

**CALIFORNIA COASTAL COMMISSION**

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

# Th6a



Click here to go to  
original staff report

## ADDENDUM

June 5, 2015

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th6a, CDP NO. 5-14-0577 (BABLOT) FOR THE COMMISSION MEETING OF THURSDAY, JUNE 11, 2015.**

---

### 1. CHANGES TO STAFF REPORT

Commission staff recommends clarifications to the staff report dated 5/21/15 in the following section of the staff report: Section IV (Findings and Declarations). Section Language to be added to the findings and conditions is shown in underlined text, and language to be deleted is identified by ~~strike-out~~.

#### **Section A. Project Description & Location, Page 9, after last paragraph add the following:**

On June 4, 2015, Commission staff received a letter of concern regarding the proposed project from Michael J. Lancaster, representing the owner of the property adjacent to the subject property, located at 6802 W. Ocean Front, Newport Beach (attached). Mr. Lancaster raises concerns about the demolition of a concrete masonry unit (CMU) wall along the northwest property line of the proposed project site (6802 W. Ocean Front, Newport Beach), which divides the properties at 6802 & 6804 West Ocean Front in Newport Beach. There is a dispute between the property owners regarding the location of the property line and the existing CMU wall alignment. The submitted plans do not indicate that the CMU wall in question will be demolished or modified. On June 8, 2015, Staff received a letter from the applicant, Steve Bablot, (attached) confirming that no work is proposed to the subject wall at this time. In approving CDP# 5-14-0577, the approval will not include any development to modify, in any way, the CMU wall sited on the northwest property line of the subject property.

### 2. LETTER OF CONCERN

Letter from Michael J. Lancaster, representing the adjacent neighbor, as described above. Mr. Lancaster is also requesting a continuance of the matter as he is not able to attend the hearing. The disputed wall, however, is not part of the proposed project as shown on the plans and confirmed by the applicant. Therefore, Staff does not support the continuance.

**STOCKER & LANCASTER, LLP**

**ATTORNEYS & COUNSELORS AT LAW**

19200 Von Karman Avenue

The Atrium-Suite 600

**Irvine, California 92612**

(949) 622-5575 Fax (949) 622-5576

June 1, 2015

Steven Bablot  
Susan Bablot  
6802 - W. Oceanfront Blvd  
Newport Beach, CA 92661

Building & Planning Departments  
**CITY OF NEWPORT BEACH**  
3300 Newport Blvd.  
Newport Beach, CA 92658

**NEWPORT BEACH CITY COUNCIL**  
100 Civic Center Drive  
Newport Beach, CA 92660

**CALIFORNIA COASTAL COMMISSION**  
South Coast District Office  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802

**RE: MIKHAIL V. BABLOT**  
**NOTICE NOT TO TRESPASS OR DAMAGE PROPERTY**  
**PERMIT NO. 5-14-0577**

To The City, City Council, Coastal Commission & Mr. & Mrs. Bablot:

This is to advise you that I have been retained to represent Ezzat and Salma Mikhail, the contiguous next door neighbors at 6804 W. Oceanfront, arising out of statements by Mr. Bablot to tear down the party block-wall fence that has pre-existed since 1980 (City of Newport Beach Plans, dated 4-14-1980); with an addition by written consent of Mr. & Mrs. Bablot, and Mr. & Mrs. Mikhail, in 1993. (See attached Written Agreement)

**TRESPASS, NUISANCE AND DAMAGES**

This shall serve as NOTICE to each of you to cease and desist approving and attempting to damage or rebuild any portion of the Block Wall Fence. The block-wall fence in question is in

**RECEIVED**  
South Coast Region

JUN 4 2015

**CALIFORNIA**  
**COASTAL COMMISSION**

very good condition, was built in 1980, and extended in 1993, with the written consent of the Party-Owners. Mr. & Mrs. Bablot do not have the legal right nor any consent from my clients, to damage, remove or replace the block-wall fence.

Once a person is requested not to damage or destroy the real or personal property of another, continued acts become malicious. [Penal Code §594.] There is no statutory protection available to one who wrongfully damages the property of another by removing a pre-existing boundary fence. [*McCormick v. Appleton* (1964) 225 Cal. App. 2d 591, 597; *Western Granite & Marble Co. v. Knickerbocker* (1894) 103 Cal. 111, 116-117.] The Owner of property may sue for damages caused by any trespass or nuisance created on owner's property. [*Newhall Land & Farming Co. v. Superior Court* (1993) 19 Cal.App.4th 334.] Any property owner may also seek a TRO and Injunctive Relief.

An action may be brought by any person whose property is injuriously affected, or whose personal enjoyment is lessened by a nuisance, and by the judgment in that action the nuisance may be enjoined or abated as well as damages recovered therefore. [CCP §733.]

## EASEMENTS

I understand there is now a dispute regarding the location of the property line, after all these years. Attached is a summary of the Survey conducted by Bruce Hunsaker, PLS. The 1993 wall is off-set only 2" from the 1980 Wall, in the direction of 6804 West Ocean Front, at the point of connection with the 1908 Wall.

### A. Equitable Doctrine of Relative Hardships

In California, where an encroachment is slight, or the cost of removal is great, the equitable doctrine of relative hardships is often applied and injunctive **relief is denied**. (See *McKean v. Alliance Land Co.* (1927) 200 C. 396, 399; *Mertens v. Berendsen* (1931) 213 C. 111, 115; *Ukhtomski v. Tioga Mut. Water Co.* (1936) 12 C.A.2d 726, 728; *Nebel v. Guyer* (1950) 99 C.A.2d 30, 33 - unintentional encroachment because of mistaken boundary, on strip used for flowers]; *Christensen v. Tucker* (1952) 114 C.A.2d 554, 562 - cement curb and driveway encroached from inches to several feet; *Pearson v. Baldwin* (1954) 125 C.A.2d 670, 673 - same result where, although no encroachment, defendant built wall up to property line in violation of ordinance requiring 3-foot setback]; *Dolske v. Gormley* (1962) 58 C.2d 513, 520 - minor encroachments on driveway, delay of 8 years in seeking relief, cost of removal was disproportionate].

### B. Additional Easements

In this case, we are dealing with more than one easement. The Parties created an Express Grant of Easement for the block wall in 1993. The defense of consent follows naturally.

There are additional easement theories that apply. Implied grant, prescription, irrevocable license and estoppel. The Bablot's have used and had actual knowledge of the exact position of the

block wall for at least 22 years. If there has been some migration or float, that also supports an easement.

### CONCLUSION

The purpose of this letter is to ask you to respect my client's rights and allow my clients the quiet and peaceful enjoyment of their property, just as you would like.

If you wish to discuss legal issues, or any other issues which affect my client's property or rights, **please direct your communications to me.**

I am engaged in Trial Final Status Conference in Los Angeles on June 11, 2015. Therefore, I cannot appear personally for the hearing. I would appreciate a continuance so I can appear. My Trial will be lengthy. Therefore, I am requesting July 23, 2015, if possible.

Thank you for your anticipated cooperation.

Sincerely,  
STOCKER & LANCASTER LLP



Michael J. Lancaster

## BLOCK WALL PLACEMENT AND COST AGREEMENT

SALMA AND EZZAT MIKHAIL OF 6804 WEST OCEANFRONT BLVD., NEWPORT BEACH AND SUSAN AND STEVEN R. BABLOT OF 6802 W. OCEANFRONT BLVD., NEWPORT BEACH MUTUALLY AGREE THAT THE EXISTING WOODEN FENCE THAT IS 12' IN LENGTH AND STANDS ON THE PROPERTY LINE WILL BE REMOVED. IT IS ALSO AGREED THAT A CINDER BLOCK WALL WILL BE BUILT ON THE PROPERTY LINE BETWEEN 6804 AND 6802 WEST OCEANFRONT AND WILL EXTEND APPROXIMATELY 15' FROM THE PROPERTY LINE.

THE CINDER BLOCK AND THE CAPPING "ONLY" IS TO BE DIVIDED EQUALLY BETWEEN THE MIKHAIL'S AND THE BABLOT'S. EACH PARTY IS RESPONSIBLE FOR THE FACING OF THE INSIDE OF THEIR FENCE.

WE WOULD LIKE TO APPROVE THE RENDERING OF THE FENCE PLAN.

DATE: JUNE 9, 1993

By Husband E.A. Mikhail  
SALMA MIKHAIL

E.A. Mikhail  
EZZAT MIKHAIL

Susan V. Bablot  
SUSAN V. BABLOT

Steven R. Bablot  
STEVEN R. BABLOT

# HUNSAKER

## Land Surveying, Inc.

March 19, 2015

Ezzat and Salma Mikhail  
6804 West Oceanfront  
Newport Beach, CA 92663

**Subject: Common Wall – 6802 & 6804 West Ocean Front  
Newport Beach, California**

Dear Ezzat and Salma:

This letter is in response to the wall dividing the properties at 6802 & 6804 West Ocean Front in Newport Beach, California. In late March, 2015 I conducted a survey of 6804 Ocean Front to establish boundary lines and locate walls, particularly the wall between the two properties referred to above.

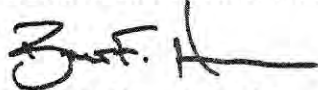
An on-site inspection of the wall indicates that the wall was constructed in at least two phases. There is an older section of the wall that extends from 10.41' off the centerline of the surveyed alley for 70.36' toward the ocean. The wall is approximately 6' in height near the alley and steps down twice to a height of approximately 3' at the ocean end; it is faced with plaster and has a 7" used brick cap. It appears that this section of wall has existed for quite some time. For future reference I will refer to this as the "old wall".

At this point there is a much newer wall, approximately 2.5' in height with a 9" bullnose brick cap. The "new wall", as I will refer to it, extends for 16.88' toward the ocean. The "new wall" is slightly offset from the "old wall" by 2" in the direction of 6804 West Ocean Front at the point of connection with the "old wall".

April 27, 2015 I obtained plans from the City of Newport Beach after meeting with Jason Van Patten, Planning Technician with the City. The plans are dated April 14, 1980 and reference the site as the Loomis Residence, 6804 Ocean Front. On sheet A-2 of the plan set the Site/Roof Plan clearly labels, "6" CONC. BLK WALL PLASTER @ ALL SIDES" shown setback 3.00' from the house. There is an additional note stating, "ALL WALLS ARE BY SEPARATE PERMIT, PL LOCATION REQUIRES BOTH NEIGHBORS NOTARIZED SIGNATURES". There is also a note stating, "LOT CORNERS SHALL BE SURVEYED PRIOR TO INSPECTION". To date I have found no record of the notarized signatures, nor that lot corners were surveyed. Dimensioning on the plans would indicate this to be the "old wall" referred to above.

I am hopeful that further research and investigation will uncover these items.

Very truly yours,  
HUNSAKER LAND SURVEYING, INC.



Bruce F. Hunsaker, PLS  
President

Att: Marlene Alvarado

RE: CDP# 5-14-0577

To whom it may concern:

In reference to the notice you received from attorney Stocker & Lancaster LLP. The structures referenced in the notice you received are not part of my proposal for permit application number referenced above. If there are any further questions, please feel free to contact me at 949-294-6104.

Regards,

A handwritten signature in black ink, appearing to read 'Steven R. Bablot', with a long horizontal line extending to the right.

Steven R. Bablot

**RECEIVED**  
South Coast Region

JUN 8 2015

CALIFORNIA  
COASTAL COMMISSION

**CALIFORNIA COASTAL COMMISSION**

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



# Th6a

Filed: 12/19/14  
180th Day: 06/17/2015  
Staff: M. Alvarado-LB  
Staff Report: May 21, 2015  
Hearing Date: June 11, 2015

**STAFF REPORT: CONSENT CALENDAR**

**Application No.:** 5-14-0577

**Applicant:** Steve & Susan Bablot

**Agent:** William R. Renshaw

**Location:** 6802 W. Ocean Front, Newport Beach (Orange County)  
(APN 045-033-014)

**Project Description:** Demolition of a two-story single-family residence and construction of an approximately 2,475 sq. ft., 18 ft.-10 in. high, three-story single family residence with an attached 374 sq. ft. two-car garage, a 185 sq. ft. roof deck, second story balconies totaling 184 sq. ft., and hardscape and landscape improvements on a beachfront lot. The project includes the demolition of an existing patio and construction of a new 15 ft. deep by 30 ft. wide concrete patio with a 3 ft. high perimeter wall within City's oceanfront encroachment area.

**Staff Recommendation:** Approval with conditions

---

**SUMMARY OF STAFF RECOMMENDATION:**

The applicants are proposing to demolish a single-family residence, and construct a beach-fronting single-family residence with an approximately 2,475 sq. ft. total living area, an attached 374 sq. ft. two-car garage, a 185 sq. ft. roof deck, and second story balconies totaling 184 sq. ft. The project includes the construction of a 15 ft. deep by 30 ft. wide concrete patio with 3 ft. high perimeter wall within the City of Newport Beach Oceanfront Encroachment Area. Landscape and hardscape improvements are included but no grading is proposed. The proposed project raises issues regarding hazards concerning beachfront development, compatibility with the existing character of the area, impact to public access, and water quality.



The proposed project is consistent with the character of the West Oceanfront neighborhood, which consists primarily of two and three-story homes. The project includes development in the city's oceanfront public right-of-way. Private improvements are allowed in the right-of-way under an Oceanfront Encroachment Policy and mitigation program approved by the Commission in June 1991 and incorporated into the City's Certified Coastal Land Use Plan. The proposed patio encroachment includes a three-foot high perimeter wall at the beachfront side of the patio. As conditioned, the proposed development conforms to the requirements of the program outlined in the City's Coastal Land Use Plan.

Staff is recommending **APPROVAL** of the proposed coastal development permit with **ten (10) Special Conditions**. The special conditions would: **1)** assumption of risk; **2)** no future shoreline protective device; **3)** future development; **4)** recommendations of the geotechnical report; **5)** storage of construction materials, mechanized equipment and removal of construction debris; **6)** conformance with the submitted drainage and run-off control plan; **7)** landscaping – drought tolerant, non-invasive plants; **8)** deviation from approved encroachments; **9)** City's right to revoke encroachment permit; **10)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Newport Beach only has a certified Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

**TABLE OF CONTENTS**

**I. MOTION AND RESOLUTION** .....4

**II. STANDARD CONDITIONS:** .....4

**III. SPECIAL CONDITIONS:** .....5

**IV. FINDINGS AND DECLARATIONS:** .....8

    A. PROJECT DESCRIPTION & LOCATION .....8

    B. HAZARDS.....10

    C. DEVELOPMENT .....10

    D. PUBLIC ACCESS.....11

    E. WATER QUALITY .....11

    F. DEED RESTRICTION .....11

    G. LOCAL COASTAL PROGRAM (LCP) .....11

    H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).....11

**APPENDICES**

Appendix A - Substantive File Documents

**EXHIBITS**

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Aerial View
- Exhibit 3 – Parcel Map
- Exhibit 4 – Floor Plans
- Exhibit 5 – Elevations
- Exhibit 6 – Patio Encroachment

## 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. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant(s) 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(s) and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device.**
  - A. By acceptance of this permit, the applicant(s) 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. 5-14-0577 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicant(s) and landowner(s) hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
  - B. By acceptance of this permit, the applicant(s) further agrees, on behalf of himself and all successors and assigns that the landowners shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
3. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-14-077. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-14-0577. Accordingly, any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-14-077, including but not limited to repair and

maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-14-0577 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

- 4. Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the *Preliminary Soil Investigation Report for New Residence 6802 West Oceanfront, Newport Beach, CA 90663* prepared by FDC & Associates Corporation, dated June 01, 2014. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

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

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

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant(s) shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

**6. Conformance with the submitted Drainage and Run-Off Control Plan.** The applicant(s) shall conform to the drainage and run-off control plan submitted on December 19, 2014 to the South Coast Region office showing roof drainage and paved walkways designed to slope into French drains at the front and back sides of the property. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**7. Landscaping – Drought Tolerant, Non-Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

**8. Deviation from Approved Encroachments**

- A. The only encroachment into the 15-ft. deep encroachment area within the City of Newport Beach Oceanfront public right-of-way allowed by this Coastal Development Permit No. 5-14-0577 is a patio wall (no more than 3 ft. high) around the perimeter of an at-grade 15 ft. deep by 30 ft. wide concrete patio as generally depicted on **Exhibit 6**. Any development in the public right of way, including improvements, repairs, and maintenance, cannot occur without an amendment to this coastal development permit or a new coastal development permit from the Coastal Commission, unless the Executive

Director determines through written confirmation that no amendment or new permit is legally required.

- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant(s) shall submit evidence, for the review and approval of the Executive Director, that the applicant(s) has enrolled in the City's public access impact mitigation program (i.e. annual payment to City for encroachment). Evidence that the initial payment has occurred shall also be submitted. The applicant(s) and all other successors and assigns must remain enrolled in the City's public access impact mitigation program (i.e. annual payment to City for encroachment) and make the recurring annual payment so long as the encroachment remains in place.

9. **City's Right to Revoke Encroachment Permit** Approval of this coastal development permit shall not restrict the City's right and ability to revoke, without cause, the approved City encroachment permit in order to construct public access and recreation improvements within the public right of way.

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

#### IV. FINDINGS AND DECLARATIONS:

##### A. PROJECT DESCRIPTION & LOCATION

The applicants propose to demolish a two-story single-family residence with an attached two-car garage, and construct an approximately 2,475 sq. ft., 28 ft.-10 in., three-story single-family residence with an attached 374 sq. ft. two-car garage, a 185 sq. ft. roof deck, and second story balconies totaling 184 sq. ft. (**Exhibits 4 and 5**). Hardscape improvements include new concrete front and side yards; all concrete flat work is to be pervious concrete pavement. Minimal landscaping is proposed consisting of Coyote brush (*Baccharis pilularis*), Californian Tree Poppy (*Romneya coulteri*), Rosemary (*Rosmarinus*), Ice Plant (*Lampranthus*), and other drought-tolerant, non-invasive plants. Additionally, the applicants are proposing to remove an existing 15ft. deep by 30 ft. wide concrete patio currently in the 15-ft. deep encroachment area within the City of Newport Beach oceanfront public right-of-way and install a new 15 ft. by 30 ft. patio with a 3 ft. high

perimeter wall at the beachfront side (**Exhibits 2 and 6**). To address water quality concerns, the applicants propose to direct site drainage and runoff from roof drains, gutters, and downspouts to paved walkways sloping into continuous French drains at both beachfront and alley front sides of the property for onsite infiltration. Regarding water conservation, the applicant intends to comply with the applicable water efficiency and conservation measures of the Governor's Executive Order B-29-15 concerning efficient fixtures and appliances and with the statewide and local regulations pertaining to plumbing fixtures and low flow rates.

The subject site is located at 6802 W. Oceanfront within the City of Newport Beach, Orange County (**Exhibits 1, 2, and 3**). The lot area is 2,250 sq. ft. The proposed project is located on a lot with an R-2 (Two-unit residential) zoning designation, which is consistent with the RT (Two-unit residential) designation allowed under the City of Newport Beach Land Use Plan (LUP). The proposed project is allowable under this designation. The project is on a beachfront lot located within an existing urban residential area, between the Santa Ana River and the Newport Pier, and located between the first public road and the sea (**Exhibits 1, 2, and 3**). There is an approximately 400-500 foot wide sandy beach between the subject property and the Pacific Ocean.

Given that the applicant has chosen to implement the project on a beachfront lot despite risks from liquefaction, wave attack, erosion, sea level rise, and storm flooding, the applicant must assume the risks and agree to no future shoreline protective devices. Therefore, the Commission imposes **Special Conditions 1, 2, and 3**, which would require for an assumption of risk and no future shoreline protective devices. Any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-14-077, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. 5-14-0577 from the Commission as imposed by **Special Condition 4**. In addition, because the project site is on a beachfront lot and in proximity to coastal waters, the Commission recommends construction-related requirements and best management practices under **Special Condition 5**, and to address water quality, recommends **Special Condition 6** to prevent pollution of the coast. Additionally, the applicant is proposing landscaping, therefore, the Commission imposes **Special Condition 7** which implements the installation of drought-tolerant, non-invasive plants.

The proposed project will not have an adverse effect on public access. The Commission has found through previous permit actions that the City's structural setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's required 5 ft. setback for primary structures from the seaward property line. Vertical public access to the beach is available nearby approximately 60 ft. to the east of the subject site at the Orange Street seaward terminus. Lateral public beach access is available along the 400-500 ft. wide sandy beach of this area, seaward of the subject site. However, the proposed patio encroachment on the beach could contribute to the cumulative adverse impact on beach use resulting from the various existing encroachments on the public right-of-way in the area. In addition, the encroachments could make it difficult in the future for the City to improve the public right-of-way for lateral access purposes.

The proposed patio is located in an area where 15 ft. limited patio encroachments onto the City of Newport Beach Oceanfront public right-of-way on the seaward side of the home are allowed. The City holds the public right-of-way for street/walkway/bikeway purposes. The public right-of-way is shown on the assessor's parcel maps as Oceanfront Street (**Exhibit 3**). Portions of Oceanfront Street near the City's two municipal piers are developed with a public walkway/bikeway. In or near



this project location, however, the City has not developed any part of Oceanfront Street, but it has at times addressed the possibility of constructing in the future a bike path and pedestrian walkway in the right-of-way in this area.

In 1991, the Commission certified an amendment to the City of Newport Beach Land Use Plan (LUP). The LUP encroachment policies allow encroachment onto the Oceanfront right-of-way in the area of the subject site, which is between the Santa Ana River and 52<sup>nd</sup> Street. Properties between the Santa Ana River and 52<sup>nd</sup> Street can encroach into the beach up to 15 ft. The LUP policies allow encroachments only if they do not interfere with access to the beach or ocean, when a building permit is not required, and subject to payment of a mitigation fee. The City of Newport Beach reserves the right to use the encroachment area right-of-way for public projects in the future. **Special Conditions 8 and 9** address these requirements.

The applicants provided a copy of the Annual Oceanfront Encroachment Permit issued January 20, 2015 and proof of payment of the annual fee. In this case, the Commission finds that the proposed encroachment is consistent with the certified LUP encroachment policies and the Chapter 3 public access policies of the Coastal Act. The findings for which are found in the Newport Beach LUP Amendment 90-1 approved by the Commission on June 11, 1991 and which are incorporated here by reference.

The Commission imposes **Special Condition 10** requiring the applicant to record a Deed Restriction acknowledging that, pursuant to this permit (CDP # 5-14-0577), 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.

## **B. HAZARDS**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

## **C. DEVELOPMENT**

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

**D. PUBLIC ACCESS**

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

**E. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, installation of roof drains, gutters, downspouts, and a drainage system to direct storm water runoff to trench drains. Post-construction best management practices should minimize the project's potential adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**F. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land 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.

**G. 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 Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 2005. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

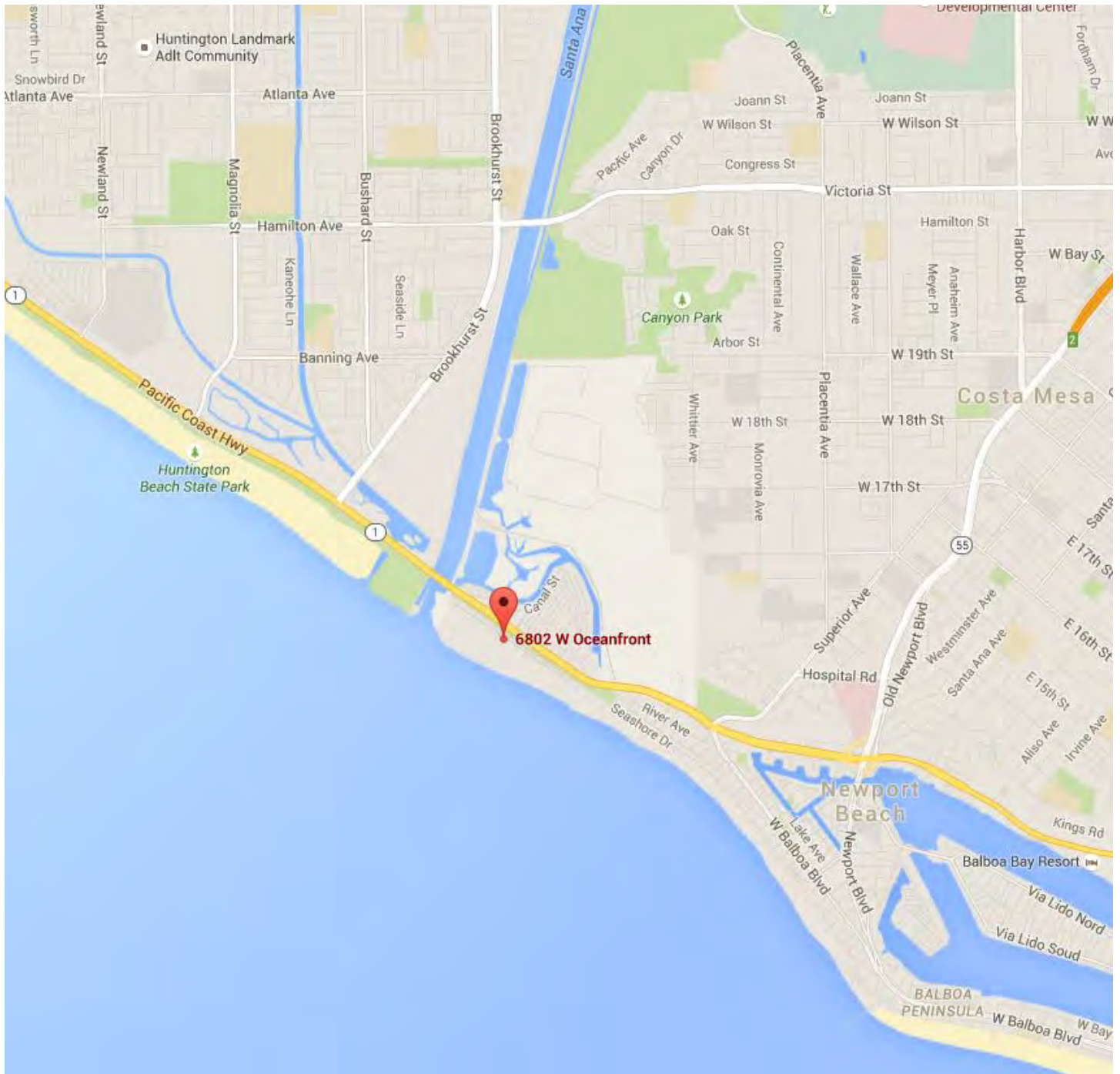
**H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to

mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

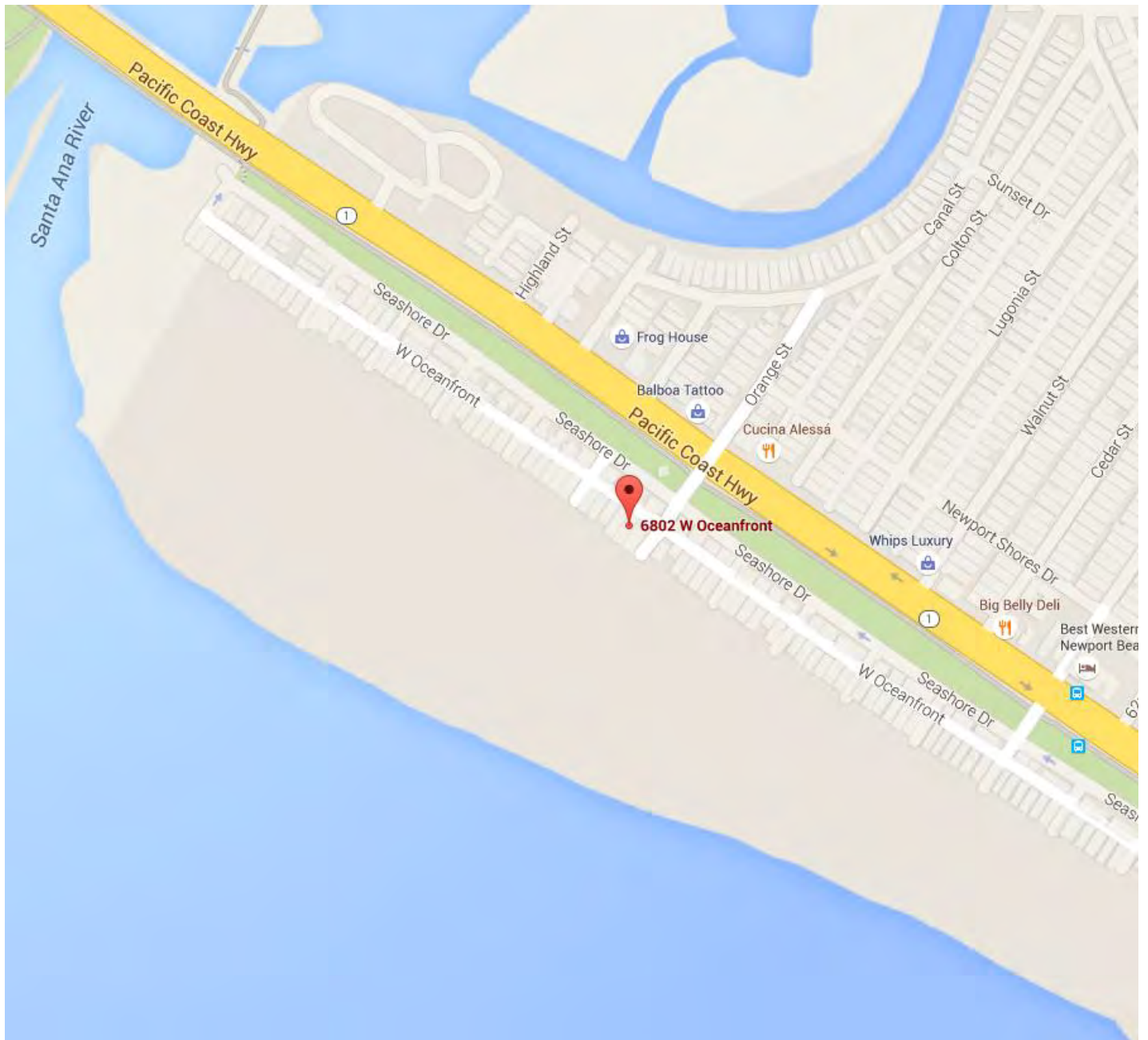
## **Appendix A - Substantive File Documents**

- City of Newport Beach certified Land Use Plan
- *Coastal Hazard and Wave Runup Study & Response to California Coastal Commission Notice of Incomplete Application, dated September 3, 2014, 6802 West Oceanfront, Newport Beach, California* by GeoSoils, Inc. dated 10/10/2014
- City of Newport Beach Approval-in-Concept No. AIC2014009, dated March 12, 2014
- Coastal Development Permit Application No. 5-14-0577
- *Preliminary Soil Investigation Report for New Residence 6802 West Oceanfront, Newport Beach, CA 90663* by FDC & Associates Corporation dated 06/01/2014



## COASTAL COMMISSION

EXHIBIT # 1  
PAGE 1 OF 2



## COASTAL COMMISSION

EXHIBIT # 1  
PAGE 2 OF 2





**COASTAL COMMISSION**

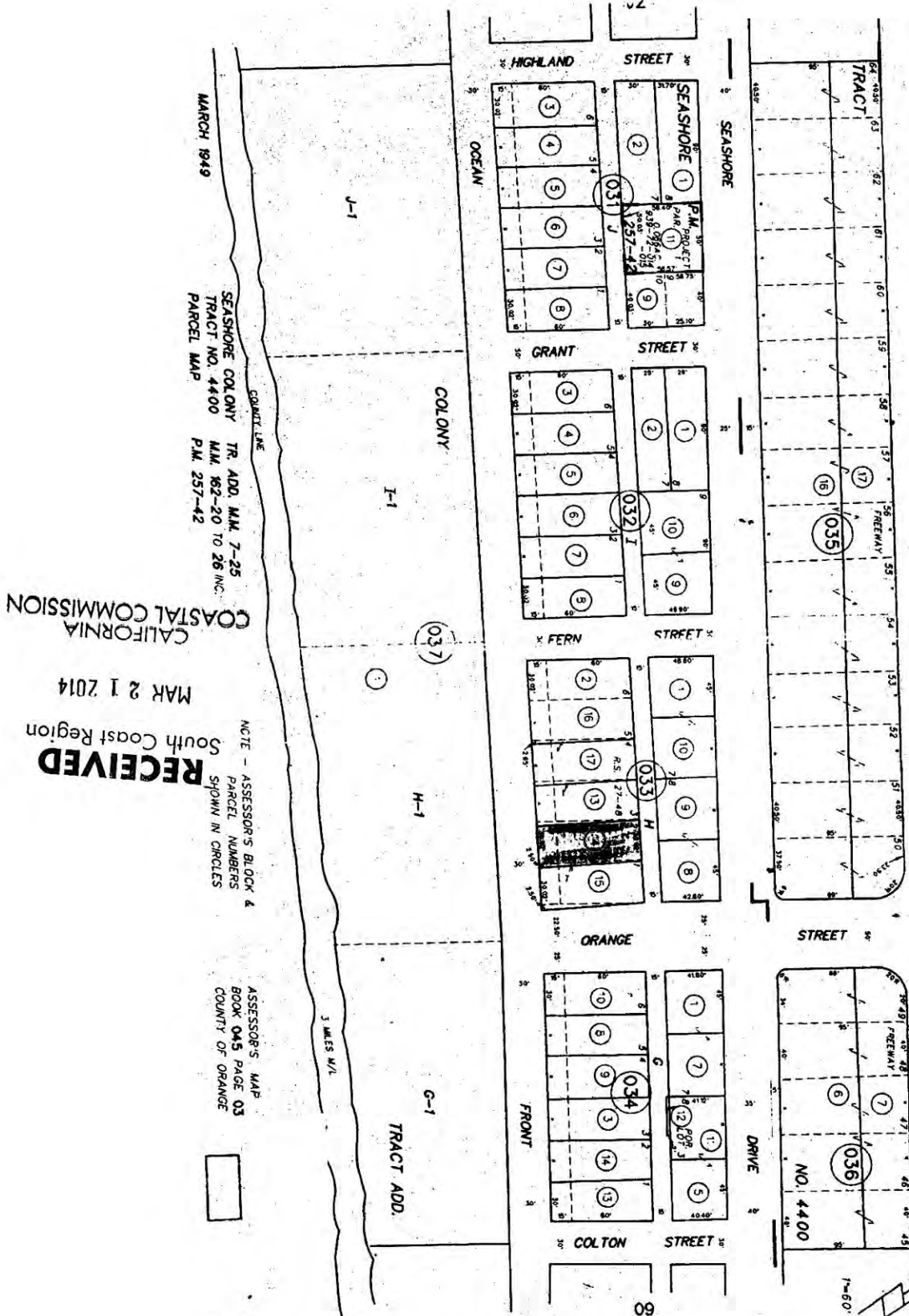
EXHIBIT # 2  
PAGE 1 OF 1

EXHIBIT # 3  
PAGE 1 OF 1

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

BOULEVARD

045-VI

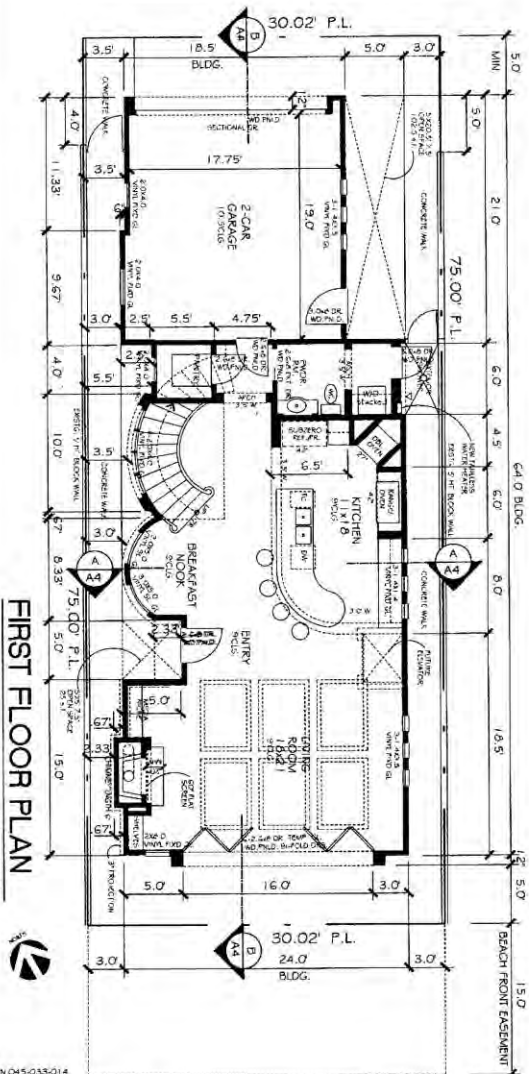




## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
11. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
12. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
13. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
14. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
15. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
16. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
17. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
18. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
19. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
20. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

6802  
OCEAN FRONT ALLEY WEST

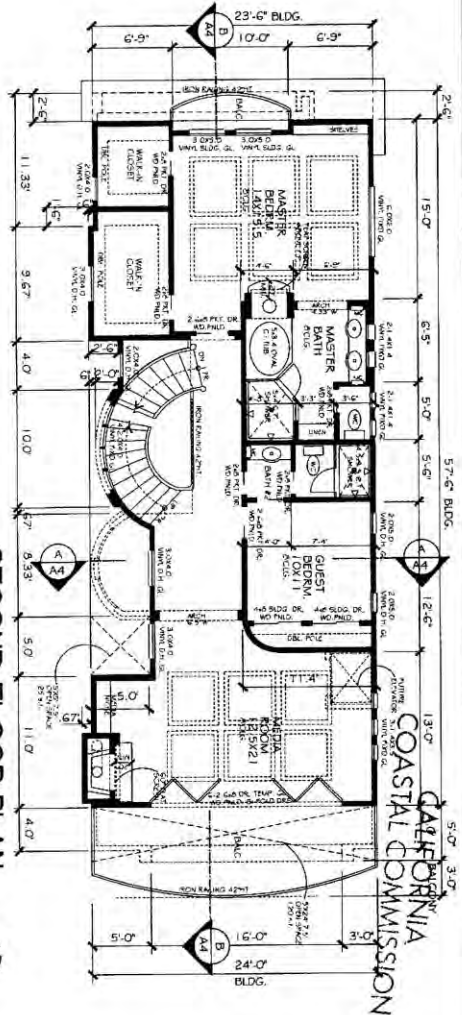


FIRST FLOOR PLAN

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

SECOND FLOOR PLAN

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



APN 045-033-014  
PLAN CHECK NO. AC2014009

A-2



ARCHITECTURAL  
CONCEPTS  
1615 SCOTTSDALE ROAD  
REDWOOD CITY, CA 94063  
TEL: (415) 963-0300  
FAX: (415) 963-0301  
WWW.ARCHITECTURALCONCEPTS.COM



SITE PLAN

TITLE

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

**RECEIVED**  
South Coast Region  
OCT 14 2014

## GENERAL NOTES

### PERMITS AND NOTES:

1. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
2. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
3. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
4. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
5. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
6. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
7. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
8. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
9. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
10. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
11. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
12. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
13. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
14. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
15. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
16. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
17. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.

### GENERAL NOTES:

1. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
2. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
3. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
4. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
5. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
6. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
7. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
8. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
9. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
10. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
11. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
12. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
13. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
14. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
15. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
16. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.
17. PERMITS MUST BE OBTAINED FROM THE CALIFORNIA COASTAL COMMISSION AND THE LOCAL JURISDICTION.

### ATTIC VENTILATION:

ATTIC VENTILATION IS REQUIRED IN THE UPPER PORTION OF THE ATTIC, 3' 0" MIN. ABOVE THE EAVE LINE. EACH VENT IS 3' 0" DIA. 1' 0" MIN. SPACING. (AREA 1, 8' 0" x 5' 0" = 40.0 SQ. FT. TOTAL) (AREA 2, 10' 0" x 5' 0" = 50.0 SQ. FT. TOTAL) (AREA 3, 10' 0" x 5' 0" = 50.0 SQ. FT. TOTAL)

### ROOFING NOTE:

ROOFING TO BE CLAY TILE BY MCA OVER 2" LAMIN # 15 IS ROOFING FELT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ICBO # 0000

## ROOF DECK PLAN

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

## ROOF PLAN

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

APN 045-033-014  
PLAN CHECK NO. AC2014-0009

Project No. **DA 7 A**  
Drawn By **DA 7 A**  
Date **3-6-2014**  
Sheet **A-6**



**ARCHITECTURAL CONCEPTS**  
WILLIAM E. ZIEMANN, ARCHITECT  
DEVELOPER  
19511 1333 0340  
C:\MAIL\brockmeyer@ac.net



## SITE PLAN

### TITLE

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

DA 7 A

OCT 14 2014

CALIFORNIA  
COASTAL COMMISSION  
12  
425

## GENERAL NOTES

**GENERAL NOTES:**

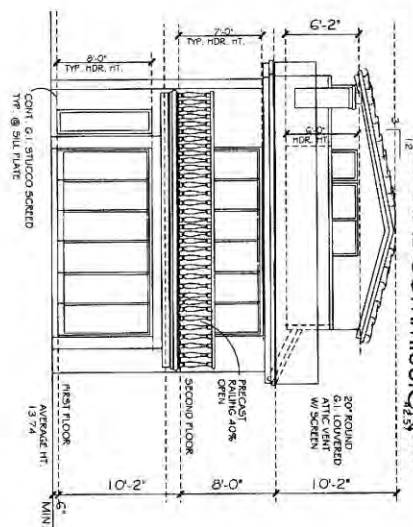
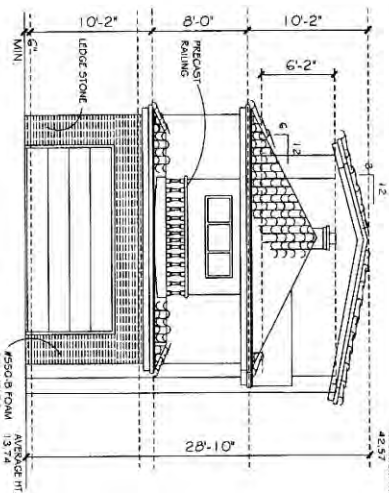
- [illegible]

ATTIC VENTILATION:

ATTIC VENTILATION IS 1/150 IF VENTILATION IS IN THE UPPER PORTION OF THE ATTIC, 3 FT FROM ABOVE THE EAVE LINE. 1.425 2/1 150 = 9.5 S.F. OF ROOF AREA.

ROOFING NOTE:

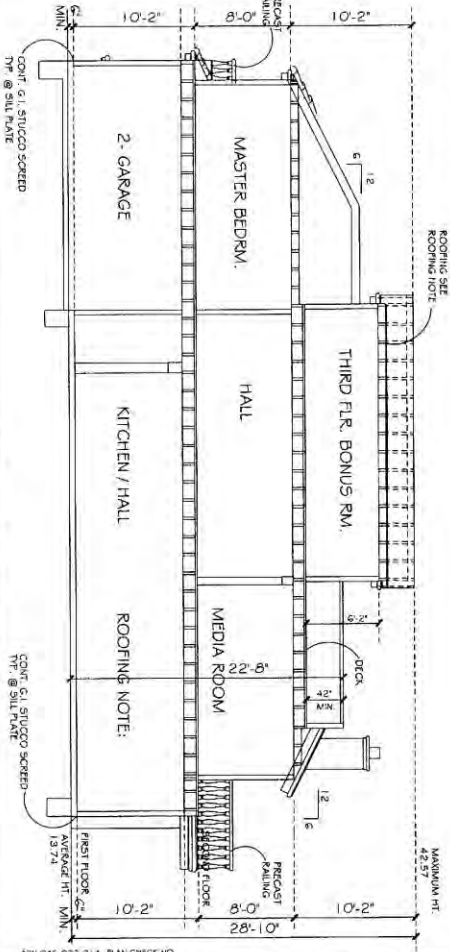
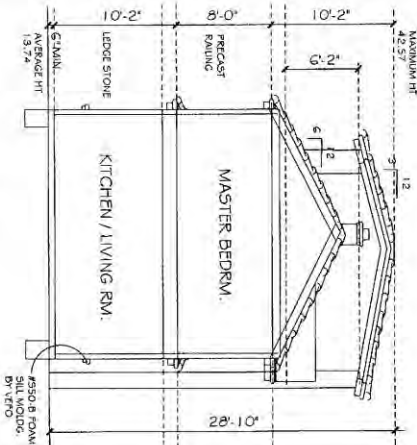
ROOFING TO BE CLAY 5" TILE BY "MCA"  
OVER 2 LAYERS # 15 LB. ROOFING FELT.  
INSTALL PER MANUFACTURERS SPECIFICATIONS.  
ICBO # 0000



## NORTH ELEVATION

**SOUTH ELEVATION**

### CROSS SECTION



## CROSS SECTION

# SITE PLAN



**ARCHITECTURAL  
CONCEPTS**  
WILLIAM KENSHAW, ARCHITECT  
1619 SCOTTSDALE ROAD  
DELMONTE, CA 92223  
(951) 633-0340  
E-MAIL: [williamk@att.net](mailto:williamk@att.net)

DATA

Project No.  
Drawn  
Checked  
Date 3-6-2014  
Sheet  
A-4

**RECEIVED**  
South Coast Region

OCT 14 2014

CALIFORNIA  
COASTAL COMMISSION

## GENERAL NOTES

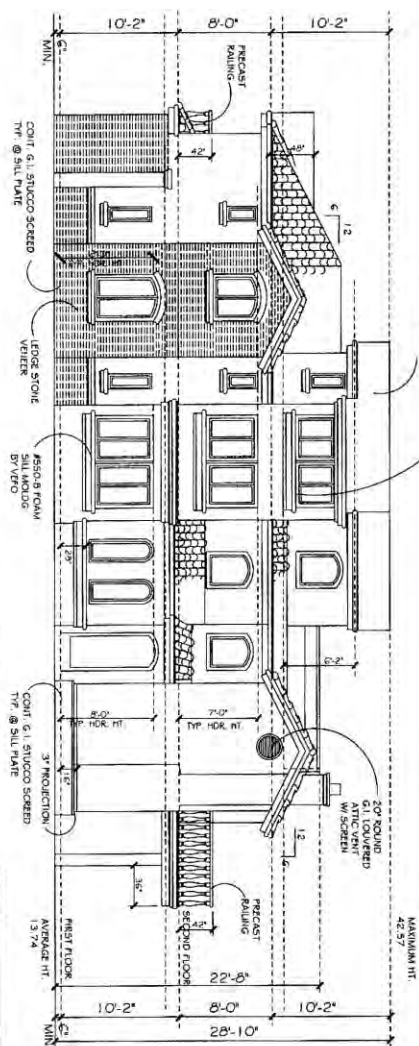
### GENERAL NOTES:

1. ALL WALLS TO BE STUCCO WITH  
1/2" MIN. THICK STUCCO AND 1/2" MIN. THICK  
CONCRETE OR BRICK. ALL EXTERIOR  
WALLS TO BE FINISHED WITH STUCCO OR  
BRICK. ALL INTERIOR WALLS TO BE  
FINISHED WITH STUCCO OR BRICK.  
2. ALL ROOFING TO BE ASPH/FLT SHINGLES.  
3. ALL ROOFING TO BE INSTALLED OVER  
A 1/2" MIN. THICK GYP BOARD OR  
EQUIVALENT. ALL ROOFING TO BE  
INSTALLED OVER A 1/2" MIN. THICK  
GYP BOARD OR EQUIVALENT.  
4. ALL ROOFING TO BE INSTALLED  
OVER A 1/2" MIN. THICK GYP BOARD  
OR EQUIVALENT.

### ROOFING NOTE:

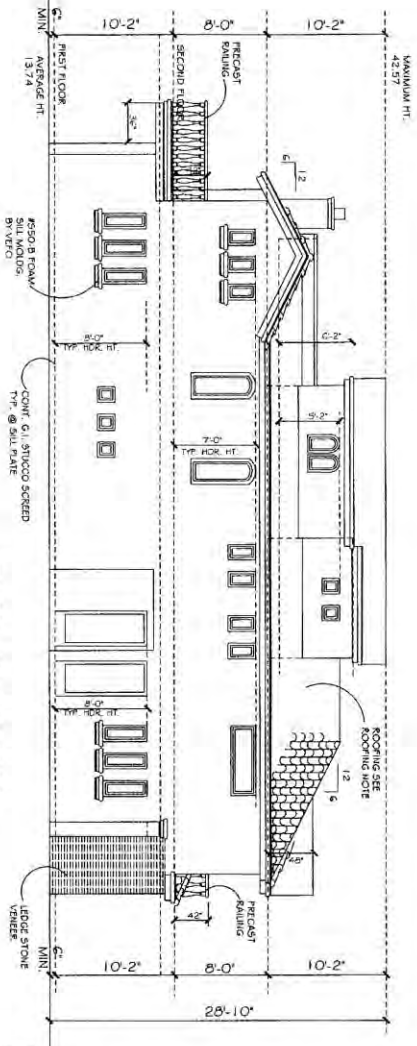
1. ALL ROOFING TO BE ASPH/FLT SHINGLES.  
2. ALL ROOFING TO BE INSTALLED OVER  
A 1/2" MIN. THICK GYP BOARD OR  
EQUIVALENT. ALL ROOFING TO BE  
INSTALLED OVER A 1/2" MIN. THICK  
GYP BOARD OR EQUIVALENT.  
3. ALL ROOFING TO BE INSTALLED  
OVER A 1/2" MIN. THICK GYP BOARD  
OR EQUIVALENT.

## WEST ELEVATION



SCALE 1/4" = 1'-0"

## EAST ELEVATION



SCALE 1/4" = 1'-0"

APN 045-032-014  
PLAN CHECK NO. AC2014008  
Project No. 14-014  
Date 14-014  
Sheet A-3

**ARCHITECTURAL CONCEPTS**  
WILLIAM B. BARNES, ARCHITECT  
1518 SCOTT STREET, SUITE 100  
BRANDMONT, CA 94223  
TEL: (925) 833-0346  
E-MAIL: wbbarnes@att.net

**PROJECT**  
BABOIS RESIDENCE  
6800 OCEAN FRONT DR.  
SEASIDE, CALIF. 92556  
NEWPORT BEACH, CA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/14/14	ISSUED FOR PERMIT

## SITE PLAN

## STEVE - SUSAN BABLOT

RESIDENCE

6802 OCEAN FRONT WEST, SEASHORE COLONY NEWPORT BEACH CA

PERMIT IS  
TIES WITHIN  
ACHMENT  
D BEFORE  
CAN BE  
WORKS  
EXISTING  
THE SHED  
STREET  
AND 100% PAD  
ATION AND  
K SHALL BE  
E PUBLIC

115  
AND  
MIC RIGHT  
PROVEMENTS  
C/L

5. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.  
5. THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

VICINITY MAP

BALBOA BLVD.

PACIFIC COAST HIGHWAY



PROJECT OWNERS

STEVE AND SUSAN BABLOT  
6802 OCEAN FRONT DRIVE  
SEASHORE COLONY  
NEWPORT BEACH CALIFORNIA  
PH: (949) 294-6104

### GRADING NOTES:

1. PROJECT SITES WHICH REQUIRE REMEDIAL GRADING, SOILS ENGINEER TO REVIEW AND APPROVE THE GRADING PLAN, FOUNDATION PLAN, AND SHORING PLAN (IF APPLICABLE) TO VERIFY THAT THE DESIGN IS CONSISTENT WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS. SOILS ENGINEER TO STAMP THESE PLANS WITH A REVIEW STAMP ASSERTING COMPLIANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS. THIS COMMENT WILL REMAIN UP TO AND INCLUDING THE TIME OF PERMIT ISSUANCE.
2. PURSUANT TO SECTION 1808.7.4 OF THE 2013 CBC THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE BLANKET OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MIN. OF 1.2' PLUS.
- 2B. DRAINAGE SHALL CONFORM TO SECTION 15.10.120 FOR THE NBWC.

MIN. SLOPE @ THE FOLLOWING AREAS:

EARTH	2.0%
CONCRETE	0.5%
CONCRETE GUTTER IN PAVED AREA	0.2%
ASPHALT	1.0%
SUBTERANEAN DRAINAGE PIPE	1.0%
COMPLY WITH NBWC 15.10.120F	

CONCRETE FLAT WORK.

ALL CONCRETE FLAT WORK AROUND DWELLING TO BE IMPERVIOUS PAVEMENT.

### GRADING PLAN

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

ASSIGNORS PARCEL NO.  
045-033-01-4

LEGAL DESCRIPTION:

TRACT SEASHORE COLONY, BLOCK 74

LOT # 2

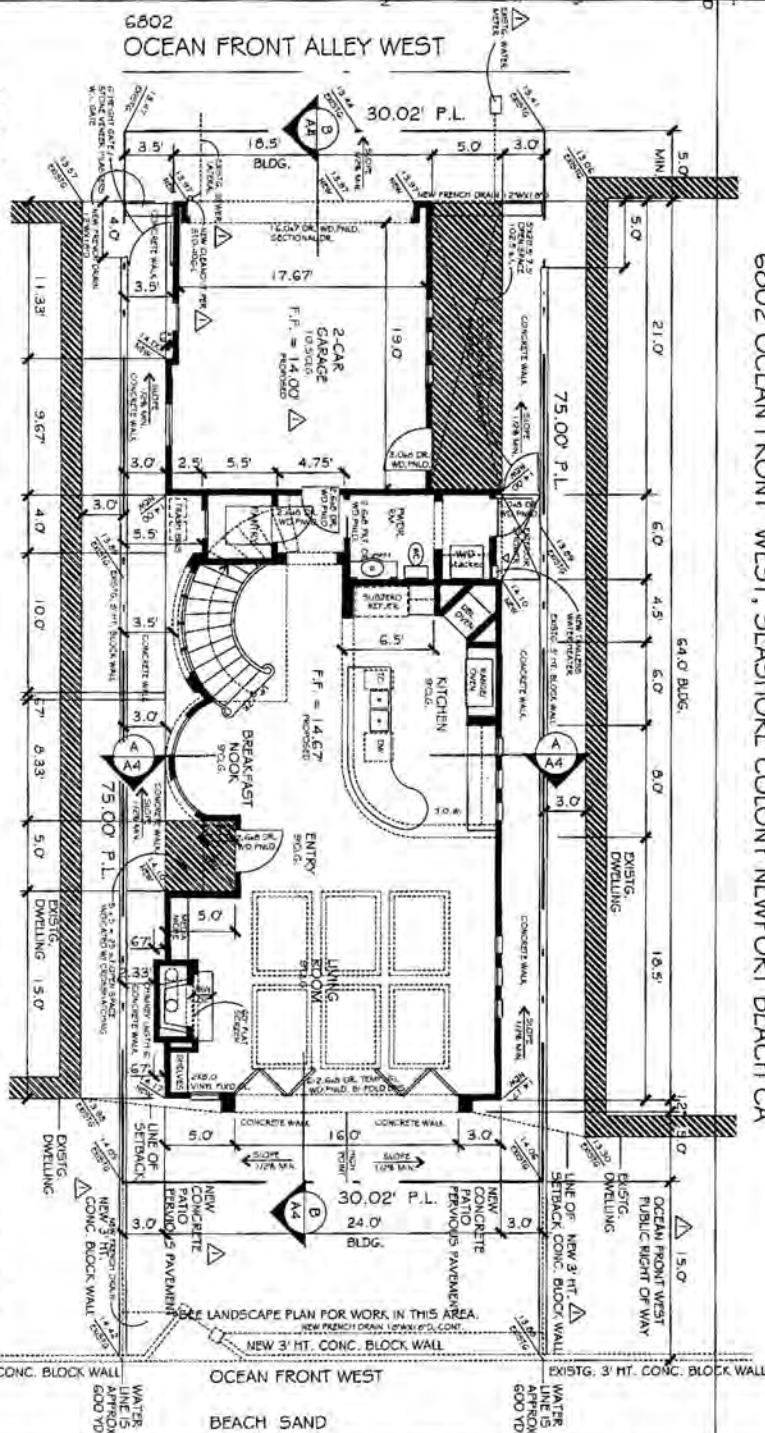
PARCEL MAP AS PER M.M. 7

PAGE 25 OF MAP'S CITY OF NEWPORT BEACH

SEASHORE COLONY, COUNTY OF ORANGE,

STATE OF CALIFORNIA

ZONING: R-2



APN 045-033-01-4  
PLAN CHECK NO. 2-10-2014

Sheet  
G-1



WILLIAM EDSHAW - ARCHITECT  
1513 SCOTLAND ROAD,  
NEWPORT BEACH, CA 92623  
C-16433-03-040  
E-Mail: w.edshaw@att.net

ARCHITECTURAL  
CONCEPTS



GRADING  
PLAN

TITLE

REVISIONS

PLAN CHECK CORRECTION

11-1-2014

PROJECT

Bablot's

Residence

6802 OCEAN FRONT DR

SEASHORE COLONY

NEWPORT BEACH CA