

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



# Th18b

**5-18-0091 (Nobles)**

**April 11, 2019**

## **EXHIBITS**

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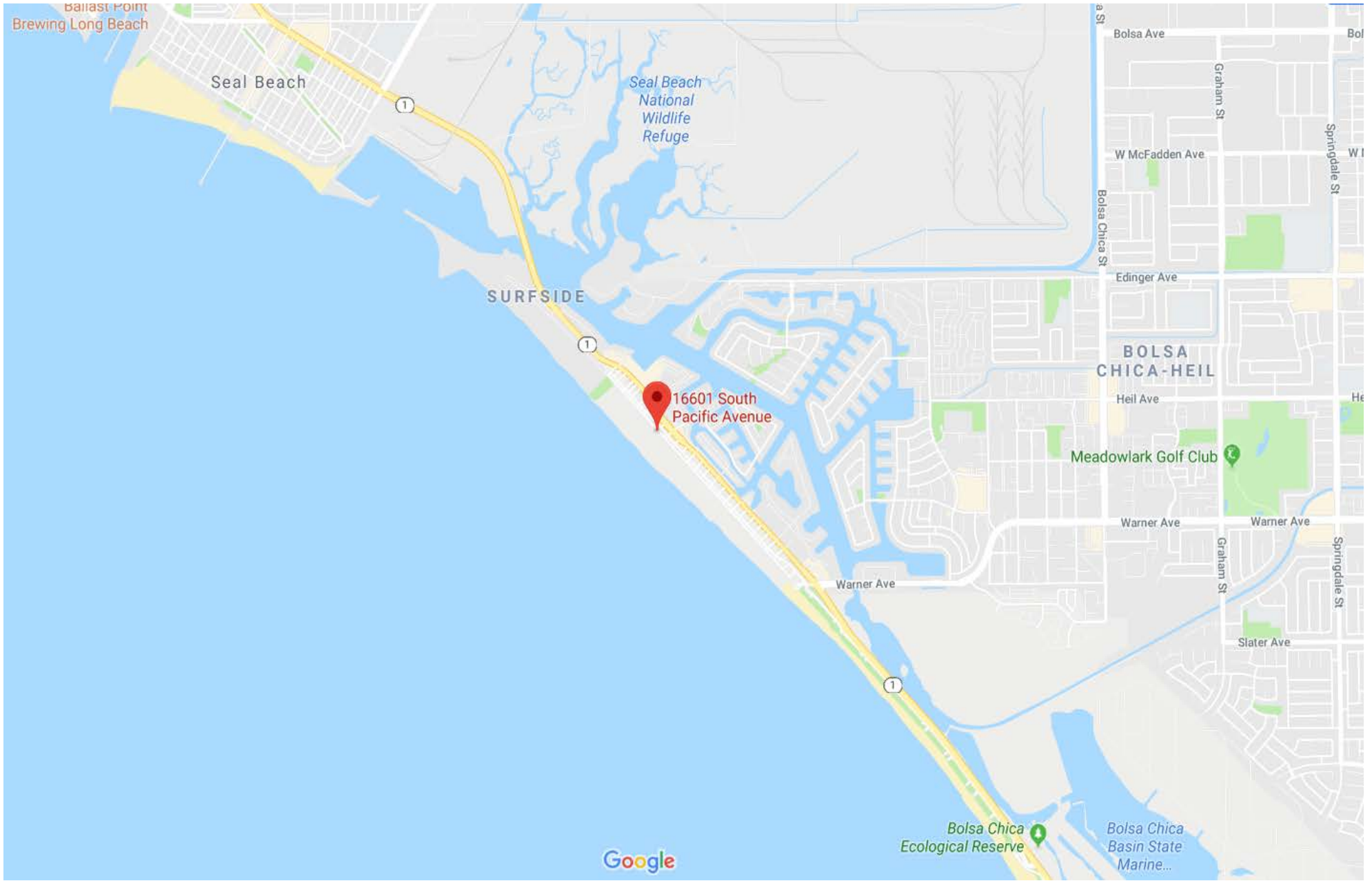
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# Vicinity Map

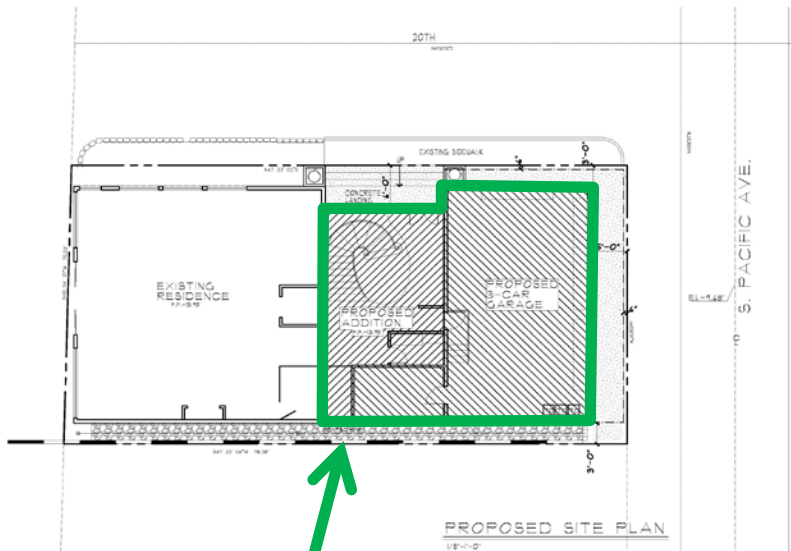
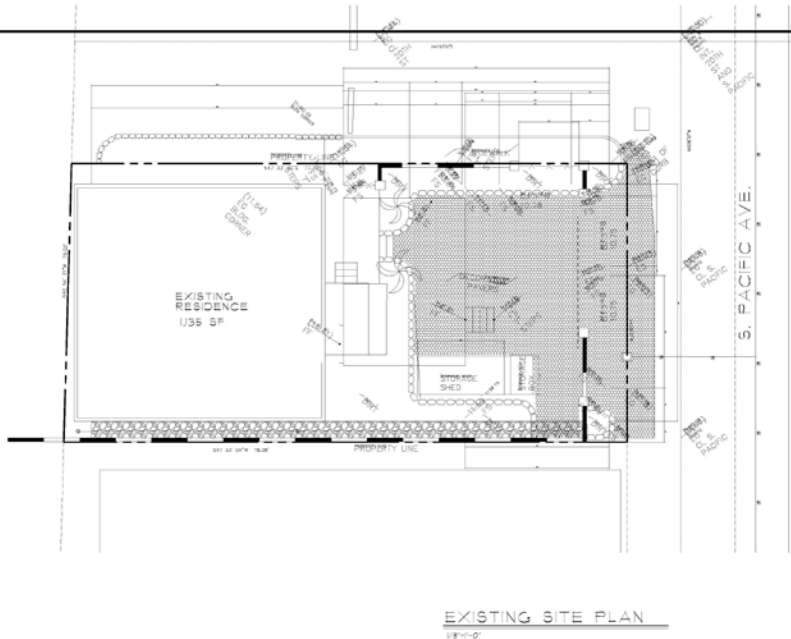


**5-18-0091 Nobles  
Exhibit 1a**

# Vicinity Map



# Site Plan



**Area of Addition**

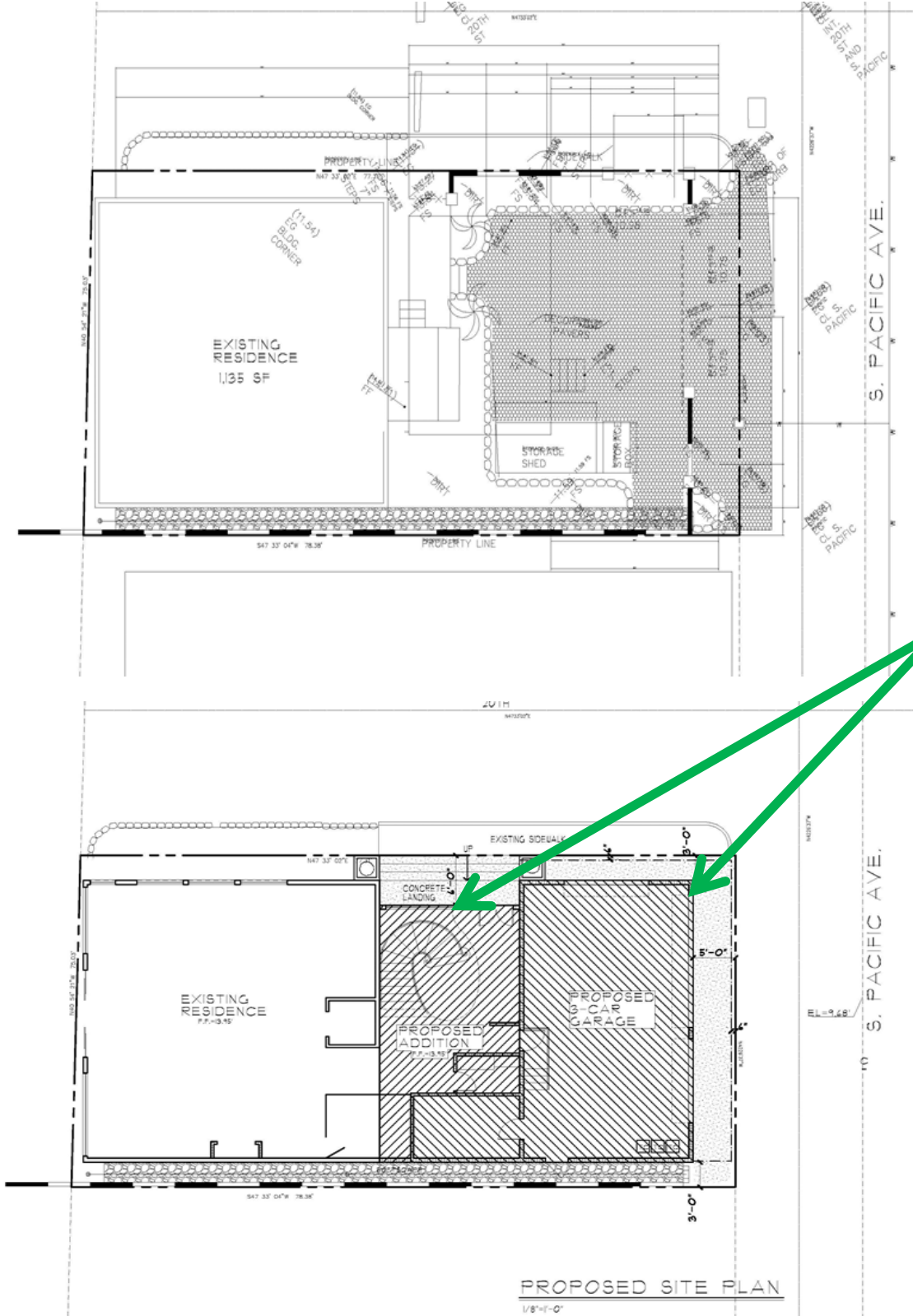
<p><b>PROJECT SCOPE</b></p> <ol style="list-style-type: none"> <li>REMOVE EXISTING SINGLE FAMILY HOME.</li> <li>BUILD NEW TWO RESIDENTIAL UNITS.</li> </ol>	<p><b>VICINITY MAP</b></p> <p>PROJECT LOCATION</p>	<p><b>ITERATION</b></p> <p>GF SUBMITTAL 12/21/2011</p> <p><b>INDEX</b></p> <table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>SITE PLAN</td> </tr> <tr> <td>A-1</td> <td>FLOOR PLANS + ELEVATIONS</td> </tr> </tbody> </table>	SHEET	DESCRIPTION	T-1	SITE PLAN	A-1	FLOOR PLANS + ELEVATIONS																														
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A-1	FLOOR PLANS + ELEVATIONS																																					
<p><b>CONSULTANTS</b></p> <p><b>DESIGN</b> PHD Contact: Peter Heeded 1518 Alabama Street Huntington Beach, CA 92448 t: (714) 960-544 f: (714) 960-384 email: PHD-HS@verizon.net</p> <p><b>STRUCTURAL CONSULTANT</b> Christina K. Silva, P.E. 7450 Ontario Drive Huntington Beach, CA 92448 T: (714) 307-1001</p> <p><b>CIVIL ENGINEERING (GRADING)</b> Randy Engineering Group Contact: Richard 335 E. Blunledge Ave Orange, CA 92668 t: (714) 391-8200</p> <p><b>GEOTECHNICAL CONSULTANT (SOILS)</b> ES Engineering Contact: Peter Heeded 10 Temala Springs Irvine, CA 92618 t: (714) 331-3220</p>		<p><b>PROJECT DATA</b></p> <p>APN: 17B-522-09 14401 S. PACIFIC AVE. SUNSET BEACH, CA 90724</p> <p><b>OWNER</b> TONY NOBLES 14401 S. PACIFIC AVE. Sunset Beach, CA 90724</p> <p><b>CODES</b></p> <ul style="list-style-type: none"> <li>204 CALIFORNIA BUILDING CODE</li> <li>204 CALIFORNIA MECHANICAL CODE</li> <li>204 CALIFORNIA PLUMBING CODE</li> <li>204 CALIFORNIA ELECTRICAL CODE</li> <li>204 CALIFORNIA ENERGY CODE</li> <li>204 CALIFORNIA GREEN CODE</li> </ul> <p>ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES</p> <p><b>BUILDING DATA</b></p> <p><b>SITE DATA</b></p> <p>ZONE: SP11-CZ / RH-30 CONSTRUCTION: TYPE V-D OCCUPANCY: R-3/U LOT SIZE: 3,113 SF LOT COVERAGE:</p> <p><b>BUILDING DATA</b></p> <table border="1"> <thead> <tr> <th>USE</th> <th>EXISTING</th> <th>ADDITION</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR</td> <td>1,150 SF</td> <td>405 SF</td> <td>1,545 SF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1,242 SF</td> <td>1,281 SF</td> <td>2,514 SF</td> </tr> <tr> <td>THIRD FLOOR</td> <td>1,242 SF</td> <td>1,384 SF</td> <td>2,614 SF</td> </tr> <tr> <td>TOTAL LIVING SPACE</td> <td>3,114 SF</td> <td>3,014 SF</td> <td>6,850 SF</td> </tr> <tr> <td>GARAGE</td> <td>0 SF</td> <td>104 SF</td> <td>104 SF</td> </tr> <tr> <td>COVERED ENTRY</td> <td>0 SF</td> <td>18 SF</td> <td>18 SF</td> </tr> <tr> <td>SECOND FLOOR DECK</td> <td>0 SF</td> <td>98 SF</td> <td>98 SF</td> </tr> <tr> <td>THIRD FLOOR DECK</td> <td>0 SF</td> <td>118 SF</td> <td>118 SF</td> </tr> </tbody> </table>	USE	EXISTING	ADDITION	TOTAL	FIRST FLOOR	1,150 SF	405 SF	1,545 SF	SECOND FLOOR	1,242 SF	1,281 SF	2,514 SF	THIRD FLOOR	1,242 SF	1,384 SF	2,614 SF	TOTAL LIVING SPACE	3,114 SF	3,014 SF	6,850 SF	GARAGE	0 SF	104 SF	104 SF	COVERED ENTRY	0 SF	18 SF	18 SF	SECOND FLOOR DECK	0 SF	98 SF	98 SF	THIRD FLOOR DECK	0 SF	118 SF	118 SF
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<p><b>LOCATION:</b> 18601 S. PACIFIC AVE SUNSET BEACH, CA APN: 17B-522-09</p> <p><b>FORMED BY THE:</b> NOBLES RESIDENCE 18601 S. PACIFIC AVE SUNSET BEACH, CA 90724</p> <p><b>DATE:</b> 2017-05-14</p> <p><b>SCALE:</b> T-1</p>		<p><b>PHD</b></p>																																				

**5-18-0091 Nobles Project Plans Exhibit 2a**

## BUILDING DATA

USE	EXISTING	ADDITION	TOTAL
FIRST FLOOR	1,190 SF	405 SF	1,595 SF
SECOND FLOOR	1,292 SF	1,287 SF	2,579 SF
THIRD FLOOR	1,292 SF	1,384 SF	2,676 SF
TOTAL LIVING SPACE	3,774 SF	3,076 SF	6,850 SF
GARAGE	0 SF	904 SF	904 SF
COVERED ENTRY	0 SF	98 SF	98 SF
SECOND FLOOR DECK	0 SF	98 SF	98 SF
THIRD FLOOR DECK	0 SF	118 SF	118 SF

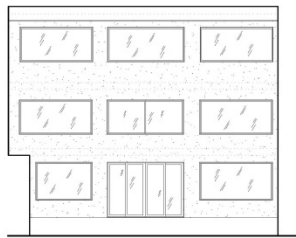
**Area of Addition: Ground Floor**



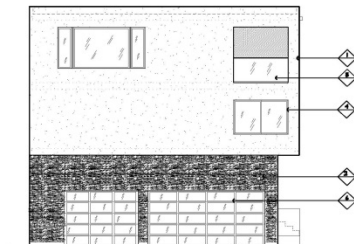
**5-18-0091 Nobles  
Site Plan Details  
Exhibit 2b**



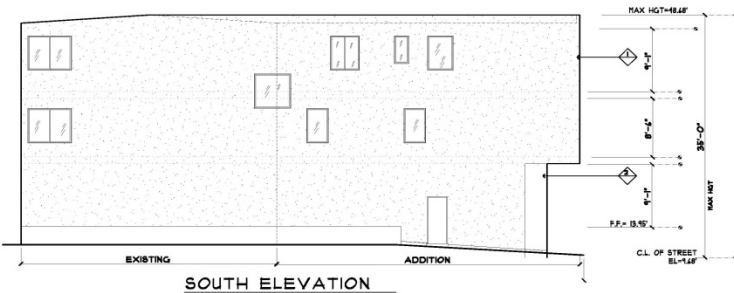
NORTH ELEVATION



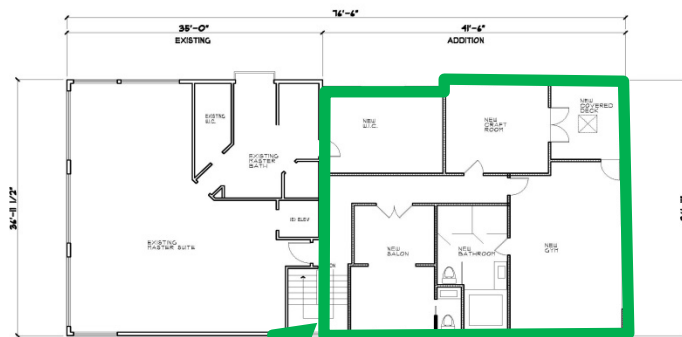
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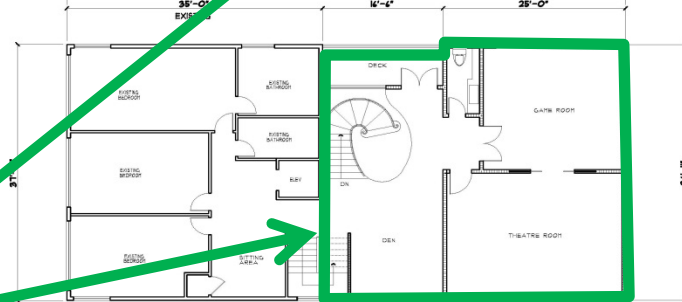
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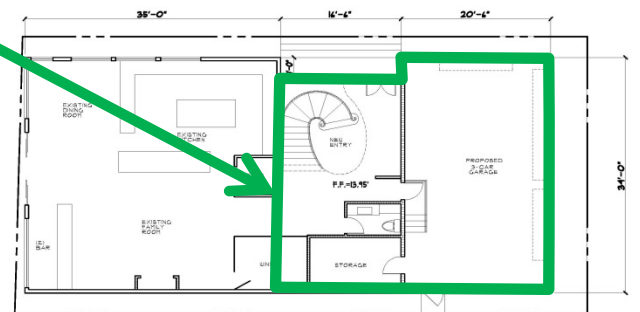
SOUTH ELEVATION



THIRD FLOOR



SECOND FLOOR



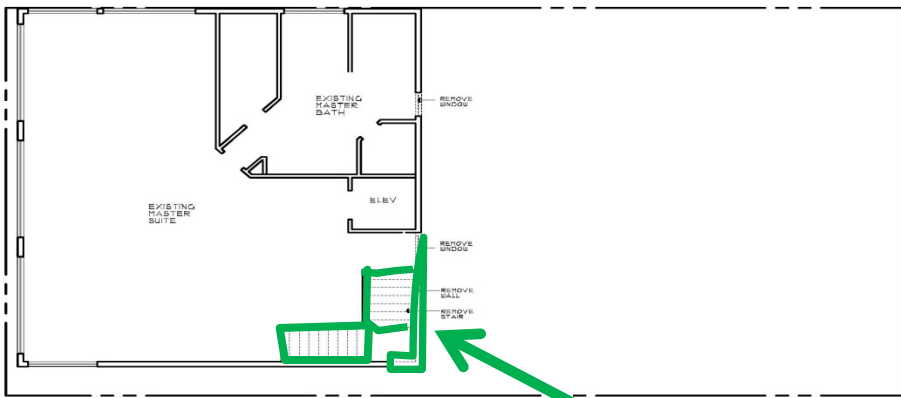
FIRST FLOOR

Areas of Addition

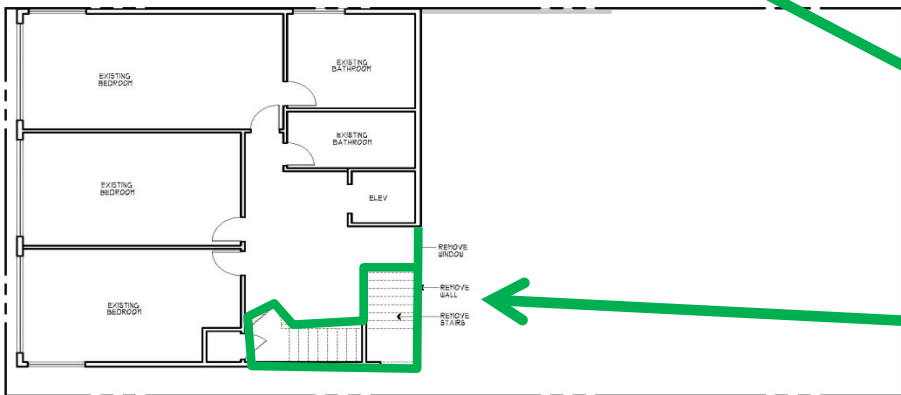
EXTERIOR FINISH SCHEDULE	
MATERIAL	
	1/2\"/>
	STONE VENEER - LIGONESTONE
	ENTRY DOOR
	96\"/>
	GLASS RAIL
	ROLL-UP GARAGE DOOR
	ROOF JOISTS - UNFINISHED
	ALL METAL VENTS
	LIGHT FIXTURES

ITERATION	
	CDP SUBMITTAL 12/21/2011
<small>DESIGN PLANNING FOR ALABAMA ENERGY INVESTMENT BOARD - 26 NORTH 7TH AVE. 3RD FLOOR - MOBILE, AL 36688 THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF PHD AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF PHD.</small>	
<small>PREPARED BY: PETER HENNING</small>	
<p>LOCATION: 16601 S. PACIFIC AVE. SUNSET BEACH, CA APN: 178-5622-09</p>	
<p>PROPOSED ADDITION FOR: <b>NOBLES RESIDENCE</b> 16601 S. PACIFIC AVE. SUNSET BEACH, CA 90742</p>	
<p>DRAWN BY: ENH</p>	<p>DATE: 10-17-14</p>
<p>SCALE: 1/4\"/&gt; </p>	
<p>JOB NO: 10-17-14</p>	
<p>A-1</p>	

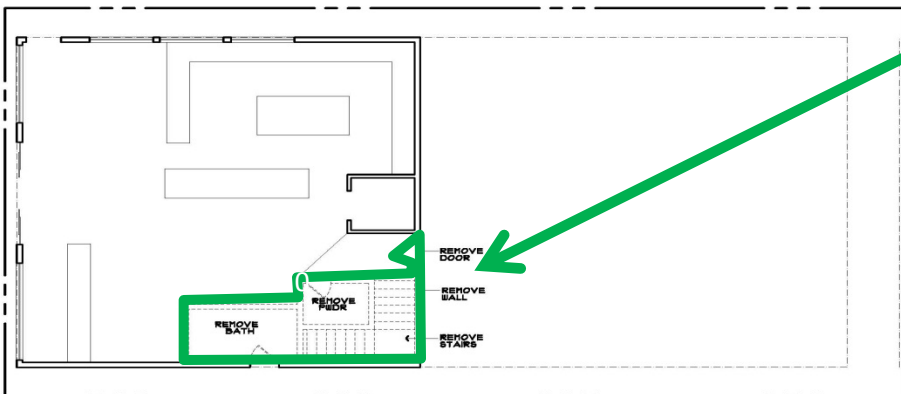
5-18-0091 Nobles  
Floor Plans & Elevations  
Exhibit 2c



THIRD FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN

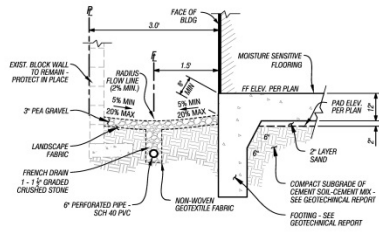


FIRST FLOOR DEMO PLAN

**Areas to be demolished**

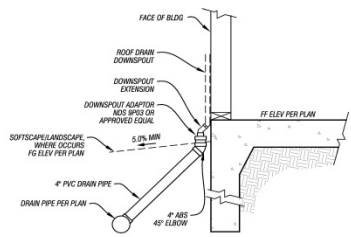
**5-18-0091 Nobles  
Demo Plans  
Exhibit 2d**

# Drainage Plan



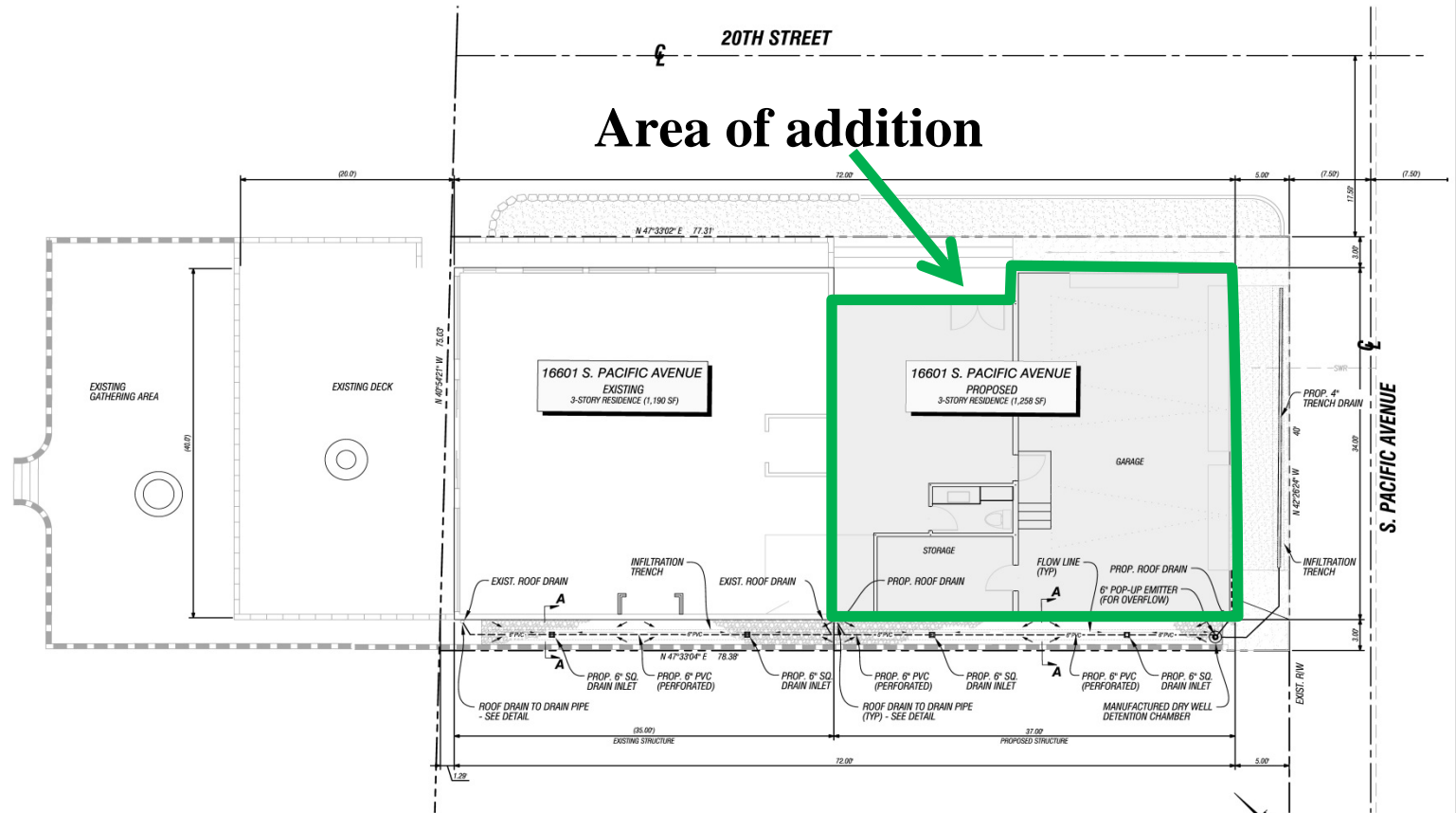
SOFTSCAPE CONDITION  
SECTION A - A

SCALE: HORIZ. 1" = 2'  
VERT. 1" = 2'



ROOF DRAIN TO DRAIN PIPE

NOT TO SCALE



## LEGEND

	PROPERTY LINE		SOFTSCAPE - PEA GRAVEL
	STREET / ALLEY CENTERLINE		6" SO DRAIN INLET
	PROPOSED SIDEWALK		ROOF DRAIN
	PROPOSED CURB & GUTTER		INFILTRATION TRENCH
	EXISTING CURB & GUTTER		
	STREET / ALLEY CENTERLINE		
	FLOWLINE DIRECTION OF FLOW		

**NOTES:**  
 - RUNOFF FROM SITE WILL BE RETAINED ON-SITE TO THE MAXIMUM EXTENT FEASIBLE AND DIRECTED TO PERVIOUS AREAS SO THAT RUNOFF DOES NOT LEAVE SITE.  
 - PERVIOUS AREAS ON-SITE ARE MAXIMIZED TO THE FULLEST EXTENT FEASIBLE.  
 - A FRENCH DRAIN SYSTEM HAS BEEN INCORPORATED TO RETAIN DRAINAGE AND ALLOW INFILTRATION IN THE PERIMETER SIDEYARD AND DRIVEWAY.



PREPARED BY:  
**PRIORITY ENGINEERING**  
 ENGINEERS • SURVEYORS • GEOTECHNICAL

PREPARED FOR:  
**ANTHONY NOBLES**  
 16601 S. PACIFIC AVENUE  
 SUNSET BEACH, CA 90742  
 (714) 600-4623

**EXHIBIT**  
**ON-SITE RETENTION**  
 16601 S. PACIFIC AVE  
 SUNSET BEACH, CA  
 5-17-0091 (NOBLES)

5-18-0091 Nobles  
 Exhibit 2e



# Topographic Survey

## LEGAL DESCRIPTION

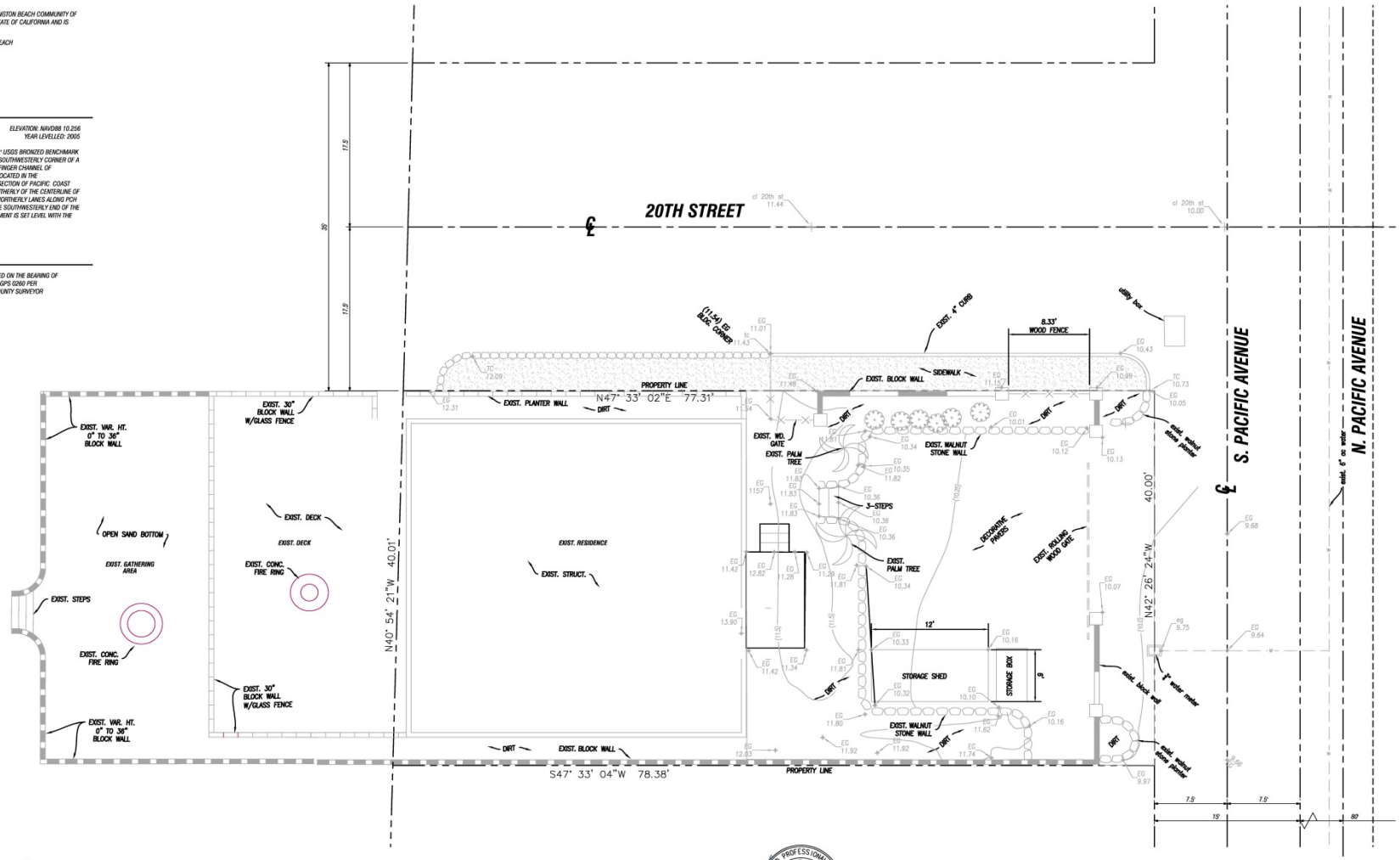
REAL PROPERTY SITUATED IN THE HUNTINGTON BEACH COMMUNITY OF SUNSET BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 LOT # 6 IN BLOCK 20 OF TRACT SUNSET BEACH  
 M.M. 309-40  
 ASSESSORS NUMBER: 178-522-09

## BENCH MARK

DESIGNATION: G-979 ELEVATION: NAVD83 10.256  
 OCS 1984 ADJUSTMENT YEAR LEVELLED: 2005  
 DESCRIBED BY OCS 2009 - FOUND 3 3/4" USGS BRONZED BENCHMARK DISK STAMPED "6918 1864" SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FRESH CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BRIDGEWAY, 14.4 FT. SOUTHWEST OF THE CENTERLINE OF BROADWAY, 75.5 FT. EASTERLY OF THE NORTHERLY LINES ALONG POH AND 3.3 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE QUADRANT ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

## BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF N 47° 15' 04" W BETWEEN GPS 5121 AND GPS 6200 PER RECORDS ON FILE WITH THE ORANGE COUNTY SURVEYOR



**FOR REFERENCE ONLY**



BLDG. PMT# ..... PW# 17-049 L# 17-170

162



REVISIONS				REFERENCES	
REV.	DATE	BY	DESCRIPTION	APP'VD	

PREPARED UNDER THE SUPERVISION OF:	
GEORGE BACH	
R.C.E. NO. 11092	EXP. DATE: 12-31-18
DRAWN BY: DB	02/05/18
DESIGNED BY: DB	02/05/18
CHECKED BY: RC	02/05/18

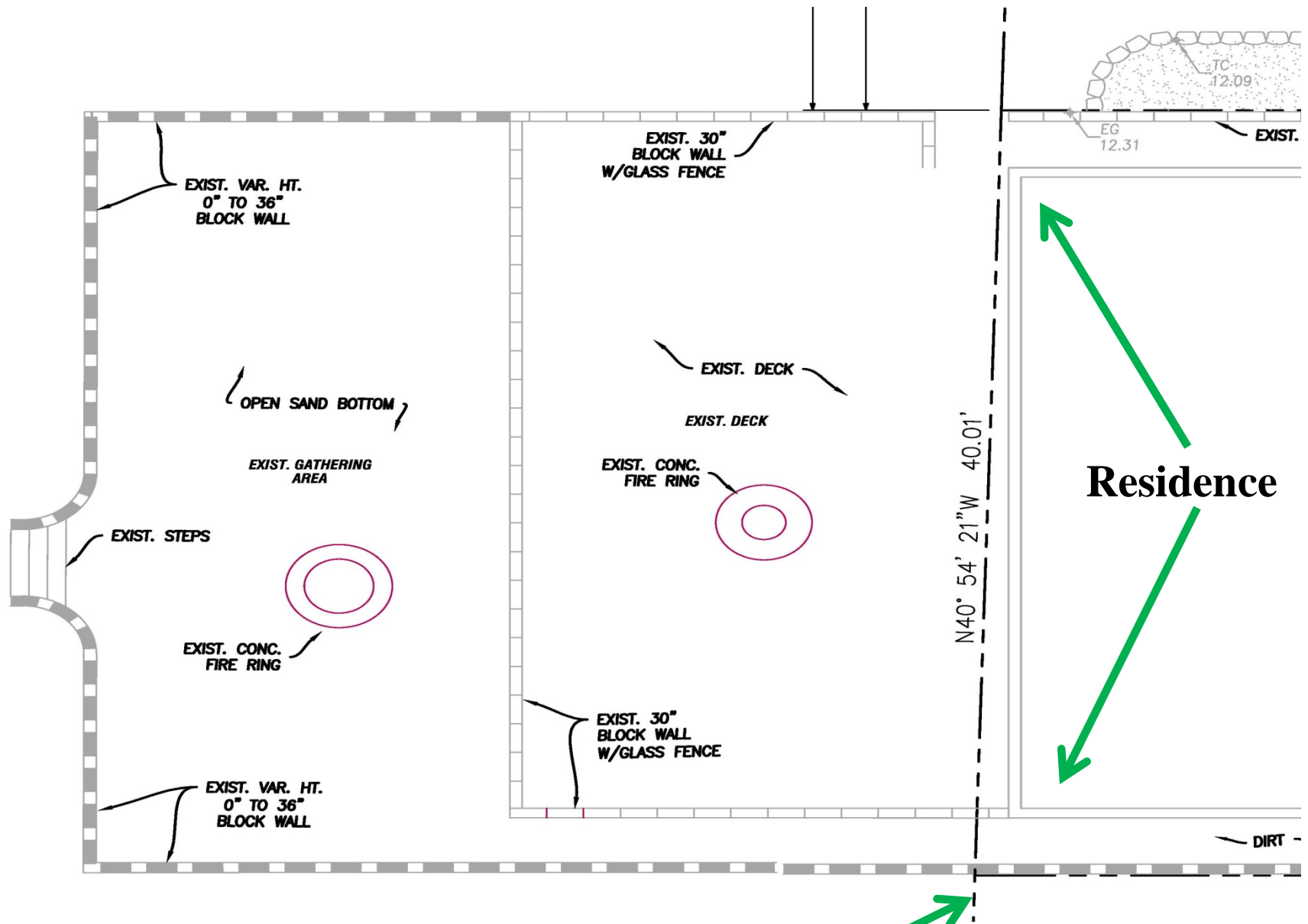


**EXISTING TOPOGRAPHY MAP**  
 PRECISE GRADING PLAN FOR  
 16601 S. PACIFIC AVENUE, SUNSET BEACH

SHEET NO.  
**2**  
 OF  
**5**

**5-18-0091 Nobles  
 Exhibit 3a**

# Topographic Survey-Enlargement: Encroachments



Property Line

5-18-0091 Nobles  
Exhibit 3b


# Plan Submitted by Applicant to Indicate Previous County Approval of Wood Deck (2002)

RS110065-66

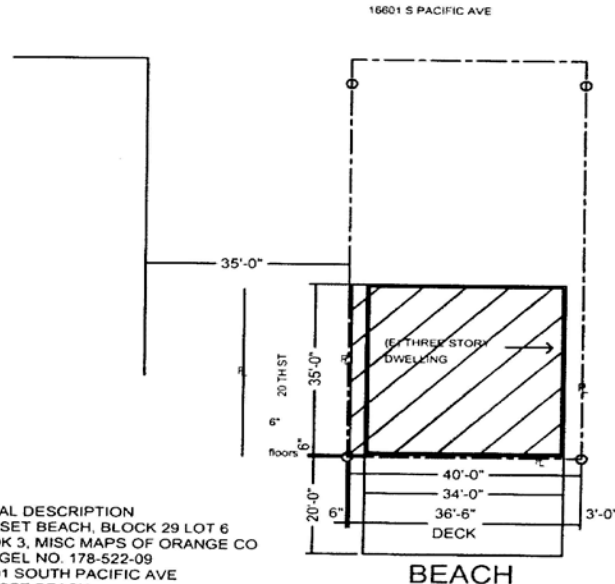
**COUNTY OF ORANGE  
PLANNING AND DEVELOPMENT  
SERVICES  
APPROVED**

This set of plans & specifications must be kept on file at all times and it is understood that any changes or alterations are made without written approval from Planning & Development Services, Central Building & Department Services, County of Orange. A statement of the plan specifications shall not be held to comply with all applicable the violation of any ordinance of any County Ordinance or State Law.

**DUY TRAN**  
PLANNING OFFICIAL

Date: 1/24/11  
By: 

LEGAL DESCRIPTION  
SUNSET BEACH, BLOCK 29 LOT 6  
BOOK 3, MISC MAPS OF ORANGE CO  
PARCEL NO. 178-522-09  
16601 SOUTH PACIFIC AVE  
SUNSET BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA  
90742

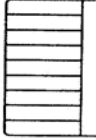


**PLOTPLAN**

1/8"=1'-0"

File  
copy  


PA020046

				
OWNER DR & MRS NOBLES 16601 S PACIFIC AVE SUNSET BEACH 714 394 9800				
PROPOSED REPLACE ROOF REPLACE WINDOWS				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;">PLAN</td></tr> <tr><td style="width: 20px;">PAGE</td></tr> <tr><td style="width: 20px;">NO.</td></tr> <tr><td style="width: 20px;">1</td></tr> </table>	PLAN	PAGE	NO.	1
PLAN				
PAGE				
NO.				
1				

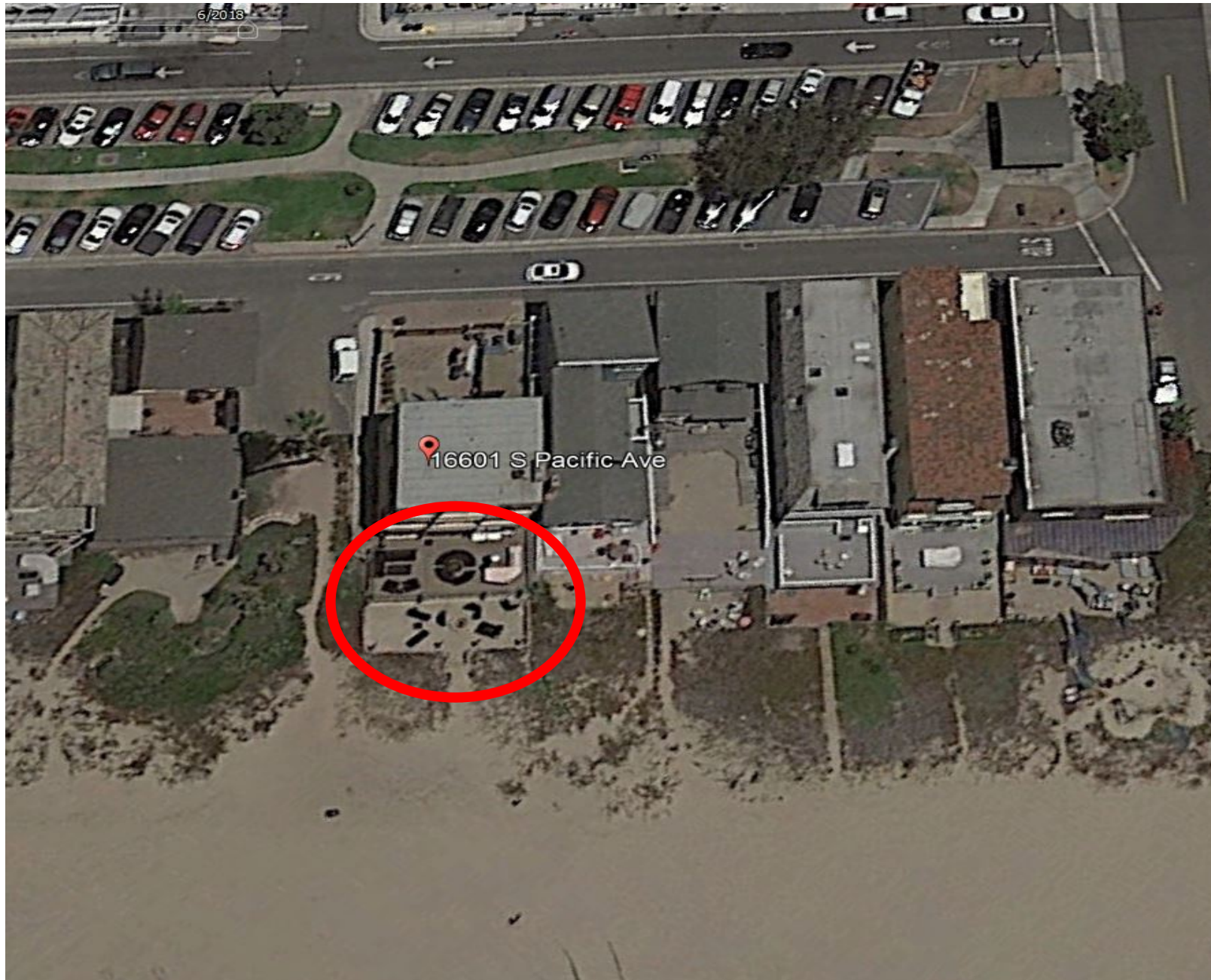
# Photo of Small Deck: November 14, 2009



Source: Google Earth

5-18-0091 Nobles  
Exhibit 5

# Current Deck & Additional Encroachments



Source: Google Earth

**5-18-0091 Nobles  
Exhibit 6**

# Grant Deed

5-180091

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder



9.00

2009000686862 03:46pm 12/22/09

65 404 G02 2 55

5300.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

RECORDING REQUESTED BY  
TICOR TITLE

ORANGE BRANCH

RECORDING REQUESTED BY:

Ticorp-Escrow, Inc.

Order No. 915544-12

Escrow No. 55287J

Parcel No. 178-522-09

mail tax statement  
AND WHEN RECORDED MAIL TO:

NFT TRUST DATED OCTOBER 10, 2009  
17080 NEWHOPE STREET  
FOUNTAIN VALLEY, CA 92708

Recording Requested by  
Zing Recording Services on  
behalf of ATI

RECEIVED  
South Coast Region

FEB 6 2018

CALIFORNIA  
COASTAL COMMISSION

SPACE ABOVE THIS LINE FOR RECORDERS USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$3,300.00 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: City of Sunset Beach

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Angel Reyes and Jehan Reyes, Husband and Wife as Joint Tenants

hereby GRANT(S) to Anthony A. Nobles, Trustee of the NFT Trust dated October 10, 2009

the following described real property in the County of Orange, State of California:

UNINCORPORATED AREA  
Lot 6 in Block 20 of Sunset Beach, in the City of Sunset Beach, County of Orange, State of California, as per Map recorded in Book 3, Page(s) 39 and 40, inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

Date December 15, 2009

Angel Reyes

Jehan Reyes

STATE OF Ca }  
COUNTY OF Orange } S.S.

On 12/15/2009, before me, Janie McAtmy  
a notary public in and for said State, personally appeared Angel Reyes + Jehan Reyes  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Date of Property Ownership Transfer

5-18-0091 Nobles  
Exhibit 7

# USGS CoSMoS Map Showing Site with 6.6 Feet of SLR And No Storm



# View of Residence from the Beach



**Encroachments  
onto the beach**



# View of Deck Encroachment



**Deck Encroachment**

# View of Beach Encroachment Seaward of Deck Encroachment



# View of Sand Berm South of Residence



**5-18-0091 Nobles  
Exhibit 9d**

# **View of Sand Berm North of Residence**



**5-18-0091 Nobles  
Exhibit 9e**