

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 1000 Ocean Gate, Suite 1000  
 Newport Beach, CA 90802-4302  
 (562) 590-5071

Filed: December 9, 2002  
 49th Day: January 27, 2003  
 180th Day: June 7, 2003  
 Staff: FSY-LB FSY  
 Staff Report: February 13, 2003  
 Hearing Date: March 4-7, 2003  
 Commission Action:

**TU 5f****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-02-382**APPLICANT:** Steve Layton

RECORD PACKET COPY

**AGENT:** John T. Morgan**PROJECT LOCATION:** 6508 West Oceanfront, City of Newport Beach, County of Orange**PROJECT DESCRIPTION:** Demolition an existing two-story duplex and construction of a new beach fronting 2,729 square foot three-story single family residence with an attached 391 square foot two-car garage. No grading is proposed.**LOCAL APPROVALS RECEIVED:** City of Newport Beach approval-in-concept (No. 2350-2002) dated November 5, 2002.**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing demolition and construction of a new beach fronting single-family residence. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events.

Staff is recommending **APPROVAL** of the proposed project with five (5) special conditions regarding: 1) assumption of risk; 2) no future shoreline protective device; 3) future development; 4) submittal of a Drainage and Run-Off Control Plan; and 5) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development Permits: 5-02-306 (Cross); 5-02-274 (Datt); 5-02-255 (Cross); 5-02-211 (Sork); 5-02-198 (Newell); 5-02-177 (Thorne); 5-02-145 (Collins); 5-02-144 (Collins); 5-01-401 (Collins); 5-01-400 (Collins); 5-01-396 (Collins & Fluter); 5-01-304 (Caesar); 5-01-298 (Ryan); 5-01-197 (Jacobs & Dolansky); 5-01-186 (Doukoullos); 5-01-084 (Muench); 5-00-492 (Palm); 5-00-420 (Collins); 5-00-285 (Collins); 5-00-262 (Puntoriero); 5-00-261 (Pearson); 5-00-192 (Blumenthal); 5-00-114 (Heuer); 5-00-086 (Wells); 5-00-059 (Danner); 5-99-477 (Watson); 5-97-380 (Hasket); 5-87-813 (Corona); 5-86-676 (Jonbey); City of Newport Beach certified Land Use Plan, Letter from John T. Morgan dated December 9, 2002 and *Wave Runup & Coastal Hazard Study* for 6508 West Oceanfront, Newport Beach, CA prepared by Skelly Engineering dated October 2002.

**LIST OF EXHIBITS**

1. Location Map
  2. Assessor's Parcel Map
  3. Site/Drainage Plan
  4. Floor Plans
  5. Elevations
  6. Roof Plan
  7. Topographic Survey
- 

**STAFF RECOMMENDATION:**

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

**MOTION:**

*I move that the Commission approve CDP No. 5-02-382 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 Commissioners present.

**RESOLUTION:**

**I. APPROVAL WITH CONDITIONS**

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**

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. 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**

- A. By acceptance of this permit, the applicant acknowledge and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (ii) to assume the risks to the applicant 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(1). By acceptance of this Permit, the applicant agrees, on behalf of himself 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. 5-02-382 including, but not limited to, the residence, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- A(2). By acceptance of this Permit, the applicant further agree, on behalf of himself and all successors and assigns, that the landowner shall remove the development authorized by this permit, including the house, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

#### 3. **Future Development**

- A. This permit is only for the development described in Coastal Development Permit No. 5-02-382. 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. 5-02-382. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to change in use from a permanent residential unit and

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. 5-02-382 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

**4. Drainage and Run-Off Control Plan**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a drainage and runoff control plan showing roof drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants which are non-invasive.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**5. Deed Restriction**

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner has 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 subject site is located at 6508 West Oceanfront within the City of Newport Beach, Orange County (Exhibit #1). The project is located within an existing urban residential area, located generally west of the Newport Pier.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach approximately 400 feet wide between the subject property and the mean high tide line. Due to its location, by the ocean, the project site may be potentially exposed to the hazard of wave uprush during a severe storm event.

The proposed project will not have an adverse effect on public access. The project site is located north of the portion of Oceanfront fronted by the City's paved beachfront public lateral accessway (boardwalk). The Commission has found through previous permit actions in this area that the City's setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's 5' required setback from the seaward property line. Vertical public access to this beach is available approximately 120 feet to the southeast from the project site at the Walnut Street, street end and approximately 30 feet to the northwest from the project site at the Lugonia Street, street end.

The applicant is proposing to demolish an existing two-story duplex and construct a new beach fronting approximately 29' above finished grade, 2,729 square foot three-story single family residence with an attached 391 square foot two-car garage and an additional outdoor one-car parking space (Exhibits # 3-7). In addition, the project includes 375 square feet for a 2<sup>nd</sup> floor deck and roof deck, and construction of a 6' high southeast side yard property line wall (Exhibits #3-4). No grading is proposed.

The applicant is proposing water quality improvements as part of the proposed project, including the direction of roof runoff to open drainage pockets in the concrete side yards and direction of surface runoff to a continuous trench drain across the rear (alley-facing) side of the property.

**B. HAZARDS**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future can not 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 runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

**C. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. 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. 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 conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and

construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms 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.

**F. DEED RESTRICTION**

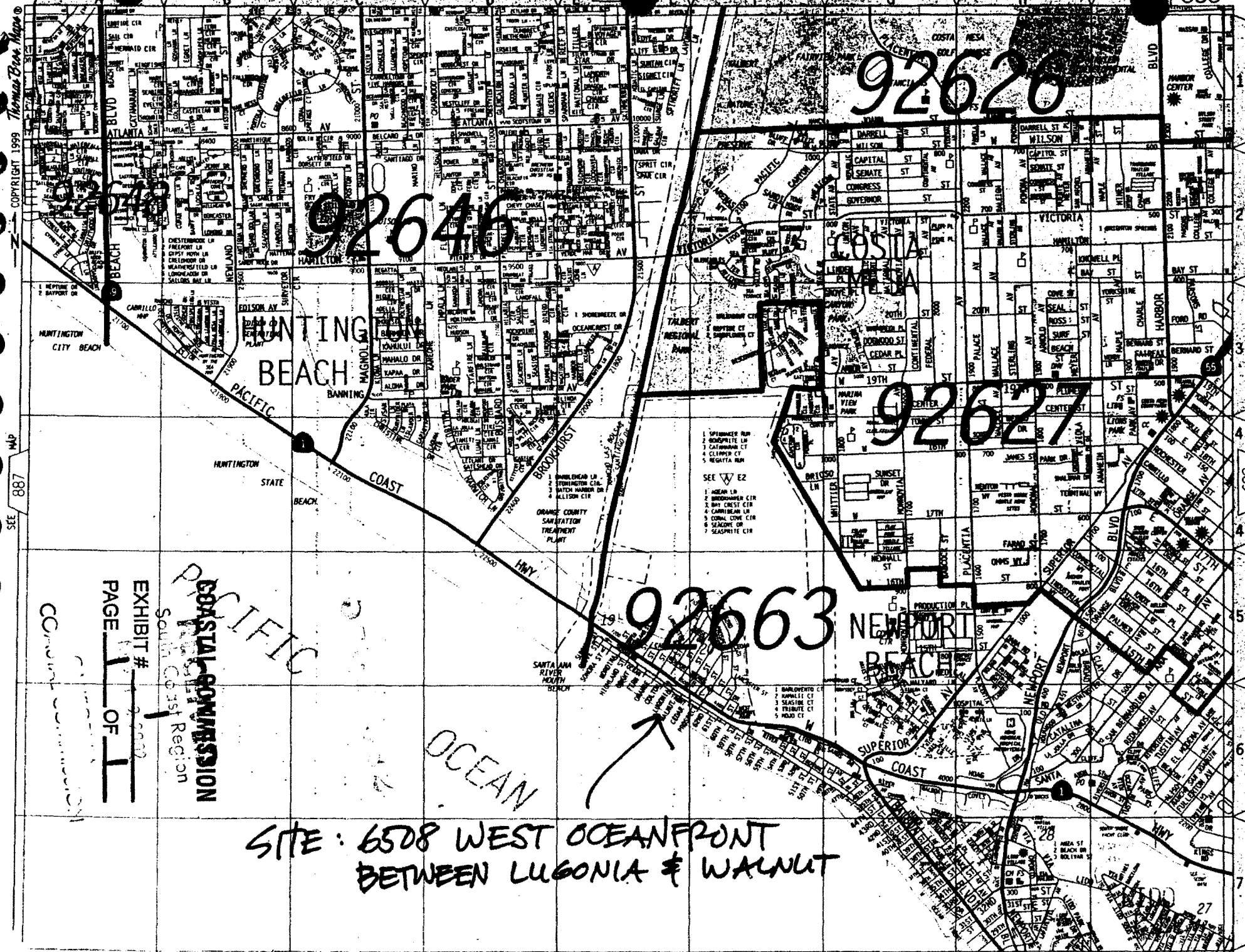
To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, 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.

**G. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on January 9 1990. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

**H. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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



92646

92620

92627

92663

SITE: 6508 WEST OCEANFRONT  
BETWEEN LUGONIA & WALNUT

- SEE E2
- 1 SPINNIER RD
  - 2 SODIUM LN
  - 3 CATAPAWB CT
  - 4 CLIPPER CT
  - 5 REGATTA RD
- SEE E2
- 1 OCEAN LN
  - 2 BROADWAY CTR
  - 3 CANTON LN
  - 4 CORAL COVE CTR
  - 5 SEACRE DR
  - 6 SEASIDE CTR
  - 7 SEASIDE CTR

COASTAL COMMISSION  
South Coast Region

EXHIBIT # 20002  
PAGE 1 OF 1

COASTAL COMMISSION

ZIP 92646  
SEE 889 MAP

COLTON STREET

LUGONIA STREET

WALNUT STREET

CEDAR STREET

PROSPECT STREET

08

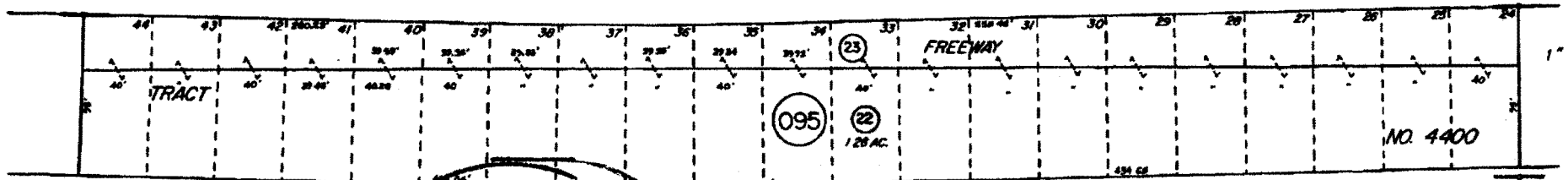
THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2000

COAST

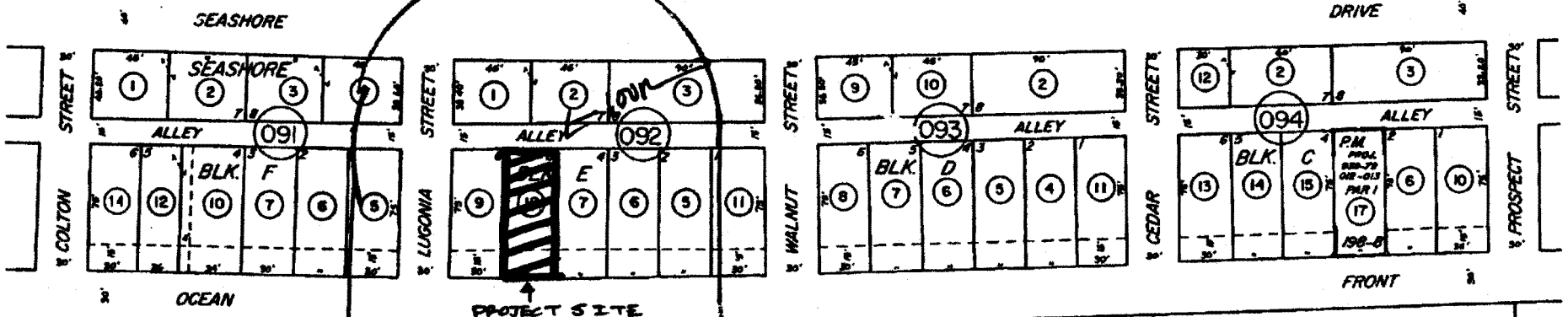
HIGHWAY



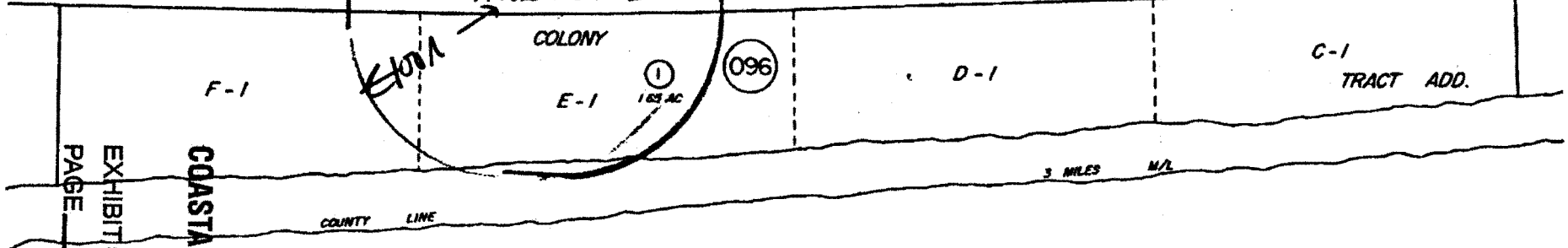
1" = 60'



03



10



PAGE 1 OF 1  
EXHIBIT # 2  
MARCH 194

COASTAL COMMISSION

SEASHORE COLONY TRACT ADD  
TRACT NO 4400  
PARCEL MAP

M M 7-25  
M.M. 162-20 to 26 inc.  
P.M. 198-8

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

ASSESSOR'S MAP BOOK 045 PAGE 09 COUNTY OF ORANGE



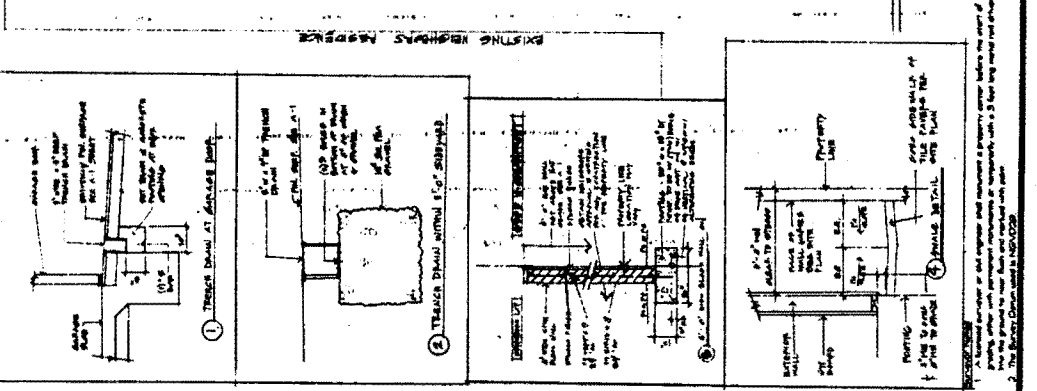
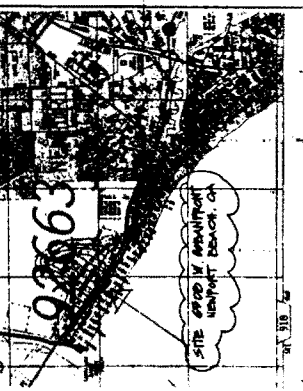
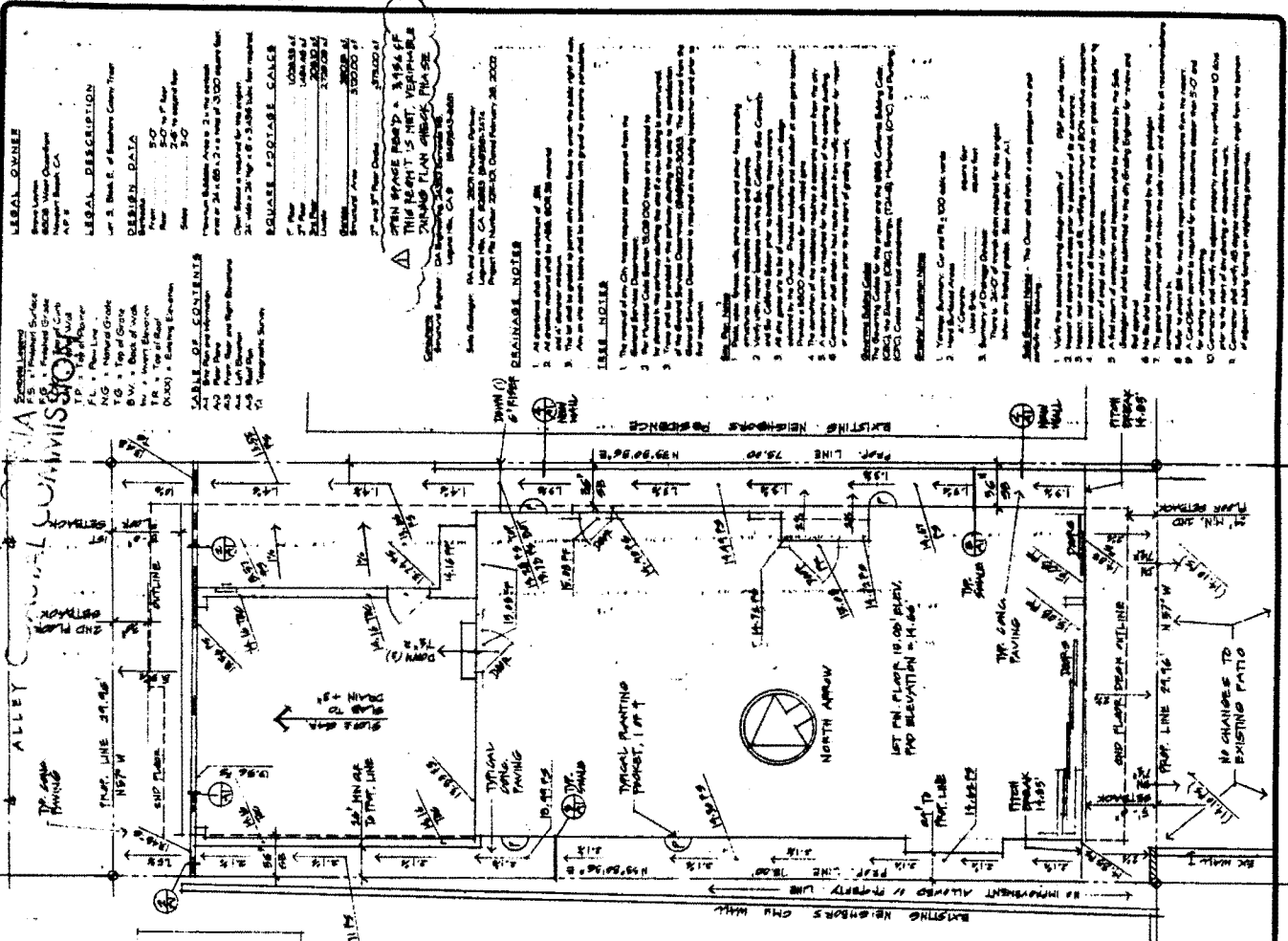
RECOMMENDATION  
 SIGNATURE AND DATE  
 NOV 19 2012

|         |                         |
|---------|-------------------------|
| DATE    | 11/19/12                |
| BY      | ARCHITECT               |
| PROJECT | 16622 Beachfront Avenue |
| CLIENT  | John T. Morgan          |
| ADDRESS | Newport Beach, CA       |
| CITY    | 92660                   |
| COUNTY  | Orange                  |
| STATE   | CA                      |
| COUNTRY | USA                     |

ARCHITECT  
 John T. Morgan  
 16622 Beachfront Avenue  
 Newport Beach, CA 92660  
 (949) 440-7000

Lynton Residence  
 6508 West Oceanfront  
 Newport Beach, CA  
 INFORMATION

|         |                         |
|---------|-------------------------|
| DATE    | 11/19/12                |
| BY      | ARCHITECT               |
| PROJECT | 16622 Beachfront Avenue |
| CLIENT  | John T. Morgan          |
| ADDRESS | Newport Beach, CA       |
| CITY    | 92660                   |
| COUNTY  | Orange                  |
| STATE   | CA                      |
| COUNTRY | USA                     |



**COASTAL COMMISSION**

**PROJECT # 12-00000000-0000**

**DATE 11/19/12**

**BY ARCHITECT**

**PROJECT 16622 Beachfront Avenue**

**CLIENT John T. Morgan**

**ADDRESS Newport Beach, CA**

**CITY 92660**

**COUNTY Orange**

**STATE CA**

**COUNTRY USA**

**1. General Notes:**

1. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.01.
2. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.02.
3. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.03.
4. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.04.
5. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.05.
6. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.06.
7. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.07.
8. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.08.
9. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.09.
10. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.10.
11. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.11.
12. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.12.
13. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.13.
14. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.14.
15. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.15.
16. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.16.
17. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.17.
18. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.18.
19. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.19.
20. All work shall be in accordance with the City of Newport Beach Ordinance 11.12.20.

|     |          |
|-----|----------|
| NO. | DATE     |
| 1   | 11-15-73 |
| 2   | 11-15-73 |
| 3   | 11-15-73 |
| 4   | 11-15-73 |
| 5   | 11-15-73 |
| 6   | 11-15-73 |
| 7   | 11-15-73 |
| 8   | 11-15-73 |
| 9   | 11-15-73 |
| 10  | 11-15-73 |

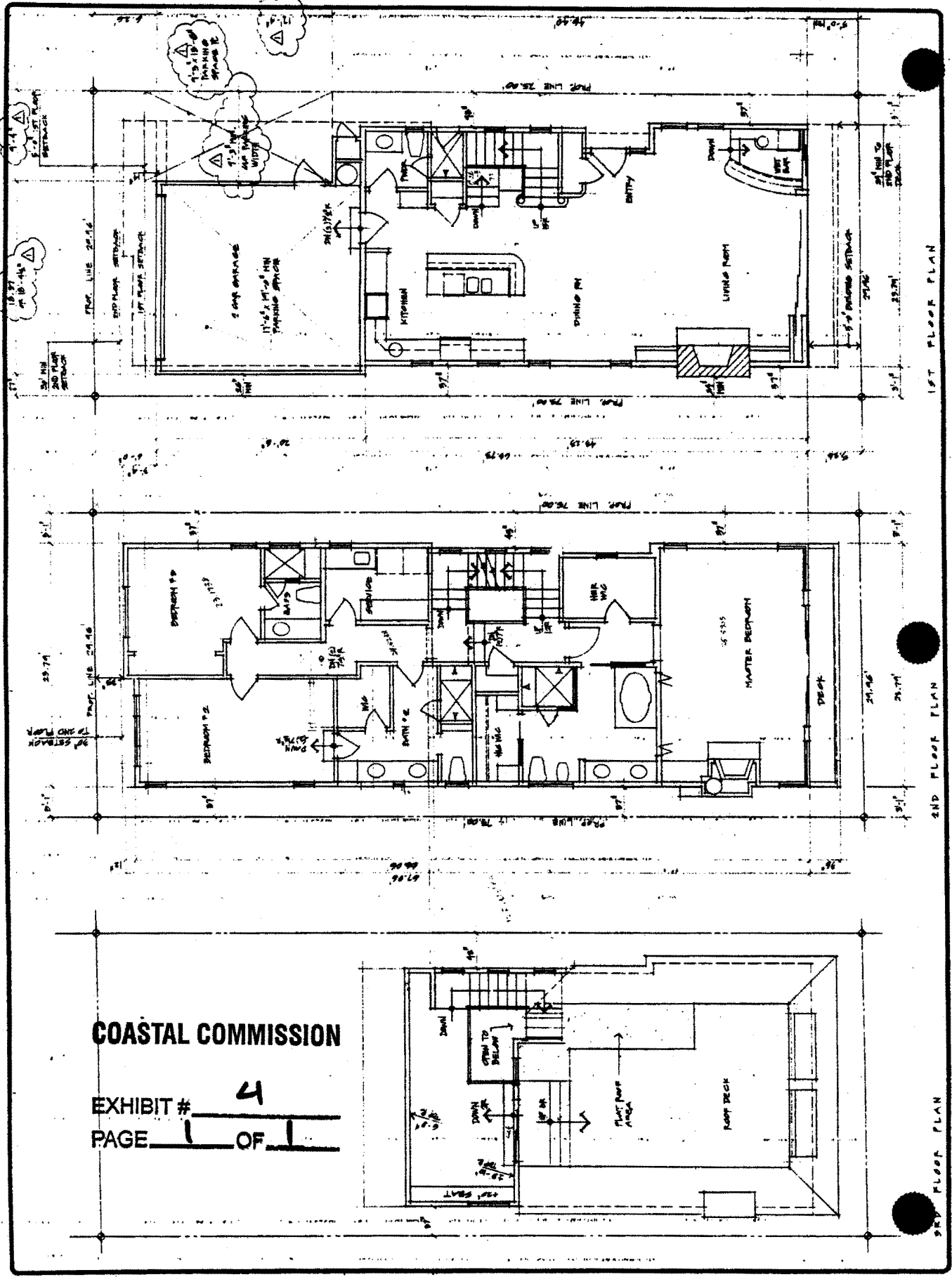
ARCHITECT  
 John T. Morgan  
 1882 Beacon Avenue  
 Santa Ana, CA 92705  
 (714) 241-1234

Lorton Residence  
 6508 West Oceanfront  
 Newport Beach, CA

FLOOR PLANS

DATE: 11-15-73  
 DRAWN BY: J.T.M.  
 CHECKED BY: J.T.M.  
 PROJECT NO.: 11-15-73  
 SHEET NO.: 1 OF 1

**A2**



**COASTAL COMMISSION**

EXHIBIT # 4  
 PAGE 1 OF 1

1ST FLOOR PLAN

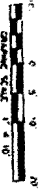
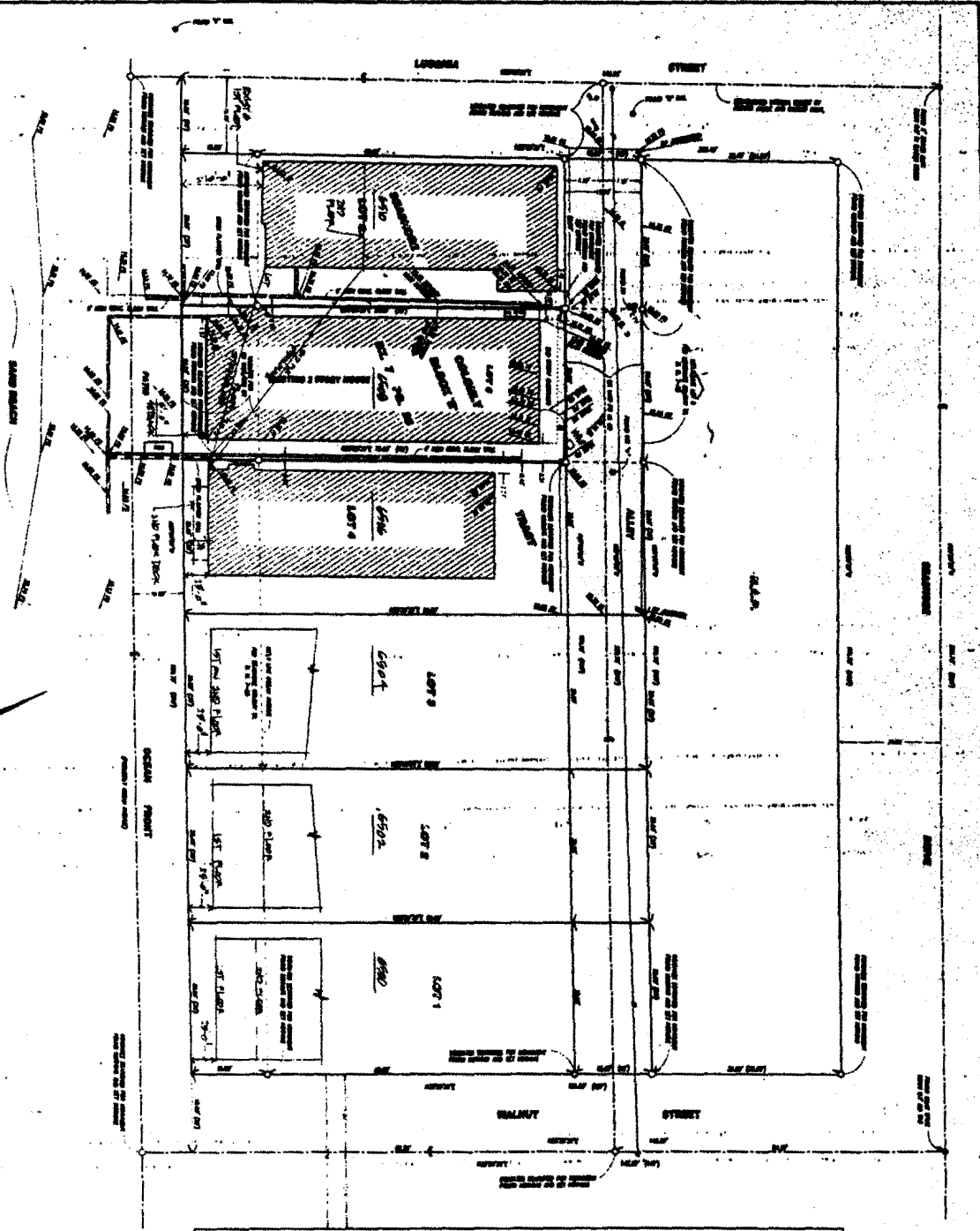
2ND FLOOR PLAN

3RD FLOOR PLAN









| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
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ADVANCED SURVEY CONSULTANTS, INC.  
 1000 BROADWAY, SUITE 200  
 NEW YORK, N.Y. 10003  
 (212) 512-1000  
 FAX (212) 512-1001



**ASC**  
 ADVANCED SURVEY CONSULTANTS, INC.  
 1000 BROADWAY, SUITE 200  
 NEW YORK, N.Y. 10003  
 (212) 512-1000  
 FAX (212) 512-1001

**TOPOGRAPHIC SURVEY**  
 OF  
 THE  
 LANDS OF THE CITY OF NEW YORK  
 IN THE  
 WARD OF MANHATTAN, CITY OF NEW YORK  
 FOR THE  
 COASTAL COMMISSION

OCT 20 2004

1. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board.

2. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York.

3. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York. The survey was conducted in accordance with the provisions of the State Survey Law and the Rules and Regulations of the State Survey Board. The survey was conducted on the date(s) indicated herein. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of New York.

COASTAL COMMISSION

EXHIBIT # 7  
PAGE 1 OF 1

FT 41