

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Oceangate, Suite 1000
 Long Beach, CA 90802-4302
 (2) 590-5071



Filed: 8/7/01
 49th Day: 9/25/01
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 Staff: MV-LB
 Staff Report: 8/22/01
 Hearing Date: 9/11-14/01
 Commission Action:

Tu 23i

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-01-232

APPLICANT: Dane Creighton

RECORD PACKET COPY

AGENT: Tim Francis, Pacific Coast Architects

PROJECT LOCATION: 5403 River Avenue, Newport Beach, Orange County

PROJECT DESCRIPTION: Existing development on the subject site includes two detached residential units. This first unit is proposed to be demolished and replaced with a 2 story, 29 foot high, 3,673 square foot residential unit above the proposed 575 square feet of subterranean parking. The existing second unit is located above an existing two car garage. This second unit is proposed to be remodeled and the garage beneath is proposed to be converted to a single car carport and ramp to access the subterranean parking. This second unit is proposed to remain 837 square feet. The two separate units are proposed to become attached units. Also proposed is 696 cubic yards of cut to accommodate the subterranean parking and a 424 square foot roof deck.

Lot Area	3862 square feet
Building Coverage	1512 square feet
Pavement Coverage	1800 square feet
Landscape Coverage	550 square feet
Parking Spaces	4
Zoning	R-2
Ht above final grade	29 Feet

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval in Concept No. 0527-2001; Use Permit No. UP 2001-016; Modification Permit No. MD 2001-034.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; Geotechnical Investigation, prepared by Strata-Tech, Inc., dated April 25, 2001.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project subject to four special conditions. The first special condition requires that the proposed basement level be watertight and designed for a hydrostatic surcharge as recommended in order to protect water quality by avoiding long term ocean discharge of groundwater; the second requires conformance of the proposed project to the recommendations contained in the Geotechnical Investigation prepared for the project, the third requires reconfiguration of the proposed parking in order to provide two spaces per residential unit in order to facilitate public access, and the fourth requires that the location of the disposal site for

the cut material be identified and if in the coastal zone approval of a coastal development permit or an amendment to this permit. The special conditions are necessary to assure that the proposed project is consistent with the hazard, public access and water quality provisions of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following 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, 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
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. Basement Design and Construction

- A. Final design and construction plans for the basement level parking area shall be consistent with the geotechnical recommendation which requires that the basement walls and floor be designed water tight and for a hydrostatic surcharge. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive

Director's review and approval, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans for the basement and certified that each of those final plans is consistent with the requirement identified above.

- 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. Conformance of Design and Construction Plans to Geotechnical Investigation

- A. All final design and construction plans, including grading, foundations, site plans, elevation plans, and drainage plans, shall be consistent with all recommendations contained in the Geotechnical Investigation prepared by Strata-Tech, Inc., dated April 25, 2000. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriately 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.

3. Revised Garage Design

- A) The proposed two car subterranean garage shall be revised to be two, single car garages with separate entry and doors.
- B) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, revised plans indicating two, single car garages with separate entry and doors have replaced the two car garage.

The project shall be constructed consistent with the revised plans.

4. Location of Disposal Site

Prior to issuance of the coastal development permit the applicant shall submit, for the review and approval of the Executive Director, a letter identifying the location of the disposal site of the excess cut material. If the disposal site is in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

32)

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

Existing development on the subject site includes two detached residential units. The first, existing unit is two stories and 1606 square feet. This first unit is proposed to be demolished and replaced with a 2 story, 29 foot high, 3,673 square foot residential unit above the proposed 575 square feet of subterranean parking. The existing second unit is located above an existing two car garage. This second unit is proposed to be remodeled and the garage beneath is proposed to be converted to a single car carport and ramp to access the subterranean parking. This second unit is proposed to remain 837 square feet. The two separate units are proposed to become attached units.

The proposed project will provide a total of four on site parking spaces: one in the proposed carport at the existing grade level and three at the proposed subterranean level. Of the three spaces proposed at the subterranean level, two are proposed in a two car garage. The third parking space is proposed in tandem with one of the garage spaces (see exhibit F).

Also proposed is 696 cubic yards of cut to accommodate the subterranean parking. A 424 square foot roof deck is also proposed. The certified land use designation at the subject site is Two Family Residential. The City's zoning at the site is R-2.

The subject site is located at the west end of Newport Beach, seaward of Coast Highway, approximately two blocks inland of the wide sandy ocean fronting beach. Public access to the beach in this area exists at all the street ends.

The proposed project received a Use Permit from the City to allow additions to an existing non-conforming structure. The structure is non-conforming because the existing building encroaches 16 feet into the 20 foot front yard setback adjacent to River Avenue. The proposed project also received a Modification Permit from the City to allow the subterranean garage to encroach 5 feet into the required 10 foot rear yard setback adjacent to Neptune Avenue. The Modification Permit also allowed the carport on the front half of the lot adjacent to River Avenue to remain. The subject site is a through lot, bounded on two sides by public streets, River Avenue and Neptune Avenue. The subject site is not a beach or water front lot and so retention of the non-conforming status and encroachments do not raise any Coastal Act issues.

The proposed development includes 696 cubic yards of export. The applicant has indicated that the location of the disposal site for the excess cut material is unknown at this time. In order to ensure that the excess cut material will not be improperly disposed of or be placed elsewhere in the coastal zone without a permit, the permit has been conditioned to require the applicant to provide, in writing, a statement indicating where the excess cut material will be deposited. If the disposal site is in the coastal zone, a coastal development permit shall be required before disposal can take place.

B. Water Quality

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed development includes 626 cubic yards of excavation to accommodate 575 square feet of subterranean parking. The Geotechnical Investigation prepared for the site revealed ground water at a depth of seven feet below grade. The subterranean parking level is proposed to extend to a depth of nine feet below grade. Consequently de-watering will be necessary during construction of the lower level. De-watering is not anticipated to be necessary once construction is complete.

The proposed de-watering would tie into the City's existing storm drain system which ultimately empties into the ocean. The Coastal Act requires that adverse effects of the proposed de-watering on coastal waters and the marine environment be minimized. In order to assure that these adverse effects are minimized, best management practices (BMPs) must be incorporated into the project. BMPs are used for many reasons including to reduce the magnitude of pollutants introduced into coastal waters.

De-watering during construction is expected to last for one and a half months. The applicant estimates that pumping during construction will be on the order of 200 gallons per minute with two pumps working 24 hours a day. An emergency back up pump is proposed to be on standby. The pumps will have sediment filters and discharge ground water to the existing storm drain at River Street which in turn discharges to the ocean.

The applicant has indicated that groundwater is not expected to weep into the subterranean parking area once construction is complete. In any case the proposed project includes a redundant sump pump system in the event that the basement walls do leak. The proposed sump pump system would direct any pumped water to an on-site gravel weep pit. Water directed to the weep pit would eventually re-enter the groundwater table. Capturing water onsite and allowing it to re-enter the water table, rather than being pumped untreated directly into the storm drain system, is considered a best management practice because it limits the potential for additional pollutants to be introduced into the storm drain system and so to the ocean. Consequently it is a preferred alternative to pumping it directly into the storm drain system.

The proposed de-watering project has received approval from the California Regional Water Quality Control Board (RWQCB), Santa Ana Region (see exhibit C). Under the terms of Order No. 98-67, the de-watering project is required to be consistent with Monitoring and Reporting Program No. 98-67-132, which specifies the frequency of sampling and the constituents to be monitored.

The Geotechnical investigation prepared for the proposed project states:

"Basement walls and floor shall be designed watertight and for a hydrostatic surcharge and/or permanent subdrain and discharge system installed."

As described above the proposed project includes a permanent subdrain and discharge system (the sump pump). In addition, if the proposed basement level is designed to be watertight and designed for a hydrostatic surcharge the likelihood of extended de-watering is substantially decreased. If de-watering does not need to occur after construction, the ground water will remain in place, eliminating the need for it to be pumped to the storm drain and ultimately to the ocean. Pumping ground water introduces the possibility of contact with contaminants during the pumping and discharge process. Such contaminants, along with any that may already exist in the ground water, are then discharged into coastal waters via the storm drain. Thus, if pumping is avoided, adverse impacts to coastal waters are minimized.

It appears to be the applicant's intent to construct the basement level as recommended by the geotechnical consultant. However, it is not explicitly stated in the application. Therefore, in order to assure that the basement level is constructed in a manner that will minimize the need for extended de-watering, and thus minimize adverse impacts to coastal waters, a special condition is recommended which requires that the basement level be designed and constructed to be watertight and for a hydrostatic surcharge. The applicant shall, as a condition of approval, submit evidence that the proposed project has been reviewed and approved by an appropriate licensed professional, indicating that basement will be watertight and will provide a hydrostatic surcharge.

A number of effective best management practices have been incorporated into the proposed project's de-watering component. These include sediment filters on the de-watering pumps, provision of a redundant sump pump, direction of any water pumped by the sump pump to a gravel weep pit and back into the groundwater table, and monitoring and reporting of the water to be de-watered as required by the RWQCB approval. In addition to these measures, the project has been conditioned to assure that the basement level will be designed and constructed to be water tight and for a hydrostatic surcharge. This special condition is necessary to minimize the likelihood of future de-watering. Therefore, the Commission finds, that as conditioned, the proposed development is consistent with Sections 30230 and 30231 which require that coastal water quality be maintained and enhanced.

C. Public Access: Parking

Section 30250 of the Coastal Act requires, in part, that new residential development be located where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, Section 30252 of the Coastal Act requires, among other things, that the amount and location of new development maintain and enhance public access to the coast by providing adequate parking facilities.

When private development does not provide adequate on-site parking, users of that development may be forced to occupy public parking that could be used by visitors to the coast. A lack of public parking discourages visitors from coming to the beach and other visitor serving activities in the

coastal zone. A proposed development's lack of parking could therefore have an adverse impact on public access.

The Commission has consistently found that two parking spaces are necessary to satisfy the parking demand generated by individual dwelling units. The proposed project will provide four parking spaces. However, of the four parking spaces only one is reasonably useable by the second unit. This situation arises due to the arrangement of the three subterranean parking spaces. Two of the spaces are proposed in a two car garage. The third space is proposed to be in tandem behind one of the garage spaces (see exhibit F). Generally, two spaces in a single two car garage are used by the occupants of a single residential unit. Likewise two spaces arranged in tandem, that is one behind the other, are only feasible if both spaces are used by occupants of the same residential unit. Consequently, as proposed, all three subterranean parking spaces would be used by only one of the two on-site residences. This leaves only one on-site parking space for the second residential unit (the at grade carport space). Therefore as proposed, the second residential unit would be short one parking space. This lack of parking is not compensated by additional spaces provided for the other unit. If one unit is short parking, that occupant(s) and any guests would be forced to use on street parking that would otherwise be available to beach goers.

Although impacts that arise from one dwelling unit might appear to be minimal, Section 30250 requires that the cumulative effects of such impacts be considered. Therefore the Commission must consider whether approval of the proposed project with it's currently proposed parking, could create adverse impacts on coastal resources, specifically to public access due to lack of parking.

The proposed project is located on in the seaward of Coast Highway, approximately two blocks from the beach, in the west Newport Area. The beach in this area is a wide sandy beach and is a popular destination point. Parking in this area is already extremely impacted, especially during peak use periods. Consequently, it is imperative that new development in the vicinity provide adequate parking in order to avoid adverse impacts to public access due to lack of parking.

If the proposed parking were reconfigured such that each unit could reasonable use two spaces each, the parking deficiency would be eliminated. Consequently a special condition is necessary that will require that the two car garage be re-designed into two single car garages. This redesign would mean that one residential unit could reasonably access a one car garage and the carport space while the second unit could reasonably access the other single car garage and the tandem space behind it. The special condition requires that the applicant submit revised plans indicating that the proposed parking has been reconfigured to provide two spaces per residential unit (rather than three spaces for one unit and one space for the second unit) and that the project be constructed consistent with the revised plans. The Commission finds that only as conditioned is the project consistent with public access, cumulative impacts, and parking policies of the Coastal Act.

D. Geology

Section 30253 of the Coastal Act states, in 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 subject site is not an oceanfront or blufftop lot. It is located on an interior lot, approximately two blocks from the beach. The proposed project includes 626 cubic yards of cut to accommodate subterranean parking. Sub-grade excavation of this magnitude, especially because it extends below ground water level, creates the potential for instability at the site. Section 30253 requires that new development assure stability and structural integrity. A site specific Geotechnical Investigation was prepared for the proposed development by Strata-Tech, Inc. and is dated April 25, 2001. Preparation of the Geotechnical Investigation included a cursory reconnaissance of the site and surrounding areas, excavation of exploratory borings, collection of representative bulk and/or undisturbed soil samples, and laboratory analyses of soil samples.

Regarding the feasibility of the proposed project the geotechnical consultant states:

"Development of the site as proposed is considered feasible from a soils engineering standpoint, provided that the recommendations stated herein are incorporated in the design and are implemented in the field."

The geotechnical consultant has found that the proposed development is feasible provided the recommendations contained in the Geotechnical Investigation prepared by the consultant are implemented in design and construction of the project. The geotechnical recommendations address on grade foundations and site improvements grading, basement area grading, lateral design, seismic design, settlement, subsidence and shrinkage, floor slabs, utility line backfills, hardscape and slabs, chemical analysis, drainage, construction cuts, basement walls, and engineering consultation, testing and observation. In order to assure that risks are minimized, the geotechnical consultant's recommendations should be incorporated into the design of the project. As a condition of approval the applicant shall submit grading and foundation plans indicating that the recommendations contained in the Geotechnical Investigation prepared by Strata-Tech, Inc., dated April 25, 2001, have been incorporated into the design of the proposed project.

The Commission finds that only as conditioned as described above, can the proposed development be found to be consistent with Section 30253 of the Coastal Act. As conditioned, the Commission finds the proposed development is consistent with Section 30253 of the Coastal Act which requires that risks be minimized and geologic stability be assured.

E. Public Access & Recreation

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

Public access exists in the vicinity approximately two blocks south of the subject site at the wide sandy ocean beach along the Balboa Peninsula. The proposed development, as conditioned, will not result in any significant adverse impacts to existing public access or recreation in the area. Therefore the Commission finds that the project is consistent with the public access and recreations policies of the Coastal Act.

F. Land Use Plan

Section 30604 of the Coastal Act provides that a coastal development permit shall be issued only if the proposed development would not prejudice the ability of the local government having jurisdiction to prepare a local coastal program (LCP) which conforms with, and is adequate to carry out, the 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 is located in an urban area. All infrastructures necessary to serve the site exist in the area. As conditioned, the proposed project has been found consistent with the public access policies of Chapter 3 of the Coastal Act. The special conditions also serve to mitigate any significant adverse impacts under CEQA. Mitigation measures requiring watertight basement construction, reconfiguration of the proposed parking, conformance to the geotechnical consultant's recommendations, and identification of the location of the disposal site for the excess cut material will minimize any significant adverse effects that the activity may have on the environment.

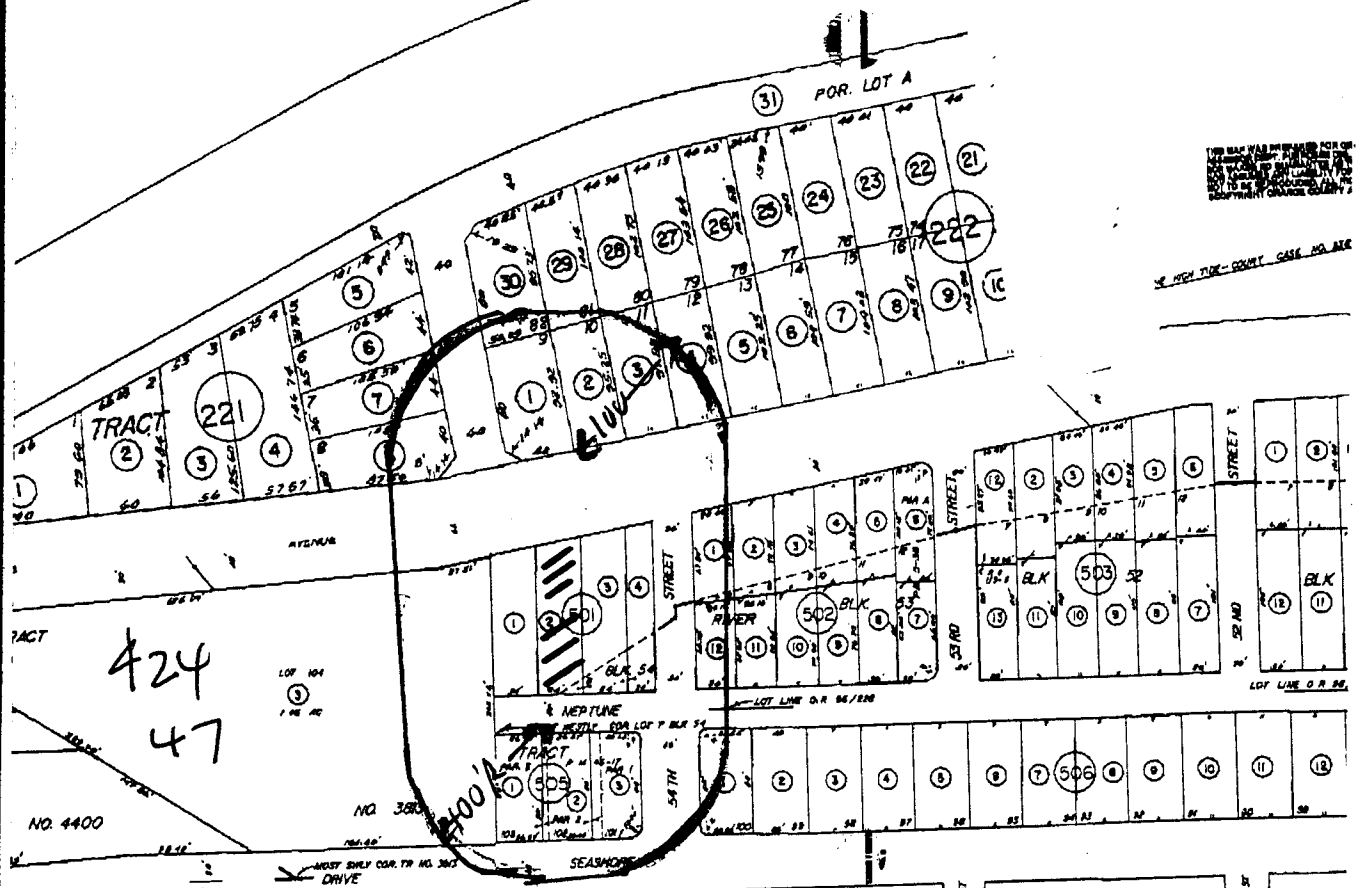
There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.



Subject site

EXHIBIT NO. A
APPLICATION NO.
5-01-232
California Coastal Commission

VICINITY MAP



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 424 PAGE 47 COUNTY OF ORANGE

RIVER SECTION TRACT NO. 303 PARCEL MAP

M.M. 4-25 H.M. 162-11 TO 13 INC. P.M. 5-38,37-50,43-17

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

COASTAL COMMISSION

5-01-232

EXHIBIT # B

PAGE 1 OF 1



Winston H. Hickox
Secretary for
Environmental
Protection

Santa Ana Region

Internet Address: <http://www.swrcb.ca.gov/rwqcb8>
3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (909) 782-4130 - FAX (909) 781-6288



Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov/rwqcb8

RECEIVED
South Coast Region

August 1, 2001

AUG 7 2001

Dane Creighton
5403 River Avenue
Newport Beach, CA 92663

CALIFORNIA
COASTAL COMMISSION

WASTE DISCHARGE REQUIREMENTS, ORDER NO. 98-67, NPDES NO. CAG998001 (DE MINIMUS DISCHARGES), DANE CREIGHTON, 5403 RIVER AVENUE, NEWPORT BEACH, ORANGE COUNTY

Dear Mr. Creighton:

On July 19, 2001, you submitted a Notice of Intent to discharge wastewater associated with the construction of a subterranean garage at the above-referenced site under the terms and conditions of the Regional Board's general permit, Order No. 98-67

Effective immediately, you are authorized to discharge wastewater from this project under the terms and conditions of Order No. 98-67. Enclosed is Monitoring and Reporting Program No. 98-67-132, which specifies the frequency of sampling and the constituents to be monitored. Please note that modifications to the sampling frequency and constituents to be monitored can be considered on a case-by-case basis.

Order No. 98-67 will expire on July 1, 2003. If you wish to terminate coverage under this general permit prior to that time, please notify us as soon as possible so that we can rescind this authorization and avoid billing you the \$400 annual fee.

If you have any questions regarding the permit or the monitoring and reporting program, please contact Jessie Powell at (909) 320-6358.

Sincerely,

Gerard J. Thibeault
Executive Officer

Enclosure: Order No. 98-67 and Monitoring and Reporting Program No. 98-67-132

cc w/encl: ✓ Pacific Coast Architects - Tim Francis

cc w/o encl: U.S. EPA, Region IX - Terry Oda (WTR-5)
State Water Resources Control Board, Division of Water Quality - Jim Kassel
City of Newport Beach Public Works Department - Bill Patapoff
Orange County Public Resources and Facilities, Flood Control - Herb Nakagawa

JIS/98-67.132

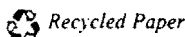
COASTAL COMMISSION

5-01-232

EXHIBIT # C

PAGE 1 OF 1

California Environmental Protection Agency



RECEIVED
South Coast Region

06 August 2001

AUG 7 2001

CALIFORNIA
COASTAL COMMISSION

To: California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
Attn: Meg Vaughn

From: Tim Francis
Pacific Coast Architects
2600 Newport Blvd., Suite 114
Newport Beach, CA 92663

Subject: Coastal Development Permit Application No. 5-01-²³²~~323~~ (Creighton)
5403 River Ave, Newport Beach, CA. 92663
A.P.N. 424-501-02

To whom it may concern:

We propose to construct a subterranean residential garage at 5403 River Ave., Newport Beach and expect to encounter ground water at approximately 7'-0" below the surface. We will erect shoring to a depth of 11'-6" to complete construction of the subterranean garage of 2,000 s.f. Dewatering will occur only during construction and the duration of dewatering will last for 1 1/2 months. After construction, ground water is not expected to weep into subterranean parking and surface water is captured in trough drains. However, as back up we are providing a redundant sump pump system that in turn discharges to a 12" diameter x 9'-0" deep gravel weep pit which re-enters the water table. The pit is located on our property, near the South West corner of our property. The subject property is located 2 1/2 blocks from the ocean and we estimate to pump 200 gallons per minute with (2) pumps on 24 hours a day with an emergency back up pump on stand by. The pumps will have sediment filters and discharge ground water to an existing storm drain at River Street which discharges to the ocean. We have attained a California Regional Water Quality Control Permit (Order NO. 98-67, NPDES No. CAG998001 DE MINIMUS DISCHARGES) for the above dewatering.

Included in our attached package is a geologic cross section of the subject site, 8 1/2 by 11 inch reduced copies of the floor plans and elevations.

The existing unit will be shored in place with new supports erected underneath and then will be lowered using a needle beam process.

If there are any further clarifications do not hesitate to contact us in a timely manner.

Sincerely,

T. Francis

Tim Francis
Pacific Coast Architects

2600 NEWPORT
BLVD. SUITE 114
NEWPORT BEACH
CA 92663
949 675 9468
FAX 675 8884

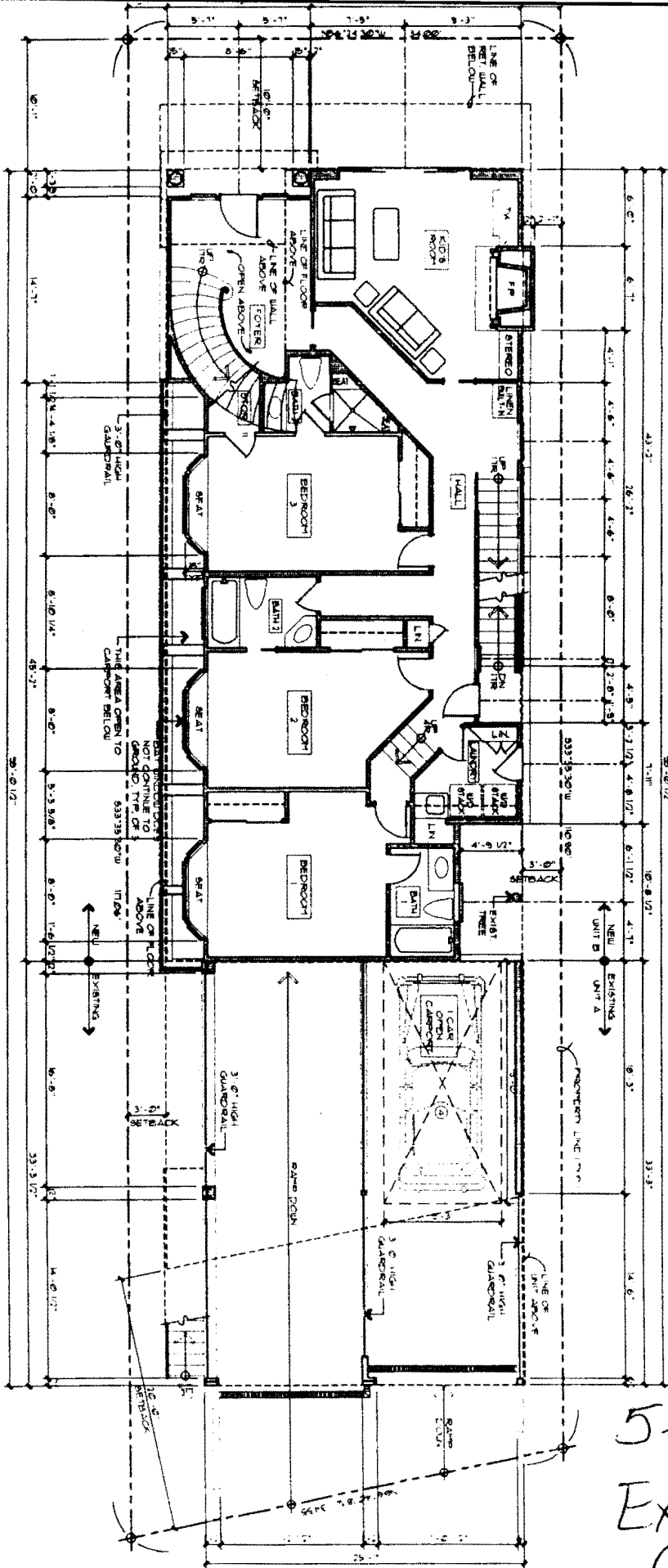
COASTAL COMMISSION

5-01-232

EXHIBIT # D

PAGE 1 OF 1

FIRST FLOOR PLAN



WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW 2x4 STUD WALLS 4'-0" O.C.
- NEW 2x4 STUD WALLS 8'-0" O.C.
- WHERE APPLICABLE
- PLUMBING WALLS

SCALE 1/4" = 1'-0"



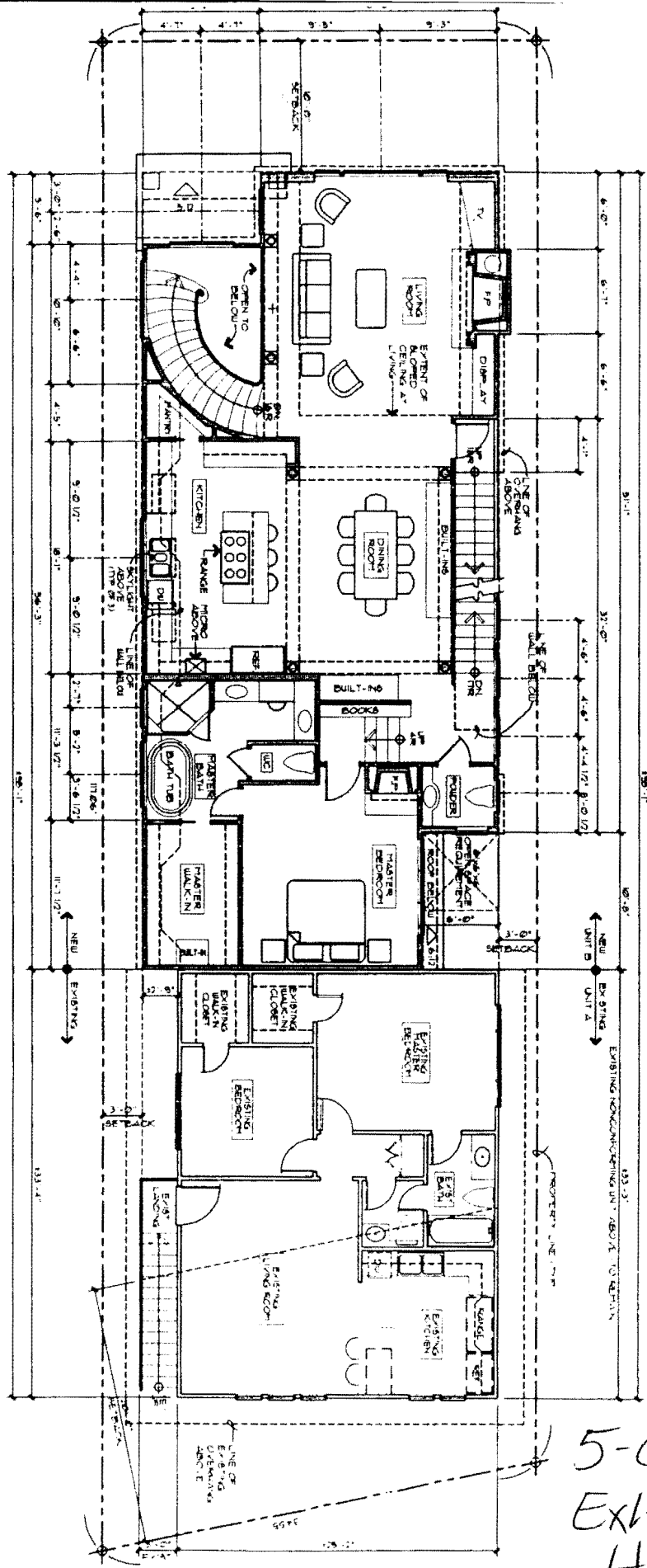
5-01-232
Exhibit
G



FIRST FLOOR PLAN

OWNER: CAROL CREIGHTON
2403 RIVER AVENUE
LEUCONIA, MISSOURI 64563
PHONE: (866) 273-4460

SECOND FLOOR PLAN



- WALL LEGEND**
- EXISTING WALLS TO REMAIN
 - NEW 2" FILL WALLS @ 8" O.C.
 - NEW 2" FILL WALLS @ 4" O.C.
 - NEW 2" FILL WALLS @ 4" O.C. WITH INTERIOR FINISH
 - NEW 2" FILL WALLS @ 4" O.C. WITH INTERIOR FINISH AND PLYWOOD WALLS

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



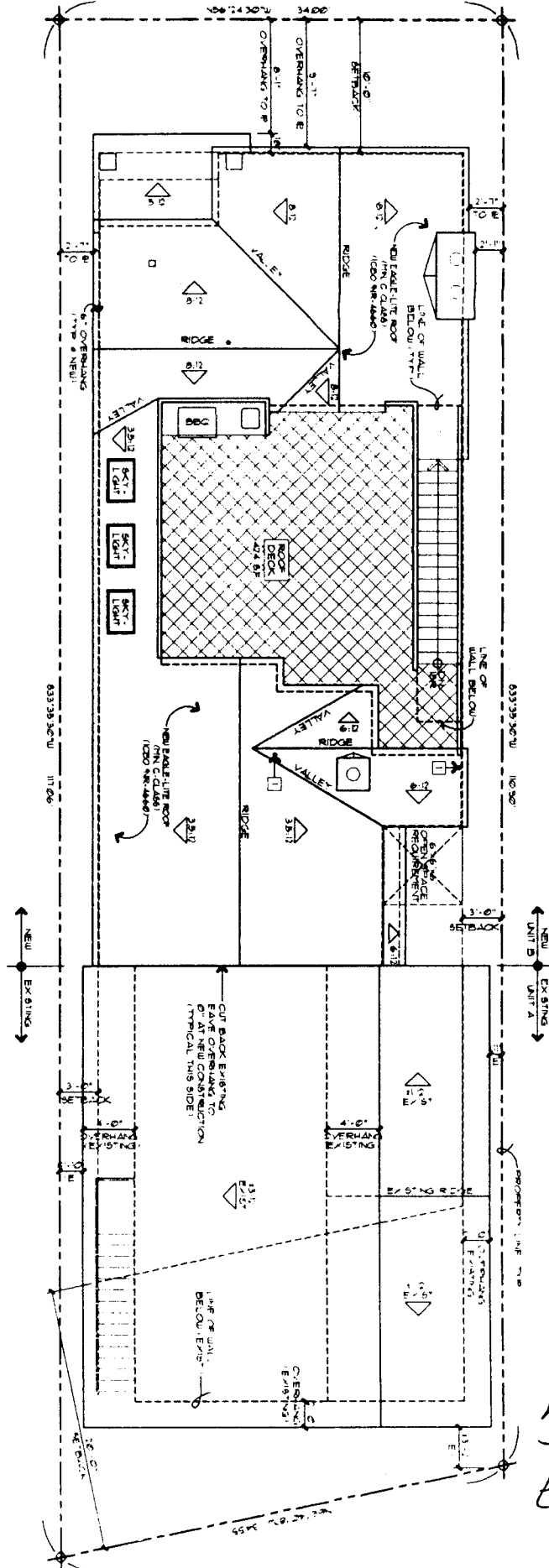
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SECOND FLOOR PLAN

OVER DATE CREIGHTON
1403 BY ER 2/25/06
NEWPORT BEACH, CA 92663
500 566-0735 4263



ROOF PLAN



WALL LEGEND

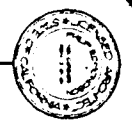
- EXISTING WALLS TO REMAIN
- NEW STEEL WALLS 4\"/>

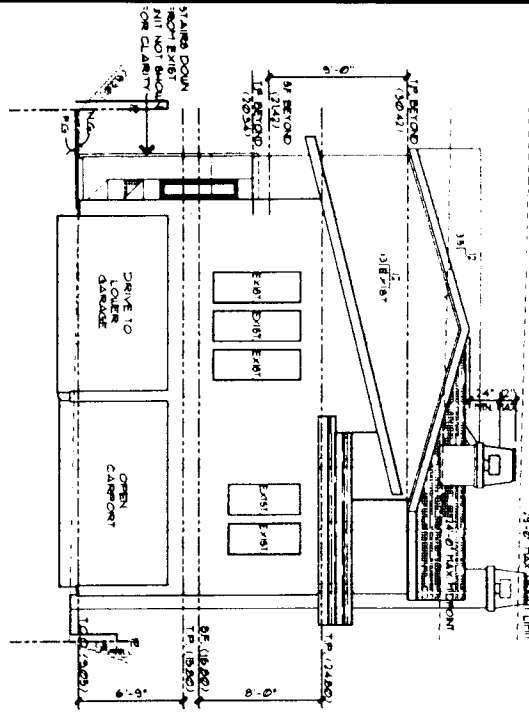
SCALE 1/8\"/>

5-01-232
Exhibit
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ROOF PLAN

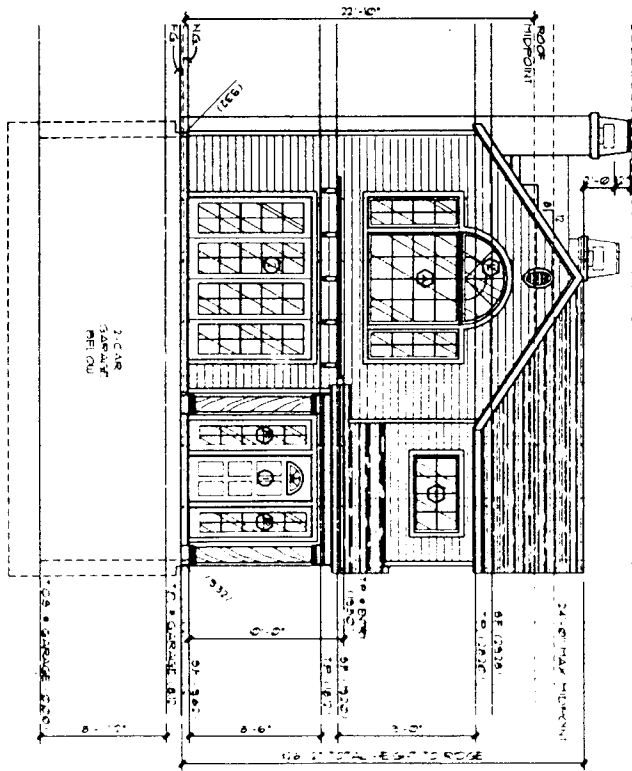
OWNER: DANE CRESTON
1403 RIVER AVENUE
NEWPORT BEACH, CA 92663
DOC: 000-0730-14263





EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

5-01-232
Exhibit
J

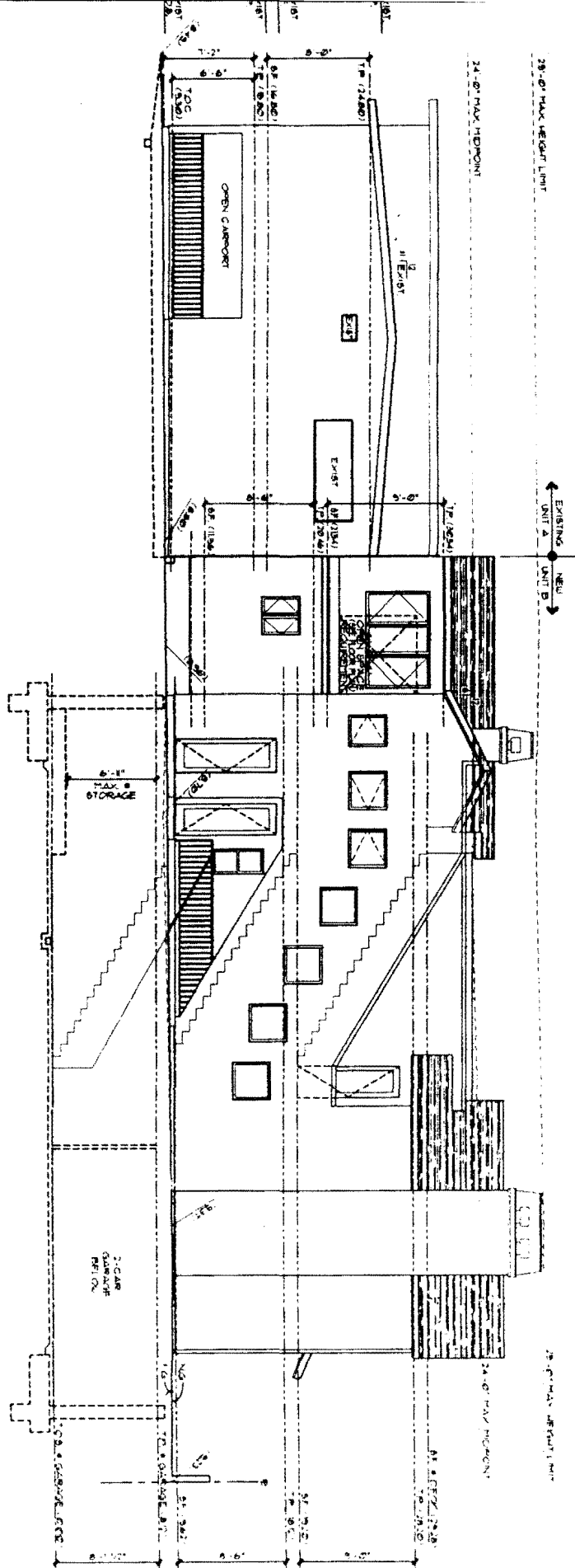
EXTERIOR ELEVATIONS

OWNER: DANE OREGON
3425 ROYER AVENUE
HEURIPORT BEACH, CA 92443
800-866-0335 4283



NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



5-01-232
Exhibit
K



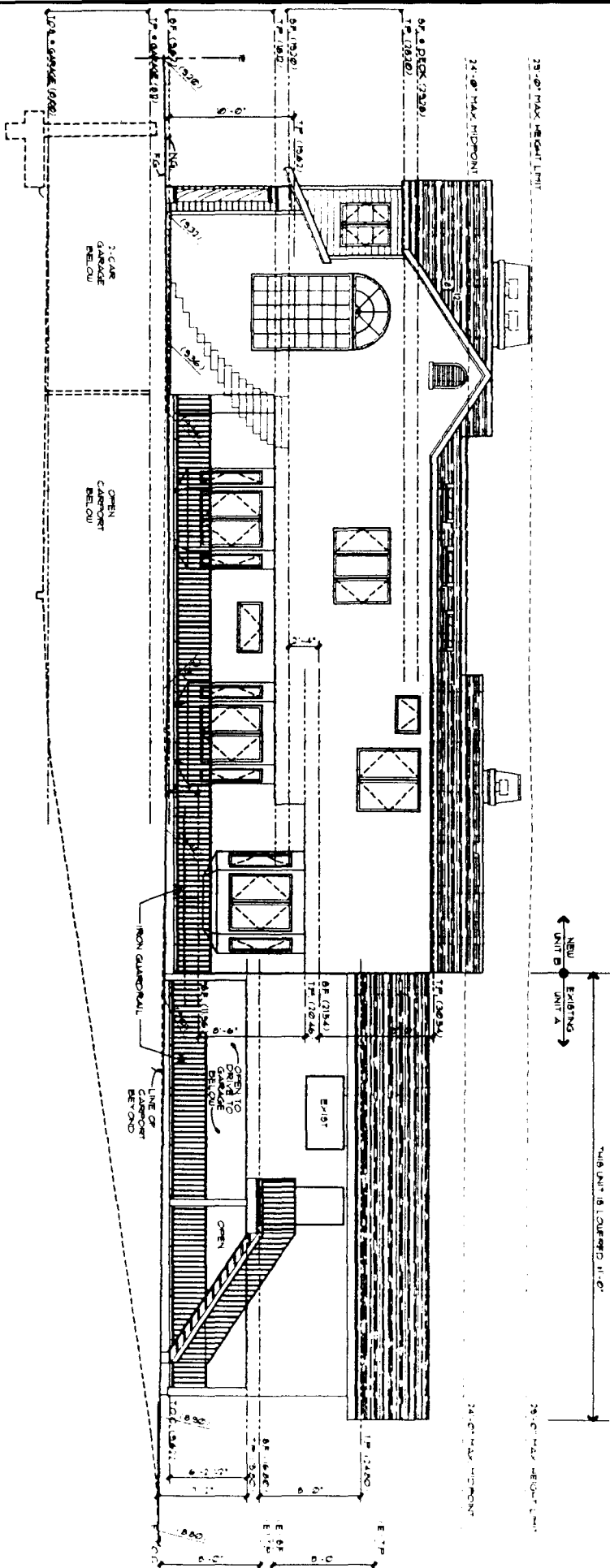
EXTERIOR ELEVATIONS

OWNER: DANE OREGON
3403 RIVER AVENUE
HEMPHILL, BEACH, CA 92663
500.866.0235 • 4263



SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



5-01-232
Exhibit L



EXTERIOR ELEVATIONS

CLER DAN OREIGN
3403 RIVER AVENUE
NEWPORT BEACH CA 92663
909 866-0135 44763



