

CALIFORNIA COASTAL COMMISSION

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Th6d

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180th Day: 01/16/2016
Staff: M. Alvarado-LB
Staff Report: 07/21/2016
Hearing Date: 08/11/2016

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-16-0312

Applicant: PSC Strategic Investments, LLC

Agent: Brandon Architects

Location: 1653 Bayside Drive, Newport Beach (Orange County)
(APN 052-401-25)

Project Description: Major remodel of an existing 3,159 sq. ft., two-level, partially subterranean single-family residence with a 563 sq. ft. garage including an approximately 1,817 sq. ft. addition and hardscape improvements resulting in an approximately 4,909 sq. ft., three-level, partially subterranean single-family residence with an attached approximately 630 sq. ft. three-car garage on a bayfront lot. The proposed development will not exceed the maximum height of 29 ft. No work is proposed on the existing bulkhead, cantilevered deck, and dock.

SUMMARY OF STAFF RECOMMENDATION:

The proposed residential project raises issues concerning bayfront development regarding coastal hazards and impacts to public access, community character, and water quality due its location.

The proposed development has been conditioned to assure that the proposed project is consistent with the Chapter 3 policies of the Coastal Act. The conditions are: **1)** assumption of risk; **2)** future improvements; **3)** geotechnical recommendations; **4)** construction-related requirements and best management practices; **5)** conformance with drainage and run-off control plan; **6)** bird strike protection; and **7)** deed restriction.

Staff is recommending **APPROVAL** of the proposed coastal development permit as conditioned.

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

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EXHIBITS

Exhibit 1 – Project Location & Aerial

Exhibit 2 – Plans and Elevations

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

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

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. 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. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-16-0312. 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. 5-16-0312. Accordingly, any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-16-0312, 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. 5-16-0312 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
3. **Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the *Geotechnical Report* prepared by Helfrich-Associates, Inc. for 1653 Bayside Drive, Corona del Mar, California, dated April 16, 2016. Any proposed changes to the approved plans 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.
4. **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.

5. 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 June 23, 2015 to the South Coast Region office showing roof drainage and paved walkways designed to slope into permeable areas. 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.

6. Bird Strike Prevention.

Ocean front deck railing systems, fences, screen walls and gates subject to this permit shall use materials designed to minimize bird-strikes with the deck railing, fence, or gate. Such materials may consist, all or in part, of wood; wrought iron; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless they contain UV-reflective glazing that is visible to birds or appliqués (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliqués used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one appliqué for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clean glass or Plexiglas and appliqués. All materials and appliqués shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director.

The permittee shall undertake development in accordance with the approval 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.

7. 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 applicant proposes a major remodel of an existing 3,159 sq. ft., two-level and partially subterranean single-family residence with an attached 563 sq. ft. three-car garage. The proposed project will consist of an approximately 1,750 sq. ft. residential addition, a 67 sq. ft. garage addition, hardscape work, balconies and other interior and exterior architectural improvements resulting in an approximately 4,909 sq. ft., three-level, partially subterranean single-family residence with an attached approximately 630 sq. ft. three-car garage (**Exhibit 2**). The proposed development will not exceed the maximum height of 29 ft. Drainage from the roof drains and surface water will be directed to permeable areas and existing landscaped areas before entering the main storm drain system or the harbor. Moreover, all exterior roof drains will be equipped with down spout filters. No new landscaping is proposed. In addition, no work is proposed on the existing bulkhead, cantilevered concrete deck, and dock. The applicant has indicated that the project will comply with the applicable water efficiency and conservation measures of the City of Newport Beach's adopted CALGreen standards concerning efficient fixtures and appliances.

The subject site is located at 1653 Bayside Drive within the City of Newport Beach, Orange County (**Exhibit 1**). The lot area is 5,000 sq. ft. and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Single-Unit Residential Detached (RSD). The proposed project adheres to this designation. The project site is on a bulkheaded lot located fronting Newport Bay within an existing urban residential area between the first public road and the sea (**Exhibit 1**).

The applicant has provided a Coastal Hazard Analysis prepared by GeoSoils, Inc. for the proposed project. It is indicated both on the plans and the analysis that the lowest finished floor elevation of the residence will be 9.95 feet with the top of the bulkhead at about +9 feet NAVD88. The project has been designed to be above the maximum observed water elevation of +7.20 feet NAVD88 for the area and above the City of Newport Beach design flood height of +9.0 feet NAVD88. While the finished floor will be at 9.95 feet, or 2.7 feet above the maximum water elevation, the highest current tide level could still potentially flood the project site under the most aggressive estimates of Sea Level Rise (SLR). The Commission has adopted the National Research Council 2012 SLR projections of approximately 1.4 feet to 5.5 feet by the year 2100. Therefore, the project will include a minimum 24-inch waterproofing system around the structure. The analysis states that the proposed waterproofing system will "effectively waterproof the proposed development to elevation +11.95 feet which is above the maximum water elevation over the economic life including the most onerous [California Coastal Commission] SLR estimate"; the expected economic life of the structure is identified in the study to be 75 years. Consequently, it is concluded in the study that the proposed development is reasonably from coastal hazards for the next 75 years.

Also based on information submitted by the applicant, the existing bulkhead located at the bayward property line is in fair condition and is adequate to protect the proposed development, but can be raised to a higher elevation in the future if necessary. The proposed development is consistent with

the City's minimum 10 ft. bulkhead setback. The residence as proposed with the minimum 10 ft. bulkhead setback would not preclude repairs from happening in the future to the existing bulkhead/protective device inland or at its current location. Any future improvements to the bulkhead will require a coastal development permit.

Given that the applicant has chosen to implement the project on a bayfront lot despite risks from liquefaction, wave attack, erosion, sea level rise, and storm flooding, the applicant must assume the risks and accept responsibility for all hazards associated with coastal development. Therefore, the Commission imposes **Special Conditions 1**. Any future improvements to the single-family residence authorized by this Coastal Development Permit No. 5-16-0312, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. 5-16-0312 from the Commission as imposed by **Special Condition 2**. The Commission imposes **Special Condition 3** to ensure consistency with the geotechnical recommendations. In addition, because the project site is on a bayfront lot and in proximity to coastal waters, the Commission imposes construction-related requirements and best management practices under **Special Condition 4**, and to address water quality, imposes **Special Condition 5** to prevent pollution of the coast.

The proposed project will not have an adverse effect on public access. The project site is located on a bulkheaded lot with no shoreline. Lateral public access is not available seaward of the subject site. Public access to the bay is located approximately ½ of a mile northwest of the project site at Bayside Marina.

Due to the oceanfront location of the proposed development, there is a substantial risk of bird strikes. Clear glass walls are known to have adverse impacts upon a variety of bird species. Birds are known to strike glass walls causing their death or stunning them, which exposes them to predation. Birds strike the glass because they either do not see the glass, or there is some type of reflection in the glass which attracts them (such as the reflection of bushes or trees that the bird might use for habitat.). The applicant is proposing tempered glass to be etched marked. To ensure that bird strike prevention measures are implemented, Commission Staff recommends **Special Condition 6**.

The Commission imposes **Special Condition 7** requiring the applicant to record a Deed Restriction acknowledging that, pursuant to this permit (CDP No. 5-16-0312), 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; adherence to the geotechnical recommendations; 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. 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.

D. 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.

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 installation of roof drains, gutters, downspouts, and a drainage system and storm water runoff to permeable areas. 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.

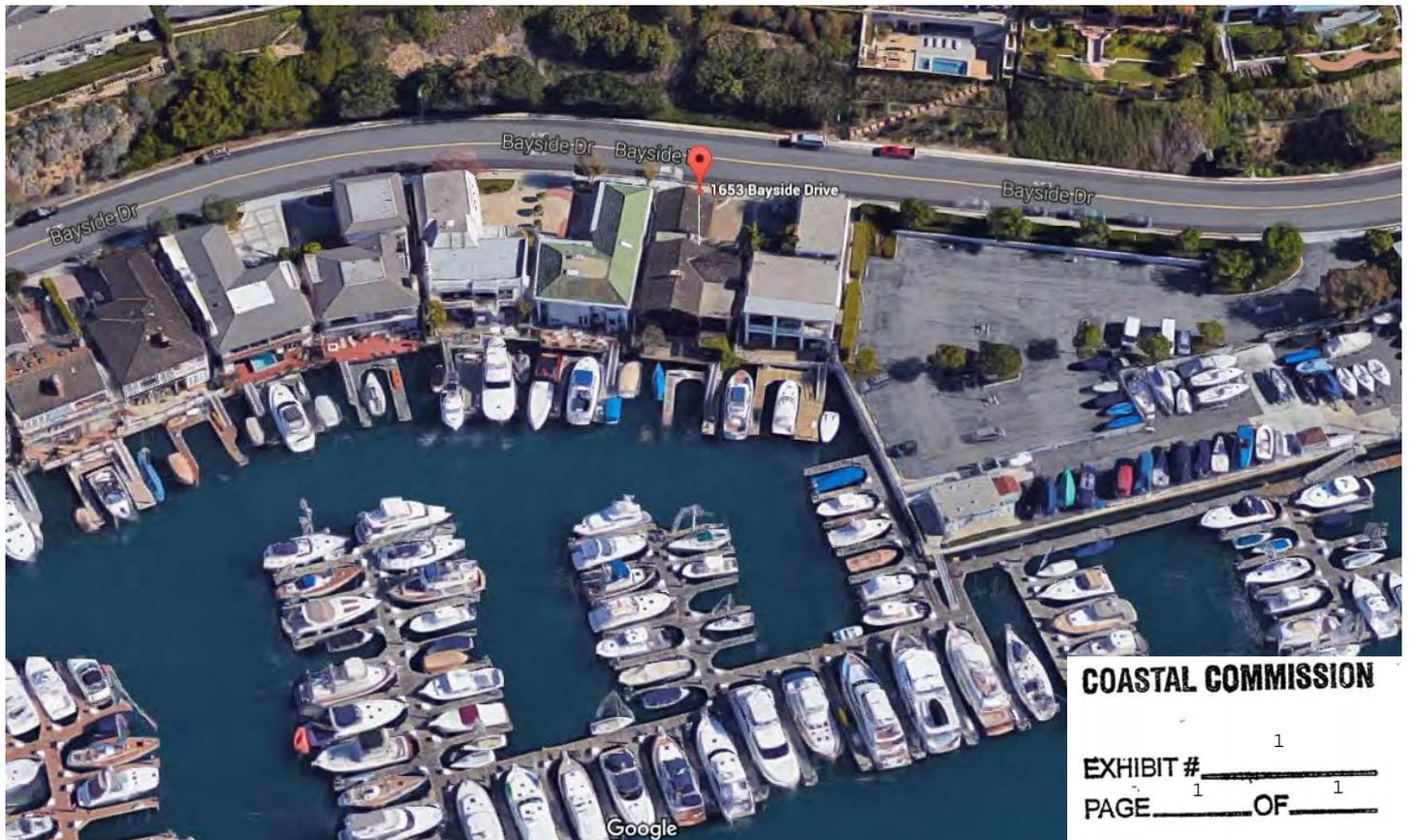
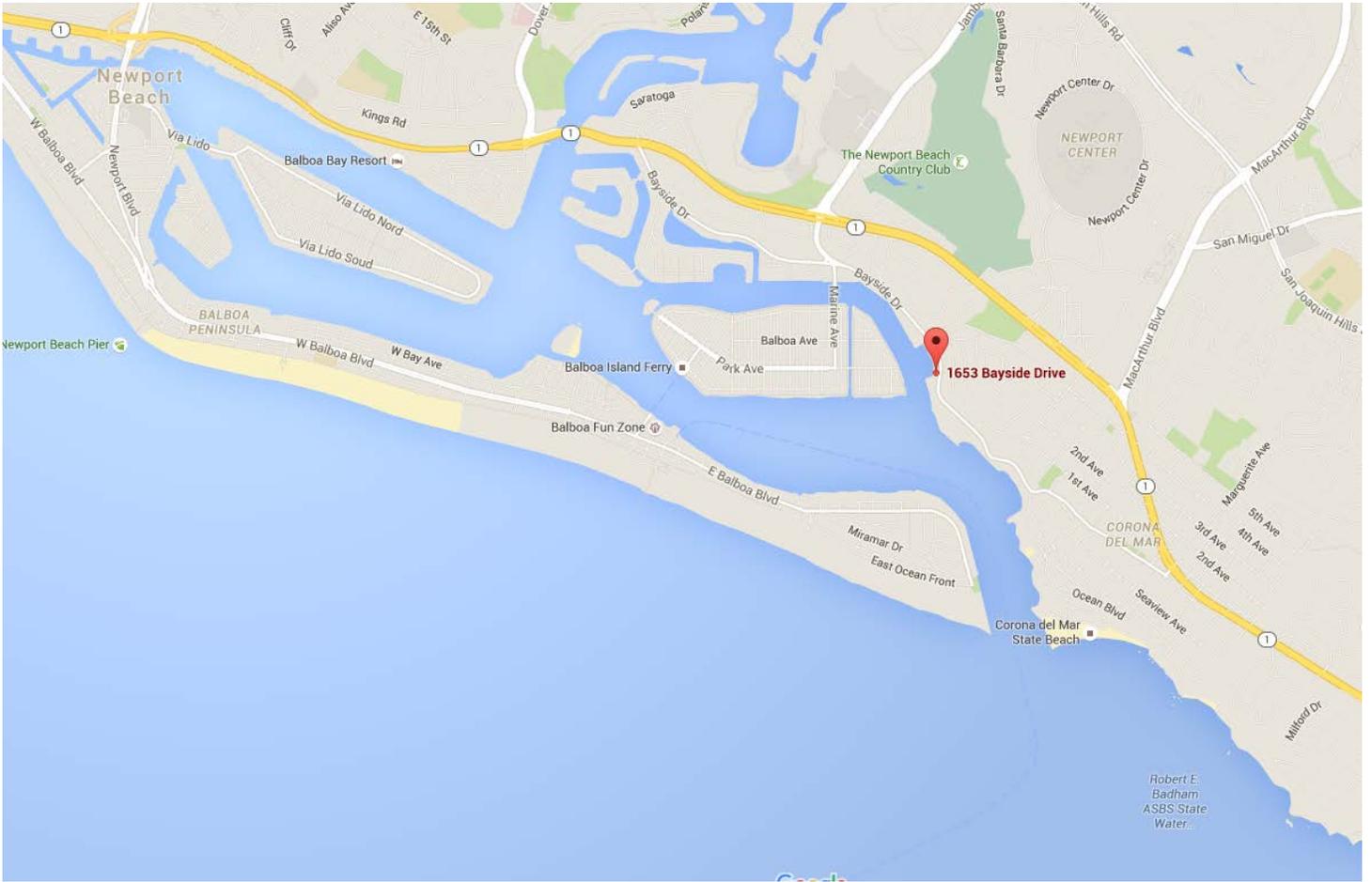
H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

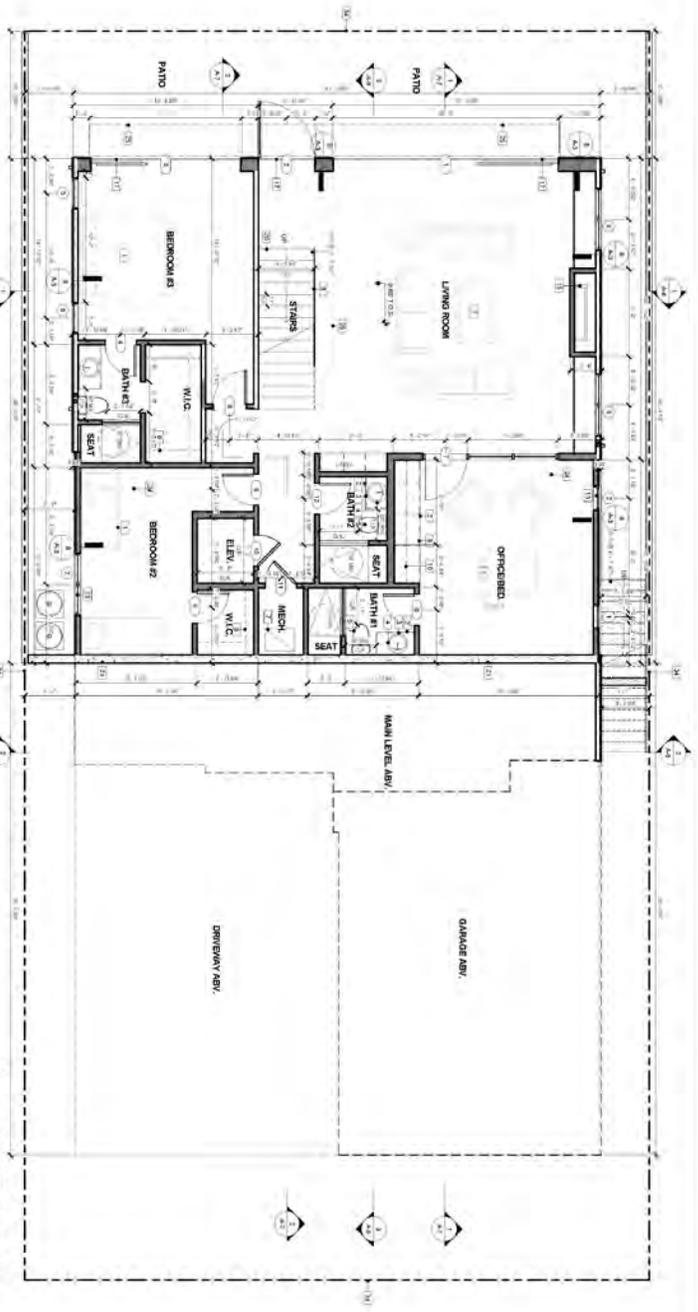
As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the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

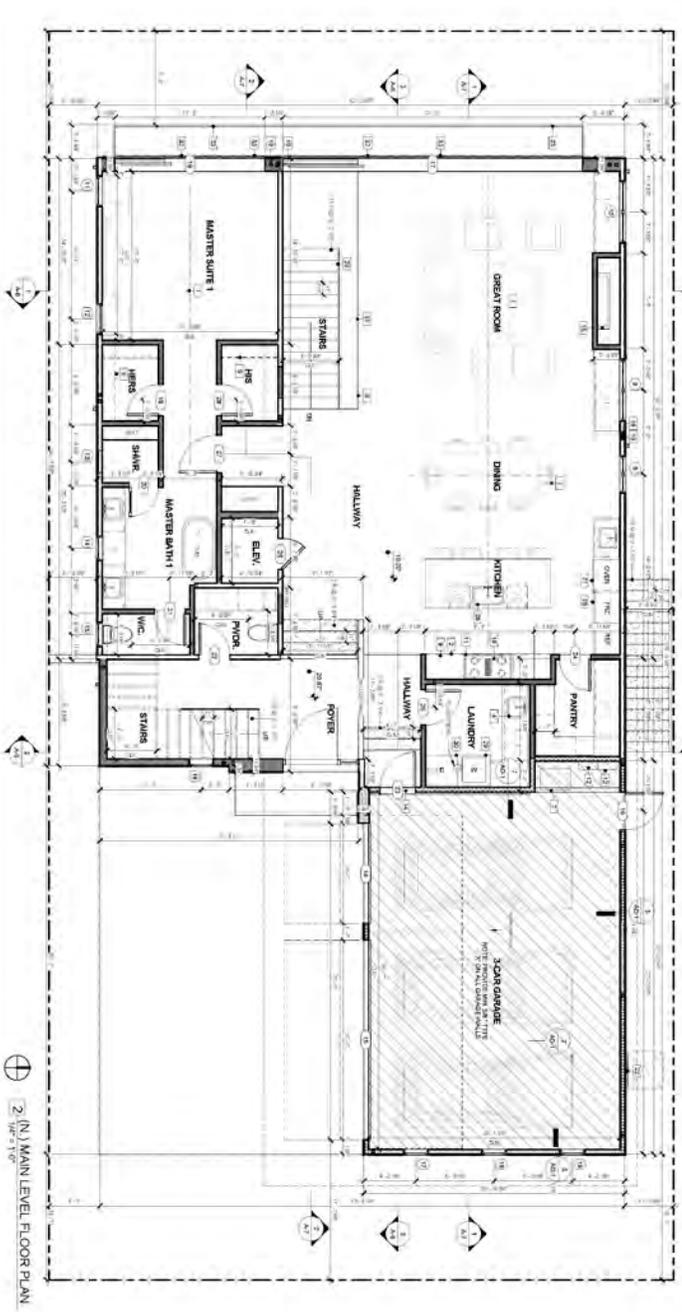
- City of Newport Beach certified Land Use Plan
- *Coastal Hazards Analysis, 1653 Bayside Drive, Newport Beach, California* by GeoSoils, Inc. dated 05/21/2016.
- *Addendum to Coastal Hazards Analysis, 1653 Bayside Drive, Newport Beach, California* by GeoSoils, Inc. dated 06/21/2016.
- City of Newport Beach Approval-in-Concept No. AIC2015081, dated 03/31/2016
- Coastal Development Permit Application No. 5-16-0312.
- *Geotechnical Report* prepared by Helfrich-Associates, Inc. for 1653 Bayside Drive, Corona del Mar, California, dated 04/16/2016.

Project Location: 1653 Bayside Drive, Newport Beach, California

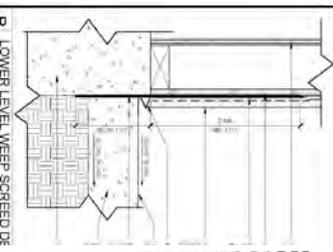




1 (N) LOWER LEVEL PLAN



2 (N) MAIN LEVEL FLOOR PLAN



COASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 5

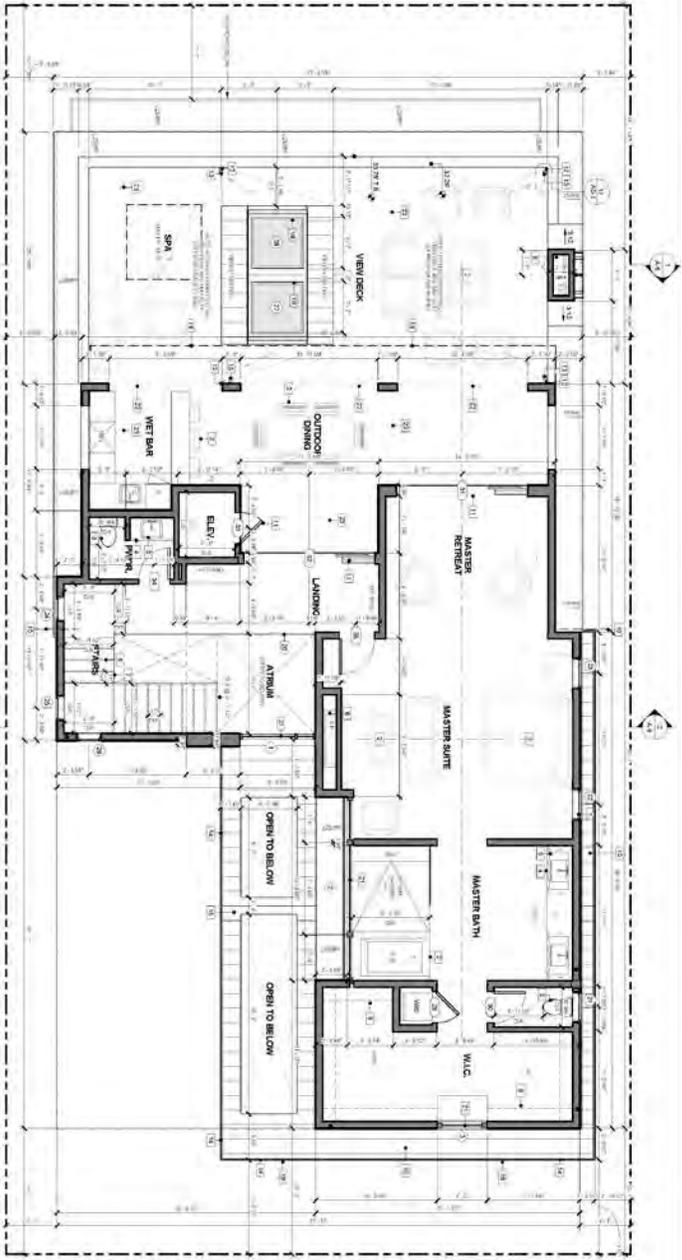
MECHANICAL VENTILATION NOTE
 1. THE LOWER LEVEL WEEP SCREED DETAIL IS TO BE INSTALLED AT THE EXTERIOR WALL OF ALL EXTERIOR WALLS TO PREVENT WATER INTRUSION INTO THE INTERIOR OF THE HOUSE.
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KEYNOTE LEGEND

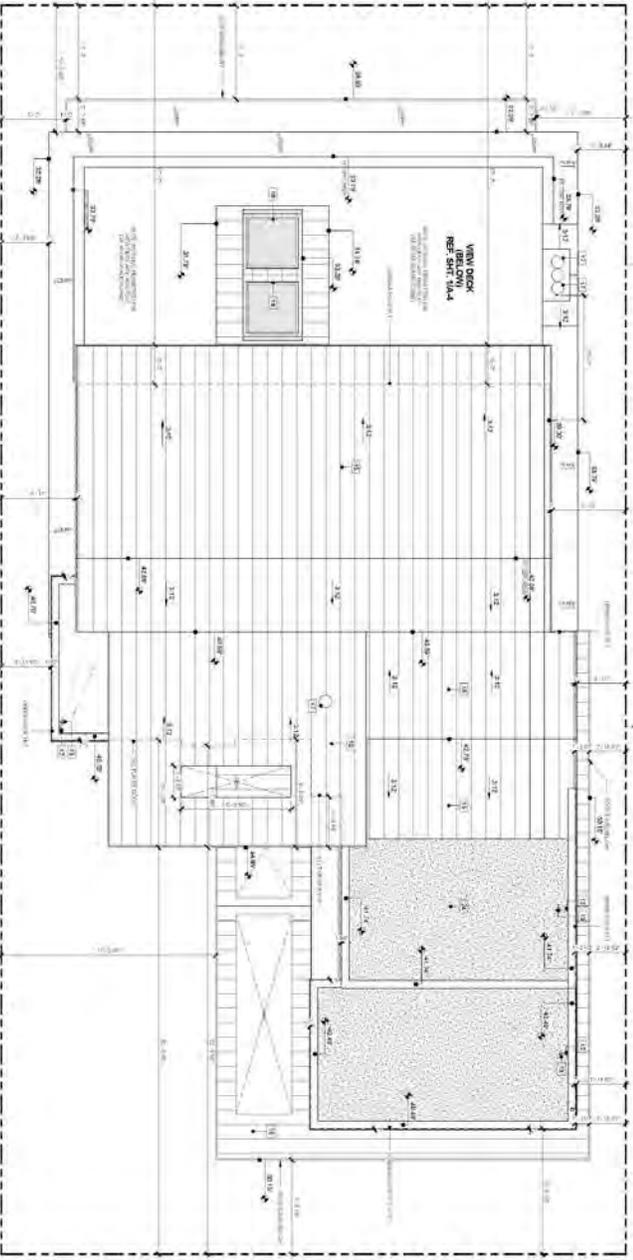
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE (CPC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE (CFC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA LANDMARK PRESERVATION CODE (CLPC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA HISTORIC PRESERVATION CODE (CHPC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-CORRUPTION CODE (CAC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-BRIBE CODE (ABC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-TRADING CODE (ATC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SELF-DEALING CODE (ASDC).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-INSIDER TRADING CODE (AITC).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-MANIPULATION CODE (AMC).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-ABUSE OF INFORMATION CODE (AIC).
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-ABUSE OF POSITION CODE (AAPC).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-ABUSE OF POWER CODE (AAPC).

A PLAN LEGEND

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 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-ABUSE OF POSITION CODE (AAPC).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-ABUSE OF POWER CODE (AAPC).



1 (N) SECOND FLOOR



2 ROOF PLAN

COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 5

- EXISTING WALL TO REMAIN
- NEW WALL - 2" GYPSUM BOARD ON OC
- NEW WALL - 2" GYPSUM BOARD ON OC
- WALL WITH STONE VENEER - 2" GYPSUM BOARD ON OC
- CONCRETE RETAINING WALL - REF: 1
- CONCRETE MASONRY WALL - 8" CMU
- STAIRS - 8" OC
- WINDOOR - REFERENCE SCHEDULE
- DOOR - REFERENCE SCHEDULE
- CABINET - FULL BACKSPLASH
- COLUMN - REF STRUCTURAL DWGS
- FLOORING - FOR PRESENTATION PURPOSES ONLY
- FURNITURE - REMAIN (AS SELECTED)
- PLUMBING FIXTURE - SANI (AS SELECTED)
- PLUMBING FIXTURE - TOILETS (AS SELECTED)
- DOOR TAG - REFERENCE SHEET A-3
- WINDOW TAG - REFERENCE SHEET A-3
- REFERENCE TAG - REFERENCE MEMPHIS LEADIN THIS SHEET

- A ROOF PLAN LEGEND**
- FIELD REGION INDICATES ATTIC SPACE - REF: ATTIC
 - REF: NOTE LEGEND

MECHANICAL VENTILATION NOTE

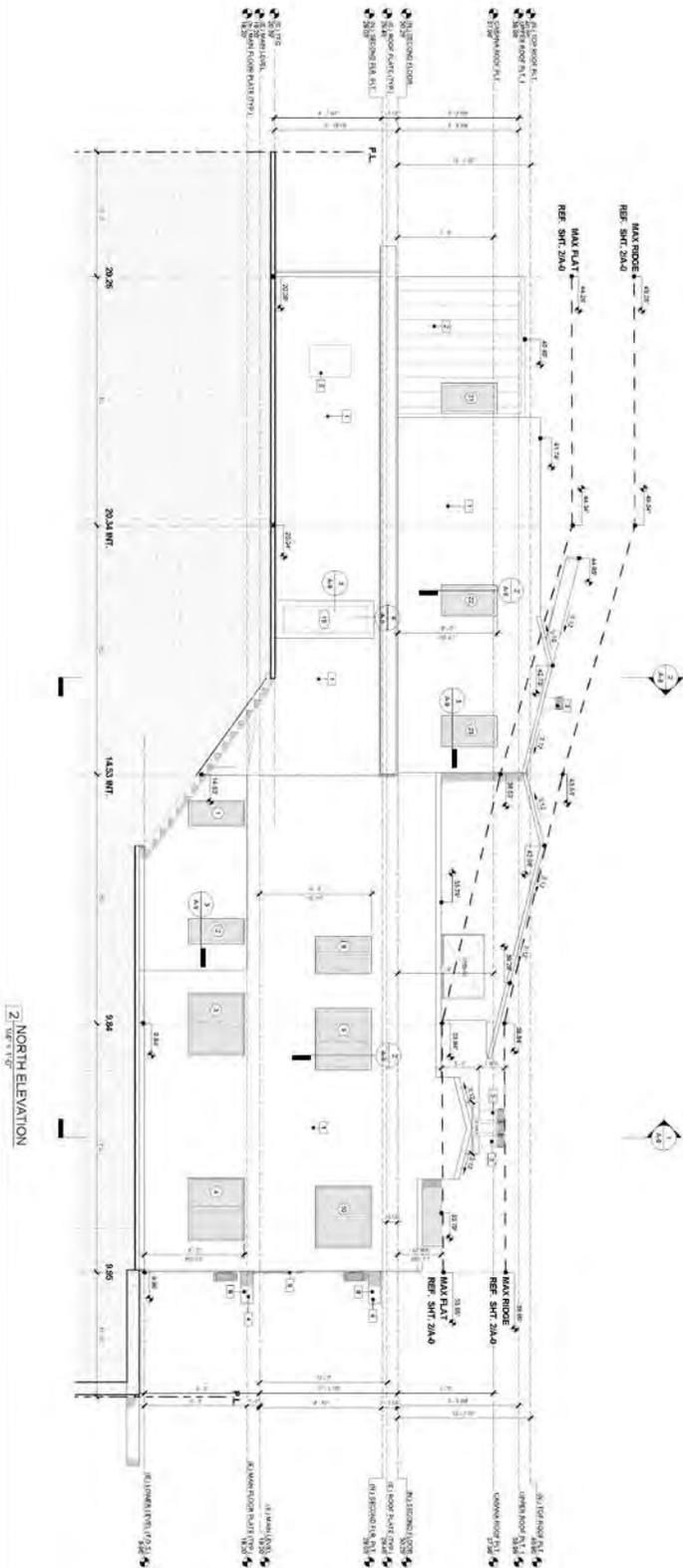
MECHANICAL VENTILATION SHALL BE PROVIDED FOR ALL BATHS AND KITCHENS. MECHANICAL VENTILATION SHALL BE PROVIDED FOR ALL BATHS AND KITCHENS. MECHANICAL VENTILATION SHALL BE PROVIDED FOR ALL BATHS AND KITCHENS.

CONSTRUCTION NOTES

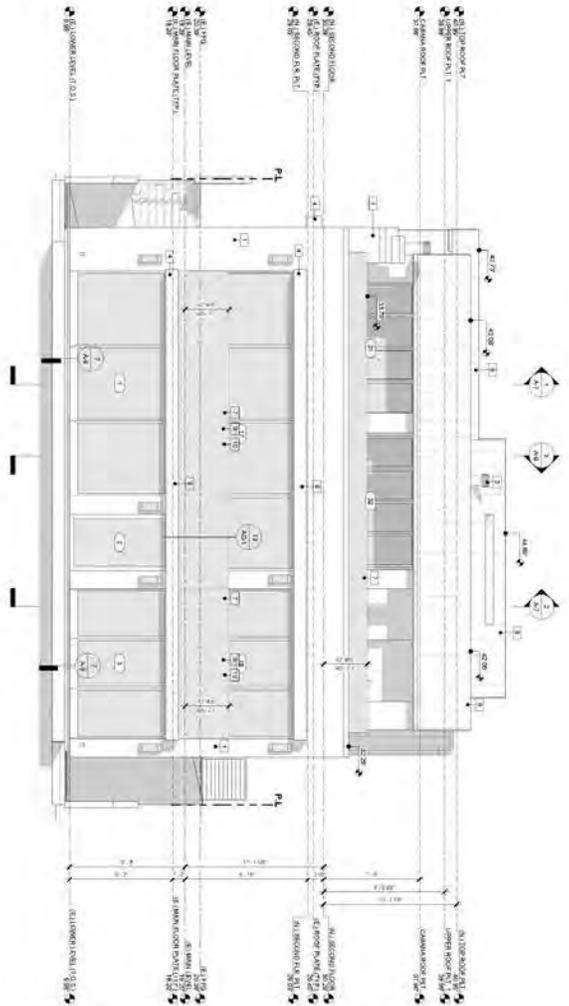
CONSTRUCTION NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

ROOF VENTILATION NOTES (CIRC 1003)

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1 WEST ELEVATION



2 NORTH ELEVATION

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE CALIFORNIA BUILDING CODE (CBC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE CALIFORNIA MECHANICAL AND PLUMBING CODE (CMPC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE CALIFORNIA FIRE AND SAFETY CODE (CFSC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC) AND THE CALIFORNIA ENERGY EFFICIENCY CODE (CEEC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE CALIFORNIA SMOKE AND ALARM CODE (CSAC)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND TECHNIQUES (IAS) AND THE CALIFORNIA ACCESSIBILITY STANDARDS AND TECHNIQUES (CASAT)
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK (IGBC) AND THE CALIFORNIA GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK (CGBCMS)

COASTAL COMMISSION

EXHIBIT # 2
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DATE: 05/21/18
 DRAWN: S.S. 2018
 SHEET NO.

EXTERIOR ELEVATIONS

PROJECT: BAYSIDE CUSTOM HOME

LOCATION: 1653 BAYSIDE DR., CORONA DEL MAR, CA

OWNER: PSC STRATEGIC INVESTMENTS, LLC
 21455 Agoura Road
 Agoura Hills CA 91301