

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: May 16, 2003
49th Day: July 4, 2003
180th Day: November 1, 2003
Staff: ALB-LB *ALB*
Staff Report: August 21, 2003
Hearing Date: September 10-12, 2003
Commission Action:



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STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-03-211**RECORD PACKET COPY****APPLICANT:** Musa Y. Nasir**PROJECT LOCATION:** 3815 Seashore Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Remodel and 194 square foot addition to the seaward side of an existing two-story, 3259 square foot single-family residence with an attached 416 square foot two-car garage and one-bedroom apartment on a beachfront lot. No grading is proposed.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-in-Concept (No. 0624-2003) dated May 12, 2003.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing an addition and remodel of a beach fronting single-family residence. The major issues of this staff report relate to beachfront development that could be affected by flooding during strong storm events and insufficient parking to serve the development.

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* prepared by Skelly Engineering.

LIST OF EXHIBITS:

1. Location Map
 2. Assessor's Parcel Map
 3. Stringline Setback Graphic
 4. Project Plans
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STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

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. 5-03-211 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 agrees, 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. 5-03-211. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section

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30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-03-211. Accordingly, any future improvements to the single family residence authorized by this permit, including but not limited to a change in the intensity of use (including a change in the physical number of residential units or a change in the number of parking spaces) 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. 5-03-211 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 3815 Seashore Avenue 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 northwest (upcoast) of the Newport Pier. There is an approximately 350 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 proposed project is located along Oceanfront walk, an unimproved public right-of-way located seaward of the residential lots in this area. The project site is located north of the portion that has been improved. Under specific circumstances, private patio encroachments into the unimproved right-of-way have been authorized. No encroachments currently exist or are proposed by the current application. The proposed project is consistent with the City's 5' required setback from the seaward property line. 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 immediately northwest of the project site at the street end of 39th Street.

The applicant is proposing to remodel and add 194 square feet (42 sq. ft. first floor and 152 sq. ft. second floor) to the seaward side of an existing two-story, 3259 square foot single-family residence with an attached 416 square foot two-car garage and a one-bedroom apartment on a beachfront lot. No grading is proposed. No work to the existing apartment is proposed. Pursuant to Section 13250 of the California Code of Regulations, the project requires a coastal development permit because the applicant is proposing improvements to a single-family structure located on a beach.

The site has insufficient parking to serve the existing single-family residence and one-bedroom apartment. There is an existing two-car garage on the street-facing (inland) portion of the lot that will not be modified by the proposed project. Based on the Commission's typically imposed standard of two spaces per residential unit, the development requires four parking spaces. As such, the development is deficient by two parking spaces.

However, the proposed project is not a major redevelopment, and since no additional dwelling units are proposed, the project does not result in an intensification of use of the site. Consequently, parking demand will not increase beyond the existing demand. In addition, all work is proposed on the seaward portion of the site and will not affect the existing garage area. The absence of re-development on the portion of the lot that is accessible by vehicles precludes remedying the on-site parking deficiency at this time. However, if significant re-development of the site occurs in the future, the parking deficiency would need to be addressed.

The applicant is proposing water quality improvements as part of the proposed project, including the direction of roof and surface runoff to on-site landscape planters.

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

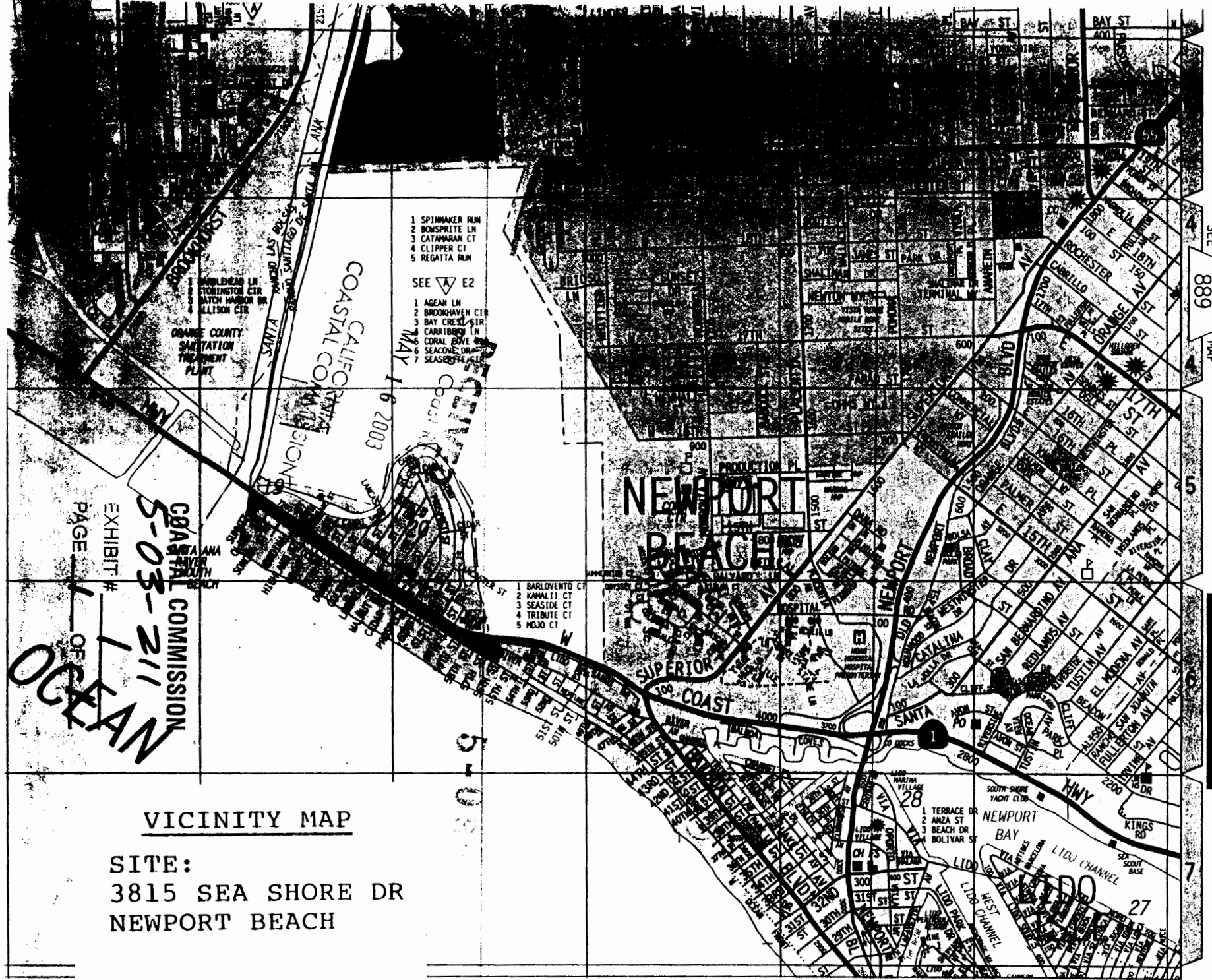
actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

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.



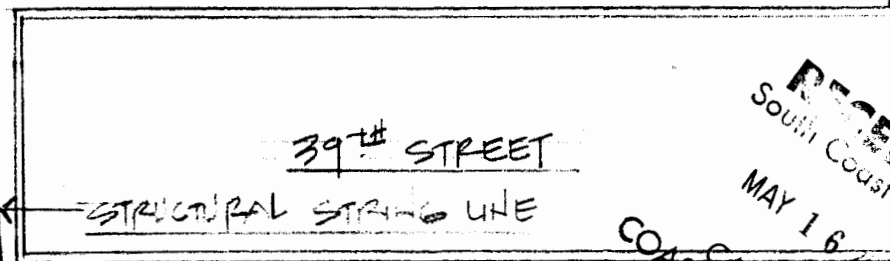
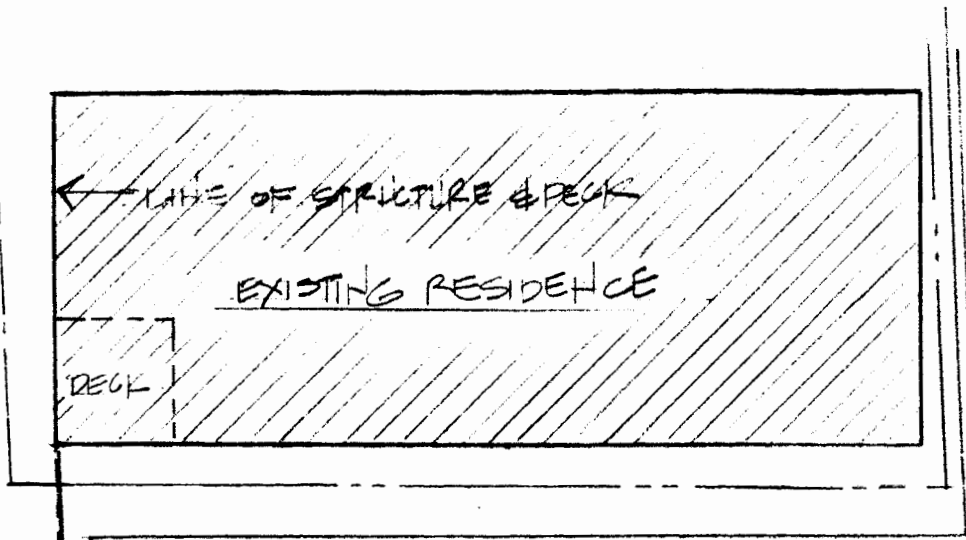
SEE 889 MAP

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VICINITY MAP

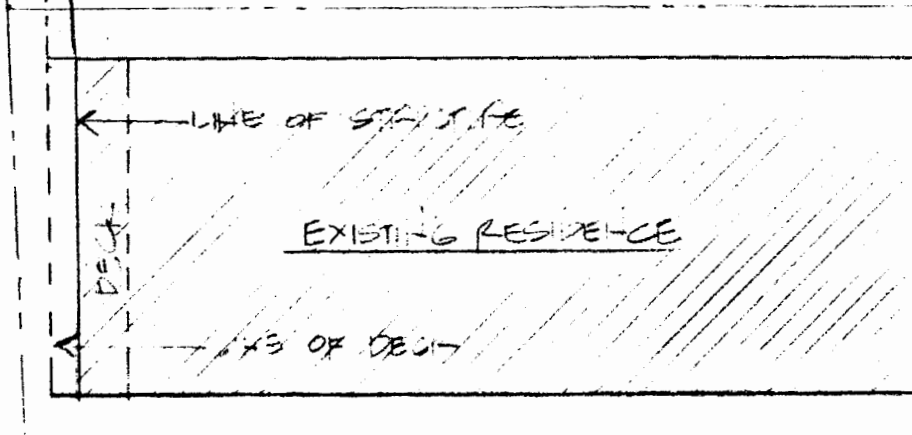
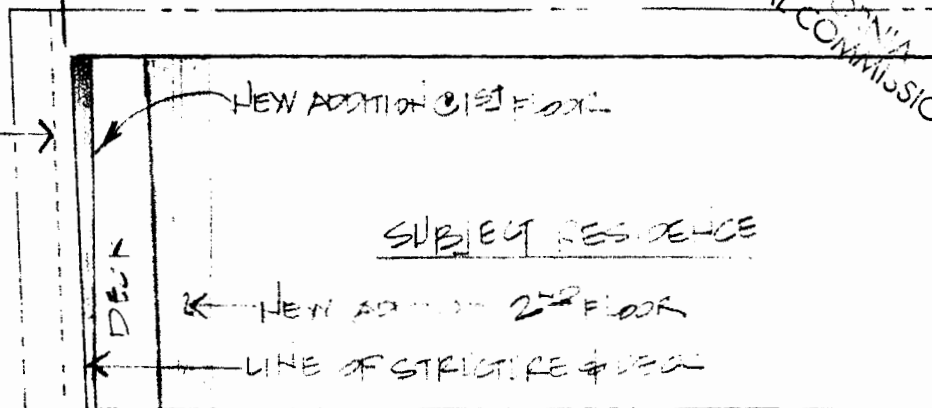
SITE:
3815 SEA SHORE DR
NEWPORT BEACH

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DECK
 STRING
 LINE



SEASHORE DRIVE

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EXHIBIT # 3

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STRINGLINE SETBACKS

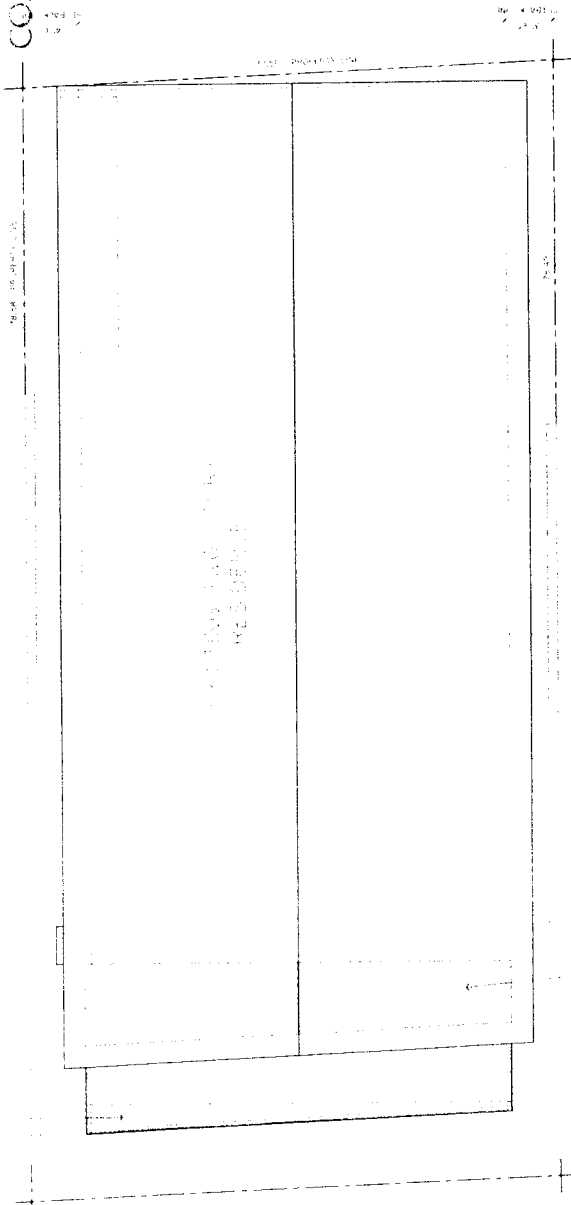
175'-0"

253'-0" (SEE SETBACKS TO THE)

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SITE PLAN
SITE ADDRESS
SITE AREA

RESIDENTIAL REUSE, WATER RESERVE
COASTAL COMMISSION
NEWPORT BEACH, CALIFORNIA

DANIEL J. LAWRENCE
ARCHITECT
2000 CALLE BLANCA, SUITE 100
NEWPORT BEACH, CALIFORNIA 92660
TEL: (949) 427-0028

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EXHIBIT #

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RECORD
SOUTH

AUG 6 1981

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AREA TABULATION

NEW CONSTRUCTION	FIRST FLOOR	445 SF
NEW CONSTRUCTION	SECOND FLOOR	520 SF
EXISTING AREA	FIRST FLOOR	580 SF
EXISTING AREA	SECOND FLOOR	1,315 SF
TOTAL RESIDUAL		2,860 SF
AREA OF NEW CONSTRUCTION		965 SF

OPEN SPACE CALCULATION

LOT AREA: 12,000 SF
 BUILDABLE WITHIN: 7,750 SF
 OPEN AREA REQUIRED: 3,500 SQUARE FEET
 OPEN AREA PROVIDED: 3,500 SQUARE FEET

KEY ELEMENTS

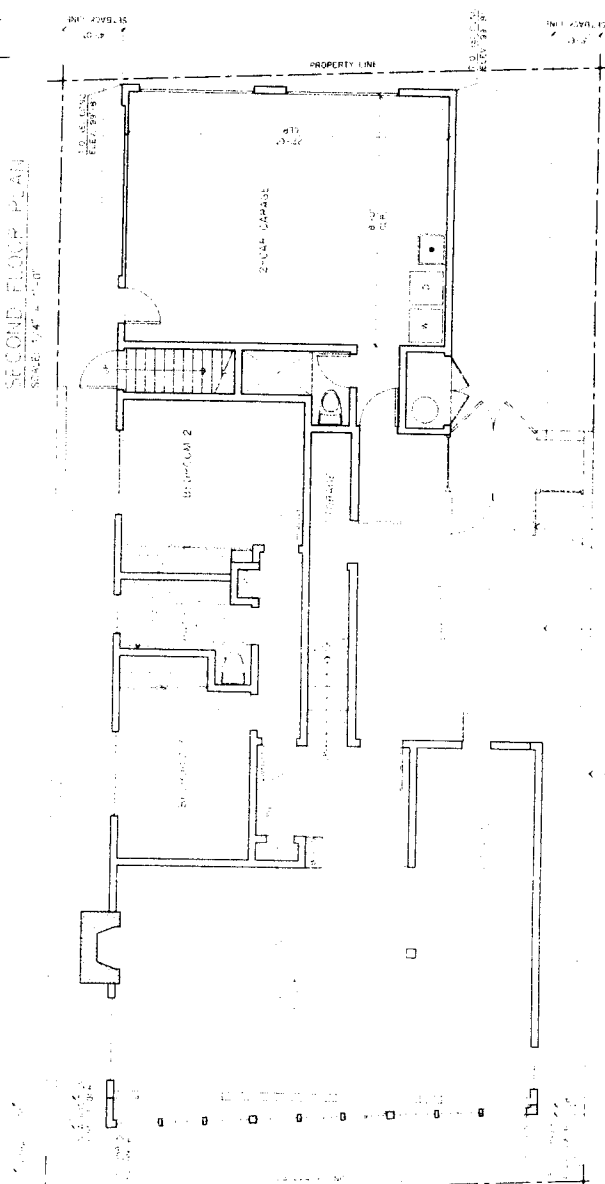
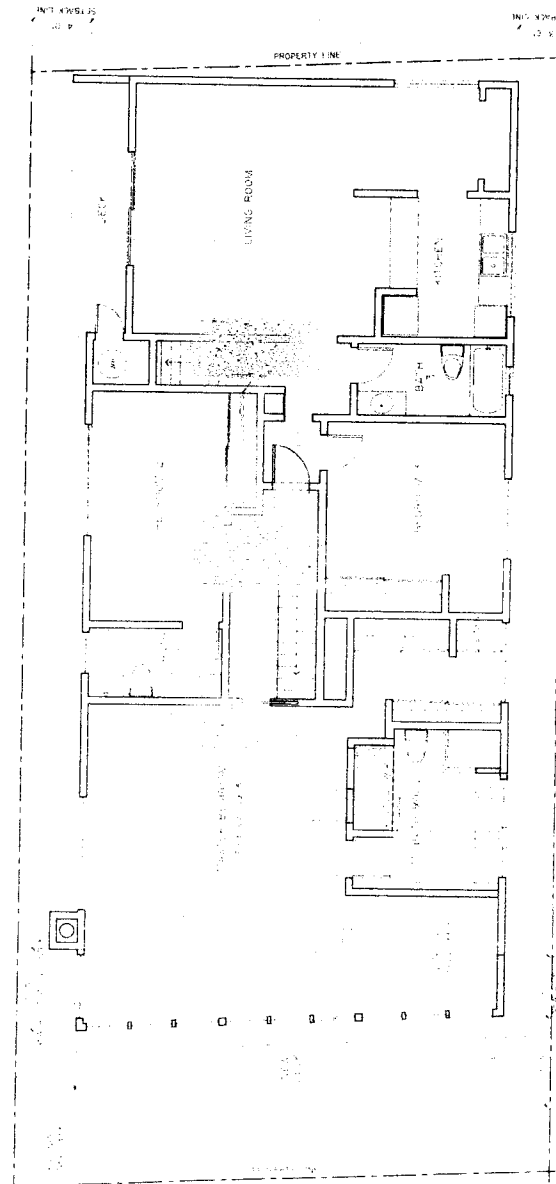
NEW BUILDING: 445,750 SQUARE FEET
 NORTH BUILDING: 445,750 SQUARE FEET
 SOUTH BUILDING: 750,000 SF
 AND SPACE: 15,000 SF
 TOTAL PROVIDED: 9,650 SF

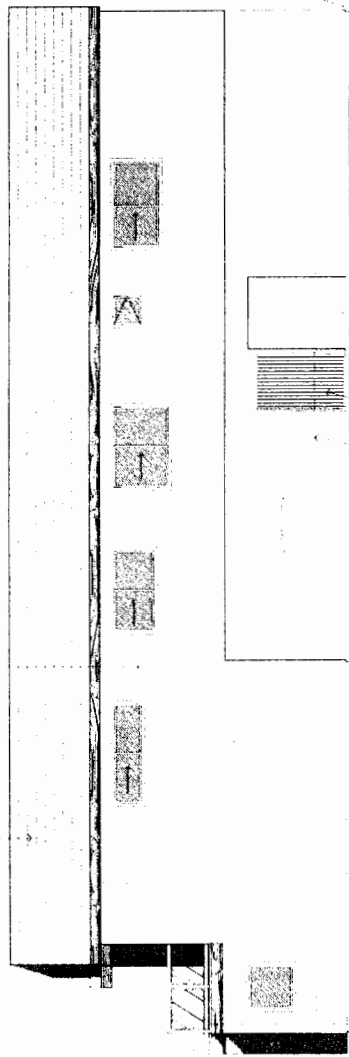
LEGEND

NEW CONSTRUCTION
 1. STAIRS & ELEV.
 SEE STRUCT. DWGS.
 2. EXISTING WALLS
 TO BE REMOVED
 3. EXISTING CONSTRUCTION
 4. TOP OF GRADE
 5. F.F. ELEV.
 6. EXISTING

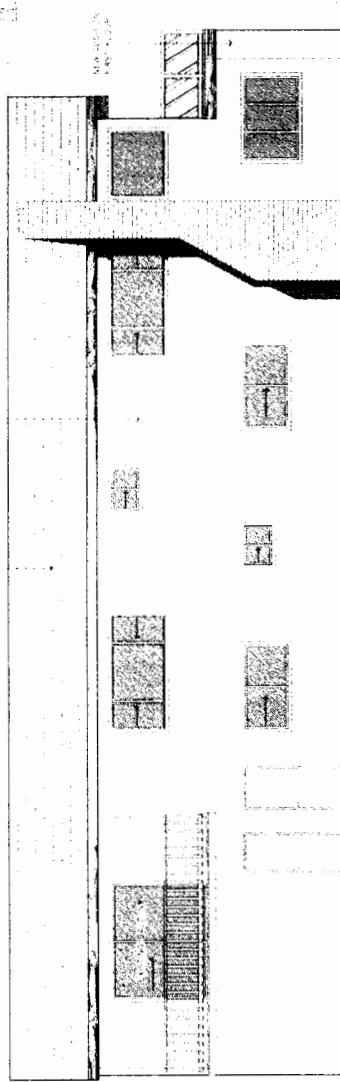
RESIDENTIAL REMODEL-NASIR RESIDENCE
 3415 SEASHORE DRIVE
 NEWPORT BEACH, CALIFORNIA

DANIEL CAMPBELL
 ARCHITECT
 3551 SHAW BLVD. SUITE 210
 SAN ANGELO, TEXAS 76901
 TEL. (817) 247-0908

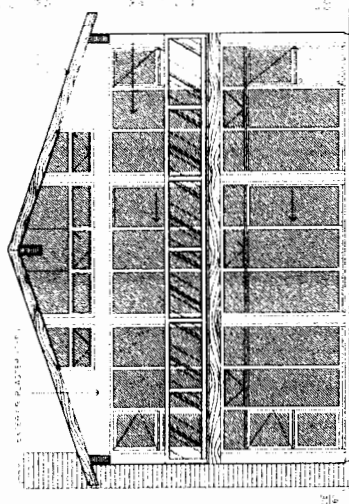




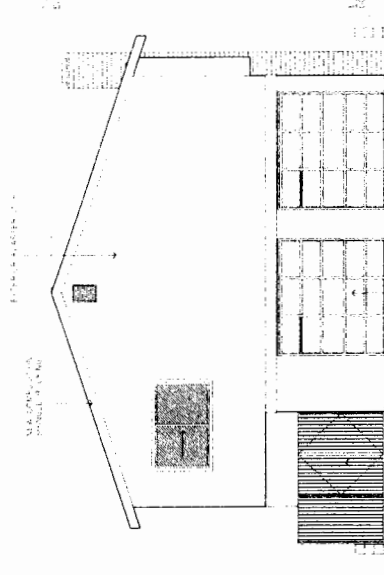
WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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