

CALIFORNIA COASTAL COMMISSION

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W7d

Filed: September 18, 2007
49th Day: November 6, 2007
180th Day: March 16, 2008
Staff: Ryan Todaro-LB
Staff Report: October 25, 2007
Hearing Date: November 14-16, 2007
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-07-320

APPLICANT: Nick Cretikos

PROJECT LOCATION: 1918 Galaxy Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Remodel and addition of 247 square feet of living space to an existing 4,810 square-foot single-family residence with an attached 718 square-foot two-car garage and landscaping on a bluff top lot, resulting in a 14-foot high, 5,057 square-foot single-family residence with an attached 718 square-foot two-car garage and a new attached 300 square-foot one-car garage.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 1685-2007) dated August 9, 2007.

SUMMARY OF STAFF RECOMMENDATION:

The subject site is a coastal bluff top lot located between the first public road and the sea in Newport Beach). The primary issues addressed in this staff report are the conformance of the proposed development with the geologic hazard policies of the Coastal Act.

Staff is recommending **APPROVAL** of the proposed project with **SEVEN (7) SPECIAL CONDITIONS** regarding: **1)** additional approvals for any future development; **2)** evidence of conformance with geotechnical recommendations; **3)** assumption of risk; **4)** no future bluff-top or shoreline protective devices; **5)** compliance with the submitted drainage and run-off control plan; **6)** submittal of a revised landscape plan; and **7)** a deed restriction against the property.

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.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; *Preliminary Geotechnical Study for Foundation Design, Proposed House Remodel & Addition, 1918 Galaxy Drive, Newport Beach, California*, prepared by Geo Environ, dated January 10, 2006; *Response to Soils Engineering Review Sheet dated August 2007 by the City of Newport Beach*, prepared by Geo Environ, dated August 17, 2007.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan
 4. 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. FUTURE DEVELOPMENT

This permit is only for the development described in Coastal Development Permit No. 5-07-320. 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. 5-07-320. Accordingly, any future improvements to the single-family residence and appurtenances authorized by this permit, including a change in use 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. 5-07-320 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

2. CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the geologic engineering investigations: *Preliminary Geotechnical Study for Foundation Design, Proposed House Remodel & Addition, 1918 Galaxy Drive, Newport Beach, California*, prepared by Geo Environ, dated January 10, 2006; *Response to Soils Engineering Review Sheet dated August 2007 by the City of Newport Beach*, prepared by Geo Environ, dated August 17, 2007.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, final design and construction plans, including foundations, grading and drainage plans along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced geologic engineering reports.
- C. 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 unless the Executive Director determines that no amendment is legally required.

3. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNIFY

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff and slope instability, erosion, landslides 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.

4. NO FUTURE BLUFF-TOP OR SHORELINE PROTECTIVE DEVICES

- A. By acceptance of this Permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no bluff protective device(s) or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-07-320 including, but not limited to, the residence and hardscape and any future improvements, in the event that the development is threatened with damage or destruction from bluff and slope instability, erosion, landslides, wave uprush, 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 and hardscape, if any government agency has ordered that the structure(s) is/are 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.
- C. In the event the edge of the bluff recedes to within ten (10) feet of the principal residence but no government agency has ordered that the structures are not to be occupied, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist retained by the applicant, that addresses whether any portions of the residence are threatened by bluff and slope instability, erosion, landslides or other natural hazards. The report shall identify all those immediate or potential future measures that could stabilize the principal residence without bluff protection, including but not limited to removal or relocation of portions of the residence. The report shall be submitted to the Executive Director and the appropriate local government official. If the geotechnical report concludes that the residence or any portion of the residence is unsafe for occupancy, the permittee shall, within 90 days of submitting the report, apply for a coastal development permit amendment to remedy the hazard which shall include removal of the threatened portion of the structure.

5. DRAINAGE AND RUN-OFF CONTROL PLAN

- A. The applicant shall conform to the drainage and run-off control plan received on September 18, 2007 showing all roof drainage and runoff directed to area collection drains and sub-drain systems on site for discharge to the street through piping without allowing water to percolate into the ground.
- B. The permittee shall undertake development in accordance with the approved final plans. 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.

6 REVISED LANDSCAPE PLAN

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final revised landscape plan prepared by an appropriately licensed professional which demonstrates the following:
 - (a) All areas affected by construction activities not occupied by structural development shall be re-vegetated for habitat enhancement and erosion control purposes;
 - (b) 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. Any existing landscaping affected by construction activities that doesn't meet all of the requirements in this special condition shall be removed;
 - (c) Landscaped areas in the rear yard (facing the bluff-top) areas shall be planted and maintained for erosion control and native habitat enhancement purposes. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent existing native plant areas, all landscaping in the rear yard shall consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible. Invasive, non-native plant species that tend to supplant native species shall not be used;
 - (d) Landscaped areas in the front yard (street-facing) area shall consist of native or non-invasive non-native drought tolerant plant species;
 - (e) All planting will be completed within 60 days after completion of construction;
 - (f) No permanent in-ground irrigation systems shall be installed on the site. Temporary above ground irrigation is allowed to establish plantings.

- (g) All vegetation shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscaping plan.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan 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 legally required.

7. 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 1918 Galaxy Drive within the City of Newport Beach, Orange County (Exhibits #1 & #2). The lot size is 13,540 square feet and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Residential Estate (Low Density Residential) and the proposed project adheres to this designation. The project is located within an existing developed urban residential area. Existing single-family residential development is located to the North, West, and South of the project site. To the East of the project site is an approximately 50-foot high coastal bluff and the Upper Newport Bay Ecological Reserve (UNBER).

The applicant is proposing a remodel and addition of 247 square feet of living space to an existing 4,810 square-foot single-family residence with an attached 718 square-foot two-car garage and landscaping on a bluff top lot. The project also includes converting an existing bedroom at the front of the residence to a one-car garage and constructing a new bedroom at the rear of the residence, resulting in a 5,057 square-foot single-family residence with an attached 718 square-foot two-car garage and a new attached 300 square-foot one-car garage. The total square footage physically added to the structure (living space and garage) is 547 square feet. No grading is

proposed. The project also includes a 12' X 13' concrete patio with a trellis located directly adjacent to the dining room.

Post project, the single-family residence will be one-story and will not exceed 14-feet above existing grade (Exhibits #3 & #4). The proposed addition to an existing residence requires a coastal development permit because the proposed development is located within 50 feet of the edge of a coastal bluff and because the total improvement would result in an increase of 10 percent or more of internal floor area of an existing structure (see Title 14, Division 5.5, California Code of Regulations Sections 13250 (b)(1) and b(4)).

The proposed development is located on a bluff above Upper Newport Bay, which is subject to erosion, but to potentially only very modest wave attack due to the subject site's location within the inner bay of Upper Newport Bay. The property is located about 50-feet above sea level adjacent to Upper Newport Bay and doesn't include the bluff face and bay below, so the area of land within the applicant's property boundary is not presently subject to flooding or erosion forces caused by wave action, tidal changes or a rise in sea level. However, the bluff is subject to tidal changes and a rise in sea level and associated erosive forces that will, over time, affect the subject property and proposed development.

The City's certified Land Use Plan (LUP) requires that any new bluff top development is sited a sufficient distance from the bluff edge, but not less than 25 feet from the bluff edge, to ensure stability. The applicant's geologic report indicates that the proposed development is located in an area where the factor of safety meets or exceeds 1.5 and that the subject site is grossly stable. No specialized/deepened foundation system (e.g. caissons) is necessary to support the proposed development, nor is any proposed. The proposed additions are set back a minimum of 25 feet from the bluff edge, which at this location, is sufficient to ensure stability of the proposed development. For accessory development, the LUP requires at least a 10-foot setback from the bluff edge. The proposed concrete patio and trellis comply with this requirement. Therefore, the proposed development does conform to the bluff edge setback requirements noted above.

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, without controls on future development, the applicant could construct amenities to the proposed home that would have negative impacts on coastal resources, and could do so without first acquiring a coastal development permit, due to the exemption for improvements to existing single-family residences in Coastal Act Section 30610 (a). In order to prevent the current authorization from allowing such future negative effects, it is necessary to ensure that any future development -- including the development of amenities that would otherwise normally be exempt -- will require a permit. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes **SPECIAL CONDITION NO. 1**, which is a future improvements special condition.

The geotechnical consultant has found that the proposed development is feasible provided the recommendations contained in the geotechnical reports prepared by the consultants are implemented in regards to the design and construction of the project. The geotechnical recommendations address foundation systems and grading requirements. In order to ensure that risks of development are minimized, as per Section 30253, the Commission imposes **SPECIAL CONDITION NO. 2**, which states that the geotechnical consultant's recommendations should be incorporated into the design of the project.

Although adherence to the geotechnical consultant's recommendations will minimize the risk of damage from bluff and slope instability, erosion, landslides and wave uprush the risk is not entirely eliminated. Galaxy Drive has been prone to bluff failures on a consistent basis. Therefore, the standard waiver of liability condition has been attached via **SPECIAL CONDITION NO. 3**.

The applicant's geotechnical consultant has indicated that the site is stable and that the project should be safe for the life of the project. If not for the information provided by the applicant that the site is safe for development, the Commission could not conclude that the proposed development will not in any way "require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs." However, geologic conditions change over time and predictions based upon the geologic sciences are inexact. Even though there is evidence that geologic conditions change, the Commission must rely upon, and hold the applicant to their information which states that the site is safe for development without the need for protective devices. Therefore, the Commission imposes **SPECIAL CONDITION NO. 4**, which prohibits the applicant and their successors in interest from constructing shoreline/bluff protective devices to protect the proposed development and requiring that the applicant waive, on behalf of itself and all successors and assigns, any right to construct protective devices for the proposed project that may exist under 30235.

One factor that can minimize the hazards inherent to bluff-top development is proper collection of site drainage. The proposed project's drainage plan indicates that all roof drainage and runoff will be directed to area collection drains and sub-drain systems on site for discharge to the street. Another factor that can minimize the hazards inherent to bluff development is limiting the amount of water introduced to the bluff top area. In order to maximize bluff stability, the amount of water introduced to the site should be minimized. Therefore, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires the applicant to comply with the submitted drainage and run-off control plan.

Because of the fragile nature of coastal bluffs and their susceptibility to erosion, the Commission requires a special condition regarding the types of vegetation to be planted. The installation of in-ground irrigation systems, inadequate drainage, and landscaping that requires intensive watering are potential contributors to accelerated weakening of some geologic formations; increasing the lubrication along geologic contacts and increasing the possibility of failure, landslides, and sloughing. Use of non-native vegetation that is invasive can have an adverse impact on the existence of native vegetation within the adjacent Upper Newport Bay Ecological Reserve.

In addition, since the proposed development is adjacent to the Upper Newport Bay Ecological Reserve where the protection and enhancement of habitat values is sought, 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.cal-ipc.org>) and California Native Plant Society (www.CNPS.org/) in their publications. In the areas on the rear of the lot, landscaping should consist of plant species native to coastal Orange County only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used.

The applicant has submitted a landscape plan that demonstrates the use of non-invasive, drought tolerant plant species throughout the site, but the plan contains a mix of both native and non-native plants throughout the site. Therefore, the Commission imposes **SPECIAL CONDITION NO. 6**, which requires the applicant to submit a revised landscape plan that depicts the use of native plants

appropriate to the habitat type adjacent to the bluff-top area. This will minimize the potential for the introduction of non-native invasive species and will also minimize the potential for future bluff failure.

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" (a.k.a. WUCOLS) 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>.

Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the bluff top. Drought resistant plantings and minimal irrigation encourage root penetration which increases bluff stability. Water on site can be reduced by limiting permanent irrigation systems. Consequently, irrigation must be limited to temporary irrigation only as needed to establish plants.

The proposed development is located on a lot with an existing single-family residence. The proposed development will not change the use or intensity of use of the site. The adjacent Upper Newport Bay Ecological Reserve provides public access and public recreation opportunities. The proposed development, as conditioned, will not result in any adverse impacts to existing public access or recreation in the area. Upon completion of the project, the development will remain as a single-family residence. The proposed development would provide adequate parking based on the Commission's regularly used parking standard of two (2) parking spaces per individual dwelling unit.

B. HAZARDS

Development adjacent to the ocean and the edges of coastal bluffs and hillsides is inherently hazardous. Development which may require a bluff, hillside, or shoreline protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, visual resources, and shoreline processes. To minimize risks to life and property and to minimize the adverse effects of development on coastal bluffs, hillsides, and shoreline processes the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, an appropriate set-back from the edge of a bluff or hillside, to prohibit the construction of protective devices (such as a retaining wall or shoreline protective device) in the future, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or 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. HABITAT

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and 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, the use of native and/or non invasive drought tolerant vegetation, 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.

E. 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.

F. 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.

G. 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.

H. LOCAL COASTAL PROGRAM (LCP)

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. At the October 2005 Coastal Commission Hearing, the certified LUP was updated. 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 a Local Coastal Program that is in conformity with the provisions of Chapter 3.

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 OF 1

Project Site

92612

92707

92660

92613

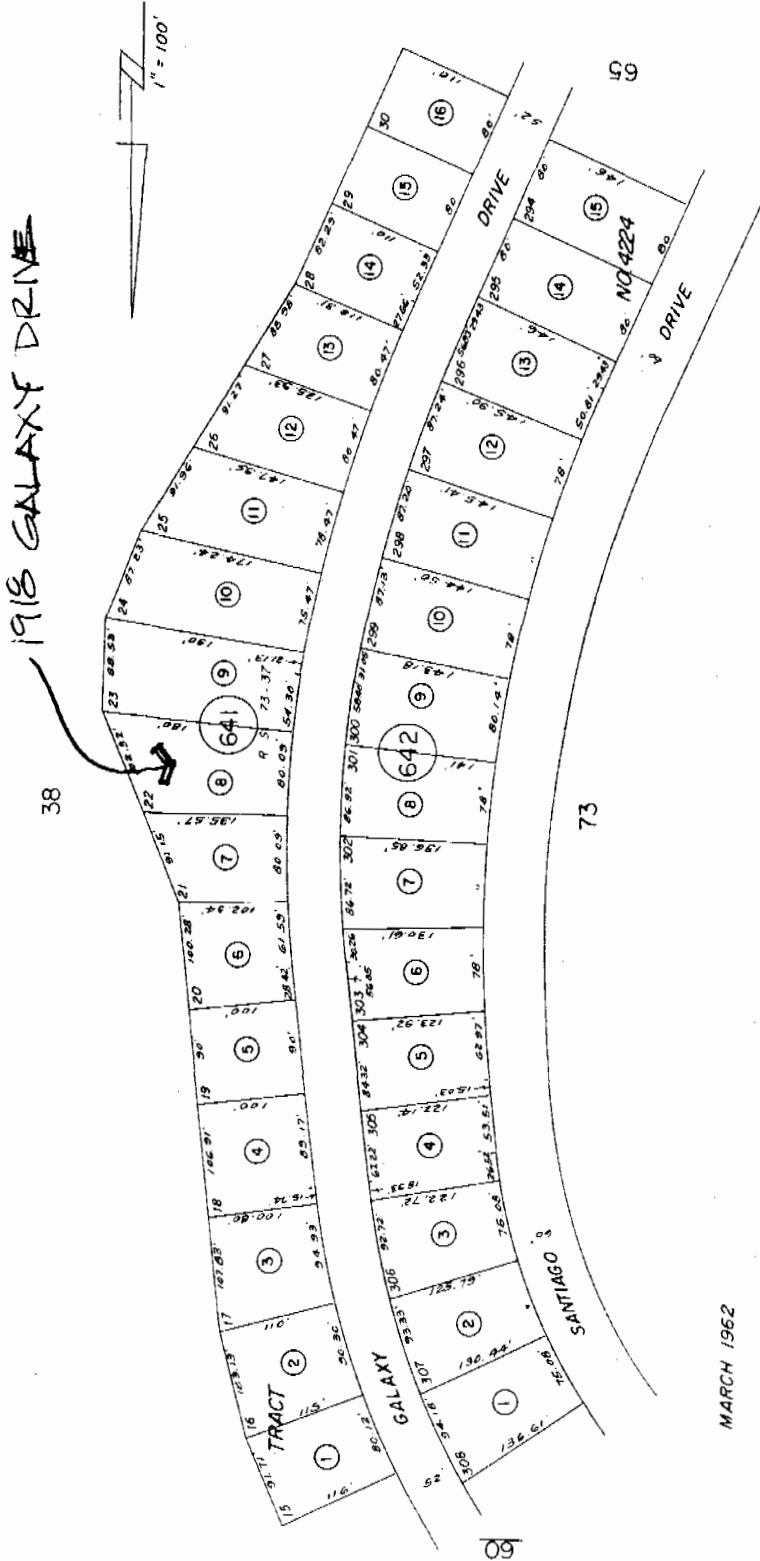
889

919

COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 1

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. FROM THE INFORMATION PROVIDED BY THE SUBMITTER. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY AND ASSUMES NO LIABILITY FOR OTHER USES. ALL RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSESSOR 117-64



MARCH 1962

TR NO. 4224 M. M. 157-1 TO 14 INC.

NOTE - ASSESSOR'S BLOCK 8
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 117 PAGE 64
COUNTY OF ORANGE



COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 2

PROJECT NAME AND ADDRESS

GAL
1918 GALAXY DR., NEWPORT
NEWPORT BEACH, CA
92660

INCORPORATED

1918 GALAXY DR., NEWPORT BEACH, CA 92660
TEL: (714) 646-9229 FAX: (714) 646-9229

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

SHEET BY: 11

11

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/20/11
2	REVISED	11/15/11
3	REVISED	12/10/11
4	REVISED	01/10/12
5	REVISED	02/10/12
6	REVISED	03/10/12
7	REVISED	04/10/12
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97	REVISED	10/10/19
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99	REVISED	12/10/19
100	REVISED	01/10/20

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.

13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

15. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

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17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

LEGAL DESCRIPTION (LOT 25, TRACT #424)

WORK SHALL CONFORM TO THE 2011 CMC TYPE OF CONSTRUCTION: VN FLOOR AREA: 4,447.31 SQ FT

PROJECT DESCRIPTION:
ADDITION IN 1ST FLOOR AND INTERIOR REMODELATION

EXTERIOR FINISH:
REMODELATION

INTERIOR FINISH:
REMODELATION

MECHANICAL:
REMODELATION

ELECTRICAL:
REMODELATION

PLUMBING:
REMODELATION

PAINT:
REMODELATION

ROOFING:
REMODELATION

FOUNDATION:
REMODELATION

CONCRETE:
REMODELATION

WOODWORK:
REMODELATION

GLASS:
REMODELATION

IRONWORK:
REMODELATION

STEEL:
REMODELATION

ALUMINUM:
REMODELATION

COPPER:
REMODELATION

BRASS:
REMODELATION

STAINLESS STEEL:
REMODELATION

OTHER:
REMODELATION

GENERAL NOTES

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15. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

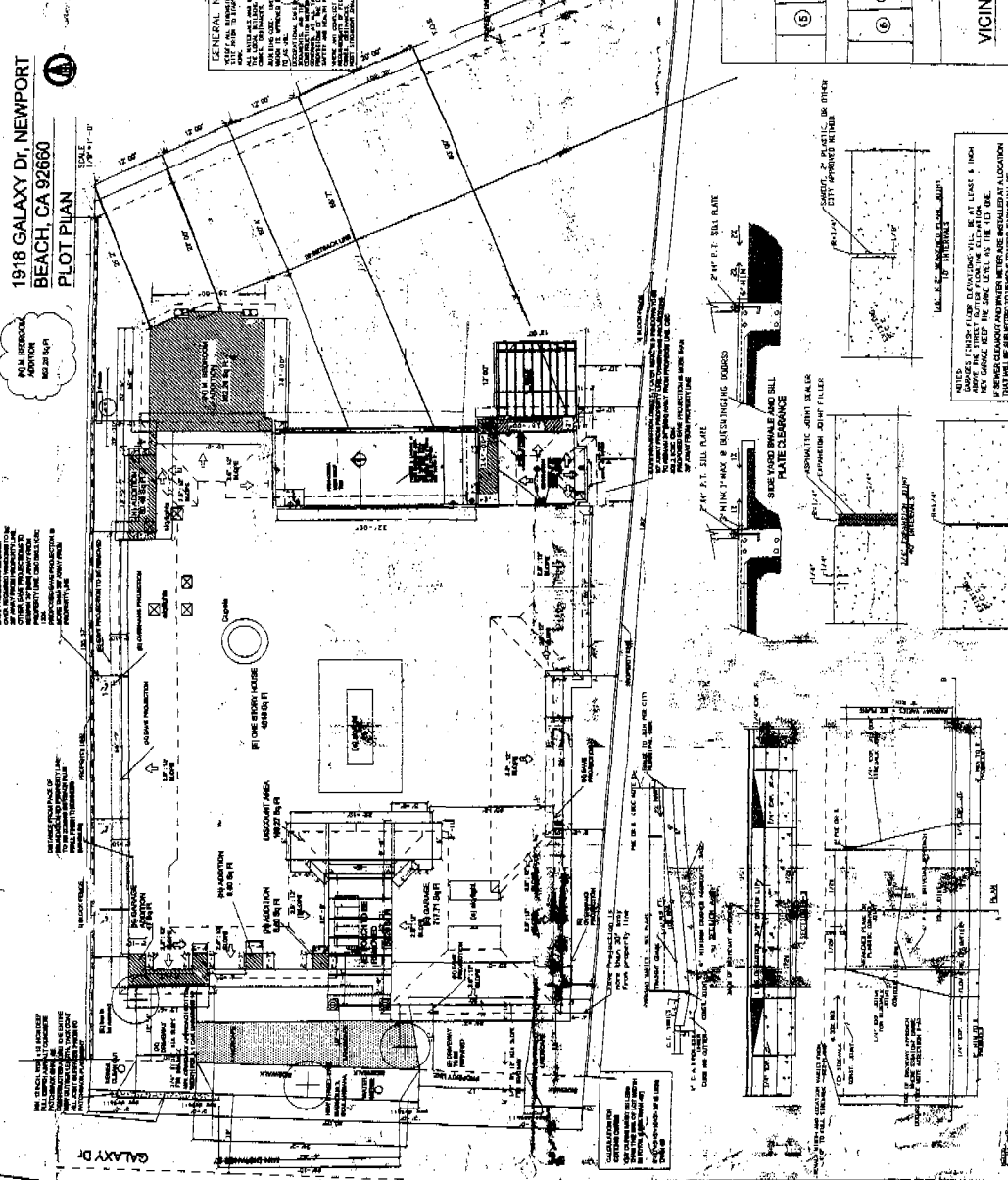
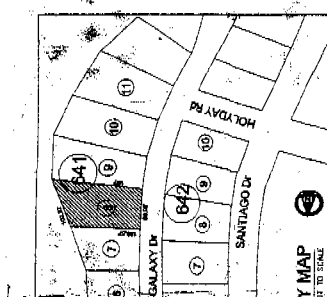
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

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20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.



DRIVEWAY APPROACH

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.

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COASTAL COMMISSION

EXHIBIT # 3
PAGE 3 OF 3

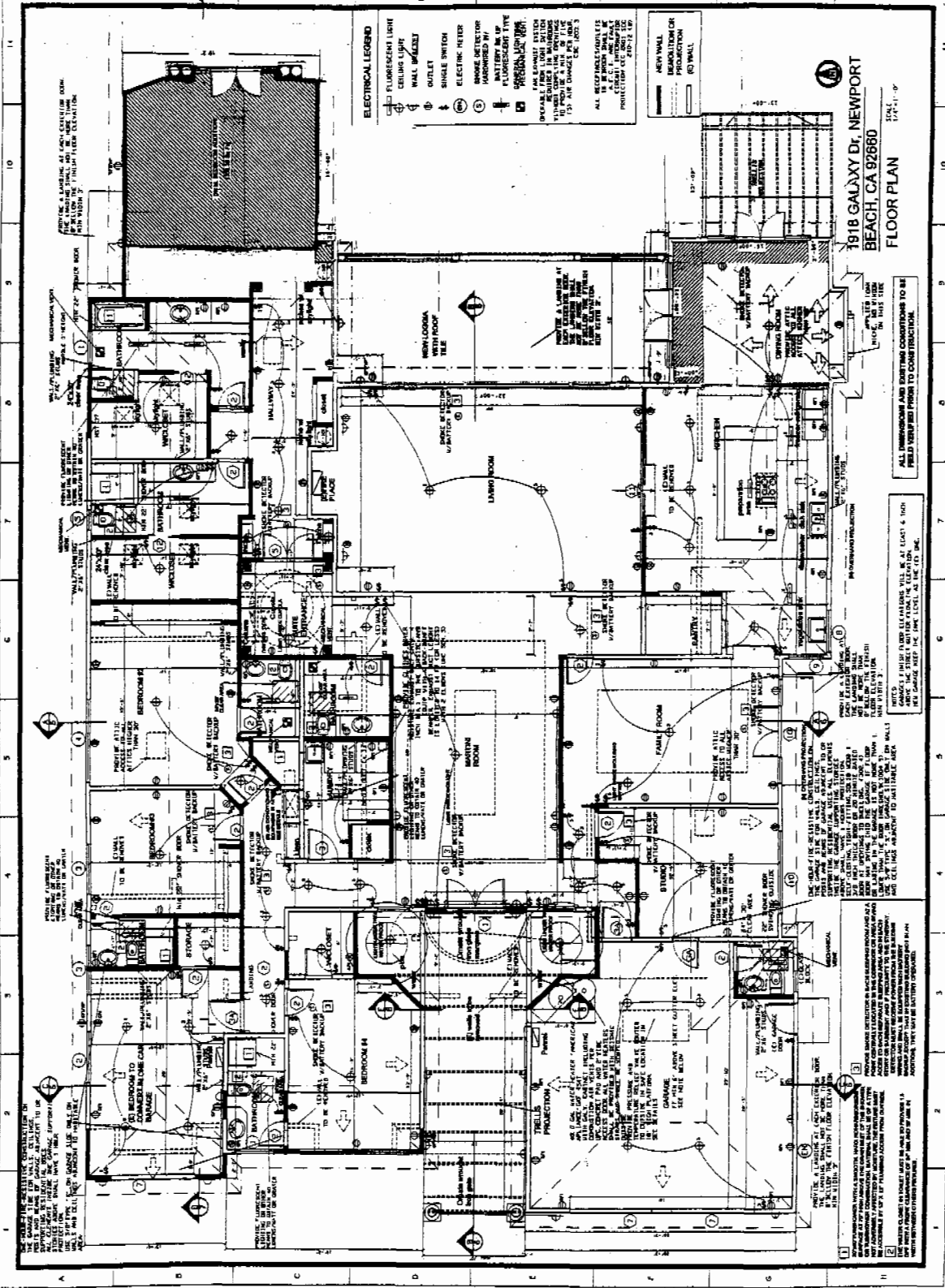
PROJECT NAME AND ADDRESS

GAL
1918 GALAXY DR. NEWPORT
BEACH, CALIF. 92660

ALL DIMENSIONS AND FINISHES INDICATED ON THIS DRAWING ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

DATE: 10/17/17
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

SHEET 5 OF 11
DATE: 10/17/17



**1918 GALAXY DR, NEWPORT
BEACH, CA 92660**
FLOOR PLAN

ELECTRICAL LEGEND
 (Symbol) FLUORESCENT LIGHT
 (Symbol) CEILING LIGHT
 (Symbol) WALL SWITCH
 (Symbol) OUTLET
 (Symbol) SINGLE SWITCH
 (Symbol) ELECTRIC RETER
 (Symbol) SMOKE DETECTOR
 (Symbol) BATTERY W/ UP
 (Symbol) BATTERY W/ DOWN
 (Symbol) BATTERY W/ UP AND DOWN

MECHANICAL LEGEND
 (Symbol) MECHANICAL AIR
 (Symbol) MECHANICAL EXHAUST
 (Symbol) MECHANICAL INTAKE
 (Symbol) MECHANICAL EXHAUST WITH FRESH AIR

ALL DIMENSIONS AND FINISHES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND FINISHES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND FINISHES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND FINISHES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

COASTAL COMMISSION

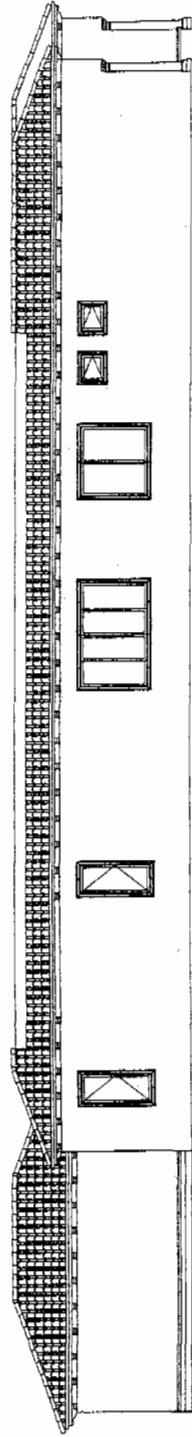
EXHIBIT # 4
PAGE 1 OF 3

SHEET
1 OF 2

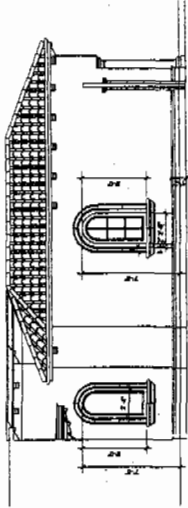
PROJECT NO. _____
DATE: 7/21/2007
DRAWN BY: DONALD CULLUM
CHECKED BY: DONALD CULLUM
REVISIONS: _____

FALCON HOMES
PROJECT GALAXY

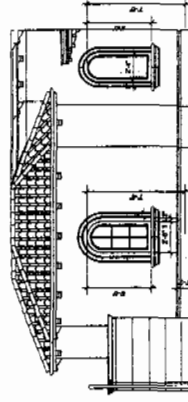
DEVELOPER: GALAXY DESIGN GROUP
1000 N. STATE ST. SUITE 100
SANTA ANA, CA 92701
PHONE: 714.271.8888
FAX: 714.271.8889
WWW.GALAXYDESIGN.COM



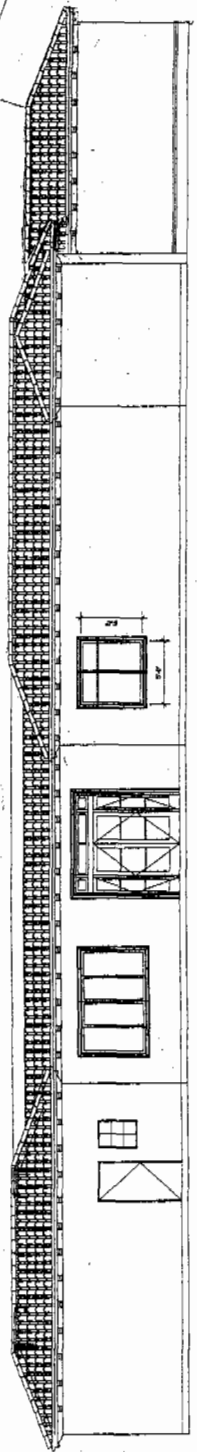
NORTH ELEVATION
SCALE: 1/4"=1'-0"



PARTIAL NORTH ELEVATION AT ENTRY DOOR
SCALE: 1/4"=1'-0"



PARTIAL SOUTH ELEVATION AT ENTRY DOOR
SCALE: 1/4"=1'-0"



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

COASTAL COMMISSION

EXHIBIT # 4
PAGE 2 OF 2

PROJECT NO. _____ REVISIONS	DATE: 7/31/2007	SCALE: 1/4"=1'-0"	DRAWN BY: DONALD CULLAN	PROJECT: GALAXY	FALCON HOMES	ARCHITECT: BUREAU OF ARCHITECTURE 1020 7th Street, Suite 100 San Francisco, CA 94103 415.774.1000
	DATE: 7/31/2007	SCALE: 1/4"=1'-0"	DRAWN BY: DONALD CULLAN	PROJECT: GALAXY	FALCON HOMES	LOCATION: 1818 GALAXY DRIVE, NEWPORT BEACH, CA 92660

SHEET
2 OF 2

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

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

PARTIAL WEST ELEVATION AT ENTRY DOOR
SCALE: 1/4"=1'-0"