

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Newport Beach, CA 90802-4302  
(62) 590-5071



Filed: December 20, 2002  
49th Day: February 7, 2003  
180th Day: June 18, 2003  
Staff: ALB-LE **ALB**  
Staff Report: February 13, 2003  
Hearing Date: March 4-7, 2003  
Commission Action:

**Item Tu 5i****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-02-423

RECORD PACKET COPY

**APPLICANT:** J. B. Collins**PROJECT LOCATION:** 1550 E. Oceanfront, Newport Beach, Orange County

**PROJECT DESCRIPTION:** Demolition of an existing single-family residence and construction of a new two-story 3915 square foot single-family residence with an attached 624 square foot three-car garage on a beachfront lot. Approximately 145 cubic yards (15 cy cut and 130 cy fill) of grading is proposed for site preparation and drainage.

**LOCAL APPROVALS RECEIVED:** City of Newport Beach Approval-in-Concept (No. 2764-2002) dated December 19, 2002.

**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing demolition and construction of a 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 subject to five (5) special conditions requiring: 1) assumption of risk; 2) no future shoreline protective device; 3) future development be submitted to the Commission for permit amendment; 4) submittal of a drainage and run-off control plan; and 5) recordation of 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, and *Wave Runup & Coastal Hazard Study* for 1550 E. Oceanfront, Newport Beach, CA prepared by Skelly Engineering dated December 2002.

**LIST OF EXHIBITS:**

1. Location Map
  2. Assessor's Parcel Map
  3. Project Plans
- 

**STAFF RECOMMENDATION:**

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

**MOTION:**

*I move that the Commission approve CDP No. 5-02-423 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. 5-02-423 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. 5-02-423. 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. 5-02-423. 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. 5-02-423 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 1550 E. Oceanfront within the City of Newport Beach, Orange County (Exhibits 1 & 2). The site is a beachfront lot located between the first public road and the sea. The project is sited within an existing urban residential area, located generally southeast (downcoast) of the Balboa Pier. There is an approximately 400 foot wide sandy beach between the subject property and the mean high tide line. Due to its beachfront location, 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 south of the portion of Oceanfront that is bordered by the City's paved beachfront public lateral accessway (boardwalk). Only sand and dune vegetation exists seaward of the subject site. The proposed project is consistent with the City's 10' required setback from the seaward property line on the first floor and 7' setback on the second story. The Commission has found through previous permit actions in this area that the City's setbacks in this area are acceptable for maintaining public access and are consistent with the pattern of development in the subject area. Vertical public access to this beach is available approximately 320 feet to the southeast of the project site at the street end of "I" Street.

The applicant is proposing to demolish an existing single-family residence and construct a new two-story, 29' high, 3915 square foot single-family residence with an attached 624 square foot three-car garage (Exhibit 3). Approximately 145 cubic yards (15 cy cut and 130 cy fill) of grading is proposed for site preparation and drainage.

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 that may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and 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 to 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 to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**F. DEED RESTRICTION**

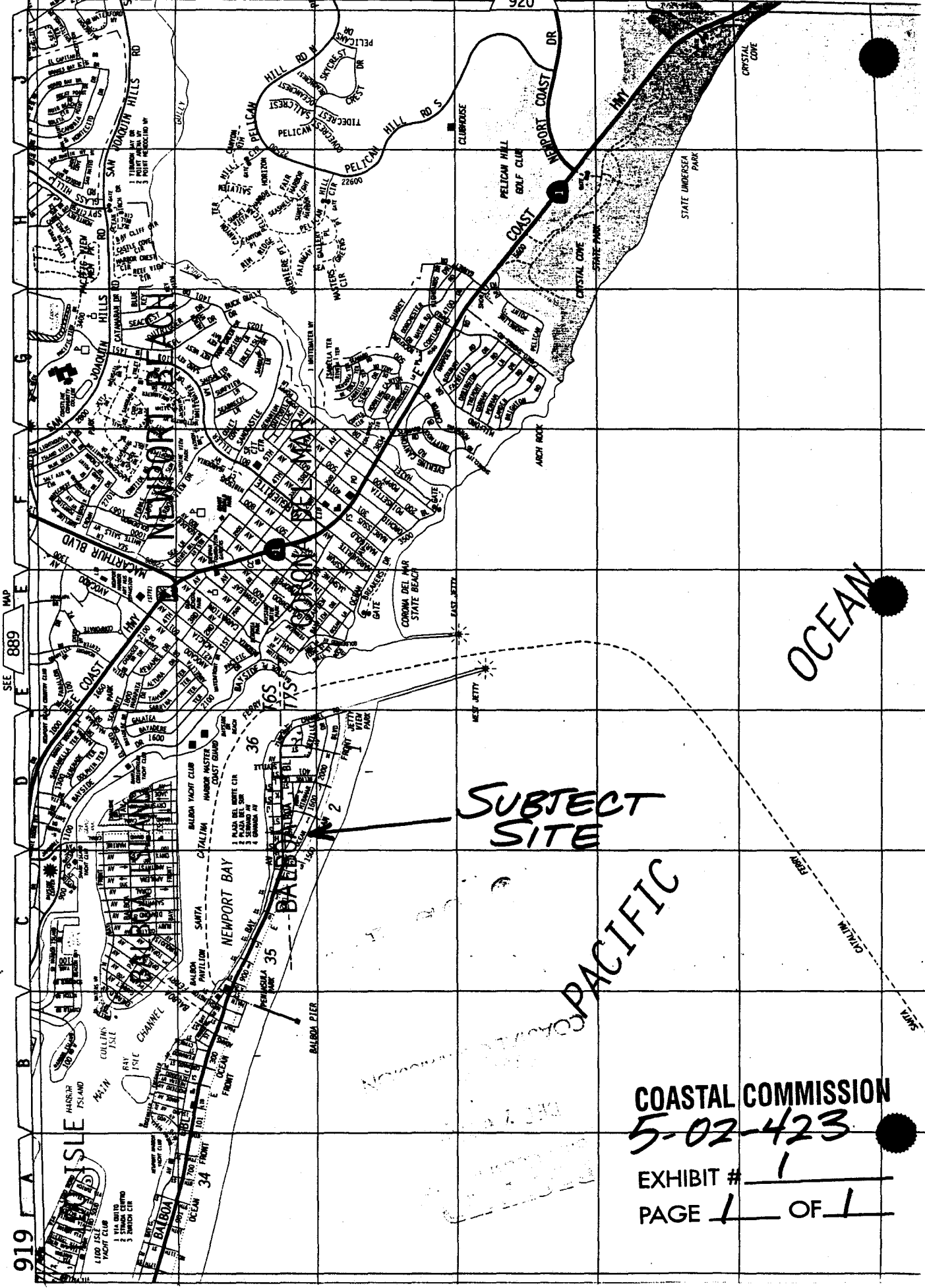
To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions 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 (LUP) 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.



SEE 889 MAP

919

SUBJECT SITE

PACIFIC

OCEAN

COASTAL COMMISSION  
 5-02-423  
 EXHIBIT # 1  
 PAGE 1 OF 1

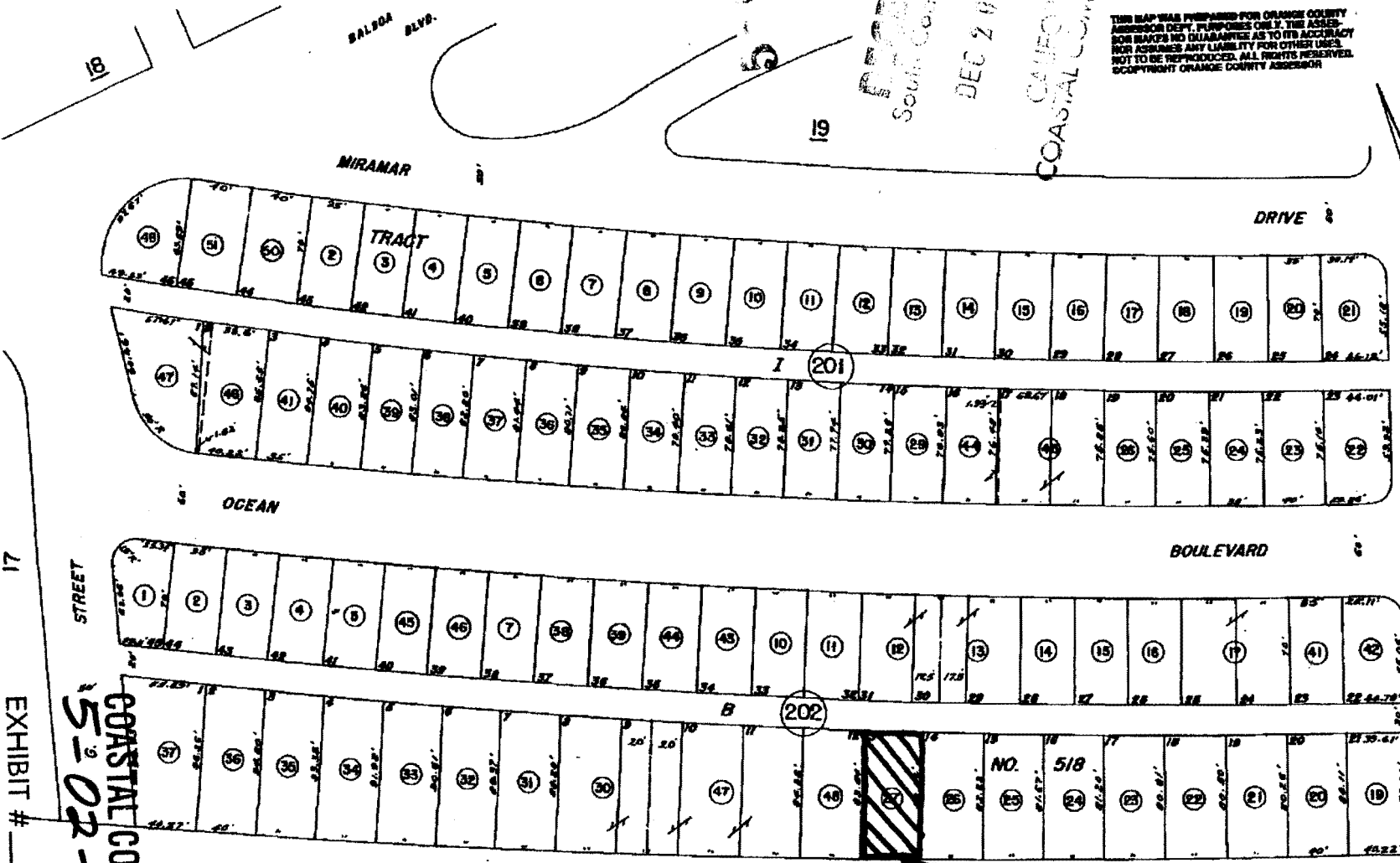


4223

RECEIVED  
SOUTH COAST REGION  
DEC 29 2002  
CALIFORNIA  
COASTAL COMMISSION

THIS MAP WAS PREPARED FOR ORANGE COUNTY  
ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR  
MAKES NO GUARANTEE AS TO ITS ACCURACY  
OR ASSUMES ANY LIABILITY FOR OTHER USES.  
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48-20



COASTAL COMMISSION  
5-2-02-423

EXHIBIT # 2  
PAGE 1 OF 1

MARCH 1949

31

TR. NO. 518

M.M. 17-33-36

NOTE ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

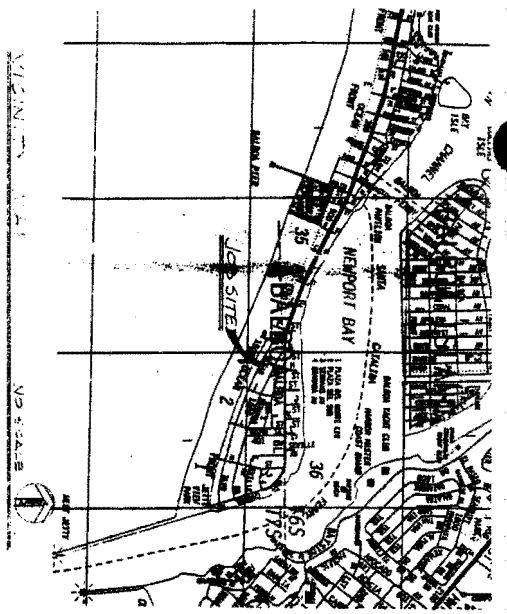
ASSESSOR'S MAP  
BOOK 48 PAGE 20  
COUNTY OF ORANGE

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY  
IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT  
COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

**SANDY BEACH**

**SUBJECT SITE**

Description: Orange, CA Assessor Map 48.20 Page: 1 of 1  
Order: DOLORES Comment:



- SITE PLAN NOTES:**
1. PER FIELD OBSERVATIONS, ADJACENT LOTS DO NOT DRAIN UPON THIS SITE.
  2. REVIEW OF ANY CITY TRAILS RECORDS FROM APPROVAL, RECORDS, GENERAL SERVICES DEPARTMENT.
  3. TO OBTAIN ANY CITY TRAILS RECORDS FROM APPROVAL, RECORDS, GENERAL SERVICES DEPARTMENT.
  4. EDITION COMPANY APPROVAL IS REQUIRED FOR WATER LOCATION.
  5. PER CITY TRAILS RECORDS, THERE IS AN UNRECORDED EASEMENT FROM THIS PROPERTY TO AN UNRECORDED AND NEW CONSTRUCTION.
  6. PER CITY TRAILS RECORDS, THERE IS AN UNRECORDED EASEMENT FROM THIS PROPERTY TO AN UNRECORDED AND NEW CONSTRUCTION.
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 DEC 20 2002  
 CALIFORNIA  
 COASTAL COMMISSION  
 5-02-423

**PROJECT DATA**

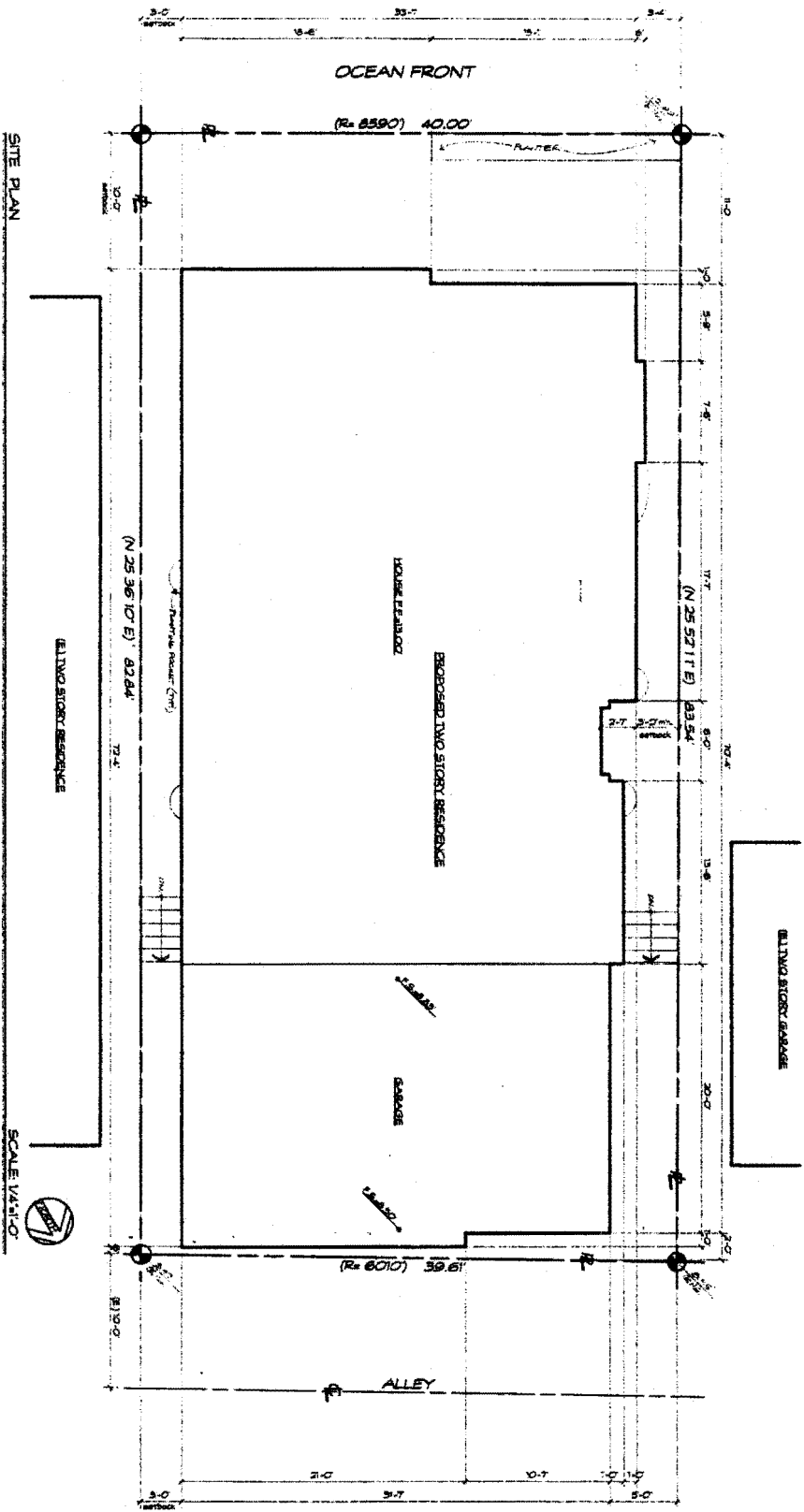
LOT # 13  
 BLOCK # 8  
 TRACT # 13  
 MAP BOOK: 11, PAGE 28, 29, 30 AND 31  
 PARCEL # 13  
 ZONE: R1  
 SCHOOL DISTRICT: NEWPORT BEACH  
 PARCEL PLACED: 1960  
 LOT SIZE: 3,310 SQ. FT.  
 DESCRIPTION OF USE: RESIDENCE  
 OCCUPANCY GROUP: R3V, LH  
 CODE: 1301, 891 DIVISION

OWNER: MR. JIM COLLINS  
 ADDRESS: 1550 E. OCEAN FRONT  
 NEWPORT BEACH, CA 92661  
 TEL: # (949) 724-4701

**COASTAL COMMISSION**  
**5-02-423**  
**EXHIBIT # 3**

**PROPOSED:**

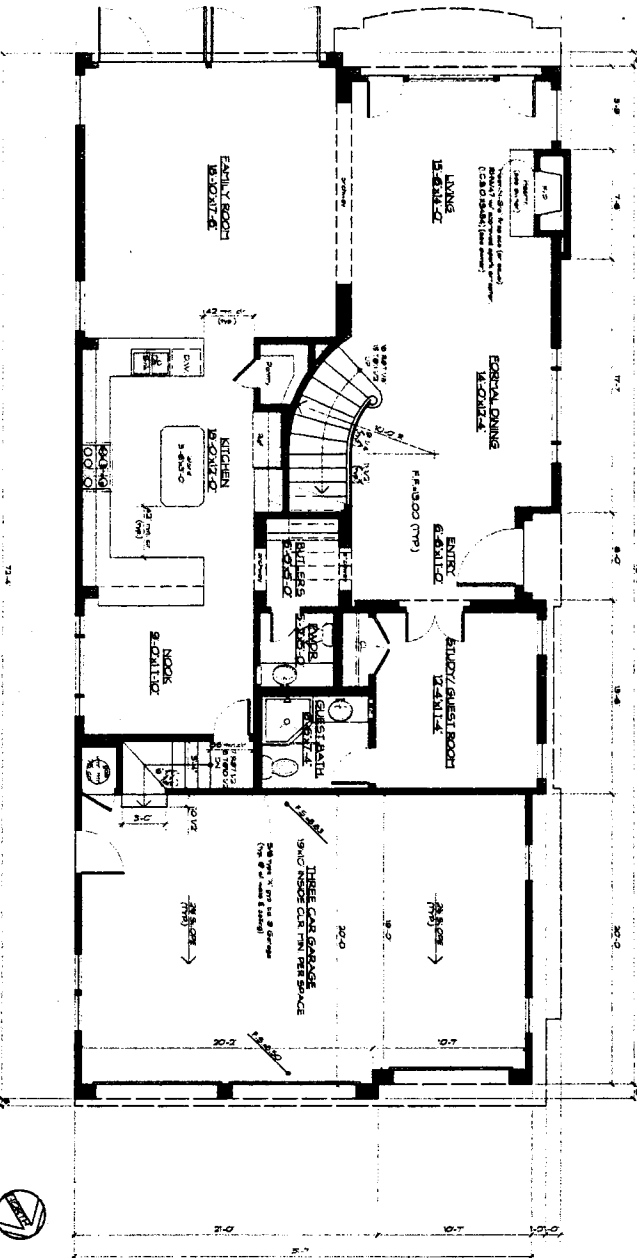
EXISTING TWO STORY RESIDENCE: 6,235 SQ. FT.  
 FIRST FLOOR LIVING: 1,490 SQ. FT.  
 SECOND FLOOR LIVING: 2,275 SQ. FT.  
 SECOND FLOOR DECK & ALLEY: 700 SQ. FT.  
 TOTAL LIVING AREA: 4,465 SQ. FT.  
 TOTAL STRUCTURAL AREA (SHEAR WALLS): 4,465 SQ. FT.  
 TOTAL OPEN SPACE (BALCONY & ALLEY): 1,490 SQ. FT.  
 TOTAL OPEN SPACE: 5,955 SQ. FT.



SITE PLAN

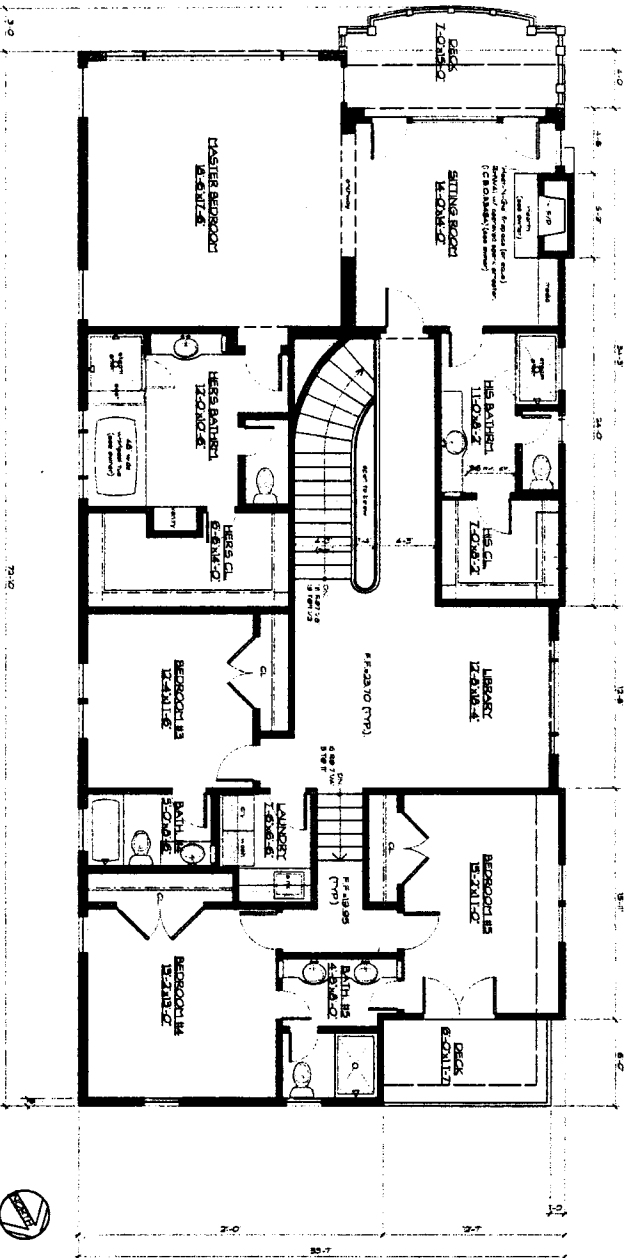
SCALE 1/4"=1'-0"

FIRST FLOOR PLAN



SCALE 1/4"=1'-0"

SECOND FLOOR PLAN



SCALE 1/4"=1'-0"

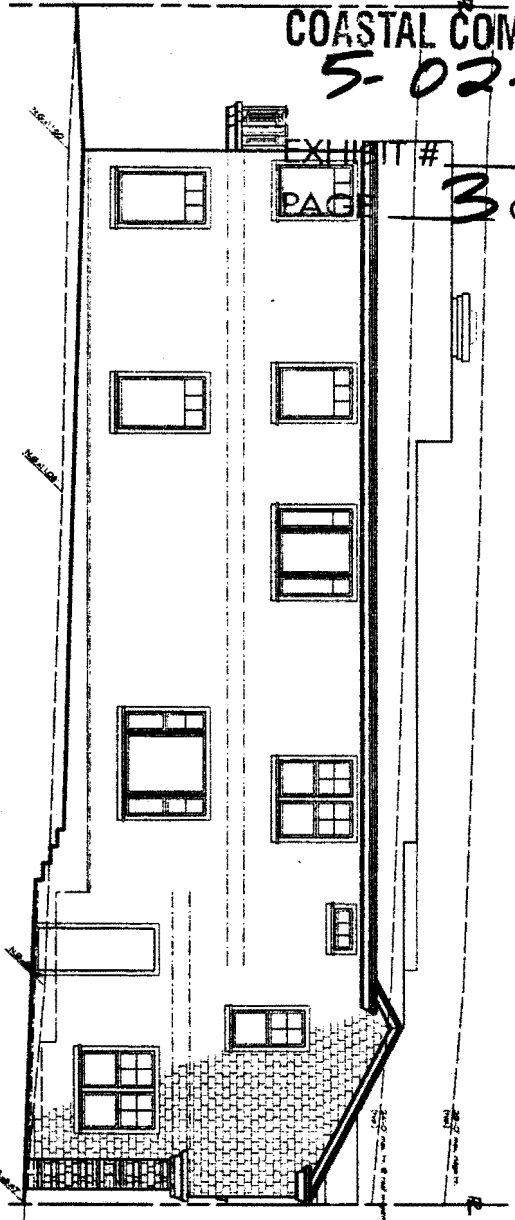
COASTAL COMMISSION

5-02-423

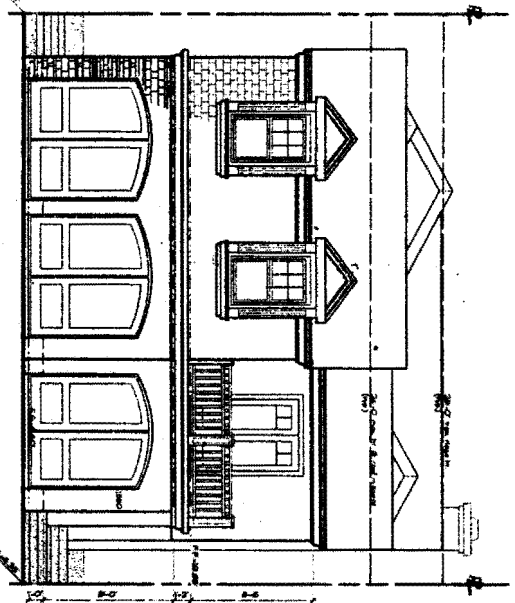
EXHIBIT # 3

PAGE 2 OF 6

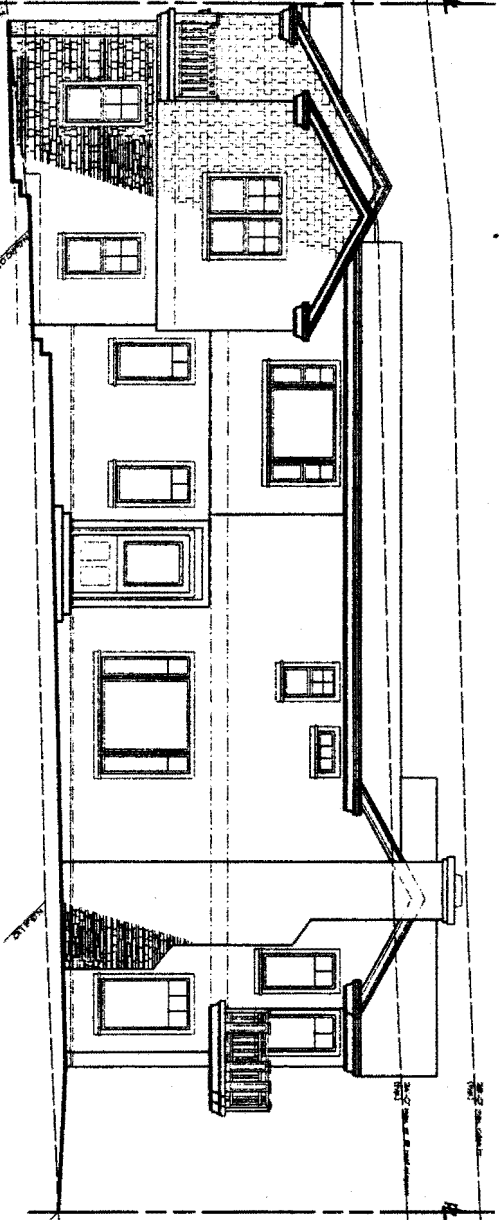
- NOTES:
1. ROOMS TO BE FINISHED WITH A ROOMING UNIT NON-CONFORMANCE TO ROOMING UNIT CODE OR ROOMING UNIT TO A RESIDENTIAL UNIT TO BE FINISHED WITH A ROOMING UNIT TO A RESIDENTIAL UNIT.
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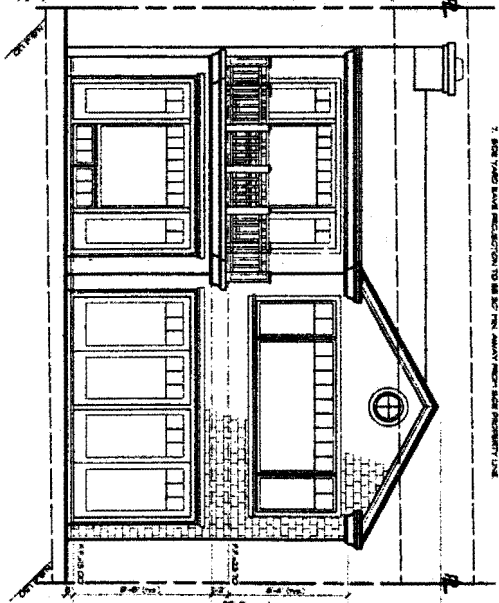
EAST ELEVATION  
 SCALE 1/4\"/>



NORTH ELEVATION (ALEY)  
 SCALE 1/4\"/>



WEST ELEVATION (ENTRY)  
 SCALE 1/4\"/>



SOUTH ELEVATION (OCEAN FRONT)  
 SCALE 1/4\"/>

- NOTES
1. PROJECT LOCATIONS: BUSHMAN & RILEY ASSOCIATES, LLC
  2. THE COASTAL COMMISSION HAS REVIEWED THIS SET OF ARCHITECTURAL DRAWINGS AND HAS APPROVED THEM FOR THE PURPOSES OF THE COASTAL ZONING ORDINANCE. THIS SET OF ARCHITECTURAL DRAWINGS IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BUSHMAN & RILEY ASSOCIATES, LLC.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE INFORMATION PROVIDED BY THE CLIENT.
  5. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE INFORMATION PROVIDED BY THE CLIENT.
  6. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE INFORMATION PROVIDED BY THE CLIENT.

**COLLINS RESIDENCE**  
 1550 E. OCEAN FRONT  
 NEWPORT BEACH, CA 92661  
 (949) 723-4701

**BUSHMAN & RILEY ASSOCIATES, LLC**  
 Walt Bushman | Principal Designer  
 2450 Santa Ana Ave.  
 Costa Mesa, Ca. 92627  
 (949) 646-3739



Project: 1550 Ocean Front  
 Date: 11/27/2003  
 Drawn: WBS  
 Check: ARB  
 Date: 12/20/03

Exterior Elevations

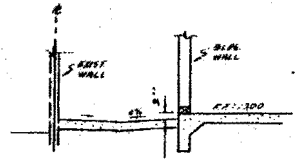
NO.	DESCRIPTION	DATE



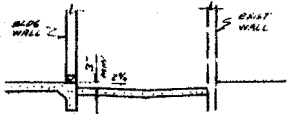
**CONSTRUCTION NOTES**

① 300TS, 1" VISE TRAFFIC MARKS (TRUCK GRADE MARKS)

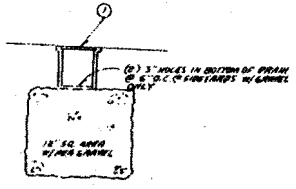
**COASTAL COMMISSION**  
**5-02-423**  
**EXHIBIT # 3**  
**PAGE 5 OF 6**



**SECTION A-A**  
N.T.S.

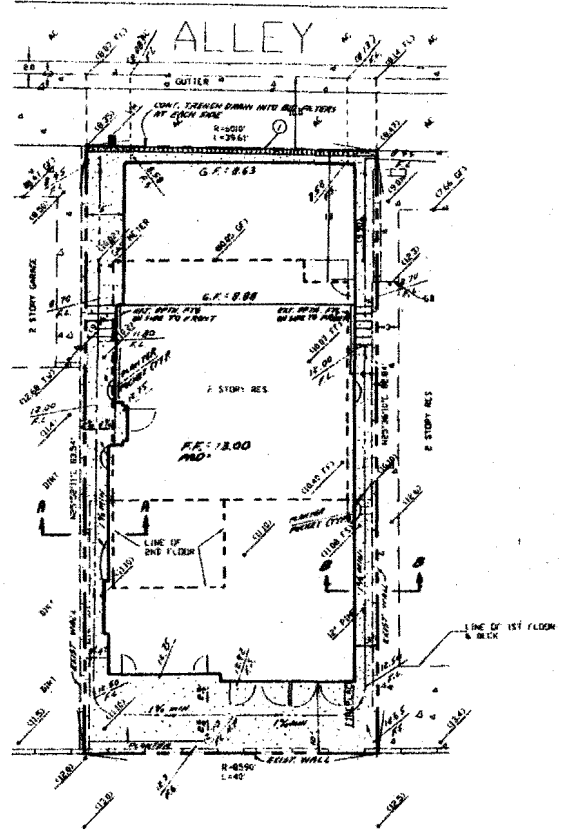


**SECTION B-B**  
N.T.S.



**TRENCH DRAIN WITHIN SIDEYARD**  
N.T.S.

IMPERVIOUS TO WATER BACK TO CURB/INFILTRATION SYSTEM  
 IS NOT APPROVED BY AGENCY JURISDICTION BUT IS THE  
 RESPONSIBILITY OF THE CITY OF NEWPORT BEACH



OCEAN FRONT



SCALE 1"=8'

**RDM SURVEYING INC.**  
 RDM MIEDEMA L.S. 4653  
 23010 LAKE FOREST DRIVE #409  
 LAGUNA HILLS, CA 92653  
 (949) 858-2924 OFFICE  
 (949) 858-3478 FAX  
 RDMSURVEYING@AOL.COM

**TOPOGRAPHIC SURVEY**  
 JOB: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER**  
**MR. JIM COLLINS**  
 J.B. COLLINS, INC.  
 2025 W. BALBOA BLVD., SUITE 2-A  
 NEWPORT BEACH, CA 92663  
 (949) 723-4701

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF  
 [Signature]  
 WILLIAM F. JONES R.O.E. 55715 EXP. \_\_\_\_\_ DATE \_\_\_\_\_

DATE	BY	CHKD

1550 E. OCEANFRONT, NEWPORT BEACH, CA

**GRADING PLAN**

**ALPINE CONSULTANTS INC.**  
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