

**CALIFORNIA COASTAL COMMISSION**

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

**W 4b**

Filed: March 17, 2005  
49th Day: April 5, 2005  
180th Day: September 13, 2005  
Staff: FSY-LB *FSy*  
Staff Report: June 23, 2005  
Hearing Date: July 13-15, 2005  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****RECORD PACKET COPY****APPLICATION NUMBER:** 5-05-102**APPLICANT:** J. B. Collins**PROJECT LOCATION:** 1018 West Oceanfront, City of Newport Beach, County of Orange**PROJECT DESCRIPTION:** Demolition of an existing single-family residence and construction of a new ocean-fronting, 4,400 square foot, two-story, 27'-4" above existing grade, single-family residence with an attached 590 square foot three (3)-car garage. No grading is proposed.**LOCAL APPROVALS RECEIVED:** City of Newport Beach Approval-In-Concept (No. 0375-2005) dated March 14, 2005.**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 revised drainage and run-off control plans; and **5)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

Section 30604 of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Newport Beach only has a certified Land Use Plan. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

**SUBSTANTIVE FILE DOCUMENTS:** City of Newport Beach certified Land Use Plan; Letter from Walt Bushman to Commission staff dated March 16, 2005; and *Coastal Hazard and Wave Runup Study* for 1018 West Ocean Front, Newport Beach, CA prepared by *Geosoils, Inc.* dated February 2005.

## **LIST OF EXHIBITS**

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

## **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

By acceptance of this permit, the applicant acknowledges 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. 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. 5-05-102 including, but not limited to, the residence, garage, foundations, and patio, 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.
- B. 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 residence, 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**

This permit is only for the development described in Coastal Development Permit No. 5-05-102. 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. 5-05-102. 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. 5-05-102 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. **Submittal of Revised Drainage and Runoff Control Plan**

- A. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, two (2) full size sets of revised 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. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

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 1018 West Oceanfront within the City of Newport Beach, Orange County (Exhibits #1-2). The lot size is 4,100 square feet (40-feet x 102.50 feet) and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Single-Family Residential and the proposed project adheres to this designation. The project is located within an existing urban residential area, located generally west 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 350-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 on the inland portion of Oceanfront fronted by the City's paved 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 8-foot required setback from the seaward property line. Vertical public access to this beach is available approximately 160-feet east of the project site at the end of 10<sup>th</sup> Street and approximately 200-feet west of the project site at the end of 11<sup>th</sup> Street (Exhibit #2).

The applicant is proposing to demolish an existing single-family residence and construct a new ocean-fronting 4,400 square foot two-story single-family residence, 27'-4" above existing grade with an attached 590 square foot three (3)-car garage (Exhibits #3-6). In addition, the project consists of a total of 318 square feet for 2<sup>nd</sup> floor decks and a 400 square foot roof deck. No encroachment upon the existing public right of way is proposed. No grading is proposed.

The applicant is proposing water quality improvements as part of the proposed project, consisting of open drainage pockets in the side yards for roof drain lines or down spouts to drain into the concrete side yards that lead to a continuous trench drain across the rear (alley) width of the property. A drainage and runoff control plan (Exhibit #3) has been submitted, however, it only shows the location of the trench drain along the rear width (alley) of the property. The drainage pockets or downspouts were not shown on these plans. Therefore, revised drainage and runoff control plans are necessary. 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](http://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>.

**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.

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SEE 889 MAP

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SEE 920 MAP

HARBOR ISLAND

COLLINS ISLE

BAY ISLE

BALBOA PIER

FERRY

CATALINA

SANTA

OCEAN

MAP

PROJECT SITE

COASTAL COMMISSION

EXHIBIT #

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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.

THIS MAP WAS PREPARED FOR ORANGE  
COUNTY ASSESSOR DEPT. PURPOSES ONLY  
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1960-

**BALBOA**

**BOULEVARD**

STREET :

**STREET :**

STREET :

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WELSH

**HLN3A373**

**HUNG 4**

NO. 234

**ocean**

FRONT  
PROJECT SITE

EXHIBIT # 2  
PAGE 1 OF 1

PAGE 1 OF 1

**RECEIVED**  
South Coast Region  
MAR 17 2005  
CALIFORNIA  
COASTAL COMMISSION  
**COASTAL COMMISSION**

TRACT NO. 234  
PARCEL MAP

MM 13-36,37  
PM 280-15

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

**RECEIVED**  
South Coast Region

MAR 17 2005

CALIFORNIA  
COASTAL COMMISSION

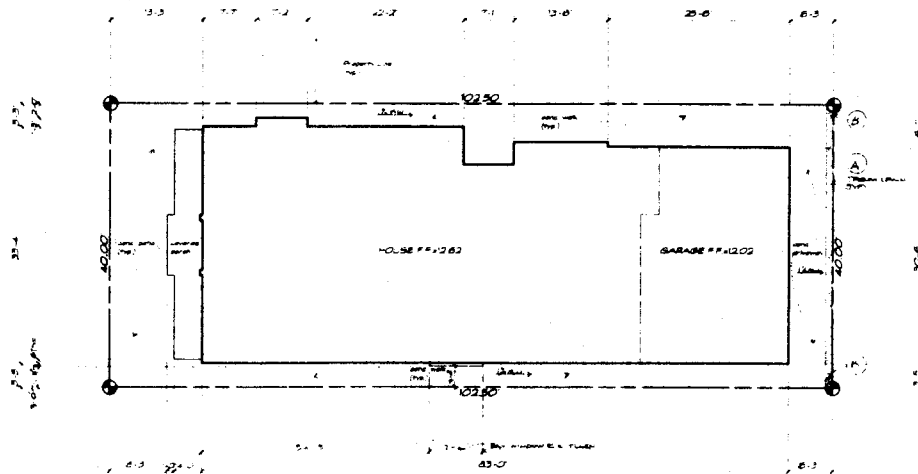
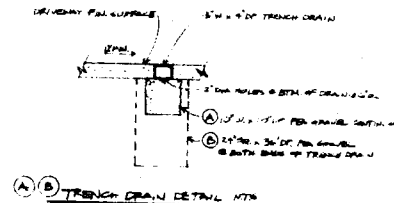
**PROJECT DATA**

LOT # 3  
BLOCK # 10  
TRACT # 234  
APN #  
PARCEL #  
ZONE: R-1  
SCHOOL DISTRICT: NEWPORT MESA UNIFED  
PARKING PLACES REQUIRED: TWO  
LOT SIZE: 4,000 SQ. FT.  
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE  
OCCUPANCY GROUP: R-3/U-1  
CONSTRUCTION TYPE: V-N  
CODE: CBC 2007 EDITION

OWNER: PELICAN BLUFFS, LLC  
ADDRESS: 1018 W. OCEAN FRONT  
NEWPORT BEACH, CA 92661  
TEL: (949) 723-4701

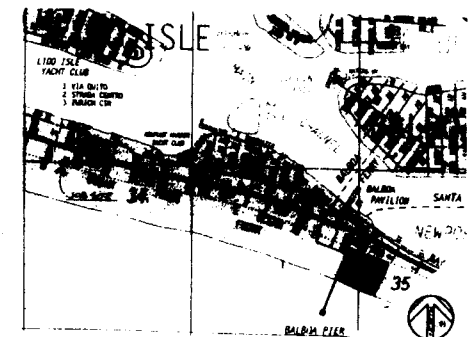
**PROPOSED:**

SINGLE FAMILY RESIDENCE (TWO STORY)  
THREE CAR GARAGE  
FIRST FLOOR LIVING 590 SQ. FT.  
SECOND FLOOR LIVING 2,000 SQ. FT.  
SECOND FLOOR DECKS 2,400 SQ. FT.  
SECOND FLOOR DECKS 318 SQ. FT.  
ROOF DECK 400 SQ. FT.  
TOTAL LIVING AREA 4,800 SQ. FT.  
MAX BULDABLE AREA (31.1% MAX) 6,331.5 SQ. FT.  
REQUIRED OPEN SPACE AREA (31.1% MAX) 4,834 CU. FT.  
ACTUAL OPEN SPACE 9,302 CU. FT.  
PROPOSED STRUCTURAL AREA 2,590 SQ. FT.



**SITE PLAN NOTES:**

1. PER FIELD OBSERVATIONS, ADJACENT LOTS DO NOT DRAIN FOR OR SHARE COMMON DRAINAGE WITH SUBJECT PROPERTY.
2. REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPARTMENT.
3. NEW SWIMMER WITH AIN AND CLEAN-OUT INSTALLED AT THE PROPERTY LINE TO COMPLY WITH CITY STANDARDS (SEE DETAIL).
4. EDITION #100 APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
5. ELECTRICAL SERVICES TO BE UNDERGROUND FOR NEW CONSTRUCTION OR 18" TRENCH GREATER THAN 30" IN D.M.C. (8.33.07.5).
6. E.E. INSPECTIONS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.
7. SHOWY EANS OF GROUNDINGS AT SERVICE ENTRY EQUIPMENT PER SECTION 3503.8 OF I.E.C. (SEE DETAIL SHIT AT).
8. SETBACKS ARE MEASURED FROM PROPERTY LINE TO FINISHED SURFACE OF 5' MINIMUM.
9. DISTANCE FROM FACE OF THE FOUNDATION TO PROPERTY LINE TO BE 30' MIN. SETBACK PLUS WALL FINISH THICKNESS (MIN).
10. PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY AS FOLLOWS SETBACK LESS THAN 6' PROVIDE FENCE AND CANOPY TO BE CONSTRUCTED PER USC 3303.73 AND 3303.74.

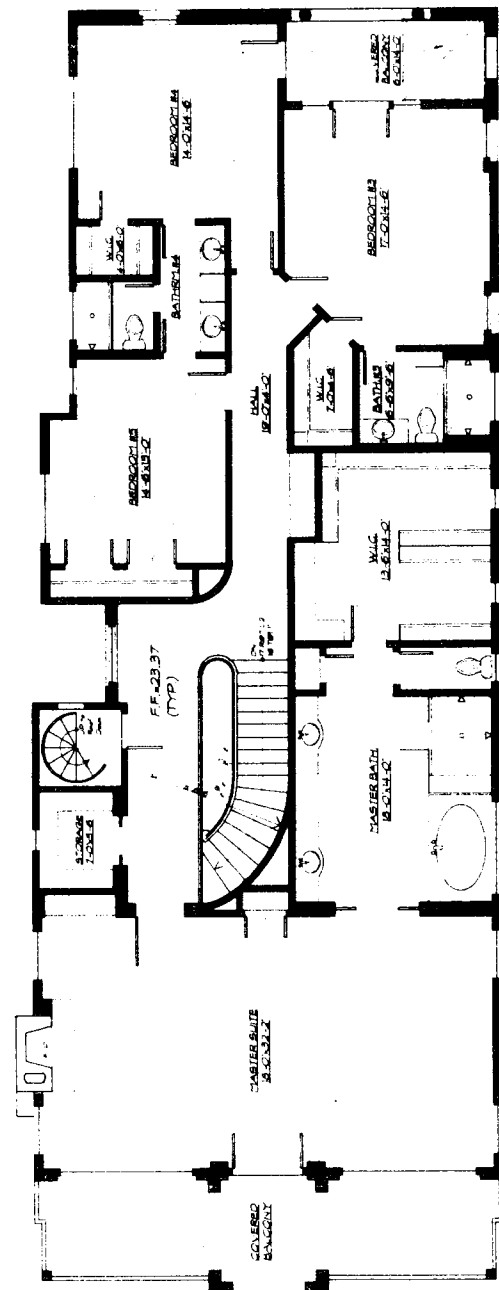


Custom Home Design by  
WALT BUSCHER  
2400 SANTA ANA AVENUE  
COSTA MESA, CA 92627  
(949) 446-3739

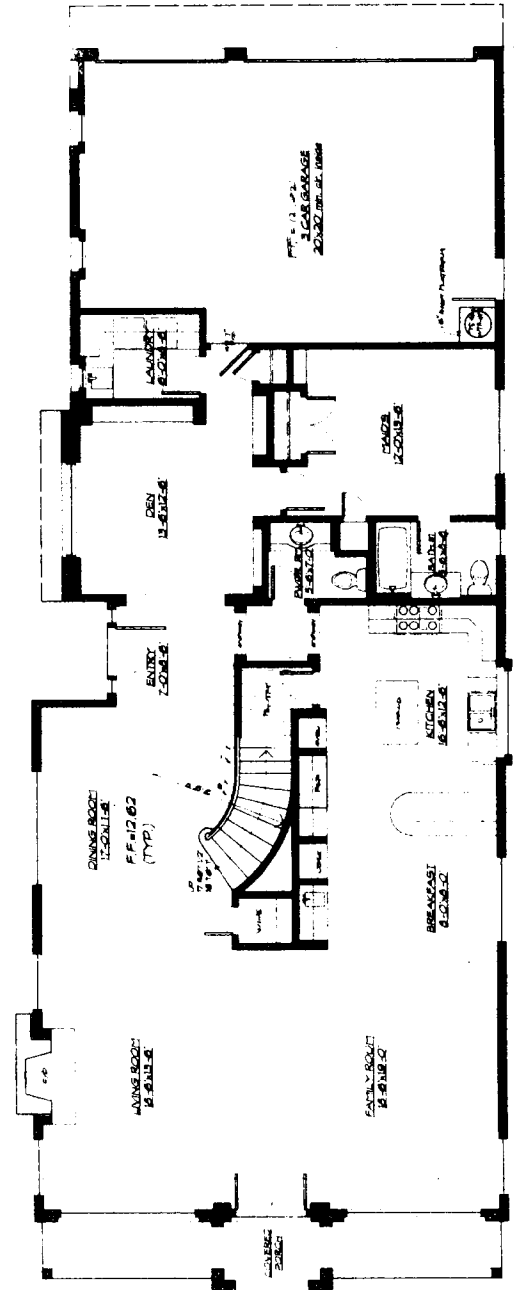
PELICAN BLUFFS, LLC  
1018 W. OCEAN FRONT  
NEWPORT BEACH, CA 92661  
(949) 723-4701

Project Data  
Vicinity Map  
Site Plan  
Date: 2-13-2005  
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**FLOOR PLAN NOTES.**

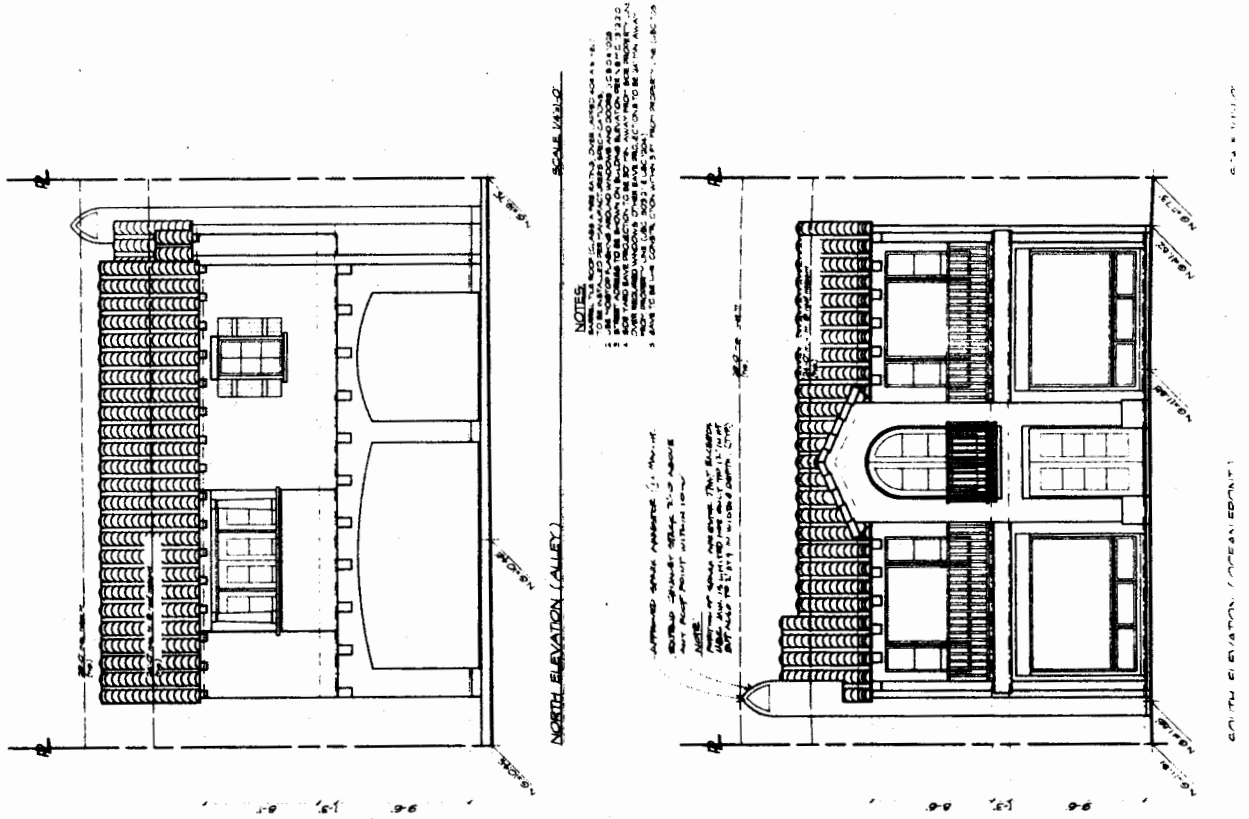


SECOND FLOOR PLAN (Living Area = 2400 sq. ft.)

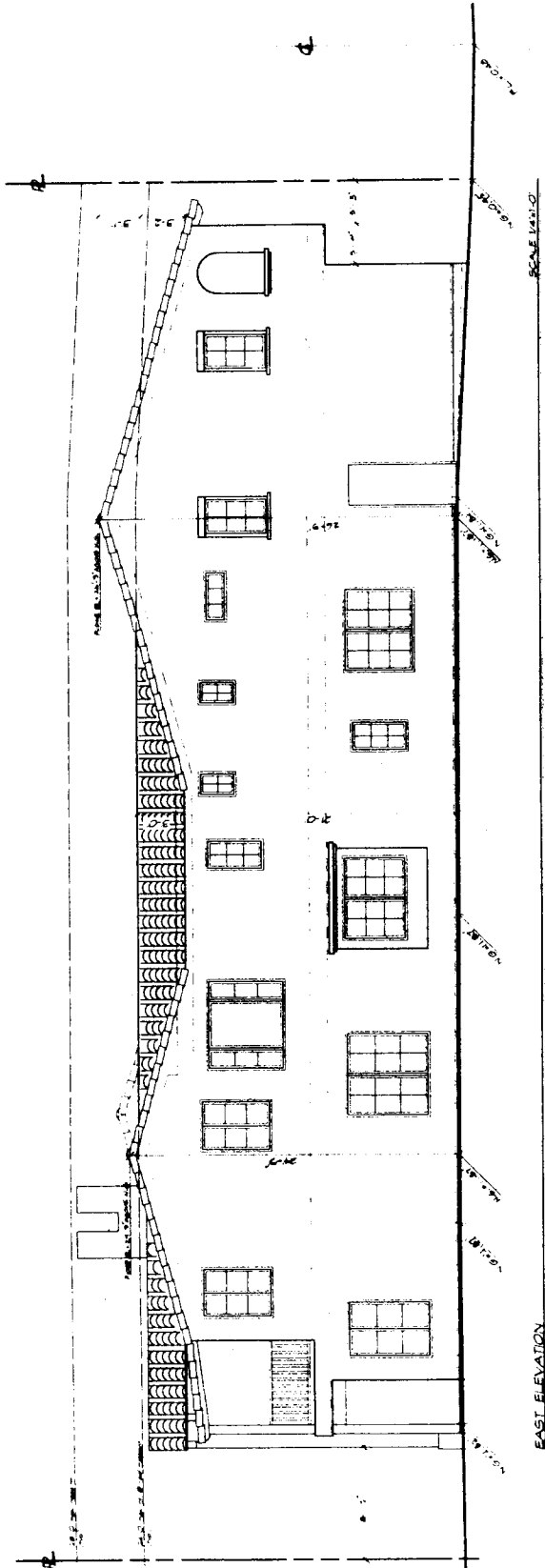


COASTAL COMMISSION

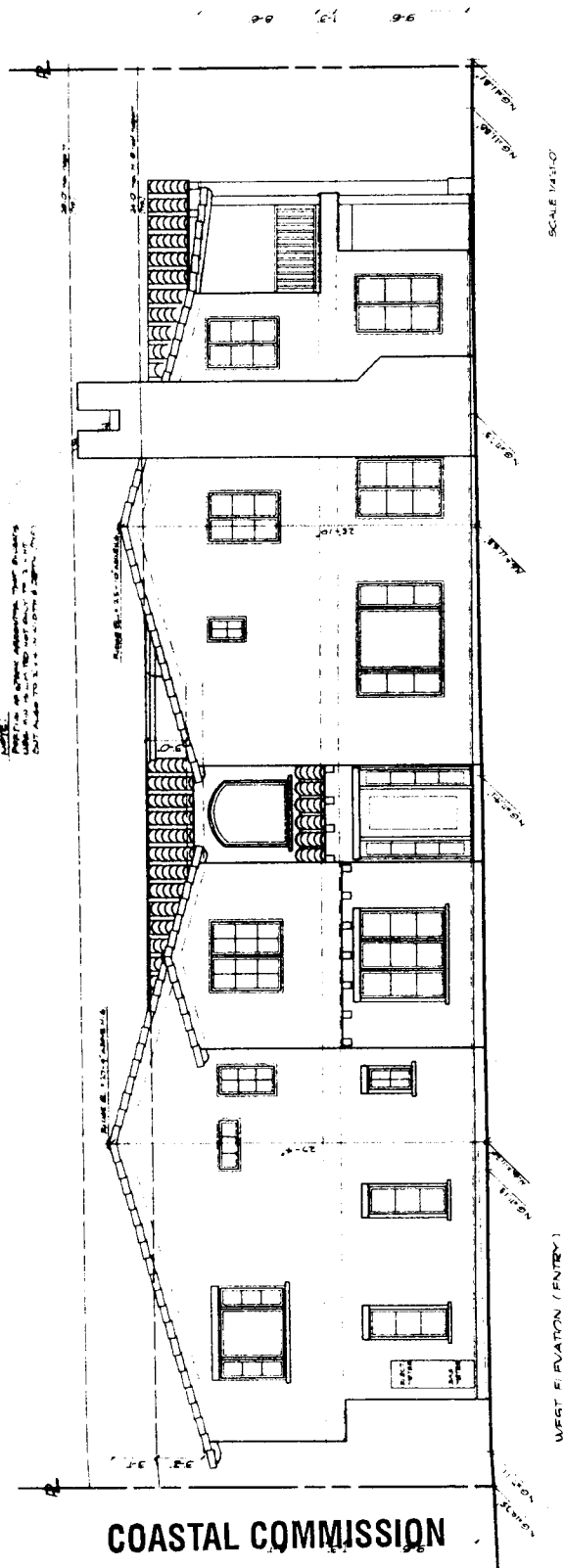
EXHIBIT # 4  
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COASTAL COMMISSION



NOTES:  
 1. SEE EXISTING ARCHITECTURAL RECORDS FOR ALL INFORMATION.  
 2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.  
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF COSTA MESA ORDINANCES.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODES.  
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODES.  
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.  
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODES.  
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION ACT.  
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.



**COASTAL COMMISSION**

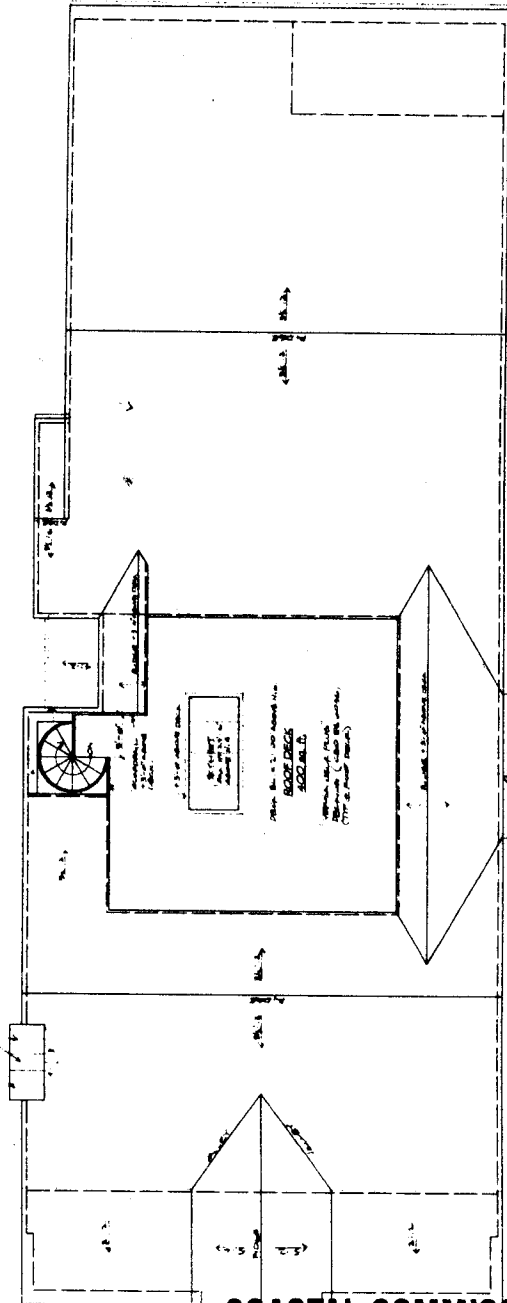
EXHIBIT # 5  
 PAGE 2 OF 2

**ROOF PLAN NOTES**

1. ALL ROOF DECKS SHALL BE 2" MIN. THICK POLYURETHANE INSULATED CONCRETE DECK (PICD) WITH 1/2" MIN. THICK Gypsum Board Finish. (See Detail 101).  
 2. ALL ROOF DECKS SHALL BE FINISHED WITH 1/2" MIN. THICK Gypsum Board. (See Detail 101).  
 3. ALL ROOF DECKS SHALL BE FINISHED WITH 1/2" MIN. THICK Gypsum Board. (See Detail 101).

4. ALL ROOF DECKS SHALL BE FINISHED WITH 1/2" MIN. THICK Gypsum Board. (See Detail 101).  
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**COASTAL COMMISSION**