the oceanfront property line. The LUP policies allow encroachments only if they do not interfere with access to the beach or ocean, when a building permit is not required, and subject to payment of a mitigation fee. The Commission finds that construction of the encroachments at the subject site are consistent with the certified LUP encroachment policies.

The applicant has provided proof of payment to the encroachment mitigation fund. In this case, the Commission finds that the proposed encroachment is consistent with the certified LUP encroachment policies and the Chapter 3 public access policies of the Coastal Act. The findings for which are found in the Newport Beach LUP Amendment 90-1 approved by the Commission on June 11, 1991 and which are incorporated here by reference. In addition, the City is continuing to carry out the public access improvements required by the LUP mitigation plan to offset any adverse impacts of the encroachments. The mitigation payment made to the City is an annual recurring payment. In order to assure that the encroachments are consistent with the Land Use Plan policies addressing Oceanfront encroachments as certified by the Commission, and so are consistent with the public access policies of the Coastal Act, the applicant has submitted a copy of a current encroachment permit application and evidence that they are enrolled in the annual fee system. The applicant and any successors in interest must remain enrolled in the annual fee system and pay the recurring fee so long as the encroachment remains in place.

Section 13250 of the California Code of Regulations provides that development such as the proposed encroachments are not exempt from obtaining a coastal development permit pursuant to Coastal Act Section 30610(a). However, to ensure that no further encroachments occur without an approved amendment to this coastal development permit or approval of a new coastal development permit, the Commission imposes a special condition which requires that an amendment to this permit or a new coastal development permit be obtained for any deviations to the encroachments described in this permit. This would allow the Commission to evaluate future encroachment deviations for adverse public access and recreation impacts.

Additionally, the permittee signed an encroachment agreement with the City in which he waived his right to contest the ability of the City to remove the encroachments in order to build public access improvements within the public right of way. Thus the proposed project is also conditioned to provide that issuance of the coastal development permit does not restrict nor interfere with the City's right to revoke its encroachment permit, without cause, in order to construct public access and recreation improvements in the public right-of way. This would ensure future opportunities for public access and recreation.

**B. HAZARDS**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned for one or more of the following: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

**C. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. Section 30610 of the Coastal Act provides that certain improvements to existing single-family homes do not require a coastal development permit. Section 13250 of the Commission's regulations lists certain improvements to single-family structures that require a coastal development permit, including those improvements to a structure that is located on a beach. The Commission finds that section 30610 does not apply to the proposed single-family structure because it is located on a beach. Thus, to assure that future improvements are consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that it is necessary to impose a special condition prohibiting the construction of future improvements to the proposed single-family structure without first obtaining a coastal development permit. Therefore, as conditioned, the development conforms to the Chapter 3 policies of the Coastal Act.

**D. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of

the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

#### **F. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability. Therefore, the Commission finds that the proposed development, as conditioned, conforms to the Coastal Act by ensuring that any successors-in-interest have proper actual notice, recorded against the subject parcel, of the proposed development's required mitigation measures that mitigate the development's impacts on coastal resources.

#### **G. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 2005. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

#### **H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

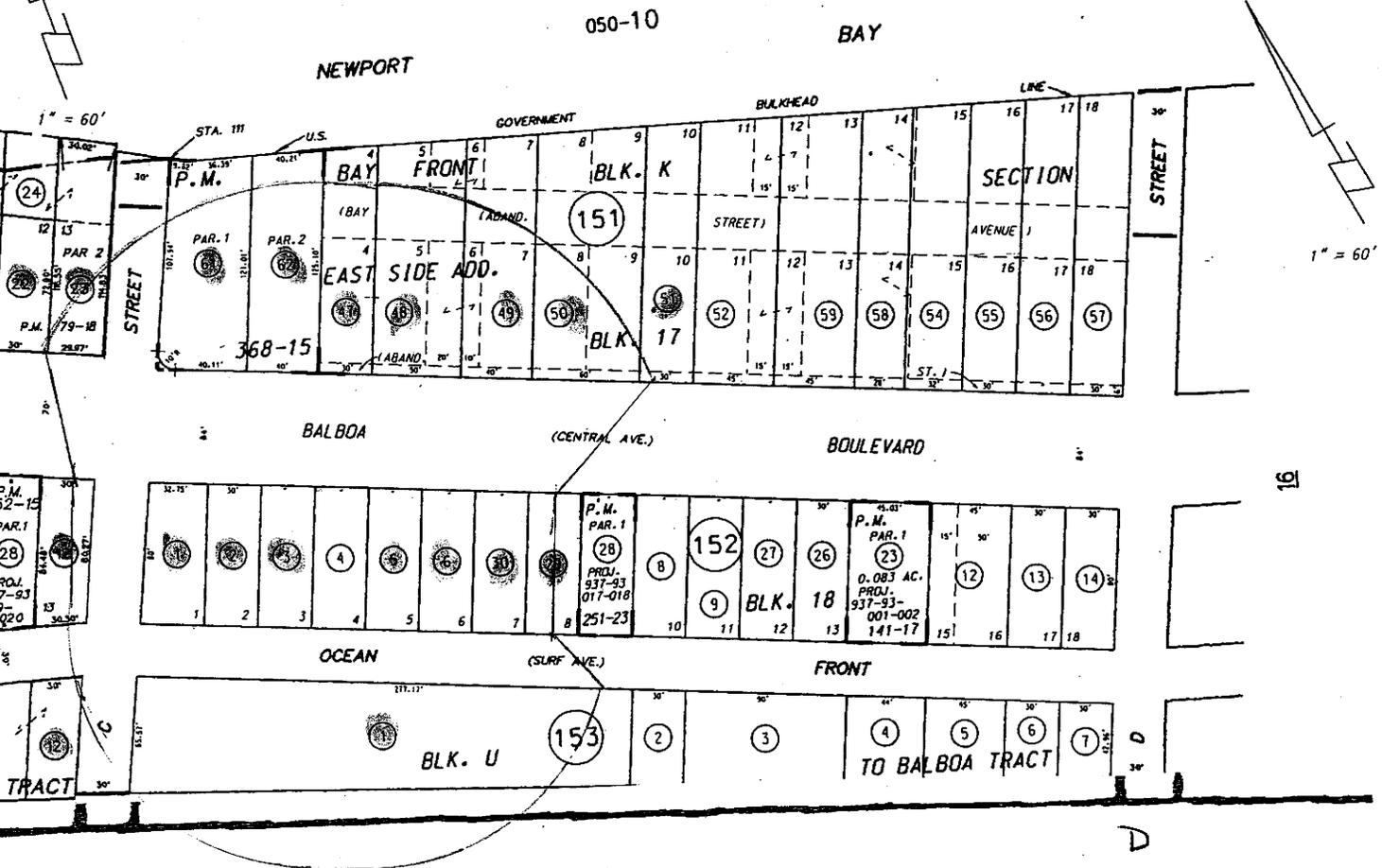
The City of Newport Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA as a Class 15268 (ministerial project) exemption. As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

**APPENDIX A**

**SUBSTANTIVE FILE DOCUMENTS**

- 1) City of Newport Beach certified Land Use Plan
- 2) CDP #5-05-493-W
- 3) Coast Geotechnical Inc., December 21, 2012, “Geotechnical Engineering Investigation of Proposed Residence at 1109 East Balboa Blvd., Newport Beach, California”
- 4) Coastal Hazard and Wave Runup Study, 1109 East Balboa Blvd., Newport Beach, CA prepared by Geosoils, Inc. dated February 28, 2013
- 5) City of Newport Beach, Planning Dept., Approval in Concept #2013006 issued 2/12/13
- 6) City of Newport Beach Public Works Dept., Annual Oceanfront Encroachment Permit for 1109 E. Balboa, Newport Beach, CA issued 2/21/13





**RECEIVED**  
South Coast Region

FEB 12 2013

CALIFORNIA  
COASTAL COMMISSION

5-13-041

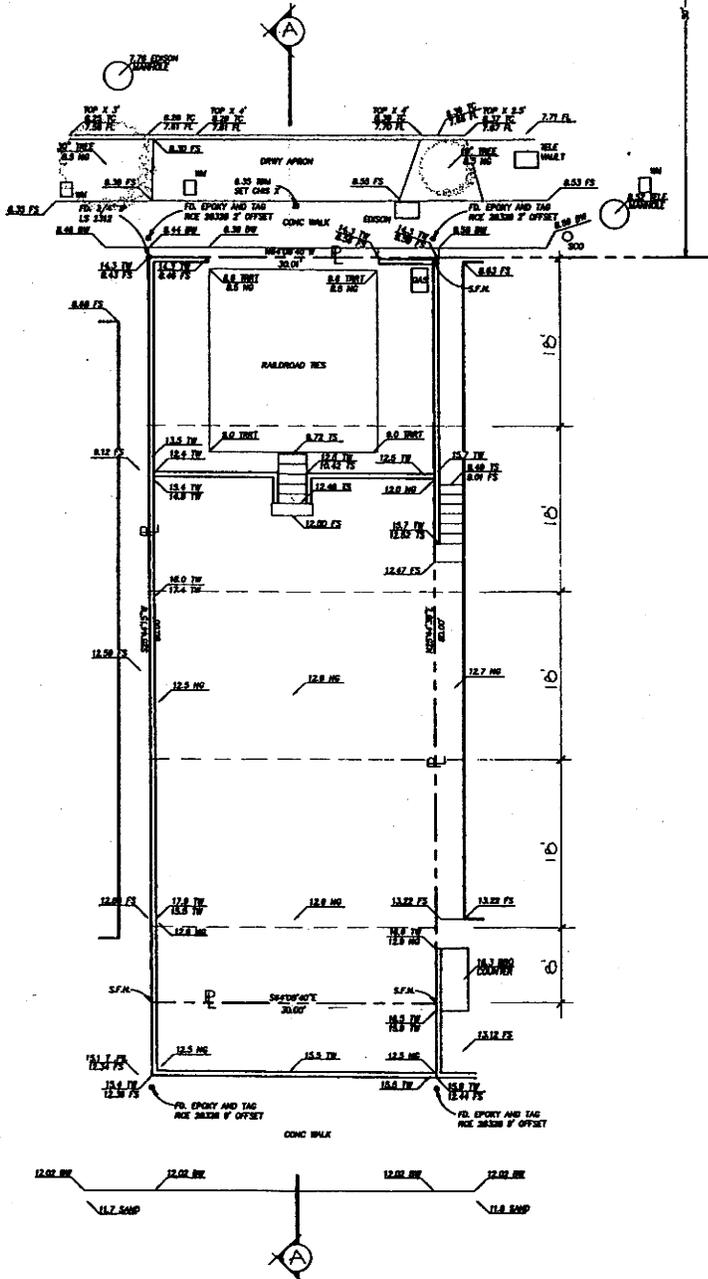
**COASTAL COMMISSION**

EXHIBIT # 2  
PAGE 1 OF 1

E. BALBOA

COASTAL COMMISSION

EXHIBIT # \_\_\_\_\_  
PAGE \_\_\_\_\_ OF \_\_\_\_\_



- LEGEND**
- TC = TOP CURB
  - FL = FLOW LINE
  - FS = FINISH SURFACE
  - MG = NATURAL GROUND
  - TS = TOP SOIL
  - FF = FINISH FLOOR
  - GF = GRADE FINISH FLOOR
  - TR = TOP ROOF
  - SW = SWIRL MARK
  - SD = SEWER CLEANOUT
  - WV = WATER WALK
  - WM = WATER NEEDS
  - TSB = TEMPORARY BENCHMARK
  - S.F.M. = SEARCHED FOUND NOTHING

**EASEMENT NOTE:**  
THE PLAN FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

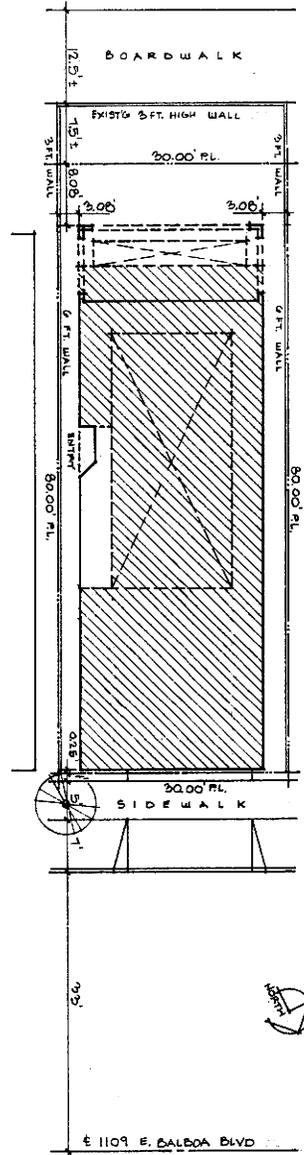
**BOUNDARY NOTE:**  
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAN UPON COMPLETION OF A BOUNDARY SURVEY.

TOPOGRAPHIC MAP	
8 SCALE	LOT 4 BLK 18
NOVEMBER 2012	EASTSIDE ADDITION TO THE BALBOA TRACT
1109 E. BALBOA NEWPORT BEACH CA.	
CDS BENCHMARK 12-110-00 6264 = 2.867 Meters DATUM	
SOUTH COAST SURVEYORS 3214 CLAY ST. NEWPORT BEACH CA. (949) 263-8999	

# COASTAL COMMISSION

EXHIBIT # 3  
PAGE 1 OF 6

## SITE PLAN



## PROJECT INFORMATION

**CUSTOM RESIDENCE FOR**  
 Ryan Schaper  
 1109 E. Balboa Blvd  
 Newport Beach, CA 92661  
 (949) 465-0900

**JOB ADDRESS**  
 1109 E. Balboa Blvd  
 Newport Beach, CA 92661

**LEGAL**  
 Lot 4  
 Block 18  
 Tract Estate Addition to the Balboa Tract  
 Zoning R-2

**SITE**  
 Lot Area 2,400 sq. ft.  
 Project Building Area (1.71% Street Outlets) 2,081 sq. ft.

**OPEN SPACE**  
 Minimum Required per NBZC 20.06.180 A.4 (15%) 358 sq. ft.  
 Project Open Space Provided (21%) 508 sq. ft.

**RESIDENCE (3 bedrooms)**  
 Lower Floor Area 1,048 sq. ft.  
 Upper Floor Area 1,485 sq. ft.  
 Total Floor Area 2,541 sq. ft.

**Garage Area**  
 420 sq. ft.

**Patio/Pool Area**  
 294 sq. ft.

**Upper Floor Deck Area**  
 89 sq. ft.

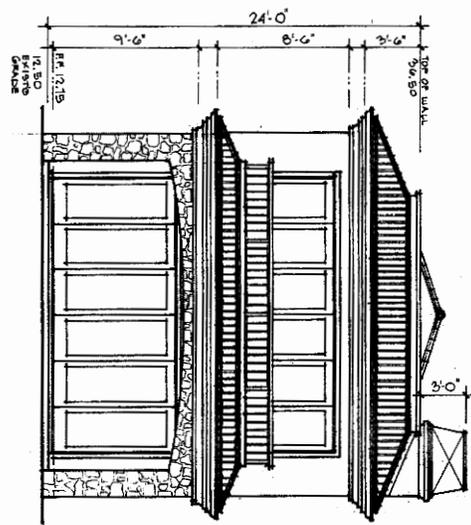
**Rooftop Deck Area**  
 618 sq. ft.

**Total Enclosed Floor Area**  
 2,961 sq. ft.

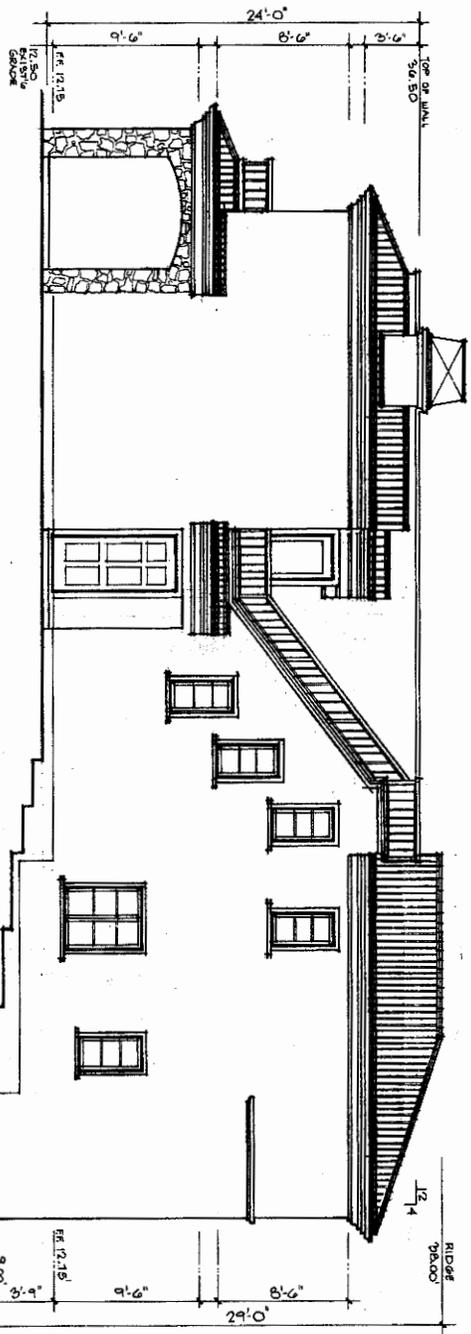
**OCCUPANCY:** R-3 U  
**TYPE:** V-8 fire-sprinkled  
**ZONING:** R-2



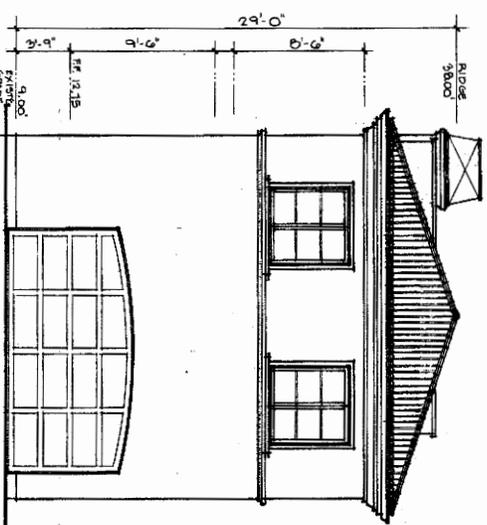




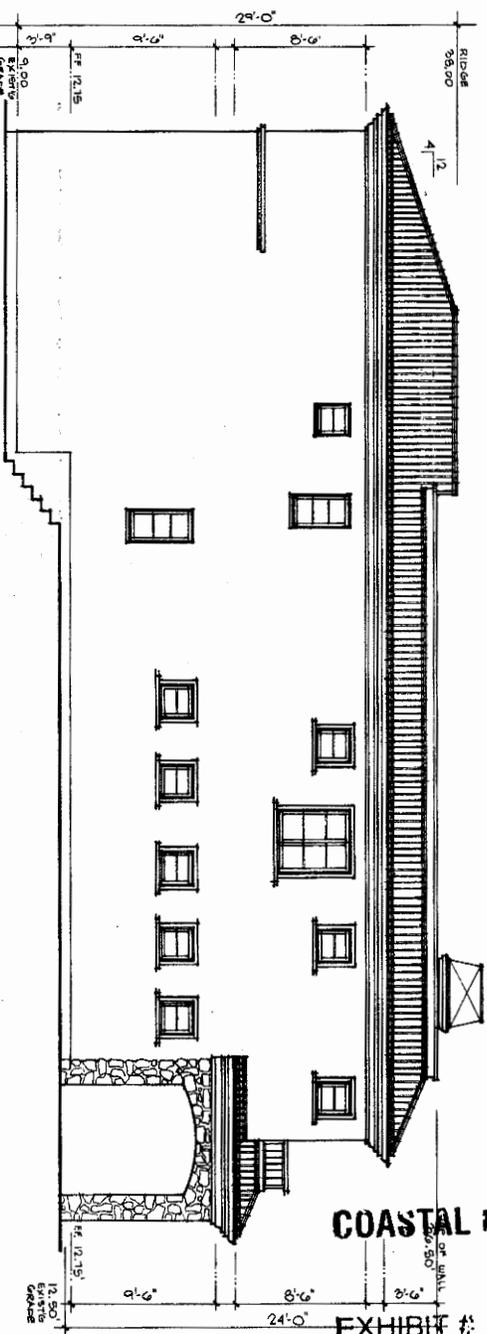
FRONT EXTERIOR ELEVATION



RIGHT SIDE ELEVATION



REAR EXTERIOR ELEVATION



LEFT SIDE ELEVATION

COASTAL COMMISSION

EXHIBIT # 3  
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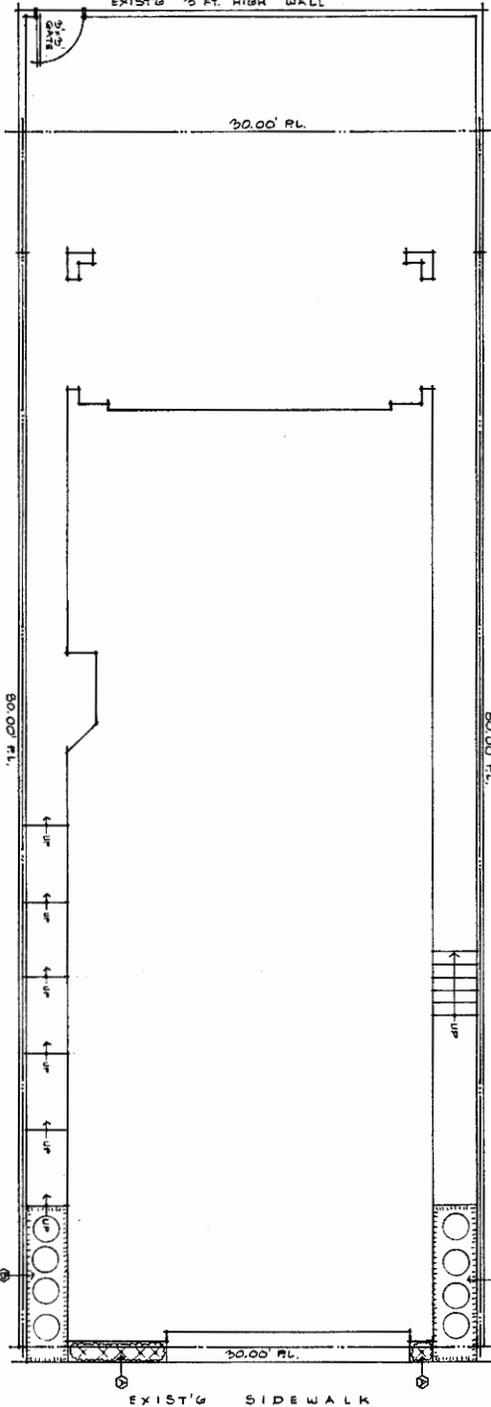
NO.	6
DATE	10-1-11
BY	RYAN SCHAPER
CHECKED	CSH
SCALE	1/8" = 1'-0"
TITLE	1109 E. BALBOA BOULEVARD, NEWPORT BEACH, CALIFORNIA CUSTOM RESIDENCE FOR RYAN SCHAPER 1109 E. BALBOA BOULEVARD NEWPORT BEACH, CA 92661

**CRAIG S. HAMPTON**  
ARCHITECT  
DESIGNING QUALITY CUSTOM HOMES SINCE 1979  
46 MALLARD COURT MALIBU, CALIFORNIA 90264  
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REVISION	BY

EXIST'G BOARDWALK

EXIST'G 3 FT. HIGH WALL



**PLANTING LEGEND**

- ① Polygona rotunda 'New York' var.
- ② Ornamental grasses specimen

# COASTAL COMMISSION

EXHIBIT # 3  
 PAGE 5 OF 6

LANDSCAPE/HARDSCAPE PLAN

1109 E. BALBOA BOULEVARD, NEWPORT BEACH, CALIFORNIA  
**CUSTOM RESIDENCE FOR**  
 RYAN SCHAFER  
 1109 E. BALBOA BOULEVARD  
 NEWPORT BEACH, CA 92661



**CRAIG S. HAMPTON**  
 INCORPORATED  
 DESIGNING QUALITY CUSTOM HOMES SINCE 1979  
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DATE	7
BY	
CHECKED	
APPROVED	

