

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: September 28, 2007
49th Day: November 16, 2007
180th Day: March 26, 2007
Staff: Liliana Roman-LB
Staff Report: October 25, 2007
Hearing Date: November 14-16, 2007
Commission Action:

**W 7e****STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-07-328

APPLICANT: Christopher Brigandi

AGENT: James Collins, Inc.

PROJECT LOCATION: 1220 West Oceanfront, City of Newport Beach (Orange County)

PROJECT DESCRIPTION: Demolition of an existing single-family residence and construction of a new 4,177 square foot, two-story single-family residence with an attached 598 square foot three-car garage and 440 square foot roof deck, hardscape improvements and no landscaping on a beachfront lot.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 1703-2007) dated September 17, 2007.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing 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) conformance with the submitted drainage and run-off control plan; 4) future development; and 5) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report. A landscaping condition hasn't been imposed because the applicant is proposing a system of trench drains and gravel filled planter boxes in lieu of landscaping.

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 and *Coastal Hazard and Wave Runup Study for 1220 West Oceanfront, Newport Beach, CA* prepared by *Geosoils, Inc.* dated September 2007.

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. 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. 5-07-328 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(s) 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(s) 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. Drainage and Run-Off Control Plan

The applicant shall conform with the drainage and run-off control plans received in the Commission's office on September 28, 2007 showing roof drainage downspouts directed to gravel filled planter pockets and runoff from all impervious areas directed to a trench drains along the back side yards and at the rear end of the property adjacent to the garage. 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.

4. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-07-328. 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. 5-07-328. 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. 5-07-328 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

5. Generic 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 1220 West Oceanfront within the City of Newport Beach, Orange County (Exhibits 1 and 2). The lot size is 3,735 square feet. The City of Newport Beach Land Use Plan (LUP) designates the site Single-Family Residential and the proposed project adheres to this designation. The project is located within an existing urban residential area, located between the Newport Pier and 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 450 feet wide) between the subject property and the Pacific Ocean. Due to its oceanfront location, the project site may be potentially exposed to the hazard of wave up-rush during a severe storm event.

The proposed project will not have an adverse effect on public access. The project site is located along the portion of Oceanfront bordered by the City's paved beachfront public lateral access way (boardwalk). The Commission has found through previous permit actions in this area that the City's setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's 8-foot required setback from the seaward property line. Vertical public access to this beach is available at the end of 12th Street, approximately 200 feet east of the site, and at the end of 13th Street, approximately 200 feet west of the site. Lateral public access is available along the paved boardwalk and wide sandy beach seaward of the subject site.

The applicant is proposing to demolish an existing two-story single-family residence and construct a new ocean-fronting, 4,177 square foot, 27' high, two-story single-family residence with an attached 598 square foot three-car garage and 440 square foot roof deck (Exhibit 3). In addition, the proposed project consists of hardscape improvements, including new concrete side yard walkways, a front yard concrete patio, and property line walls.

The applicant is proposing water quality improvements as part of the proposed project, including directing roof drainage downspouts to gravel-filled planter pockets and runoff from all impervious areas directed to bottomless trench drains along the back side yards and running across the rear (alley facing) width of the property. No landscaping is proposed as the side yards and front patio will be paved; the six (6) small planter pockets designed to collect roof drainage will be gravel-filled. A six (6) foot high concrete masonry unit (CMU) wall is proposed on both the east and west property lines and a three (3) foot high CMU wall at the oceanfront property line. No encroachments are proposed between the property line and the City's paved boardwalk.

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 for one or more of the following: require an appropriate setback 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, one or more of the following: 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 October 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

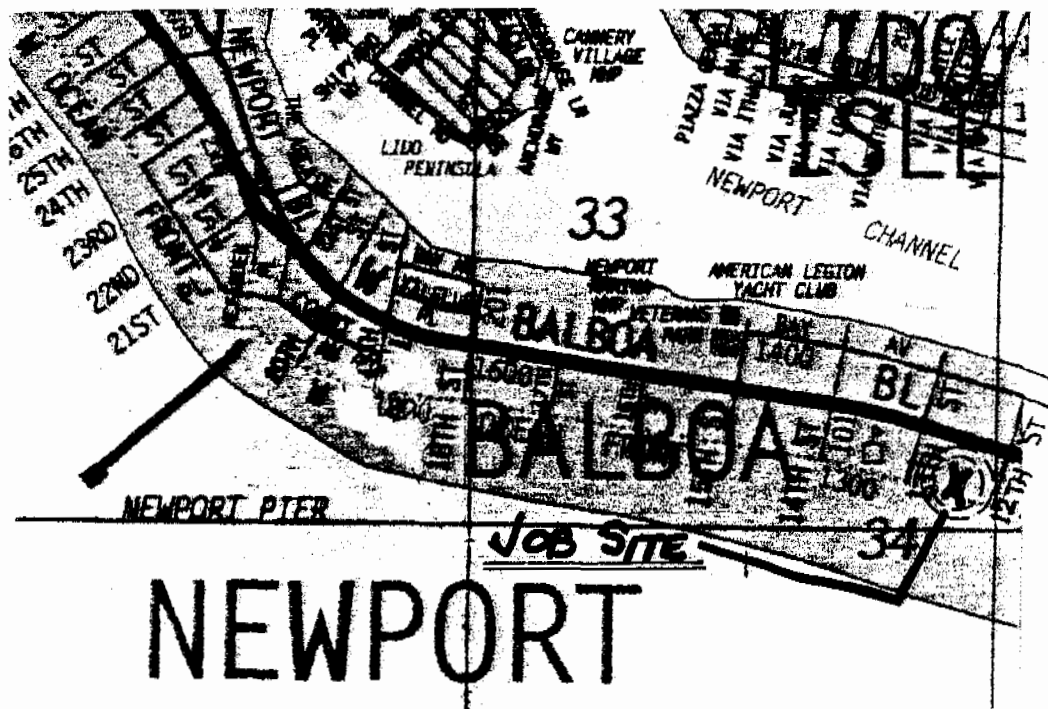
project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

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.

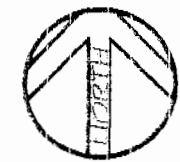
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EXHIBIT # 1
PAGE 1 OF 1



NEWPORT
BEACH

VICINITY MAP



no scale

047-24

1" = 60'

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EXHIBIT # 2
PAGE 1 OF 1

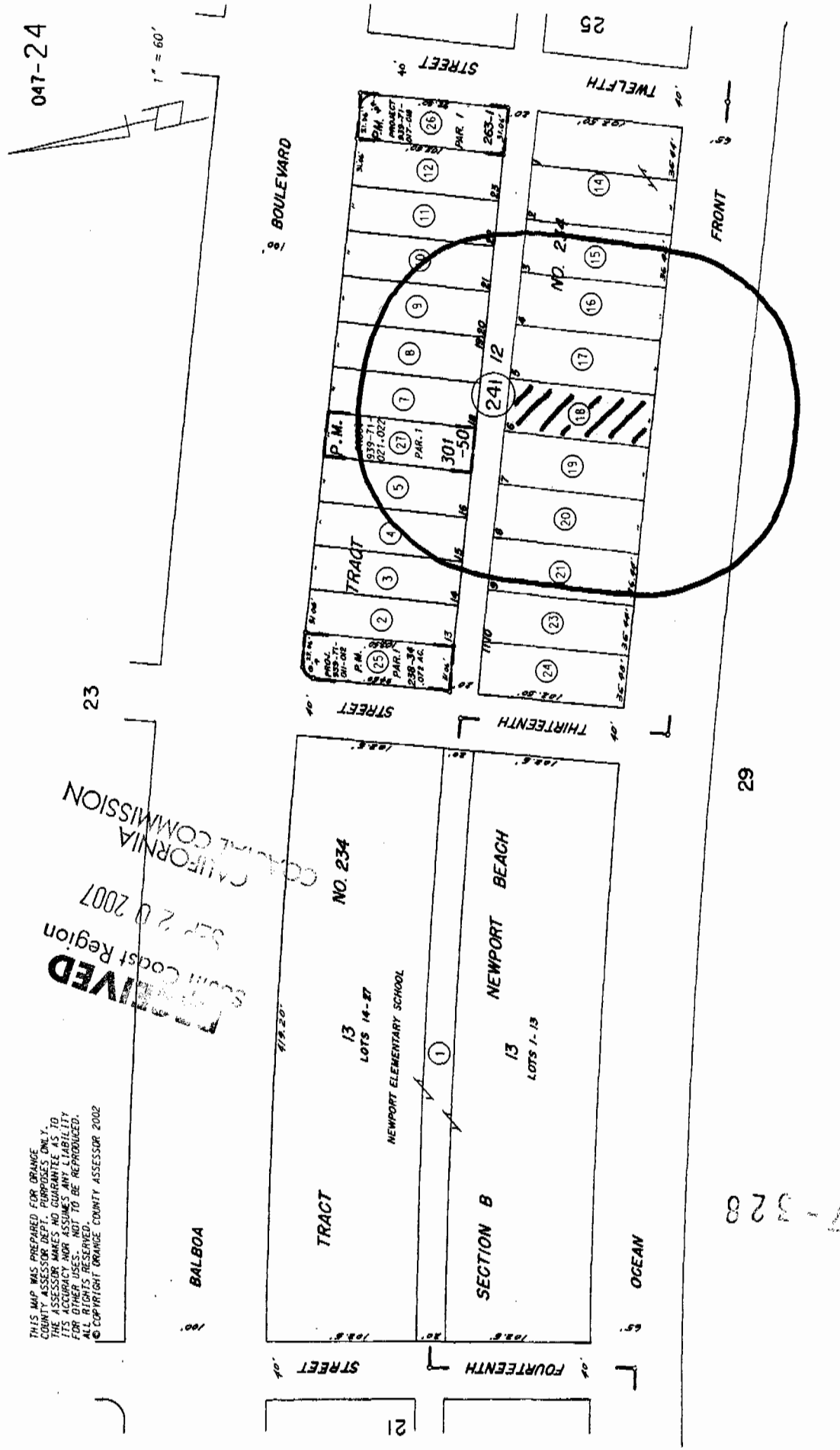
ASSESSOR'S MAP
BOOK 047 PAGE 24
COUNTY OF ORANGE

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

SECTION 8, NEWPORT BCH. M.M. 4-27
TRACT NO. 234 M.M. 13-36.37
PARCEL MAP P.M. 238-34, 263-1, 301-50

MARCH 1949

LC - 07-328



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South Coast Region
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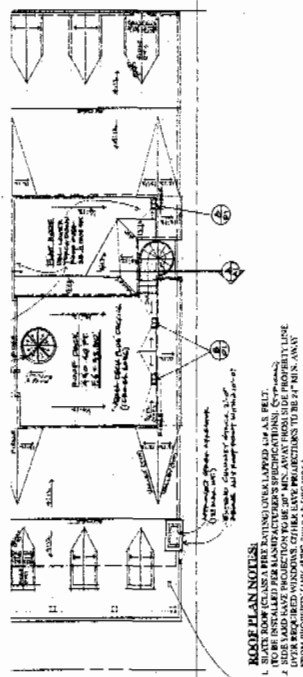
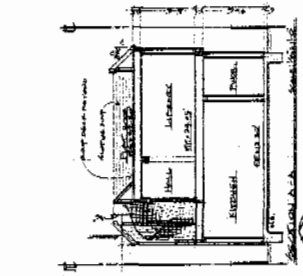
SCOPE OF WORK:
 SINGLE FAMILY RESIDENCE (TWO STORY)
 GARAGE: 578-662 SF
 FIRST FLOOR LIVING: 1917-500 SF
 SECOND FLOOR LIVING: 1917-500 SF
 SECOND FLOOR BATH: 300-000 SF
 ROOF AREA: 440-500 SF
 TOTAL LIVING AREA: 4,112-000 SF
 MAX. BUILDABLE AREA: 4,112-000 SF
 TOTAL STRUCTURAL AREA: 4,112-000 SF
 BEHIND OPEN SPACE AREA: 500-000 SF
 ACTUAL OPEN SPACE: 500-000 SF

- SITE PLAN NOTES:**
1. ALL EXISTING UTILITIES TO BE MAINTAINED OR REMOVED AS SHOWN ON THE SITE PLAN.
 2. REMOVE EXISTING CONCRETE DRIVEWAY AND RECONSTRUCT WITH ASPHALT.
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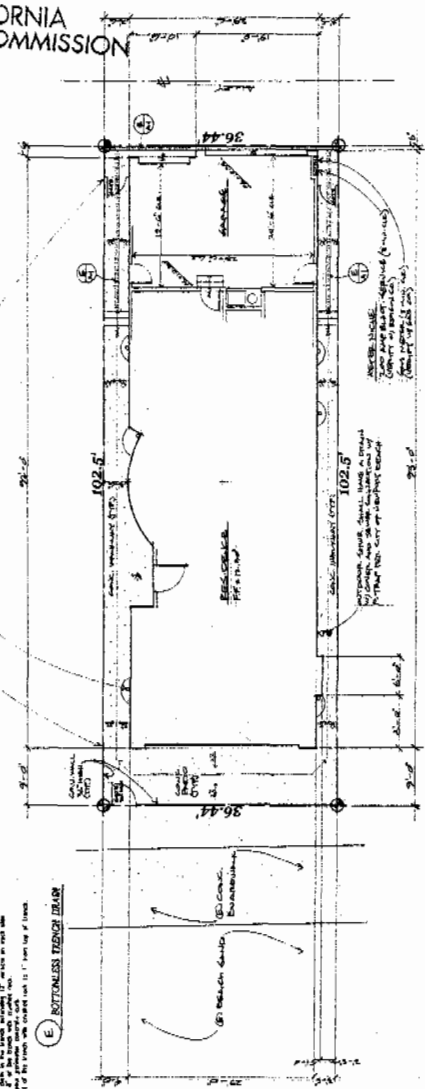
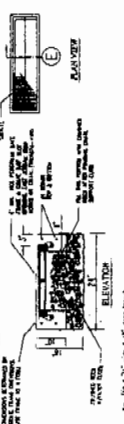
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EXHIBIT # 3
 PAGE 1 OF 5

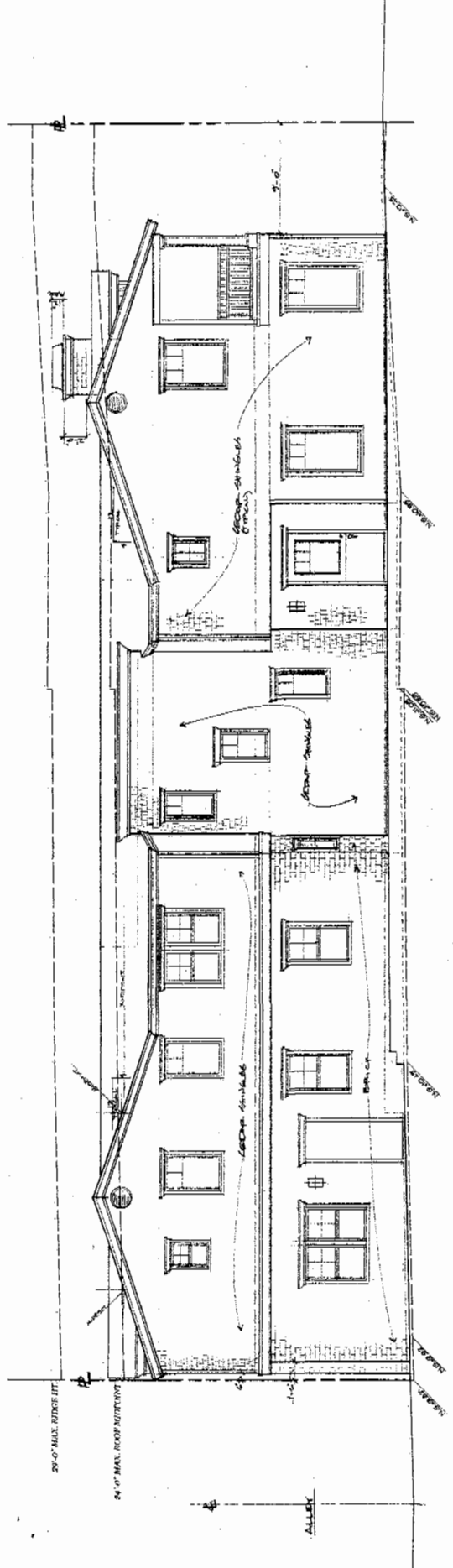


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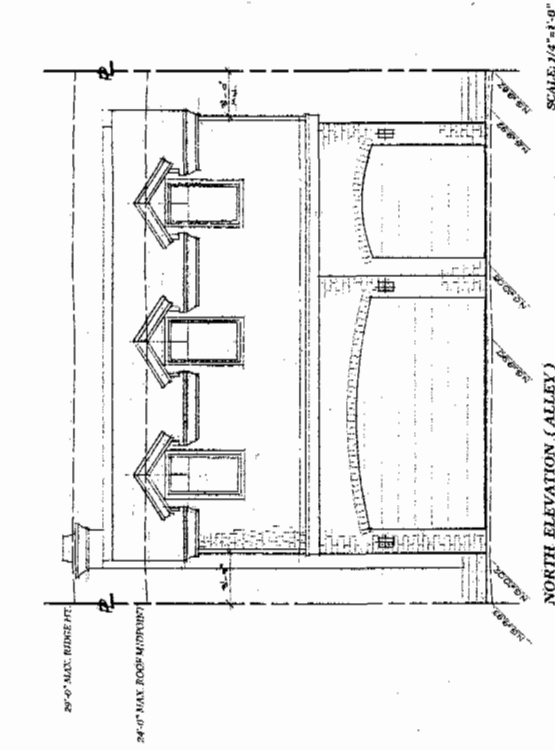
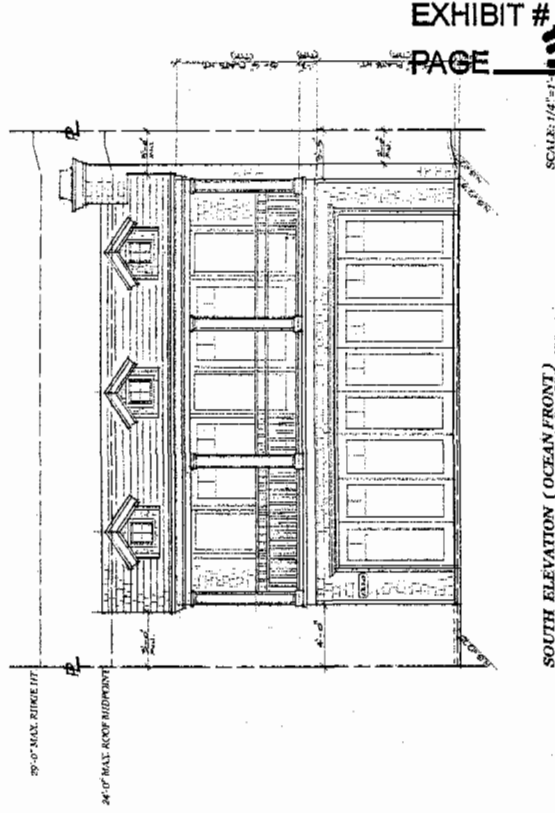
ROOF PLAN



- ROOF PLAN NOTES:**
1. ROOF PLAN SHALL BE CONSIDERED AS A REFERENCE ONLY.
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NOTES:
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
 2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
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 77. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HELP.
 78. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AID.
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 100. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPORT.



NO.	REV.	BY

Coastal Home Design, Inc.
 WALT BUSHNELL
 2100 SANTA ANNA AVENUE
 COSTA MESA, CA 92627
 (949) 448-3758

1230 West Ocean Front, LLC
 1220 W. OCEAN FRONT
 NEWPORT BEACH, CA. 92661
 (949) 723-4701

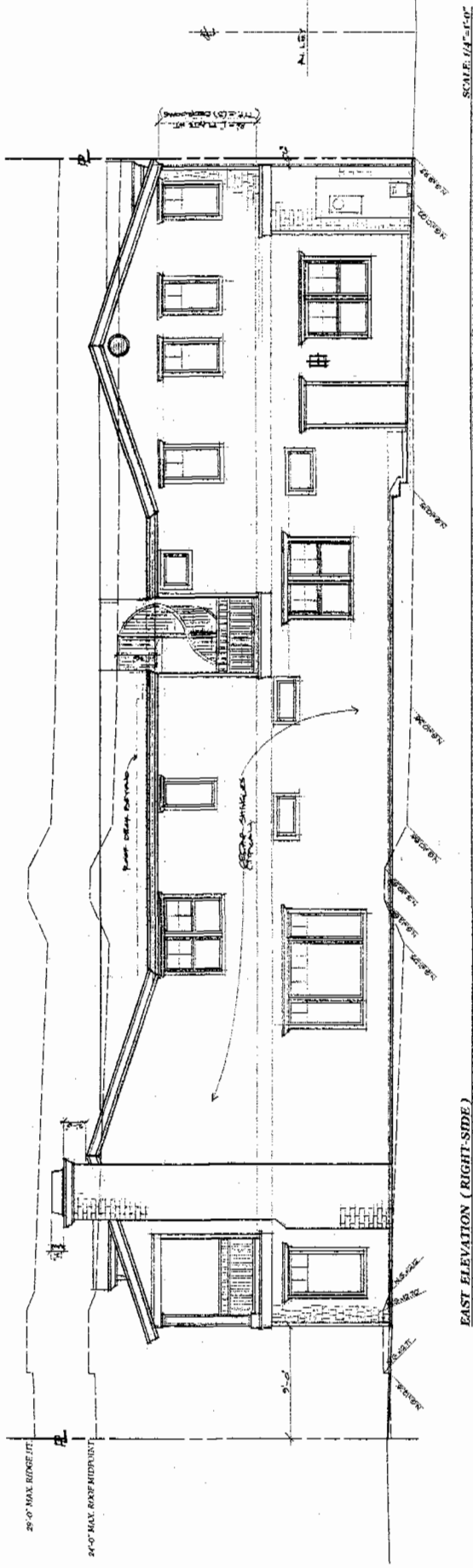
Exterior Elevation
 Date: 8-4-2027
 Scale: AS NOTED
 Drawn: W.B.
 Job:



COASTAL COMMISSION

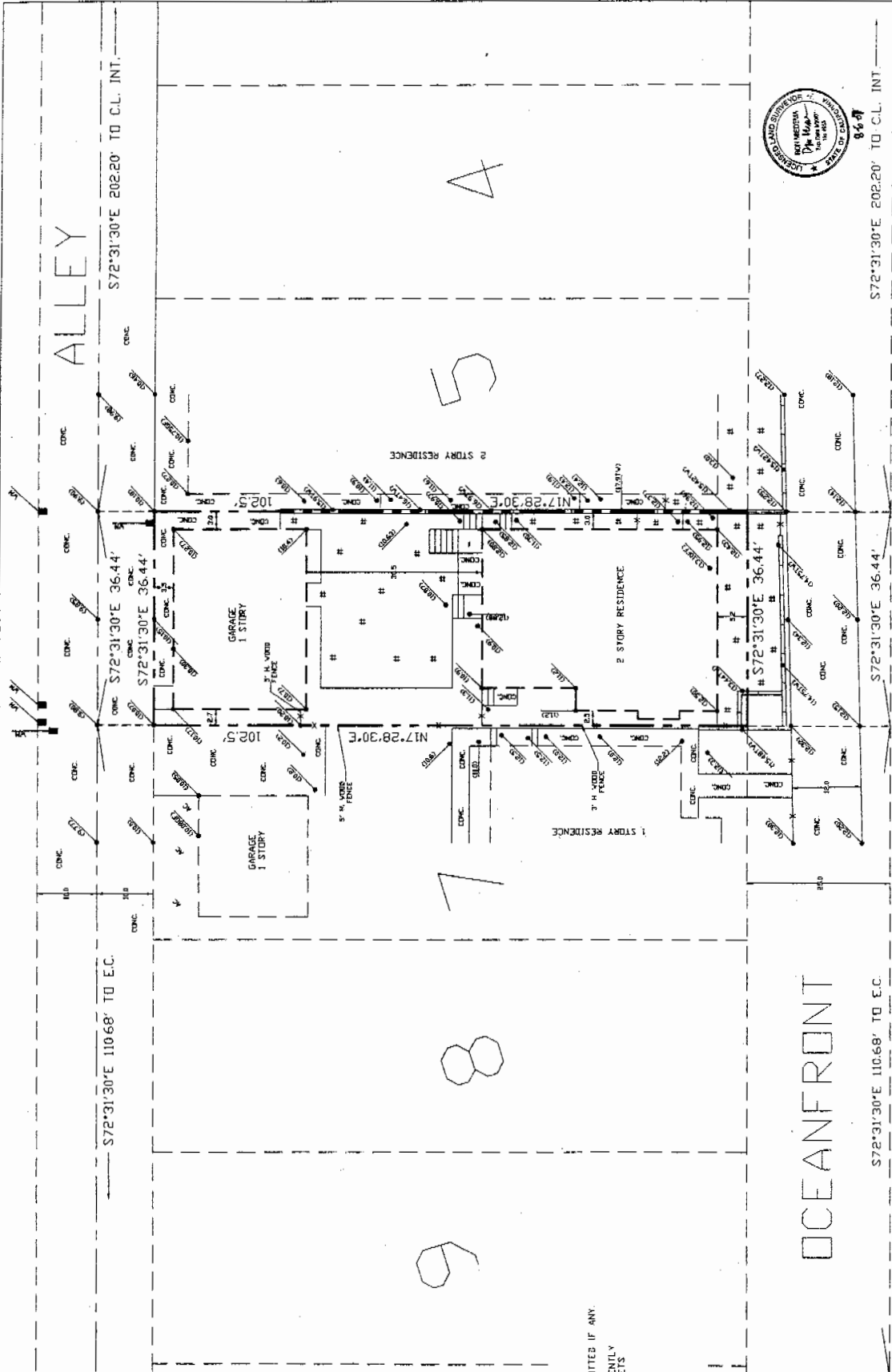
EXHIBIT # 3
 PAGE 4 OF 5

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. ALL DIMENSIONS SHALL BE SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS TO BE SHOWN ON THE DRAWINGS.
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SCALE: 1/4"=1'-0"

EAST ELEVATION (RIGHT-SIDE)



NOTE: RECORDED EASEMENTS ARE NOT PLOTTED IF ANY SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

#	DESCRIPTION
16	BRICK
	WALL
	BUILDING
	LOT LINE
	WATER METER
WH	FINISH FLOOR
GF	GARAGE FLOOR
FC	CONC.
	FINISH SURFACE
NH	MAN-HOLE
AC	ASPHALT
T.G.	TOP-GRADE

RAM SURVEYING INC.
 RON MEDINA, L.S. 453
 2300 LAKE FOREST DRIVE #409
 LAGUNA HILLS, CA 92653
 (949) 958-5954 OFFICE
 (949) 958-5954 CELL
 RONSURVEYING@GMAIL.COM

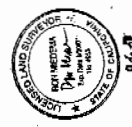
TOPOGRAPHIC SURVEY
 JOB# 146-16 DATE: 07/15/2007

OWNER:
 1220 V. OceanFront LLC
 2520 W. Nalsona Blvd.
 Newport Beach, CA

LEGAL DESCRIPTION
 LOT 6, BLOCK 12, TRACT NO. 234

BENCH MARK:
 BM# 15-68-68
 ELEVATION= 7688
 DATUM NAVD83

ADDRESS OF PROJECT:
 1220 WEST OCEANFRONT
 NEWPORT BEACH, CALIFORNIA



8-6-07