

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

FR 5b

Filed: February 13, 2004
49th Day: April 2, 2004
180th Day: August 11, 2004
Staff: FSY-LB ~~FSY~~
Staff Report: April 22, 2004
Hearing Date: May 12-14, 2004
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-04-018**APPLICANTS:** Pelican Bluffs, LLC, Attn: Jim Collins**PROJECT LOCATION:** 2020 East Ocean Front, City of Newport Beach, County of Orange**PROJECT DESCRIPTION:** Demolition of an existing single-family residence and construction of a new ocean-fronting 3,770 square foot two-story single-family residence with an attached 650 square foot three (3)-car garage. No grading is proposed.**LOCAL APPROVALS RECEIVED:** City of Newport Beach Approval-In-Concept (No. 3443-2003) dated January 13, 2004.

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)** conformance with the submitted 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: City of Newport Beach certified Land Use Plan, Letter from Commission staff to Jim Collins dated February 11, 2004; and *Wave Runup & Coastal Hazard Study* for 2020 East Ocean Front, Newport Beach, CA prepared by Skelly Engineering dated January 2004.

LIST OF EXHIBITS

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

STAFF RECOMMENDATION:

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

MOTION:

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

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(s) 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 itself 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. 5-04-018 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 itself 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 itself 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. 5-04-018. 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. 5-04-018. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to 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. 5-04-018 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

The applicant shall conform with the drainage and run-off control plan received on January 21, 2004 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. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved 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, DESCRIPTION AND PROJECT HISTORY

1. Project Location and Description

The subject site is located at 2020 East Ocean Front within the City of Newport Beach, Orange County (Exhibits #1-2). The project is located within an existing urban residential area, located generally east of the Balboa 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 Pacific Ocean. 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 south of the portion of Ocean Front fronted by the City's paved beachfront public lateral access way (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 10-foot required setback from the seaward property line. Vertical public access to this beach is available approximately 200 feet west of the project site at the end of "L" Street (Exhibit #2).

The applicant is proposing to demolish an existing single-family residence and construct a new ocean-fronting 3,770 square foot two-story single-family residence with an attached 650 square foot three (3)-car garage (Exhibits #3-5). In addition, the project consists of a 135 square foot 2nd floor deck and a 240 square foot roof deck (Exhibit #3-#4). No grading is proposed.

The applicant is proposing water quality improvements as part of the proposed project, including a system of downspouts to open drainage pockets and continuous trench drains along the rear (alley) width of the property (Exhibit #3). Any vegetated landscaped areas located on site shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.caleppc.org/>) and California Native Plant Society (www.CNPS.org) in their publications.

Furthermore, any plants in the landscaping plan should be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

2. Prior Commission Actions at Subject Site

On February 11, 1980, the Commission approved Coastal Development Permit #79-6394- (Blue) for the demolition and construction of a new single-family residence.

On September 14, 1995, the Commission approved Di-Minimus Waiver # 5-95-194 (Richman) for improvements to an existing 2,922 square foot, 27' high two-story single family residence, consisting of 595 square feet of new livable area including a lap pool above the garage, and conversion of the existing attached three (3)-car garage to a two (2)-car garage.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which 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 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, as conditioned, 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

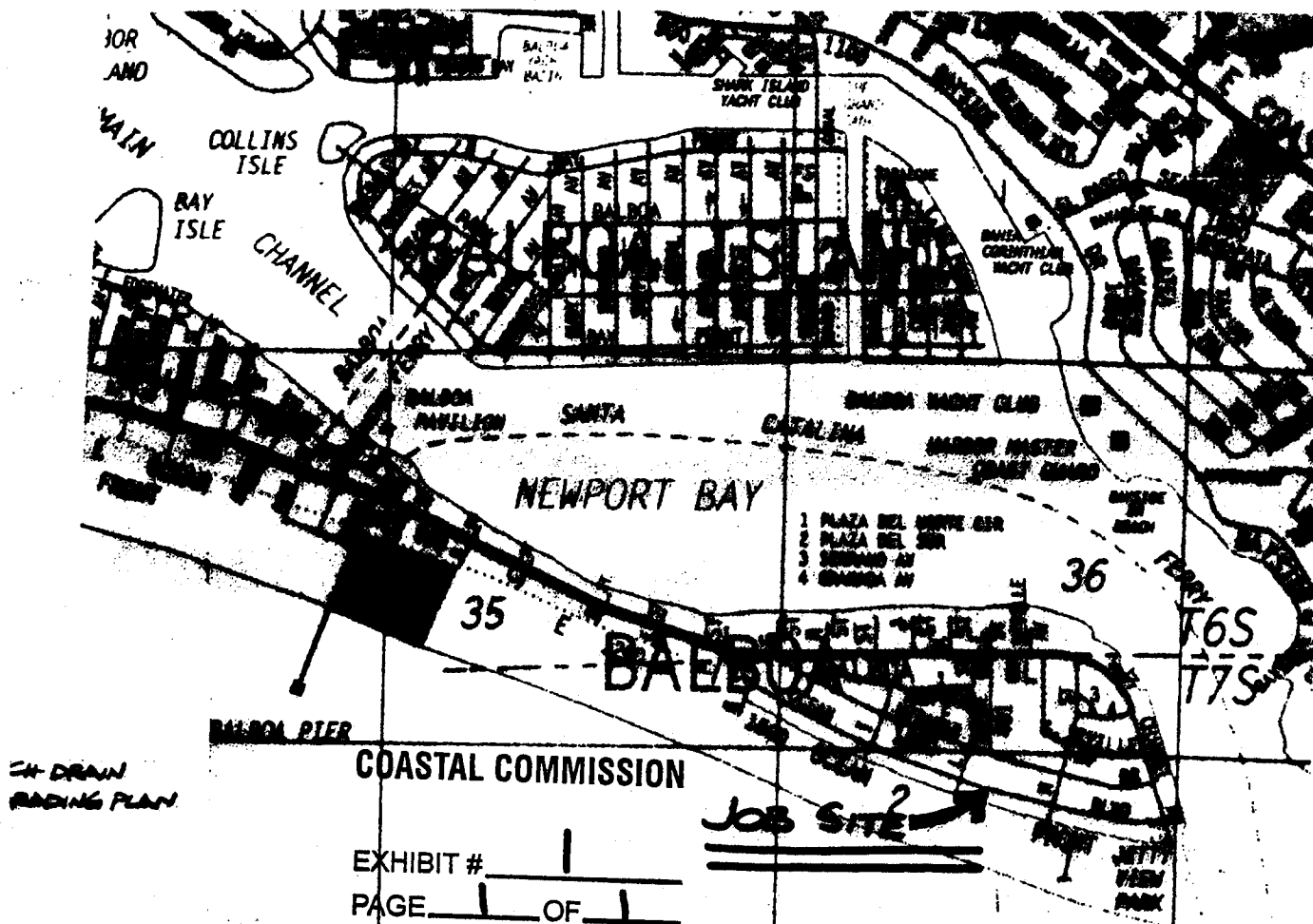
As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the 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.

RECEIVED
South Coast Region

JAN 21 2004

CALIFORNIA
COASTAL COMMISSION

PELICANI
2020 E.C.

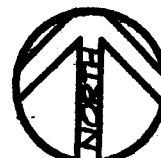


CITY OF NEWPORT BEACH
APPROVAL IN CONCEPT NO. 3443-2003
This project conforms to all applicable planning regulations
and policies in effect on this date.

These plans are not to be used for construction purposes. No
building permit will be issued until approval is received from
the California Coastal Commission.
PLANNING DEPARTMENT

By [Signature] Date: 1/13/04

WEST JETTY



Project Data
Vicinity Map

Date: 12-23

Scale: AS N

Drawn: W.B

Job: 2003-

Sheet:



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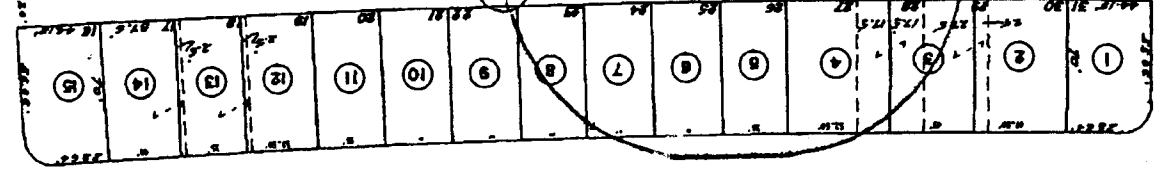
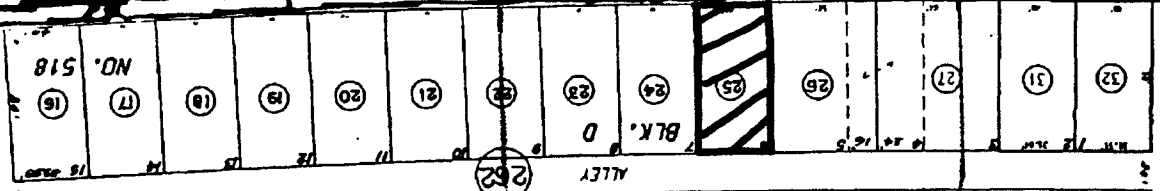
COASTAL COMMISSION

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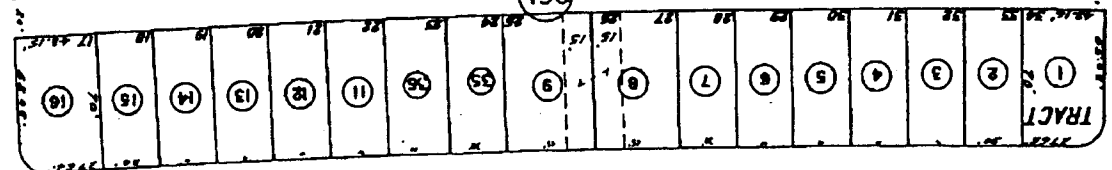
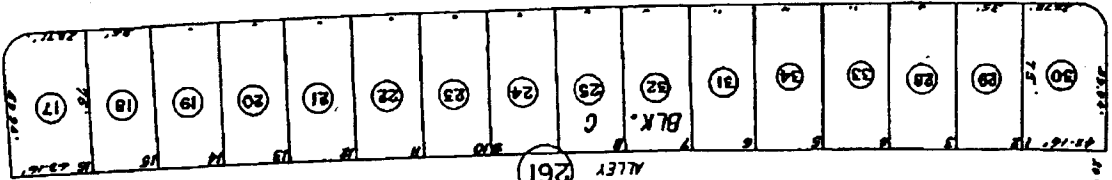
PROJECT SITE

BLK. P



BOULEVARD

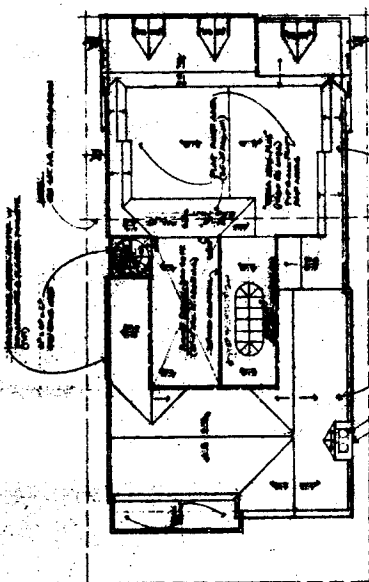
OCEAN



MIRAMAR

DRIVE

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27
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.



FLOOR AREA	
GRAND TOTAL FLOOR AREA -	7,698 SQ. FT.
REAR PORCH -	150 SQ. FT.
FRONT PORCH -	150 SQ. FT.
PORCH DECK -	150 SQ. FT.
SECOND FLOOR LIVING -	1,500 SQ. FT.
SECOND FLOOR DINING -	1,200 SQ. FT.
SECOND FLOOR KITCHEN -	1,200 SQ. FT.
BED ROOM -	1,200 SQ. FT.
BATH -	1,200 SQ. FT.
HALL -	1,200 SQ. FT.
CLOSET -	1,200 SQ. FT.
ROOF DECK -	1,200 SQ. FT.
TOTAL LIVING AREA -	3,700 SQ. FT.
TOTAL BUILDING AREA -	7,698 SQ. FT.
(NOT INCLUDING)	
REQUIRED OPEN SPACE AREA -	2,698 SQ. FT.
ACTUAL OPEN SPACE -	5,999 SQ. FT.
PROPOSED STRUCTURAL AREA -	2,100 SQ. FT.
BUILDABLE AREA -	2,100 SQ. FT.

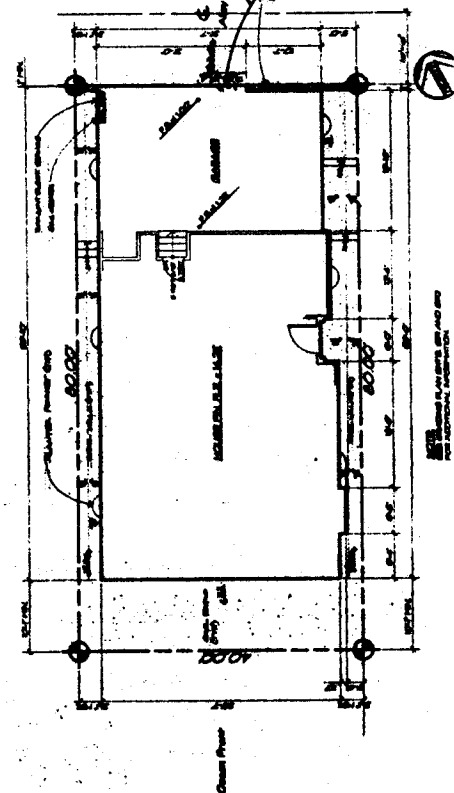
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EXHIBIT # 3
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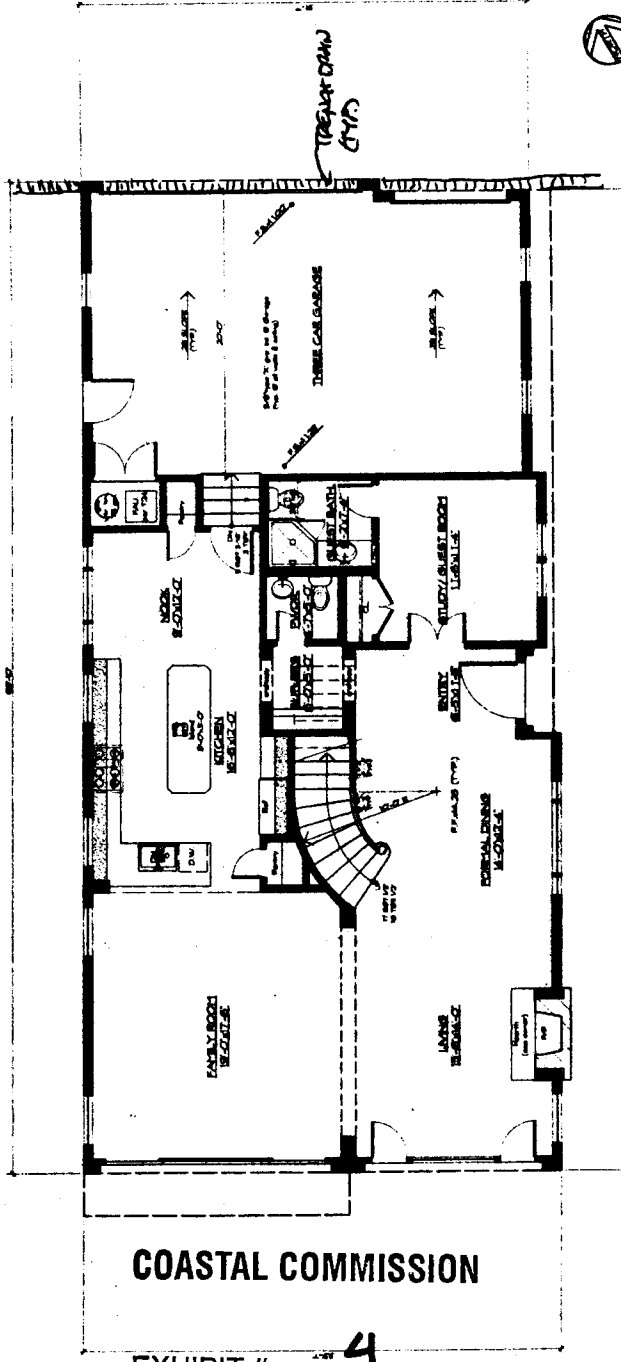
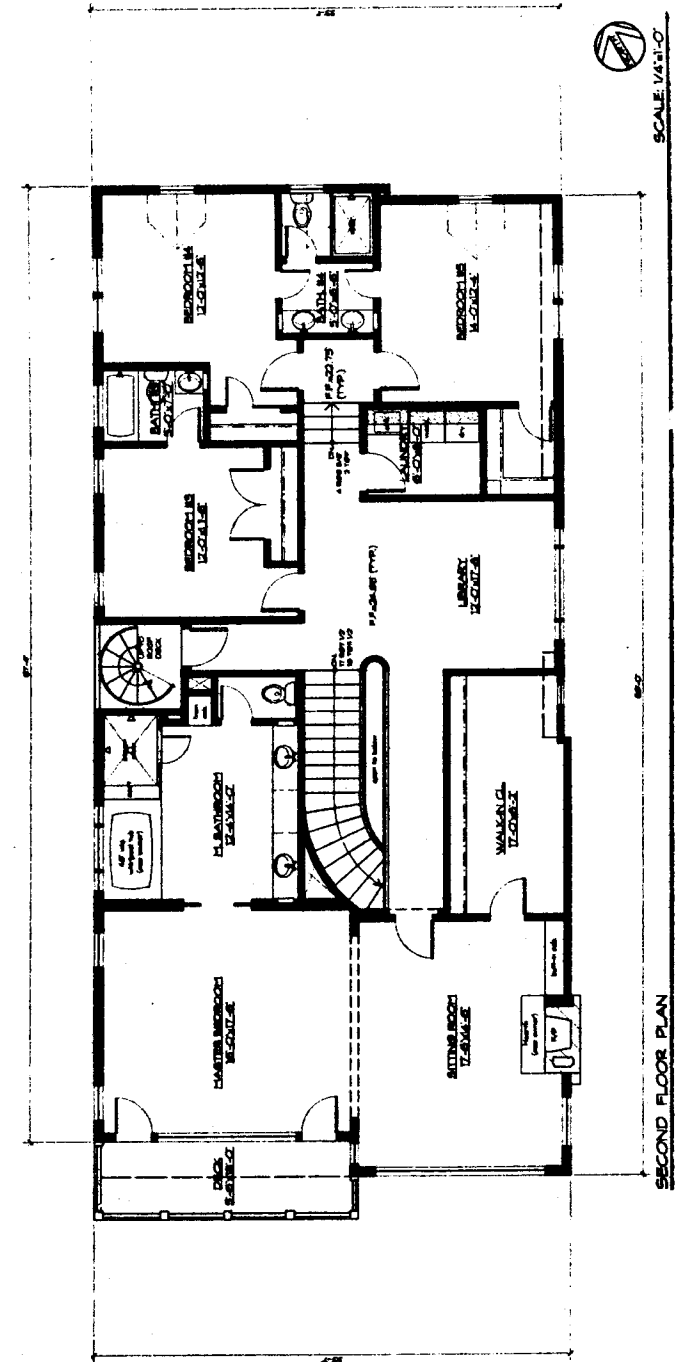
First Floor Plan

PELICAN BLUFFS, LLC
 2020 E. OCEAN FRONT
 NEWPORT BEACH, CA 92661
 (949) 723-4701

BUSHMAN & BILLY ASSOCIATES, LLC
 2450 Santa Ana Ave.
 West Bloomington, IL 60093
 (847) 646-5759

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FLOOR PLAN NOTES:
 1. PROVIDE TO BE FINISHED WITH A SMOOTH, UNID. NON-SLIP SURFACE.
 2. PROVIDE TO BE FINISHED WITH A SMOOTH, UNID. NON-SLIP SURFACE.
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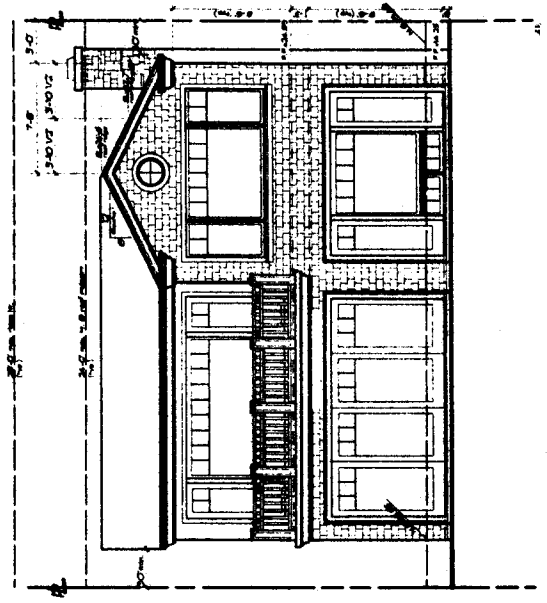
Exterior Elevations

PELICANI BLUFFS, LLC
 2020 E OCEAN FRONT
 NEWPORT BEACH, CA 92661
 (949) 723-4701



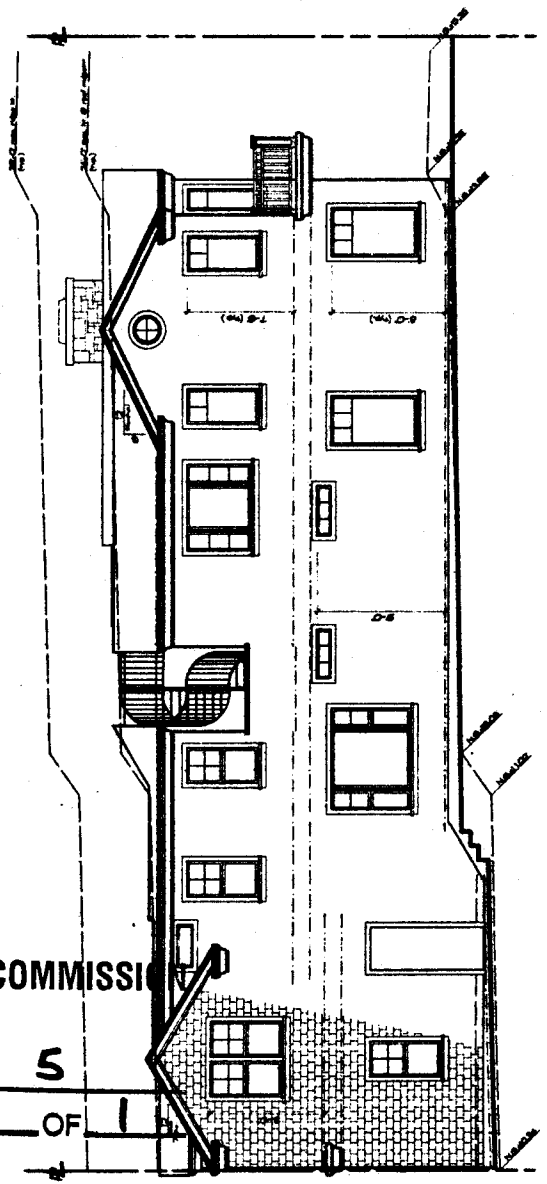
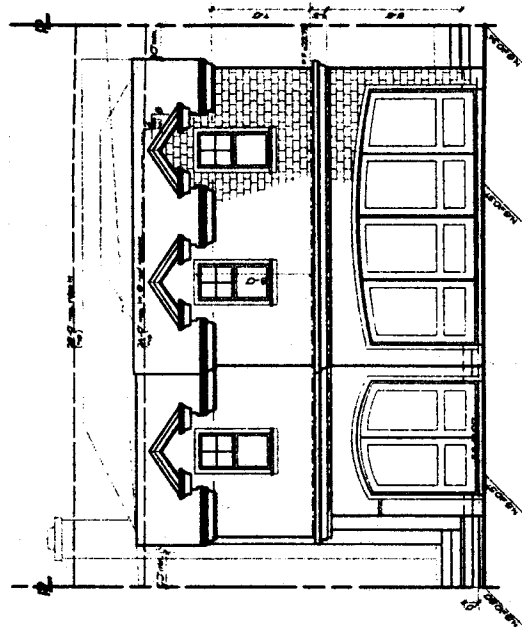
WIRTZ, BUSHMAN & RILEY ASSOCIATES, LLC
 2450 Santa Ana Ave.
 Costa Mesa, CA 92627
 (949) 846-3759

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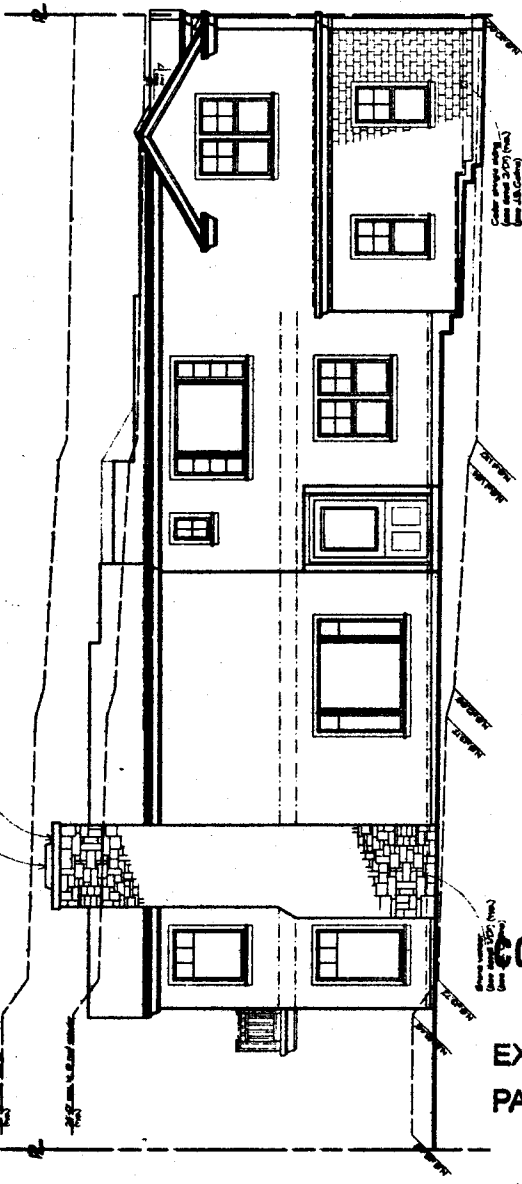


NORTH ELEVATION (ALLEY) SCALE 1/4"=1'-0"

ROOF PLAN NOTES:
 1. ROOF SHALL BE 12/12 GABLE ROOF.
 2. ROOF SHALL BE COVERED WITH ASBESTOS-CEMENT SHINGLES.
 3. ROOF SHALL BE FINISHED WITH 1/2" OSB SHEATHING.
 4. ROOF SHALL BE DRAINAGE TO THE STREET SIDE.
 5. ROOF SHALL BE DRAINAGE TO THE STREET SIDE.
 6. ROOF SHALL BE DRAINAGE TO THE STREET SIDE.



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



COASTAL COMMISSION

EXHIBIT # 5
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