

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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Th7c

Filed: August 31, 2012
180th Day: February 27, 2013
Staff: J. Rabin - LB
Staff Report: September 19, 2012
Hearing Date: October 11, 2012

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-12-166

Applicant: Eleanor and Mark Lainer

Agent: Kari Richardson, Architect

Location: 920 West Oceanfront, Newport Beach, Orange County
(APN 047-281-18)

Project Description: Demolition of existing single-family residence and construction of a new 29' foot high, two-story, 5,620 square foot single-family residence, including a 724 square foot three-car garage, a 400 square foot mechanical room, and a 362 square foot balcony/deck. Approximately 200 cubic yards of grading (150 cubic yards cut and 50 cubic yards fill) is proposed for site preparation.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION:

The applicants are proposing construction of a new beach fronting single-family residence. The major issue of this staff report concerns waterfront development that could be affected by flooding during strong storm events.

Staff is recommending **approval** of the proposed project with **Seven (7) Special Conditions** regarding: **1)** assumption of risk; **2)** no future shoreline protective device; **3)** future development; **4)** conformance with the submitted drainage and run-off control plan; **5)** drought tolerant landscaping; **6)** storage of construction materials, mechanized equipment, and removal of construction debris; and **7)** 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.

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APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Assessor’s Parcel Map
- Exhibit 3 – Site Plan
- Exhibit 4 – Floor Plans
- Exhibit 5 – Elevations

I. MOTION AND RESOLUTION

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 of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

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 of the Coastal Act. 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

This permit is granted subject to the following 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 on which the Commission voted on the application. 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

This permit is granted subject to the following **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 waves, erosion, storm conditions, liquefaction, flooding, 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 and landowner agrees, 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. 5-12-166 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, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicants and landowner hereby waives, 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 and landowner 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. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-12-166. 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. 5-12-166. 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. 5-12-166 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
4. **Conformance with the submitted drainage and run-off control plan.** The applicants shall conform with the grading plan received on July 26, 2012 showing roof drainage and runoff from all impervious areas directed to deck drains, a bottomless trench drain and permeable pavement wherever possible. 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.

5. **Drought Tolerant Landscaping**

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of final landscaping plans prepared by an appropriately licensed professional which demonstrates the following:

- (1) The plan shall demonstrate that:
 - (a) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage;
 - (b) All plantings 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 landscape plan;
 - (c) Landscaped areas not occupied by hardscape shall be planted and maintained for erosion control and water quality protection. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent or nearby native plant areas, all landscaping shall consist of native and/or drought tolerant non-invasive plant species. 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) ([6](http://www.cal-</div><div data-bbox=)

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 or very low water plants as identified by California Department of Water Resources (<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Any existing landscaping that doesn't meet the above requirements shall be removed.

(2) The plan shall include, at a minimum, the following components:

- (a) A map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
- (b) a schedule for installation of plants.

B. The permittees 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 required.

6. 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.

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(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:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 920 West Oceanfront in the City of Newport Beach, Orange County (**Exhibits #1-2**). The lot size is 4,100 square feet. The city's certified Land Use Plan (LUP) designates the site as Single-Unit Residential and the proposed project adheres to this designation. The project is located within an existing urban residential area 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. 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 applicant is proposing to demolish an existing single family residence and construct a new 29' foot high, two-story, 5,620 square foot single family residence, including a 724 square foot three-car garage, a 400 square foot mechanical room, and a 362 square foot balcony/deck. (**Exhibits #3-5**). In addition, the project consists of hardscape improvements, including concrete walkways, a patio, and property line walls and fences. Approximately 200 cubic yards of grading (150 cubic yards cut and 50 cubic yards fill) is proposed for site preparation.

Previous permit history: On January 11, 2006, the Commission approved Coastal Development Permit 5-05-433 for the same applicants to demolish the existing single family residence and build a 4,493 square foot, two-story single-family residence on the subject site. The applicants chose not to proceed with that project and the permit was never issued. The applicants later changed architects, redesigned the project, and filed a new application for a Coastal Development Permit to build the proposed project.

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 Tenth Street, approximately 240 feet west of the site, and at the end of Ninth Street, approximately 230 feet east of the site. Lateral public access is available along the boardwalk and the wide sandy beach seaward of the subject site.

The applicant is proposing water quality improvements as part of the project, including directing runoff to an underground drainage system that empties into a bottomless trench drain running across the rear (alley-facing) width of the property. There will also be a small amount (30 square feet) of permeable gravel rings in the concrete walkways to allow on-site infiltration of runoff. The Commission imposes **Special Condition 4** to ensure that the applicant complies with the submitted drainage and run-off control plan shown on the grading plan to minimize the effects of the development on biological productivity and water quality. Any vegetated landscaped areas located on site shall consist only of native plants or non-native drought tolerant, low or very low water plants, which are non-invasive. **Special Condition 5** specifies these requirements.

The placement of vegetation that is considered to be invasive could supplant native vegetation and 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.

Furthermore, any plants in the landscaping plan should be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'very low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at: www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate setback from the water; require a drainage and run-off 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 3** 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 run-off from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing run-off 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, this permit ensures that 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 (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.

APPENDIX A

Substantive File Documents: City of Newport Beach Approval-in-Concept No. 1259-2005, dated June 11, 2012; Coastal Development Permit Application File No. 5-05-433; Geotechnical Engineering Update Report, Lainer Residence Located At 920 W. Oceanfront, Newport Beach, California (Project No. G-2494-01) dated July 24, 2012 by Geotechnical Solutions, Inc.; Coastal Hazard and Wave Run-up Study, 920 West Oceanfront, Newport Beach, Prepared for Mr. & Mrs. Lainer, dated May 18, 2012 by GeoSoils, Inc.; City of Newport Beach Certified Land Use Plan.

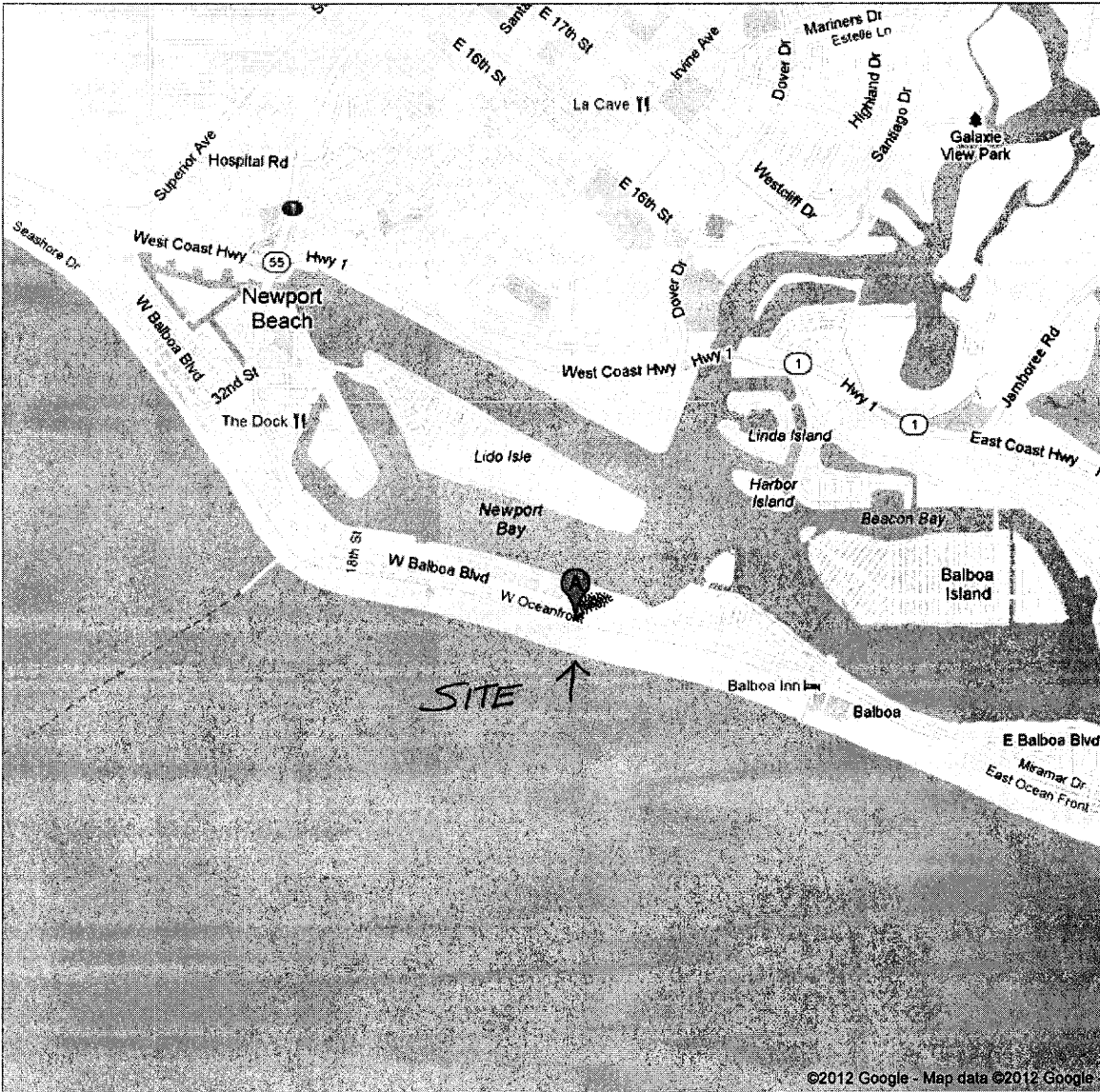


EXHIBIT No. 1	
Application Number:	
5-12-166	
	California Coastal Commission

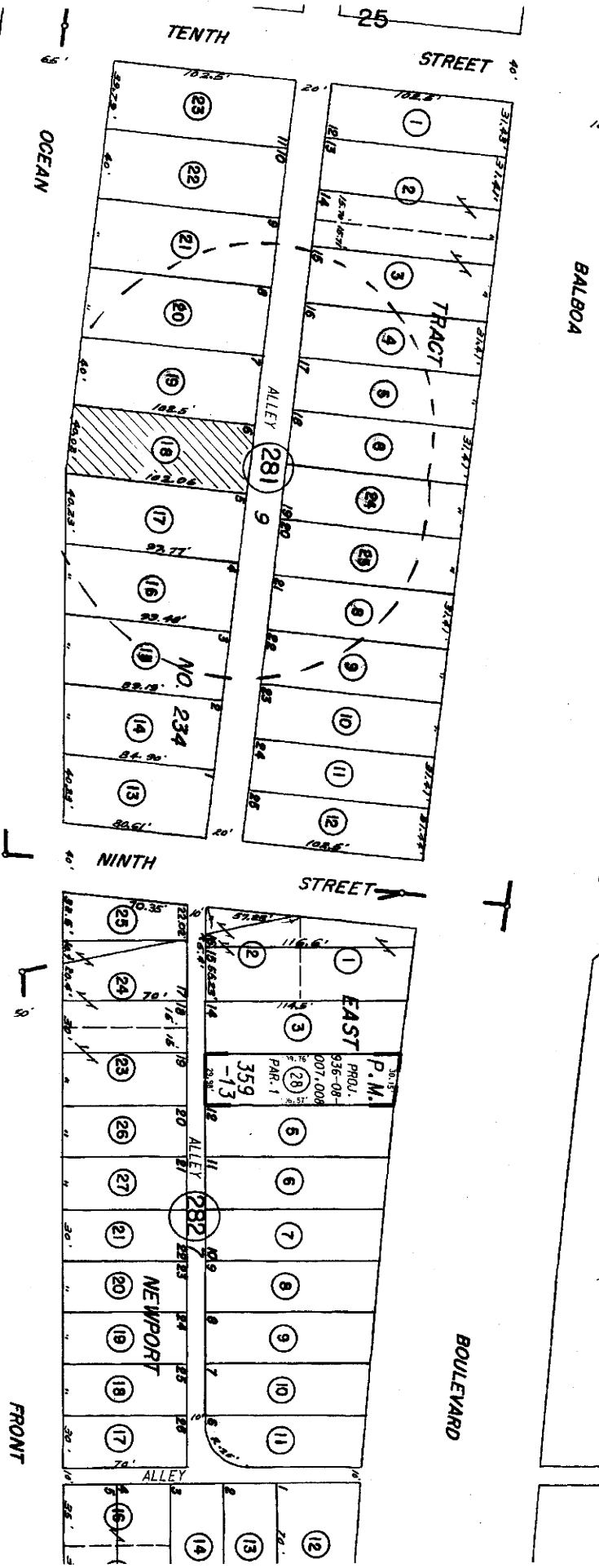
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RECEIVED
 South Coast Region
 JUN 15 2012
 CALIFORNIA
 COASTAL COMMISSION 1" = 60'

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPARTMENT USE ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY, NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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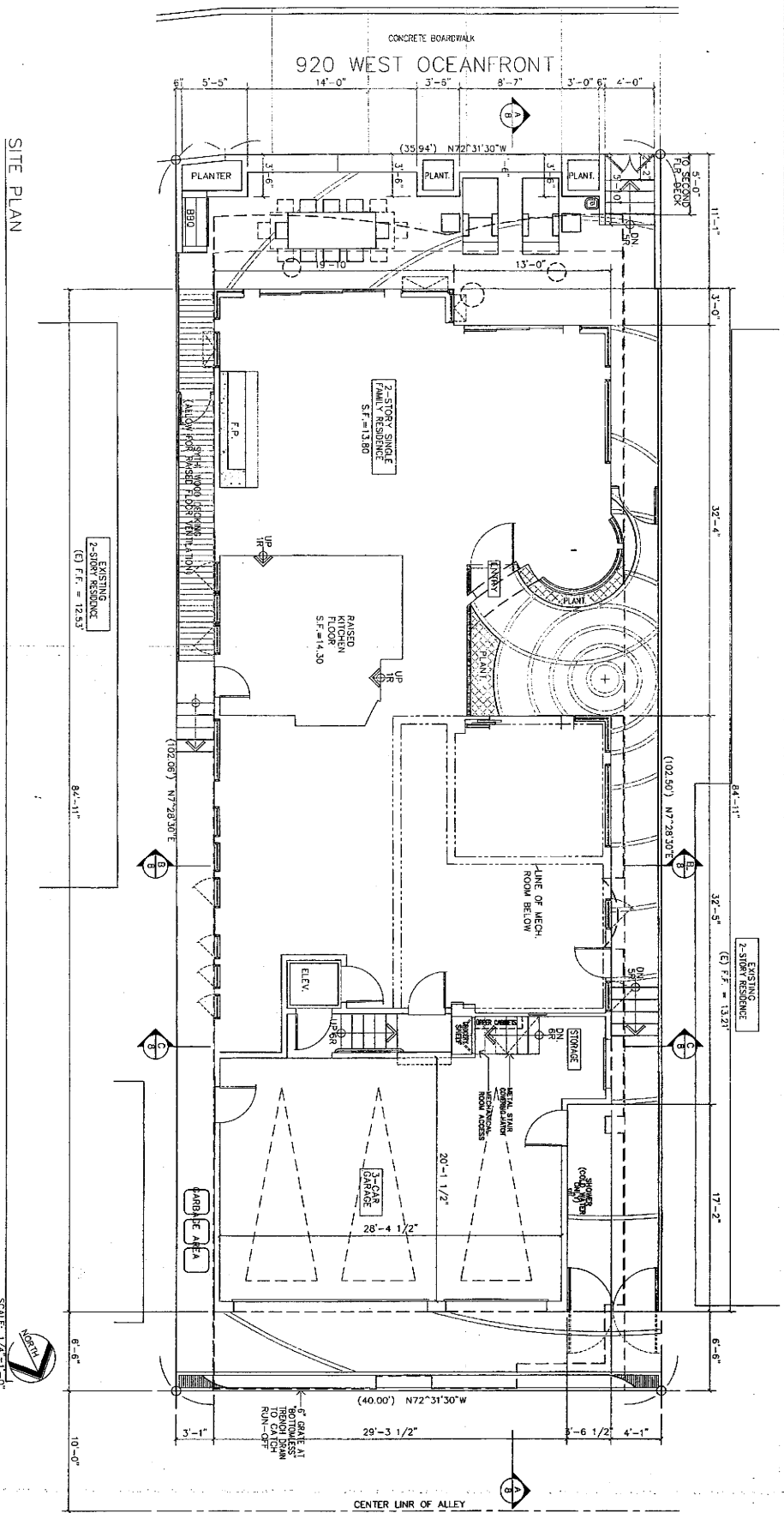
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EXHIBIT No. 2
Application Number:
5-12-166
 California Coastal Commission

920 WEST OCEANFRONT



SITE PLAN NOTES

1. BARBERIC WITHIN REQUIRED 8'-FOOT FRONT SETBACK IS LIMITED TO 42 INCHES IN HEIGHT (NOT COUNTING COVER).

EXHIBIT No. 3
 Application Number:
5-12-166
 California Coastal
 Commission

SOLS REPORT:
 GEOTECHNICAL SOLUTIONS, INC.
 2200 WILSON AVENUE, SUITE 210
 IRVINE, CA 92618
 (949) 453-0406 FAX
 (949) 453-0408
 REPORT: C-2494-01
 DATED: MARCH 24, 2009

NOTICE TO CONTRACTOR:
 THIS PROJECT IS SUBJECT TO THE CALIFORNIA STATE PLANNING AND ZONING ACT (CALIF. GOV. CODE, DIVISION 93) AND THE CALIFORNIA COASTAL COMMISSION ACT (CALIF. GOV. CODE, DIVISION 26). THE PROJECT MUST BE IN ACCORDANCE WITH THE CALIFORNIA COASTAL COMMISSION ACT AND THE CALIFORNIA STATE PLANNING AND ZONING ACT. THE PROJECT MUST BE IN ACCORDANCE WITH THE CALIFORNIA COASTAL COMMISSION ACT AND THE CALIFORNIA STATE PLANNING AND ZONING ACT. THE PROJECT MUST BE IN ACCORDANCE WITH THE CALIFORNIA COASTAL COMMISSION ACT AND THE CALIFORNIA STATE PLANNING AND ZONING ACT.

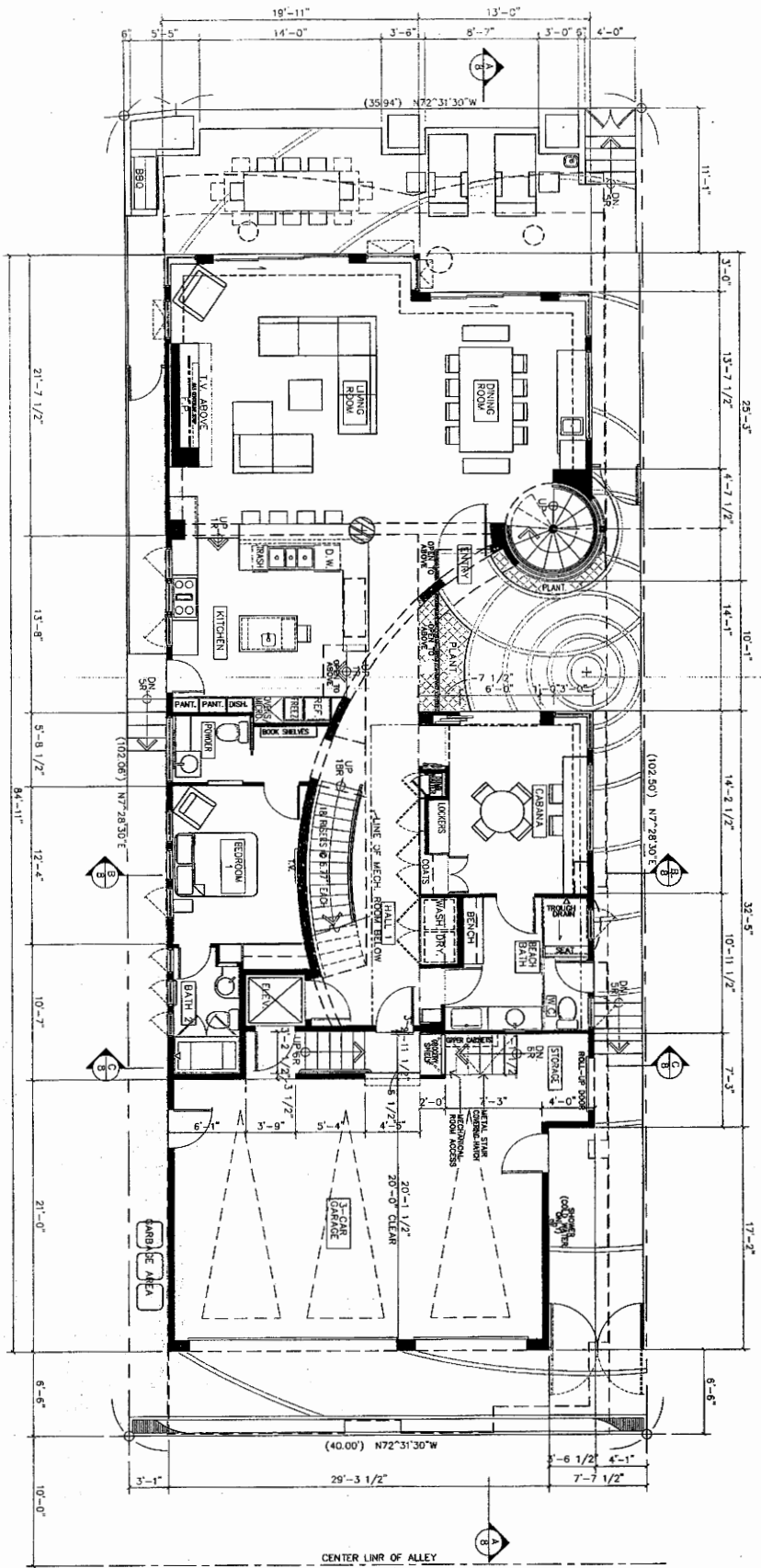
KARI RICHARDSON ARCHITECT
 642 Flower Avenue
 Venice, CA 90291
 310.450.4875

SITE PLAN

OWNER:
 MARK & ELLIE LAINER
 920 WEST OCEANFRONT
 NEWPORT BEACH, CA 92663

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FIRST FLOOR PLAN



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

WALL LEGEND

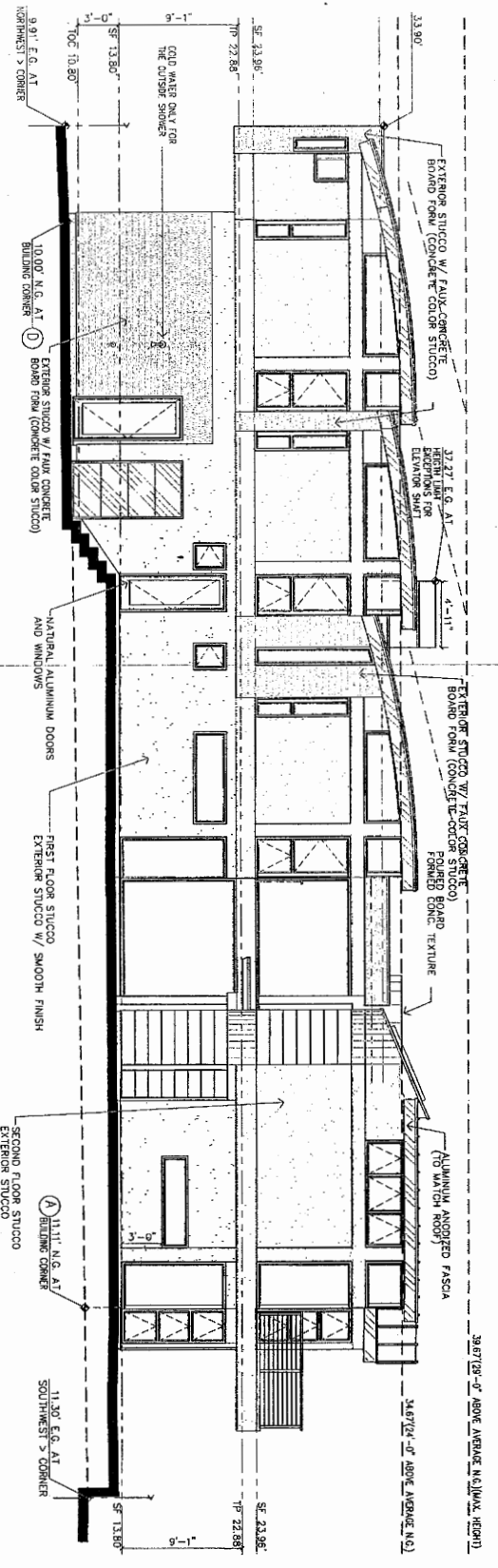
- INTERIOR 2x4 STUD WALLS @ 16" O.C. U.N.O.
- EXTERIOR 2x6 STUD WALLS @ 16" O.C. U.N.O.
- 8" CURVED CONCRETE WALL

EXHIBIT No. 4
 Application Number:
5-12-166 - 1 of 2

California Coastal
 Commission

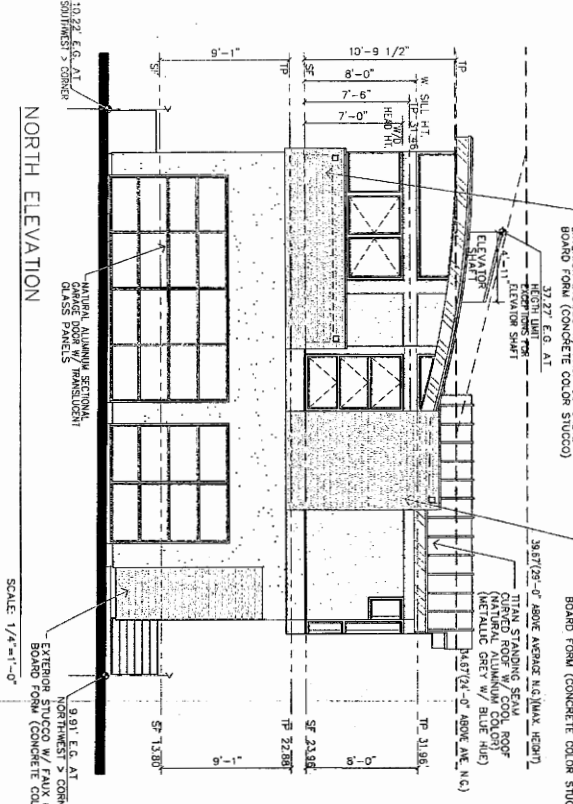
NOTICE TO CONTRACTOR
 1697 JMS
 This project contains an electrical safety revision.
 The contractor shall verify the location of all existing and proposed
 underground utilities before excavation. The contractor shall be
 responsible for obtaining all necessary permits and approvals.
 The contractor shall be responsible for all construction costs.
 1697 JMS
 DATE: 05/22/12

SHEET 5 of 11 05/22/12	KARI RICHARDSON ARCHITECT 642 Flower Avenue Venice, CA 90291 310.450.4875	FIRST FLOOR PLAN	OWNER: MARK & ELLIE LAINER 920 WEST OCEANFRONT NEWPORT BEACH, CA 92663 (949) 5723-6599	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>CHKD BY</th> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED BY</td> <td></td> <td></td> <td></td> <td></td> <td>1/4"</td> </tr> <tr> <td>2</td> <td>DESIGNED BY</td> <td></td> <td></td> <td></td> <td></td> <td>AS SHOWN</td> </tr> <tr> <td>3</td> <td>PROJECT MANAGER</td> <td></td> <td></td> <td></td> <td></td> <td>AS SHOWN</td> </tr> <tr> <td>4</td> <td>LAINER</td> <td></td> <td></td> <td></td> <td></td> <td>AS SHOWN</td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY	CHKD BY	DATE	SCALE	1	ISSUED BY					1/4"	2	DESIGNED BY					AS SHOWN	3	PROJECT MANAGER					AS SHOWN	4	LAINER					AS SHOWN
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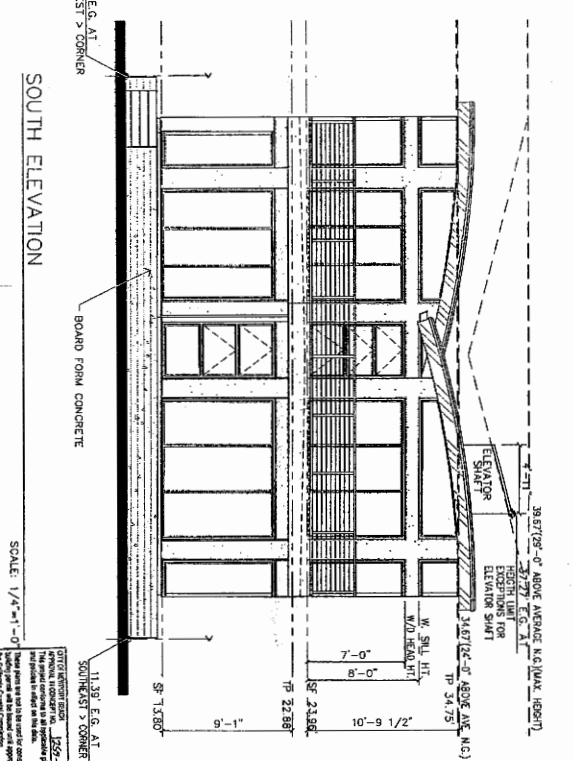
WEST ELEVATION

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



NORTH ELEVATION

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




SOUTH ELEVATION

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

EXHIBIT No. 5

Application Number:
5-12-166 - 1 of 2



California Coastal
 Commission

DATE: 05/22/12

KARI RICHARDSON ARCHITECT
 642 Flower Avenue
 Venice, CA 90291
 (714) 230-6416

EXTERIOR ELEVATIONS

OWNER:
 MARK & ELLIE LAINER
 920 WEST OCEANFRONT
 NEWPORT BEACH, CA 92663

NO.	REVISION	DATE	BY	CHK'D BY	APP'D BY	SCALE
1						1/4"
2						8/20
3						05/22/12

