

CALIFORNIA COASTAL COMMISSION

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W6b

Filed: May 14, 2013
180th Day: November 10, 2013
Staff: J. Rabin - LB
Staff Report: August 22, 2013
Hearing Date: September 11, 2013

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-13-071

Applicant: James & Cathy Cefalia

Agent: Walt Bushman

Location: 310 East Ocean Front, Newport Beach (Orange County)

Project Description: Demolish existing one-story, 860 sq. ft. single family home and detached two-car, 342 sq. ft. garage. Construct new two-story, 29-foot high single family residence with 2,700 sq. ft. of total living area, an attached two-car, 372 sq. ft. garage, 169 sq. ft. of decks, and a 204 sq. ft. roof well. Grading consists of 48 cubic yards of fill.

Staff Recommendation: Approve with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicants are proposing demolition of a single-story, 860 square foot beachfront residence and a detached two-car, 342 square foot garage. In its place, the applicants propose to construct a new two-story, 29-foot tall single-family residence with a total living area of 2,700 square feet, an attached two-car, 372 square foot garage, 169 square feet of second floor decks, and a 204 square foot roof well. The proposed structure will have a total area of 3,072 square feet.

The proposed project is consistent with the character of the surrounding development. The Balboa Peninsula neighborhood upcoast from the Balboa Pier consists primarily of two and three-story homes. Directly behind the existing residence across the East Oceanfront alley is a large AT&T switching center located at 311 East Balboa Boulevard that is taller than development proposed at the subject property and several beachfront homes to the west of the project site.

The project includes development in the public right of way that lies between the site's southern property line and the Balboa Peninsula's heavily-used beachfront Pedestrian/Bicycle Path. Private improvements are allowed in the East Oceanfront public right-of-way under a policy and mitigation program approved by the Commission in June 1991 and incorporated into the City's Coastal Land Use Plan. The proposed encroachments include a three-foot high concrete block wall and wooden gate, concrete steps down to the front yard, at-grade concrete entry walkway and patio, artificial turf, a series of planters with drought-tolerant landscaping, and a drainage system to capture and infiltrate stormwater runoff. As conditioned, the proposed development conforms to the requirements of the program outlined in the Coastal Land Use Plan.

Staff is recommending **approval** of the proposed project with **ten (10) Special Conditions** regarding: **1)** assumption of risk; **2)** no future shoreline protective device; **3)** future development; **4)** recommendations of the geotechnical report; **5)** conformance with the submitted drainage and run-off control plan; **6)** drought tolerant landscaping; **7)** storage of construction materials, mechanized equipment, and removal of construction debris; **8)** deviation from approved encroachments; **9)** City's right to revoke encroachment permit; and **10)** recording 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. The City of Newport Beach only has a certified Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

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APPENDICES

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EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial View

Exhibit 3 – Photo of Existing House at 310 East Oceanfront, Newport Beach

Exhibit 4 – East Oceanfront Right-of-Way Encroachment Area

(Shown by red line between property line and beachfront Pedestrian/Bicycle Path)

Exhibit 5 – Site Plans

Exhibit 6 – Floor Plans

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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of 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 of the Coastal Act. 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 applicants acknowledge and agree (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, 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**
 - A. By acceptance of this permit, the applicants and landowners agree, 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. 5-13-071 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, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicants and landowner hereby waives, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

 - B. By acceptance of this permit, the applicants and landowner further agree, 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. Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-13-071. 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. 5-13-071. 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. 5-13-071 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
- 4. Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the Geotechnical Engineering Investigation of Proposed New Residence at 310 East Ocean Front, Newport Beach, California dated February 25, 2013 prepared by Coast Geotechnical, Inc. of Fullerton, California for Mr. Jim Cefalia. 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 legally required
- 5. Conformance with the submitted drainage and run-off control plan.** The applicants shall conform with the Drainage Plan received May 14, 2013, including Sheets L-1 and L-2 showing roof drainage and runoff from all impervious areas directed to downspouts, drop-inlets, French drains, a trench drain, an underground conveyance system and planter boxes. 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 legally required.
- 6. Drought Tolerant Landscaping**

 - A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicants shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of final landscaping plans prepared by an appropriately licensed professional which demonstrates the following:

 - (1) The plan shall demonstrate that:

 - (a) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage;
 - (b) All plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan;

- (c) Landscaped areas not occupied by hardscape shall be planted and maintained for erosion control and water quality protection. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent or nearby native plant areas, all landscaping shall consist of native and/or drought tolerant non-invasive plant species. 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 or very low water plants as identified by California Department of Water Resources (<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Any existing landscaping that doesn't meet the above requirements shall be removed.

(2) The plan shall include, at a minimum, the following components:

- (a) A map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
- (b) A schedule for installation of plants.

B. The permittees shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

7. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

8. Deviation from Approved Encroachments. The only encroachment into the East Oceanfront right-of-way area from the inland edge of the beachfront Pedestrian/Bicycle Path to the southern property line is described in the City of Newport Beach Encroachment Permit N2013-0188 dated June 12, 2013. Planned improvements in the encroachment area included in Coastal Development Permit 5-13-071 involve construction of a three-foot high concrete block wall beginning at the inland edge of the Pedestrian/Bicycle Path; a three-foot high, four-foot wide wooden gate that will swing inward toward the residence; a set of three concrete steps down to the front yard; a four-foot wide concrete entry walkway, installation of a concrete patio, artificial turf, a series of planters with drought-tolerant landscaping not to exceed 36 inches in height, and a drainage system to capture and infiltrate stormwater runoff. 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.

9. **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.
10. **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 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 a residential lot located at 310 East Ocean Front (APN 048-082-06) in the City of Newport Beach, Orange County (**Exhibit #1**). The rectangular parcel is 30 feet wide by 80 feet deep. The lot size is approximately 2,400 square feet. The city's certified Land Use Plan (LUP) designates the lot as Two-Unit Residential and the proposed single-family residence adheres to this designation. The project is located within an existing urban residential area on the Balboa Peninsula upcoast from the Balboa Pier (**Exhibit #2**).

As noted above, the site consists of a single lot located between the first public road and the sea. There is a wide sandy beach (approximately 550 feet wide) between the subject property and the Pacific Ocean. Due to its oceanfront location, the project site may be potentially exposed to the hazard of wave run-up during a severe storm event.

The applicants are proposing to demolish a single-story, 860 square foot single family residence (**Exhibit #3**) and construct a new two-story, 29' foot high single family residence, including 2,700 square feet of livable area on the first and second floors, an attached two-car, 372 square foot garage. There will also be 169 square feet of decks and a 204 square foot roof well. The total

structure will be 3,072 square feet (**Exhibit #5**). In addition, the project consists of hardscape improvements, including concrete patio, a three-foot high concrete block wall, a three-foot high gate that swings inward toward the residence, three concrete steps down to the front yard, a four-foot wide entry walkway, installation of artificial turf, planters for drought-tolerant landscaping, and a drainage system to direct, treat, and minimize the flow of stormwater offsite. Ornilux bird protection glass is specified for use on all glass railings to deter bird strikes. Approximately 48 cubic yards of fill is proposed for site preparation.

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 by **Special Conditions 1, 2, 4 and 5** to: require conformance with the applicant's geotechnical report, require an appropriate setback from the water; require a drainage and run-off 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. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future development **Special Condition 3** be imposed. As conditioned the development conforms to the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

The proposed project will not have an adverse effect on public access. The project site is located along a portion of East Oceanfront bordered by the City's paved beachfront public lateral access way (Pedestrian/Bicycle Path). The Commission has found through previous permit actions in this area that the City's setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's required 10-foot setback for primary structures from the seaward property line. Vertical public access to the beach is available nearby at Coronado Street and Adams Street and lateral public access is available along the Pedestrian/Bicycle Path and the wide sandy beach seaward of the subject site.

The project includes development in the public right of way that lies between the site's southern property line and the Balboa Peninsula's heavily-used beachfront Pedestrian/Bicycle Path. Within

this encroachment area (**Exhibit #4**), designated in the City of Newport Beach's certified Coastal Land Use Plan, the applicants propose to construct a series of improvements. The area is now an unimproved front yard filled with sand. An existing low-rise wood fence separating the encroachment area from the Pedestrian/Bicycle Path will be removed. Planned improvements include construction of a three-foot high concrete block wall beginning at the inland edge of the Pedestrian/Bicycle Path, a three-foot high, four-foot wide wooden gate that will swing inward toward the residence, a set of three concrete steps down to the front yard, a four-foot wide concrete entry walkway, installation of a concrete patio, artificial turf, a series of planters with drought-tolerant landscaping, and a drainage system to capture and infiltrate stormwater runoff. On June 12, 2013, the City of Newport Beach issued an Encroachment Permit N2013-0188 for work within the East Oceanfront right-of-way.

Private improvements are allowed in the East Oceanfront public right-of-way under a policy and mitigation program approved by the Commission in June 1991. Proceeds from the annual encroachment fee charged property owners have been used by the City of Newport Beach for a mitigation program to reconstruct 33 unimproved street ends on the Balboa Peninsula to provide additional parking and improved public access. Pursuant to the mitigation program, a minimum of 85 percent of the encroachment fees will be used for the construction and maintenance of improvements, which directly benefit the beach-going public, such as parking spaces, restrooms, vertical or lateral walkways along the beach and similar projects. The City of Newport Beach reserves the right to use the encroachment area right-of-way for public projects in the future. **Special Conditions 8 and 9** address these requirements.

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, the proposed 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 an additional **Special Condition 10**

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, as conditioned, this permit ensures that 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.

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)

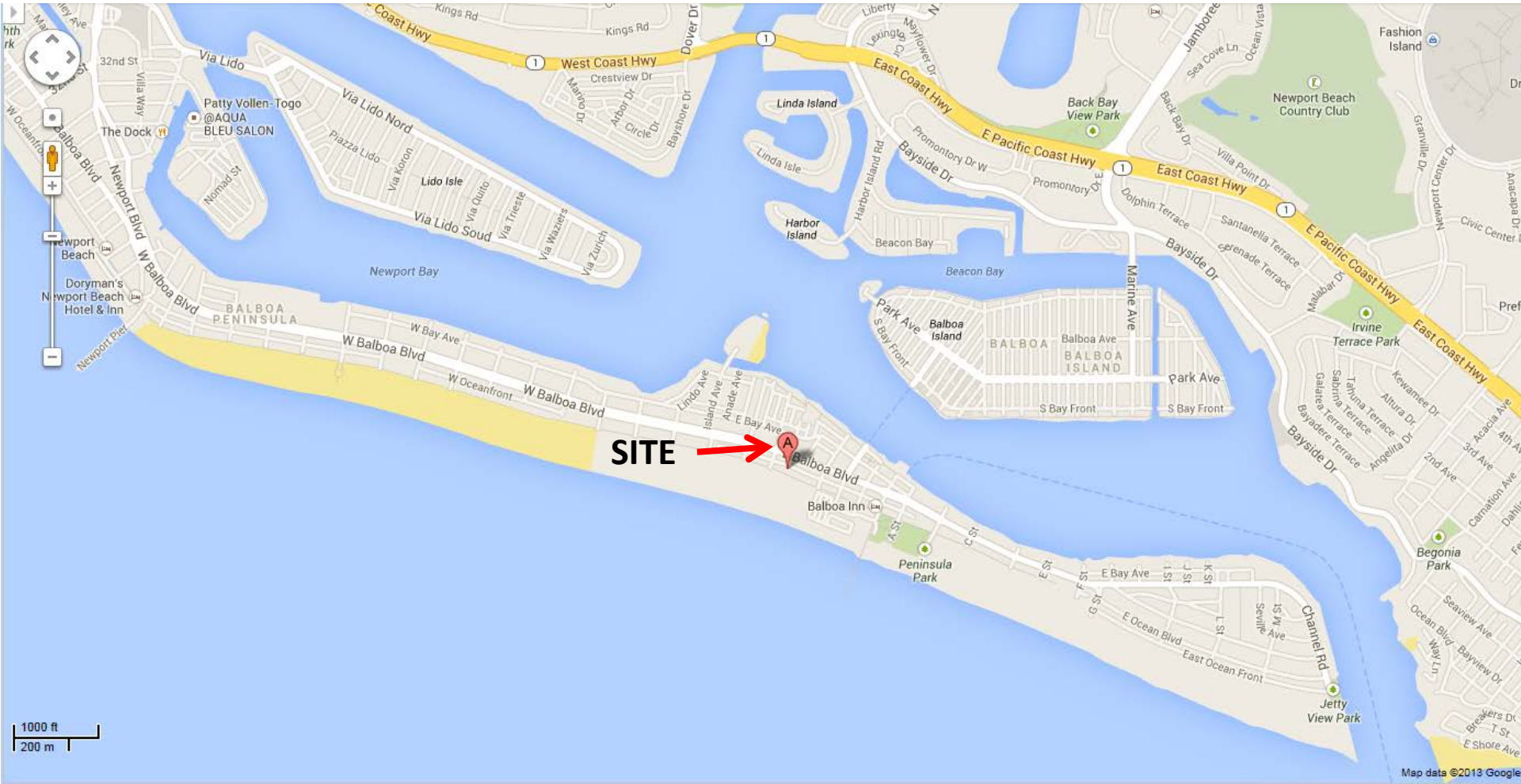
As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

Substantive File Documents: City of Newport Beach Certified Land Use Plan; City of Newport Beach Approval-in-Concept No. 2013-002, dated February 5, 2013; Coastal Development Permit Application File No. 5-13-071; City of Newport Beach Encroachment Permit No. N2013-0188 dated June 12, 2013; Geotechnical Engineering Investigation of Proposed New Residence at 310 East Ocean Front, Newport Beach, California dated February 25, 2013 prepared by Coast Geotechnical, Inc. of Fullerton, California for Mr. Jim Cefalia; Coastal Hazards & Wave Run-up Study, 310 East Oceanfront, Newport Beach, prepared January 25, 2013 for Mr. Jim Cefalia by GeoSoils, Inc. of Carlsbad, California.

310 East Ocean Front, Newport Beach

CDP #5-13-071 – Exhibit 1



310 East Ocean Front, Newport Beach

CDP #5-13-071 – Exhibit 2



310 East Ocean Front, Newport Beach

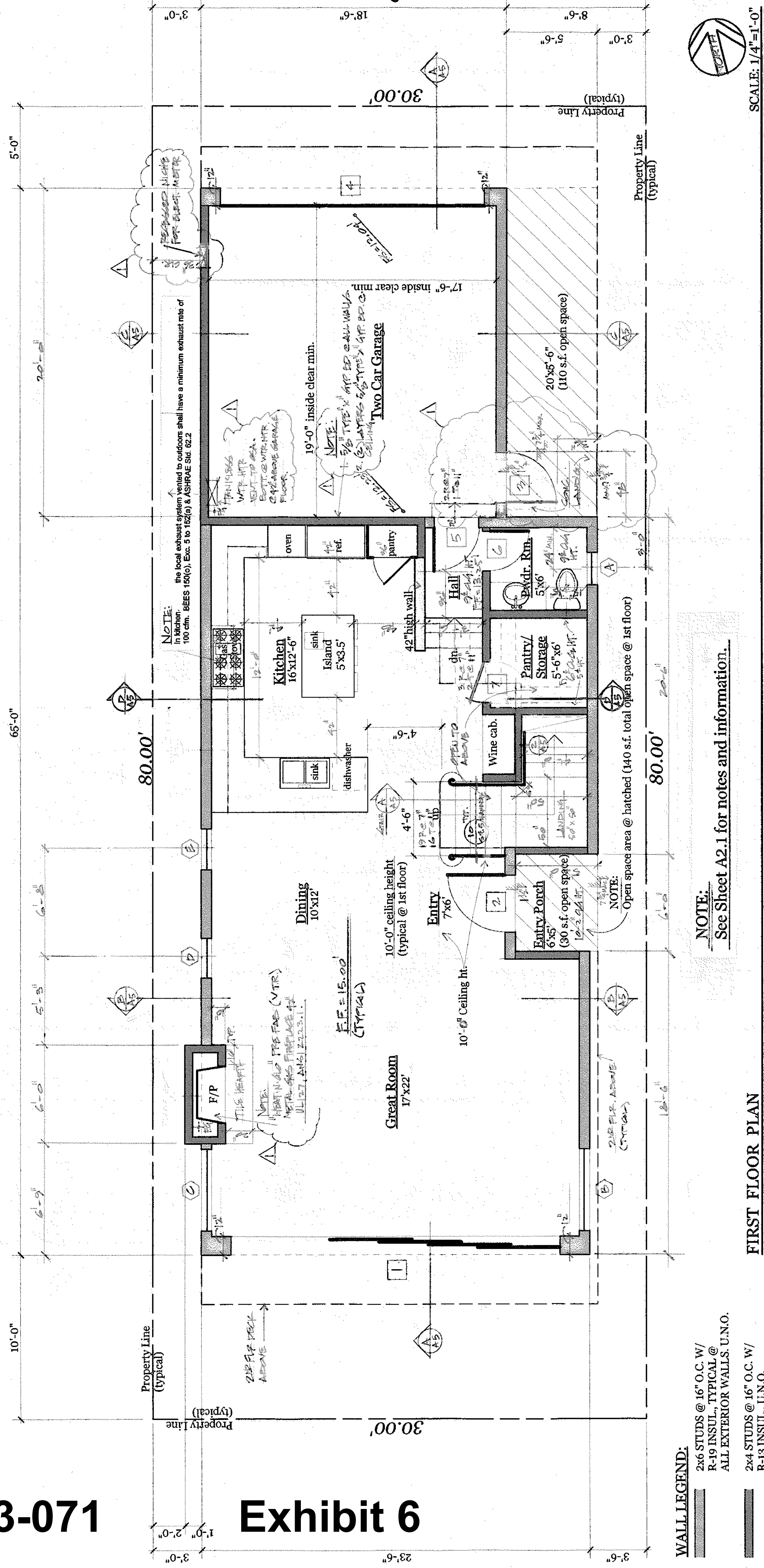
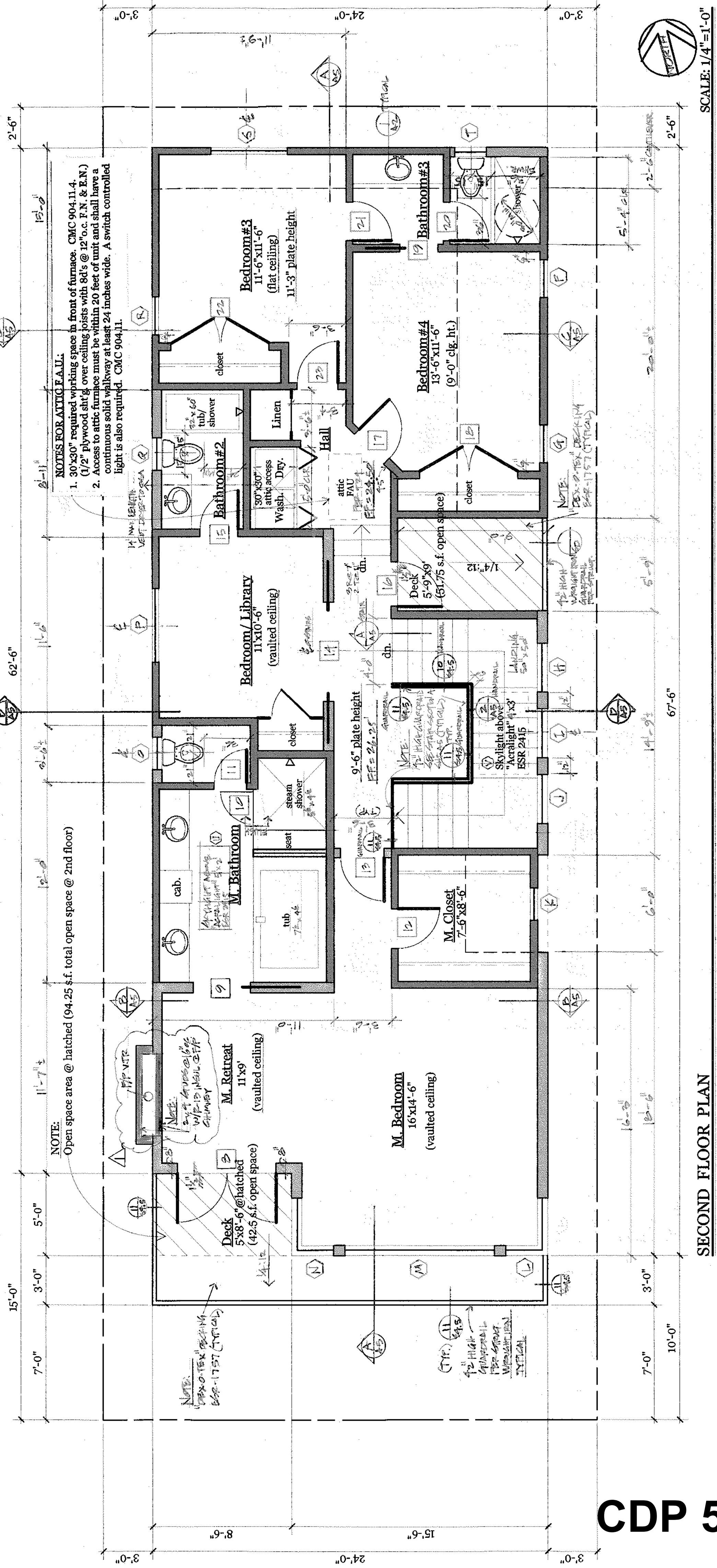
CDP #5-13-071 – Exhibit 3



Encroachment Area – 300 Block of East Ocean Front (Shown in Red)

CDP #5-13-071 – Exhibit 4



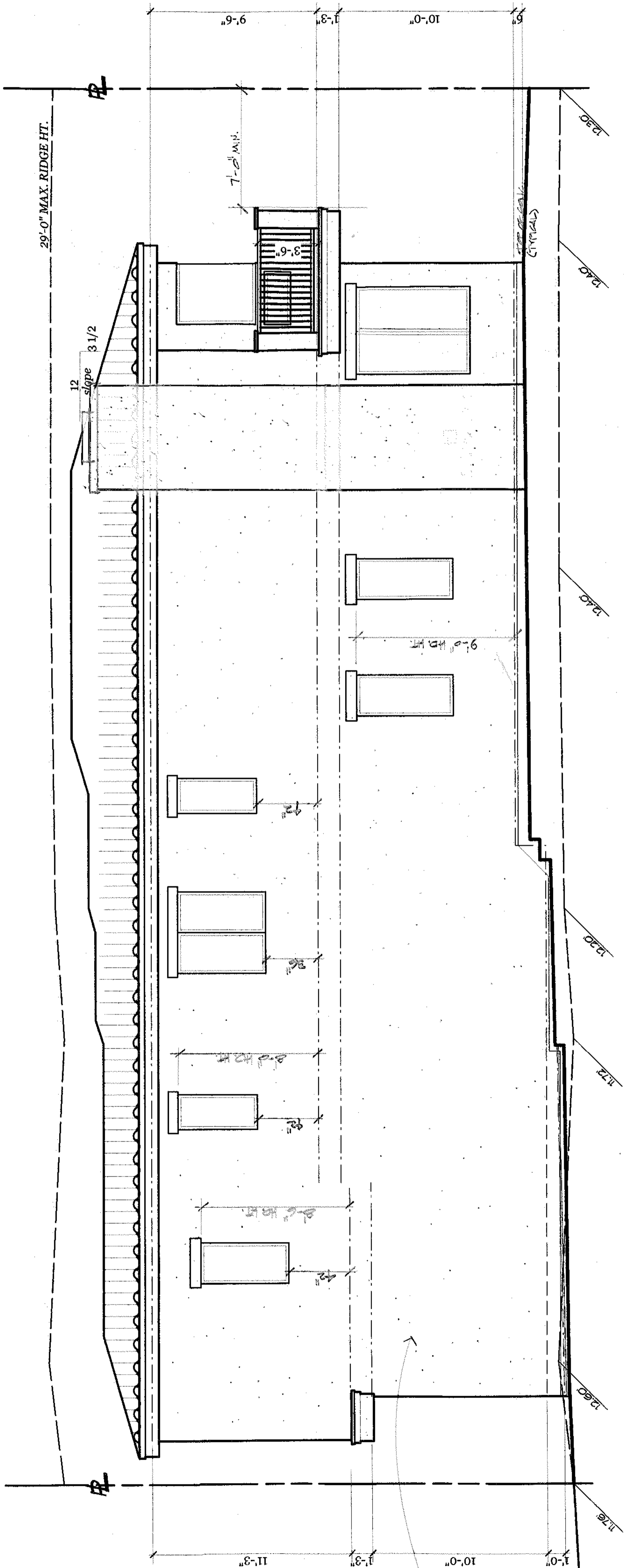


Plans prepared by Walt Bushman @
WB & LEO
 Custom Home Design
 Certified Green Building Professional
 949.722.7122
 2480 Santa Ana Ave., Costa Mesa, CA. 92627

CEPATIA RESIDENCE
 310 E. Ocean Front
 Newport Beach, CA. 92661
 (949) 933-7986

Floor Plans
 Date: 2-4-2013
 Scale: AS NOTED
 Drawn: WB.
 Job: 2013-01
 Sheet: **A2**
 Of: Sheets

WALL LEGEND:
 2x6 STUDS @ 16" O.C. W/
 R-19 INSUL., TYPICAL @
 ALL EXTERIOR WALLS, U.N.O.
 2x4 STUDS @ 16" O.C. W/
 R-13 INSUL., U.N.O.



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

WEST ELEVATION

CDP 5-13-071

ALLEY Centerline

Exhibit 7B