

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed:	May 14, 2014
180th Day:	Nov. 10, 2014
Staff:	F. Sy-LB
Staff Report:	Sept. 18, 2014
Hearing Date:	Oct. 8-10, 2014

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-13-0862
Applicants:	Phil & Doreen Lear
Agent:	William Guidero
Location:	346 62 nd Street, City of Newport Beach (County of Orange)
Project Description:	Remodel and addition 759 square foot addition to an existing 1,349 square foot, two-story single-family residence with an attached 409 square foot two-car garage. The maximum height of the structure will remain 24-feet above existing grade. No grading is proposed.
Staff Recommendation:	Approval with conditions.

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 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

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 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. 5-13-0862 including, but not limited to, the residence, and any future improvements, in the event that the development is threatened with damage or destruction from sea level rise, flooding, erosion, storm conditions or other natural 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.
- B. By acceptance of this Permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowners shall remove the development authorized by this permit, including the addition and remodel, 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 wetland before they are removed, the landowners shall remove all recoverable debris associated with the development from the wetland and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. Future Development Restriction. This permit is only for the development described in Coastal Development Permit No. 5-13-0862. 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. 5-13-0862.

Accordingly, any future improvements to the residence 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. 5-13-0862 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. Construction Staging Plans.

A. **Prior to Issuance of the Coastal Development Permit**, the applicants shall submit, for the Executive Director's review and approval, two (2) full size sets of construction staging plans which indicate that the construction staging area(s) and construction corridor(s) will avoid impacts to wetlands.

(1) The plan shall demonstrate that:

- (a) Construction equipment, materials or activity shall not occur outside the staging area and construction corridor identified on the site plan required by this condition; and
- (b) Construction equipment, materials, or activity shall not be placed in any location which would result in impacts to wetlands.

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

(a) A site plan that depicts:

- 1. limits of the staging area(s);
- 2. construction corridor(s);
- 3. construction site;
- 4. location of construction fencing and temporary job trailers with respect to existing wetlands.

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 legally required.

5. Storage of Construction Materials, Mechanized Equipment and Removal of

Construction Debris. The permittees 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 applicants 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; and
- M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

6. Lighting. No lighting associated with the project shall significantly impact adjacent wetland habitat. All replaced or new lighting within the development shall be directed and shielded so that light is directed toward the ground and away from the wetlands (Semeniuk Slough).

7. Deed Restriction. Prior to Issuance of the Coastal Development Permit, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the landowners 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:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The project site is located at 346 62nd Street in the City of Newport Beach, Orange County (Exhibit #1). The lot size is approximately 2,480 square feet and the City of Newport Beach Certified Coastal Land Use Plan (LUP) designates the site for Medium Density Residential and the proposed project adheres to this designation. The residential parcel is flanked on the north and south by single-family residences; on the west by 62nd Street; and on the east by the tidally influenced & tidally controlled by tide gate Semeniuk Slough, which is located inland of Pacific Coast Highway. The Semeniuk Slough is a remnant channel of the Santa Ana River, which formed when the Santa Ana River entered Newport Bay in the vicinity of present day River Avenue. The Semeniuk Slough branches off the Santa Ana River and receives water from the Banning Channel and adjacent oil fields, wetlands and upland areas. While the Semeniuk Slough is tidally influenced, there is presently no open boating passage between the slough and the bay or ocean. Semeniuk Slough is a wetland and considered an environmentally sensitive habitat area and unique coastal resource in the City's Certified Land Use Plan. The Semeniuk Slough is located within the City of Newport Beach and is designated as Open Space in the Certified Coastal Land Use Plan. The land on the far east side of the slough is relatively undeveloped where there are wetlands and some oil production facilities. This relatively vacant land is within unincorporated Orange County and is part of the approximately 400 acre area known as the Newport Banning Ranch. The City's Certified Coastal Land Use Plan indicates that vertical public access to the slough is present along street ends. For example, public access is available approximately 102-feet north at the Cedar Street, street end.

The project site is composed of two separate but adjacent areas of land (Exhibit #2): The first property is the applicants' owned property where there is an existing 1,349 square foot two-story single-family residence located on site (a.k.a. 'residential parcel/property'). East of the residential parcel/property, is the second property consisting of a 20-foot strip of land owned by the City of Newport Beach that was intended for a street but was not constructed. The existing single-family residence is located approximately 32'-6" from the water's edge. The water's edge, which is also the landward wetland (Semeniuk Slough) limit, is actually located within the City's property. This wetland limit was identified in a Wetland Impact/Hazard's Analysis of the site prepared by GeoSoils, Inc. dated March 17, 2014, which also identified +6.5 feet NAVD88 as being the maximum water elevation.

No further development east of the residential addition in the rear yard is proposed on the applicants' parcel/property and also no development is proposed on the City's property under this application. However, there is existing development associated with the residence in the rear yard of the applicants' parcel/property and within the City's property consisting of rear patio hardscape and approximately 3' high patio walls that are all located above the +6.5 feet NAVD88 and not within the identified wetland area. According to the applicants and the City, this development has existed since the 1960's. While there is no evidence of when these improvements were constructed, based on the information that has been provided, the existing development in the rear yard is pre-

coastal. The proposed project does not involve any work in these areas except for the residential addition.

The proposed project involves the addition and remodel of an existing 1,349 square foot two-story single-family residence with an attached 409 square foot two-car garage (Exhibits #2-3). Post project, the single-family residence will remain two-stories, 24-feet above existing grade and consist of 2,108 square feet with an attached 409 square foot two-car garage. More specifically, the project consists of an addition of 92 square feet to the existing first floor and 667 square feet to the existing second floor, both at the rear side of the residence facing the Semeniuk Slough. A new second floor deck is also proposed with the second floor addition. The additions to the first and second floor will extend the residence 4'-6" and 6'-5" respectively towards the slough. The new second floor deck extends towards the slough approximately an additional 1'-1/2" and 3' from the second floor addition. The residence would at minimum be approximately 25'-6" from the property line near the Semeniuk Slough and approximately 38' from the +6.5 feet NAVD88 elevation located within the City's property, which is the landward wetland edge. No additional development besides the additions to the residence are proposed in the rear yard areas. Also, no grading or landscaping is proposed.

The proposed project includes the remodel and addition to an existing residence on a waterfront lot. The site is visible from the slough. If not sited appropriately, this structure would have adverse impacts upon views to and along the slough and would be visually incompatible with the character of the surrounding area. For instance, development seaward of the line of development established for an area can interfere with views to and along the shoreline leading to degradation of those views.

The Commission has recognized that, in a developed area, where new construction is generally infilling and is otherwise consistent with the Coastal Act policies, no part of the proposed development should be built beyond a line drawn between the nearest adjacent corners of either decks or habitable structures of the immediately adjacent residences. These lines establish the existing line of development in the area. In order to determine whether the proposed project is compatible with the established line of development, the Commission has typically used two methods to review waterward encroachment of development toward the slough along this section of 62nd Street in Newport Beach: 1) setbacks from the slough-front property line; and 2) string line evaluation. The City of Newport Beach setback requirement for this area is 5-feet and the project adheres to that setback since post project, the residence would approximately be at minimum 25'-6" from the slough-front property line. The proposed habitable area and deck do extend further toward the slough than the existing residence; however, they are within the established stringlines. Additionally, the habitable area and decks of the adjacent residences extend further toward the slough than the proposed project (Exhibit #2). Thus, while the proposed additions extend toward the slough, the proposed development is consistent with adjacent development.

To further analyze the suitability of the site for the proposed development, Commission staff requested the preparation of a Wetland Impact/Hazard's Analysis of the site prepared by an appropriately licensed professional (e.g. coastal engineer), which identified the location of the wetland (Semeniuk Slough) and also provided a flooding and erosion hazard analysis for the potential for tidal currents to erode the project site which might result in the need for protective

devices in the future. In response, the applicants submitted such an analysis of the site prepared by GeoSoils, Inc. dated March 17, 2014. The analysis identified that +6.5 feet NAVD88 is the landside wetland (Semeniuk Slough) boundary line and also was the maximum water elevation. The lowest elevation of the proposed addition is at +9 feet NAVD88 and the development would be at a minimum setback of approximately 25'-6" from the +6.5 feet NAVD88 elevation. Thus, the proposed project is setback a significant distance from the location of the highest water and location of the wetland. Furthermore, the analysis concludes that the proposed project will be safe from waves and wave runup, erosion and flooding over the life of the development (75 years) and that no new shoreline protective device will be necessary.

The proposed additions would not encroach any closer to the water's (wetland) edge than existing development in the area. This existing buffer is much smaller than the 100-foot buffer normally required by the Commission for development adjacent to wetlands; however, since the subject lot is only approximately 80-feet deep at its farthest point, a 100-foot buffer would preclude the construction of any development on the lot.

The subject site is a waterfront lot located between the nearest public roadway and the shoreline in the City of Newport Beach. Public access, as indicated in the City's Certified Coastal Land Use Plan, is available along street ends. For example, public access is available approximately 102-feet north at the Cedar Street, street end (Exhibit #1). The proposed development will not obstruct this access.

Given that the applicants have chosen to implement the project despite potential risks from erosion or flooding, the applicants must assume the risks. Therefore, the Commission imposes **Special Condition No. 1**, which requires an assumption-of-risk agreement. As stated previously, a shoreline protective device is not necessary for the project. To ensure that the proposed project does not result in future adverse effects to coastal processes from a shoreline protective device, the Commission imposes **Special Condition No. 2**, which prohibits the applicant, or future land owner, from constructing a shoreline protective device for the purpose of protecting any of the development authorized as part of this application. This condition is necessary because it is impossible to completely predict what conditions the proposed structure may be subject to in the future. The project site is located on a waterfront lot that may be subject to future flooding and erosion as coastal conditions change. Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the water could adversely affect future shoreline conditions if not properly evaluated. For this reason, the Commission is imposing **Special Condition No. 3**, which states that any future development or additions on the property requires a coastal development permit from the Commission or its successor agency.

If construction equipment and staging is not appropriately managed, adverse impacts upon the Semeniuk Slough could occur. For instance, soil stockpiles could erode causing sedimentation of wetlands. In addition, if not sited appropriately, construction equipment and activity could cause trampling of the wetlands. Therefore, the Commission imposes **Special Condition No. 4**, which requires the applicants to submit construction staging plans, which indicate that the construction staging area(s) and construction corridor(s) will avoid impacts to wetlands. In addition, in order to ensure that construction and materials are managed in a manner which avoids impacts to adjacent

wetlands, the Commission imposes **Special Condition No. 5**, which provides guidance for the storage of construction materials, mechanized equipment and removal of construction debris.

An additional concern is the impact lighting may have upon the wetland. Thus, **Special Condition No. 6** has been imposed, which requires that all replaced or new lighting within the development shall be directed and shielded so that light is directed toward the ground and away from the wetlands.

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 **Special Condition No. 7**, which requires the property owner record a deed restriction against the residential 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.

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 to: require an appropriate set-back 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 improvements special condition be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

D. HABITAT

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

E. 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 with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

F. WATER QUALITY

The proposed development has a potential for a discharge of polluted run-off 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, the appropriate management of equipment and construction materials, reducing run-off through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the run-off 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 with 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.

G. 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, as conditioned, 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.

H. LOCAL COASTAL PROGRAM (LCP)

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Coastal Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

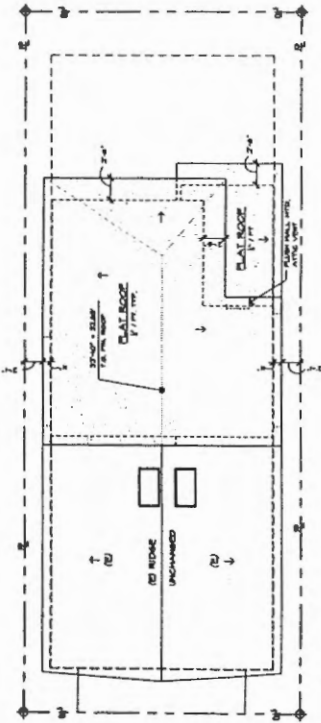
The City of Newport Beach is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). The City determined that in accordance with CEQA, the project is ministerial or categorically exempt. Section 13096(a) of the Commission's administrative 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).

Although the proposed development is categorically exempt from CEQA, the Commission has imposed conditions to ensure conformity with Coastal Act requirements. 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 consistent with the requirements of the Coastal Act and CEQA.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS: Approval-In-Concept from the City of Newport Beach Planning Department dated September 24, 2013; Letter from Commission staff to William Guidero dated November 5, 2013; Letter and information from William Guidero to Commission staff received January 6, 2014; Letter from Commission staff to William Guidero dated February 5, 2014; Letter and information from William Guidero to Commission staff received February 18, 2014; *Hazards Discussion for Remodel, 346 62nd Street, Newport Beach, Orange County, California* prepared by *GeoSoils, Inc.* dated March 17, 2014; Letter from Commission staff to William Guidero dated March 19, 2014; Letter and information from William Guidero to Commission staff received April 7, 2014; Information from William Guidero to Commission staff received March 21, 2014; Letter from Commission staff to William Guidero dated April 17, 2014; and Information from William Guidero to Commission staff received May 14, 2014.



ROOF PLAN NOTES:

1. ROOFING MATERIAL SEE EXTERIOR ELEVATIONS
2. ALL ROOF FLASHING TO BE SLT (PREFER COLOR) FLASHING THROUGHOUT. VALLEYS, SADDLES, DIPS, GUTTER, ZEAR, ECT.
3. NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA
4. OPENINGS SHALL HAVE COVERING WITH 1/2" MIN. AND 1/4" MAX. OPENING APPROVED MATERIAL WITH 1/2" MIN. AND 1/4" MAX. OPENING

ATTIC VENT CALCULATION

ROOF AREA:
120 SQ. FT. OF ATTIC = 11200 SQ. IN. / 150
= 115 SQ. IN. OF FREE AIR VENTILATION REQUIRED
USE (1) 4" X 30" FLUSH WALL VENT = 1200 SQ. IN.
PROVIDED

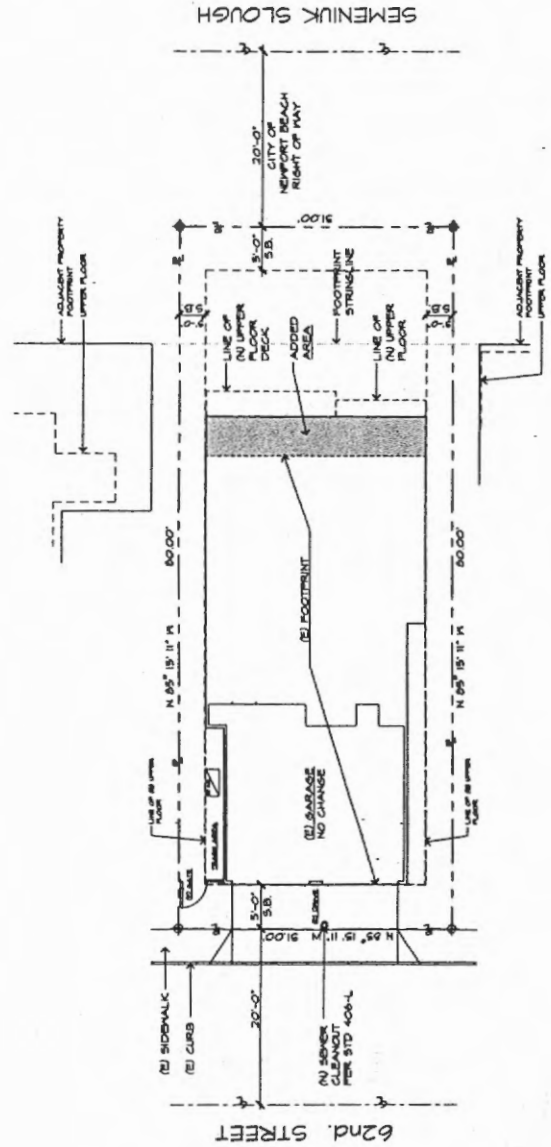
ROOF PLAN



SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES:

1. SHADING INDICATES ADDED AREA



SITE PLAN

DATE
8-4-2014

SITE & ROOF PLANS

A Home Remodel / Addition for:
Phil & Doreen Lear

346 62nd St., Newport Beach, CA 92663 (SOL) 244 - 0016

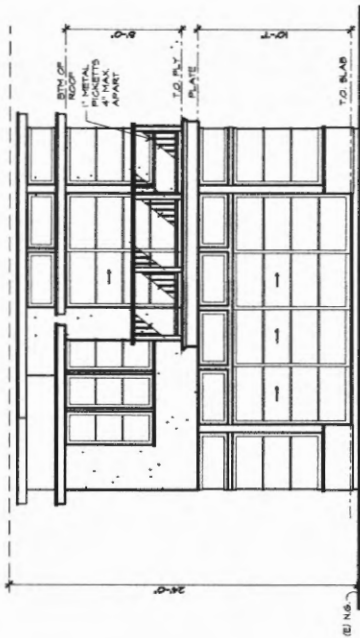




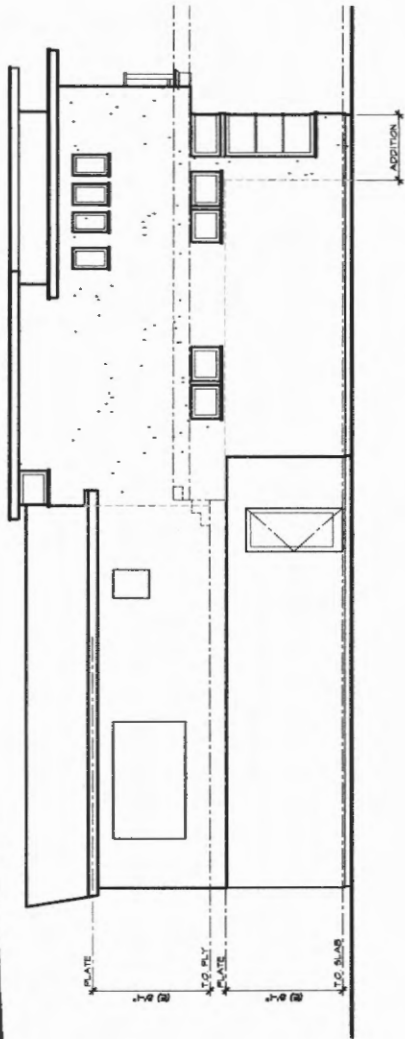
A House Remodel / Addition for:
Phil & Doreen Lear
346 Bond, St., Newport Beach, CA 92660 (BOT) 244-0016

EXTERIOR
ELEVATIONS

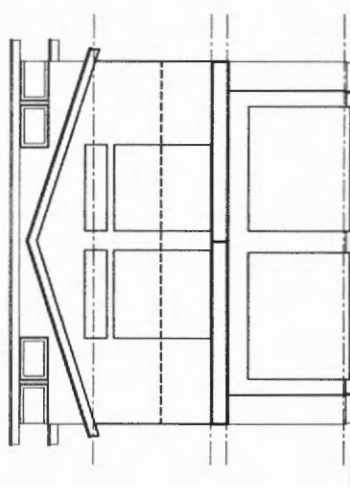
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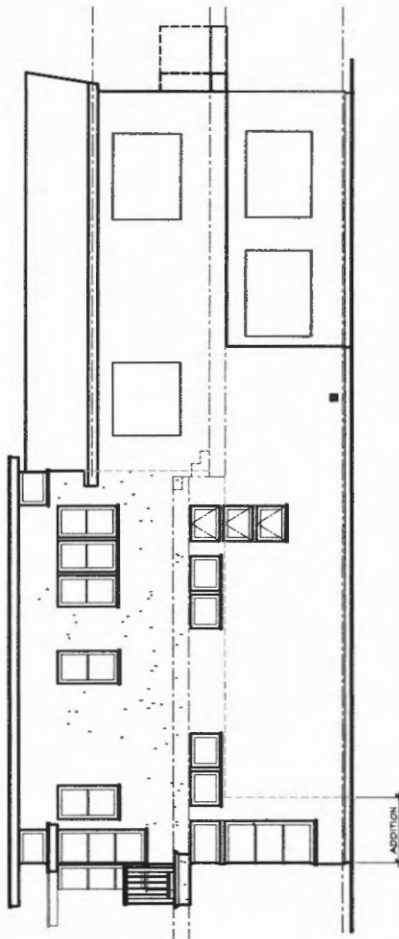
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"