

**CALIFORNIA COASTAL COMMISSION**

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**W16a**

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**STAFF REPORT: REGULAR CALENDAR**

<b>Application No.:</b>	5-14-1007
<b>Applicant:</b>	Michael Peters
<b>Agent:</b>	Brain Jeanette Architecture
<b>Project Location:</b>	3000 Breakers Drive, Newport Beach-Corona Del Mar (Orange County)
<b>Project Description:</b>	Demolition of an existing 2,591 square foot, two-story single-family residence and construction of a new 2,485 square foot, three-story single-family residence with an attached 390 square foot two-car garage located on a 2,927 square foot lot located at the base of a coastal bluff.
<b>Staff Recommendation:</b>	Approval with conditions

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**SUMMARY OF STAFF RECOMMENDATION**

Commission staff is recommending **APPROVAL** for the demolition of an existing two-story single-family residence and construction of a new three-story single-family residence with an attached two-car garage located at the base of a coastal bluff. The subject site is located in a gated community between the Corona del Mar State Beach vehicular public access roadway (also referred to as Iris Avenue) and Breakers Drive within the Corona del Mar area of the City of Newport Beach, Orange County. This vehicular public access roadway traverses down the coastal bluff, which is accessed from a public street, Ocean Boulevard, located at the top of the coastal bluff. Along the south side of the vehicular accessway also is a public pedestrian walkway leading down to Corona del Mar State Beach in a similar fashion. The subject site is located at the terminus of the Corona del Mar State Beach access roadway that leads into the

public beach parking lot. As you travel along the descending vehicular accessway, limited scenic public coastal views to the beach and ocean are available to the south within pocket view areas between the adjacent residences, as well as, to the west toward the State Beach and parking lot. These views are impacted by existing residences located adjacent to the accessway that are located above the subject site and along the coastal bluff and the existing residence at the subject site. A specific limited public scenic view pocket of the beach and ocean from the vehicular accessway is available above the existing 2<sup>nd</sup> floor of the existing two-story residence. This public scenic view is already limited and the construction of the new proposed three-story residence would not additionally impact the public scenic view at this location. Located at the base of the subject site near the terminus of the accessway are public scenic views of the beach and ocean that are currently adversely impacted. At this location, existing landscaping, a fence and retaining wall located along and outside the northern property line of the subject site, which encroaches 5-feet into the 10-foot wide public pedestrian walkway leading down along Iris Avenue to Corona del Mar State Beach, adversely impact scenic public views. As proposed, the applicant will remove those items encroaching into the public walkway, improving public access, and as a result will improve the scenic public views to the beach and ocean across the property. Additionally, the applicant is proposing to eliminate additional existing landscaping including a Pine tree currently located within the encroachment area and also reduce the height of the northern side property line wall (along Iris Avenue/Corona Del Mar State Beach public access roadway) from 5-feet to 4-feet from natural grade to additionally improve scenic public views across the site. Final plans incorporating these changes have not been submitted and are still needed. Therefore, to improve and preserve coastal views, the Commission imposes **Special Condition No. 1**, which requires the applicant to submit final project plans.

The proposed development is located in an area where coastal hazards exist and can adversely impact the development. To minimize the project's potential future impact on shoreline processes, the Commission imposes **Special Condition No. 2**, which prohibits construction of any future shoreline protective device(s) to protect the development approved pursuant to Coastal Development Permit No. 5-14-1007. Development on sites adjacent to beach areas, such as the proposed project, is inherently dangerous; therefore, the Commission imposes **Special Condition No. 3**, which requires the applicant to assume the risk of development. Coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the beach could adversely affect future shoreline conditions if not properly evaluated and potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To ensure development on the site does not occur which could potentially result in adverse impacts to coastal processes, the Commission imposes **Special Condition No. 4**, which informs the applicant that future development at the site requires an amendment to Coastal Development Permit No. 5-14-1007 or a new coastal development permit. During construction and post construction, there is potential for adverse impacts to water quality and marine resources. To protect water quality during and post construction, two conditions have been imposed to minimize impacts to water quality such as construction Best Management Practices, conformance with the drainage runoff control plan and submittal of revised final landscape plan (**Special Conditions No. 5, 6 and 7**). To maintain scenic public views across the subject site, **Special Condition No. 7** which requires the applicant to submit revised final landscape plans that only consist of native plants or non-native drought tolerant plants, which are non-invasive and requires maintenance of the height of landscaping along the front yard property line wall so it

does not exceed 3-1/2-feet in height. To ensure that future owners are aware of the special conditions imposed on this project, a deed restriction against the subject site has been required (**Special Condition No. 8**). As conditioned, the proposed project will conform with Coastal Act Policy Sections 30251, 30253, 30230, 30231, 30232, 30212 and 30252 of the Coastal Act and Policy 4.4.1-1, 4.4.1-4, 4.4.1-7 and 4.4.2-3 of the City of Newport Beach CLUP.

## **TABLE OF CONTENTS**

<b>I.</b>	<b>MOTION AND RESOLUTION</b>	Page 5
<b>II.</b>	<b>STANDARD CONDITIONS</b>	Page 5
<b>III.</b>	<b>SPECIAL CONDITIONS</b>	Page 6
<b>IV.</b>	<b>FINDINGS AND DECLARATIONS</b>	Page 9
A.	DESCRIPTION AND PROJECT LOCATION	Page 9
B.	LOCAL GOVERNMENT APPROVALS	Page 11
C.	PRIOR COMMISSION ACTIONS	Page 11
D.	VISUAL RESOURCES	Page 12
E.	HAZARDS	Page 15
F.	WATER QUALITY	Page 17
G.	PUBLIC ACCESS	Page 19
H.	DEED RESTRICTION	Page 20
I.	LOCAL COASTAL PROGRAM (LCP)	Page 20
J.	CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	Page 20

### **APPENDICES**

Appendix 1 – Substantive File Documents

### **EXHIBITS**

Exhibit No. 1 – Location Map

Exhibit No. 2 – Aerial Map

Exhibit No. 3 – Site Plan

Exhibit No. 4 – Floor Plans

Exhibit No. 5 – Elevation Plans

Exhibit No. 6 – View Exhibits

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-14-1007 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. 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 will 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. Final Project Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT**

PERMIT, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final project plans (i.e., site, floors, elevations, cross section, grading, drainage, shoring, foundation, etc.). The plans shall indicate: 1) the height of the northern side property line wall (along Iris Avenue/Corona Del Mar State Beach public access roadway) from 5-feet to 4-feet from natural grade; 2) the portion of the perimeter wall along the front yard shall be no higher than 3-1/2-feet from natural grade as currently proposed on the plans submitted on June 20, 2014; and 3) all landscaping on the property adjacent to Iris Avenue and within the front yard of the property shall be limited to a height of no greater than the height of the wall as described above. The revised project plans shall be in substantial conformance with the project plans received on June 20, 2014.

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. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (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.

3. **No Future Shoreline Protective Devices.** By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-14-1007 including, but not limited to, the residence and 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, flooding, sea level rise or other natural hazards in the future. By acceptance of this permit, the applicant

hereby waives, on behalf himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this Permit, the applicant further agrees, on behalf of himself and all successors and assigns, that the landowner shall remove the development authorized by this permit, including the concrete slab, 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 wetland before they are removed, the landowner shall remove all recoverable debris associated with the development from the wetland and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

4. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-14-1007. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-14-1007. Accordingly, any future improvements to the structures 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 Coastal Development Permit No. 5-14-1007 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
5. **Construction Best Management Practices.** The permittee shall comply with the following construction-related requirements and shall do so in a manner that complies with all relevant local, state and federal laws applicable to each requirement:
  - A. No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
  - B. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
  - C. 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;
  - D. Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
  - E. 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.

Best Management Practices (BMP's) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP's shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- A. 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;
- B. The applicant shall develop and implement spill prevention and control measures;
- C. 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 storm drain, open ditch or surface water; and
- D. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

**6. Conformance with Drainage and Runoff Control Plan.** The applicant shall conform with the drainage and runoff control plan received on July 28, 2014 showing roof top and surface drainage directed to a bio retention pit. 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.

**7. Revised Final Landscape Plan**

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of revised final landscape/irrigation plans prepared by an appropriately licensed professional which demonstrates the following:
  - 1. The plans shall demonstrate that:
    - (a) All planting shall provide 90 percent coverage within ninety (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) All landscaping shall consist of native drought tolerant non-invasive plant species native to coastal Orange County and appropriate to the habitat type. 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>);

- (d) In order to create and preserve public scenic views of the ocean and beach through subject site, all landscaping on the property along Iris Avenue and within the front yard shall be no higher than and maintained at a height below the approved wall height as conditioned in **Special Condition No. 1** above (generally depicted in **Exhibit No. 3**); and

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 applicant 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.

#### **8. 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. DESCRIPTION AND PROJECT LOCATION**

The proposed project consists of the demolition of an existing 2,591 square foot, two-story, 18-foot high as measured from existing established grade, single-family residence and construction of a new 2,485 square foot, three-story, 29-foot high from existing established grade, single-

family residence with an attached 390 square foot two-car garage located at the base of a coastal bluff (**Exhibits No. 3-4**). The proposed residence will not exceed the 29-foot height limit. The residence will have a slab foundation. In addition, shoring is proposed for the site excavation along the northern property line/side yard adjacent to the Corona Del Mar State Beach public access roadway that is also referred to as Iris Avenue and a portion of the eastern property line/rear yard adjacent to the residence at the rear of the property. The shoring will include a combination of nine concrete piles with six of the caissons 24" in diameter and three 36" in diameter. Grading will consist of 110 cubic yards of cut and 110 cubic yards of export, with the material exported to a location outside of the Coastal Zone. Hardscape and landscape work is also proposed. A 5-foot high from natural grade northern side property line wall (along Iris Avenue/Corona Del Mar State Beach public access roadway) and 3-1/2-foot high from natural grade western front property line wall is also proposed.

The project also includes removal of existing landscaping, a fence and retaining wall located along and outside the northern property line of the subject site which encroaches 5-feet into the 10-foot wide public pedestrian walkway leading down along Iris Avenue to Corona del Mar State Beach (**Exhibit No. 3**). As required by the City, a new 10-foot public sidewalk is proposed on the City property that was previously encroached upon.

The subject site 3000 Breakers Drive, consisting of a 2,928 square foot lot, is located in a gated community between the Corona del Mar State Beach vehicular public access roadway (also referred to as Iris Avenue) and Breakers Drive within the Corona del Mar area of the City of Newport Beach, Orange County (**Exhibits No. 1-2**). This vehicular public access roadway traverses down the coastal bluff, which is accessed from a public street, Ocean Boulevard, located at the top of the coastal bluff. Along the south side of the vehicular accessway also is a public pedestrian walkway leading down to Corona del Mar State Beach in a similar fashion. The subject site is located at the terminus of the Corona del Mar State Beach public access roadway that leads into the public beach parking lot. The subject site is the first residence of the gated community along Breakers Drive, a private street. While the subject site sits just outside of the entry gate to the community, it is still part of the gated community as driveway access to the site is only obtained after entry through the gates. The subject site is located at the base of the coastal bluff, while to the east (rear) of the subject site there are two additional single-family residences, 3002 Breakers Drive and 3047 Breakers Drive, located along the remaining upper portion of the coastal bluff. South of the subject site are existing residences built into and along the coastal bluff. West of the subject site is Breakers Drive, a fence, vegetation, the approximate 200-foot wide, 572 space public parking lot for Corona del Mar State Beach and then the approximate 350-foot wide sandy public beach. North of the subject site is a pedestrian walkway and then the Corona del Mar State Beach vehicular public access roadway (also referred to as Iris Avenue) (**Exhibit No. 2**). The certified City of Newport Beach Coastal Land Use Plan (CLUP) designates use of the subject site RSD-B (Single-Unit Residential Detached) and the proposed project adheres to this designation.

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 Coastal Land Use Plan (CLUP) was effectively certified on May 19, 1982 and was updated on October 2005 and in

October 2009. The City of Newport Beach only has a certified Coastal Land Use Plan (CLUP) 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 Coastal Land Use Plan may be used for guidance.

## **B. LOCAL GOVERNMENT APPROVALS**

On May 22, 2014, the City of Newport Beach Planning Commission approved a variance (Resolution No. 1944) for the subject site. The Variance was for the following:

### Setbacks

Encroachment into the front and side yards setbacks: a front yard setback of 5-feet instead of the required 20-foot setback and a side yard setback of 3-feet instead of the required 4-feet. Additionally, the applicant requested an FAR (Floor Area Ratio) of .98 similar to those found in the area.

### Interior Garage Dimensions

The City of Newport Beach Code requires a 20' x 20' clear interior garage at the first floor level. The applicant is proposing an 18'-6" (wide) x 19' (depth) garage.

### Third Floor Level

The applicant proposes a 4-foot encroachment into the rear 15-foot step back setback and a 2-foot encroachment into the interior 2-foot step back setback.

The maximum square footage for the 3<sup>rd</sup> floor would be 288 square feet. However, the applicant is proposing 340 square feet, 52 square feet over the maximum.

## **C. PRIOR COMMISSION PERMIT ACTIONS**

### Subject Site: 3000 and 3002 Breakers Drive

On July 13, 1999, the Commission approved De Minimis Waiver No. 5-99-173-(Davidson)-W for the following development: Resubdivision of two parcels of land for the purpose of reorienting the front of the lots to Breakers Drive. The resubdivision reduced the 3000 Breakers Drive lot from 2,925 square feet to 2,923 square feet and increased the 3002 Breakers Drive lot which is located immediately adjacent to and north of 3000 Breakers Drive from 2,529 square feet to 2,531 square feet. It also allowed the demolition of a portion of the 1<sup>st</sup> and 2<sup>nd</sup> floors of the 3000 Breakers Drive residence to allow for a new driveway access to the 3002 Breakers Drive lot from Breakers Drive. The demolition reduced the residence at 3000 Breakers Drive from 1,959 square feet to 1,451 square feet, a reduction of 508 square feet. No change was proposed to the 1,247 square foot residence located at 3002 Breakers Drive. No public coastal views were impacted by this development as no expansion of either existing residence was proposed. Only demolition was proposed, which reduced the square footage of the residence located at 3000 Breakers Drive, the subject site.

Adjacent Site: 3002 Breakers Drive

On August 10, 2011, the Commission approved De-Minimus Waiver No. 5-11-041-(Duong) for the following development: remodel and addition to an existing 1,228 square foot two-story, single-family residence with an attached 426 square foot two-car garage located at 3002 Breakers Drive, which is immediately adjacent to and north of the 3000 Breakers Drive lot. The project more specifically consisted of: 1) an addition of 367 square feet to the existing 1<sup>st</sup> floor; 2) an addition of 312 square feet to the existing 2<sup>nd</sup> floor; 3) a new 360 square foot 3<sup>rd</sup> floor habitable area; and 4) a new 3<sup>rd</sup> floor roof deck. Post project, the residence consisted of a 2,963 square foot, three-story, single-family residence with an attached 426 square foot two-car garage. The maximum height of the structure was 29-feet above existing grade. No grading was proposed. Drainage from the roof and surface water was directed to permeable areas before entering the main storm drain system. No public coastal views were impacted by this development since this project was located in front of an existing three (3) story residential structure that was built on the bluff and partially blocks views of the ocean and coast. The views of the ocean and coast were also blocked by existing vegetation associated with three (3) story residential structure. In addition, because the residence approved by this De-Minimis Waiver was located higher on the bluff, the view impact to the ocean and coast was not significant.

**D. VISUAL RESOURCES**

Section 30251 of the Coastal Act states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Section 4.4 Scenic and Visual Resources of the City of Newport Beach Coastal Land Use Plan (CLUP) states:

*Policy 4.4.1-1: Protect and, where feasible, enhance the scenic and visual qualities of the coastal zone, including public views to and along the ocean, bay, and harbor and to coastal bluffs and other scenic coastal areas.*

*Policy 4.4.1-4: Where appropriate, require new development to provide view easements or corridors designed to protect public coastal views or to restore public coastal views in developed areas.*

*Policy: 4.4.1-7: Design and site new development, including landscaping, on the edges of public coastal view corridors, including those down public streets, to frame and accent public coastal views.*

*Policy 4.4.2-3: Implement the regulation of the building envelope to preserve public views through the height, setback, floor area, lot coverage, and building bulk regulation of the Zoning Code in effect as of October 13, 2005 that limit the building profile and maximize public view opportunities.*

Section 30253 of the Coastal Act requires that scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. Furthermore, it states that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. Policy 4.4.1-1 of the CLUP requires that scenic and visual qualities of the Coastal Zone be protected and enhanced including public views to and along the ocean, bay, and harbor and to coastal bluffs and other scenic coastal areas. Policy 4.4.1-4 of the CLUP requires that new development to provide view easements or corridors designed to protect coastal views. Policy 4.4.1-7 of the CLUP requires that new development on the edges of public coastal views, including those along public streets be designed and sited to frame and accent public coastal views. Policy 4.4.2-3 of the CLUP implements the regulation of the building envelope to preserve public views through the height, setback, floor area, lot coverage, and building bulk regulation of the Zoning Code in effect as of October 13, 2005 that limit the building profile and maximize public view opportunities.

In the Corona del Mar community, there has been a significant concern about development taking place that results in adverse impacts to public visual resources and the landform. Impacts to the public coastal views from Ocean Boulevard, the public street located above the subject site, and significant adverse visual impacts to those public coastal views resulting from bluff top and bluff face development for the residential sites that are located behind the subject site and south of the subject site along Breakers Drive and from the public beach have necessitated policies and action by the Commission to preserve public visual resources and the landform. As a result, CLUP policies have been developed and the Commission has taken actions on projects that would protect and enhance public visual resources along the coastal bluff and beach area.

For example, for bluff face development in Corona del Mar, the Commission has used the City's bluff setback LUP provision to maintain an equitable approach to setback conditions that are consistent with the prevailing patterns of development in Corona del Mar and that are appropriate given the relatively stable geology of the area. The City's CLUP has specific policies permitting new *bluff face* development (i.e., no bluff edge setback) on lots with pre-existing bluff face development if determined to be consistent with the predominant line of existing development, but only when no feasible alternative exists and when designed and constructed to minimize alteration of the bluff face, to not contribute to erosion of the bluff face and to be visually compatible with the surrounding area. Additionally, the CLUP has policies such as prohibiting development from extending above Ocean Boulevard, so as to protect public views of the beach and ocean.

Proposed development should be sited in such a manner so that it is visually compatible with the character of surrounding areas. Encroachment of new development that is inconsistent with the character of surrounding areas can often have adverse impacts on a variety of coastal resources. While the subject site is not located on the bluff face similar to the types of adjacent development and instead is located along the accessway to Corona del Mar State Beach and at the base of the bluff, development on this site must also be consistent with the character of the surrounding area and public visual resources must be protected. Past commission actions (i.e., CDP NO. 5-12-260-(Evensen) located 3325 Ocean Boulevard, both south of the subject site) and established CLUP policies, show the concern regarding visual resources in the Corona del Mar area. Therefore, every effort must be made with any type of development in this area to preserve those resources.

The Corona del Mar State Beach vehicular public access roadway is a public street that affords scenic views of the beach and ocean that extends from the top of the coastal bluff to the public parking lot below (**Exhibit No. 2**). It also serves as a public entryway, the only vehicular accessway, to the Corona del Mar State Beach and its associated public parking lot. As the only vehicular access to the large and popular beach area, this road is heavily used by the public not only by vehicles but by pedestrians as well. As you travel along the descending vehicular accessway, limited public views to the beach and ocean are available to the south within pocket view areas between and over the adjacent residences, as well as, to the west toward the State Beach and parking lot (**Exhibit No. 6, page 1**). These views are impacted by existing residences located adjacent to the accessway that are located above the subject site and along the coastal bluff and the existing residence at the subject site. One such limited pocket scenic view of the beach and ocean from the vehicular accessway is available above the 2<sup>nd</sup> floor of the existing two-story residence (**Exhibit No. 6, page 1**). The public scenic view is already limited and the construction of the new proposed three-story residence would not additionally impact the public scenic view at this location. At the base of the subject site near the terminus of the accessway, there are views of the beach and ocean that are currently adversely impacted. At this location, scenic public views are adversely impacted by existing landscaping, a fence and retaining wall located along and outside the northern property line of the subject site, which encroaches 5-feet into the 10-foot wide public pedestrian walkway leading down along Iris Avenue to Corona del Mar State Beach (**Exhibit No. 6, page 1 and 2**). The applicant is proposing to remove those items encroaching into the public walkway, improving public access, and this would improve scenic public views to the beach and ocean available across the property. After discussion with Commission staff, the applicant proposed additional project revisions to address impacts to visual resources. The applicant is proposing to eliminate additional existing landscaping including a Pine tree currently located within the encroachment area and also reduce the height of the northern side property line wall (along Iris Avenue/Corona Del Mar State Beach public access roadway) from 5-feet to 4-feet from natural grade to additionally improve scenic public views across the site (**Exhibit No. 6, page 1 and 2**). Final plans incorporating these changes have not been submitted and are still needed. Therefore, the Commission imposes **Special Condition No. 1**, which requires the applicant to submit final project plans.

## Conclusion

Thus, as conditioned, the Commission finds that the proposed project is consistent with Sections 30251 of the Coastal Act and Policy 4.4.1-1, 4.4.1-4, 4.4.1-7 and 4.4.2-3 of the City of Newport Beach CLUP in regard to protecting visual resources.

## E. HAZARDS

Section 30253 of the Coastal Act states, in pertinent part:

*New development shall:*

- (1) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Section 30253 of the Coastal Act requires that new development assures stability and structural integrity and does not create or contribute to significant erosion, geologic stability of destruction of the area in any way that necessitate the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

To analyze the suitability of the site for the proposed development relative to potential hazards from sea level rise, erosion, wave attack, flooding and other coastal hazards, Commission staff requested the preparation of a hazards analysis, prepared by an appropriately licensed professional (e.g. coastal engineer). The purpose of this analysis is to determine the potential for future storm damage and any possible mitigation measures, which could be incorporated into the project design.

The applicant has submitted the following coastal hazard investigation: *Coastal Hazard & Wave-Runup Study, 3000 Breakers Drive, Corona del Mar, Orange County* prepared by Geosoils Inc. dated July 25, 2014. The study states that there is a relatively wide beach, approximately 300-feet wide, in front of the property 99.9% of the time and that the beach is held in place by the east jetty at the entrance to Newport Bay and the rocky headland to the east. Furthermore, the site is protected by the beach, the wide parking lot and Breakers Drive and that all of the existing and proposed improvements are well above the maximum wave runup elevation. Additionally, the study states that even with a 5-foot rise in sea level rise over the next 75 years, the proposed improvements are reasonably safe from flooding and wave runup erosion. Ultimately, this study concludes: “... coastal hazards will not significantly impact these properties over the life of the proposed improvements. The proposed developments will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area. There are no recommendations necessary for wave or wave runup protection. No shore protection is

*proposed or should be necessary in the next 75 to 100 years. The improvements minimize risk from flooding.”*

Although the applicant’s report indicates that the site is safe for development at this time, beach areas are dynamic environments and may be subject to unforeseen changes. Such changes may affect beach processes. For example, the study states that: “*The stable beach, Newport Bay jetties, and adjacent headlands have prevented wave attack in the past and will continue to provide protection in the future.*” As long as the beach, jetties and headlands are present the study concludes that the beach should be fairly stable. However, if something were to happen that would cause damage to the beach, jetties and headlands, then shoreline retreat may occur. Therefore, the proposed development is located in an area where coastal hazards exist and can adversely impact the development. To minimize the project’s potential future impact on shoreline processes, the Commission imposes **Special Condition No. 2**, which prohibits construction of any future shoreline protective device(s) to protect the development approved pursuant to Coastal Development Permit No. 5-14-1007 including, but not limited to residence, foundations, decks, balconies, patios, hardscape and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise or other natural coastal hazards in the future. Pursuant to **Special Condition No. 2**, the applicant agrees to waive any right to construct any future shoreline protective devices such as revetments, seawalls and other such construction that armors or otherwise substantially alters the bluff. Additionally, **Special Condition No. 2** does not preclude the applicant from applying for future coastal development permits for maintenance of existing development or future improvements to the site (other than shoreline protective devices). The Commission would determine the consistency of such proposals with the Coastal Act in its review of such applications.

Development on sites adjacent to beach areas is inherently dangerous; therefore, the Commission imposes **Special Condition No. 3**, which requires the applicant to assume the risk of development. By this means, the applicant is notified that the proposed development is built in an area that is potentially subject to sea level rise, flooding, and wave uprush or other tidal induced erosion that can damage the applicant’s property. The applicant is also notified that the Commission is not liable for such damage as a result of approving the permit for development. Finally, the condition requires the applicant to waive claims against the Commission and indemnify the Commission for third-party claims.

Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the beach could adversely affect future shoreline conditions if not properly evaluated and potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. In order to ensure that development on the site does not occur which could potentially result in adverse impacts to coastal processes, the Commission imposes **Special Condition No. 4**, which informs the applicant that future development at the site requires an amendment to Coastal Development Permit No. 5-14-1007 or a new coastal development permit. Future development includes, but is not limited to, structural additions, landscaping, hardscape and fencing.

## **Conclusion**

Thus, as conditioned, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act with regard to hazards.

## **F. WATER QUALITY**

Section 30230 of the Coastal Act states:

*Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30232 of the Coastal Act states:

*Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.*

Section 30230 of the Coastal Act requires that marine resources including biological productivity be protected. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters be maintained, and where feasible, restored. In addition, Sections 30230 and 30231 require that the quality of coastal waters be maintained and protected from adverse impacts. Section 30232 of the Coastal Act requires protection against the spillage of crude oil, gas, petroleum products, or hazardous materials in relation to any development.

### **1. Construction Impacts to Water Quality**

During construction, there is potential for adverse impacts to water quality and marine resources. During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the storm drain system

and the ocean. The applicant has stated that all sediments and other pollutants, stockpiles of earth and other construction-related materials, etc. will be retained on-site and will not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind. To achieve this, sand bags (2 bags high) will be placed at the perimeter of the site to retain sediments and other pollutants on the site. However, additional measures to prevent adverse impacts to water quality and marine resources are necessary. Thus, the Commission imposes **Special Condition No. 5**, which provides construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris. These best management practices (BMP) are designed to minimize erosion and prevent debris from being dispersed down the storm drain system leading to the ocean.

## 2. Post-Construction Impacts to Water Quality

The proposed project is considered development and there is an opportunity to improve water quality. Much of the pollutants entering the ocean come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. In order to deal with these post construction water quality impacts, the applicant has submitted a drainage and runoff control plan. To minimize any impacts to water quality the proposed project may have after construction, 3-inch area drains will collect site drainage and underdrain pipes direct the flow to a bio retention pit located in the front yard planter. Furthermore, all roof drainage will be collected by rain gutters via downspouts and underdrain pipes that lead to the bio retention pit. In order to ensure that the drainage and runoff control plan is adhered to, the Commission imposes **Special Condition No. 6**, which requires the applicant to conform with the drainage and runoff control plan and to adequately maintain it throughout the life of the proposed development.

The applicant has stated that landscaping is proposed and plans have been submitted. The placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society ([www.CNPS.org](http://www.CNPS.org)) in their publications. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and preferably native to coastal Orange County). 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.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

Commission staff has reviewed the submitted landscaping plan and determined that an invasive plant, *Agave Americana* Var. *Marginata*, a non-drought tolerant plant, *Campsis Radicans*, have been included in the plan. These plants need to be removed and replaced. In addition, to maintain scenic public views across the subject site, all landscaping along the 3-1/2-foot from natural grade front yard property line wall must be maintained so that it does not exceed the height of the wall. Therefore, the Commission imposes **Special Condition No. 7**, which requires the applicant to submit revised final landscape plans that only consist of native plants or non-

native drought tolerant plants, which are non-invasive and requires maintenance of the height of landscaping along the front yard property line wall so it does not exceed 3-1/2-feet in height.

### **Conclusion**

Thus, as conditioned, the Commission finds that the proposed project is consistent with Sections 30230, 30231 and 30232 of the Coastal Act with regard to maintaining and enhancing marine resources, biological productivity and water quality and protection against the spillage of crude oil, gas, petroleum products, or hazardous materials in relation to any development.

### **G. Public Access**

Section 30212 of the Coastal Act states, in relevant part:

*(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*

*(2) adequate access exists nearby...*

Section 30252 of the Coastal Act states, in relevant part:

*The location and amount of new development should maintain and enhance public access to the coast by...*

*(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...*

Section 30210 of the Coastal Act requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where adequate access exists nearby. Section 30252 of the Coastal Act requires that public access to the coast be maintained and enhanced by supplying adequate parking to support new development.

The subject site is located within a gated community adjacent to the Corona Del Mar Street Beach parking lot. The nearest public roadway is the Corona del Mar State Beach public access roadway (also referred to as Iris Avenue) that leads to the public parking lot. Corona del Mar State Beach provides public access and recreational opportunities. There is no public vehicle or pedestrian access within the gated community. The proposed development would not interfere with public access to or use of the public beach. Upon completion of the project, the development will remain as a single-family residence. The proposed development would provide adequate parking based on the Commission's regularly used parking standard of two parking spaces per individual dwelling unit. Removal of the existing encroachments into the public pedestrian walkway and construction of a new 10-foot wide public pedestrian walkway will improve access to the beach and ocean.

## **Conclusion**

Thus, as conditioned, the Commission finds that the proposed project is consistent with Sections 30210 and 30252 of the Coastal Act with regard to the public's right of access to the coast.

## **H. 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 **Special Condition No. 8**, which requires 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 in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

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

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 Coastal Land Use Plan (CLUP) for the City of Newport Beach was effectively certified on May 19, 1982. The certified CLUP was updated on October 2005 and in October 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified CLUP 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.

## **I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

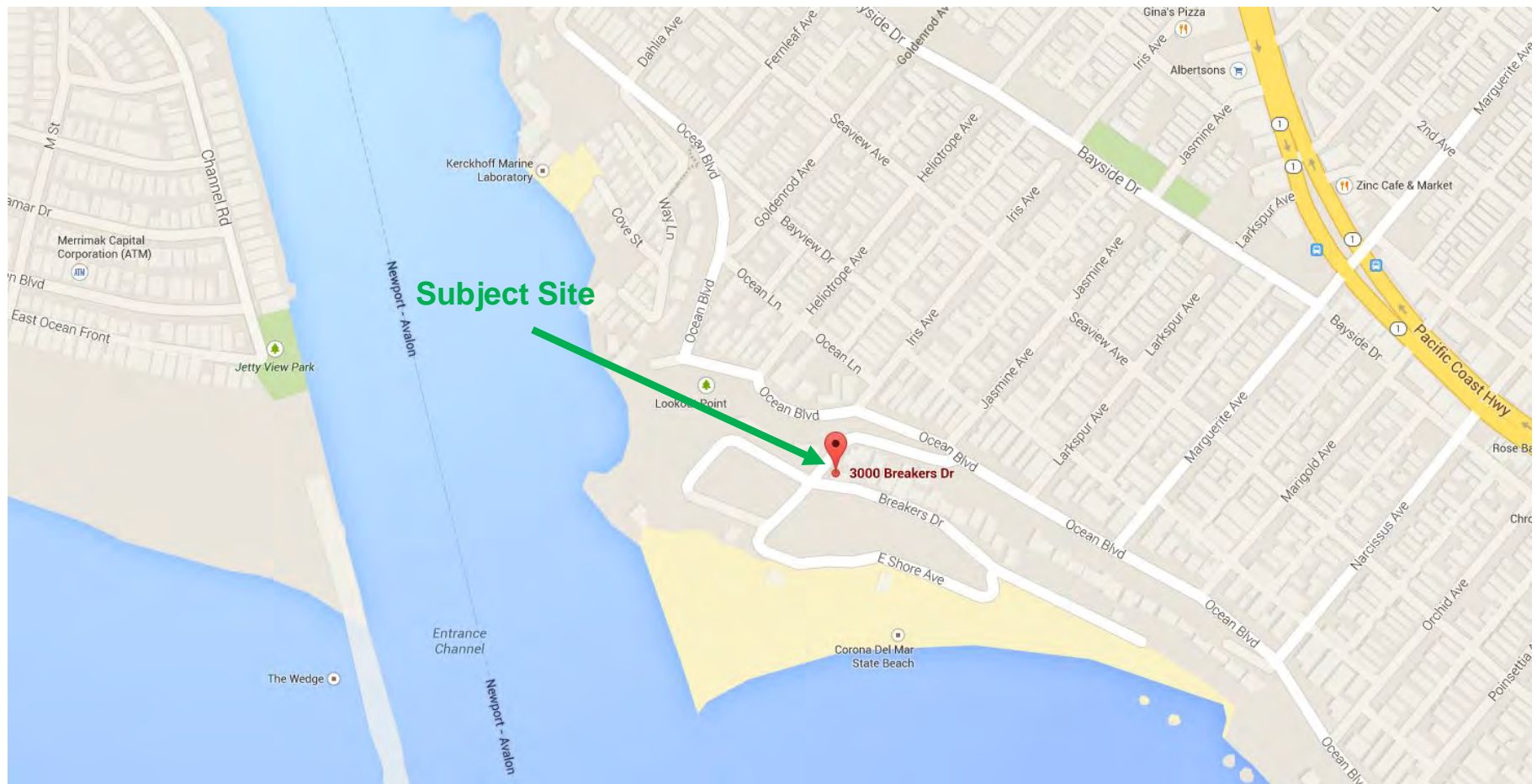
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

In this case, the City of Newport Beach Planning Department and Harbor Resources Division are the lead agency and the Commission is a responsible agency for the purposes of CEQA. The City of Newport Beach Planning Department determined that the landside portion of the development is ministerial or categorically exempt from CEQA on June 19, 2014. As a responsible agency under CEQA, the Commission has determined that the proposed project, as conditioned, is consistent with the visual resources, hazards, water quality and the public access and recreational opportunities policies of the Coastal Act. As conditioned, there are no feasible

alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

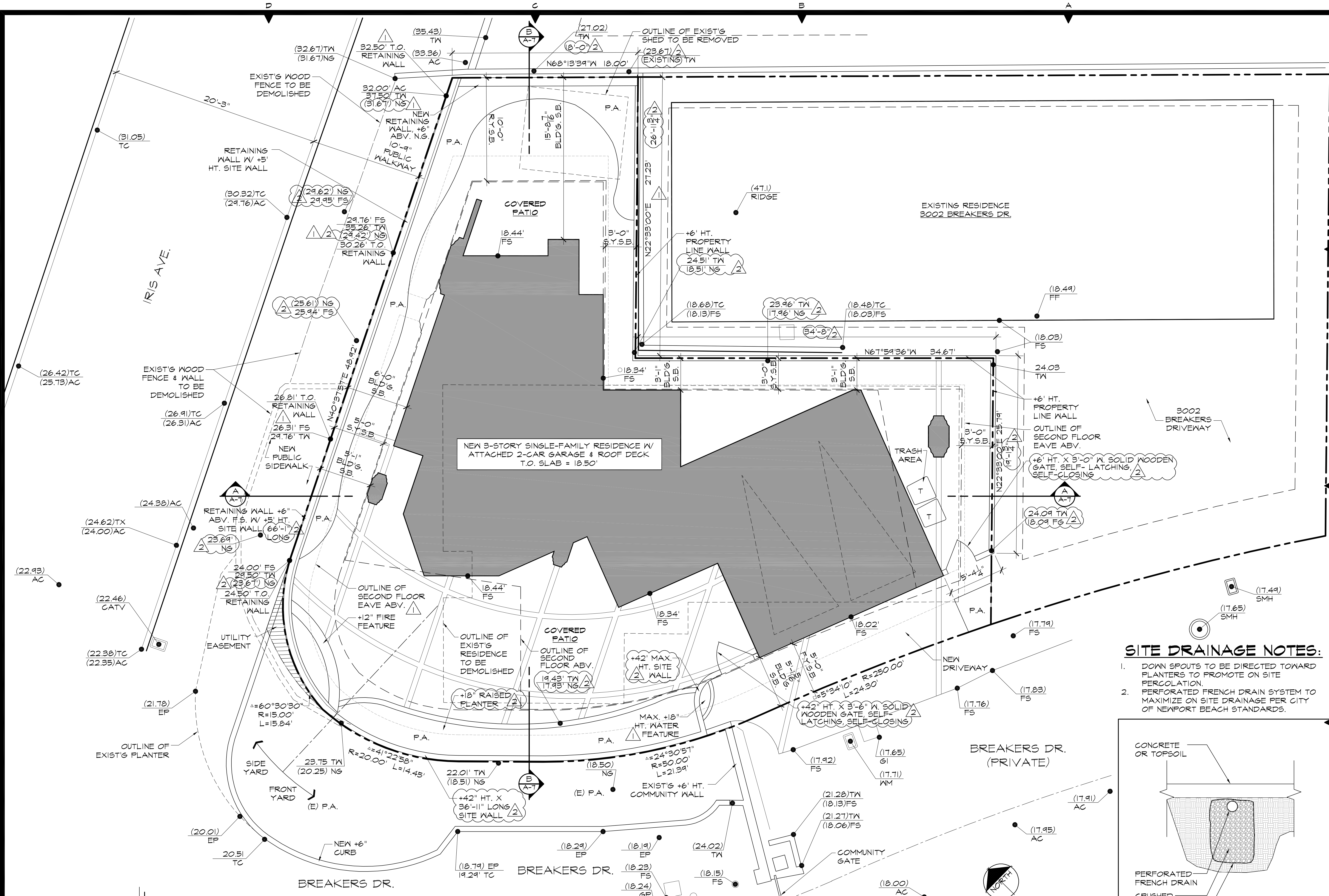
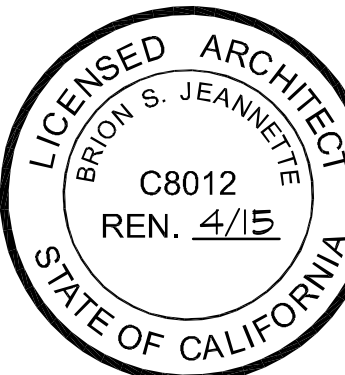
## APPENDIX 1

**SUBSTANTIVE FILE DOCUMENTS:** CDP NO. 5-12-260-(Evensen); City of Newport Beach Planning Commission Resolution No. 1944; City of Newport Beach certified Coastal Land Use Plan (CLUP); City of Newport Beach Planning Department Approval-In-Concept dated June 19, 2014; *Geotechnical Engineering Investigation for Proposed New Residence at 3000 Breakers Newport Beach, California* prepared by Coast Geotechnical, Inc. (W.O. 467913-01) dated March 5, 2014; Letter from Commission staff to Brion Jeanette Architecture dated July 15, 2014; Letter from Brion Jeannette Architecture to Commission staff dated August 21, 2014; *Coastal Hazard & Wave-Runup Study, 3000 Breakers Drive, Corona del Mar, Orange County* prepared by Geosoils Inc. dated July 25, 2014; Information received from Brion Jeannette on January 20, 2015; Information received from Brion Jeannette on January 30, 2015; and Information received from Brion Jeannette on February 13, 2015.



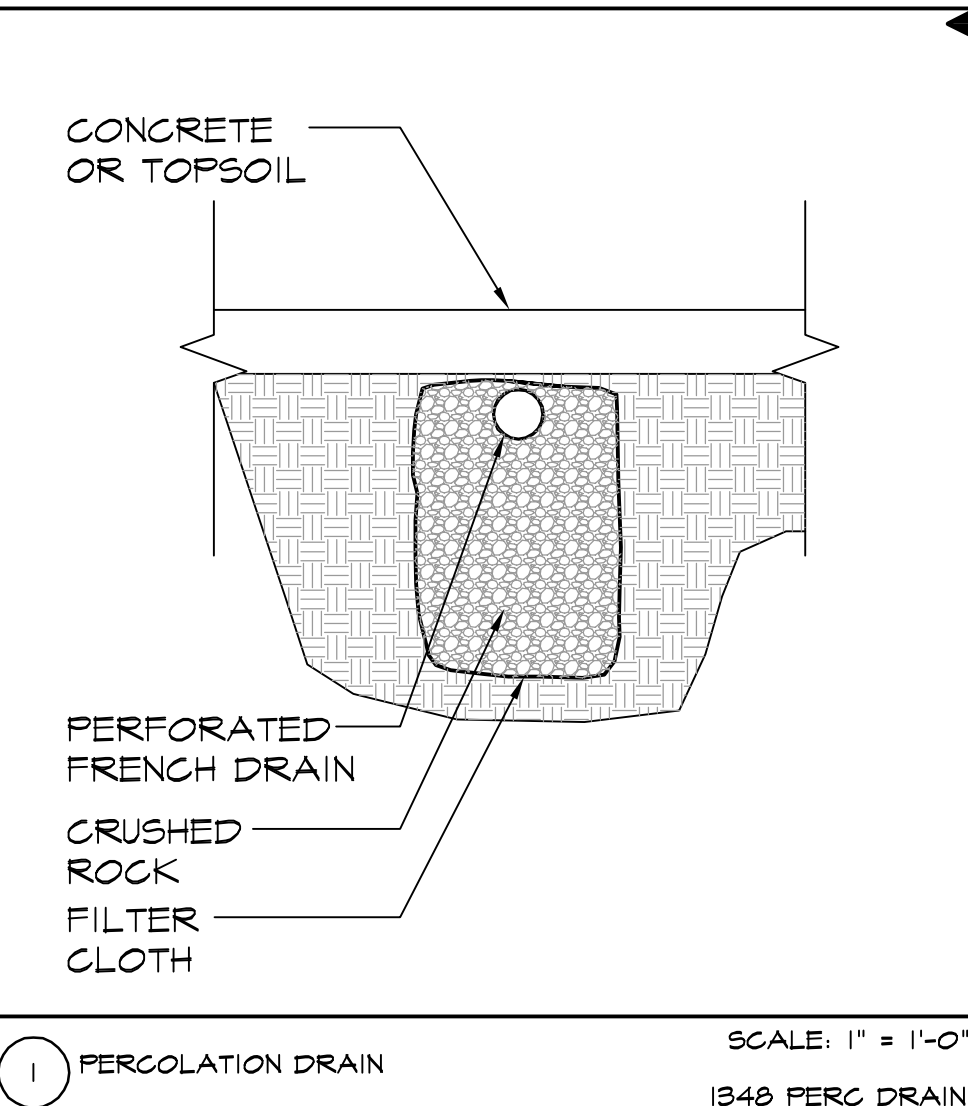


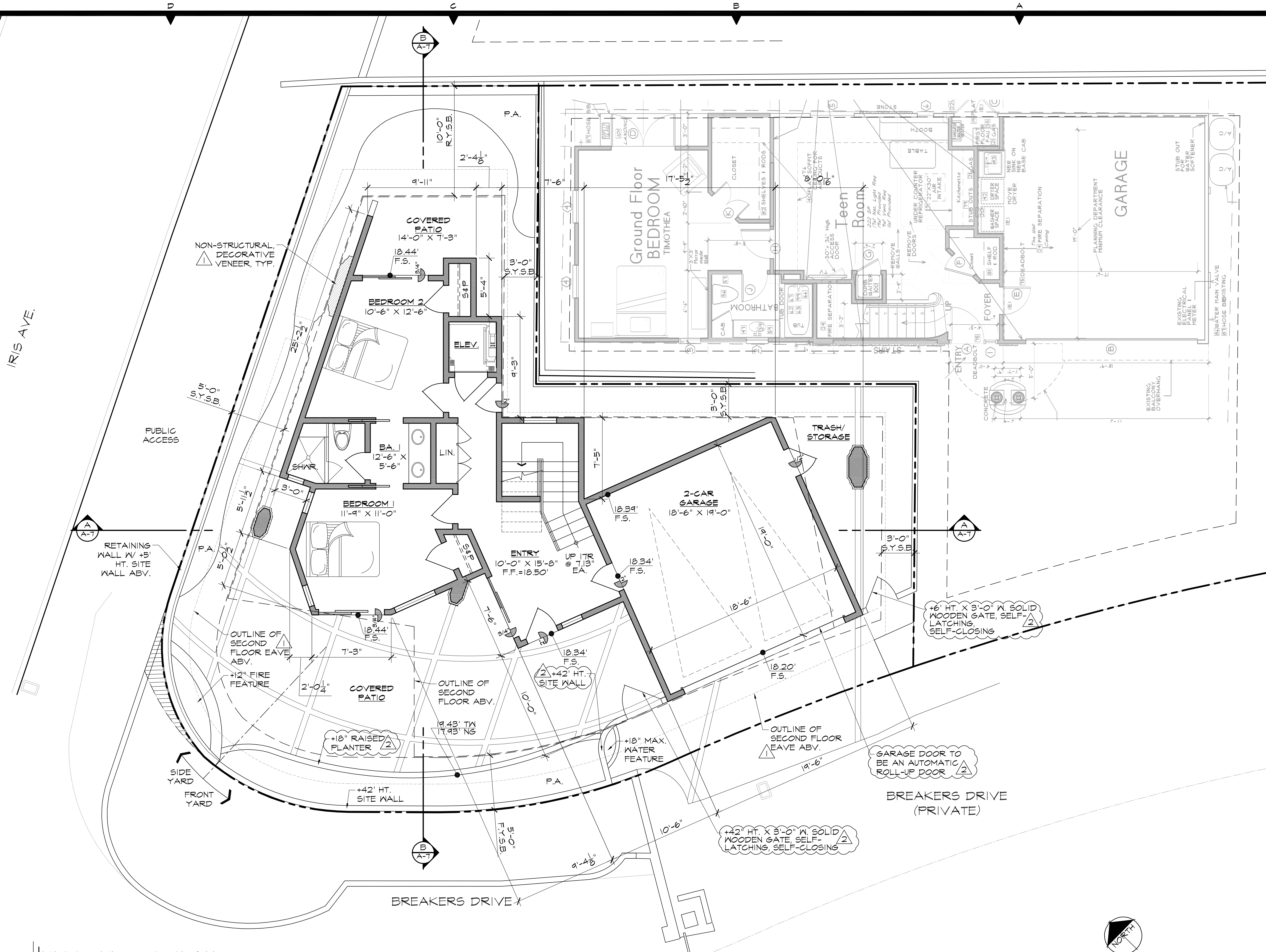
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CITY REVIEW	
Revision	04.02.14 / 1
AIC REVIEW	
Revision	06.16.14 / 2
Revision:	
Revision:	
Revision:	
Job No:	13-048



SITE DRAINAGE NOTES:

- DOWN SPOUTS TO BE DIRECTED TOWARD PLANTERS TO PROMOTE ON SITE PERCOLATION.
- PERFORATED FRENCH DRAIN SYSTEM TO MAXIMIZE ON SITE DRAINAGE PER CITY OF NEWPORT BEACH STANDARDS.





FIRST FLOOR PLAN

Exhibit No. 4  
Page 1 of 4

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

PETERS RESIDENCE  
3000 BREAKERS DR.  
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FIRST  
FLOOR PLAN

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Revision	06.16.14 / 2
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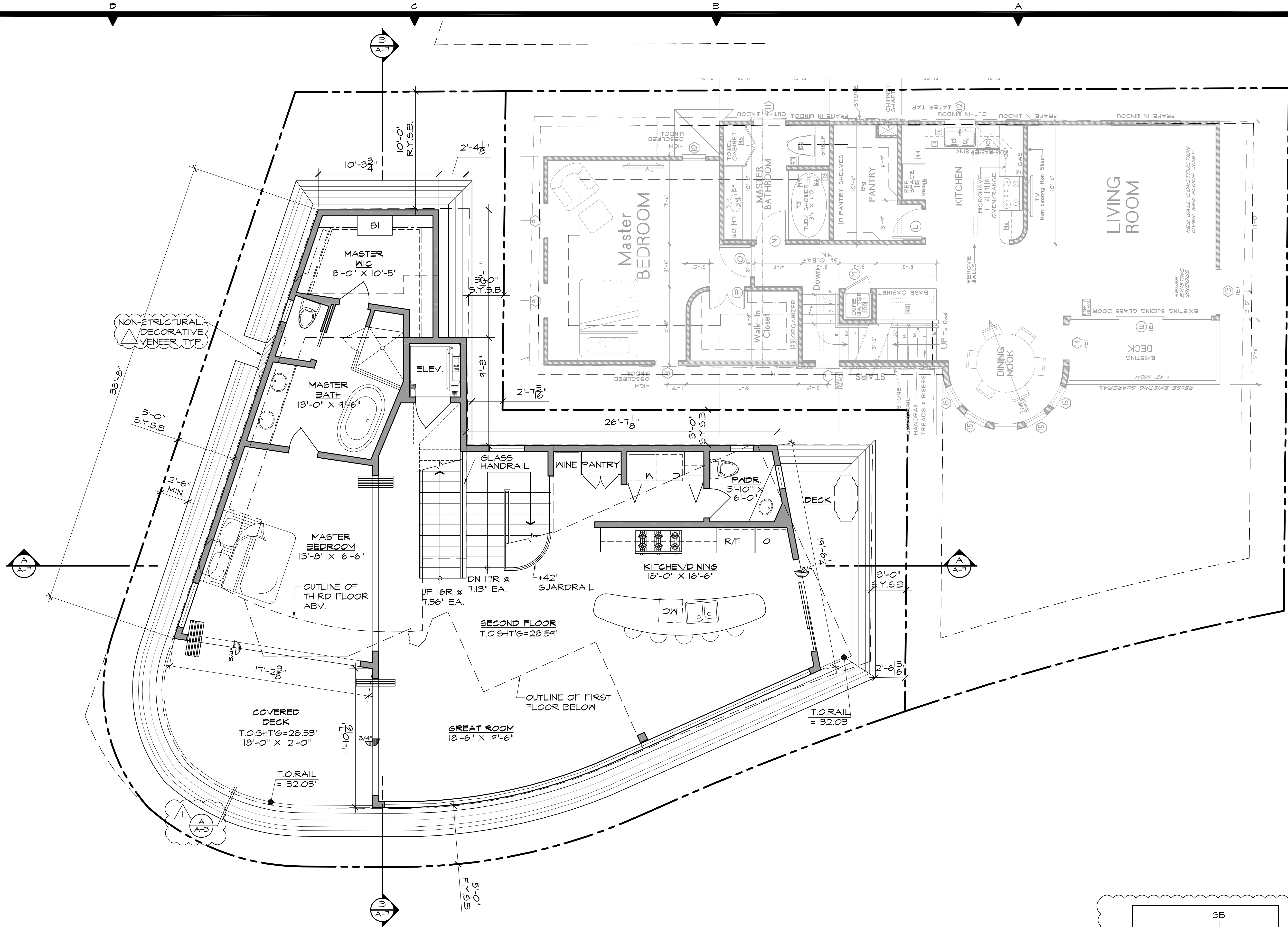
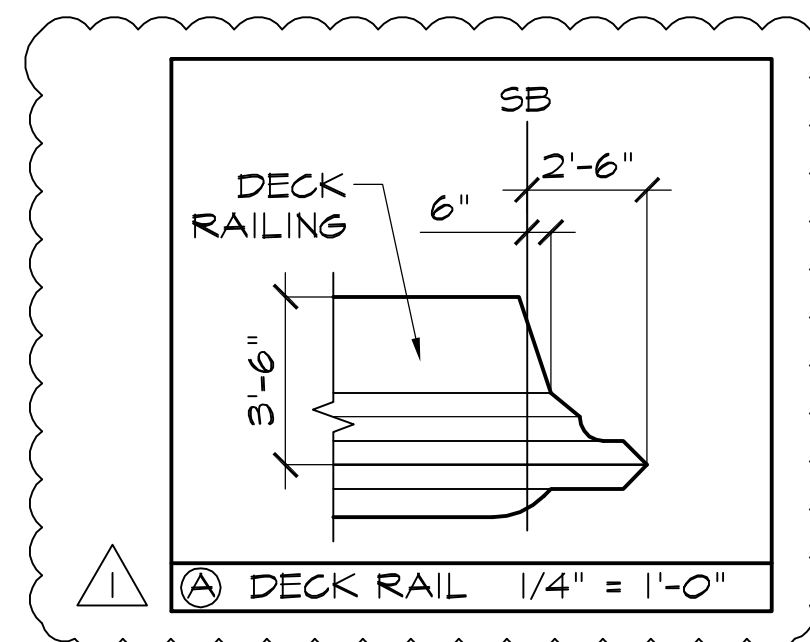


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SECOND FLOOR PLAN

Exhibit No. 4  
Page 2 of 4

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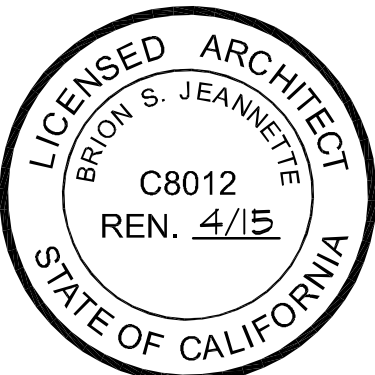


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SECOND  
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A-3

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Exhibit No. 4  
Page 3 of 4

A-4

### THIRD FLOOR PLAN

  
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Revision:	
Revision:	
Job No: 13-048	

A circular professional seal for a Licensed Architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains the name "BRIAN S. JEANNETTE" at the top, the license number "C8012" in the center, and the renewal date "REN. 4/15" at the bottom.

Exhibit No. 4  
Page 4 of 4

A-4

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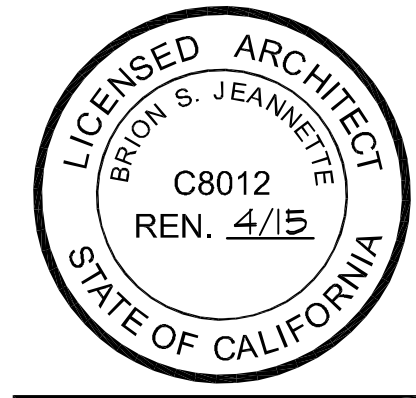
 Brion Jeannette Architecture

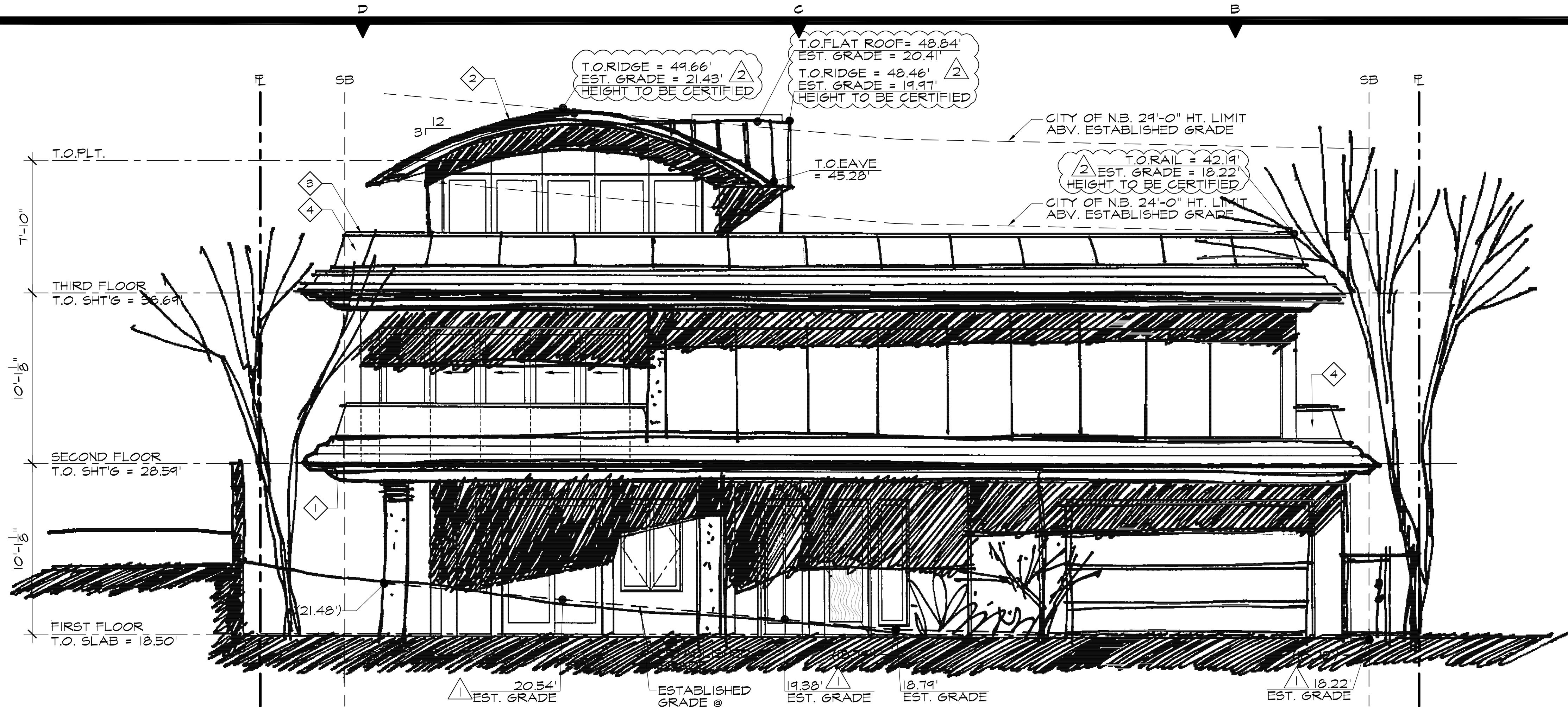
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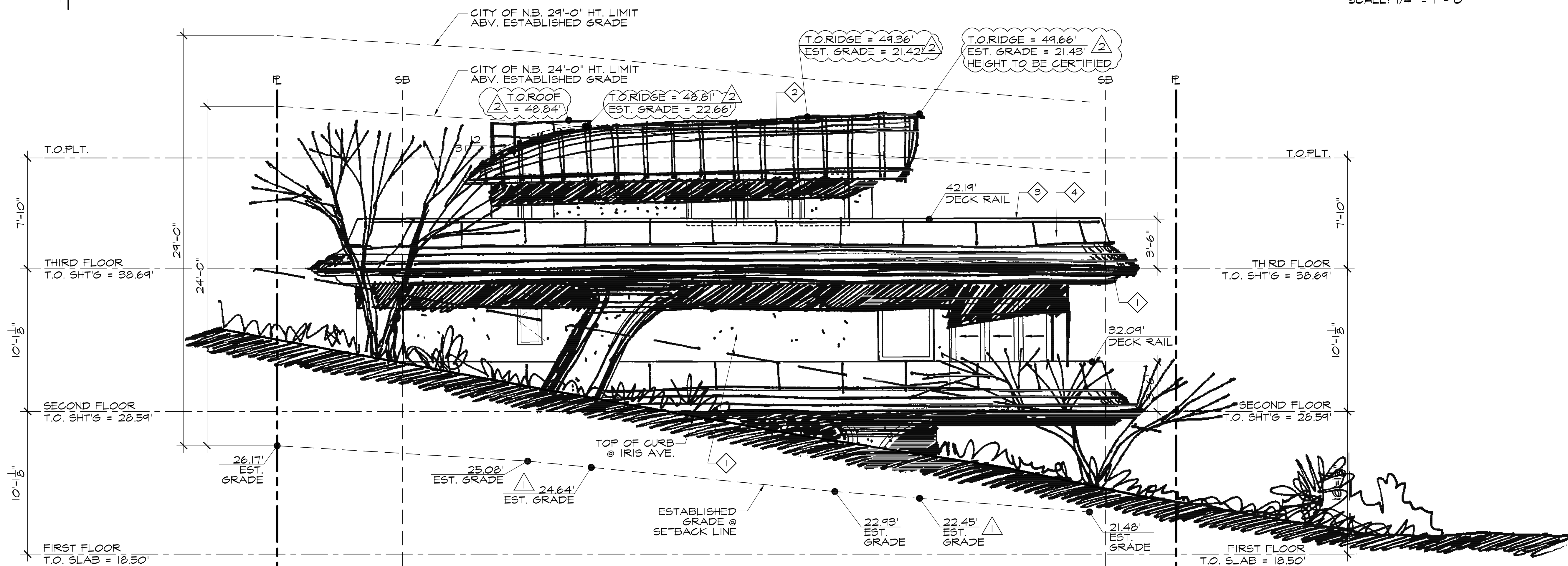


## EXTERIOR FINISH SPECIFICATIONS:

- 1. **EXTERIOR PLASTER:**  
EXTERIOR PLASTER 0/ (2) LAYER GRADE D PAPER AT BUILDING FIELD TO HAVE SMOOTH TEXTURE. FINAL COLOR COAT TO BE OMEGA AKROFLEX OR OMEGAFLEX. FINAL COLOR TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.
- 2. **ROOFING:**  
STANDING SEAM METAL ROOFING W/ A PAINTED FINISH.
- 3. **METAL:**  
METAL HANDRAILS, RAILS, POSTS, & STANCHIONS AT DECK TO HAVE ANNOXIDIZED ALUMINUM FINISH.
- 4. **GLASS:**  
GLASS PANELS AT ALL DECK RAILINGS TO BE BIRD PROTECTION GLASS BY ORNLUX.

## EXTERIOR NOTES:

1. ALL EXTERIOR GATES TO BE SOLID LUMBER CONSTRUCTION. WOOD SPECIES TO BE STAIN GRADE CEDAR.
2. GARAGE DOORS TO BE SOLID LUMBER CONSTRUCTION. 3PLYWOOD OR COMPOSITES ARE NOT PERMITTED. WOOD SPECIES TO BE STAIN GRADE CEDAR.
3. WINDOWS AND DOORS TO BE ANODIZED ALUMINUM BY FLEETWOOD WINDOWS & DOORS. GLASS TO BE SOLAR GRAY, U.N.O. FINISH TO BE ANODIZED BRONZE (FLEETWOOD CUSTOM F5). SEE SCHEDULE FOR SIZES AND SPECIFICATIONS. SHOP DRAWINGS TO BE SUPPLIED FOR ALL GARAGE DOORS AND GATES. DRAWINGS TO INCLUDE ALL COMPONENTS INCLUDING MOTORS, HARDWARE, AND DECORATIVE FINISHES



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CORONA DEL MAR, CA

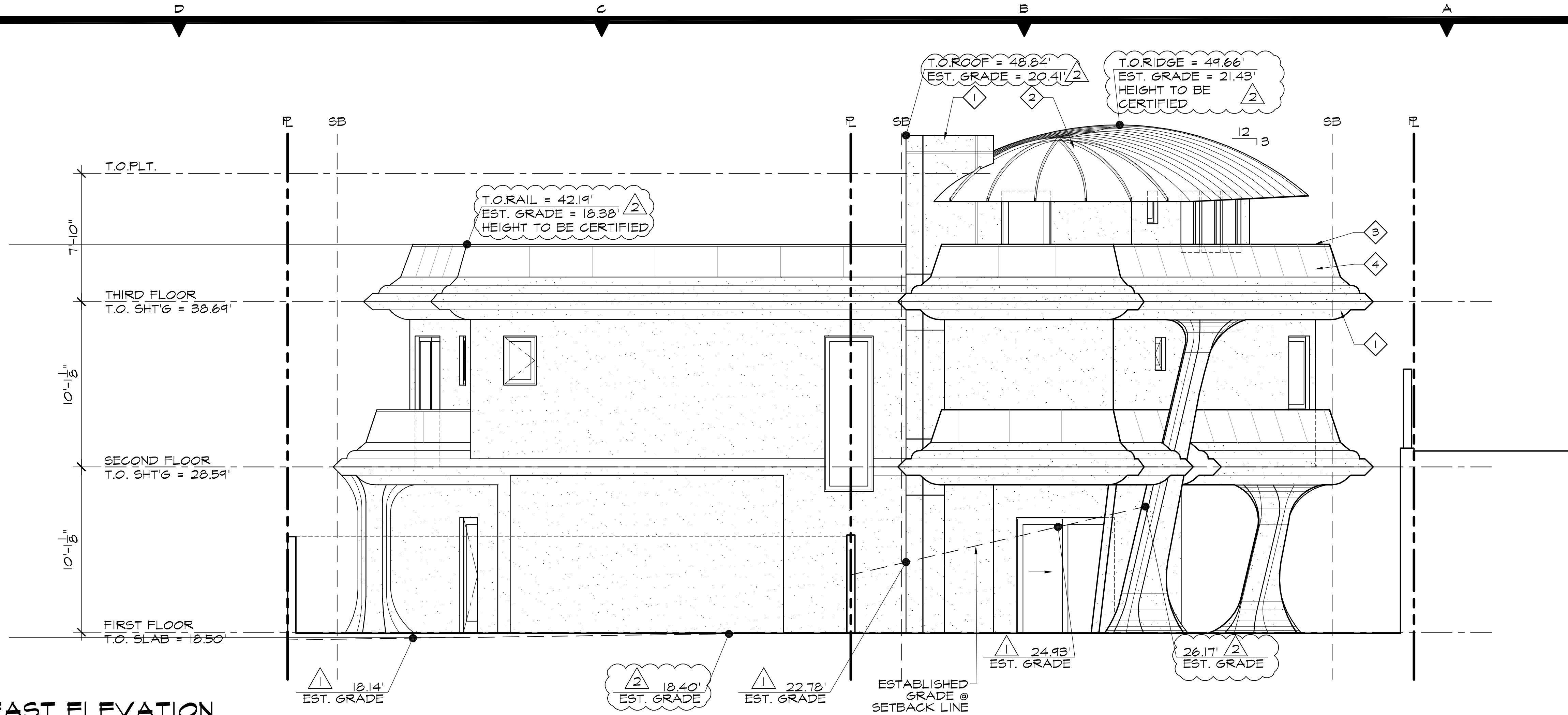
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EXTERIOR  
ELEVATIONS

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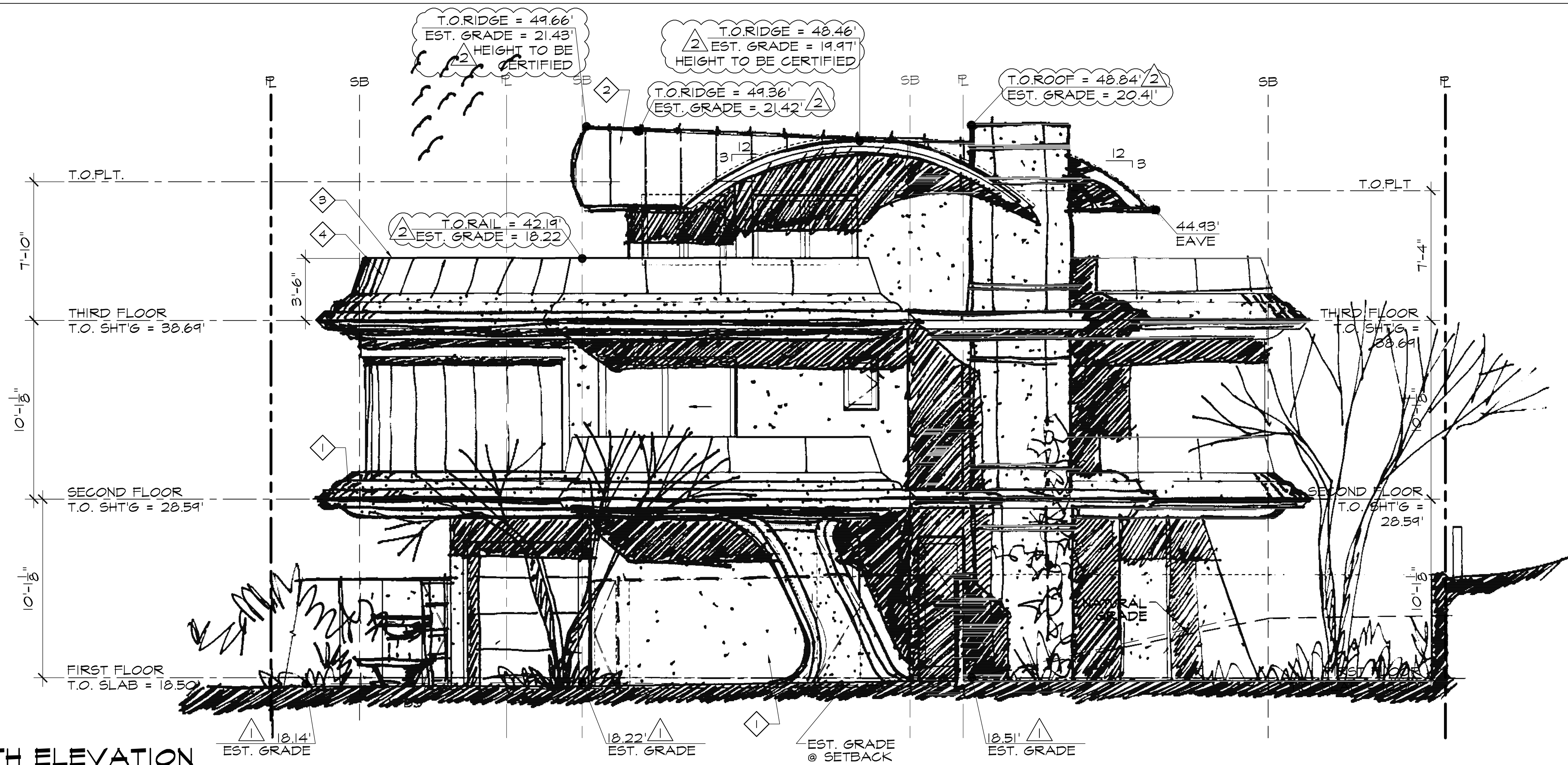
LICENSED ARCHITECT  
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C8012  
REN. 4/13  
STATE OF CALIFORNIA

A-5



EAST ELEVATION

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



SOUTH ELEVATION

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

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CORONA DEL MAR, CA

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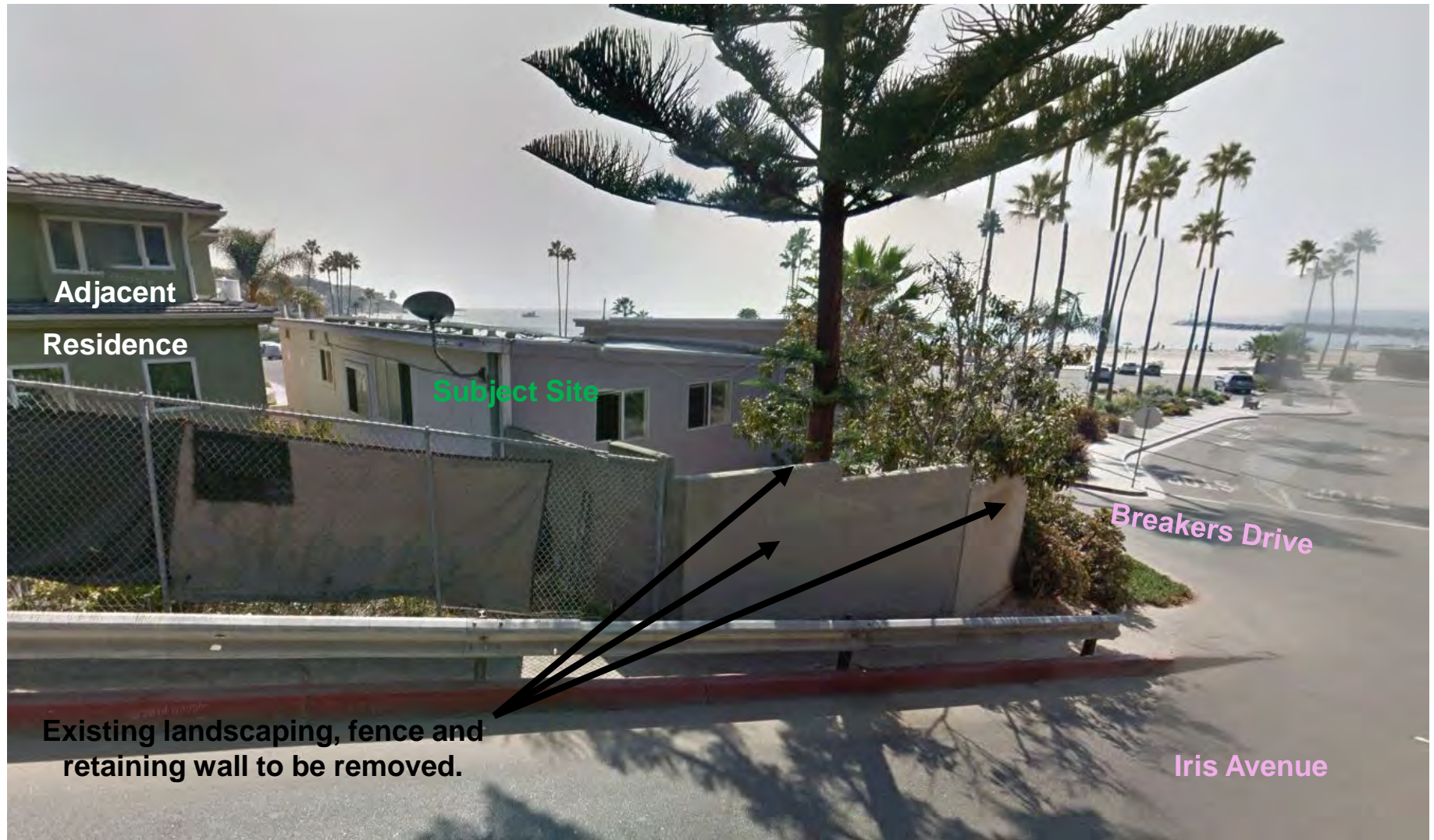
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ELEVATIONS

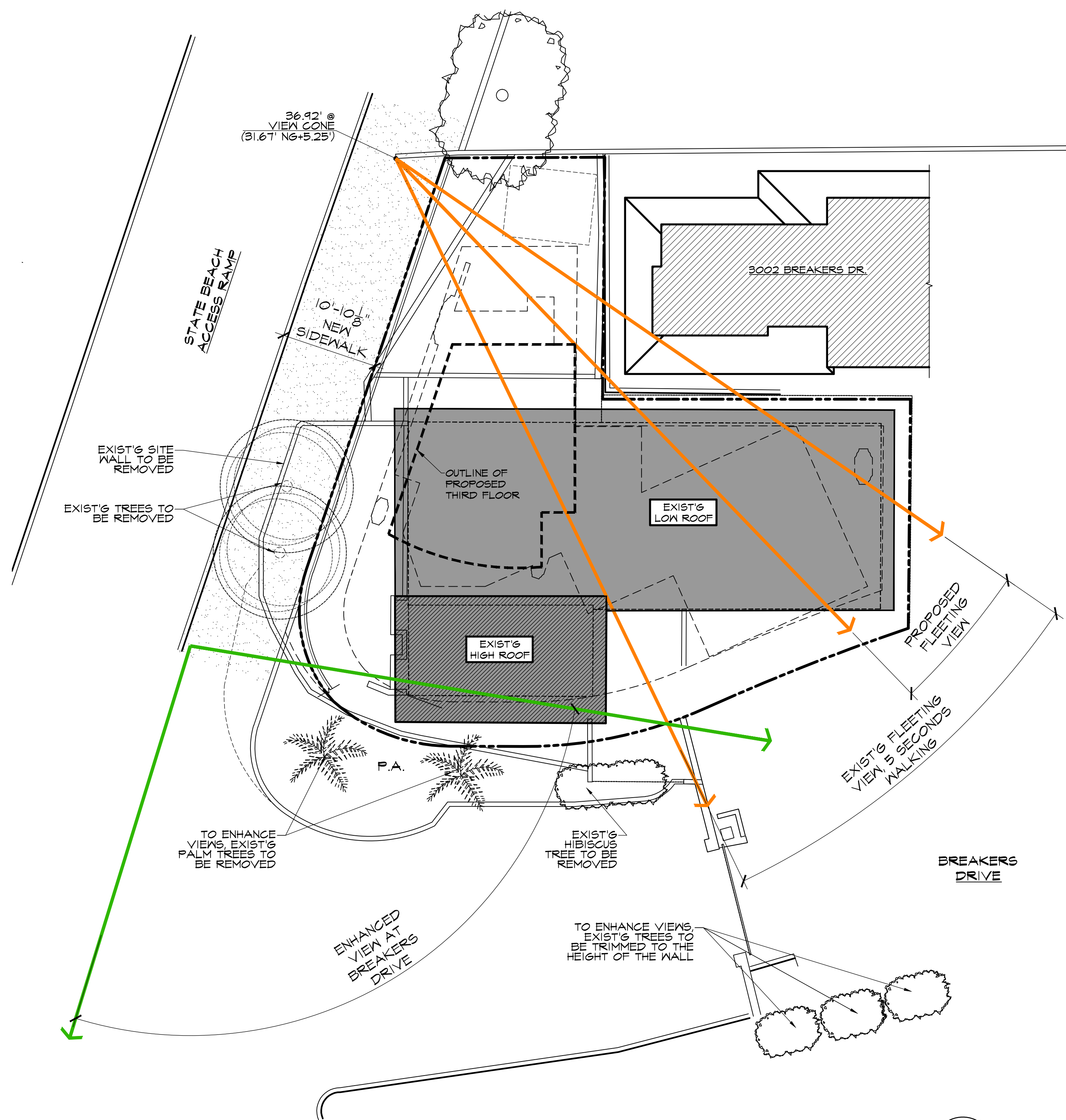
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Job No:	13-048



A-6

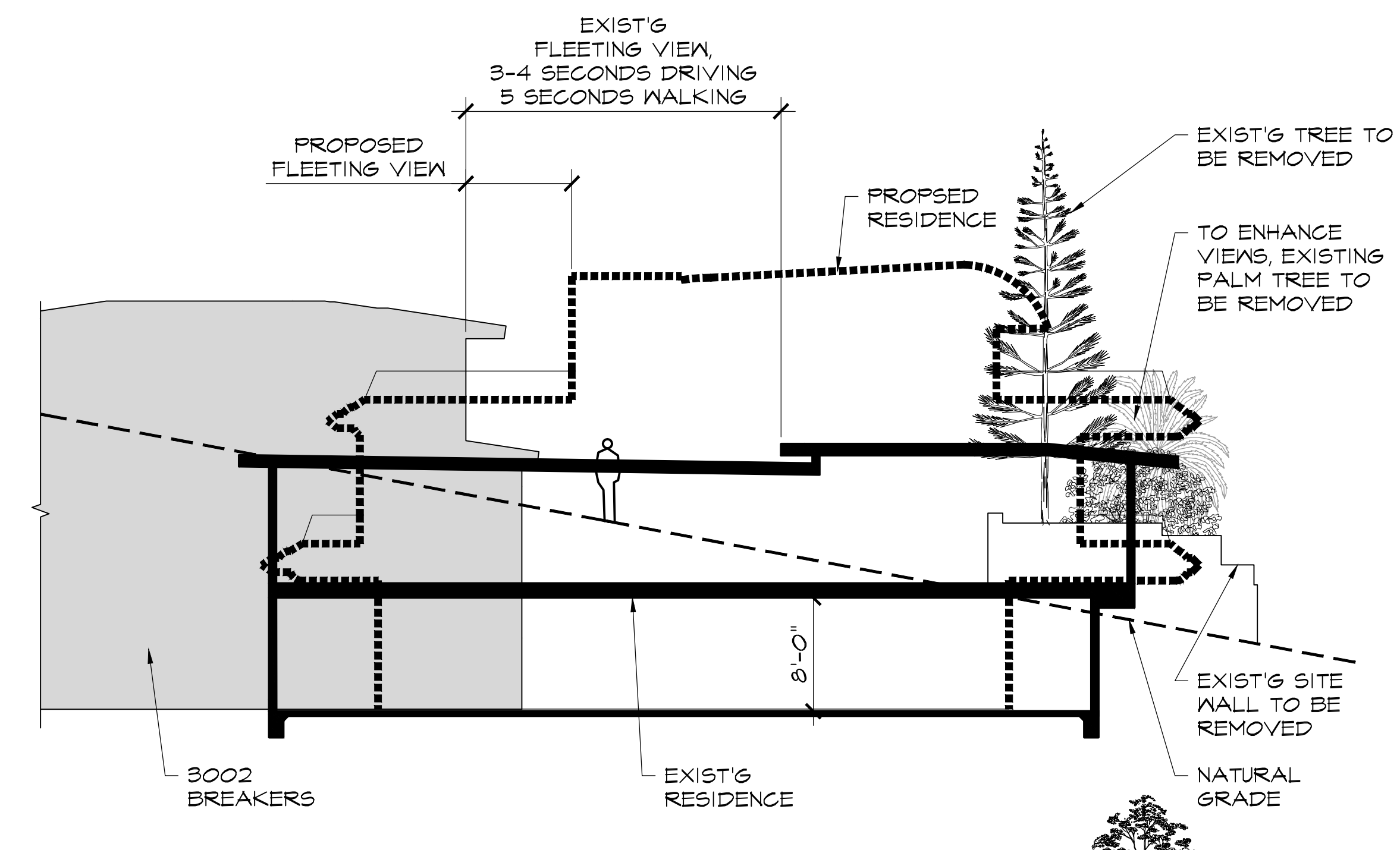
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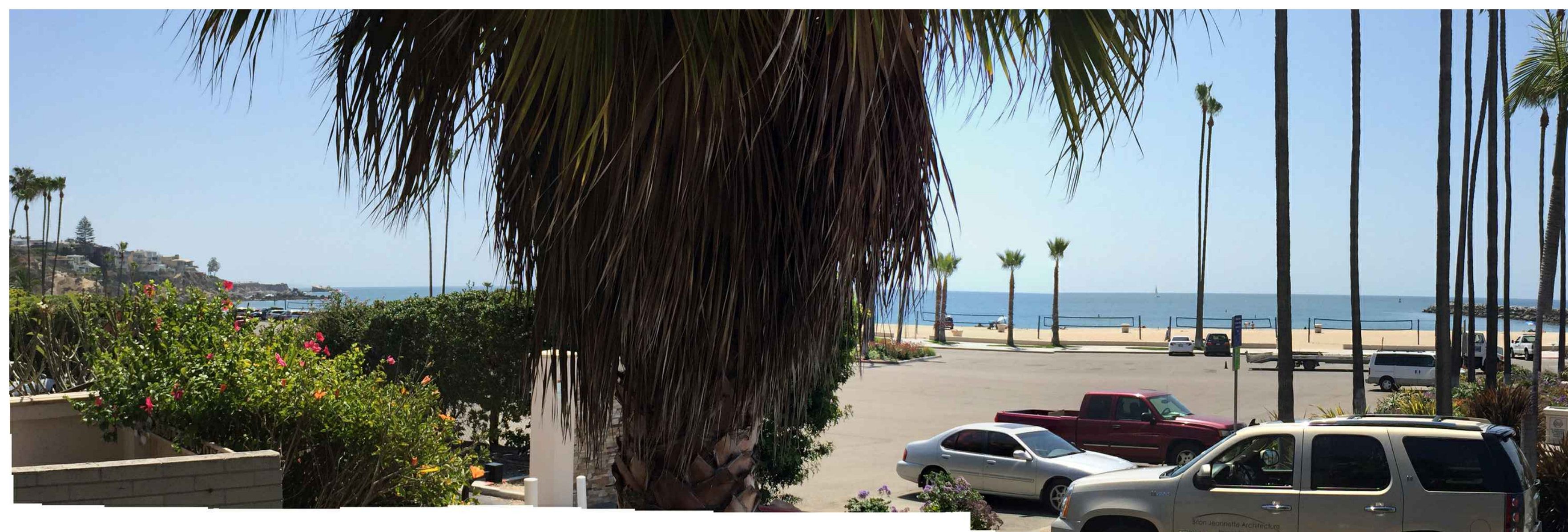
EXISTING VS. PROPOSED VIEW CONE EXHIBIT: PLAN

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



EXISTING VS. PROPOSED VIEW CONE EXHIBIT: SECTION

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



EXISTING VIEW AT BREAKERS DRIVE

SCALE: N.T.S.



PROPOSED VIEW AT BREAKERS DRIVE

SCALE: N.T.S.