

CALIFORNIA COASTAL COMMISSION

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

Filed: October 5, 2009
49th Day: November 24, 2009
180th Day: April 4, 2010
Staff: Liliana Roman-LB
Staff Report: October 14, 2009
Hearing Date: November 4-6, 2009
Commission Action:



Item Th7a

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-09-177

APPLICANT: Jim Cefalia

AGENT: Walt Bushman

PROJECT LOCATION: 1224 West Oceanfront, City of Newport Beach (Orange County)

PROJECT DESCRIPTION: Demolition of an existing single-family residence and construction of a new 4,208 square foot, two-story, 26-foot high single-family residence with an attached 770 square foot garage, 150 square foot balcony deck, hardscape improvements including a request for after-the-fact approval of a 7' deep by 36' wide concrete patio and 36" tall perimeter wall within the City's oceanfront encroachment area, planter landscaping and minimal grading for site preparation on a 3,735 square foot beachfront lot.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 1183-2009) dated September 3, 2009, Annual Oceanfront Encroachment Permit No. EPN2009-0274 issued October 1, 2009.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach Certified Land Use Plan (LUP); *Coastal Hazard & Wave Runup Study, 1224 West Ocean Front Newport Beach, CA* prepared by GeoSoils, Inc. dated August 18, 2009; *Geotechnical Engineering Investigation of Proposed New Residence at 1224 West Oceanfront Newport Beach, CA* by Coast Geotechnical, Inc. dated August 7, 2009.

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 nine (9) special conditions regarding: 1) assumption of risk; 2) no future shoreline protective device; 3) conformance with the submitted drainage plan; 4) landscape controls; 5) conformance with construction phase water quality protection requirements; 6) conformance with requirements related to the encroachments; 7) the right to revoke encroachment permit; 8) future development; and 9) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

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.

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 applicants acknowledge and agree (i) that the site may be subject to hazards from flooding, wave uprush, and sea level rise; (ii) to assume the risks to the applicants 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 applicants agree, on behalf of themselves 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. 5-09-177 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, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves 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 applicants further agree, on behalf of themselves 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 Plan

The applicants shall conform to the site drainage details depicted in the hardscape plan dated 8/03/09 and received in the Commission's office on 10/6/09 indicating use of trench drain at the garage driveway entrance and roof downspouts leading into planters for on-site percolation of runoff from all site impervious areas. 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 legally required.

4. Landscaping – Drought Tolerant, Non-Invasive Plants

Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), 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. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

5. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

6. Deviation from Approved Encroachments

- A. The only encroachment into the 7 to 8-foot deep encroachment area within the City of Newport Beach Oceanfront public right-of-way allowed by this coastal development permit is a 36" tall patio wall around the perimeter of an at-grade 7' deep by 36' 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. The applicants and all other successors and assigns must remain enrolled in the City's public access impact mitigation fee program (i.e. annual encroachment permit/fee system) and pay the recurring encroachment fee so long as the encroachment remains in place. **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.

7. 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.

8. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-09-177. 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. 5-09-177. 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. 5-09-177 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

9. 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 1224 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, between 12th and 13th Street on the Balboa Peninsula (between the Newport Pier and the Balboa Pier).

The site is a beachfront lot located between the first public road and the sea. The lot is currently developed with a two-story single-family residence, it is rectangular in shape, near level and bordered by developed single-family lots. There is a paved walkway/bikeway and 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 applicant is proposing to demolish the existing two-story single-family residence and construct a new ocean-fronting 4,208 square foot, two-story, 26-foot high single-family residence with an attached 770 square foot garage, 150 square foot balcony deck, hardscape improvements including a request for after-the-fact approval of an existing 7' deep by 36' wide concrete patio and 36" tall perimeter wall within the City's oceanfront encroachment area (Exhibit 3). The Commission has found through previous permit actions in this area that the City's setback for residential structures in this area is acceptable for maintaining public access and addressing visual impacts. The proposed residence is consistent with the City's 5-foot required setback from the seaward property line. Vertical public access to this beach is available at the end of 12th St., approximately 40 yards west of the site. Lateral public access is available along the wide sandy beach seaward of the subject site.

To address water quality concerns, the applicant is proposing directing site drainage and runoff from all impervious areas to a trench drain the width of the garage at the alley-facing garage entrance and also to direct roof drainage through downspouts to planters for purposes of onsite water infiltration. Minimal planter landscaping is proposed as the side yards and front patio will be paved. Roof downspouts will be directed to proposed planter pockets along the side yards planted with drought tolerant, non-invasive plants such as agave, sea lavender and New Zealand flax.

The proposed project consists of hardscape improvements, including new concrete side yard walkways and an after-the-fact request to approve an existing 7' deep by 36' wide concrete patio surrounded by a 36" high CMU wall built into the 7 to 8-foot deep encroachment area within the City of Newport Beach oceanfront public right-of-way on the seaward side of the lot. 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 #2). Oceanfront Street in front of the subject site (central part of the Balboa Peninsula near the City's two municipal piers) is developed with a paved public walkway/bikeway.

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 36th Street and E Street. Encroachments in this area may encroach 7-8 feet up to the inland edge of the paved Oceanfront Boardwalk. 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 October 1, 2009. 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 has submitted a copy of a current encroachment permit application and evidence that they are enrolled in the annual fee system. The applicant and any successors in interest must remain enrolled in the annual fee system and pay the recurring fee so long as the encroachment remains in place.

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 for one or more of the following: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, 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.



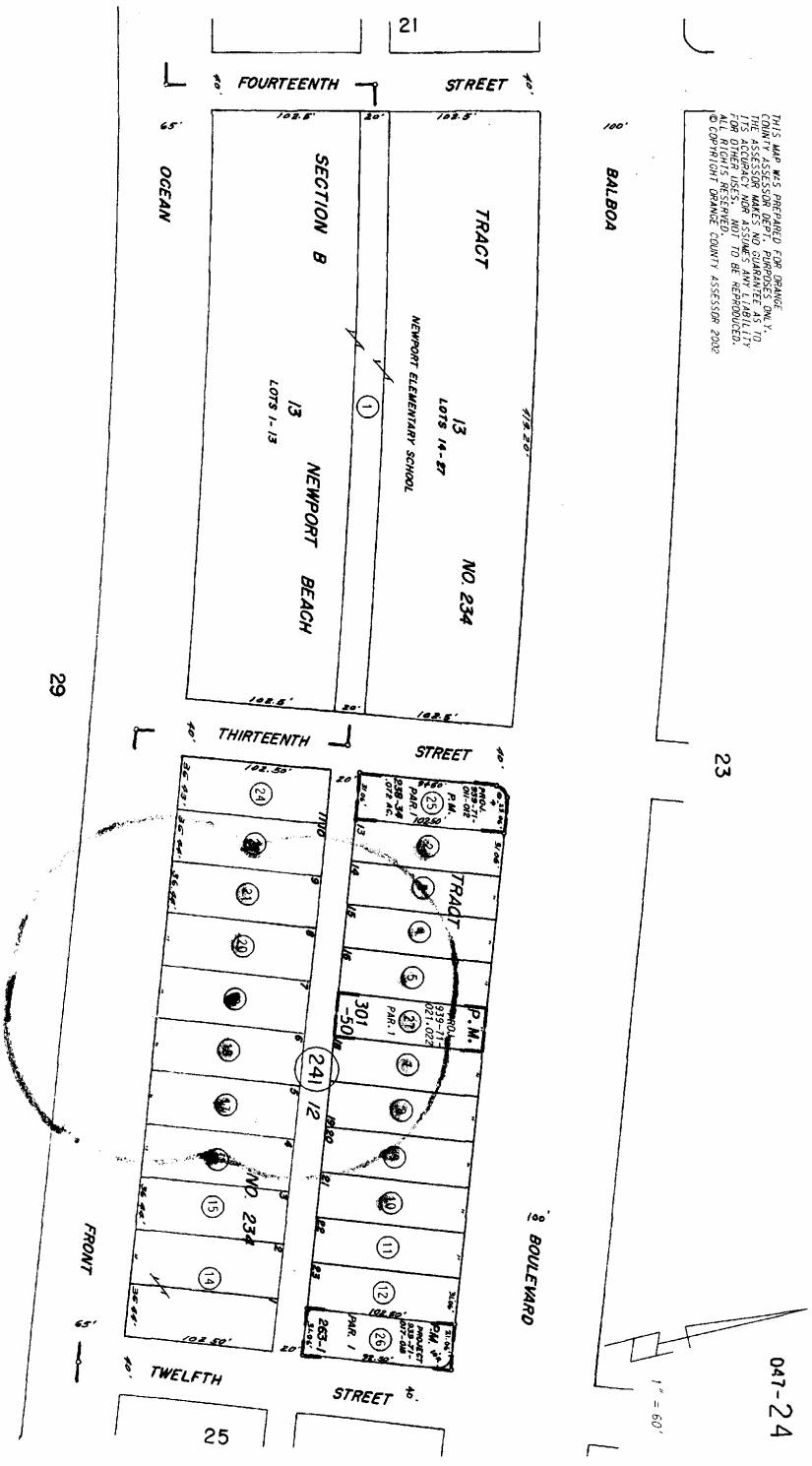
COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

SUBJECT
SITE

Order: 3211 Comment:
 Description: Orange, CA Assessor Map 47.24 Page: 1 of 3

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION FOR ANY OTHER USE. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2002



MARCH 1949
 CALIFORNIA
 COASTAL COMMISSION
 SEP 16 2009
 South Coast Region

RECEIVED
 SECTION B, NEWPORT BCH.
 TRACT NO. 234
 PARCEL MAP
 M.M. 4-27
 M.M. 13-36, 37
 P.M. 238-34, 263-1, 301-50

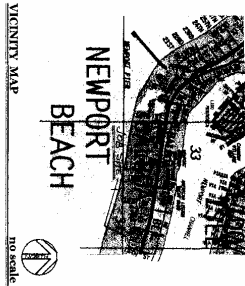
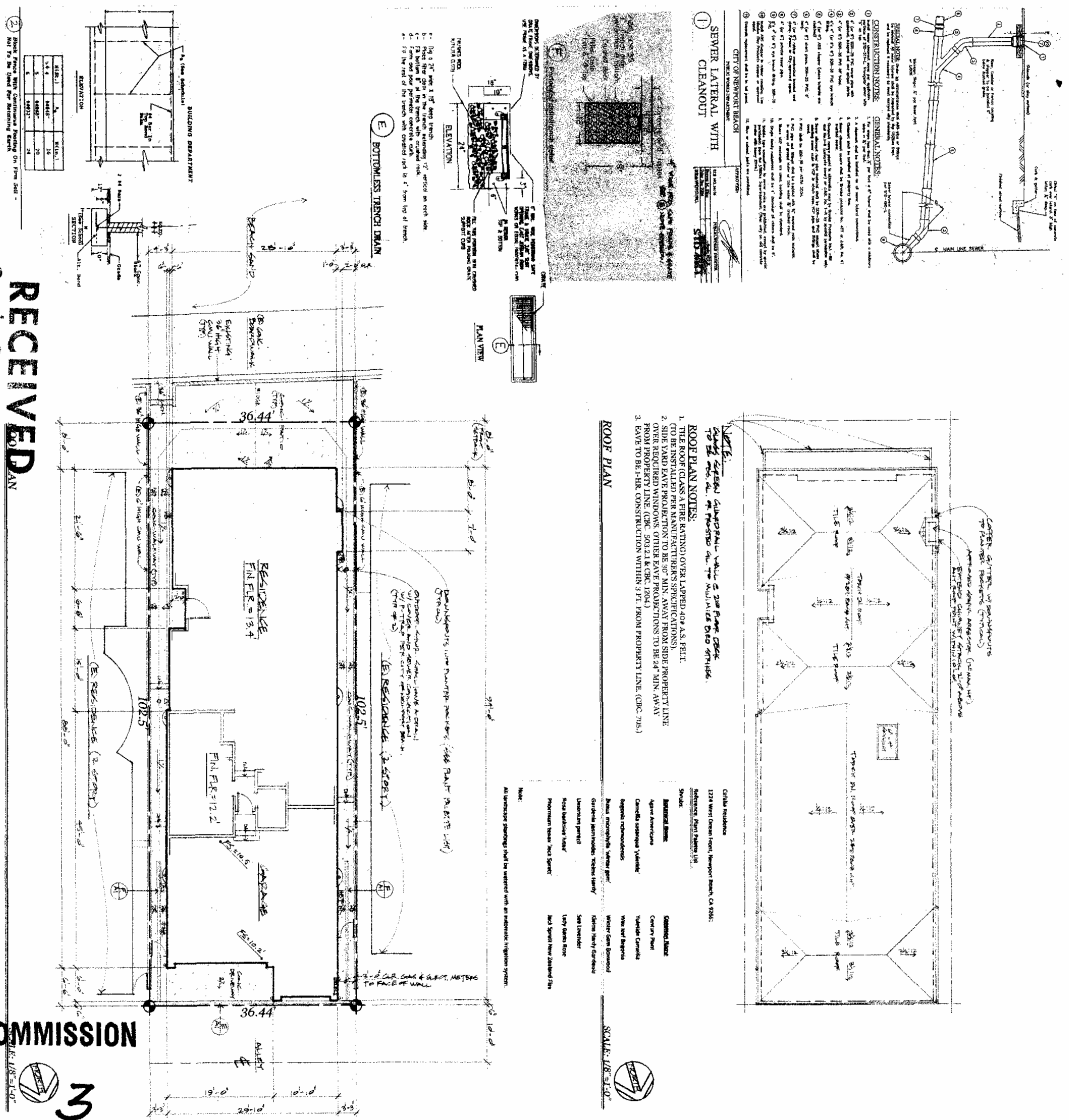
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLE

ASSASSOR'S MAP BODY ONLY COUNTY OF ORANGE
 PAGE 24
 OF 1
 2
 COMMISSION

RECEIVED
 South Coast Region
 OCT 6 2009
 CALIFORNIA
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EXHIBIT # 3
 PAGE 1 OF 5



Project Data	Sheet
Site Plan	A1
Roof Plan	
DATE: 6/23/09	SCALE:
BY: WJS	
CHK: WJS	
APP: 2/23/09	
DATE: 2/23/09	

SITE PLAN NOTES:

1. ADJUSTMENTS TO NOTATION
2. SEE SHED FOR SHED WITH SUBJECT PROPERTY
3. SEE SHED FOR SHED WITH SUBJECT PROPERTY
4. SEE SHED FOR SHED WITH SUBJECT PROPERTY
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10. SEE SHED FOR SHED WITH SUBJECT PROPERTY

CEFALIA RESIDENCE
 1224 W. OCEAN FRONT
 NEWPORT BEACH, CA. 92661
 (949) 933-7986

PROJECT DATA:

BLOCK 12
 LOT 12
 ZONE: R1
 OCCUPANCY: RESIDENTIAL
 DESCRIPTION OF USE: SINGLE-FAMILY RESIDENCE
 OCCUPANCY GROUP: R-3.1
 CONSTRUCTION TYPE: CONCRETE
 CONSR: 2007 EDITION CBC, CBC, CMC, CFC, R-3000 Cold Energy Code

OWNER: JIM & CATHY CEFALIA
 ADDRESS: 1224 W. OCEAN FRONT
 NEWPORT BEACH, CA. 92661
 TEL: (949) 933-7986

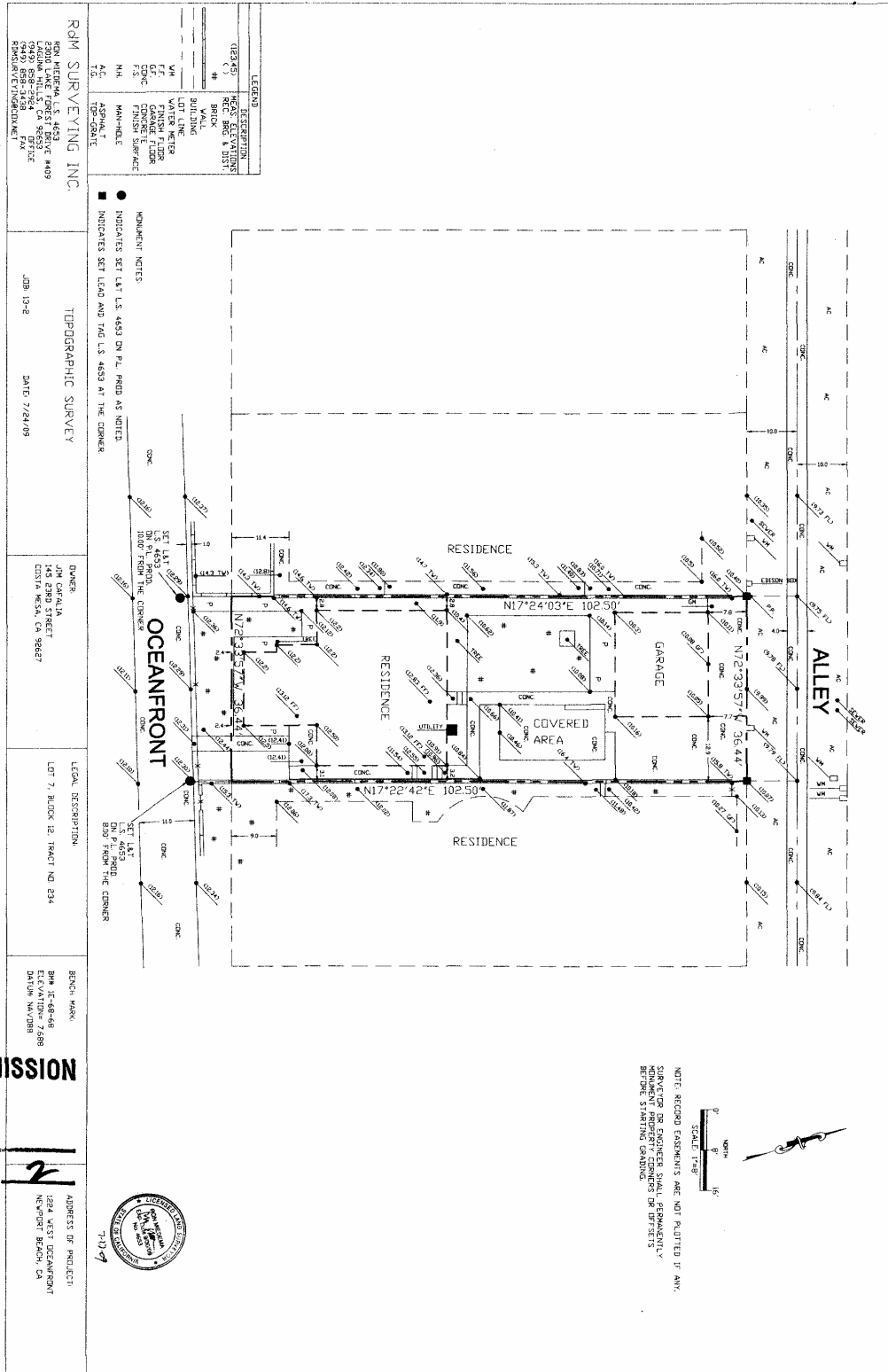
SCOPE OF WORK:
 SINGLE-FAMILY RESIDENCE (TWO STORY)
 GARAGE: 770 sq ft
 FIRST FLOOR LIVING: 1,250 sq ft
 SECOND FLOOR LIVING: 1,500 sq ft
 TOTAL LIVING AREA: 4,220 sq ft

RETAINABLE AREA: 2,750 sq ft ± 94.51 ± 975.16
REQUIRED OPEN SPACE AREA: 2,750 sq ft ± 94.51 ± 975.16
ACTUAL OPEN SPACE: 2,750 sq ft ± 94.51 ± 975.16

Notes:
 A. Building form "as-is" for the "as-is" condition. The building form is shown for informational purposes only. The building form is not to be used for construction purposes.

Custom Home Design by
WALT BUSERMAN
 2400 SANTA ANA AVENUE
 COSTA MESA, CA 92627
 (949) 646-3739

DATE	BY



ROHM SURVEYING INC.
 1800 MIDWAY, U.S. 4653
 LAJUNAS HILLS, CA 92033
 (949) 858-5288 FAX
 RHRMSURVEY@GMAIL.COM

TOPOGRAPHIC SURVEY
 JOB 13-2 DATE 7/24/09

OWNER:
 JIM CARLATA
 1284 WEST OCEANFRONT
 COSTA MESA, CA 92627

LEGAL DESCRIPTION:
 LOT 7, BLOCK 12, TRACT NO 234
 DN P.L. P. 100' FROM THE CORNER

BENCH MARK:
 BM 1E-88-46
 ELEVATION= 7888
 DATUM: NAVD83

ADDRESS OF PROJECT:
 1284 WEST OCEANFRONT
 NEWPORT BEACH, CA

LEGEND

(2343)	WATER ELEVATION
()	REC. BRG. & DIST.
#	BRICK BUILDING
—	LOT LINE
W/M	WATER METER
G.F.	GAS FLOOR
C.C.	CONCRETE CURB
C.C.	CONCRETE SLAB
N.H.	MAN-HOLE
A.C.	ASPHALT
T.C.	TOP-GRADE

NONPARENT NOTES
 ● INDICATES SET L&T U.S. 4653 ON P.L. PERD. AS NOTED
 ■ INDICATES SET L&T AND INV. U.S. 4653 AT THE CORNER

COASTAL COMMISSION

3
 PAGE **2** OF **2**

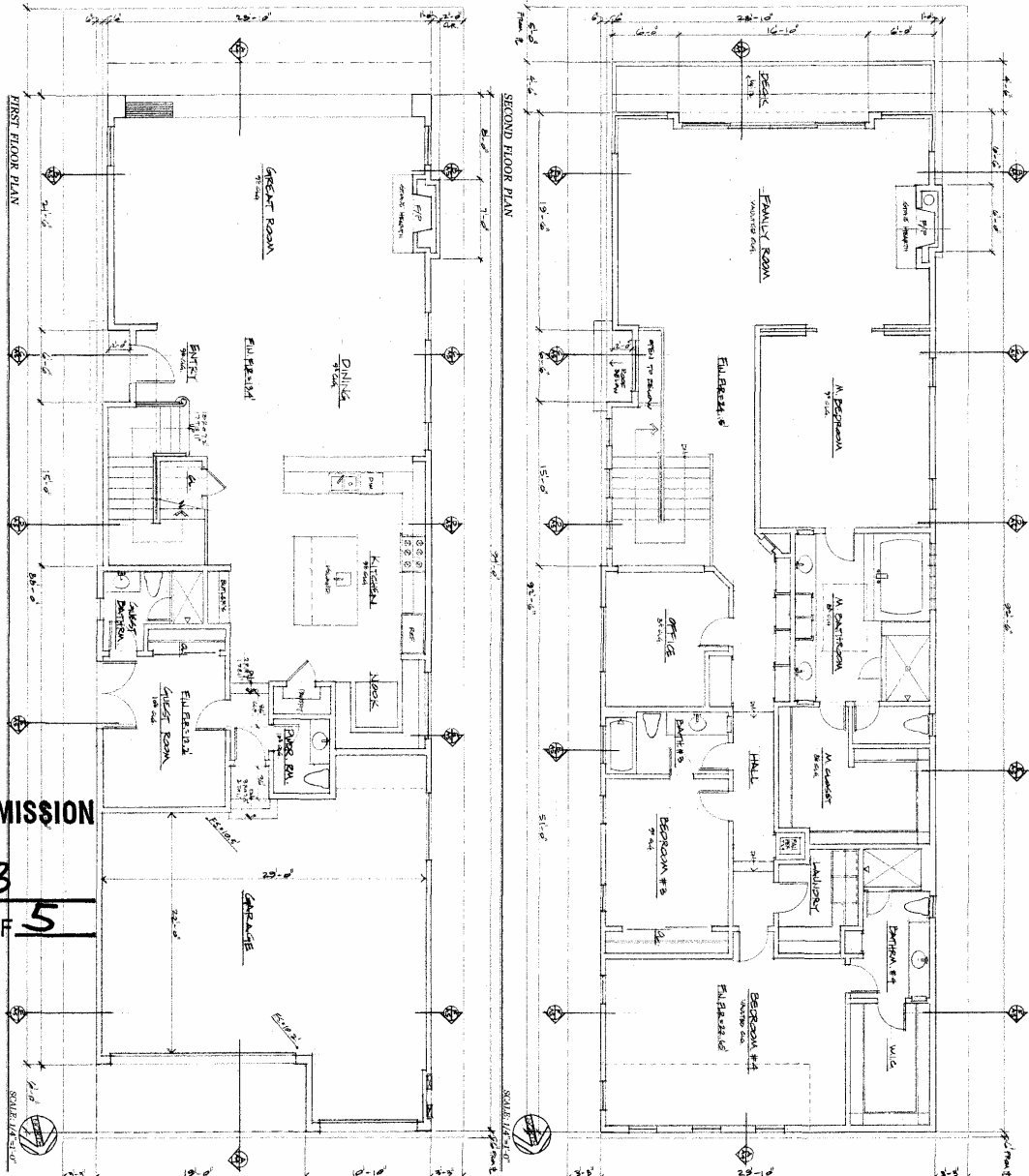


- FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY ARCHITECTURAL CONSULTANT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL HEALTH AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE AND PLANNING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL LAND SURVEYING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ENGINEERING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ARCHITECTURE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL LANDSCAPE ARCHITECTURE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL INTERIOR DESIGN ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL CONSTRUCTION MANAGEMENT ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL REAL ESTATE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ACCOUNTING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL BUSINESS BROKERAGE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
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 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL INVESTMENT ADVISORY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL MANAGEMENT CONSULTING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
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 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL RESEARCH ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL SCIENTIFIC CONSULTING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
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 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL TRAINING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL WRITING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL YOUTH COUNSELING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ZOOLOGICAL ACT AND ALL APPLICABLE LOCAL ORDINANCES.

- LOOK OUT WINDOW NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY ARCHITECTURAL CONSULTANT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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WALL LEGEND:

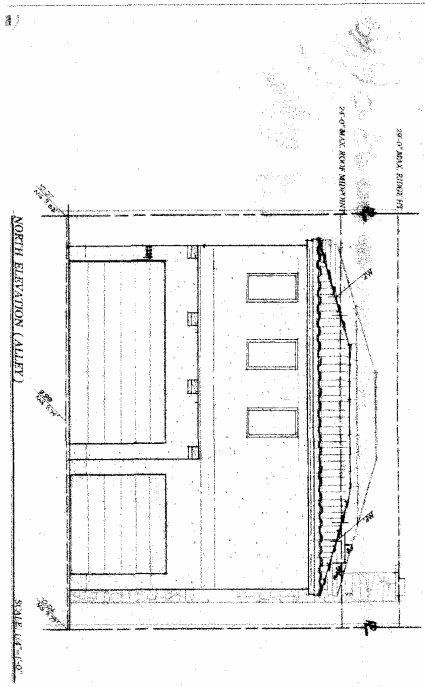
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- 2. 1/2" CMU WITH 8" OC RC W/
- 3. 1/2" CMU WITH 8" OC RC W/
- 4. 1/2" CMU WITH 8" OC RC W/
- 5. 1/2" CMU WITH 8" OC RC W/
- 6. 1/2" CMU WITH 8" OC RC W/
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COASTAL COMMISSION

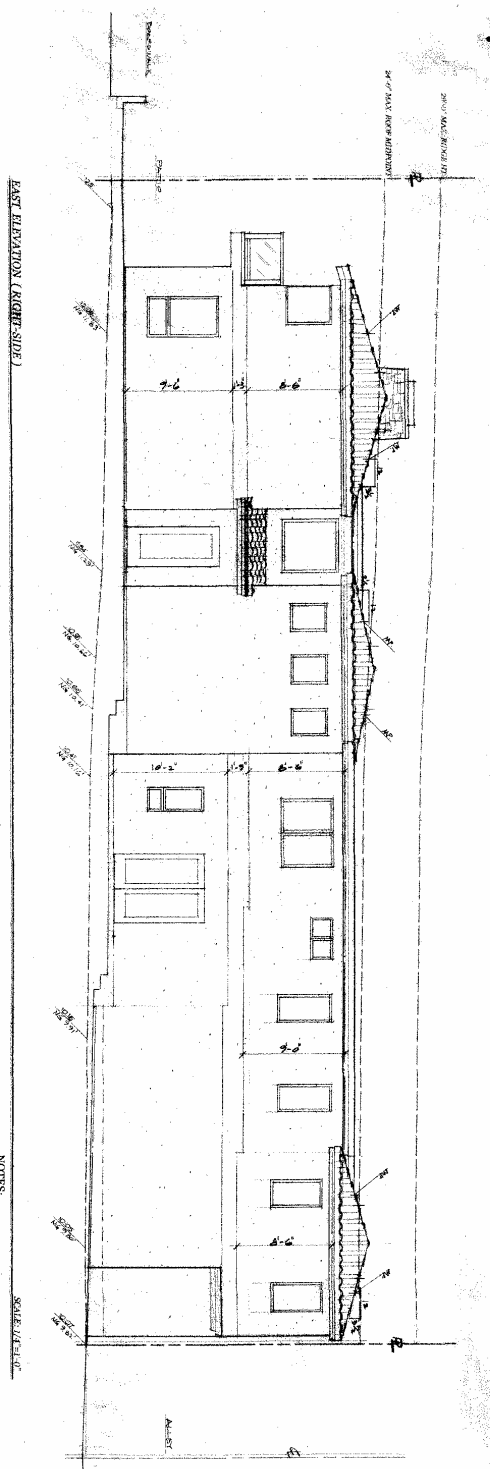
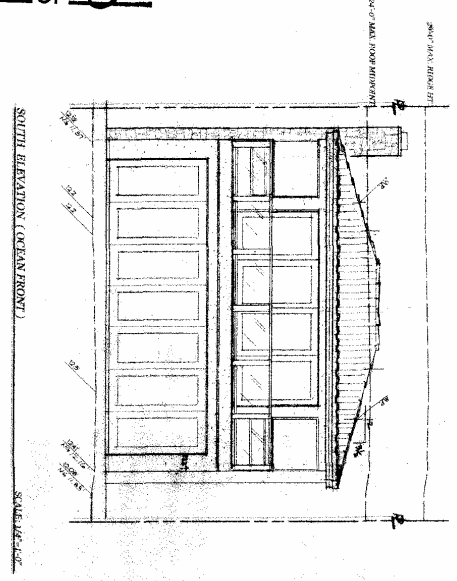
EXHIBIT # 3
 PAGE 3 OF 5

DATE: 12-20-2020 DRAWN: W. BUSHMAN CHECKED: W. BUSHMAN SCALE: 1/8" = 1'-0" SHEET: A-2	CEFALIA RESIDENCE 1224 W. OCEAN FRONT NEWPORT BEACH, CA. 92661 (949) 933-7986	Custom Home Design by WALT BUSHMAN 2480 SANTA ANA AVENUE COSTA MESA, CA 92627 (949) 646-3739
	First Floor Plan Second Floor Plan	

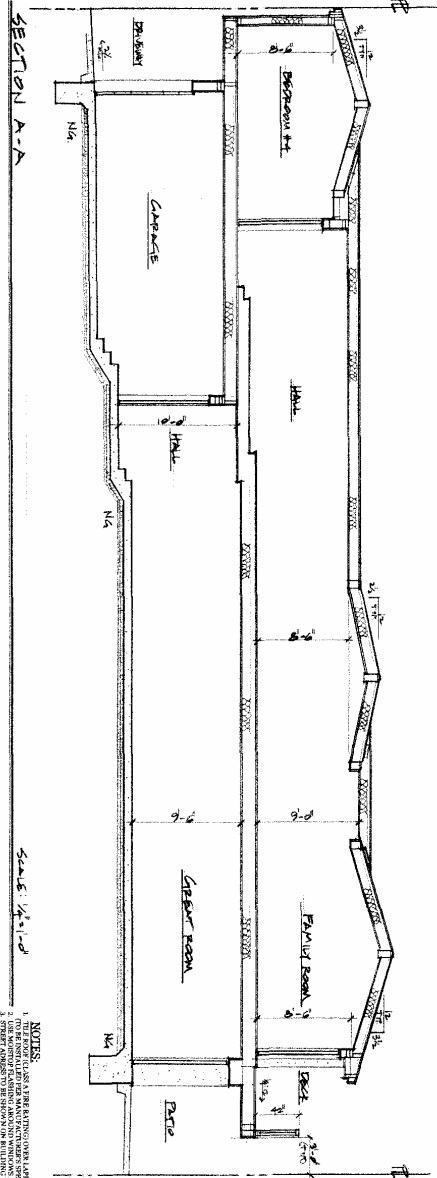
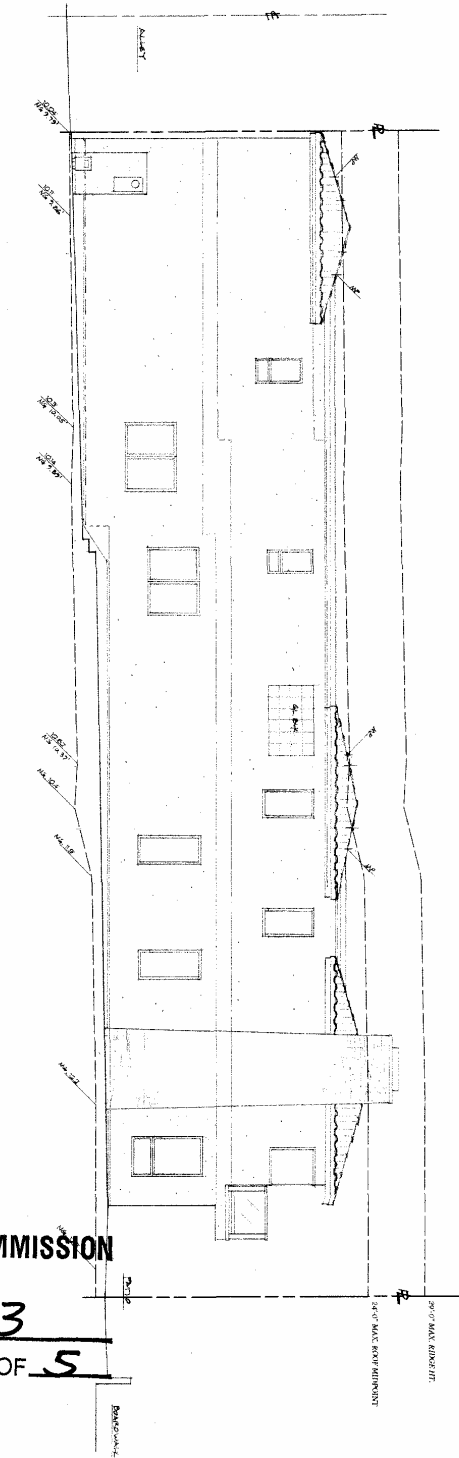


COASTAL COMMISSION

EXHIBIT # 3
 PAGE 4 OF 5



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN IN THE FINISH SCHEDULE.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL EXISTING CONDITIONS SHALL BE PRESERVED AND RESTORED AS NECESSARY.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURROUNDING AREAS.
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.



NOTES:
 1. THE FLOOR PLAN IS FOR THE BUILDING OVERLAPPING THE 1/4" AS SHOWN.
 2. THE FLOOR PLAN IS FOR THE BUILDING OVERLAPPING THE 1/4" AS SHOWN.
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 10. THE FLOOR PLAN IS FOR THE BUILDING OVERLAPPING THE 1/4" AS SHOWN.

COASTAL COMMISSION

EXHIBIT # 3
 PAGE 5 OF 5

DATE: 6-23-2009 DRAWN: JAV CHECKED: JAV SCALE: AS SHOWN SHEET: A-11	Exterior Elevation SECTION A-A	CEFALIA RESIDENCE 1224 W. OCEAN FRONT NEWPORT BEACH, CA 92661 (949) 933-7986	Custom Home Design by WALT BUSEBMAN 2480 SANTA ANA AVENUE COSTA MESA, CA 92627 (949) 846-3739
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