

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: April 5, 2007
49th Day: May 24, 2007
180th Day: October 2, 2007
Time Extension: December 31, 2007
Staff: Liliana Roman-LB
Staff Report: September 20, 2007
Hearing Date: October 10-12, 2007
Commission Action:

**W4a****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-07-121**APPLICANT:** Medhat Rofael**PROJECT LOCATION:** 4607 Seashore Drive, City of Newport Beach, County of Orange**PROJECT DESCRIPTION:** Remodel of an existing ocean front 3,044 sq. ft. two-story duplex with attached 358 sq. ft. two-car garage with the addition of a new 226 sq. ft. third story and 258 sq. ft. third story uncovered deck resulting in a 3,270 sq. ft. three-story, 28' tall duplex. The project also involves an 'after-the-fact' approval of a 10' deep by 30' wide concrete at-grade patio with 2' tall concrete block perimeter fence within a designated oceanfront encroachment area.**LOCAL APPROVALS RECEIVED:** City of Newport Beach Approval-In-Concept (No. 0071-2007) dated March 12, 2007, City of Newport Beach Annual Oceanfront Encroachment Permit issued December 15, 2005 for 4607 Seashore Drive**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing a third floor bedroom and deck addition to an existing beach-fronting duplex. The major issue of this staff report concerns an after the fact approval of a 10' deep concrete patio and low wall oceanfront encroachment within the City's allowable encroachment area.

Staff is recommending **APPROVAL** of the proposed project with six (6) special conditions regarding: 1) revised final plans; 2) deviation from approved encroachments; 3) City's right to revoke the encroachments; 4) future development; 5) assumption of risk and 6) deed restriction

Section 30600(c) 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 and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. 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.

The proposed development amounts to minor improvements to an existing residential structure that will not result in any seaward encroachment of the principal structure beyond the existing on-site development that is proposed-to-be retained. Typically, in cases of substantial improvements to a principal structure that could be affected by wave uprush in Newport Beach, the Commission

imposes a special condition requiring No Future Shoreline Protective Device. In this particular case Commission staff recommend that the Commission approve the proposed development without this special condition due to the minor nature of the development and the fact that the proposal will not result in seaward encroachment of the principal development. The at-grade patio improvements authorized by this action would not warrant protection under Section 30235 of the Coastal Act if they were threatened because it is accessory development that could be removed or relocated to avoid the hazard.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan

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 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. Revised Final Plans

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit final project plans to the Executive Director for review and approval. The plan shall substantially conform to the preliminary plans, except that those plans shall depict the existing oceanfront encroachment.
- 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 legally required.

2. Deviation from Approved Encroachments

- A. The only encroachment into the 10-foot deep encroachment area within the City of Newport Beach Oceanfront public right-of-way allowed by this coastal development permit is a patio wall and planters (no more than 3 feet high) around the perimeter of an at-grade 10' deep by 30' wide concrete patio. Any development in the public right of way, including improvements, repairs, and maintenance, cannot occur without an amendment to this coastal development permit or a new coastal development permit from the Coastal Commission, unless the Executive Director determines through written confirmation that no amendment or new permit is legally required.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit evidence, for the review and approval of the Executive Director, that the encroachment fee required by the City to construct the proposed

encroachments has been paid and that the property is enrolled in the City's annual encroachment permit/fee system.

3. City's Right to Revoke Encroachment Permit

Approval of this coastal development permit shall not restrict the City's right and ability to revoke, without cause, the approved City encroachment permit in order to construct public access and recreation improvements within the public right of way.

4. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-07-121. 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. 5-07-121. Accordingly, any future improvements to the development 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. 5-07-121 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

5. 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.

6. 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(s) have 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 4607 Seashore Drive within the City of Newport Beach, Orange County (Exhibits 1 & 2). The lot area is 2,550 square feet. The City of Newport Beach Land Use Plan (LUP) designates the site as RH-M Medium Density Residential. The proposed project is a new 226 sq. ft. third floor bedroom and 258 sq. ft. third floor uncovered deck addition and continuation of the existing stair from the second to the new third floor to an existing 3,044 sq. ft. two-story duplex with attached 358 sq. ft. two-car garage, resulting in a 3,270 sq. ft. three-story, 28' tall duplex (Exhibit 3). No changes to existing landscaping or drainage/runoff control are proposed as part of the proposed project. The project is located on a beach front lot within an existing urban residential area, between the mouth of the Santa Ana River and the Newport Pier.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach (approx. 300 feet wide) between the subject property and the Pacific Ocean. The project site is located north of the ocean-fronting properties bordered by the City's paved beachfront public lateral access way (boardwalk). Vertical public access to this beach is available at the end of 47th Street, less than 60 feet from the site. Lateral public access is available along the wide sandy beach seaward of the subject site. A wave uprush study was not submitted as the site is not proposed for complete redevelopment.

The existing duplex provides only one parking space per unit. The Commission typically requires two spaces per unit. The site cannot accommodate additional on-site spaces without requiring significant demolition of the existing dwelling. A limited amount of demolition is required for the proposed new third story 226 sq. ft. addition and 258 sq. ft. roof deck; insufficient to address the site's parking deficiency. The addition is not located in an area that could accommodate parking. If demolition and/or construction is proposed at the site in the future, or if the site is proposed for a condominium conversion, the provision of additional parking spaces will be evaluated at that time.

The project consists of 'after-the-fact' approval of a 10' deep by 30' wide concrete patio into the 10-foot deep encroachment area within the City of Newport Beach oceanfront public right-of-way. The applicant acquired the proper City permits, including the encroachment permit for the construction of the patio in 2005; but was unaware or uninformed at the time that the development also required a Coastal Development Permit.

The patio development is located in an area where a 10 foot encroachment onto the City of Newport Beach Oceanfront public right-of-way on the seaward side of the home is allowed. The City holds the public right-of-way for street/walkway/bikeway purposes. The public right-of-way is designated on assessor's parcel maps as Oceanfront Street (Exhibit #3). The portions of Oceanfront Street in the central part of the Balboa Peninsula near the City's two municipal piers is developed with a public walkway/bikeway. In the vicinity of the subject site, however, the City has never constructed any part of the Oceanfront street, but it has at times addressed the possibility of constructing a bike path and pedestrian walkway in the right-of-way in this area. The proposed

development includes an after-the-fact approval of a 2-foot high patio wall around the perimeter of an at-grade, 10' deep by 30' wide concrete patio encroachment. **Special Condition #1** is imposed requiring submittal of revised plans showing the existing encroachment area at-grade patio and 2-foot high wall.

The proposed encroachment would contribute to the cumulative adverse impact on beach use resulting from the various existing encroachments on the public right-of-way in the area. In addition, the encroachments could make it difficult in the future for the City to improve the public right-of-way for lateral access purposes.

In 1991, the Commission certified an amendment to the City of Newport Beach Land Use Plan (LUP). The LUP acknowledges the adverse public access impacts that will result from the development on the sandy beach area which is owned by the City for street purposes. This cumulative impact is addressed in the certified LUP by imposition of a mitigation plan. The mitigation plan requires that fees paid by encroaching homeowners be applied to improving public access in Newport Beach. The City has constructed a number of public access improvements (including street end improvements which provide additional public parking spaces) using the encroachment fee funds. When it certified the LUP amendment allowing these encroachments, the Commission found that, if developed consistent with the mitigation plan, encroachments onto the City's Oceanfront public right-of-way would be consistent with the public access and recreation policies of Chapter 3 of the Coastal Act.

The LUP encroachment policies allow encroachment onto the Oceanfront right-of-way in the area of the subject site, which is between 52nd and 36th Streets. Encroachments in this area may encroach up to 10 feet. The LUP policies allow encroachments only if they do not interfere with access to the beach or ocean, when a building permit is not required, and subject to payment of a mitigation fee. The Commission finds that construction of the encroachments at the subject site is consistent with the certified LUP encroachment policies.

The applicant provided a copy of the Annual Oceanfront Encroachment Permit issued on December 15, 2005. In this case, the Commission finds that the proposed encroachment is consistent with the certified LUP encroachment policies and the Chapter 3 public access policies of the Coastal Act. The findings for which are found in the Newport Beach LUP Amendment 90-1 approved by the Commission on June 11, 1991 and which are incorporated here by reference. In addition, the City is continuing to carry out the public access improvements required by the LUP mitigation plan to offset any adverse impacts of the encroachments. The mitigation fee collected by the City is an annual recurring fee. In order to assure that the encroachments are consistent with the Land Use Plan policies addressing Oceanfront encroachments as certified by the Commission, and so are consistent with the public access policies of the Coastal Act, the applicant must submit evidence that the required encroachment fee payment is up to date. Therefore, as a condition of approval the applicant is required to submit, for the review and approval of the Executive Director, evidence that the current encroachment permit fee has been paid to the City.

Section 13250 of the California Code of Regulations provides that development such as the proposed encroachments are not exempt from obtaining a coastal development permit pursuant to Coastal Act Section 30610(a). However, to ensure that no further encroachments occur without an approved amendment to this coastal development permit or approval of a new coastal development permit, the Commission imposes a special condition which requires that an amendment to this permit or a new coastal development permit be obtained for any deviations to

the encroachments described in this permit. This would allow the Commission to evaluate future encroachment deviations for adverse public access and recreation impacts.

Additionally, the permittee signed an encroachment agreement with the City in which he waived his right to contest the ability of the City to remove the encroachments in order to build public access improvements within the public right of way. Thus the proposed project is also conditioned to provide that issuance of the coastal development permit does not restrict nor interfere with the City's right to revoke its encroachment permit, without cause, in order to construct public access and recreation improvements in the public right-of way. This would ensure future opportunities for public access and recreation.

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 and 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 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

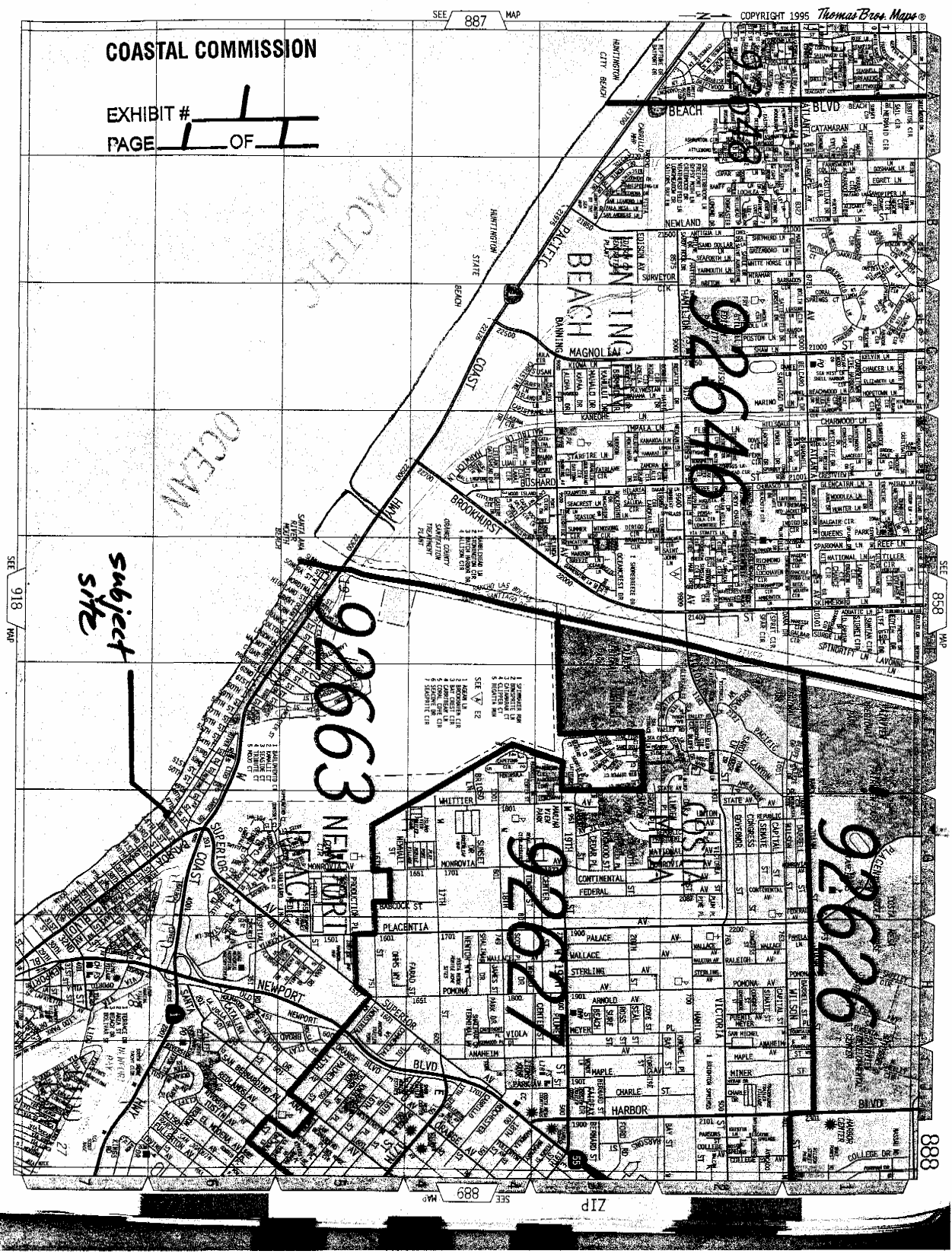
To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions 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 October 13, 2005. 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.



COASTAL COMMISSION
EXHIBIT # 1
PAGE 1 OF 1

subject site

92663

92646

92627

92626

SEE 918 MAP

SEE 858 MAP

SEE 888 MAP

ZIP

898

SEE 887 MAP

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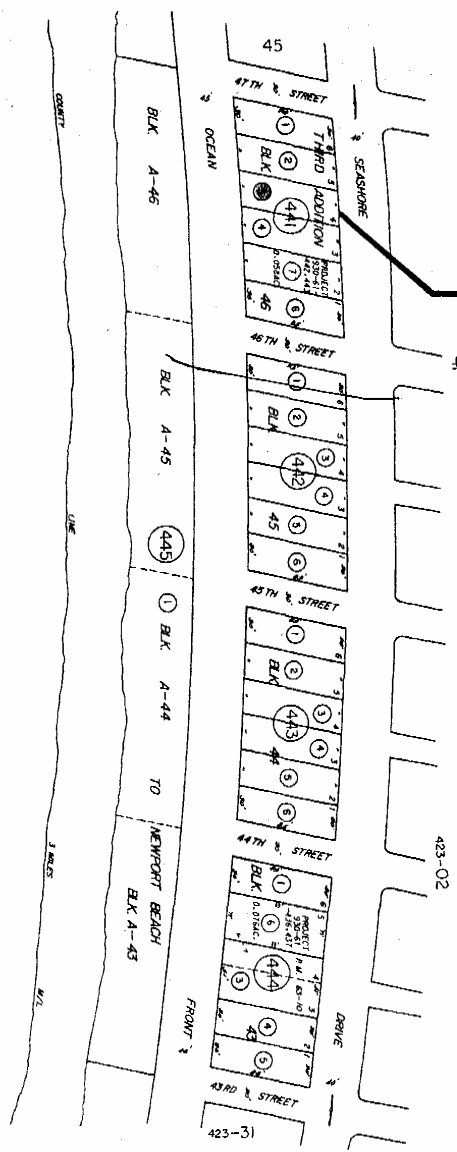
COASTAL COMMISSION

EXHIBIT # 2
 PAGE 1 OF 1

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S MAP BOOK 424 PAGE 44. THE INFORMATION SHOWN ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE ASSessor'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL LAND SURVEYOR. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL PLANNING CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL HISTORIC PRESERVATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL SOCIAL SCIENCE CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ECONOMIC CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL POLITICAL CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL PUBLIC RELATIONS CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL COMMUNITY DEVELOPMENT CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL IMPACT STATEMENT CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL MONITORING CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL RESTORATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL REMEDIATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL RISK ASSESSMENT CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL SCIENCE CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL TOXICOLOGY CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL HEALTH CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL POLICY CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL LAW CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL ETHICS CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL EDUCATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL OUTREACH CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL ADVOCACY CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL LIAISON CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL RELATIONS CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL COMMUNICATIONS CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL MEDIA CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL PUBLIC AFFAIRS CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL SPONSORSHIP CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL PARTNERSHIP CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL COLLABORATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL COOPERATION CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL SUPPORT CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL ASSISTANCE CONSULTANT. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENVIRONMENTAL CONSULTANT.

subject site

MARCH 1984
 THIRD ADDITION TO NEWPORT BEACH, M.M. 3-31
 NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
 ASSESSOR'S MAP BOOK 424 PAGE 44 COUNTY OF ORANGE



424-44
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COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 6

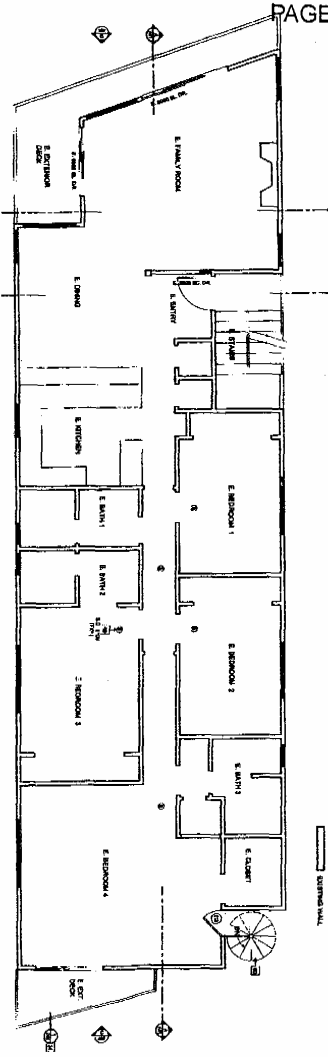
EXISTING CONDITIONS AND NOTATION THE JOB SITE. OBSERVATIONS SHALL BE MADE BY THE ARCHITECT AND THE ENGINEER AT THE COMMENCEMENT OF ANY WORK.

DOOR AND WINDOW SCHEDULE

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83	6'0" x 2'0"	WOOD	83	
84	6'0" x 2'0"	WOOD	84	
85	6'0" x 2'0"	WOOD	85	
86	6'0" x 2'0"	WOOD	86	
87	6'0" x 2'0"	WOOD	87	
88	6'0" x 2'0"	WOOD	88	
89	6'0" x 2'0"	WOOD	89	
90	6'0" x 2'0"	WOOD	90	
91	6'0" x 2'0"	WOOD	91	
92	6'0" x 2'0"	WOOD	92	
93	6'0" x 2'0"	WOOD	93	
94	6'0" x 2'0"	WOOD	94	
95	6'0" x 2'0"	WOOD	95	
96	6'0" x 2'0"	WOOD	96	
97	6'0" x 2'0"	WOOD	97	
98	6'0" x 2'0"	WOOD	98	
99	6'0" x 2'0"	WOOD	99	
100	6'0" x 2'0"	WOOD	100	

WINDOW SCHEDULE

NO.	TYPE	FINISH	MARKING	REMARKS
1	6'0" x 2'0"	WOOD	1	
2	6'0" x 2'0"	WOOD	2	
3	6'0" x 2'0"	WOOD	3	
4	6'0" x 2'0"	WOOD	4	
5	6'0" x 2'0"	WOOD	5	
6	6'0" x 2'0"	WOOD	6	
7	6'0" x 2'0"	WOOD	7	
8	6'0" x 2'0"	WOOD	8	
9	6'0" x 2'0"	WOOD	9	
10	6'0" x 2'0"	WOOD	10	
11	6'0" x 2'0"	WOOD	11	
12	6'0" x 2'0"	WOOD	12	
13	6'0" x 2'0"	WOOD	13	
14	6'0" x 2'0"	WOOD	14	
15	6'0" x 2'0"	WOOD	15	
16	6'0" x 2'0"	WOOD	16	
17	6'0" x 2'0"	WOOD	17	
18	6'0" x 2'0"	WOOD	18	
19	6'0" x 2'0"	WOOD	19	
20	6'0" x 2'0"	WOOD	20	
21	6'0" x 2'0"	WOOD	21	
22	6'0" x 2'0"	WOOD	22	
23	6'0" x 2'0"	WOOD	23	
24	6'0" x 2'0"	WOOD	24	
25	6'0" x 2'0"	WOOD	25	
26	6'0" x 2'0"	WOOD	26	
27	6'0" x 2'0"	WOOD	27	
28	6'0" x 2'0"	WOOD	28	
29	6'0" x 2'0"	WOOD	29	
30	6'0" x 2'0"	WOOD	30	
31	6'0" x 2'0"	WOOD	31	
32	6'0" x 2'0"	WOOD	32	
33	6'0" x 2'0"	WOOD	33	
34	6'0" x 2'0"	WOOD	34	
35	6'0" x 2'0"	WOOD	35	
36	6'0" x 2'0"	WOOD	36	
37	6'0" x 2'0"	WOOD	37	
38	6'0" x 2'0"	WOOD	38	
39	6'0" x 2'0"	WOOD	39	
40	6'0" x 2'0"	WOOD	40	
41	6'0" x 2'0"	WOOD	41	
42	6'0" x 2'0"	WOOD	42	
43	6'0" x 2'0"	WOOD	43	
44	6'0" x 2'0"	WOOD	44	
45	6'0" x 2'0"	WOOD	45	
46	6'0" x 2'0"	WOOD	46	
47	6'0" x 2'0"	WOOD	47	
48	6'0" x 2'0"	WOOD	48	
49	6'0" x 2'0"	WOOD	49	
50	6'0" x 2'0"	WOOD	50	
51	6'0" x 2'0"	WOOD	51	
52	6'0" x 2'0"	WOOD	52	
53	6'0" x 2'0"	WOOD	53	
54	6'0" x 2'0"	WOOD	54	
55	6'0" x 2'0"	WOOD	55	
56	6'0" x 2'0"	WOOD	56	
57	6'0" x 2'0"	WOOD	57	
58	6'0" x 2'0"	WOOD	58	
59	6'0" x 2'0"	WOOD	59	
60	6'0" x 2'0"	WOOD	60	
61	6'0" x 2'0"	WOOD	61	
62	6'0" x 2'0"	WOOD	62	
63	6'0" x 2'0"	WOOD	63	
64	6'0" x 2'0"	WOOD	64	
65	6'0" x 2'0"	WOOD	65	
66	6'0" x 2'0"	WOOD	66	
67	6'0" x 2'0"	WOOD	67	
68	6'0" x 2'0"	WOOD	68	
69	6'0" x 2'0"	WOOD	69	
70	6'0" x 2'0"	WOOD	70	
71	6'0" x 2'0"	WOOD	71	
72	6'0" x 2'0"	WOOD	72	
73	6'0" x 2'0"	WOOD	73	
74	6'0" x 2'0"	WOOD	74	
75	6'0" x 2'0"	WOOD	75	
76	6'0" x 2'0"	WOOD	76	
77	6'0" x 2'0"	WOOD	77	
78	6'0" x 2'0"	WOOD	78	
79	6'0" x 2'0"	WOOD	79	
80	6'0" x 2'0"	WOOD	80	
81	6'0" x 2'0"	WOOD	81	
82	6'0" x 2'0"	WOOD	82	
83	6'0" x 2'0"	WOOD	83	
84	6'0" x 2'0"	WOOD	84	
85	6'0" x 2'0"	WOOD	85	
86	6'0" x 2'0"	WOOD	86	
87	6'0" x 2'0"	WOOD	87	
88	6'0" x 2'0"	WOOD	88	
89	6'0" x 2'0"	WOOD	89	
90	6'0" x 2'0"	WOOD	90	
91	6'0" x 2'0"	WOOD	91	
92	6'0" x 2'0"	WOOD	92	
93	6'0" x 2'0"	WOOD	93	
94	6'0" x 2'0"	WOOD	94	
95	6'0" x 2'0"	WOOD	95	
96	6'0" x 2'0"	WOOD	96	
97	6'0" x 2'0"	WOOD	97	
98	6'0" x 2'0"	WOOD	98	
99	6'0" x 2'0"	WOOD	99	
100	6'0" x 2'0"	WOOD	100	



- 1.724 ENERGY NOTES
- 1.724 ENERGY NOTES
- MEANS OF EGRESS NOTES
- GENERAL NOTES
- GENERAL NOTES
- FLOOR PLAN NOTES

PROJECT INFORMATION

ROFAEL RESIDENCE REMODEL
4607 SEASHORE DR.
NEWPORT BEACH, CA 92663

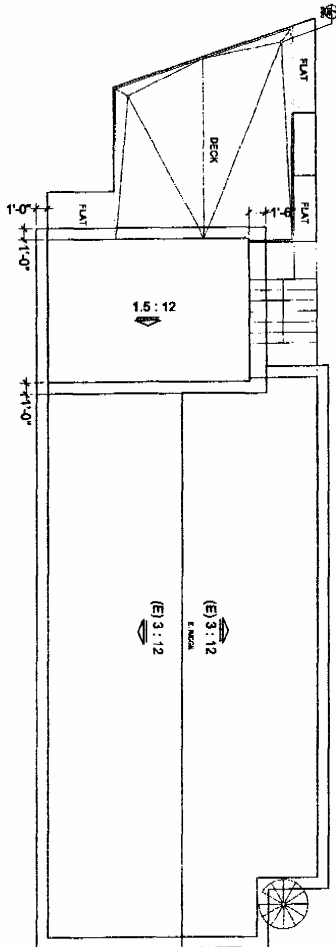
DATE: 5/7/12
SCALE: AS SHOWN

SECOND FLOOR PLAN

COASTAL COMMISSION

EXHIBIT # 3
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ROOF PLAN



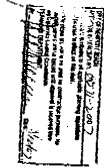
SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

1. SEE ALL NOTES ON DRAWING 14.1001
2. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
3. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
4. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
5. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
6. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
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16. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
17. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
18. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
19. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS
20. ROOF SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS

ATTIC VENT SUMMARY

1. ALL VENTS TO BE COVERED WITH 1/2" CORROSION RESISTANT METAL MESH (30x30).
 2. GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR CORRECTING LOCATION TO ACCOMMODATE ALL VENT TYPES.
 3. ALL VENTS SHALL BE INSTALLED TO AS TO MAINTAIN CLEARANCE TO ADJACENT STRUCTURES AND SHALL BE SEALED AT FLASHING WITH "MASTIC" IN THE SAME MANNER RECOMMENDED FOR WINDOW INSTALLATIONS.
 4. A MINIMUM 2" AIR SPACE SHALL BE MAINTAINED BETWEEN VENT AND ROOF SHEATHING.
 5. VENT TYPES AND/OR WORKERS SHALL BE 2'-0" MIN. VERTICAL DISTANCE ABOVE EAVES.
 6. PAINT VENTS TO MATCH TRIM COLOR.
- ATTIC VENTILATION CALCULATIONS
 ATTIC AREA: 450 SF
 450 SF x 1/200 CFM = 2.25 CFM
 NO NEW ATTIC SPACE



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 NEWPORT BEACH, CA 92663

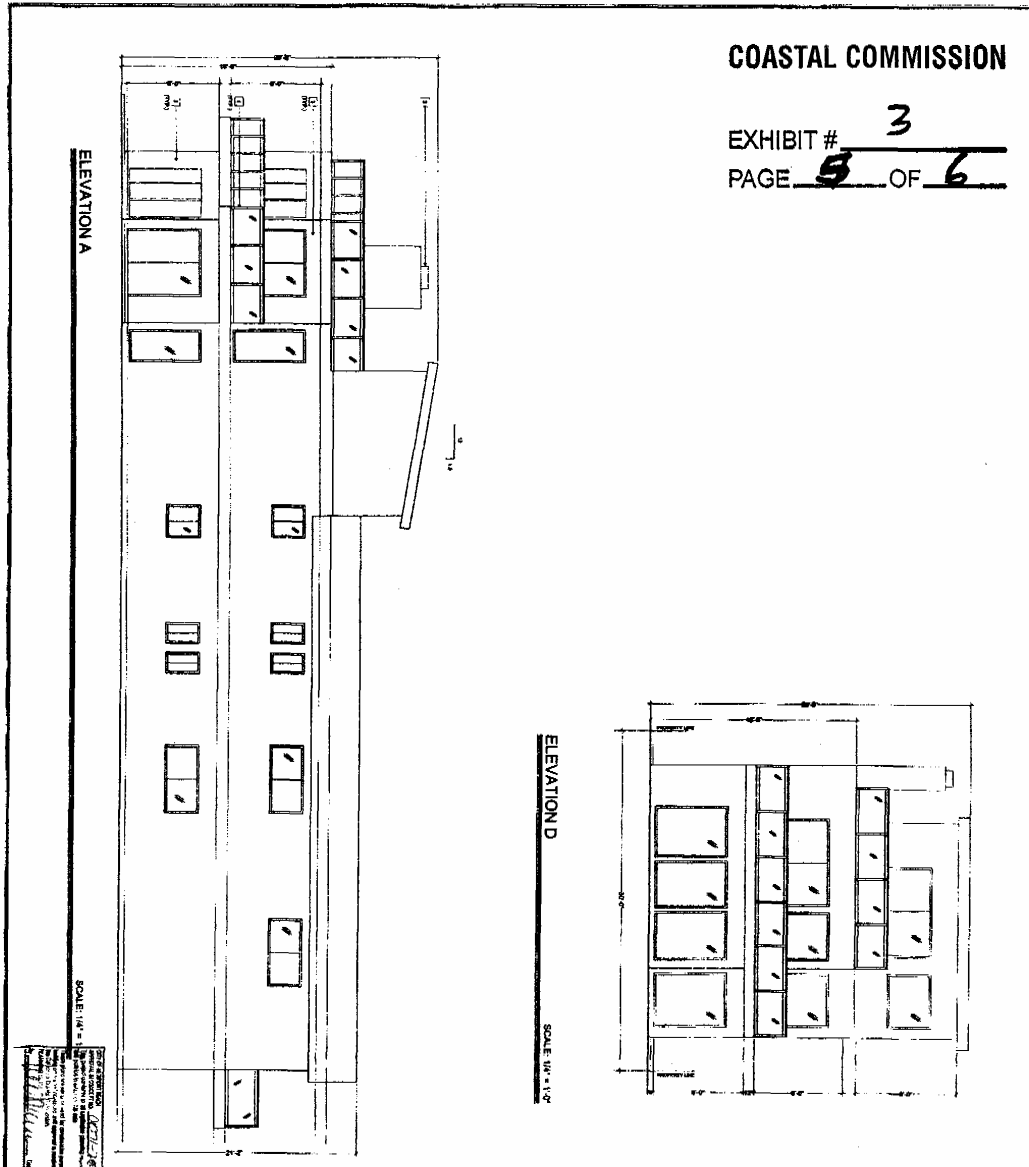


PROJECT INFORMATION
 PROJECT NO. 14.1001
 SHEET NO. 14.1001-04
 DATE 5/7/2012
 DRAWN BY [Name]
 CHECKED BY [Name]
 APPROVED BY [Name]

h/d
 HUNTER DESIGN GROUP
 14000 S. HUNTER DRIVE, SUITE 100
 NEWPORT BEACH, CA 92660
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COASTAL COMMISSION

EXHIBIT # 3
 PAGE 5 OF 6



ELEVATION NOTES

1. SEE GENERAL NOTES TO DRAWING 15-07-121 FOR ALL ELEVATIONS.
2. ALL ELEVATIONS TO BE CONSTRUCTION TO MATCH EXISTING EXCEPT WHERE SHOWN OTHERWISE.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
4. ALL FINISHES TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
5. ALL ROOFING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
6. ALL PAINTS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
7. ALL GLAZING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
8. ALL METALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
9. ALL STAIRS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
10. ALL ELEVATIONS TO BE CONSTRUCTION TO MATCH EXISTING EXCEPT WHERE SHOWN OTHERWISE.
11. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
12. ALL FINISHES TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
13. ALL ROOFING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
14. ALL PAINTS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
15. ALL GLAZING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
16. ALL METALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
17. ALL STAIRS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.

GENERAL NOTES

1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
2. ALL FINISHES TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
3. ALL ROOFING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
4. ALL PAINTS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
5. ALL GLAZING TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
6. ALL METALS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.
7. ALL STAIRS TO BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION.

PROJECT INFORMATION

PROJECT NAME: ROFAEL RESIDENCE REMODEL
 ADDRESS: 4607 SEASHORE DR., NEWPORT BEACH, CA 92663

ELEVATIONS

DATE: 5/7/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]

