

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: September 23, 1999
49th Day: November 11, 1999
180th Day: March 21, 2000
Staff: KFS-LB
Staff Report: November 18, 1999
Hearing Date: December 7-10, 1999
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-306

APPLICANTS: Bay Island Club and
Douglas and Sally Fletcher

AGENT: Kurt Donat

PROJECT LOCATION: 21 Bay Island, City of Newport Beach, Orange County

PROJECT DESCRIPTION: Construction of a three story, 4,398 square foot, single family residence on a vacant bayfront site with 32 cubic yards of grading.

Lot Area:	4,750 square feet
Building Coverage:	2,026 square feet
Pavement Coverage:	1,984 square feet
Landscape Coverage:	776 square feet
Parking Spaces:	2 (off site)
Zoning:	Single Family Detached Residential
Ht above final grade:	29'-9"

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed development subject to two special conditions. Special Condition No. 1 requires the applicant to submit plans reviewed by an appropriately licensed professional for conformance with geotechnical recommendations. Special Condition No. 2 limits the time when construction may occur. The major issues of this staff report are visual impacts and the establishment of the seaward limit of development at the subject site, as well as public access and geologic hazards.

LOCAL APPROVALS RECEIVED: City of Newport Beach approval-in-concept no. 5214-99; City of Newport Beach Modification Permit 4919; City of Newport Beach Use Permit 3618.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; Coastal Development Permits 5-99-179 (Haskell); 5-98-022 (City of Newport Beach); 5-97-409 (Haskell); 5-94-146 (Seaver); 5-93-014 (Church of Jesus Christ of Latter Day Saints); 5-91-092 (De Clark); 5-86-648 (Munger); 5-86-624 (Emett); *Preliminary Foundation Soils Exploration at 21 Bay Island, Newport Beach, California* by Geo-Etka, Inc. of Orange, California.

STAFF RECOMMENDATION:

Staff recommends that the Commission APPROVE the permit application with special conditions.

MOTION

I move that the Commission approve CDP #5-99-306 pursuant to the staff recommendation.

Staff recommends a YES vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION

I. APPROVAL WITH CONDITIONS

The Commission hereby GRANTS a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the nearest public road and the sea and is in conformity with the public access and public recreation policies of the Coastal Act, 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, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. 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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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. Conformance of Design and Construction Plans to Geotechnical Report

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Engineering Geologic Report titled *Preliminary Foundation Soils Exploration at 21 Bay Island, Newport Beach, California* by Geo-Etka, Inc. of Orange, California (Job no. F-8888-99), dated June 28, 1999. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans 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.

2. Timing of Construction

To avoid adverse impacts on public beach access, construction activity which 1) temporarily eliminates the use of public parking spaces on the Balboa Peninsula, or 2) which obstructs the public's use of the harborfront sidewalk (i.e. Edgewater Avenue) on the Balboa Peninsula shall not occur between and including Memorial Day and Labor Day of any year.

IV. FINDINGS AND DECLARATIONS:

cc,

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND LOCATION

The applicant is proposing to construct a 4,400 square foot, three story, 29'-9" high, single family residence on a vacant bayfront lot at 21 Bay Island, City of Newport Beach, Orange County (Exhibit 1 and 2). In addition, 32 cubic yards of grading are proposed for the excavation and recompaction of soils. The residence will have a slab-on-grade foundation. No de-watering is proposed. The proposed development is located seaward of the first public road in the area.

The proposed development is located on Bay Island, a private, gated island community in Newport Harbor. Bay Island is a single lot and parcel owned by the Bay Island Club Corporation. The island has been divided by the corporation into 26 buildable sites. The right to build on each site is sold to individuals through stock shares. All land outside the building sites is common and available for use by the residents of Bay Island. There is no public access or vehicle access to Bay Island. Parking for the private community is provided in a 48 parking space lot, located at 501 West Bay Avenue, Newport Beach. Two parking spaces, one covered and one uncovered are dedicated for use by the residents at 21 Bay Island.

The proposed development is located on a building site separated from an existing bulkhead by a common area approximately 60 feet wide. There are walkways and ornamental landscaping in the common area seaward of the building site. The proposed development will not result in any changes to the existing bulkhead.

B. PRIOR COMMISSION ACTION

Coastal Development Permit Waiver 5-93-014

At the February 16-19, 1993, Commission hearing the Commission did not object to the Executive Director's issuance of Coastal Development Permit Waiver 5-93-014 for the demolition of a two story, 3,000 square foot, single family residence located at 21 Bay Island.

Coastal Development Permit 5-98-022

On March 10, 1998, the Commission granted Coastal Development Permit 5-98-022 to the City of Newport Beach for the demolition and relocation of the Bay Island sewer pump station located at 21-1/2 Bay Island. The pump station is located within the boundary of the building site at the northeast corner. The Commission imposed special conditions regarding conformance with geotechnical recommendations, compliance with water quality standards, and the construction timing.

The applicant for the subject permit (5-99-306) has stated that since approval of Coastal Development Permit 5-98-022, the City of Newport Beach and Bay Island have agreed to privatize the sewer facilities on the island and not to relocate the sewer pump station. Subsequently the City of Newport Beach vacated and abandoned the public service easement

and sewer system at Bay Island in Newport Beach City Council Resolution No. 99-32. The applicant has stated that even though the pump station is located within the boundary of the subject site, the proposed development will not interfere with the sewer pump station.

C. VISUAL RESOURCES

Section 30251 of the Coastal Act states, in relevant part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The proposed development is located on Bay Island, a private gated community within Newport Bay. Public access to the island is not available; however, the public has views of the island from vertical and lateral public accessways on the Balboa Peninsula, located across a small channel from the island.

The proposed residence will be constructed on a site potentially visible to the public from the Balboa Peninsula. The subject site is one of two sites (21 Bay Island and 22 Bay Island) that is oriented perpendicular to the predominant orientation of building sites on the private island. A single family residence already exists at 22 Bay Island. In addition, single family residences are already constructed on the other building sites on the island. The proposed residence will replace a residential structure that was demolished in 1993 under Coastal Development Permit Waiver 5-93-014.

In this case, due to the perpendicular orientation of sites 21 and 22 with respect to the other lots on Bay Island, standard application of a development stringline would be unusually restrictive (see Exhibit 2, page 1). Therefore, the set backs established by City of Newport Beach Use Permit 3618 are useful as guidance to establish the seaward-most limit of development that would be allowed on building site 21. An allowable building area, including set backs, has been established by community association by-laws, as well as by City of Newport Beach Use Permit 3618 (which applies to all residential development on Bay Island). According to Use Permit 3618, sites 21 and 22 are required to have a 4 foot building set back from the bayside building site boundary. Minor patio improvements, pools, and landscaping are allowed to be constructed in the 4 foot set back area. In addition, at sites 21 and 22, minor patio improvements, pools and landscaping are allowed by the City use permit and community by-laws to encroach 11 feet bayward beyond the building site boundary into common area land. With these encroachments, there is a 49 foot set back of residential enclosed living space and appurtenant development from the bulkhead and bay established by the community by-laws and City Use Permit.

However, a modification permit (no. 4919) was approved by the City of Newport Beach for proposed encroachments into the set backs established by City Use Permit 3618. These encroachments include a four foot enclosed living space encroachment into the four foot bay side set back from the bayside building site boundary. In addition, the modification permit authorizes the applicant to encroach a total of 15 feet, rather than 11 feet, beyond the

bayward building site boundary with a proposed pool, landscape walls, and landscaping. Even with the proposed encroachments into the set backs established by Use Permit 3618, there is a 45 foot residential development set back from the bulkhead and bay. It should also be noted that between the residence and the bulkhead there are common area improvements, such as a walkway and planters. The residential development would not encroach into these common area improvements.

While the set backs established by City Use Permit 3618 may be used as reasonable guidance, they are not the standard of review. The standard of review, in this case, is whether the proposed development would adversely affect views to and along the ocean and scenic coastal areas, whether the development would be visually compatible with the character of surrounding areas, and whether an appropriate set back is being maintained between residential development and the bulkhead and Newport Bay.

Since the proposed development will occur on a private island, public views cannot be taken from the shoreline of the island. Therefore, views to and along the coast from the island, are not a factor. However, public views to and along the coast from Balboa Peninsula must be considered. Views from the Balboa Peninsula include those along the Balboa Peninsula and views of Bay Island, Newport Bay, and the north coastline of the bay. Public views along the Balboa Peninsula will not be adversely affected by the proposed development because the development does not occur on the Balboa Peninsula. In addition, public views of Bay Island, Newport Bay, and the north coastline of the bay will not be adversely affected because there is existing development on Bay Island flanking both sides of the proposed residence. Also, there is existing development on Bay Island in back of the proposed residence. Finally, there is an existing ornamental vegetation hedge between the subject site and anyone viewing the site from the Balboa Peninsula. This hedge prevents direct public views of the subject site from the Balboa Peninsula. Therefore, public views from Balboa Peninsula will not be adversely affected by construction of the residence as proposed.

Also, the proposed residence would be compatible with the character of the surrounding area. Bay Island is presently developed with single family residences. Building site 22, which is adjacent to the subject site and has the same site orientation, is presently occupied by a single family residence. A review of drawings and aerial photographs submitted by the applicant shows that this existing residence does not conform with the set backs established by City Use Permit 3618. In fact, the proposed residence at site 21 more closely conforms with the set backs established by Use Permit 3618 than the existing residence at site 22. Furthermore, since Use Permit 3618 was only recently crafted and implemented in 1997, there are various minor encroachments by residential development on the other sites on Bay Island. However, overall, the existing residential development roughly conforms with the set backs established by City Use Permit 3618 in the same manner that the proposed development roughly conforms with the set backs established by Use Permit 3618. Therefore, the proposed development is compatible with the character of the surrounding area. Given that the island is not publicly accessible and an acceptable development set back has been established from the bayside bulkhead, the Commission can accept the proposed site plan and encroachments into the common area. Furthermore, the proposed development will not adversely affect public views to and along the ocean and scenic coastal areas and the development will be visually compatible with the character of surrounding areas. Therefore, the Commission finds the proposed development is consistent with Section 30251 of the Coastal Act.

D. PUBLIC ACCESS

Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the first public road and the sea include a specific finding regarding the conformity of the proposed development with the public access and recreation policies of Chapter 3 of the Coastal Act. The proposed development is located seaward of the first public road paralleling the sea.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 of the Coastal Act states, in relevant part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby.

Sections 30210, 30211 and 30212 of the Coastal Act require that new development provide maximum public access and recreation, avoid interference with the public's right of acquired access, and provide public access from the nearest public roadway to the shoreline and along the coast except under certain circumstances. The subject site is within Newport Harbor in the private locked gate community of Bay Island. Therefore, no public access is available in the immediate project vicinity. However, public access and recreation opportunities exist nearby. Lateral public access to Newport Bay is available along Buena Vista Boulevard and Edgewater Avenue across the channel from the subject site on the Balboa Peninsula (Exhibit 1). Vertical public access to these lateral accessways is available from several street ends in the area including Lindo Avenue, Island Avenue, Anade Avenue, Montero Avenue, among others (see Exhibit 1, page 2).

Vehicular access to Bay Island and the subject site is limited. However, construction of the proposed project will require the delivery of construction materials. Delivery vehicles and other construction-related equipment may use public parking spaces on the Balboa Peninsula. Public parking spaces are limited in supply to those available on the street in this area. The occupation of such spaces by construction-related vehicles would have an adverse impact upon the public's ability to access the area. During peak summer season, Memorial Day to Labor Day inclusive, such impacts would be significant. In addition, public pedestrian use of

the harborfront sidewalk at Edgewater Avenue may be adversely affected by construction-related activity. Therefore, the Commission imposes Special Condition 2 which disallows construction activity that temporarily eliminates the use of public parking spaces on the Balboa Peninsula or which obstructs public use of the harborfront sidewalk during the summer.

The proposed development consists of construction of a single family residence. As conditioned, the proposed development will not interfere with existing public access in the area and will not create adverse impacts on coastal access and recreation. Therefore, the Commission finds that the proposed development, as conditioned, does not pose significant adverse impacts on existing public access and recreation and is consistent with Sections 30210, 30211, 30212 and 30604(c) of the Coastal Act.

E. GEOLOGIC HAZARDS

Section 30253 of the Coastal Act states in relevant part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed project is located on a flat site on Bay Island within Newport Bay. Information contained with the record for Coastal Development Permit 5-97-409 indicate that the island is a natural feature which appears on maps circa 1901.

The applicant has submitted a geotechnical investigation titled *Preliminary Foundation Soils Exploration at 21 Bay Island, Newport Beach, California* by Geo-Etka, Inc. of Orange, California (Job no. F-8888-99), dated June 28, 1999. The geologist states that the site is subject to geologic hazards including seismically induced liquefaction. Conditions such as the presence of sand that is of fine grained uniform gradation, the presence of shallow groundwater, and the sites proximity to the Newport-Inglewood fault contribute to a high potential for liquefaction at the site in the event of an earthquake.

However, the geologist has provided recommendations for foundation design which will minimize risks to life and property. The geologist has also stated that with the implementation of the recommendations that the proposed development will not affect the stability of surrounding structures. Therefore, the Commission imposes Special Condition 1 which requires the applicant to submit revised plans which have been reviewed and which attest to the conformance of the proposed development with the recommendation of the geotechnical investigation. As conditioned, the Commission finds the proposed development conforms with Section 30253 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

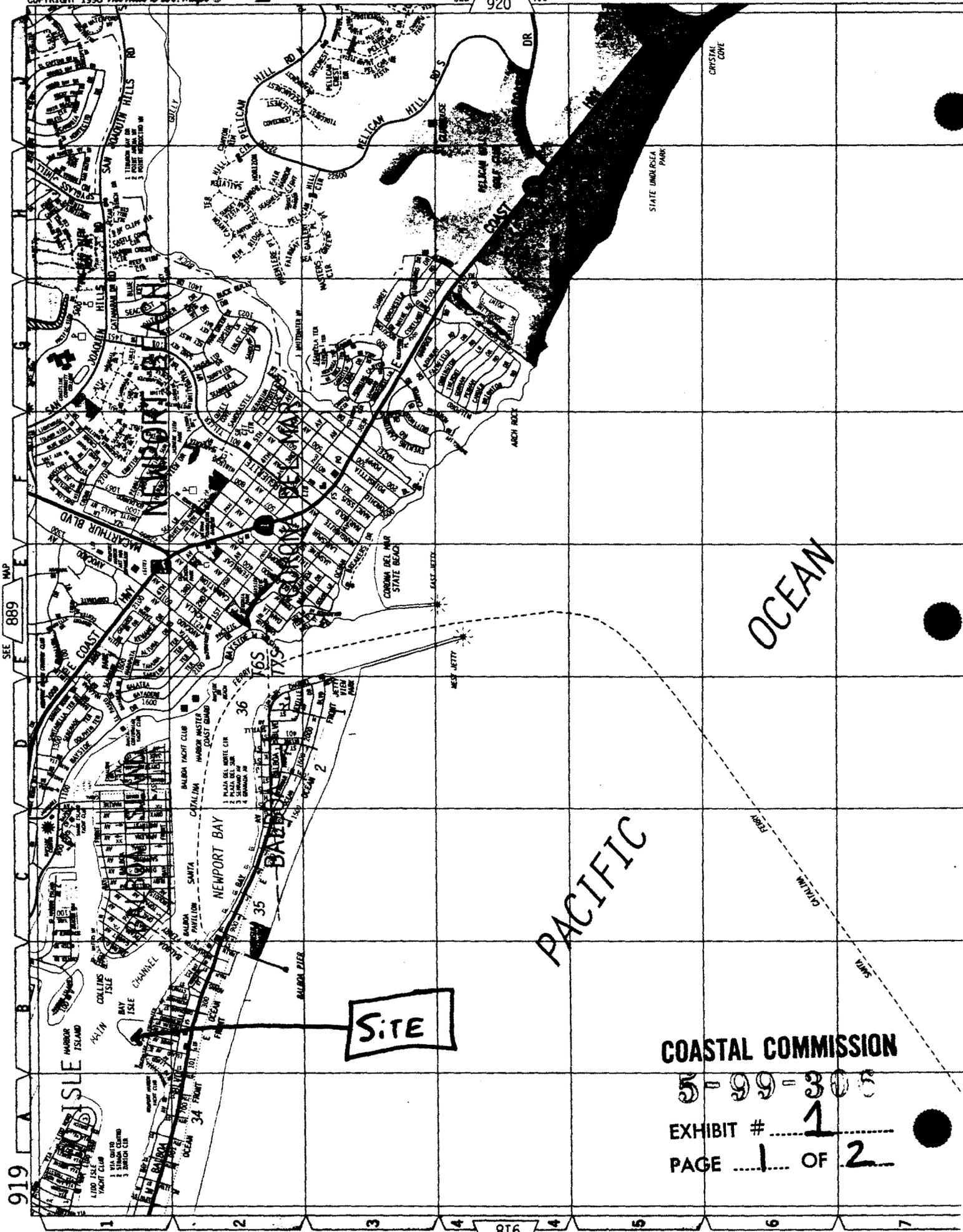
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

The Commission certified the Land Use Plan for the City of Newport Beach on May 19, 1982. As conditioned, the proposed development is consistent with the policies contained in the certified Land Use Plan and with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 proposed project has been conditioned for consistency with Sections 30210, 30211, 30212, and 30253 of the Coastal Act. Mitigation measures, in the form of special conditions require 1) conformance with geotechnical recommendations, and 2) construction timing, will minimize all adverse effects. The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.



OCEAN

PACIFIC

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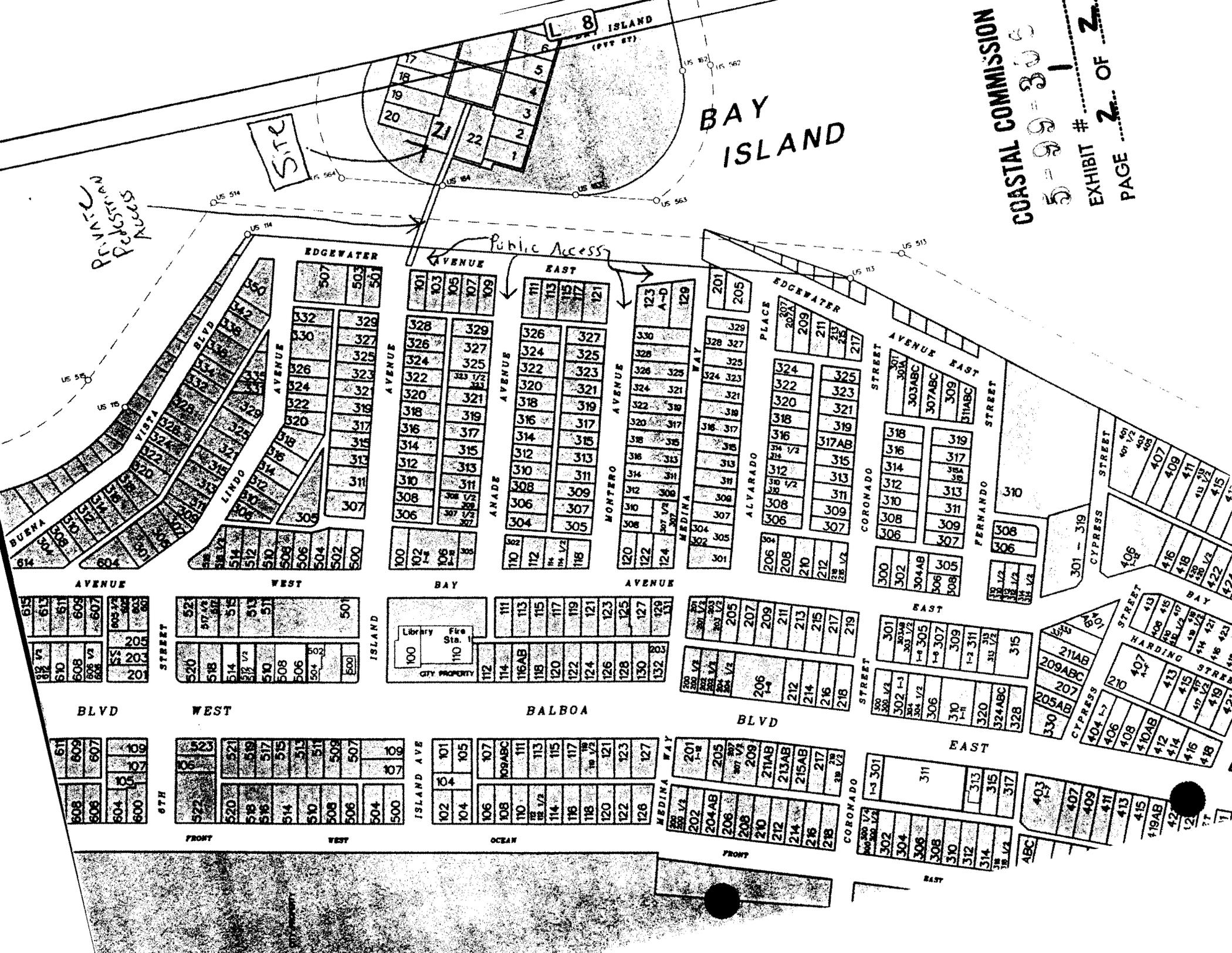
COASTAL COMMISSION

5-99-305

EXHIBIT # 1

PAGE 1 OF 2

919



PLANNED
STREET
NAMES

SITE

Public Access

BAY ISLAND

COASTAL COMMISSION
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 EXHIBIT # 1
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JOB SHEET
 BAY ISLAND RESIDENCE
 PLANNED DEVELOPMENT
 SUBMITTED FOR APPROVAL
 GENERAL COMMENTS
 APPROVAL

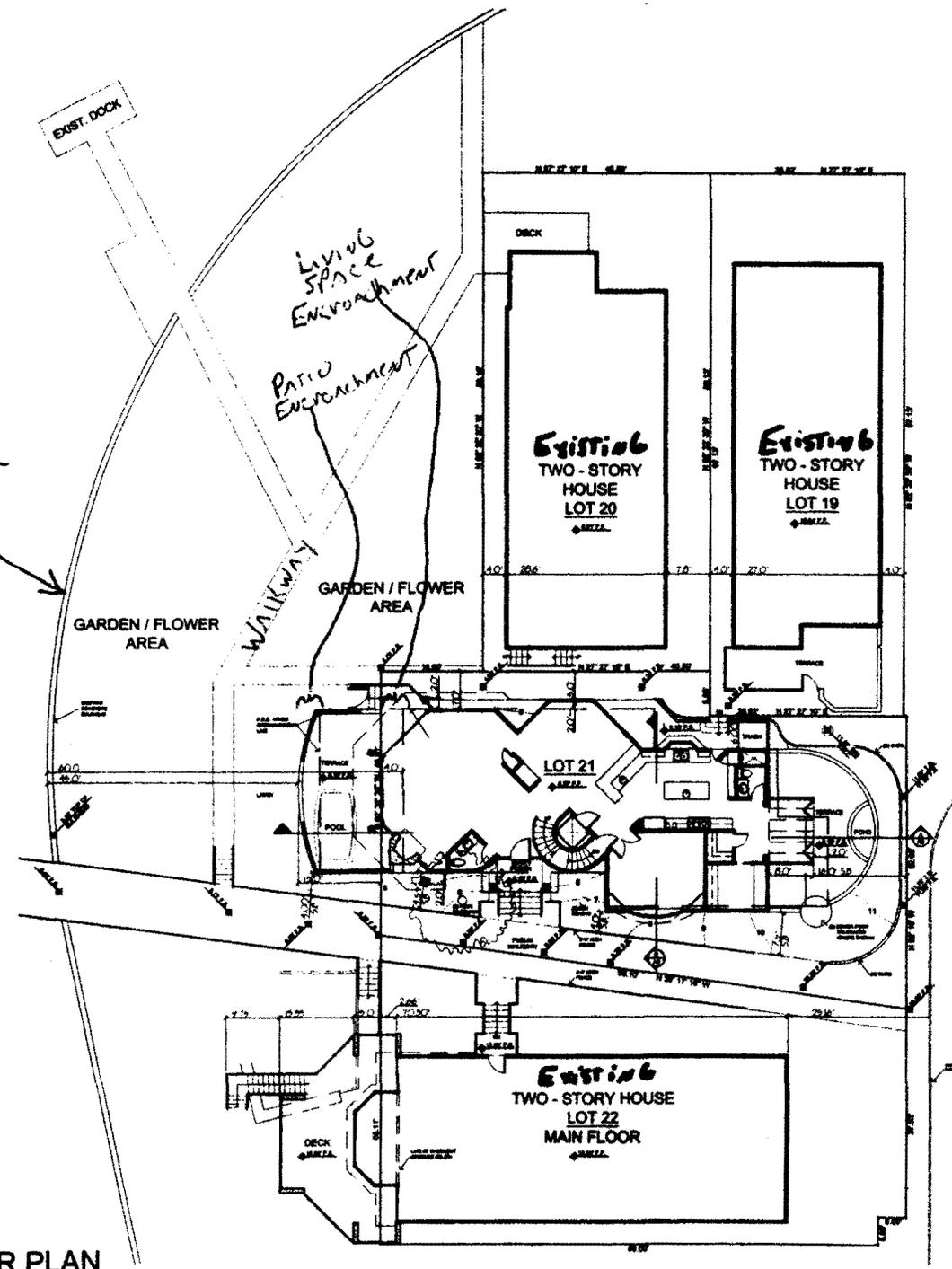
KURT DONA
ARCHITECT

803 328-0000 Suite 1
 Newport Beach, CA 92660
 949 675-8888 fax 675-12

FLETCHER
RESIDENCE

Bay Island
 Newport Beach, CA

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← Balboa Peninsula

BAY

COASTAL COMMISSION
 5-99-306
 EXHIBIT # 2
 PAGE 1 OF 8

SITE / FLOOR PLAN

SCALE 1"=10'-0"

20 APRIL 1997
 27 JULY 1997
 REVISED
 DRAWING CHANGES 7 MAY
 SUBMITTER COMMENTS
 CONTRACT

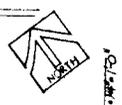
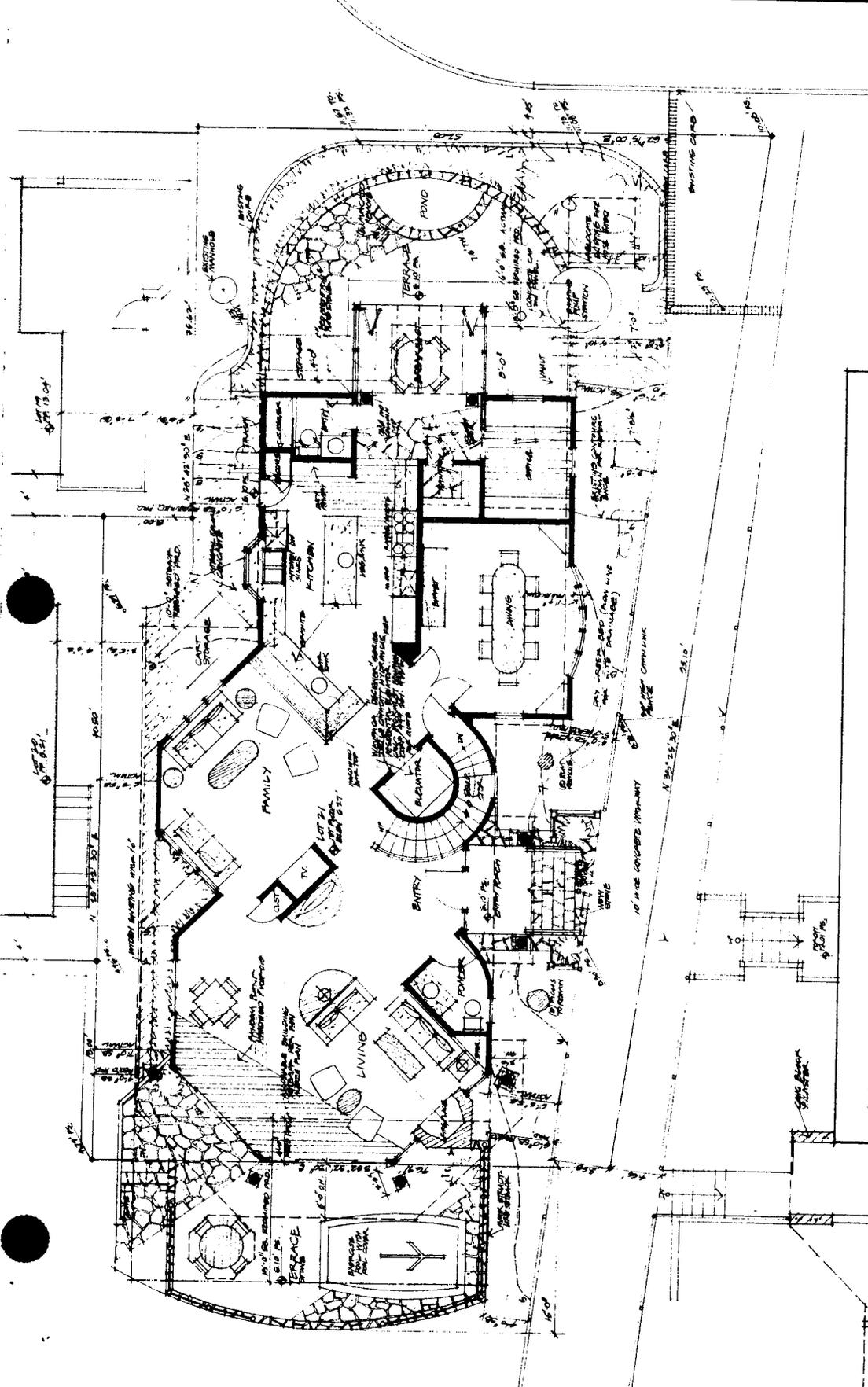
**KURT DONATI
 ARCHITECT**

503 32nd Street, Suite 130
 Newport Beach, CA 92663
 949.675.8856 or 675.1286

**FLETCHER
 RESIDENCE**

BAY ISLAND
 Newport Beach, CA

A1



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

COASTAL COMMISSION

3-99-306

EXHIBIT # 2

PAGE 2 OF 8

FIRST FLOOR PLAN

BUILDING AREA TABULATIONS
 1ST FLOOR 1075 SF
 2ND FLOOR 1277 SF
 3RD FLOOR 1378 SF
 TOTAL 4730 SF

2176 SQ. LIVABLE

2085 SQ. FLOOR AREA

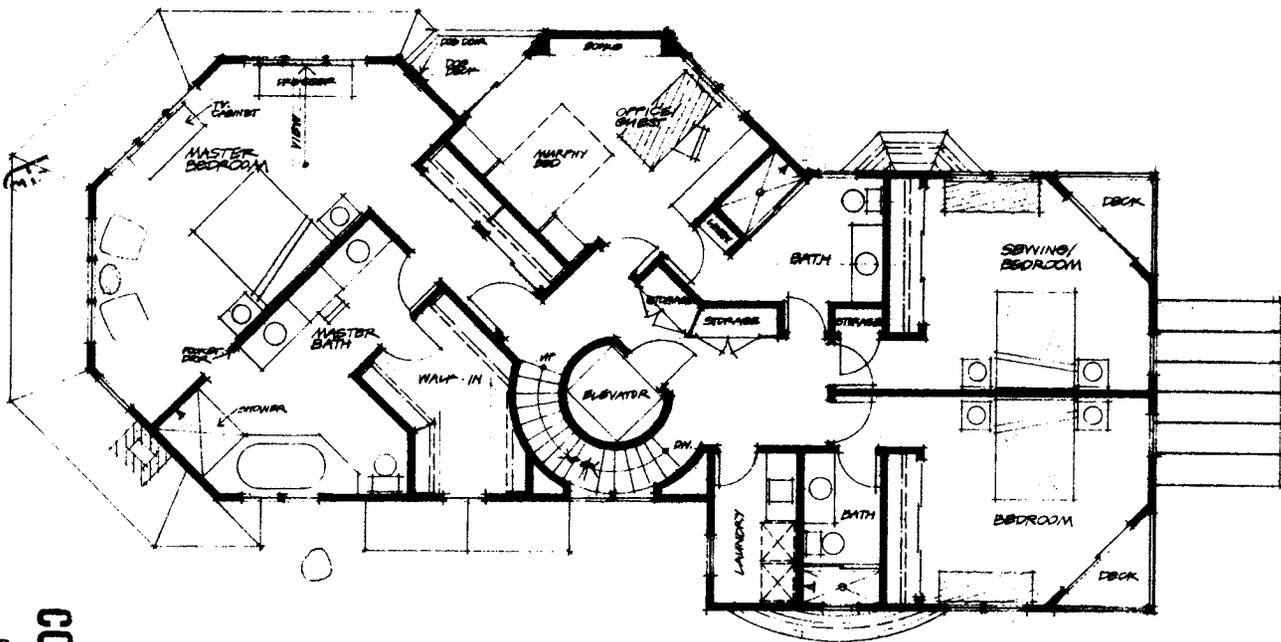
AND NET LIVABLE AREA: 6160 SQ. FT.

10' WIDE CONCRETE STRIPWAY

10' WIDE CONCRETE STRIPWAY
 7.44 SQ. FT.

13.83 SQ. FT.

SITE AND
 DESIGN REVIEW
 SUBMITTAL 16 APRIL 1999
 7/14/99
 SUBMITTAL FOR
 APPROVAL IN
 CONCEPT 27 MAY 1999



KURT DONA ARCHITECT

503 32nd Street, Suite 13
 Newport Beach, CA 92661
 949.675.8856 • 675.1228

FLETCHER RESIDENCE

BAY ISLAND
Newport Beach, CA

COASTAL COMMISSION

5-14-99-305
 EXHIBIT # 2
 PAGE 3 OF 8

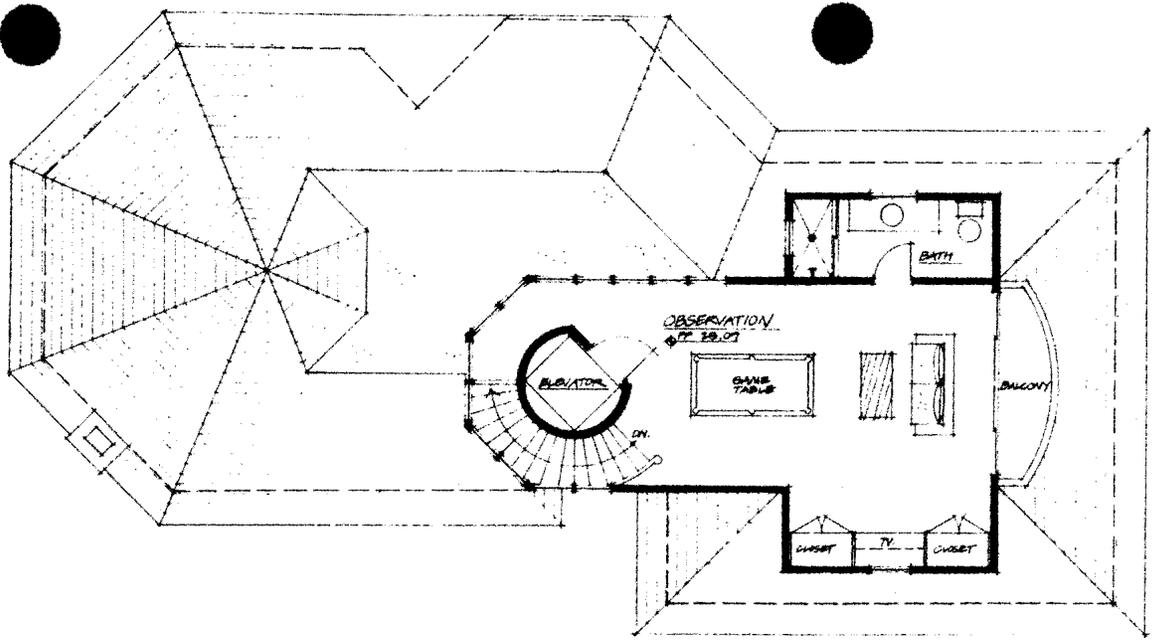
SECOND FLOOR PLAN

1073 SF



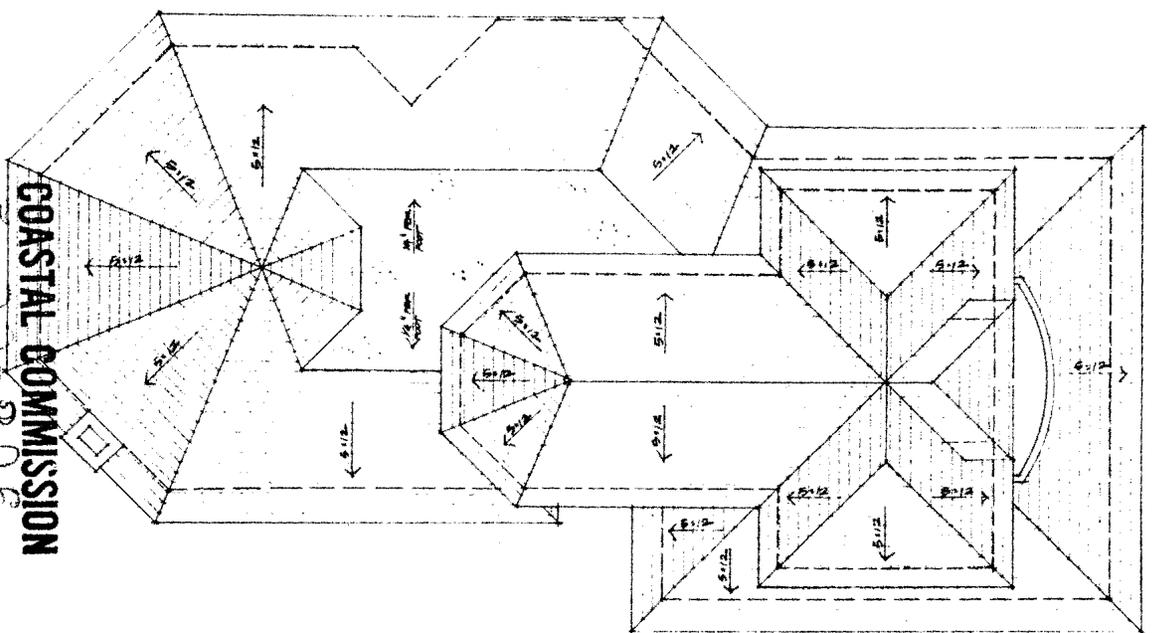
A2

BAY ISLAND
 DESIGN REVIEW
 SUBMITTAL
 16 APRIL
 1999
 PLANNING COMMISSION
 SUBMITTAL
 7 MAY
 1999
 SUBMITTAL FOR
 APPROVAL IN
 CONCEPT
 27 JULY
 1999



THIRD FLOOR PLAN 499 SQ. FT.

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



ROOF PLAN

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

KURT DONAT ARCHITECT



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 Newport Beach, CA 92663
 949.675.8856 / 675.1286

FLETCHER RESIDENCE

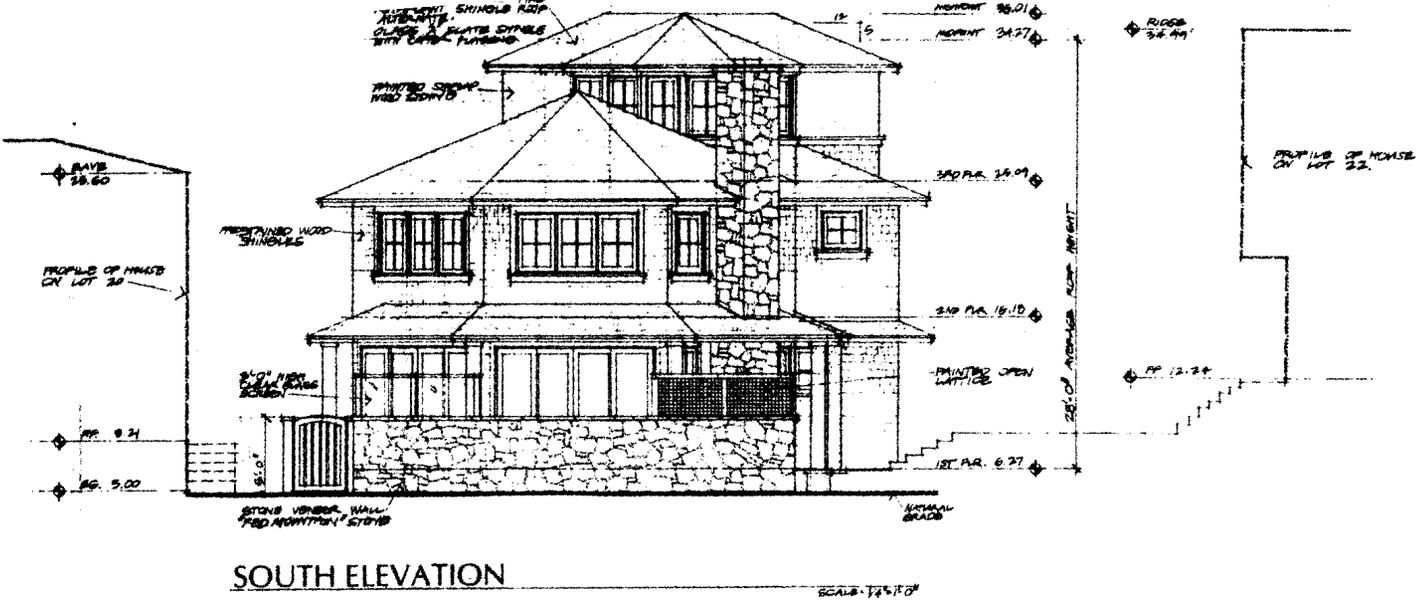
BAY ISLAND
 Newport Beach, CA

A3

EXHIBIT # 2
 PAGE 4 OF 8

COASTAL COMMISSION
 308

COASTAL COMMISSION
 EXHIBIT # 5-95-300
 PAGE 5 OF 8



SOUTH ELEVATION

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



WEST ELEVATION

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

BAY ISLAND
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 SUBMITTAL
 SUBMITTAL FOR
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 CONCEPT
 16 APRIL
 1999
 27 JULY
 1999

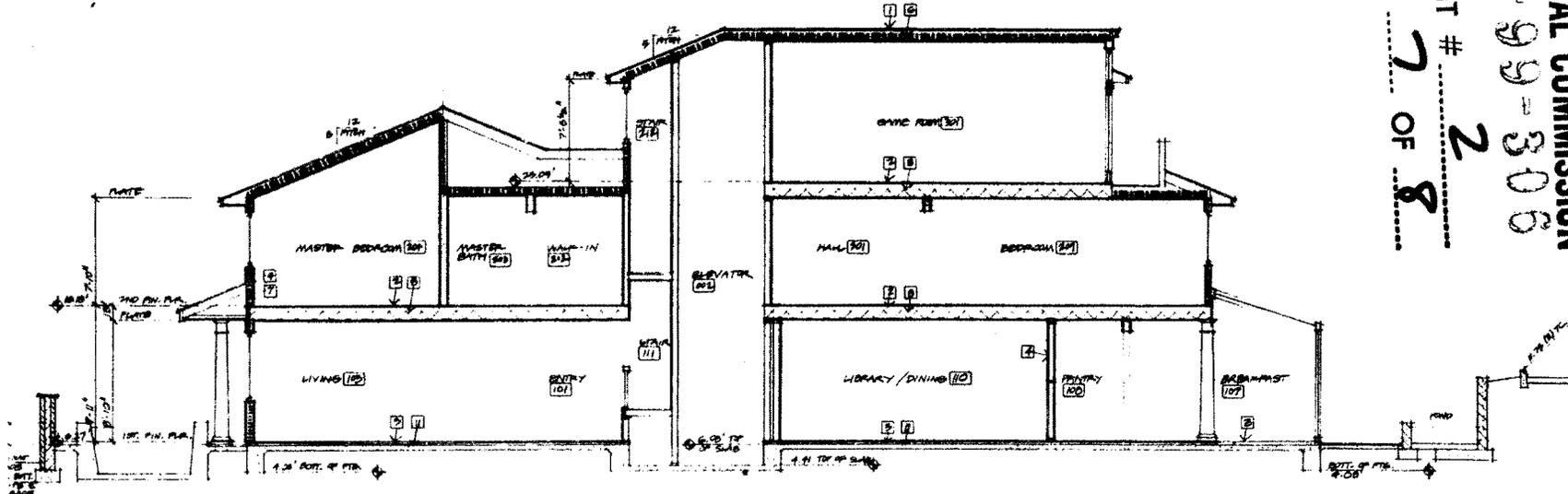
KURT DONATI
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FLETCHER
 RESIDENCE

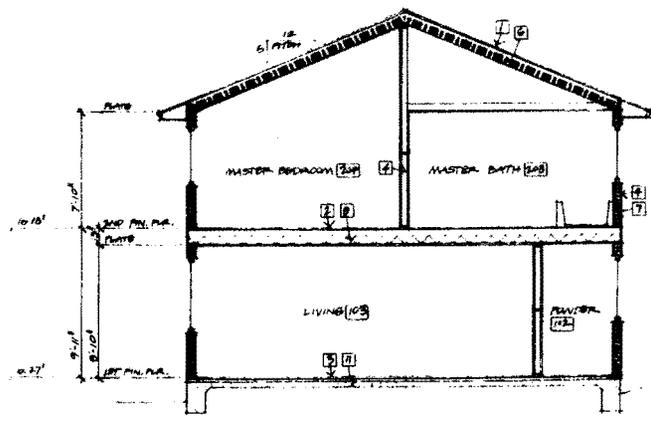
BAY ISLAND
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A4



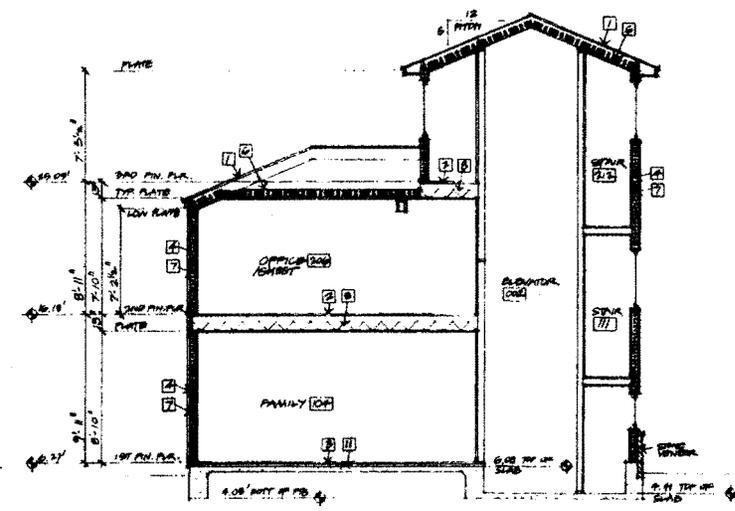
SECTION A

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



SECTION B

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



SECTION C

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

INCLUDE SECTION CONSTRUCTION NOTES:

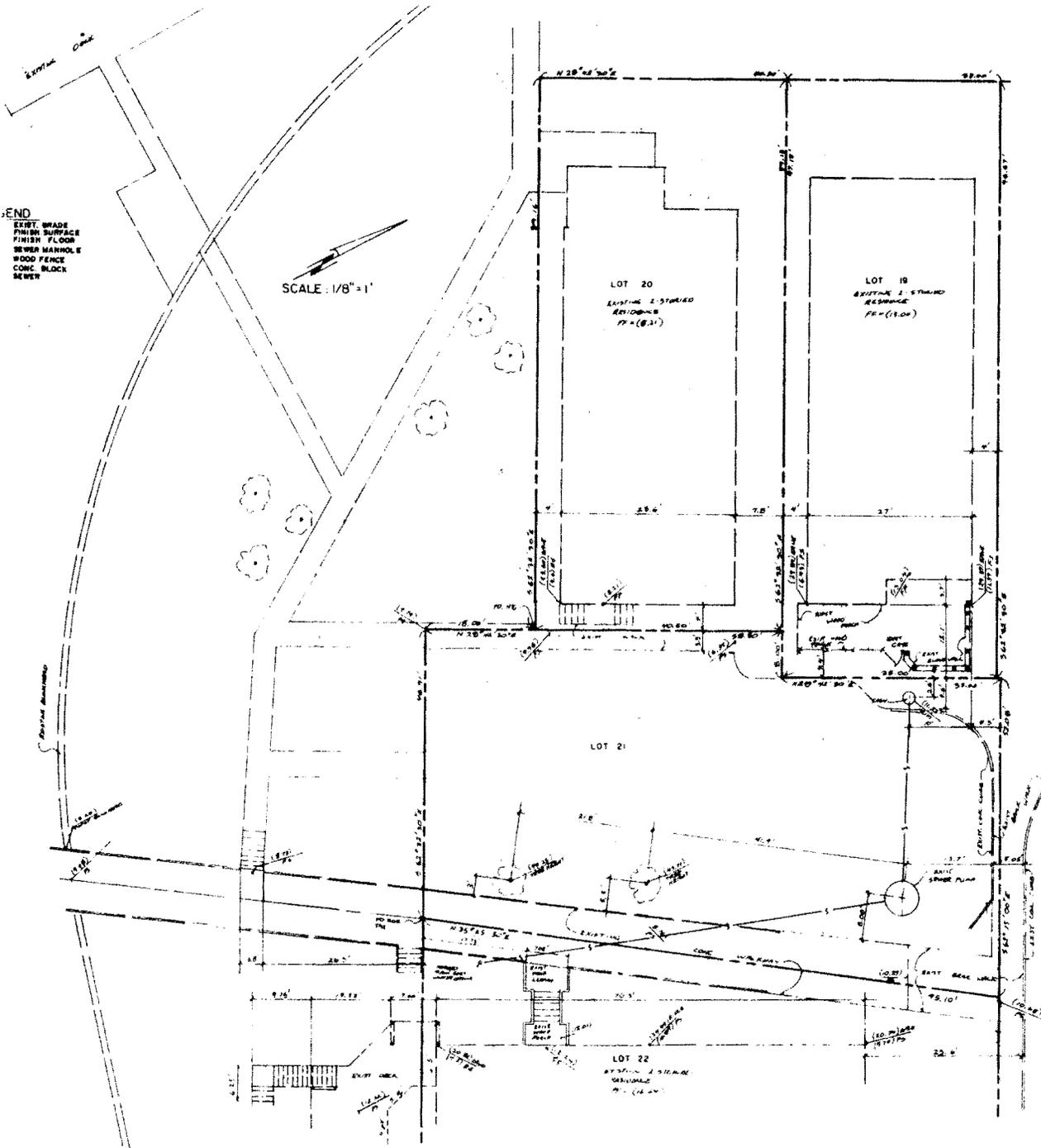
- 1 1/4" PLYWOOD ROOF SHEATHING OVER 2 x 4 ROOF RAFTERS.
- 2 1 1/8" T AND G PLYWOOD FLOOR SHEATHING OVER 11 7/8" TRUSS JOIST FRAMING.
- 3 1/2" T AND G PLYWOOD FLOOR SHEATHING OVER 2 x 4 PTDF SLIPPERS AT 24" OC.
- 4 2 x 4 STUD WALLS AT 16" OC. WITH FIRE BLOCKING AT MIDPOINT.
- 5 STERNAHLL FOOTING PER FOUNDATION PLAN.
- 6 R-21 BATT INSULATION AT ROOF FRAMING.
- 7 R-15 BATT INSULATION AT EXTERIOR WALL FRAMING.
- 8 6" BATT SOUND INSULATION AT SECOND AND THIRD FLOOR FRAMING.
- 9 R-21 BATT INSULATION AT FLOOR FRAMING WITH SAG WIRES AT 24" OC.
- 10 3/8" GYPSUM BOARD TYPICAL THROUGHOUT. TYPE X AT UNDERSIDE OF STAIRS.
- 11 STRUCTURAL SLAB PER FOUNDATION PLAN.

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FLETCHER RESIDENCE

BAY ISLAND
 Newport Beach, CA



END
 EXIST. GRADE
 FINISH SURFACE
 FINISH FLOOR
 SEWER MANHOLE
 WOOD FENCE
 CONC. BLOCK
 SEWER

SCALE: 1/8" = 1'

BAY ISLAND
 DESIGN REVIEW 14 APRIL
 SUBMITTAL 1999
 APPROVAL FOR 27 MAY
 CONCEPT 1999

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FLETCHER
 RESIDENCE

BAY ISLAND
 Newport Beach, CA

COASTAL COMMISSION

5-99-303

EXHIBIT # 2
 PAGE 8 OF 8

TOPOGRAPHY MAP

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PREPARED FOR
 DONALD FLETCHER
 21 BAY ISLAND
 NEWPORT BEACH, CA 92663

ADDRESS
 21 BAY ISLAND

LEGAL DESCRIPTION
 LOT 21 OF BAY ISLAND TRACT

A7