

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th8b

Filed:	3/21/16
180th Day:	9/17/16
Staff:	L. Roman-LB
Staff Report:	6/24/16
Hearing Date:	7/14/16

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-15-2057

Applicant: Analisa Realty LLC

Agent: Ian J.N. Harrison, Architect

Location: 926 East Ocean Front, Newport Beach
(Orange County)

Project Description: Demolition of existing two-story, single family residence and garage and construction of a new three-story, 29-ft. tall, 2,260 sq. ft. single-family dwelling including attached two-car garage, minor grading for site compaction and drainage improvements, hardscape improvements, minor landscaping, 15-foot easement dedication at the rear property line to the City for the creation of a new public alley, and removal of an existing 3-ft. tall concrete block wall encroachment onto the public right of way on an ocean front lot.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing demolition of an existing duplex and construction of a new beach-fronting single-family residence. The major issues of this staff report concerns beachfront development that could be affected by wave up rush and flooding during strong storm events, hazards, and water quality.

Staff is recommending APPROVAL of the proposed project with seven (7) special conditions regarding: 1) revised plans; 2) assumption of risk; 3) no future shoreline protective device; 4) landscaping; 5) construction best management practices; 6) future development; and 7) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program for the relevant area. The City of Newport Beach does not have a certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....	4
II. STANDARD CONDITIONS.....	4
III. SPECIAL CONDITIONS.....	5
IV. FINDINGS AND DECLARATIONS.....	7
A. PROJECT LOCATION AND DESCRIPTION	7
B. HAZARDS.....	9
C. DEVELOPMENT.....	10
D. PUBLIC ACCESS.....	10
E. WATER QUALITY.....	10
F. DEED RESTRICTION.....	10
G. LOCAL COASTAL PROGRAM.....	11
H. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	11

APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Area Map and Aerial Photos

Exhibit 2 –Project Plans

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

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 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 Plans and Sea Level Rise Adaptation Measures.** 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 plans. The final project plans shall incorporate plans and accompanying analysis of potential adaptation measures to minimize hazards to life and property from potential flooding from sea level rise (up to 5.5 feet) including but not limited to, flood proofing the first floor, elevating the structure, sand bags and, if the site is flooded regularly during routine high tides, possibly converting the lowest building level to non-habitable uses. The final project plans shall be in substantial conformance with the plans submitted December 7, 2015 to the South Coast District Office. The revised plans submitted to the Executive Director shall bear evidence of Approval-in-Concept of the revised design from the City of Newport Beach Community Development Department.

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.

2. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from flooding, wave uprush, erosion and sea level rise; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
3. **No Future Shoreline Protective Device.** By acceptance of this permit, the applicants agree, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-15-2057 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm

conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

- 4. Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).
- 5. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
 - (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
 - (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) Erosion control/sedimentation Best Management Practices (BMP’s) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
 - (d) 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. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.
- 6. Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-15-2057. 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. 5-15-2057. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-15-2057 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

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

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The applicant is proposing to demolish an existing two-story single-family residence and construct a new ocean-fronting, 1,813 square foot, three-story, 29-ft. high, single family residence with an attached 447 square foot two-car garage, balcony decks and roof deck. Hardscape improvements include a paved front patio and demolition of an existing 3-ft. tall garden wall that encroaches 6-ft. beyond the oceanfront private property line enclosing and privatizing the area between the property line and the Ocean Front Boardwalk and restore the area back to natural sand, leaving that portion of the Ocean Front public-right-of-way unencumbered by private encroachments. A new 3-ft. tall garden wall is proposed to be constructed at the oceanfront property line. Additionally, the applicant proposes a 15-foot easement dedication at the rear property line to the City for the creation of a new public alley. Plans are included as **Exhibit #2** of the staff report.

The subject site is located at 926 East Ocean Front in the City of Newport Beach, Orange County (**Exhibit #1**). The City of Newport Beach Land Use Plan (LUP) designates the site as RT (Two-Family Residential); the proposed project is a single-family residence allowable under this land

use designation. The project is located within an existing urban residential area on Balboa Peninsula.

The site is a beachfront lot located between the first public road and the sea. The current lot size is 2,128 square feet. There is a wide sandy public beach (approximately 530 feet wide) between the subject property and the Pacific Ocean. The beach seaward of the site is developed with the City's paved xx feet wide Ocean Front Boardwalk, a multi-use public lateral access way and Peninsula Park, a grass lawn passive recreation public park. The City holds the public right-of-way for street/walkway/bikeway purposes along Ocean Front. The public right-of-way is identified on the site survey as Ocean Front (Exhibit 2). The subject site is located along portions of East Ocean Front in the central part of the Balboa Peninsula near the City's two municipal piers developed with a public walkway/bikeway. Other portions of the Ocean Front public right-of-way remain unimproved with no boardwalk. Vertical public access to the park and beach is available immediately adjacent to the site at the B St. street-end. Lateral public access is available along the Ocean Front Boardwalk and the wide sandy beach immediately seaward of the subject site.

Currently, the 900 block of East Ocean Front (located between A Street and B Street) only has a partial alley for half the block, located along the rear (landside) of the property, with access from A Street. The subject site is located at the southern end of the block, at the corner of East Ocean Front and B Street. It is the City's intent to require the remaining properties on the block to dedicate a public easement along the rear property line at the time these residential sites are re-developed. The public easement along the rear property wall is for purposes of constructing a public alleyway for through traffic and to enable the homes on the 900 block of East Ocean Front to have alley access to parking garages. The current lot size is 2,128 square feet, with the proposed 15-foot alley dedication, the adjusted lot size will be 1,677 sq. ft., see the site survey included as **Exhibit #2, page #3**.

The plans for the proposed project show that the finished floor elevation of the residence will be at 12.50 feet NAVD. According to the *Coastal Hazard Analysis* conducted by William Simpson & Associates, Inc. (dated March 1, 2016), the project has been designed to be above the maximum observed water elevation of +7.8 feet NAVD88 and above the City of Newport Beach design flood height of +9.0 feet NAVD88. The proposed height of the finished floor will be at 12.50 feet, 4.7 feet above the maximum highest water elevation. A low level projection of a 3 foot rise in sea level by 2050 would result in a water level of 10.8 feet NAVD88 (7.8 feet NAVD88 + 3 feet = 10.8 feet NAVD88). As proposed, the project would be safe from flooding hazards under this low sea level rise projection. However, the proposed finished floor would be below the upper range (maximum) of sea level rise projections by 2100, which based on the 2012 National Research Council Report, is 5.5 feet. If there were to be 5.5 feet of sea level rise by 2100, an extreme high tide water level of 13.01 feet (7.8 feet + 5.5 feet = 13.3 feet MLLW) would flood the ground floor of the proposed residence.

Therefore, to minimize risks to life and property from projected maximum sea level rise-related flood hazards, **Special Condition 1** requires the applicant identify adaptation measures to deal with potential flooding in the event that the foundation is overtopped. Such adaptation may not result in the installation of or reliance upon shoreline armoring. Acceptable adaptation options

could include implementing measures such as flood proofing the first floor, elevating the structure, temporary barriers such as sand bagging, converting the lower floor to non-habitable uses, etc. In the future, other flood-reduction options may have been developed; however it is important to demonstrate now that there are options other than shoreline armoring for future adaptation. Also, **Special Condition 2** requires the applicant to accept responsibility for all hazards associated with coastal development.

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 3**. Any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-15-2057, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. 5-15-2057 from the Commission as imposed by **Special Condition 6**. In addition, because the project site is on a beachfront lot and in proximity to coastal waters, the Commission imposes construction-related requirements and best management practices under **Special Condition 5** to prevent pollution of the coast during construction. To address water quality concerns for the life of the project, the applicant is proposing directing site drainage and runoff from impervious areas of the lot to landscaped areas at the side yards and to catch basins along the rear half of the lot, site drainage plans are included as **Exhibit 2, page 1**. Minimal landscaping is proposed over the pervious portions of the side yards, the applicant proposes and **Special Condition 4** requires use of drought tolerant, non-invasive plants for any landscaping on the oceanfront site.

The proposed project will not have an adverse effect on public access. The project site is located on the inland portion of Oceanfront fronted by the City's paved public lateral access way (boardwalk). The Commission has found through previous permit actions in this area that the City's setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's 5-foot required setback from the seaward property line.

The Commission imposes **Special Condition 7** requiring the applicant to record a Deed Restriction acknowledging that, pursuant to this permit (CDP No. 5-15-2057), 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 for one or more of the following: require an appropriate setback 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. Section 30610 of the Coastal Act provides that certain improvements to existing single-family homes do not require a coastal development permit. Section 13250 of the Commission's regulations lists certain improvements to single-family structures that require a coastal development permit, including those improvements to a structure that is located on a beach. The Commission finds that section 30610 does not apply to the proposed single-family structure because it is located on a beach. Thus, to assure that future improvements are consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that it is necessary to impose a special condition prohibiting the construction of future improvements to the proposed single-family structure without first obtaining a coastal development permit. Therefore, as conditioned, the development conforms to 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, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms 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 any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land

including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability. Therefore, the Commission finds that the proposed development, as conditioned, conforms to the Coastal Act by ensuring that any successors-in-interest have proper actual notice, recorded against the subject parcel, of the proposed development's required mitigation measures that mitigate the development's impacts on coastal resources.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 2005. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

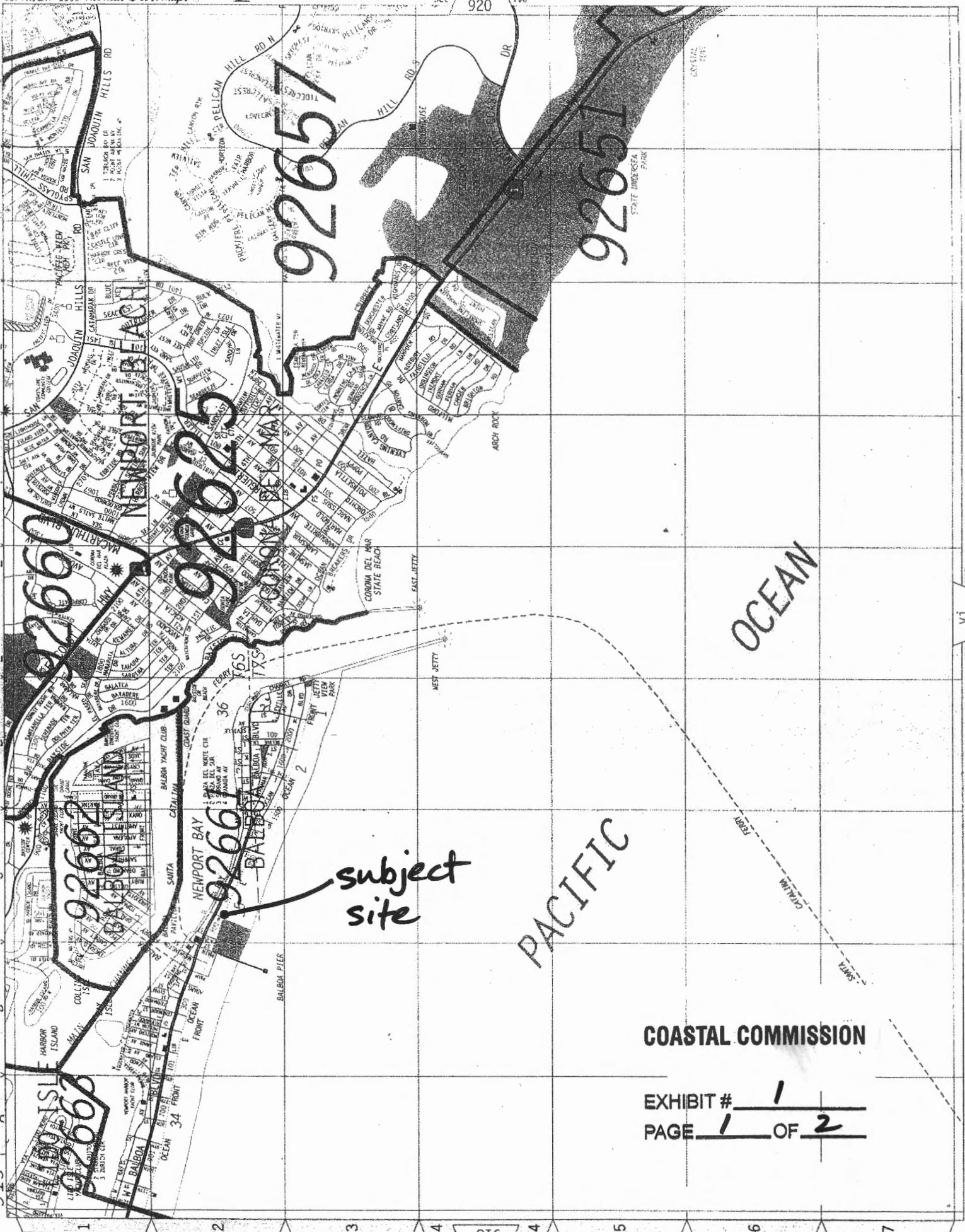
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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.

The City of Newport Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA as a Class 15268 (ministerial project) exemption. As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

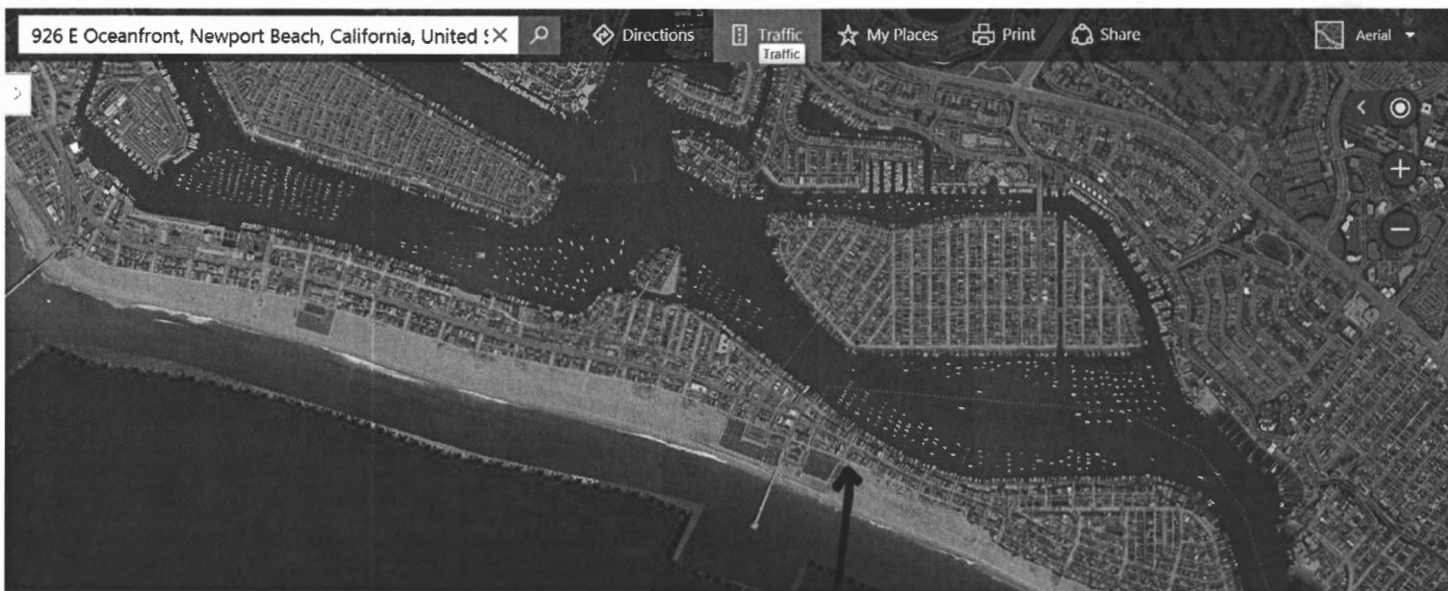
SUBSTANTIVE FILE DOCUMENTS

- 1) City of Newport Beach certified Land Use Plan
- 2) City of Newport Beach Approval in Concept No. 2015-053 dated 11/23/15
- 3) Coastal Hazard Analysis, 924 East Oceanfront, Newport Beach, CA prepared by William Simpson & Associates, Inc. Consulting Structural Engineers, dated March 1, 2016



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2



subject site

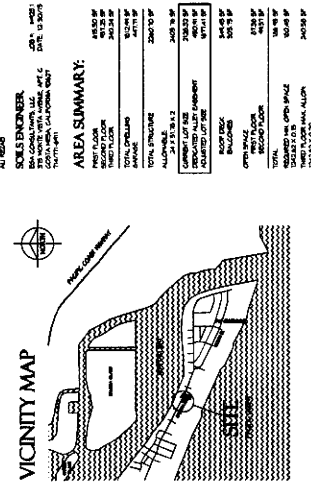
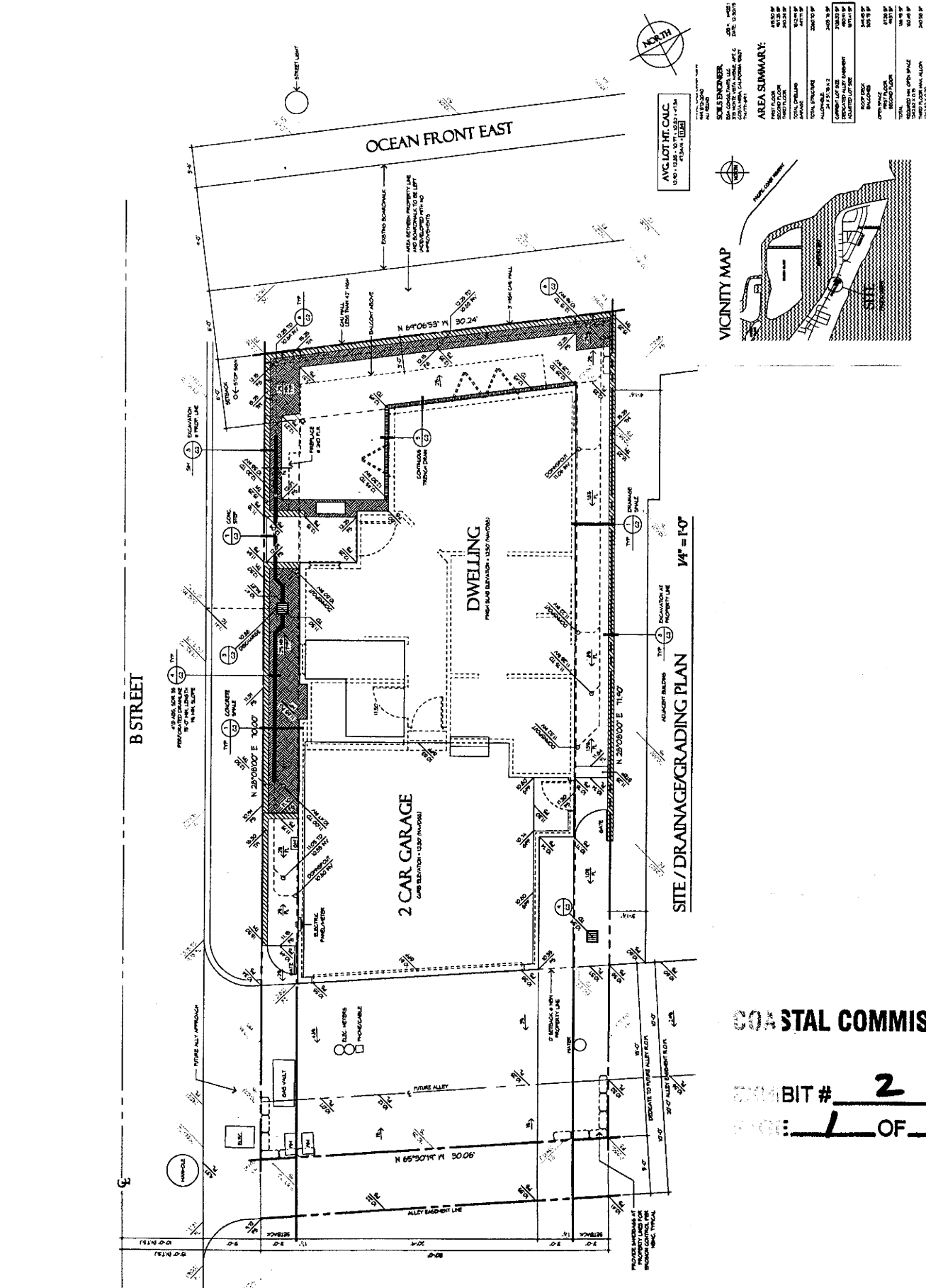


subject site

COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2

ANALISA REALTY A NEW RESIDENCE FOR 926 OCEAN FRONT EAST NEWPORT BEACH, CALIFORNIA 92661		SITE PLAN PROJECT DATA		ARCHITECT JAY J. HARBISON 3000 EAST COAST HWY, SUITE 100 COSTA MESA, CALIFORNIA 92626 (949) 723-1000 WWW.JAYHARBISONARCHITECT.COM
DATE: 06/23/2016 DRAWN BY: J.H. CHECKED BY: J.H. SCALE: AS SHOWN	DATE: 06/23/2016 DRAWN BY: J.H. CHECKED BY: J.H. SCALE: AS SHOWN	DATE: 06/23/2016 DRAWN BY: J.H. CHECKED BY: J.H. SCALE: AS SHOWN	DATE: 06/23/2016 DRAWN BY: J.H. CHECKED BY: J.H. SCALE: AS SHOWN	DATE: 06/23/2016 DRAWN BY: J.H. CHECKED BY: J.H. SCALE: AS SHOWN



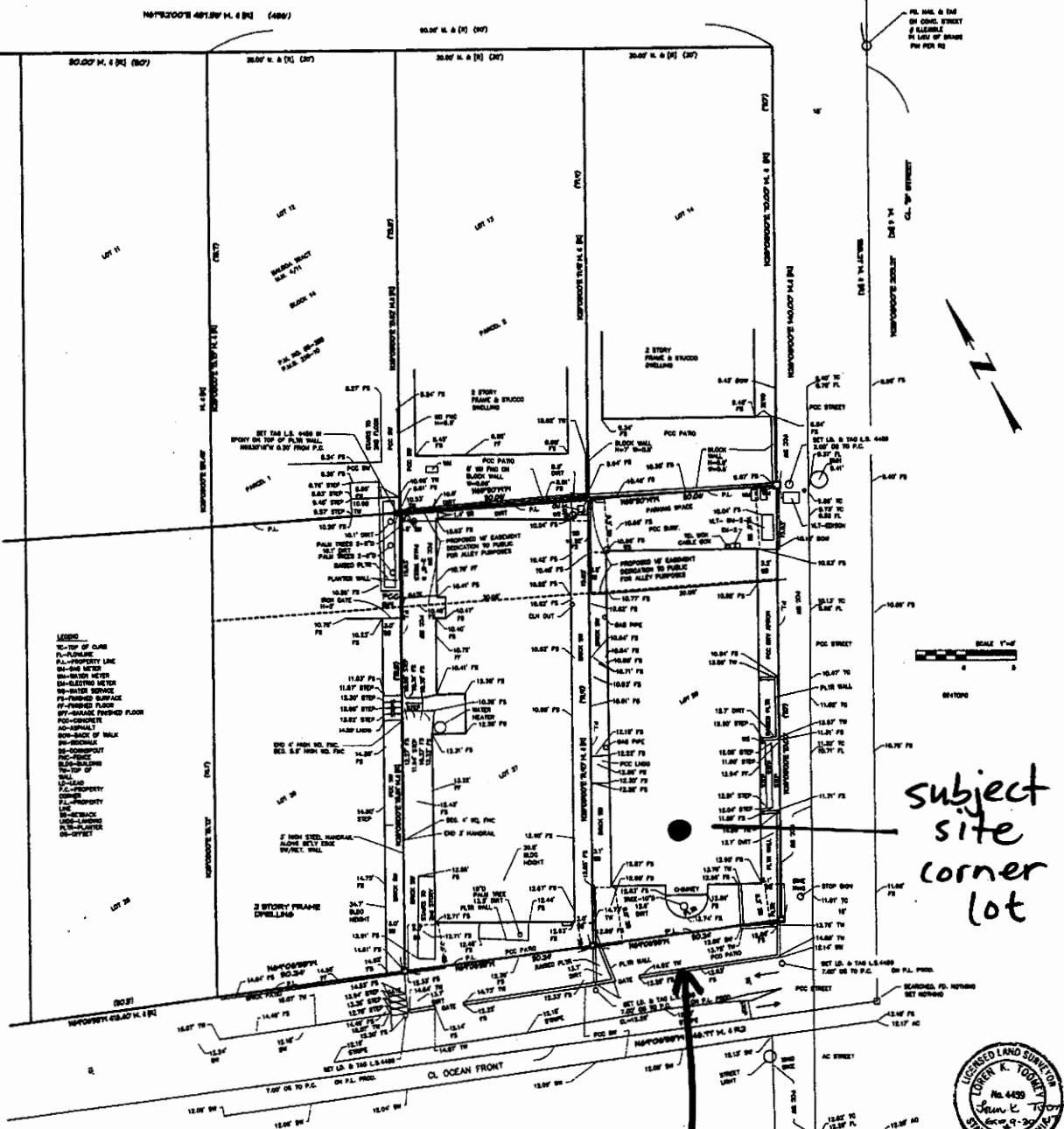
AREA SUMMARY:

ITEM	AMOUNT
TOTAL LOT AREA	10,000.00
TOTAL COVERED AREA	1,500.00
TOTAL OPEN SPACE	8,500.00
TOTAL PAVED AREA	1,000.00
TOTAL UNPAVED AREA	7,500.00
TOTAL CURB CUT AREA	500.00
TOTAL SIDEWALK AREA	200.00
TOTAL BIKEWAY AREA	100.00
TOTAL PARKING AREA	1,000.00
TOTAL TRAVELWAY AREA	1,000.00
TOTAL RIGHT-OF-WAY AREA	10,000.00

COASTAL COMMISSION

PROJECT BIT # 2

DATE: 1 OF 9



OWNER: NAZTA 8441
ADDRESS: 926 1/2 OCEAN FRONT
NEWPORT BEACH, CA
A.P.N. 046-148-10 (LOT 20) & 046-148-14 (LOT 21)
DATE OF SURVEY: JULY 2015
SURVEYED BY: LOREN K. TOOMEY, P.L.S. 4439
44-710-141

LEGAL DESCRIPTION
LOT 21 & 20 IN BLOCK 14 OF BALBOA TRACT AS SHOWN ON A MAP RECORDED IN BOOK 4 PAGE 11 OF HIGHLANDER MAPS, RECORDS OF CRANES COUNTY
BASE OF RECORD
THE BOUNDING OF MAP 202017 ON THE CL OF BALBOA BLVD. PER P.M. NO. 89-888, P.M.B. 218, 4-10.
REFERENCE
1. FOR RECORD RECORDED DATA PER M.A. 4/11
2. FOR RECORD RECORDED DATA PER P.M. NO. 89-888, P.M.B. 218-4-10

3' tall garden wall encroachment
proposed to be removed.



COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 9

IAN JIN HARRISON
ARCHITECT

305 EAST COAST HWY, SUITE 100
CORONA DEL MAR, CALIFORNIA 92625
(949) 723-8091
IAN@IANHARRISON.COM

SEAL

SURVEY

A NEW RESIDENCE FOR
ANALISA REALTY

926 OCEAN FRONT EAST
NEWPORT BEACH, CALIFORNIA 92661

C3

JOB #

DRAWN BY **pdw**

PLOT DATE **9/18/2015**

REVISION	BY	DATE

DATE

11-05-2015

These drawings are not admissible for construction until stamped with IAN JIN HARRISON state registered architect seal

SAFETY GLAZING TO BE ETCH MARKED (TYP.)

WINDOW SCHEDULE									
Mark	Qty	Size	Swth	Type	Glazing*	Header Height	U-Value	SHGC	Remarks
A	1	2'-6" x 5'-0"	SHGL	CASB-INT	DAL THRMPPD	7'-1"	0.300	0.300	
B	1	1'-4" x 4'-0"	SHGL	CASB-INT	DAL	7'-1"	0.300	0.300	
C	1	2'-4" x 2'-0"	SHGL	APRNS	DAL	7'-1"	0.300	0.300	
D	2	2'-6" x 2'-6"	SHGL	PRFD	DAL THRMPPD		0.300	0.300	
E	3	2'-6" x 4'-6"	SHGL	CASB-INT	DAL THRMPPD		0.300	0.300	
F	1	2'-4" x 6'-0"	SHGL	CASB-INT	DAL THRMPPD	8'-1"	0.300	0.300	
G	1	6'-0" x 5'-0"	SHGL	PRFD	DAL THRMPPD	7'-4"	0.300	0.300	
H	1	6'-0" x 5'-0"	SHGL	PRFD	DAL	13'-0"	0.300	0.300	
J	1	4'-0" x 2'-0"	SHGL	SLDR	DAL	15'-0"	0.300	0.300	
K	6	2'-6" x 5'-0"	SHGL	CASB-INT	DAL	7'-4"	0.300	0.300	
L	1	2'-4" x 2'-0"	CONR	PRFD	DAL THRMPPD	7'-0"	0.300	0.300	
M	1	9'-0" x 7'-0"	CONR	PRFD	DAL THRMPPD		0.300	0.300	
N	1	2'-0" x 2'-0"	SHGL	CASB-INT	DAL	6'-4"	0.300	0.300	
P	1	2'-6" x 3'-6"	SHGL	PRFD	DAL	8'-4"	0.300	0.300	
Q	1	2'-0" x 2'-0"	SHGL	CASB-INT	DAL THRMPPD	8'-4"	0.300	0.300	
R	3	2'-6" x 2'-6"	SHGL	CASB-INT	DAL THRMPPD	6'-4"	0.300	0.300	
X	1	2'-6" x 2'-6"	SHGL-INT	OPRNLB	DAL THRMPPD		0.500	0.450	

3. SAFETY GLASS TO BE ECH HANGERED. (TYP)

1. GLAZING MUST BE SAFETY GLAZING WITHIN 24" OF THE DOOR AND 24" FROM THE TOP OF THE FINISHING SURFACE.

2. ANCHOR THE GLAZING WITH AN ANCHORING SYSTEM AS SHOWN ON THE GLAZING DETAIL.

4. FIBERGLASS REIN. HAVE THINNING AND PERMANENT LABELS.

5. SAFETY GLASS TO BE ECH HANGERED. (TYP)

6. SAFETY GLASS TO BE ECH HANGERED. (TYP)

7. SAFETY GLASS TO BE ECH HANGERED. (TYP)

8. SAFETY GLASS TO BE ECH HANGERED. (TYP)

9. SAFETY GLASS TO BE ECH HANGERED. (TYP)

10. SAFETY GLASS TO BE ECH HANGERED. (TYP)

11. SAFETY GLASS TO BE ECH HANGERED. (TYP)

12. SAFETY GLASS TO BE ECH HANGERED. (TYP)

13. SAFETY GLASS TO BE ECH HANGERED. (TYP)

14. SAFETY GLASS TO BE ECH HANGERED. (TYP)

15. SAFETY GLASS TO BE ECH HANGERED. (TYP)

16. SAFETY GLASS TO BE ECH HANGERED. (TYP)

17. SAFETY GLASS TO BE ECH HANGERED. (TYP)

18. SAFETY GLASS TO BE ECH HANGERED. (TYP)

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20. SAFETY GLASS TO BE ECH HANGERED. (TYP)

21. SAFETY GLASS TO BE ECH HANGERED. (TYP)

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91. SAFETY GLASS TO BE ECH HANGERED. (TYP)

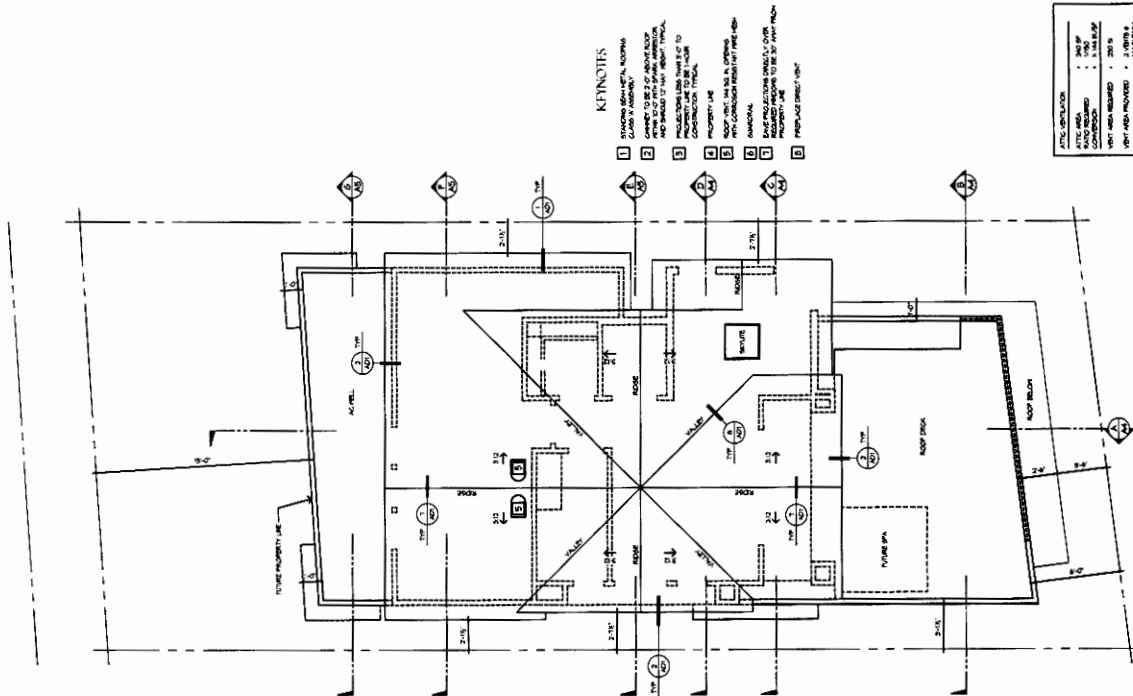
92. SAFETY GLASS TO BE ECH HANGERED. (TYP)

93. SAFETY GLASS TO BE ECH HANGERED. (TYP)

94. SAFETY GLASS TO BE ECH HANGERED. (TYP)

95. SAFETY GLASS TO BE ECH H

- SAFETY GLASS TO BE ETCH MARKED (77°F)
- GLAZING MUST BE SAFETY GLAZING WITHIN 34" OF THE DOOR AND LESS THAN 1" ABOVE THE PAULING SURFACE
1. GLAZING MUST BE ETCH MARKED (77°F)
2. GLAZING MUST BE SAFETY GLAZING WITHIN 34" OF THE DOOR AND LESS THAN 1" ABOVE THE PAULING SURFACE
3. SAFETY GLAZING TO BE ETCH MARKED (77°F)
- GLAZING MUST BE SAFETY GLAZING WITHIN 34" OF THE DOOR AND LESS THAN 1" ABOVE THE PAULING SURFACE
4. REGISTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS



ROOF PLAN

$$V4^n = P \cdot Q^n$$


ATTIC VENTILATION	
ATTIC AREA	* 240 SF
RATIO REQUIRED	* 1/80
CONVERSION	* 3.144 BLUF
VENT AREA REQUIRED * 290 SF	
VENT AREA PROVIDED * 3 VENTS @	

- ## KEYNOTES
- | | |
|---|--|
| 1 | STANDING SEAM METAL ROOFING CLASS A MINIMUM |
| 2 | CANOPY TO BE 2' ABOVE ROOF WITH 2" OVERHANG. ROOFING AND SHEET 12" MAX. SPACING. TYPICAL |
| 3 | PROJECTIONS LESS THAN 12" TO BE 1" HIGH TO BE 1" HIGH CONSTRUCTION. TYPICAL |
| 4 | PROPERTY LINE |
| 5 | ROOF VENT. HAS TO GO IN. GROUND WITH CONNECTION RESULT NOT MET HIGH |
| 6 | GAMWALL |
| 7 | EAVER PROJECTIONS RESULTLY OVER REQUIRED MEASURES TO BE 30" ANY FROM PROPERTY LINE |
| 8 | PRE-PAGE DIRECT VENT |

ANALISA REALTY
A NEW RESIDENCE FOR
926 OCEAN FRONT EAST
NEWPORT BEACH, CALIFORNIA 926

ROOF PLAN
DOOR + WINDOW SCHEDULES

[illegible]

A2

[illegible]

COASTAL COMMISSION

EXHIBIT # 2
PAGE 5 OF 9

A3

DATE	OFFICE
DRAWN BY	POWER
PROJECT DATE	3/16/2016
REVISION	BY
DATE	

NEWPORT BEACH, CALIFORNIA 92661

ANALISA REALTY
A NEW RESIDENCE FOR

EXTERIOR ELEVATIONS

ARCHITECT
M. J. HARRISON

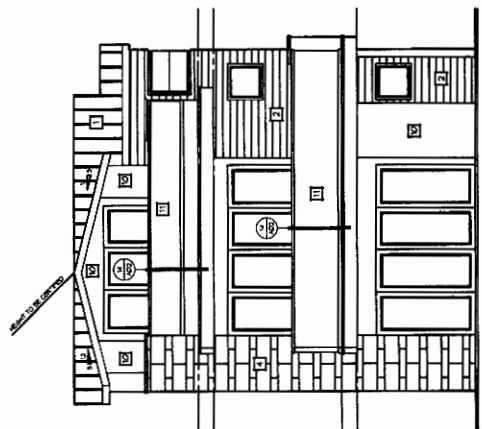
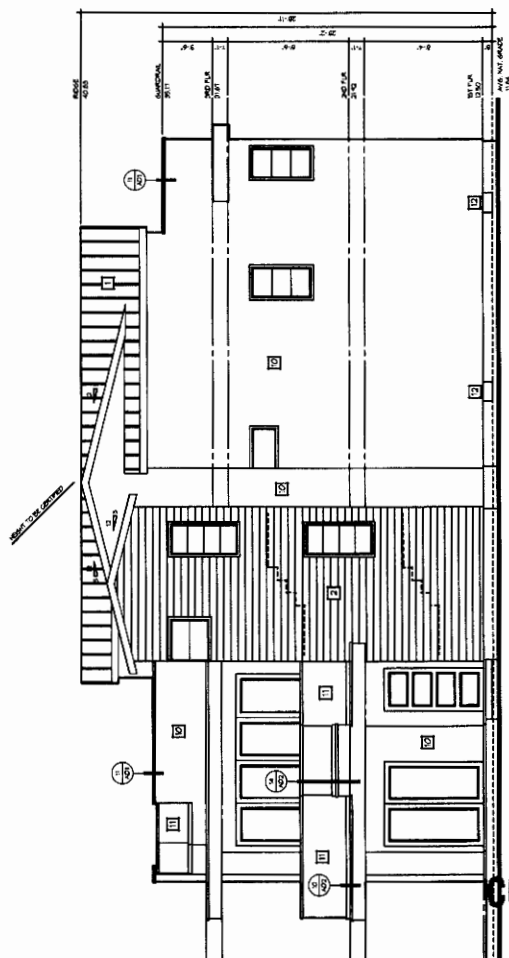
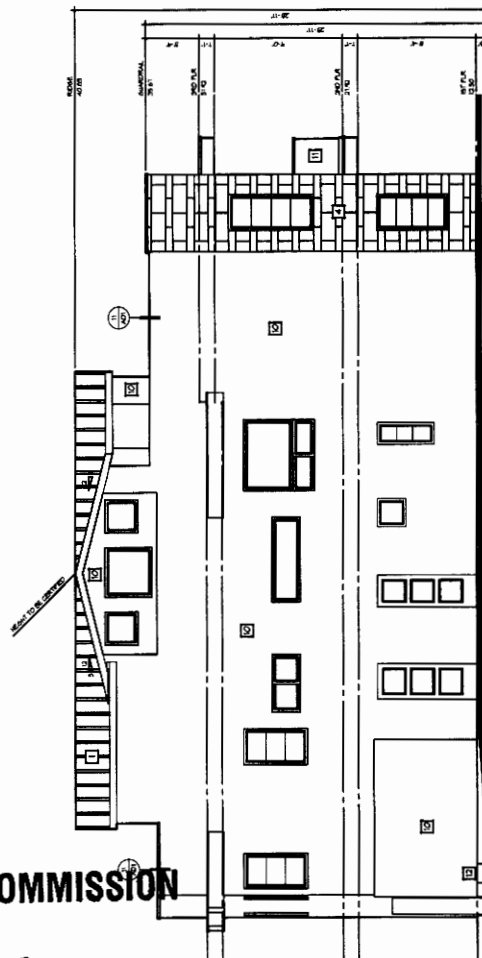


THE CHINESE ECONOMY

KEYNOTES

- | | | | |
|---|---|----|---|
| 1 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 10 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE |
| 2 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 11 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE |
| 3 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 12 | STANDING BALANCE WITH NOEYES
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| 4 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 13 | STANDING BALANCE WITH NOEYES
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| 5 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 14 | STANDING BALANCE WITH NOEYES
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| 6 | STANDING BALANCE WITH NOEYES
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CLOSE & REBREATHE |
| 7 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 16 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE |
| 8 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 17 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE |
| 9 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE | 18 | STANDING BALANCE WITH NOEYES
CLOSE & REBREATHE |

REAR ELEVATION (NORTH)

FRONT ELEVATION (SOUTH) $1/4" = 1'-0"$ RIGHT SIDE ELEVATION (EAST) $1/4'' = 1'-0''$ 

LEFT SIDE ELEVATION (WEST) 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 2
PAGE 6 OF 9

A4

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9/16/2016

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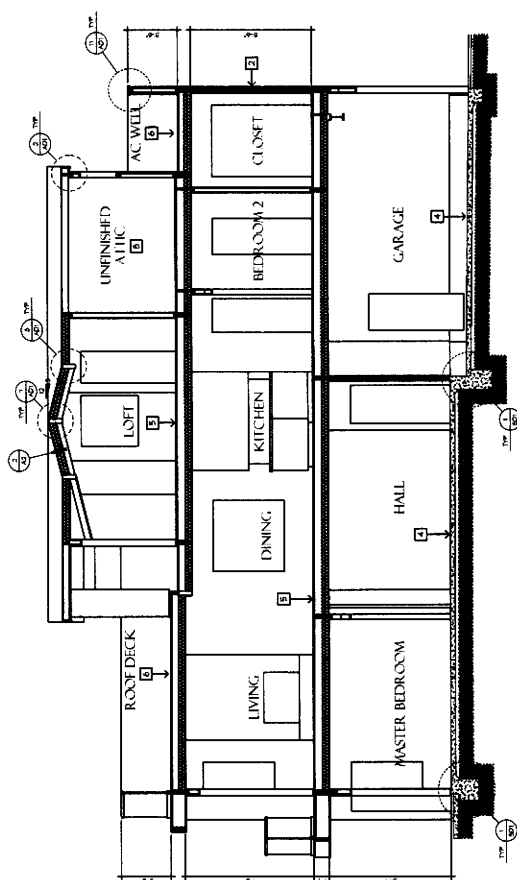
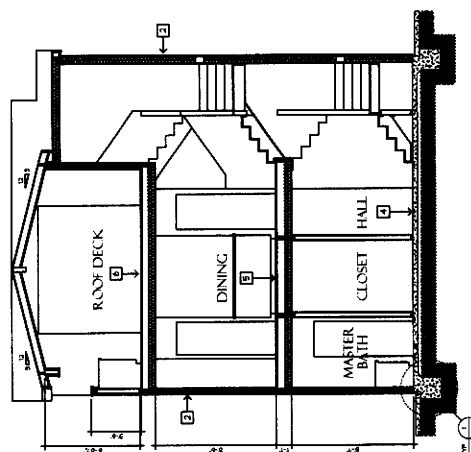
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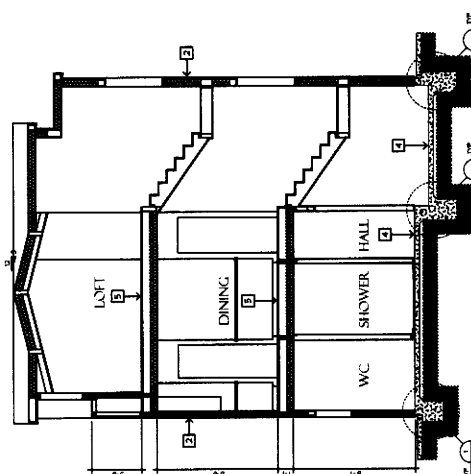
KEYNOTES

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SECTION A-A

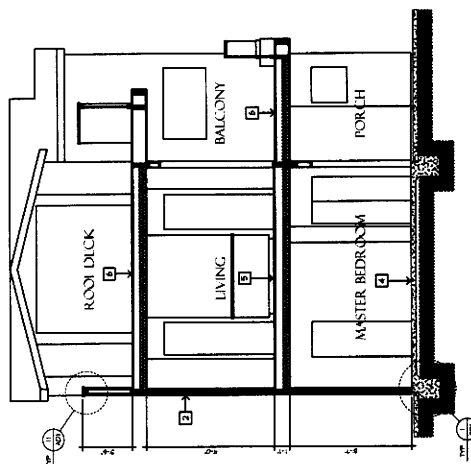
 $\sqrt{4^n} = 1 \cdot 0^n$ 

SECTION C-C



SECTION D-D

SECTION B-B


$$V_4'' = V_1''$$

COASTAL COMMISSION

EXHIBIT # 2
PAGE 7 OF 9

[illegible][illegible]

926 OCEAN FRONT EAST
NEWPORT BEACH, CALIFORNIA 92661

FOUNDATION PLAN



MAN IN HARTSON
ARCHITECT
3000 WEST COAST HWY., SUITE
1000, CARSON, CALIFORNIA 90745
(310) 723-1010
WWW.MANINHARTSON.COM

FOUNDATION NOTES:
ONE SHEET [10] + [10] FOR GENERAL NOTES

THESE ARE THE TOP 100 CITIES, COUNTING DOWN FROM THE MOST POPULOUS TO THE LEAST POPULOUS. THE CITIES ARE RANKED BY THE NUMBER OF PEOPLE WHO LIVE IN THEM. THE CITIES ARE RANKED BY THE NUMBER OF PEOPLE WHO LIVE IN THEM. THE CITIES ARE RANKED BY THE NUMBER OF PEOPLE WHO LIVE IN THEM.