

**CALIFORNIA COASTAL COMMISSION**

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

**F8d**

Filed:	8/29/2014
180th Day:	3/28/2015
Staff:	S. Vaughn-LB
Staff Report:	10/23/2014
Hearing Date:	11/14/2014

**STAFF REPORT: CONSENT CALENDAR**

<b>Application No.:</b>	<b>5-14-1108</b>
<b>Applicant:</b>	<b>John W. Dixon and Julie B. Dixon</b>
<b>Agent:</b>	Cynthia Childs
<b>Location:</b>	107 Harbor Island Road, Newport Beach, Orange County (APN 988-88-037)
<b>Project Description:</b>	Demolish an existing two-story, 2,029 sq. ft., single-family residence with an attached 473 sq. ft. two-car garage on an approximately 6,086 sq. ft. channel fronting lot and construction of a 2,323 sq. ft., two-story, approximately 29-foot high, single-family residence with an attached 487 sq. ft. two-car garage and replacement and repairs to an existing seawall with a cantilevered deck.
<b>Staff Recommendation:</b>	Approval with conditions

---

**SUMMARY OF STAFF RECOMMENDATION**

The applicant proposes to demolish the existing residence and seawall and construct a new residence and seawall. The subject lot is located on a channel fronting lot in Lower Newport Bay. The proposed seawall is proposed to be located in the same location of the current seawall. Along with the demolition of the seawall, the applicant proposes to remove 408 sq. ft. of decks and construct a new 199 sq. ft. cantilevered deck on top of the proposed seawall. The proposed demolition and construction of decks will result in a reduced footprint of decks increasing the amount of exposed sand on the small beach fronting the lot.

Commission staff recommends **approval** of coastal development permit application 5-14-1108, as conditioned.

## 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. 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 of 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. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard**

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Engineering Geologic Reports prepared by Coast Geotechnical, INC and dated October 24, 2013 **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

**2. Landscape Plan**

The applicant shall conform to the landscape plan received on August 29, 2014 showing vegetated landscaped areas consisting 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.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Existing vegetation that does not conform to the above requirements shall be removed.

**3. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

- A. The permittee shall comply with the following construction-related requirements:
  - (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;
  - (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;

- (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
  - (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
  - (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.
- B. Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:
- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These 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. It shall be located as far away from the receiving waters and storm drain inlets as possible;
  - (2) The applicant shall develop and implement spill prevention and control measures;
  - (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
  - (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

#### **4. Pre- & Post-Construction Eelgrass Surveys**

- A. **Pre-Construction Eelgrass Survey.** A valid pre-construction eelgrass (*Zostera marina*) survey shall be completed during the period of active growth of eelgrass (typically March through October). The pre-construction survey shall be completed prior to the beginning of construction and shall be valid until the next period of active growth. The survey shall be prepared in full compliance with the "Southern California Eelgrass Mitigation Policy" Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife. The applicant shall submit the eelgrass survey for the review and approval of the Executive Director within five (5) business days of completion of each eelgrass survey and in any event no later than fifteen (15) business days prior to commencement of any development. If the eelgrass survey identifies any eelgrass within the project area which would be impacted by the

proposed project, the development shall require an amendment to this permit from the Coastal Commission or a new coastal development permit.

- B. **Post-Construction Eelgrass Survey.** If any eelgrass is identified in the project area by the survey required in subsection A of this condition above, within one month after the conclusion of construction, the applicant shall survey the project site to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the “Southern California Eelgrass Mitigation Policy” Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife. The applicant shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been impacted, the applicant shall replace the impacted eelgrass at a minimum 1.2:1 ratio on-site, or at another location, in accordance with the Southern California Eelgrass Mitigation Policy. All impacts to eelgrass habitat shall be mitigated at a minimum ratio of 1.2:1 (mitigation:impact). The exceptions to the required 1.2:1 mitigation ratio found within SCEMP shall not apply. Any off-site mitigation shall require an amendment to this permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is required.

**5. No Future Seaward Extension of Shoreline Protective Device**

- A. By acceptance of this Permit, the applicant agrees, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protective device approved pursuant to Coastal Development Permit No. 5-14-1108, as described and depicted on an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit, shall be undertaken if such activity extends the footprint seaward of the subject shoreline protective device. By acceptance of this Permit, the applicant waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to such activity that may exist under Public Resources Code Section 30235.
- B. Prior to the issuance by the Executive Director of the **NOI FOR THIS PERMIT**, the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the shoreline protective device approved by this permit, as generally described above and shown on **Exhibits #2 & #4** attached to this staff report, showing the footprint of the device and the elevation of the device referenced to NGVD (National Geodetic Vertical Datum).

**6. Public Rights**

The Coastal Commission’s approval of this permit shall not constitute a waiver of any public rights that exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

## **7. Assumption of Risk, Waiver of Liability and Indemnity**

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves and flooding (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.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

## **IV. FINDINGS AND DECLARATIONS:**

### **A. PROJECT LOCATION & DESCRIPTION**

The proposed project is located on an approximately 6,086 square-foot lot fronting Harbor Island Channel at 107 Harbor Island Road in the City of Newport Beach, County of Orange (**EXHIBIT #2**). The site is designated as R-2, Two-Unit Residential in the City of Newport Beach certified Land Use Plan (LUP) and the proposed use conforms to this designation. The project site is located in a residential area where the homes fronting the channel are located on lots with seawalls. Site conditions on the channel side of the lot include an existing seawall, pier and dock. The applicant proposes to demolish an existing 2,029 square-foot, two-story, single-family residence with an attached 473 square-foot two-car garage and construct a new two-story, approximately 2,323 square-foot, two-story, single-family home with an attached 487 square-foot, two-car garage with a 268 square-foot loggia, and 308 square-feet of porches and balconies (**EXHIBITS #3 & #4**). The glass railings on the balconies are proposed to be constructed with bird safe glass. The project also proposes to replace the existing seawall and cantilevered deck and remove existing pylons and decks. A new seawall with a cantilevered deck is proposed to be located in the same location of the existing seawall with no further seaward encroachment. No work is proposed for the existing dock or pier.

Presently, there is an approximately 53' long concrete seawall/bulkhead on the channel side of the subject property. The existing seawall/bulkhead varies in height from 4 ½' to 5 ½' (approximately +9.01 to +9.43 NADV88) above the mud line and is embedded in the sand 2' below the mud line (+5.53' NADV88). The existing concrete panels are 8" thick. There is no coping atop the current seawall. Although unobservable, based on the type of the existing seawall and the experience of the project engineer, it is assumed that there are existing tierods affixed to the seawall.

The applicant proposes a new seawall/bulkhead including: new jetted-in pre-cast 10" concrete panels with cast-in-place concrete coping atop; affixing six tiebacks to the new seawall/bulkhead and fastening them to two concrete deadmen buried in the ground a minimum of 18 ½' behind the seawall; a new cantilevered concrete deck is proposed to be constructed on top of the concrete coping at an elevation of +10.20 feet NAVD88. The proposed seawall is expected to exceed the life expectancy of the proposed development of 100 years. This work would result in a height increase of the seawall/bulkhead from 4 ½' – 5 ½' to 7' (approximately +10.2 NADV88) high as measured from the mud line (**EXHIBIT #5**). The new panels are proposed to be embedded extending 10' below the mud line to -6.42' below Mean Low Lower Water. The changes in dimensions of the proposed seawall are intended to mitigate against the possible effects of future sea level rise. The increase in height of the seawall/bulkhead is consistent with the heights of seawalls/bulkheads on adjacent lots. The City of Newport Beach Harbor Resources has reviewed and approved the applicant's seawall/bulkhead plans and has issued permit # 135-107 authorizing the construction of the proposed seawall (**EXHIBIT #5**). No seaward encroachment of the seawall/bulkhead will occur as a result of these proposed developments.

The applicant proposes to remove 408 square-feet of existing decks from the beach side of the subject site and construct a new 199 square-foot cantilevered deck atop the proposed seawall (described above). The proposed cantilevered deck will extend approximately 5' over the sand and have an approximately 3'-8" tall glass guardrail fronting it. The cantilevered deck design is similar to those within the area. The applicant has proposed to use Ornlux bird safe glass for the glass railings atop the cantilevered deck. The removal of existing decks and construction of the proposed deck will result in a smaller deck footprint and an overall increase of exposed sand of 189 square-feet on the small beach in front of the proposed development (**EXHIBIT #2**).

The small beach in front of the proposed development is public tidelands. However, public access to the small beach is limited. There is possible lateral access along the seaward side of the bulkhead during low tide, however, other than the deck area, which will reduce the deck footprint over the sand, the proposed development will not impact any other area seaward of the bulkhead. Furthermore, no work is proposed on the existing dock. Therefore, the proposed development will not have any adverse impacts to public access.

The applicant is proposing water quality improvements as part of the proposed project, including the direction of roof and surface runoff to bottomless catch basins and landscaped areas on the property. All plants used in landscaping will be non-invasive and drought tolerant. The placement of vegetation that is considered to be invasive which could supplant native vegetation is not permitted. 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.caleppc.org/>) and the California Native Plant Society ([www.CNPS.org](http://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 'ultra 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 <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>

## **B. Water Quality**

The proposed work will be occurring on, within, or adjacent to coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters. To reduce the potential for post-construction impacts to water quality the Commission requires the continued use and maintenance of post construction BMPs. As conditioned, the Commission finds that the development conforms with Sections 30230 and 30231 of the Coastal Act.

## **C. Public Access**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act

## **D. Bulkhead Replacement**

The proposed development is the replacement of an existing bulkhead in the same location or landward of the existing bulkhead that is necessary to protect an existing structure. The proposed development will not result in the additional fill of coastal waters as the new bulkhead will be located either in the same location or landward of the existing bulkhead. In the event that the bulkhead is being reconstructed in the same location, it is infeasible to relocate the new bulkhead further landward. The proposed development has been conditioned to minimize adverse effects on the marine environment by avoiding or mitigating impacts upon sensitive marine resources, such as eelgrass, and to avoid contributing to the dispersal of the invasive aquatic algae, *Caulerpa taxifolia*. As conditioned, the project will not significantly adversely impact eelgrass beds and will not contribute to the dispersal of the invasive aquatic algae, *Caulerpa taxifolia*. Further, as proposed and conditioned, the project conforms with Sections 30233 and 30235 of the Coastal Act.

## **E. LAND/HABITAT**

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

## **F. DEVELOPMENT**



Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; 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.

#### **G. LOCAL COASTAL PROGRAM (LCP)**

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Coastal Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

#### **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.

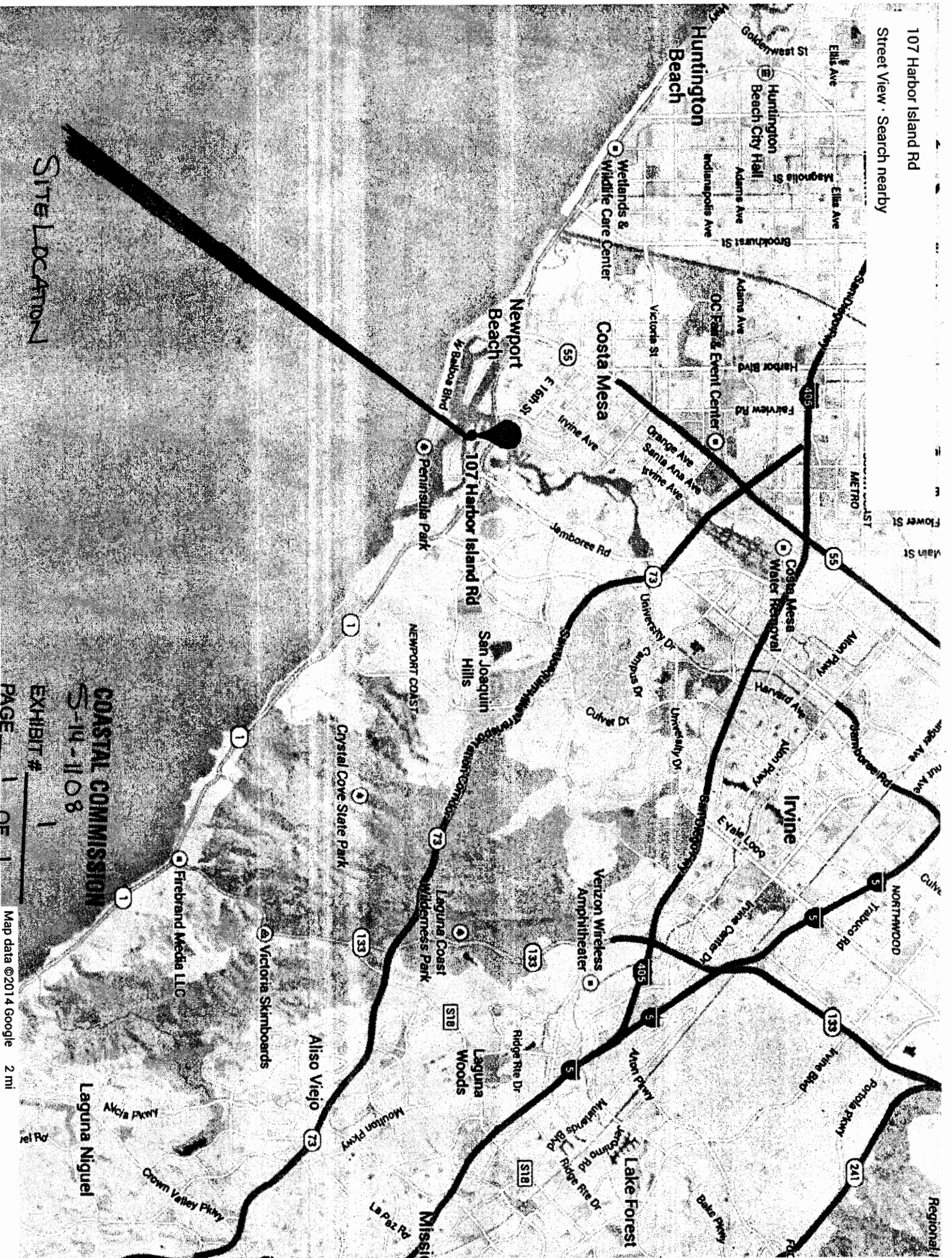
107 Harbor Island Rd

Street View · Search nearby

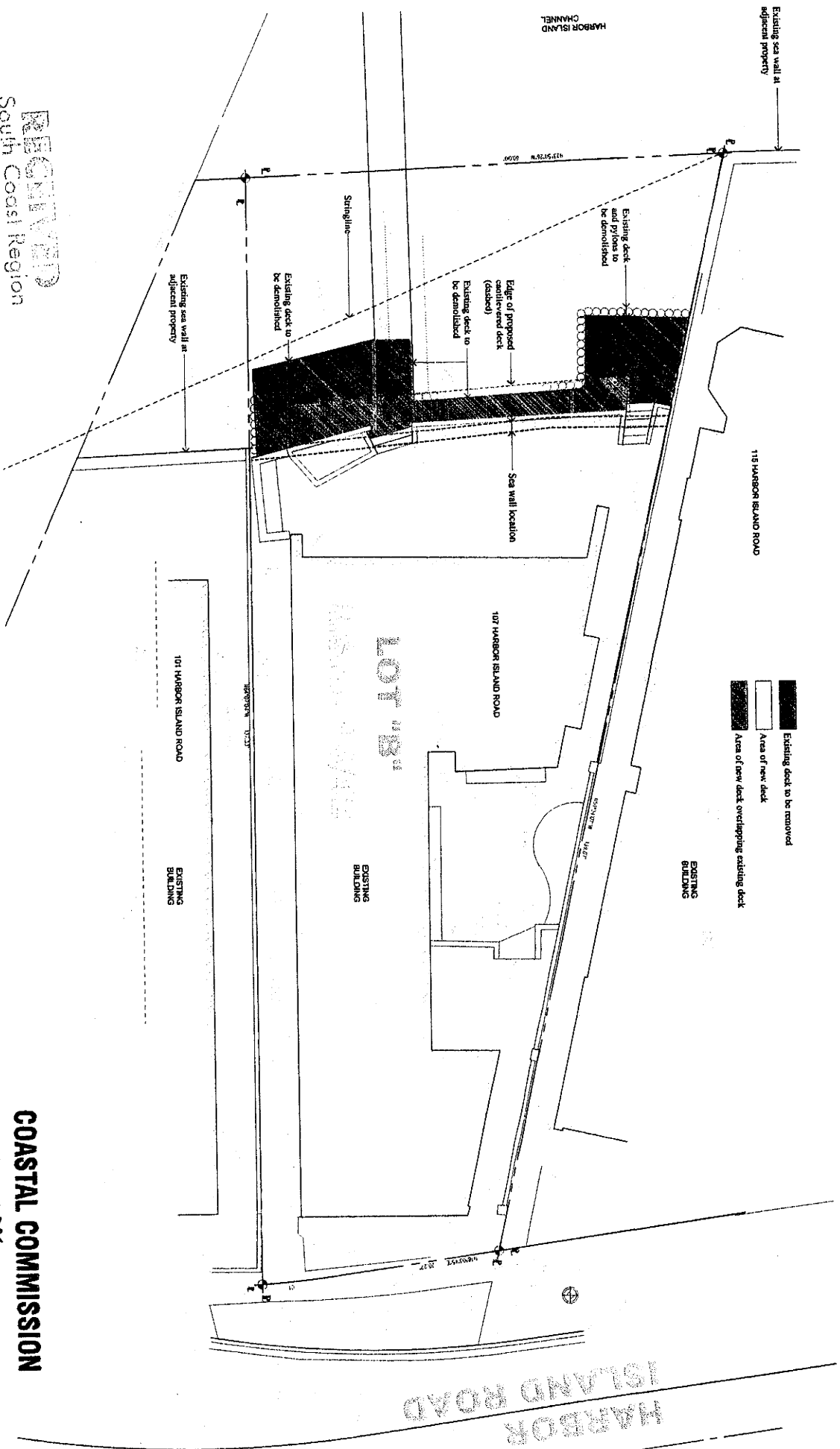
SITE LOCATION

COASTAL COMMISSION  
S-14-11008  
EXHIBIT # 1  
PAGE 1 OF 1

Map data ©2014 Google 2 mi



RECEIVED  
 South Coast Region  
 AUG 29 2014  
 CALIFORNIA  
 COASTAL COMMISSION



Site Study for Proposed Deck  
 107 Harbor Island Rd.  
 Newport Beach, CA 92660  
 Coastal Development Permit Application No. S-14-1108

COASTAL COMMISSION  
 S-14-1108  
 EXHIBIT # 2  
 PAGE 1 OF 1  
 Scale: 1/8" = 1'-0"  
 8/12/2014

JUL 11 2014

South Coast Region

5-141108

## SITE PLAN

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

**COASTAL COMMISSION**  
5-14-1108

5-14-1108

EXHIBIT # 3

PAGE 1 OF 2

## NOTES

- [illegible]

## APPROVALS

**Step** 1 2 3 4 5

- [illegible]

**DEFERRED SUBMITTALS**  
in violation of record and title

1. Construction shall comply with 2010 CMC, 2010 CAC, 2010 CFC, 2010 CFA and Chapter 15 of the NMAC, 2008 BECS, 2010 Cal Green

### LEGEND

[illegible]

### PROJECT INFORMATION

[illegible]

## SHEET INDEX

[illegible]

# PROJEKCI DINEK IOKI

<p><b>WATER</b> 1177 E. Main Street P.O. Box 100 Newport Beach, CA 92660 Tel. (714) 448-5004</p>	<p><b>ARCHITECT</b> Responsible in Responsible Charge Cynthia Clark, Architect 14147 Avenida Blvd., Suite 1D La Habra, CA 90633 Tel. (714) 962-1100 Fax: (714) 969-1143</p>	<p><b>SOILS ENGINEER</b> Soils Development, Inc. 14147 Avenida Blvd., Suite 1D La Habra, CA 90633 Tel. (714) 962-1100 Fax: (714) 969-1143</p>
<p><b>CIVIL ENGINEER</b> 1521 Alhambra St. Costa Mesa, CA 92626 Tel. (714) 969-9792</p>	<p><b>STRUCTURAL ENGINEER</b> Creative Process Paver 21000 Camino del Rio Suite 205 San Diego, CA 92108 Tel. (619) 584-9792</p>	<p><b>ARCHITECT</b> Kaiser Steel Industries 3807 Alameda Avenue Long Beach, CA 90801 Tel. (562) 521-9699</p>
<p><b>CONTRACTOR</b> 1250</p>		

## VICINITY MAP



**TITLE SHEET /  
SITE PLAN**

PROPOSED NEW CONSTRUCTION FOR:

Rocky and Julie Dixon  
107 Harbor Island Rd.  
Newport Beach, CA 92660

**Cynthia Childs, Architect**  
*Unique Custom Homes*

2764 Vista Umbrosa  
Newport Beach, CA 92660  
Phone/Fax: (949) 718-3528

I

OF  
\$1,000,000





# RECEIVED South Coast Region

AUG 29 2014

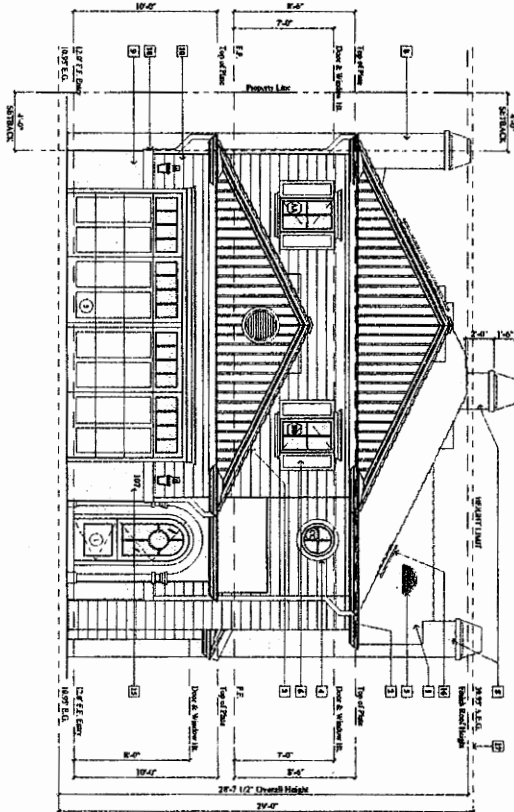
CALIFORNIA  
COASTAL COMMISSION

## ELEVATION NOTES

1. General Note: This drawing is a preliminary drawing and is not to be used for construction.
2. General Note: This drawing is a preliminary drawing and is not to be used for construction.
3. General Note: This drawing is a preliminary drawing and is not to be used for construction.
4. General Note: This drawing is a preliminary drawing and is not to be used for construction.
5. General Note: This drawing is a preliminary drawing and is not to be used for construction.
6. General Note: This drawing is a preliminary drawing and is not to be used for construction.
7. General Note: This drawing is a preliminary drawing and is not to be used for construction.
8. General Note: This drawing is a preliminary drawing and is not to be used for construction.
9. General Note: This drawing is a preliminary drawing and is not to be used for construction.
10. General Note: This drawing is a preliminary drawing and is not to be used for construction.
11. General Note: This drawing is a preliminary drawing and is not to be used for construction.
12. General Note: This drawing is a preliminary drawing and is not to be used for construction.
13. General Note: This drawing is a preliminary drawing and is not to be used for construction.
14. General Note: This drawing is a preliminary drawing and is not to be used for construction.
15. General Note: This drawing is a preliminary drawing and is not to be used for construction.
16. General Note: This drawing is a preliminary drawing and is not to be used for construction.
17. General Note: This drawing is a preliminary drawing and is not to be used for construction.
18. General Note: This drawing is a preliminary drawing and is not to be used for construction.
19. General Note: This drawing is a preliminary drawing and is not to be used for construction.
20. General Note: This drawing is a preliminary drawing and is not to be used for construction.

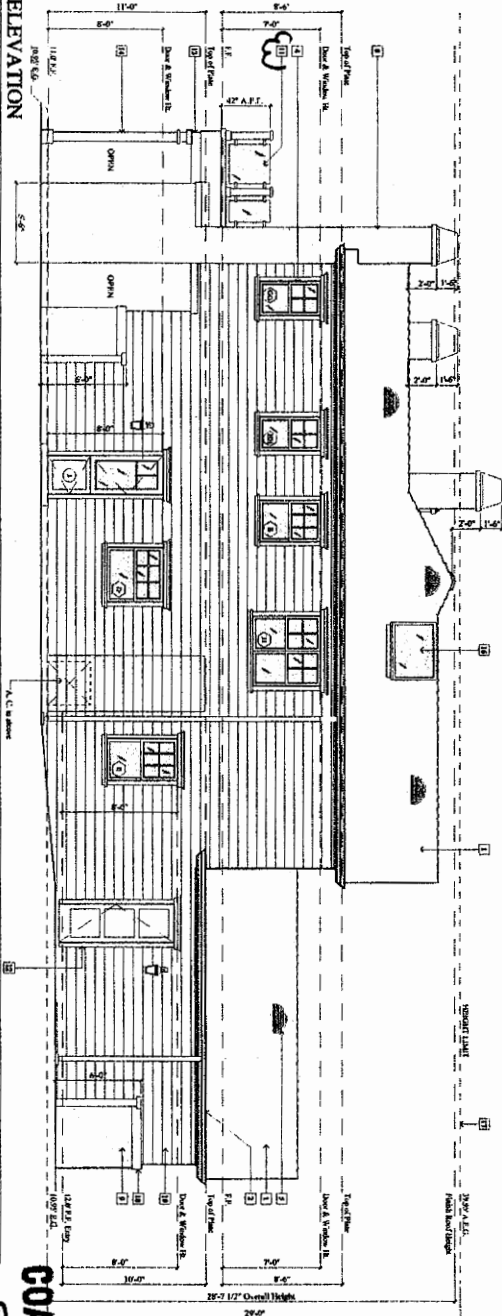
## EAST ELEVATION

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



## SOUTH ELEVATION

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



COASTAL COMMISSION

S-14-110X

EXHIBIT # 4  
PAGE 1 OF 2

PROPOSED NEW CONSTRUCTION FOR:

Rocky and Julie Dixon  
107 Harbor Island Rd.  
Newport Beach, CA 92660

Cynthia Childs, Architect  
Unique Custom Homes

2761 Vista Uniflow  
Newport Beach, CA 92660  
Phone/Fax: (949) 716-5529

EXTERIOR  
ELEVATIONS

A-6

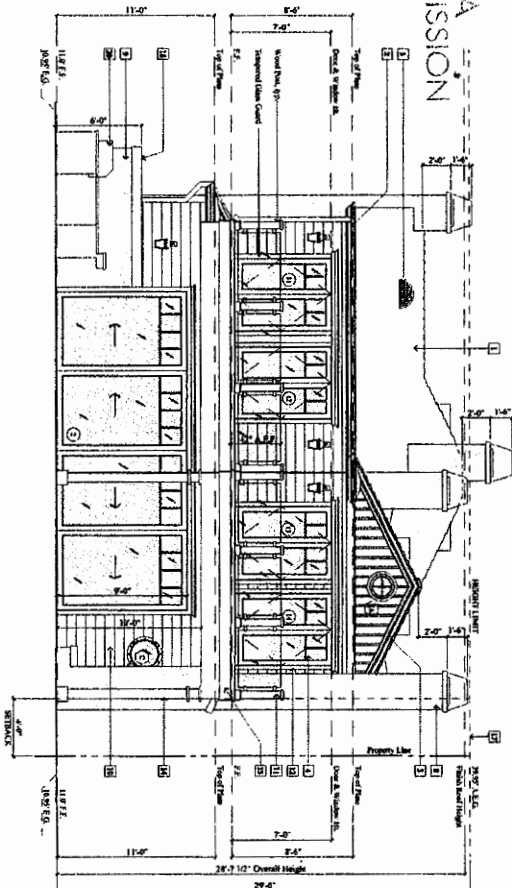
DATE	8/11/2014
SCALE	AS NOTED
SHEET	1 OF 2
PROJECT	107 Harbor Island Rd.
CLIENT	Rocky and Julie Dixon
ARCHITECT	Cynthia Childs, Architect

AUG 29 2014

CALIFORNIA  
COASTAL COMMISSION

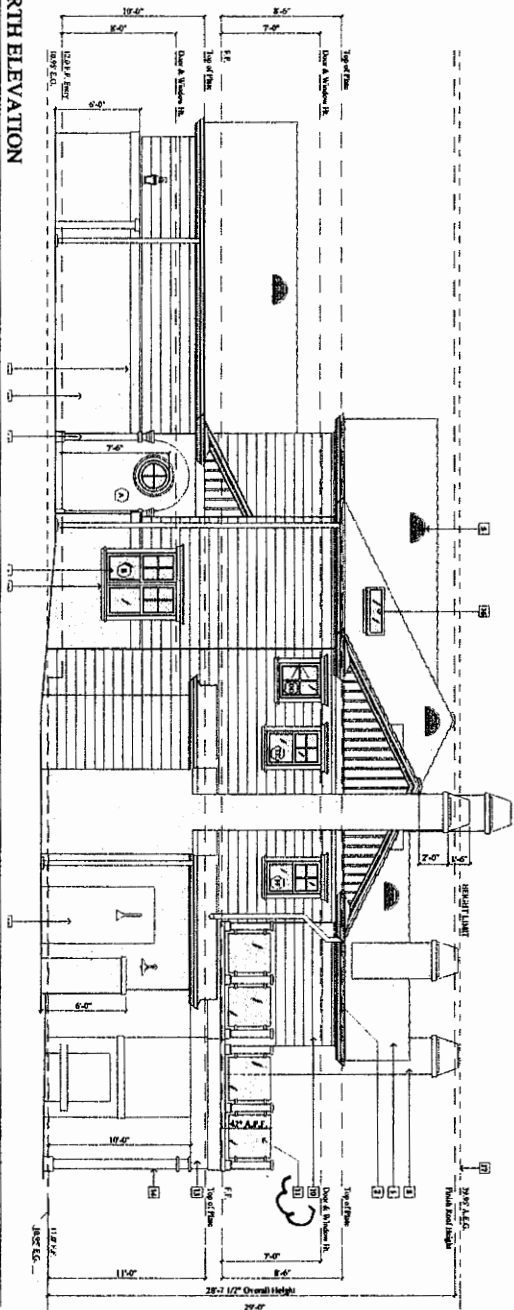
**WEST ELEVATION**

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



## NORTH ELEVATION

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



### ELEVATION NOTES

- |    |   |    |   |
|----|---|----|---|
| 1  | Corrected Proof: The Class A-1 Treatment System (see sheet A-3)                   | 4  | Chlorine: 100 lbs. (45 kg.) chlorine, 100 lbs. (45 kg.) sodium hypochlorite       |
| 2  | Official Form, See Sheet D-241  | 5  | Chlorine: 175 lbs. (79 kg.) chlorine, 175 lbs. (79 kg.) sodium hypochlorite       |
| 3  | System: 100 lbs. (45 kg.)   | 6  | Chlorine: 250 lbs. (113 kg.) chlorine, 250 lbs. (113 kg.) sodium hypochlorite     |
| 4  | Chlorine: 400 lbs. (181 kg.) chlorine, 400 lbs. (181 kg.) sodium hypochlorite     | 7  | Chlorine: 500 lbs. (227 kg.) chlorine, 500 lbs. (227 kg.) sodium hypochlorite     |
| 5  | Chlorine: 600 lbs. (272 kg.) chlorine, 600 lbs. (272 kg.) sodium hypochlorite     | 8  | Chlorine: 700 lbs. (317 kg.) chlorine, 700 lbs. (317 kg.) sodium hypochlorite     |
| 6  | Chlorine: 800 lbs. (363 kg.) chlorine, 800 lbs. (363 kg.) sodium hypochlorite     | 9  | Chlorine: 900 lbs. (408 kg.) chlorine, 900 lbs. (408 kg.) sodium hypochlorite     |
| 7  | Chlorine: 1000 lbs. (453 kg.) chlorine, 1000 lbs. (453 kg.) sodium hypochlorite   | 10 | Chlorine: 1100 lbs. (500 kg.) chlorine, 1100 lbs. (500 kg.) sodium hypochlorite   |
| 8  | Chlorine: 1200 lbs. (544 kg.) chlorine, 1200 lbs. (544 kg.) sodium hypochlorite   | 11 | Chlorine: 1300 lbs. (590 kg.) chlorine, 1300 lbs. (590 kg.) sodium hypochlorite   |
| 9  | Chlorine: 1400 lbs. (635 kg.) chlorine, 1400 lbs. (635 kg.) sodium hypochlorite   | 12 | Chlorine: 1500 lbs. (680 kg.) chlorine, 1500 lbs. (680 kg.) sodium hypochlorite   |
| 10 | Chlorine: 1600 lbs. (726 kg.) chlorine, 1600 lbs. (726 kg.) sodium hypochlorite   | 13 | Chlorine: 1700 lbs. (771 kg.) chlorine, 1700 lbs. (771 kg.) sodium hypochlorite   |
| 11 | Chlorine: 1800 lbs. (816 kg.) chlorine, 1800 lbs. (816 kg.) sodium hypochlorite   | 14 | Chlorine: 1900 lbs. (862 kg.) chlorine, 1900 lbs. (862 kg.) sodium hypochlorite   |
| 12 | Chlorine: 2000 lbs. (907 kg.) chlorine, 2000 lbs. (907 kg.) sodium hypochlorite   | 15 | Chlorine: 2100 lbs. (952 kg.) chlorine, 2100 lbs. (952 kg.) sodium hypochlorite   |
| 13 | Chlorine: 2200 lbs. (998 kg.) chlorine, 2200 lbs. (998 kg.) sodium hypochlorite   | 16 | Chlorine: 2300 lbs. (1043 kg.) chlorine, 2300 lbs. (1043 kg.) sodium hypochlorite |
| 14 | Chlorine: 2400 lbs. (1089 kg.) chlorine, 2400 lbs. (1089 kg.) sodium hypochlorite | 17 | Chlorine: 2500 lbs. (1133 kg.) chlorine, 2500 lbs. (1133 kg.) sodium hypochlorite |
| 15 | Chlorine: 2600 lbs. (1179 kg.) chlorine, 2600 lbs. (1179 kg.) sodium hypochlorite | 18 | Chlorine: 2700 lbs. (1225 kg.) chlorine, 2700 lbs. (1225 kg.) sodium hypochlorite |
| 16 | Chlorine: 2800 lbs. (1270 kg.) chlorine, 2800 lbs. (1270 kg.) sodium hypochlorite | 19 | Chlorine: 2900 lbs. (1316 kg.) chlorine, 2900 lbs. (1316 kg.) sodium hypochlorite |
| 17 | Chlorine: 3000 lbs. (1361 kg.) chlorine, 3000 lbs. (1361 kg.) sodium hypochlorite | 20 | Chlorine: 3100 lbs. (1406 kg.) chlorine, 3100 lbs. (1406 kg.) sodium hypochlorite |
| 18 | Chlorine: 3200 lbs. (1452 kg.) chlorine, 3200 lbs. (1452 kg.) sodium hypochlorite | 21 | Chlorine: 3300 lbs. (1497 kg.) chlorine, 3300 lbs. (1497 kg.) sodium hypochlorite |
| 19 | Chlorine: 3400 lbs. (1543 kg.) chlorine, 3400 lbs. (1543 kg.) sodium hypochlorite | 22 | Chlorine: 3500 lbs. (1588 kg.) chlorine, 3500 lbs. (1588 kg.) sodium hypochlorite |
| 20 | Chlorine: 3600 lbs. (1634 kg.) chlorine, 3600 lbs. (1634 kg.) sodium hypochlorite | 23 | Chlorine: 3700 lbs. (1679 kg.) chlorine, 3700 lbs. (1679 kg.) sodium hypochlorite |
| 21 | Chlorine: 3800 lbs. (1725 kg.) chlorine, 3800 lbs. (1725 kg.) sodium hypochlorite | 24 | Chlorine: 3900 lbs. (1770 kg.) chlorine, 3900 lbs. (1770 kg.) sodium hypochlorite |
| 22 | Chlorine: 4000 lbs. (1816 kg.) chlorine, 4000 lbs. (1816 kg.) sodium hypochlorite | 25 | Chlorine: 4100 lbs. (1861 kg.) chlorine, 4100 lbs. (1861 kg.) sodium hypochlorite |
| 23 | Chlorine: 4200 lbs. (1907 kg.) chlorine, 4200 lbs. (1907 kg.) sodium hypochlorite | 26 | Chlorine: 4300 lbs. (1952 kg.) chlorine, 4300 lbs. (1952 kg.) sodium hypochlorite |
| 24 | Chlorine: 4400 lbs. (1998 kg.) chlorine, 4400 lbs. (1998 kg.) sodium hypochlorite | 27 | Chlorine: 4500 lbs. (2043 kg.) chlorine, 4500 lbs. (2043 kg.) sodium hypochlorite |
| 25 | Chlorine: 4600 lbs. (2089 kg.) chlorine, 4600 lbs. (2089 kg.) sodium hypochlorite | 28 | Chlorine: 4700 lbs. (2134 kg.) chlorine, 4700 lbs. (2134 kg.) sodium hypochlorite |
| 26 | Chlorine: 4800 lbs. (2179 kg.) chlorine, 4800 lbs. (2179 kg.) sodium hypochlorite | 29 | Chlorine: 4900 lbs. (2225 kg.) chlorine, 4900 lbs. (2225 kg.) sodium hypochlorite |
| 27 | Chlorine: 5000 lbs. (2270 kg.) chlorine, 5000 lbs. (2270 kg.) sodium hypochlorite | 30 | Chlorine: 5100 lbs. (2316 kg.) chlorine, 5100 lbs. (2316 kg.) sodium hypochlorite |
| 28 | Chlorine: 5200 lbs. (2361 kg.) chlorine, 5200 lbs. (2361 kg.) sodium hypochlorite | 31 | Chlorine: 5300 lbs. (2406 kg.) chlorine, 5300 lbs. (2406 kg.) sodium hypochlorite |
| 29 | Chlorine: 5400 lbs. (2452 kg.) chlorine, 5400 lbs. (2452 kg.) sodium hypochlorite | 32 | Chlorine: 5500 lbs. (2500 kg.) chlorine, 5500 lbs. (2500 kg.) sodium hypochlorite |
| 30 | Chlorine: 5600 lbs. (2545 kg.) chlorine, 5600 lbs. (2545 kg.) sodium hypochlorite | 33 | Chlorine: 5700 lbs. (2590 kg.) chlorine, 5700 lbs. (2590 kg.) sodium hypochlorite |
| 31 | Chlorine: 5800 lbs. (2636 kg.) chlorine, 5800 lbs. (2636 kg.) sodium hypochlorite | 34 | Chlorine: 5900 lbs. (2681 kg.) chlorine, 5900 lbs. (2681 kg.) sodium hypochlorite |
| 32 | Chlorine: 6000 lbs. (2727 kg.) chlorine, 6000 lbs. (2727 kg.) sodium hypochlorite | 35 | Chlorine: 6100 lbs. (2772 kg.) chlorine, 6100 lbs. (2772 kg.) sodium hypochlorite |
| 33 | Chlorine: 6200 lbs. (2817 kg.) chlorine, 6200 lbs. (2817 kg.) sodium hypochlorite | 36 | Chlorine: 6300 lbs. (2863 kg.) chlorine, 6300 lbs. (2863 kg.) sodium hypochlorite |
| 34 | Chlorine: 6400 lbs. (2908 kg.) chlorine, 6400 lbs. (2908 kg.) sodium hypochlorite | 37 | Chlorine: 6500 lbs. (2958 kg.) chlorine, 6500 lbs. (2958 kg.) sodium hypochlorite |
| 35 | Chlorine: 6600 lbs. (3003 kg.) chlorine, 6600 lbs. (3003 kg.) sodium hypochlorite | 38 | Chlorine: 6700 lbs. (3053 kg.) chlorine, 6700 lbs. (3053 kg.) sodium hypochlorite |
| 36 | Chlorine: 6800 lbs. (3099 kg.) chlorine, 6800 lbs. (3099 kg.) sodium hypochlorite | 39 | Chlorine: 6900 lbs. (3144 kg.) chlorine, 6900 lbs. (3144 kg.) sodium hypochlorite |
| 37 | Chlorine: 7000 lbs. (3189 kg.) chlorine, 7000 lbs. (3189 kg.) sodium hypochlorite | 40 | Chlorine: 7100 lbs. (3235 kg.) chlorine, 7100 lbs. (3235 kg.) sodium hypochlorite |
| 38 | Chlorine: 7200 lbs. (3280 kg.) chlorine, 7200 lbs. (3280 kg.) sodium hypochlorite | 41 | Ch  |

# COASTAL COMMISSION

5-14-108

**EXHIBIT #** 5

PAGE 2 OF 2

## EXTERIOR ELEVATIONS

**PROPOSED NEW CONSTRUCTION FOR:**  
**Rocky and Julie Dixon**  
**107 Harbor Island Rd.**  
**Newport Beach, CA 92660**

**Cynthia Childs, Architect**  
*Unique Custom Homes*  
2761 Vista Umbrosa  
Newport Beach, CA 92660  
Phone/Fax: (949) 718-3528

A-

5-141108

**RECEIVED**  
South Coast Region

JUL 11 2014

CALIFORNIA  
COASTAL COMMISSION



**COASTAL COMMISSION**

S-14-1108  
EXHIBIT # 5  
PAGE 1 OF 4

**HARBOR RESOURCES DIVISION**

829 Harbor Island Drive  
Newport Beach, CA 92660  
(949) 644-3044 / Fax (949) 723-0589

**HARBOR PERMIT/APPROVAL IN CONCEPT**

**HARBOR PERMIT/APPROVAL IN CONCEPT BY THE CITY OF NEWPORT BEACH**  
as required for permit application to the South Coast Regional Commission pursuant to California Administrative Code, Sections 13210 and 13211.

**General Description of Proposed Development:** Repair and replace existing seawall. Construct a reinforced cantilevered concrete deck atop the coping of the new seawall.

**Address number must be stenciled on at least 1 bayward facing pile.**

**Pier conditions must be signed by applicant prior to final approval.**

**Property Address:** 107 Harbor Island Road

**Legal Description:**

**Harbor Permit Number:** 135-107

**Plan Check Number:** 1448-2014

**Applicant:** Rocky & Julie Dixon

**Applicant's Mailing Address:** 115 Harbor Island Road

**Phone Number:** 949-718-3528- Patrick Austin

I have reviewed the plans for the foregoing development including:

1. The general site plan, including any roads and public access to the shoreline.
2. The grading plan, if any.
3. The general uses and intensity of use proposed for each part of the area covered in the application.



And find

- ☒ They comply with the current adopted Newport Beach General Plan, Municipal Code, Title 17 and any applicable specific or precise plans or,
- ☐ That a variance of exception has been approved and final.

A copy of any variance, exception, conditional use permit or other issued permit is attached together with all conditions of approval and all approved plans including approved tentative tract maps. On the basis of this finding, these plans are approved in concept and said approval has been written upon said plans, signed and dated.

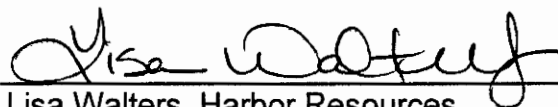
Should Newport Beach adopt an ordinance deleting, amending or adding to the Municipal Code or other regulations in any manner that would affect the use of the property or the design of a project located thereon, this Approval In Concept shall become null and void as of the effective date of this said ordinance.

In accordance with the California Environmental Quality Act of 1970, and state and local guidelines adopted thereunder, this development:

- ☒ Has been determined to be ministerial or categorically exempt.
- ☐ Has received a final Exemption Declaration or final Negative Declaration (copy attached).
- ☐ Has received a Final Environmental Impact Report (copy attached).

All discretionary approvals legally required of Newport Beach prior to issuance of a harbor permit and a building permit have been given and are final. The development is not subject to rejection in principal by Newport Beach unless a substantial change is proposed.

This concept approval in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of Newport Beach. **See attached Special Conditions.**



Lisa Walters, Harbor Resources

July 7, 2014

**Attachments:**

Worksheet for Building Permit Application  
Drawing

**COASTAL COMMISSION**

5-14-1108

EXHIBIT # 5

PAGE 2 OF 4

Print Form

## Worksheet for Building Combo Permit Application

Comm'l ☒ Residential

City of Newport Beach - Building Division

NOTE: PLAN CHECK FEE DUE AT TIME OF SUBMITTAL

HARBOR RESOURCES DIV.  
CITY OF NEWPORT BEACH  
PAID  
JUN 28 2014  
Floor Suite No. 7/7/14

Building Grading Drainage Elec Mech Plum Cu Yd Cut Cu Yd Fill

Project Address (Not mailing address)

107 HARBOR ISLAND ROAD

Description of Work

REPAIR &amp; REPLACE EXISTING SEA WALL

53' LONG X 4' HIGH

Use

# Stories

# Units (if Res)

New/Add SF

212

Remodel SF

Garage/New/Add

Valuation \$

Material/Labor

35,000.

OWNER'S NAME

Last DIXON

First ROCKY &amp; JULIE

Owner's Address

115 HARBOR ISLAND ROAD

Owner's E-mail Address

050-220-03

City NEWPORT BEACH State CA

Zip 92663 Telephone

APPLICANT'S NAME

Last AUSTIN

First PATRICK

Applicant's Address

2732 E. COAST HIGHWAY #B

Applicant's E-mail Address

AUSTINPL@ADL.COM

City CORONA DEL MAR State CA Zip 92625 Telephone 949-718-3528

ARCHITECT/DESIGNER'S NAME

Last CHILDS

First CYNTHIA

Lic. No. C-22985

Architect/Designer's Address

2732 EAST COAST HIGHWAY Suite B

Architect/Designer's E-mail Address

CCHILDS@CCARCHITECT.COM

City CORONA DEL MAR State CA Zip 92625 Telephone 949-718-3528

ENGINEER'S NAME

Last JAFARI

First MASOUD

Lic. No. 53812

Engineer's Address

23 ORCHARD, SUITE 250

Engineer's E-mail Address

MAIL@WSASE.COM

City LAKE FOREST State CA Zip 92630 Telephone 949-206-7729

CONTRACTOR'S NAME/COMPANY

Lic. No.

Class

Contractor's Address

Contractor's E-mail Address

City State Zip Telephone

ENERGY P/C FEE \$

FIRE P/C FEE \$

PERMIT NO.

COASTAL COMMISSION

GRADING P/C FEE \$

PLANNING P/C FEE \$

PLAN CHECK NO

5-14-1108

ELEC/PLUM/MECH P/C FEE \$

PLAN CHECK FEE

EXHIBIT # 5

DEVELOPMENT #

TOTAL FEES PAID

PAGE 3 OF 4

AIC 1448-2014  
\$ 683.00

