

**CALIFORNIA COASTAL COMMISSION**

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



# F6a

Filed: 09/26/2016  
180th Day: 03/25/2017  
Staff: M. Alvarado-LB  
Staff Report: 12/22/2016  
Hearing Date: 01/13/2017

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 5-15-0169

**Applicant:** Chris Bassi, Issab, LLC

**Agent:** Philip Hove

**Location:** 441 Via Lido Soud, Newport Beach (Orange County)  
(APN 423-205-11)

**Project Description:** Demolition of a 2,000 sq. ft. duplex and construction of an approximately 3,006 sq. ft., 24 ft. high two-story single-family residence with an attached 447 sq. ft. two-car garage, open decks/porches totaling approximately 296 sq. ft., and hardscape improvements on a beachfront lot. Additionally, the applicant is proposing to remove any existing development currently encroaching approximately one ft. onto the City of Newport Beach oceanfront public right-of-way. The proposed new development will not result in any encroachments. No landscaping is proposed.

**Staff Recommendation:** Approval with conditions

### 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)** final plans; **2)** future response to erosion/no future shoreline protective device; **3)** assumption of risk; **3)** future improvements; **4)** geotechnical recommendations; **5)** construction-related requirements and best management practices; **6)** conformance with drainage and run-off control plan; 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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### APPENDICES

Appendix A - Substantive File Documents

### 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. **Final Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of revised final plans. The final plans shall be in substantial conformance with the plans submitted February 19, 2015 to the South Coast District Office with the exception of any encroachments extending beyond the applicant's property and onto the public right-of-way. As proposed by the applicant, the proposed project will not result in any encroachments outside of the project site.

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. **Future Response to Erosion/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. 5-15-0169 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. **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.

**4. Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-15-0169. 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. 5-15-0169. Accordingly, any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-15-0169, 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. 5-15-0169 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

**5. Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the *Geotechnical Investigation* report prepared by Petra Geotechnical, Inc. for 441 Via Lido Soud, Lido Isle, Newport Beach, California dated August 18, 2014. 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.

**6. 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.
- 7. 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 February 19, 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.
- 8. 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 to demolish an existing two-story duplex, and construct an approximately 3,006 sq. ft., 24 ft. high, two-story single-family residence with an attached 447 sq. ft. two-car garage, open decks/porches totaling approximately 296 sq. ft., and hardscape improvements on a beachfront lot (**Exhibit 2**). Additionally, the applicant is proposing to remove existing development (i.e. landscaping and lower portion of the side yard stairway steps) that currently encroaches approximately one ft. onto the City of Newport Beach oceanfront public right-of-way. The proposed new development will not result in any encroachments. The proposed development will not exceed the maximum height of 29 ft. Drainage from the roof drains, gutters, and downspouts will be directed to a drainage swale and a catch basin before being directed to the street's main storm drain system. No landscaping is proposed. It is indicated on the plans that the new residence 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 441 Via Lido Soud within the City of Newport Beach, Orange County (**Exhibit 1**). The lot area is 2,700 sq. ft. and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Multiple Unit Residential (RM-E). The proposed project adheres to this designation. The project site is on a beachfront lot located within an existing urban residential area on Lido Isle, and is situated between the first public road and the sea (**Exhibit 1**). There is a narrow sandy beach and a 15 ft. wide public right-of-way with an improved 5.5 ft. cement walkway between the subject property and the Pacific Ocean.

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 about +13.090 feet NAVD88. The project has been designed to be above the maximum observed water elevation of +7.2 feet NAVD88 for the area and above the City of Newport Beach design flood height of +9.0 feet NAVD88. The Commission has adopted the National Research Council 2012 Sea Level Rise (SLR) projections of approximately 1.4 feet to 5.5 feet by the year 2100. With a proposed finished floor elevation of +13.090 feet, the study indicates that the bay water elevation will not exceed the finished floor elevation until sea level rise is greater



than 5.9 feet, or beyond the maximum predicted SLR for the year 2100. The study continues “the proposed development is reasonably safe from coastal hazards including shoreline movement, waves and wave runup, and flooding with future sea level rise”.

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 agree to no future shoreline protective devices. Therefore, the Commission imposes **Special Conditions 2 and 3**. Any future improvements to the single-family residence authorized by this Coastal Development Permit No. 5-15-0169, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. 5-15-0169 from the Commission as imposed by **Special Condition 4**. The Commission imposes **Special Condition 5** 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 6**, and to address water quality, imposes **Special Condition 7** to prevent pollution of the coast.

The proposed project will not have an adverse effect on public access. Lateral public access is available seaward of the subject site. The proposed project has been modified to ensure it will not result any encroachments outside of the project site and onto the City of Newport Beach oceanfront public right-of-way. To ensure public coastal access is protected, the Commission imposes **Special Condition 1**, requiring that the applicant submit revised finals plans without any encroachments extending beyond the applicant’s property.

The Commission imposes **Special Condition 8** requiring the applicant to record a Deed Restriction acknowledging that, pursuant to this permit (CDP No. 5-15-0169), 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 catch basin. 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)**

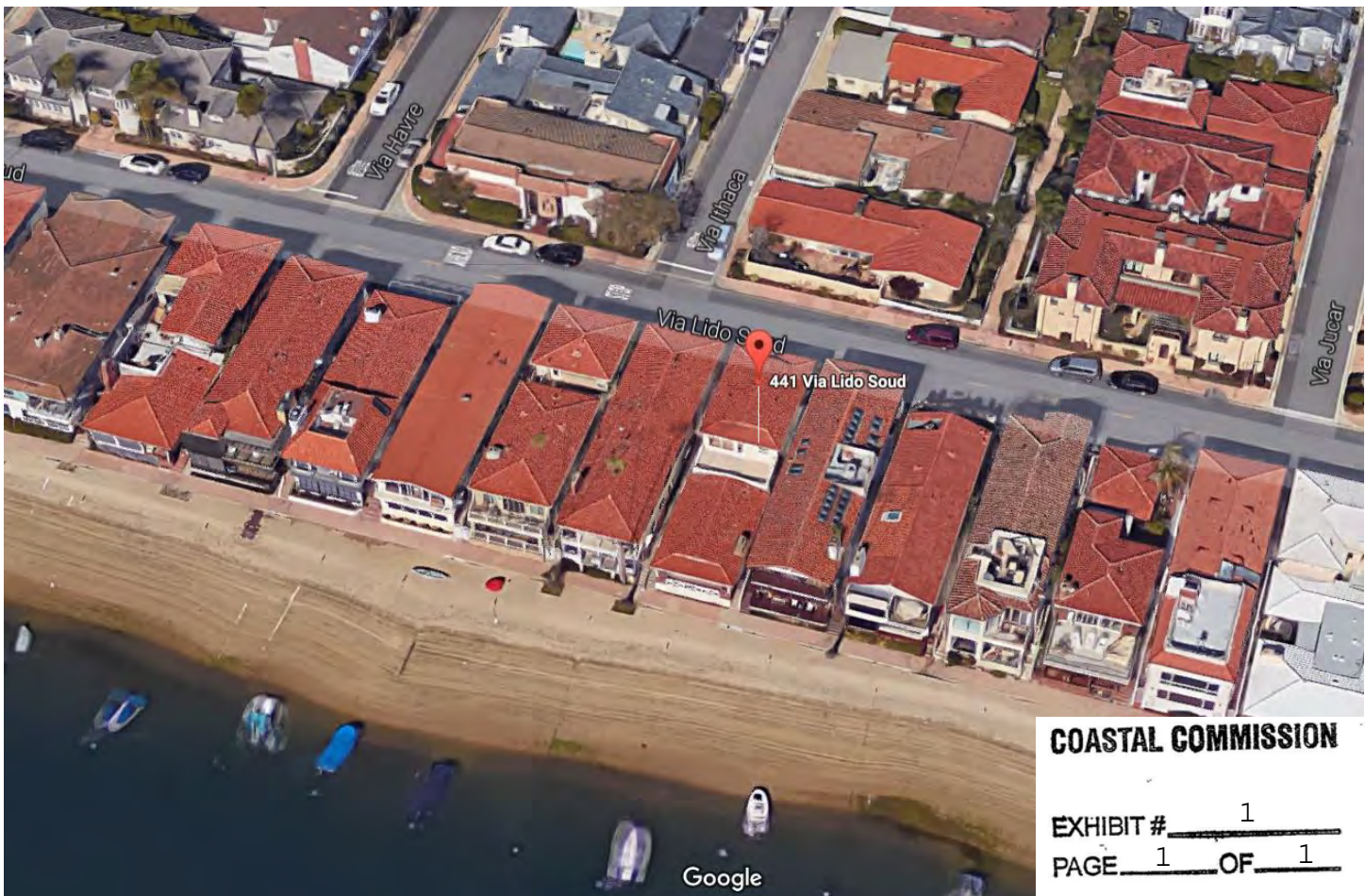
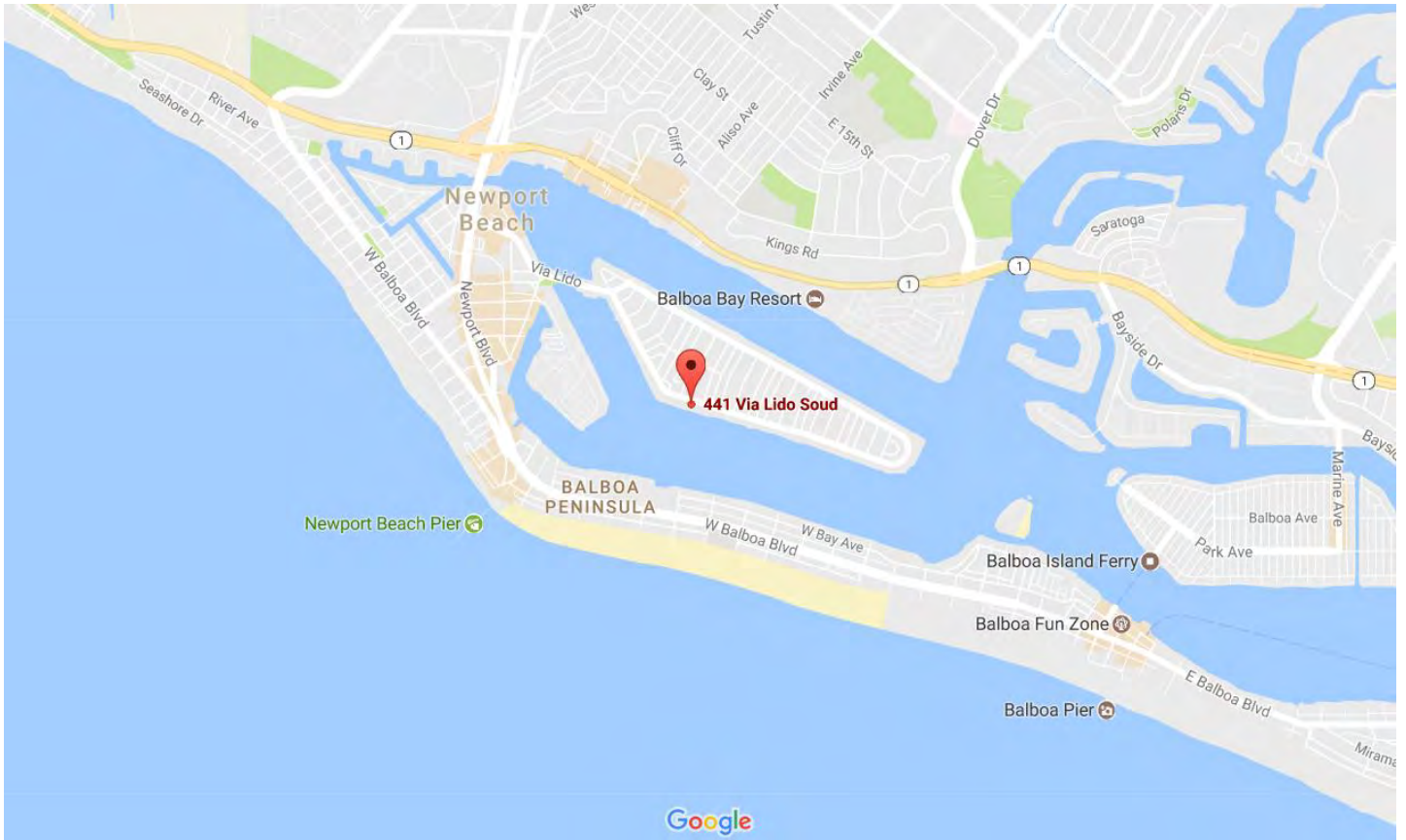
As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on

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 Sea level Rise Discussion for New Residence, 441 Via Lido Soud, Newport Beach, Orange County, California* by GeoSoils, Inc. dated November 27, 2015.
- City of Newport Beach Approval-in-Concept No. AIC2013080, dated 03/13/2014
- Coastal Development Permit Application No. 5-15-0169.
- *Geotechnical Investigation, Proposed Single-Family Residence, 441 Via Lido Soud, Lido Isle, Newport Beach, CA* prepared by Petra Geotechnical, Inc. dated August 18, 2014.

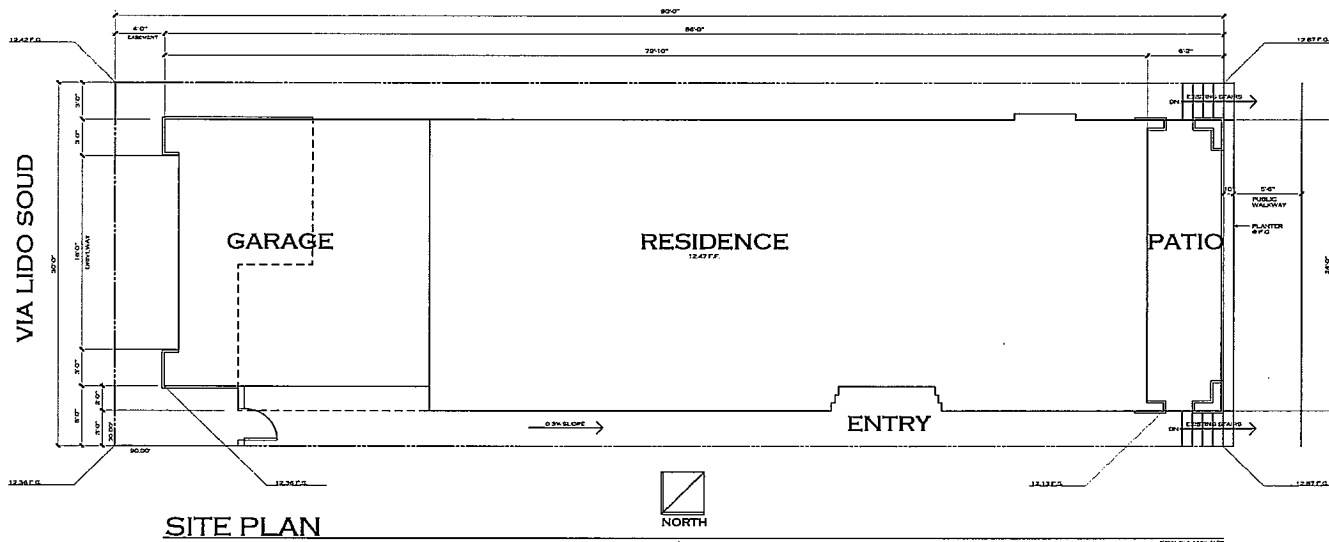
Project Location: 441 Via Lido Soud, Newport Beach, California



Average Finish Grade  
 Method 1:  $12.42 + 12.36 / 2 = 12.38$   
 Method 2:  $12.42 + 12.36 + 12.87 / 4 = 12.63$   
 Finish Grade: 12.38  
 Slope:  $12.36 - 12.13 / 86 = .003$

Jurisdiction :	LICA and City of Newport Beach
Building Use :	Two Story Single Family residence
Lot Number :	466
Tract Number :	907
Zoning District :	RM
Coastal Land Use :	RM-E

Lot Size :	2700 Square Feet (30'x90')
Building Area :	2064 Square Feet (24'x86')
Maximum Buildable :	3508 Square Feet (2064 x 1.7)
Actual Total Area :	3465 Square Feet



*The Bassi Residence*  
 441 Via Lido Soud  
 Newport Beach, California



**Hove Design Alliance Inc.**

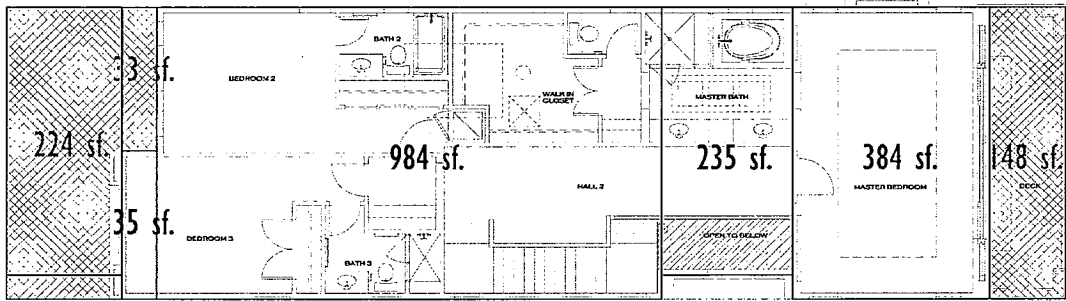
LAGUNA BEACH, CA 92653  
 714.363.3444  
 info@hovealliance.com

Sheet Title:  
**Site Plan**  
 1/4"=1'-0"

Sheet No:  
**A-1**

**COASTAL COMMISSION**

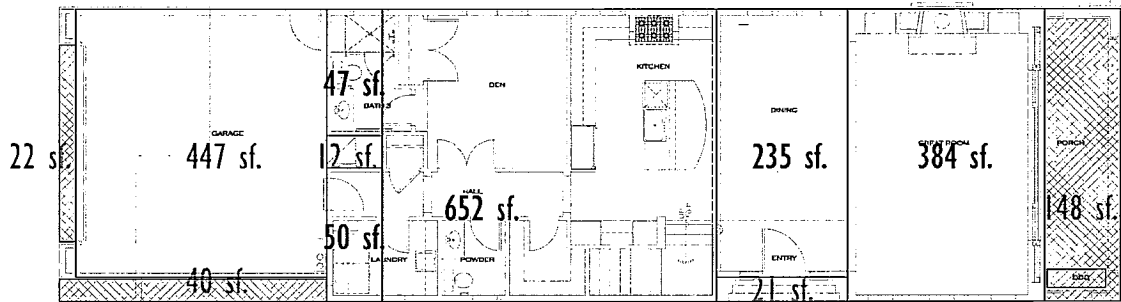
EXHIBIT # 2  
 PAGE 1 OF 6



Hatched areas indicate open space

**Second Floor Plan**

residence: 35+984+235+384=1638 sf.  
 front open space: 224+33=257 sf.  
 rear open space: 148 sf. Second Floor total open space: 405 sf.



**First Floor Plan**

residence: 47+50+652+235+384=1368 sf.  
 total residence: 1368 + 1638=3006 sf  
 front open space: 22+40=62 sf.  
 rear open space: 148 sf. total front open space: 319 sf.  
 First Floor open space: 62+148=210 sf. total open space: 210+405=615 sf.  
 total area: 3006+459= 3465 sf.

**AREA CALCULATIONS**

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

DATE: 07-26-11

*The Bassi Residence*  
 441 Via Lido South  
 Newport Beach, California



**Hove  
 Design  
 Alliance Inc.**

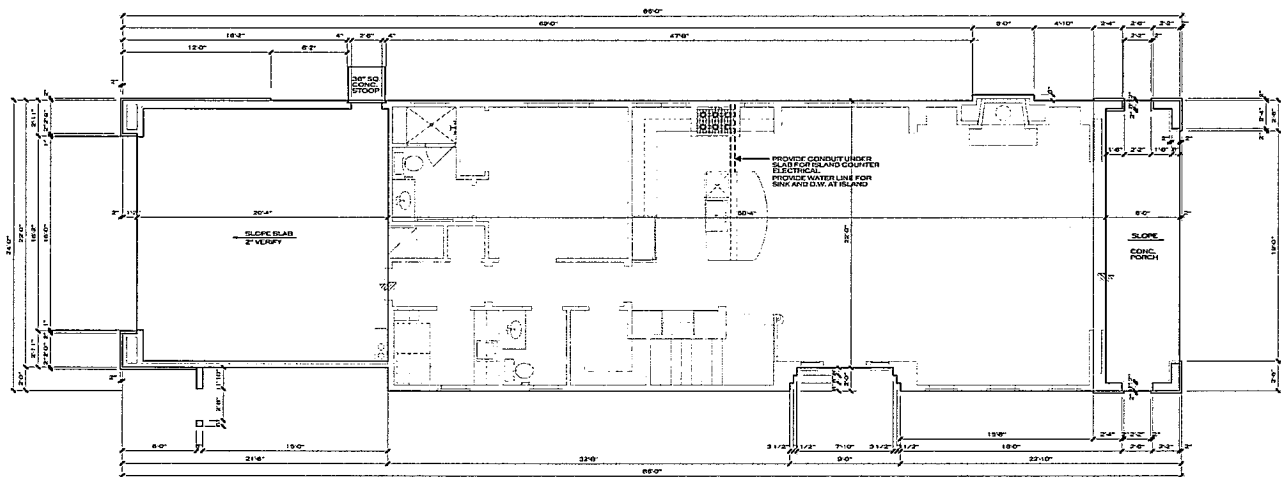
LAUREN BLACK CA 0017  
 714-944-1000  
 hove@hovealliance.com  
 Project: 07-26-11  
 Date: 07-26-11

Sheet Title:  
**Area  
 Calculations**  
 1/4"=1'-0"

Sheet No.:  
**A-2**

**COASTAL COMMISSION**

EXHIBIT # 2  
 PAGE 2 OF 6



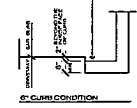
**SLAB INTERFACE PLAN**

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

**NOTES**

- 1. INDICATE DROP IN SLAB SEE SECTION
- 2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- 3. FOR LANDSCAPE INFORMATION, REFER TO LANDSCAPE PLANS.
- 4. WHEN REQUIRED BY SOIL ENGINEER OR OTHERS THE ROOF DOWNSPOUTS INTO SITE AREA DRAINS.
- 5. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL CONCRETE SOIL REQUIREMENTS WITH THE SOIL REPORT.

WHEN INDICATING THE GARAGE DOOR TRACK PAPER SHALL TO CONSOLE, GIBBS WHEN NECESSARY. REPORT CIPR CONC. CURB.



GENERAL INFO. AT GARAGE DOOR

*The Bassi Residence*  
441 Via Lido Sand  
Newport Beach, California



**HOVE DESIGN ALLIANCE INC.**

LAGUNA BEACH, CA 92653  
714.341.3442  
Ahove@hovedesign.com  
Project: #4332  
Sheet: #1-34-17

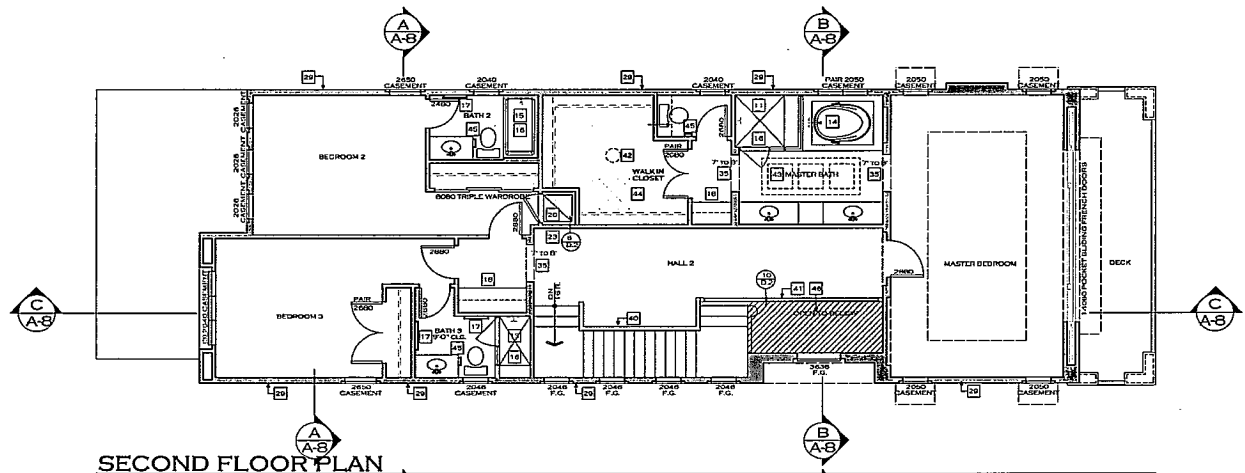
Sheet Title:  
**Slab Interface Plan**  
1/4" = 1'-0"

Sheet No.:  
**A-3**

**COASTAL COMMISSION**

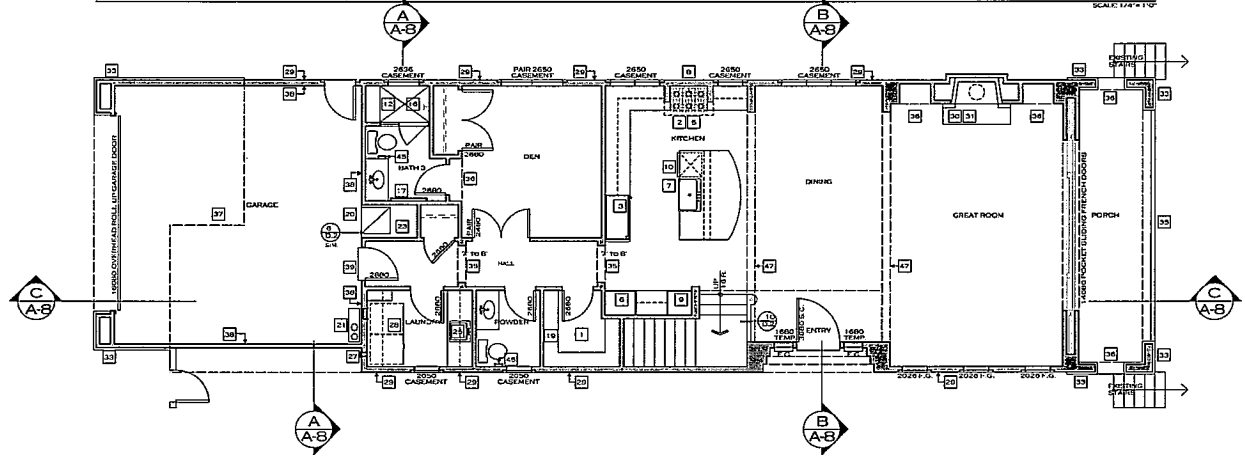
EXHIBIT # 2  
PAGE 3 OF 6





SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

**GENERAL PLAN NOTES**

1. ALL WALL, FRAMING, ROOF FRAMING, WINDOW AND DOOR INSTALLATIONS ARE THE RESPONSIBILITY OF THE USER. CONTRACTORS ARE TO BE HELD TO THE FOLLOWING STANDARDS: CONTRACTORS SHALL PRACTICE STANDARD CONSTRUCTION METHODS AND NOT ALLIAN PRACTICES AND IT SHOULD BE NOTED THAT THESE CONSTRUCTION DOCUMENTS GRANT NO RESPONSIBILITY OF THE METHOD OF FRAMING AND THEIR NOISE.
2. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT IF ESCAPE/RESCUE SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH (UNOPENED) SHALL BE 20 INCHES AND HAVE A FRAME/SLIP HEIGHT OF MORE THAN 64 INCHES ABOVE THE FLOOR. IF WITH 11 WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
3. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS PLAN FOR SOLID AT DOUBLE ENTRY/DOOR CONDITIONS PROVIDE OTHERWISE. SEE PLAN FOR SIZES.
4. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. SEE PLAN FOR SIZES.
5. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THICK, SELF-CLOSING AND FITTING. OR SELF-CLOSING, TIGHT-FITTING DOOR TO BE FIRE RATED NOT LESS THAN 20 MINUTES UNLESS HOUSE CONTAINS FIRE ORIGINABLE SOURCE.
6. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZES.
7. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. SEE PLAN FOR SIZES.
8. PROVIDE ROPE CALLINGS UNDER THE PRESSURE TREATED BOTTOM PLATE AT ALL LIVING AREAS.
9. ACCORDS TO THE LIGHTING SCHEDULE - DRIVERS WITH REFRIGERATORS.
10. HEIGHTS FOR DOUBLE POLE / SINGLE SHADES WILL BE 48" LOWER AND BE UPWARDS OF THE FLOOR TO TOP OF SHADE. HEIGHT FOR SINGLE SHADE / POLE WILL BE 66" FROM FLOOR TO TOP OF HOOK STUD.
11. SWITCH HEADS TO BE 6" OFF THE FLOOR WHEN INSTALLED WITH REFRIGERATORS AND 18" OFF THE FLOOR WITH INSTALLED WITH OTHER APPLIANCES.
12. PROVIDE SHARPER VENTS OVER LAUNDRY DOOR TO MAKE UP 100 CFM OF AIR AT ALL TIMES.
13. BACKING TO BE 1/2" PAPER BATH + 24" TONGUE AND GROOVE 1/2" BACKING. CABINETS BLOCAB + 1" DOWN UPPER SPECIFIC SIZE OF CABINET.

**FLOOR PLAN NOTES**

- NOTE: CONTRACTOR SHALL VERIFY GRADE TYPE AND SPECIES FOR ALL TERRACES AND APPLICABLE WITH BUILDER.
1. PANTRY: SEE CABINET DRAWINGS IF PROVIDED.
  2. 36" SLIDE IN RANGE/OVEN
  3. 48" BUILT IN BUILT IN REFRIGERATOR, PLUMB FOR WATER SUPPLY.
  4. 24" REFRIGERATOR DRAWER
  5. 48" BUILT IN HOOD (VENT TO THE OUTSIDE)
  6. 27" BUILT IN OVEN/MICROWAVE
  7. 27" PANTRY SHELF WITH GARAGE DISPOSAL
  8. POT FILLER AT RANGE
  9. 24" WINE COOLER
  10. 24" DISHWASHER
  11. 48" BATH AND BATH TUB SHOWER W/ 14'284" X 14" HIGH TILE SEAT TUB WASHCOT TO 72"
  12. 48" BATH AND BATH TUB SHOWER W/ 14'284" X 14" HIGH TILE SEAT TUB WASHCOT TO 72"
  13. 24" BATH AND BATH TUB SHOWER W/ 14'284" X 14" HIGH TILE SEAT TUB WASHCOT TO 72"
  14. 80" X 24" CHAIR TUB W/ CHAIR TUB WASHCOT. PROVIDE MATS. VERIFY SIZE AND LOCATION OF ACCESS WALLS. VERIFY TUB AND SHOWER TRAY SPECIFICATIONS. VERIFY TUB AND SHOWER TRAY SPECIFICATIONS.
  15. 36" X 48" TUB (SHOWER) W/ WATER RESISTANT WASHCOT TO 72"
  16. SHOWER/STAIR GLASS SHOWER ENCLOSURE.
  17. TONNEL BATH
  18. LINEN CABINET: SEE CABINET DRAWINGS IF PROVIDED.
  19. 48" WASHCOT SINKS.
  20. F.A.U. TO VENT TO OUTSIDE AIR.
  21. TEMPERATURE & PRESSURE RELIEF VALVE.
  22. CONDENSATION AIR TO TOP AND BOTTOM AND RETURN AIR CIRCUIT OR DUCT AS SHOWN ON HEATING PLAN AS REQUIRED FOR F.A.U. ONLY.
  23. TRASH / RECYCLE DRAWER
  24. LAUNDRY UTILITY BIN
  25. 14" X 6" GARAGE EXHAUST VENT, SCREENED AND LOUVERED.
  26. DRYER VENT (MAX. 24" FT LENGTH INCLUDING 90 DEGREE ELBOWS) TO EXTERIOR WALL.
  27. 24" BATH TUB
  28. PROVIDE WATER HEAT AND SUBURBAN
  29. 24" BATH TUB
  30. PROVIDE WATER HEAT AND SUBURBAN
  31. APPLIANCE PACKAGE PROVIDE S. ASS'Y. BENCH/STOVE AND TERMINATION TO EXTERIOR WALL TO 18" IN DIA.
  32. ELECTRICAL SERVICE PANEL: USE UTILITY PLANS.
  33. LINE OF SYNTHETIC STONE VENEER: SEE ELEVATION.
  34. LINE OF CRIPPLE WALL ABOVE.
  35. ANCHOR SCREWS: SEE PLAN FOR HEIGHT OR DETAIL.
  36. FLOOR SCOTTS: SEE PLAN FOR HEIGHT OR DETAIL.
  37. (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT CEILING.
  38. 5/8" TYPE "X" GYPSUM BOARD AT GARAGE WALL.
  39. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE OUTWELLING UNIT SHALL BE EQUIPPED WITH EITHER A SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR DOORS IN COMPLIANCE WITH CALIF. TITLE 19, CHAPTER 10.10.10.1.
  40. 1/2" LOW 6" WALL WITH GRANITE TOP
  41. 1/2" LOW 6" WALL WITH GRANITE TOP
  42. "MILKMAID" SPOULIGHT DETAIL FOR BATHS SPEC.
  43. 10" X 10" GRANITE INSTALL FOR BATHS SPEC.
  44. TOILET PAPER HOLDER PROVIDE LIGHT IN ATTIC.
  45. TOILET PAPER HOLDER PROVIDE LIGHT IN ATTIC.
  46. 1/2" WIDE X 12" DEEP FALSE DEAN
  47. 0" WIDE X 12" DEEP FALSE DEAN

SQUARE FOOTAGE	
FIRST FLOOR SQUARE FOOTAGE	1388 SF
SECOND FLOOR SQUARE FOOTAGE	1638 SF
TOTAL	3026 SF
GARAGE	459 SF

NOTE: THIS SQUARE FOOTAGE DOES NOT INCLUDE WALLS, PARTITIONS, DOORS, WINDOWS, CASES, ETC. FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

The Bassi Residence  
441 Via Lido Soud  
Newport Beach, California



Hove  
DESIGN  
ALLIANCE INC.

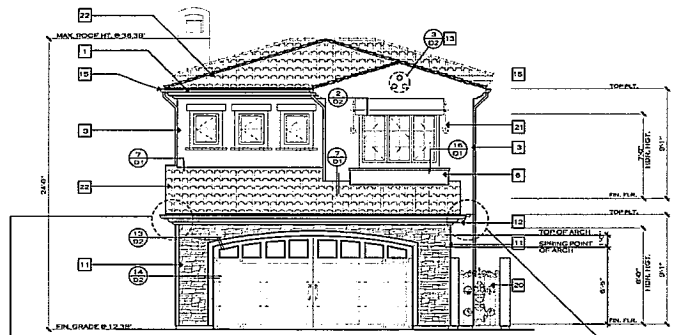
LANCE BLAKE CEM  
TOTAL PLAN  
Hove@hovealliance.com

Sheet Title:  
**Floor Plan**  
1/4"=1'-0"

Sheet No.:  
**A-4**

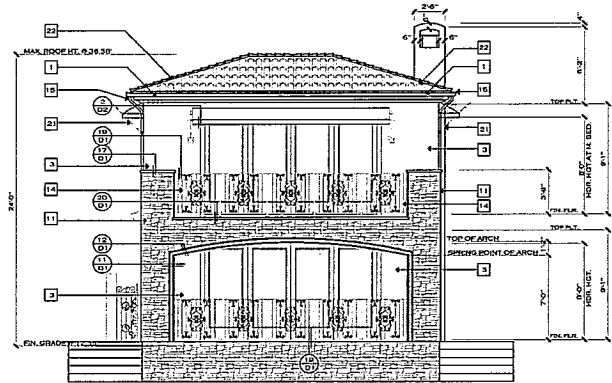
**COASTAL COMMISSION**





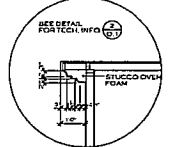
**FRONT ELEVATION**

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

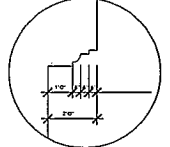


**REAR ELEVATION**

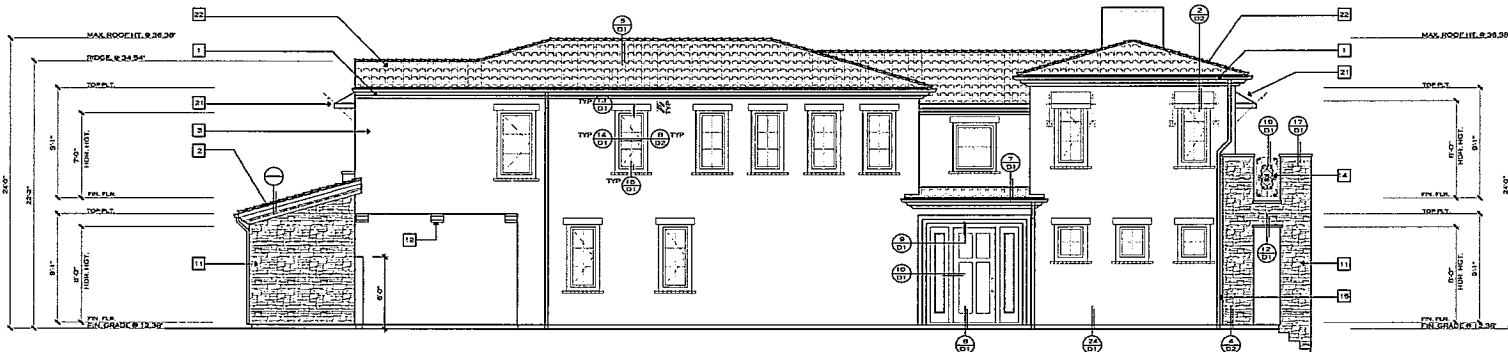
SCALE: 1/4" = 1'-0"



BUILT UP RAKE DIMENSIONS AT GARAGE



STUCCO CORBEL DIMENSION DETAIL



**RIGHT ELEVATION**

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

**EXTERIOR FINISHES**

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.  
 ALL EXPOSED WOOD TRIM, PLYWOOD SHUFFERS, POSTS AND CORNICES TO BE RE-SAWN, U.N.G. AND PRIMED PRIOR TO INSTALLATION / ASSEMBLY.  
 ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN DETAILATION OR BE DETAILALLY APPROVED. ORNAMENTAL CORNICES TO BE WITH A TINTED BLACK POWDERCOAT FINISH.  
 TYPICAL SOUN TO BE: JAMES HARDY CEMENT BOARD OR EQUAL.

**ELEVATION NOTES**

1. SHAPED FOAM RAKE, SEE DETAIL.
2. SHAPED FOAM RAKE, SEE DETAIL.
3. EXTERIOR PLASTER OVER PAPER BACKED MESH.
4. EXTERIOR PLASTER SOFFIT, G / EXPANDED METAL LATH.
5. WOOD TRIM W/ SMOOTH FINISH, SEE DETAIL FOR ACTUAL SIZE.
6. PORTICO, SEE DETAIL.
7. PROVIDE G.I. FLASHING AT ALL EXPOSED TRIM.
8. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
9. G.I. FLASHING ROOF TO WALL.
10. G.I. FLASHING AND SADDLE / CRICKET.
11. EXTERIOR STUCCO FINISH, G.I. D. # 16 REINCE / OR 3/8" OR EQUAL.
12. SHAPED FOAM CORBEL.
13. DECORATIVE FALSE TILE VENTS SEE ELEV. FOR LOCATION.
14. IRON RAILING.
15. G.I. GUTTER AND DOWNSPOUTS, LAYOUT TO BE FIELD VENTED.
16. MECHANICAL TUR ACCESS PANEL, CORROSION RESISTANT, VERIFY LOCATION.
17. LINE OF INTERIOR CEILING OR INTERIOR WALL.
18. FOAM OUTLINES, SEE DETAIL.
19. LIGHTED ADDRESS SIGN.
20. WOOD TRIM TO BE WITH A TINTED BLACK POWDERCOAT FINISH.
21. CANVAS AWNING WITH WROUGHT IRON SUPPORTS.
22. CONC. "D" TILE ROOFING.

*The Bassi Residence*  
 441 Via Lido Soud  
 Newport Beach, California



**Hove Design Alliance Inc.**

LAGUNA BEACH, CA 92651  
 714-442-7634  
 hove@hovealliance.com

Project: 03537  
 Date: 01-26-13

Sheet Title:  
**Front, Rear, Right Elevation**  
 1/4" = 1'-0"

Sheet No.:  
**A-9**

**COASTAL COMMISSION**

EXHIBIT # 2  
 PAGE 5 OF 6

## REQUIRED ATTIC VENTILATION

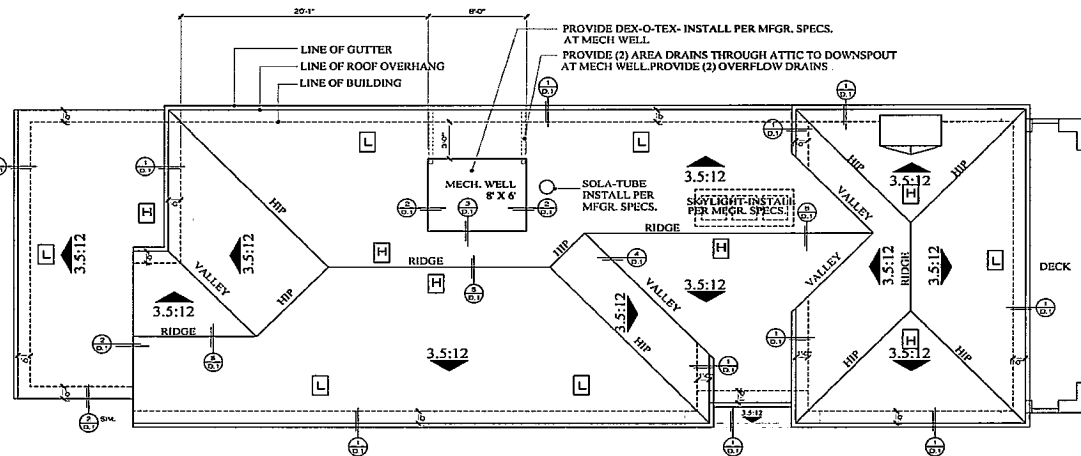
THE ATTIC VENTILATION CALCULATIONS PER C.B.C. SECTION 1509.3 AS FOLLOWS:

- (A) ATTIC AREA (SQUARE FEET).
- (B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL SQUARE FEET FREE VENTILATING AREA (SQUARE FEET) DIVIDED BY 3 TO GET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW.
- (C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS (SEE BELOW FOR MIN. SQ. IN. OF FREE AREA FOR EACH VENT) = GABLE END VENT
- (D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF AIR VENTS (SEE SQ. IN. OF FREE AREA MIN. EACH VENT) = HIGH VENT (H) + LOW VENT (L) = AREAS
- (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (1/2 SQ. IN. OF FREE AREA MIN. EACH) = VENT BLOCKS AT TRUSS BAY
- (F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

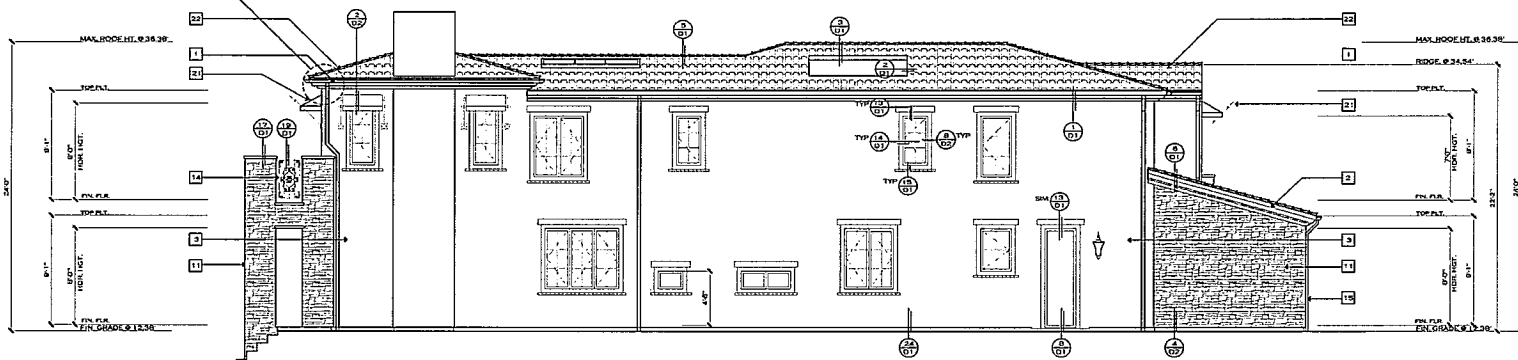
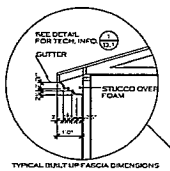
AREA	A	B	C	D	E	F
AREA	1000	100	100	100	100	100
AREA	324	10	10	10	10	10

1. NET FREE VENTILATING AREA PROVIDED BY EACH VENT IS BASED ON ASSUMED WIND SIZE AND FREE AREA. FIELD VERIFY THAT THE AIRWAY "REQUIRED VENTING" AS LISTED ABOVE IS PROVIDED WHEN FREE VENTING FOR INDIVIDUAL VENTS IS NOT GREATER THAN ABOVE.
2. ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH IF MESH IS LESS THAN 6" AT THE NET FREE VENTILATING AREA OF VENT MUST BE INCREASED TO ALLOW FOR MESH (SEE MINIMUM).
3. FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/ TRUSS MFR TO ACCESS ROOF AT ALL VENTS.
4. ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WEATHERPROOF AND WALL MOUNTED LOADERS SHALL BE SEALED AND FLASHED WITH "MCSHOT" IN THE SAME MANNER PRESCRIBED FOR WINDOW PENETRATIONS.
5. PROVIDE APPROVED INSULATION DAVIS DRAPING WHERE VENT BLOCKS ARE USED (METHODS OF SEAMING REQUIRED TO PREVENT MOISTURE FROM SEEPING UNDER INSULATION).
6. LOCATE ROOF VENTING MINIMUM 3' VERTICAL DISTANCE ABOVE EAVE LINE.
7. PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJUST ATTIC SPACES REFER TO STRUCTURAL DRAWINGS FOR BREATHING PENETRATIONS.

REFER TO PREVIOUS SHEET FOR NOTES, DIMENSIONS, AND INFORMATION NOT SHOWN HERE



ROOF PLAN



LEFT ELEVATION

The Bassi Residence  
441 Via Lido Soud  
Newport Beach, California



HOVE  
DESIGN  
ALLIANCE INC.

ARCHITECTURAL & ENGINEERING  
11111 N. 10th  
Phoenix, AZ 85021  
Phone: 602.955.8125  
Fax: 602.955.8125

Sheet Title:  
Roof Plan  
Left Elevation  
1/4"=1'-0"

Sheet No.:  
A-10

COASTAL COMMISSION

EXHIBIT # 2  
PAGE 6 OF 6