



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 13, 2020
Agenda Item No. 6

SUBJECT: Richard Barrett Trust Seawall (PA2019-251)
• Coastal Development Permit No. CD2019-071
SITE LOCATION: 930 Via Lido Nord
APPLICANT: Rick Barrett
OWNER: Richard Barrett Trust
PLANNER: David S. Lee, Associate Planner
949-644-3225, dlee@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RS-D (Single Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-C (Single Unit Residential – (10.0-19.9 DU/AC))
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

PROJECT SUMMARY

A coastal development permit to allow the raising of an existing concrete seawall and construction of an elevated deck in the front setback abutting the Newport Bay. A previous grade determination was approved (Staff Approval No. SA2019-008) to allow the height of accessory structures to be measured from 9.50 feet North American Vertical Datum of 1988 (NAVD 88). The project complies with all applicable development standards and no deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2019-071 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the R-1 Coastal Zoning District, which provides for single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with an existing single-unit residence. The neighborhood is predominantly developed with two- and three-story, single-family residences with protective shoreline devices.
- The residence is developed with two existing seawalls. An existing lower seawall (adjacent to the bay) with an elevation of 7.17 feet (NAVD 88) is proposed to be raised to an elevation of 10.0 feet (NAVD 88). A new guardrail is proposed to be constructed on top of the raised seawall at an elevation of 13.0 feet (NAVD 88). Additionally, an existing upper concrete seawall (closer to the home) is attached to an existing cantilevered deck (12.79 feet NAVD 88) with a guardrail above (16.29 feet NAVD 88). The upper seawall is not being modified as a part of this coastal development permit.
- The proposed raised seawall and deck are located within the front setback abutting Newport Bay and serve the existing single-family. The proposed seawall and deck elevation is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed improvements comply with applicable residential development standards including height of accessory structures in the front setback.
 - A grade determination consistent with NBMC Section 21.30.050.C (Establishment of Grade by Director) was previously approved by the Community Development Director on December 6, 2019, which authorized the height of accessory structures within the 10-foot front setback to be measured from 9.5 feet (NAVD 88).
 - The proposed raised deck and seawall are located within the required front setback area abutting the bay, which is 10 feet. The existing concrete deck which is at an elevation of 7.17 feet (NAVD 88), is proposed to be raised to 9.5 feet NAVD 88. The existing seawall, which is also at an elevation of 7.17 feet (NAVD 88), is proposed to be raised to 10.0 feet (NAVD 88), with a guardrail constructed above at an elevation of 13.0 feet (NAVD 88). All proposed improvements comply with height requirements for accessory structures in the front setback.

Hazards

- The project site is separated from Newport Bay by an existing bulkhead system. According to a Coastal Hazards Report and Sea Level Rise Analysis prepared by PMA Consulting, Inc. dated November 15, 2019 (Attachment ZA 3), there is a lower seawall and upper seawall that combine to serve the subject property. The lower seawall has an elevation of 7.17 feet (NAVD 88), while the upper seawall has an elevation of 11.7 feet (NAVD 88).
- Since the two seawalls are considered to act as one protective device for the property, together they meet the current City of Newport Beach standard of 10.0 feet (NAVD 88). The current maximum bay water elevation is 7.7 feet (NAVD 88) and may exceed the existing 7.17 feet (NAVD 88) top of bulkhead elevation for the lower seawall during high tide or storm events. The report analyzes future sea level rise scenarios assuming a 6-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). Therefore, the sea level is estimated to reach approximately 13.7 feet (NAVD 88) (the likely range for sea level rise over 75-year design life of the structure based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update). The proposed raising of the lower seawall to 10.0 feet (NAVD 88) is to prevent flooding into the lower patio area. Per the report's recommendations, the first floor elevation of the existing structure will remain below high tide sea level until approximately 2085. Afterwards, the seawalls can be raised to an elevation of 13.7 feet (NAVD 88) without bayward encroachment to protect the structure on the lot from flooding.
- The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

Public Access and Views

- The project site is located approximately 200 feet from a public park located on a lot between 904 and 914 Via Lido Nord, which is a designated public viewpoint in the Coastal Land Use Plan and offers public views of Newport Bay. The proposed project is to raise a lower seawall and deck to elevations that comply with the maximum heights for accessory structures within front setback areas. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact, and be proportional to the impact. In this case, the project raises an existing seawall and deck within the front setback area abutting the bay. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- Vertical access to the bay is available approximately 200 feet from the project site at a public park on Via Lido Nord. The project does not include any features that would obstruct access to the bay.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. The Class 3 exemption includes the construction of limited numbers of new, small structures, including accessory structures. The proposed project consists of the construction of a new raised wood deck and raised concrete seawall.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



David S. Lee, Associate Planner

GR/dl

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Coastal Hazards Report
	ZA 4	Seawall Conditions Report
	ZA 5	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2020-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-071 TO RAISE AN EXISTING SEAWALL AND DECK LOCATED AT 930 VIA LIDO NORD (PA2019-251)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Richard Barrett, with respect to property located at 930 Via Lido Nord, requesting approval of a coastal development permit.
2. The lot at 930 Via Lido Nord is legally described as Lot 328 of Tract 907.
3. The applicant proposes to raise an existing concrete seawall and construct an elevated deck. A previous grade determination was approved (Staff Approval No. SA2019-008) to allow the height of accessory structures to be measured from 9.50 feet North American Vertical Datum of 1988 (NAVD 88).
4. The subject property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached (RSD-C) (10.0 – 19.9 DU/AC) and it is located within the Single-Unit Residential (R-1) Coastal Zone District.
6. A public hearing was held on February 13, 2020, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the construction of accessory structures. The proposed project consists of the construction of a new raised wood deck and raised concrete seawall.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed improvements comply with applicable residential development standards including height of accessory structures in the front setback.
 - a. A grade determination was previously approved by the Community Development Director on December 6, 2019, which authorized the height of accessory structures within the 10-foot front setback to be measured from 9.5 feet (NAVD 88).
 - b. The proposed raised deck and seawall are located within the required front setback area abutting the bay, which is 10 feet. The existing concrete deck which is at an elevation of 7.17 feet (NAVD 88), is proposed to be raised to 9.5 feet NAVD 88. The existing seawall, which is also at an elevation of 7.17 feet (NAVD 88), is proposed to be raised to 10.0 feet (NAVD 88), with a guardrail constructed above at an elevation of 13.0 feet (NAVD 88). All proposed improvements comply with height requirements for accessory structures in the front setback.
2. The neighborhood is predominantly developed with two- and three-story, single-family residences with protective shoreline devices. The proposed raised bulkhead is consistent with the existing neighborhood pattern of development.
3. According to a Coastal Hazards Report and Sea Level Rise Analysis prepared by PMA Consulting, Inc. dated November 15, 2019, there is a lower seawall and upper seawall that combine to serve the subject property. The lower seawall has an elevation of 7.17 feet (NAVD 88), while the upper seawall has an elevation of 11.7 feet (NAVD 88). Since the two seawalls are considered to act as one protective device for the property, together they meet the current City of Newport Beach standard of 10.0 feet (NAVD 88). The current maximum bay water elevation is 7.7 feet (NAVD 88) and may exceed the existing 7.17 feet (NAVD 88) top of bulkhead elevation for the lower seawall during high tide or storm events. The report analyzes future sea level rise scenarios assuming a 6-foot

increase in the maximum water level over the next 75 years (i.e. the life of the structure). Therefore, the sea level is estimated to reach approximately 13.7 feet (NAVD 88) (the likely range for sea level rise over 75-year design life of the structure based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update). The proposed raising of the lower seawall to 10.0 feet (NAVD 88) is to prevent flooding into the lower patio area. Per the report's recommendations, the first floor elevation of the existing structure will remain below high tide sea level until approximately 2085. Afterwards, the seawalls can be raised to an elevation of 13.7 feet (NAVD 88) without bayward encroachment to protect the structure on the lot from flooding.

4. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
5. The project site is located approximately 200 feet from a public park located on a lot between 904 and 914 Via Lido Nord, which is a designated public viewpoint in the Coastal Land Use Plan and offers public views of Newport Bay. The proposed project is to raise a lower seawall and deck to elevations that comply with the maximum heights for accessory structures within front setback areas. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

Finding:

- B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact, and be proportional to the impact. In this case, the project raises an existing seawall and deck within the front setback area abutting the bay. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Vertical access to the bay is available approximately 200 feet from the project site at a public park on Via Lido Nord. The project does not include any features that would obstruct access to the bay.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-071, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2020.

Jaime Murillo, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *The existing seawall shall be reinforced and capped to 10.0 feet (NAVD 88) minimum in accordance with the recommendations provided in the report prepared by PMA Consulting, Inc. on November 15, 2019 and as identified in the approved plans.*
3. *The construction of the seawall shall allow for a future increase in height without further seaward encroachment.*
4. Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.
5. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development. This letter shall be scanned into the plan set prior to building permit issuance.
6. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
7. Demolition beyond the approved scope of work requires planning division approval prior to commencement of work. Approval of revisions to project plans are not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.
8. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January

31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds pursuant to MBTA:

- A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
9. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
 10. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
 11. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
 12. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
 13. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
 14. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
 15. This Coastal Development Permit does not authorize any development seaward of the private property.
 16. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

17. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
18. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
19. Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
20. Prior to issuance of a building permit, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.
21. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
22. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
23. This Coastal Development Permit No. CD2019-071 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
24. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Richard Barrett Trust Seawall including, but not limited to, Coastal Development Permit No. CD2019-071 (PA2019-251). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages, which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2019-071
PA2019-251

930 Via Lido Nord

Attachment No. ZA 3

Coastal Hazards Report

November 15, 2019

Richard W. Barrett
930 Via Lido Nord
Newport Beach, CA 92663

**RE: COASTAL HAZARDS ANALYSIS REPORT FOR COASTAL
DEVELOPMENT PERMIT**

Richard W. Barrett; Applicant
930 Via Lido Nord
City of Newport Beach, County of Orange

PMA Job #24918-1

Dear Mr. Barrett,

PMA Consulting, Inc. is pleased to provide this report regarding Coastal Hazards Analysis for the proposed development at the subject site. The site is adjacent to Newport Bay thus, it may be subject to Coastal Hazards such as, flooding, wave runup, and erosion. This study investigates the potential for the aforementioned hazards to impact the proposed development on the site over the next 75 years and addresses compliance with Coastal Hazards Analysis Report requirements and standards of NBMC Section 21.30.15.E.2.

STATEMENT OF THE PREPARER'S QUALIFICATIONS

Plamen Petrov, P.E., the preparer of the Coastal Hazards Analysis Report on this project, holds a Master of Science in Structural Engineering from University of Architecture, Structural Engineering & Geodesy of Sofia, Bulgaria, and is a Licensed Civil Engineer by the State of California Certificate No. C66947. For the last 19 years of his professional career he has been actively involved in the design and entitlement of many Waterfront Developments such as custom homes, seawalls, piers, platforms, floating docks and marinas. A great number of Coastal Hazards Analysis Reports prepared by him have been reviewed and accepted/approved by California Coastal Commission.

All the above being said, Plamen Petrov, P.E. shall be considered a qualified preparer for the Coastal Hazards Analysis Report on this project.

Requirements in Appendix A for Step 1:

Establish the project sea level rise range for the proposed project's planning horizon (life of project) using the current best available science.

The State of California Sea-Level Rise Guidance 2018 update developed by the Ocean Protection Council in close coordination with Policy Advisory Committee with representation

from California Natural Resources Agency, the Governor's Office of Planning and Research, and the California Energy Commission provides a bold, science-based methodology for state and local governments to analyze and assess the risks associated with sea-level rise, and to incorporate Sea-Level Rise into their planning, permitting, and investment decisions, **and it is considered the current best available science.**

As reflected in the clouded area of the enclosed Table 28, based upon direct interpolation of the data for High emissions 2090 & 2100 and Medium-High Risk Aversion, over the project's planning horizon of 75 years, the estimated Sea-Level Rise (SLR) for year 2094 shall be approximately 6.00', which is the Sea- Level Rise for the proposed project. Based on the highest high tide of +7.88'MLLW (7.70'NAVD88) recorded in the project area, the above established Sea-Level Rise will account for bay water level of +13.70'NAVD88.

Requirements in Appendix A for Step 2:

Determine how physical impacts from sea level rise may constrain the project site, including erosion, structural and geologic stability, flooding, and inundation.

According to the enclosed Topographic Survey, finished 1st floor elevation of the existing development is at +12.94' NAVD88=+13.12'MLLW which is higher than the Base Flood Elevation established for the area. Based on the SLR established in Step 1 above, 1st floor of the proposed structure will remain below High Tide sea level approximately until year of 2085. As we well know, majority of the public streets in Newport Bay area are currently at much lower elevations than the subject site and they will flood due to SLR way before the development on this site becomes subject to flooding.

FLOODING HAZARD

The primary hazard due to flooding from the ocean waters for this site, like majority of the sites located adjacent to Newport Bay, would be due to long term Sea-Level Rise. The current water levels in Newport Bay are reflected on the enclosed Datums for Newport Bay Entrance.

According to the enclosed seawall DWGS SW-1 thru SW-3, **top of the proposed Concrete Stem Wall at Lower Seawall shall be at +10.00' NAVD88 which equals +10.12' MLLW and top of Existing Upper Seawall is at +11.7'NAVD88 which equals +11.88'MLLW** and follows the current City of Newport Beach Waterfront Projects Guidelines and Standards.

While Sea-Levels have been Rising for decades, higher rates of raise are forecast for the coming century because of climate change – see enclosed table 28. Increases can be attributed to warmer temperatures, which cause water to expand, as well more liquid mass caused by melting of ice caps. Current estimates of future SLR generally fall in the range of 4.5-6.7 ft for the year 2100. Global warming may impact flooding in other ways as well. Warmer water could intensify North Pacific storms, bringing greater wind and wave energy to shoreline in winter and higher intensity precipitation.

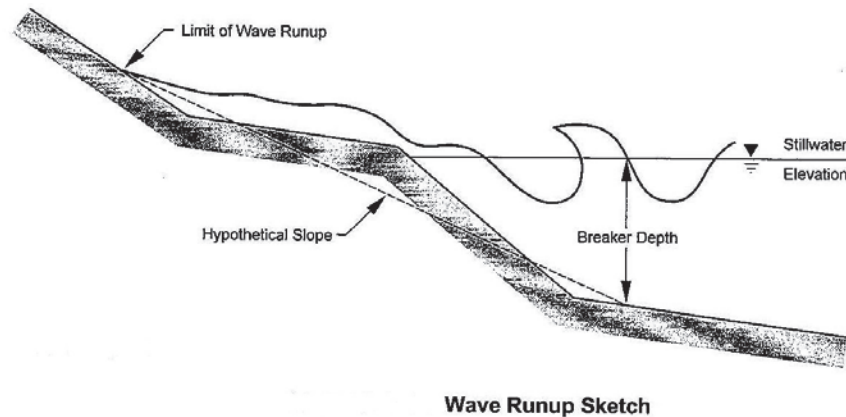
The Newport Beach Peninsula portion of the Pacific Institute California Flood Risk Map is shown herein as OE S Quadrangle. The dark blue colored areas show the areas where a 100-year Sea-Level Rise of 55 inches is added to the existing FEMA coastal flood elevation shown in light blue. Obviously, the entire Newport Bay area will be affected if sea level rises 55 inches by the year 2100.

If the sea level rises in the next several decades as currently estimated, regional measures to mitigate the potential flooding hazard shall be taken. As determined in Step 2 above, 1st floor elevation of the proposed structure will remain below High Tide sea level approximately until

year of 2085. After that, if necessary, the seawalls can be raised in accordance with the attached STD-601-L to an elevation of +13.7'NAVD88 (based on 6.0 feet of SLR) without bayward encroachment of the bulkhead footprint to protect the structure on the lot from flooding.

WAVE RUNUP

Wave runup is the uprush of water from wave action on a shore barrier intercepting Stillwater level. On steeply sloped shorelines, the rush of water up the surface of the natural beach, including dunes and bluffs, or the surface of a manmade structure, such as revetment or vertical wall can result in flood elevations higher than those of the crest of wind-driven waves. See wave Runup Sketch below.



Due to its location, this site is not a subject to typical ocean waves and the associated wave runup. Bay generated waves that may arrive at this site are very small wind waves and boat wakes. These types of waves are generally dampened by the moored vessels and dock systems located in front of the site and have no significant energy and runup effect. Tsunami type waves that approach from the ocean shoreline will likely not reach the site for several reasons. There is no significant near field source of a tsunami like the geologic conditions of some other places on Earth such as Japan, for example. A far field tsunami reaching the ocean shoreline will likely not reach the site because of the distance and developments between the shoreline and this site. A near or far field tsunami propagating into Newport Bay proper would likely cause a seiche or standing wave on the order of 1.3 feet traveling within the bay. Even at the highest anticipated tide in Newport Beach of +7.88' MLLW this shall not result in overtopping of the bulkhead/seawall. **Due to its very infrequent occurrence – 500-year recurrence interval – tsunami should not be considered a significant impact over the life of the proposed structure -75 years.**

EROSION HAZARD

Erosion refers to the wearing or washing away of coastal lands. Beach erosion is a chronic problem along many open ocean shores of the United States. To meet the needs for comprehensive analysis of shoreline movement, the United States Geological Survey has conducted analysis of historical shoreline changes along open ocean sandy shores of the conterminous United States and has produced an Open-File Report 2006-1219 entitled "National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal Land Loss Along Sandy Shorelines of the California Coast". The report looks at survey data of the following periods: 1800s, 1920s-1930s, and 1950s-1970s, whereas the lidar shoreline is from 1998-2002. The report looks at both long-term and short-term changes. According to the report, the average rate of long-term shoreline change for the State of California was 0.2 ± 0.1 m/yr., and accretional trend. The average rate of short-term shoreline change for the state was erosional; with an average rate of -0.2 ± 0.4 m/yr. The beach footprint of this site is stabilized and not subject to significant long-term erosion. Review and analysis of historical aerial photographs and field measurements for seawall repairs in the area show no change in the position of the shoreline over the last several decades. The future shoreline changes over the next 75 years are assumed to be the same as in the previous several decades. **However, there is a rapid rate of Sea-Level Rise predicted in the next 75 years. If that prediction holds true, the rapid Sea-Level Rise may accelerate shoreline erosion, but it shall not impact the structure on the subject lot over its economic life.**

CONCLUSION

In conclusion, flooding, wave runup and erosion will not significantly impact this property over the proposed life of the development. Both existing seawalls, lower and upper are required to protect the existing structures on the lot, the adjacent properties, public facilities and infrastructure; thus, they can't be removed. Removal of the seawalls will result in erosion and undermining the foundations of the structures and site walls at the subject site and both adjacent sites. Once the existing lower seawall is raised in compliance with the enclosed drawings SW-1 thru SW-3, need for a new shoreline protective device is not anticipated over the economic life of the existing development to protect it from flooding, wave runup or erosion. If found not adequate for the actual sea level rise over the next 75 years, the existing seawalls assemblies allow to be increased in height per the enclosed STD-601-L without further seaward encroachment. If during this period the seawalls displays any sign of distress that requires immediate attention, they should be repaired or replaced at that time accordingly, without seaward encroachment from its current location.

The above conclusion was prepared based on the existing conditions, proposed drawings, current projection of future Sea-Level Rise, and within the inherent limitations of this study, in accordance with generally acceptable engineering principles and practices. We make no further warranty, either expressed or implied.

PMA Consulting, Inc. appreciates the opportunity to work with you towards the successful completion of your project. Should you have any questions regarding this report, please contact us.

Respectfully submitted,



Plamen Petrov, P.E.
Principal

Enclosures:

Location Map

Aerial View

Topographic Survey

Table 28: Projected Sea-Level Rise (in feet) for Los Angeles

Datums for Newport Bay Entrance

City of Newport Beach – STD-601-L

Newport Beach OE S Quadrangle

Seawall Drawings SW-1 thru SW-3

PMA Consulting, Inc.

Consulting Structural Engineers
28161 Casitas Ct., Laguna Niguel, CA 92677
Phone: (714) 717-7542
E-Mail: P.Petrov@PMA-BG.com

930 VIA LIDO NORD
NEWPORT BEACH, CA 92663

JOB. 24918-1

SHT.

DES. PBP

DATE 09/20/19



PMA Consulting, Inc.

Consulting Structural Engineers
28161 Casitas Ct., Laguna Niguel, CA 92677
Phone: (714) 717-7542
E-Mail: P.Petrov@PMA-BG.com

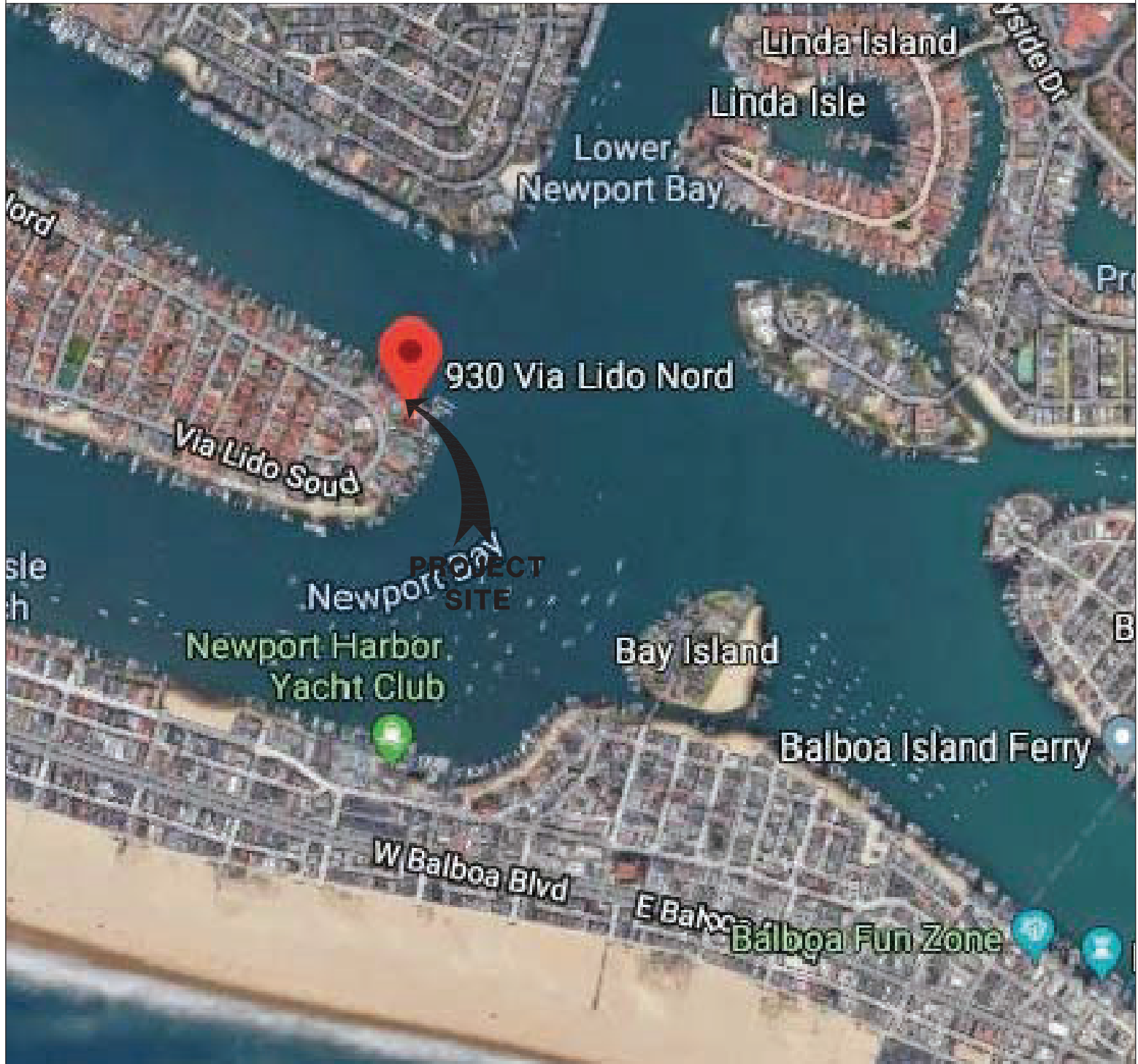
930 VIA LIDO NORD
NEWPORT BEACH, CA 92663

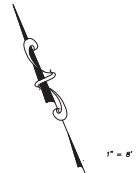
JOB. 24918-1

SHT.

DES. PBP

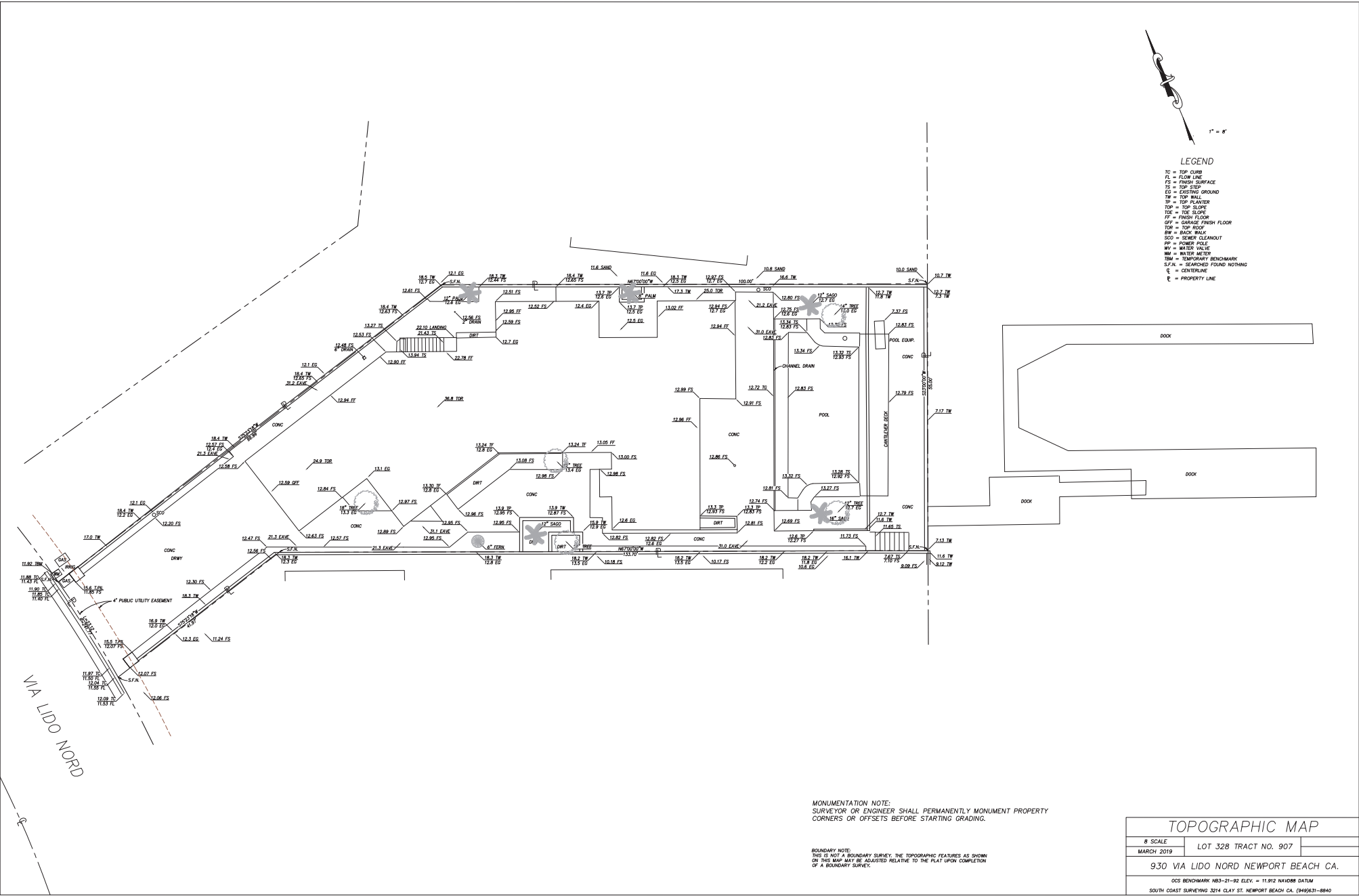
DATE 09/20/19





LEGEND

- TC = TOP CURB
- FL = FLOW LINE
- FS = FINISH SURFACE
- ES = TOP STEP
- EG = EXISTING GROUND
- TR = TOP RAIL
- TP = TOP PLANTER
- TSP = TOP SLOPE
- TSE = TIE SLOPE
- GF = FINISH FLOOR
- GFF = GARAGE FINISH FLOOR
- DR = TOP ROOF
- BR = BRICK BULK
- SCD = SEWER CLEANOUT
- PR = POWER RISE
- MV = WATER VALVE
- WM = WATER METER
- TM = TEMPORARY BENCHMARK
- S.F.M. = SEARCHED FOUND NOTHING
- E = CENTERLINE
- P = PROPERTY LINE



MONUMENTATION NOTE:
 SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

BOUNDARY NOTE:
 THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY.

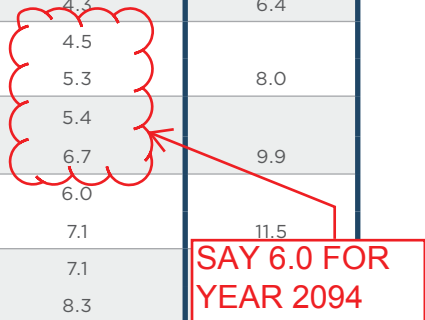
TOPOGRAPHIC MAP

8 SCALE	LOT 328 TRACT NO. 907
MARCH 2019	
930 VIA LIDO NORD NEWPORT BEACH CA.	
DGS BENCHMARK NBS-21-92 ELEV. = 11,912 NAVD83 DATUM	
SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)631-6840	

TABLE 28: Projected Sea-Level Rise (in feet) for Los Angeles

Probabilistic projections for the height of sea-level rise shown below, along with the H++ scenario (depicted in blue in the far right column), as seen in the Rising Seas Report. The H++ projection is a single scenario and does not have an associated likelihood of occurrence as do the probabilistic projections. Probabilistic projections are with respect to a baseline of the year 2000, or more specifically the average relative sea level over 1991 - 2009. High emissions represents RCP 8.5; low emissions represents RCP 2.6. **Recommended projections for use in low, medium-high and extreme risk aversion decisions are outlined in blue boxes below.**

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)				H++ scenario (Sweet et al. 2017) *Single scenario
		MEDIAN	LIKELY RANGE	1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	66% probability sea-level rise is between...	5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...	
				Low Risk Aversion	Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.3	0.2 - 0.5	0.6	0.7	1.0
	2040	0.5	0.4 - 0.7	0.9	1.2	1.7
	2050	0.7	0.5 - 1.0	1.2	1.8	2.6
Low emissions	2060	0.8	0.5 - 1.1	1.4	2.2	
High emissions	2060	1.0	0.7 - 1.3	1.7	2.5	3.7
Low emissions	2070	0.9	0.6 - 1.3	1.8	2.9	
High emissions	2070	1.2	0.8 - 1.7	2.2	3.3	5.0
Low emissions	2080	1.0	0.6 - 1.6	2.1	3.6	
High emissions	2080	1.5	1.0 - 2.2	2.8	4.3	6.4
Low emissions	2090	1.2	0.7 - 1.8	2.5	4.5	
High emissions	2090	1.8	1.2 - 2.7	3.4	5.3	8.0
Low emissions	2100	1.3	0.7 - 2.1	3.0	5.4	
High emissions	2100	2.2	1.3 - 3.2	4.1	6.7	9.9
Low emissions	2110*	1.4	0.9 - 2.2	3.1	6.0	
High emissions	2110*	2.3	1.6 - 3.3	4.3	7.1	11.5
Low emissions	2120	1.5	0.9 - 2.5	3.6	7.1	
High emissions	2120	2.7	1.8 - 3.8	5.0	8.3	
Low emissions	2130	1.7	0.9 - 2.8	4.0	8.1	
High emissions	2130	3.0	2.0 - 4.3	5.7	9.7	16.1
Low emissions	2140	1.8	0.9 - 3.0	4.5	9.2	
High emissions	2140	3.3	2.2 - 4.9	6.5	11.1	18.7
Low emissions	2150	1.9	0.9 - 3.3	5.1	10.6	
High emissions	2150	3.7	2.4 - 5.4	7.3	12.7	21.5



*Most of the available climate model experiments do not extend beyond 2100. The resulting reduction in model availability causes a small dip in projections between 2100 and 2110, as well as a shift in uncertainty estimates (see Kopp et al. 2014). Use of 2110 projections should be done with caution and with acknowledgement of increased uncertainty around these projections.

9410580 NEWPORT BEACH, NEWPORT BAY ENTRANCE, CA

Home (/) / Products (products.html) / Datums (stations.html?type=Datums) /
9410580 NEWPORT BEACH, NEWPORT BAY ENTRANCE, CA Favorite Stations ▾

Station Info ▾

Tides/Water Levels ▾

Meteorological Obs.

Phys. Oceanography

Datums for 9410580, NEWPORT BEACH, NEWPORT BAY ENTRANCE CA

NOTICE: All data values are relative to the MLLW.

Elevations on Mean Lower Low Water

Station: 9410580, NEWPORT BEACH, NEWPORT BAY ENTRANCE, CA

Status: Accepted (Apr 17 2003)

Units: Feet

T.M.: 120

Epoch: (/datum_options.html#NTDE) 1983-2001

Datum: MLLW

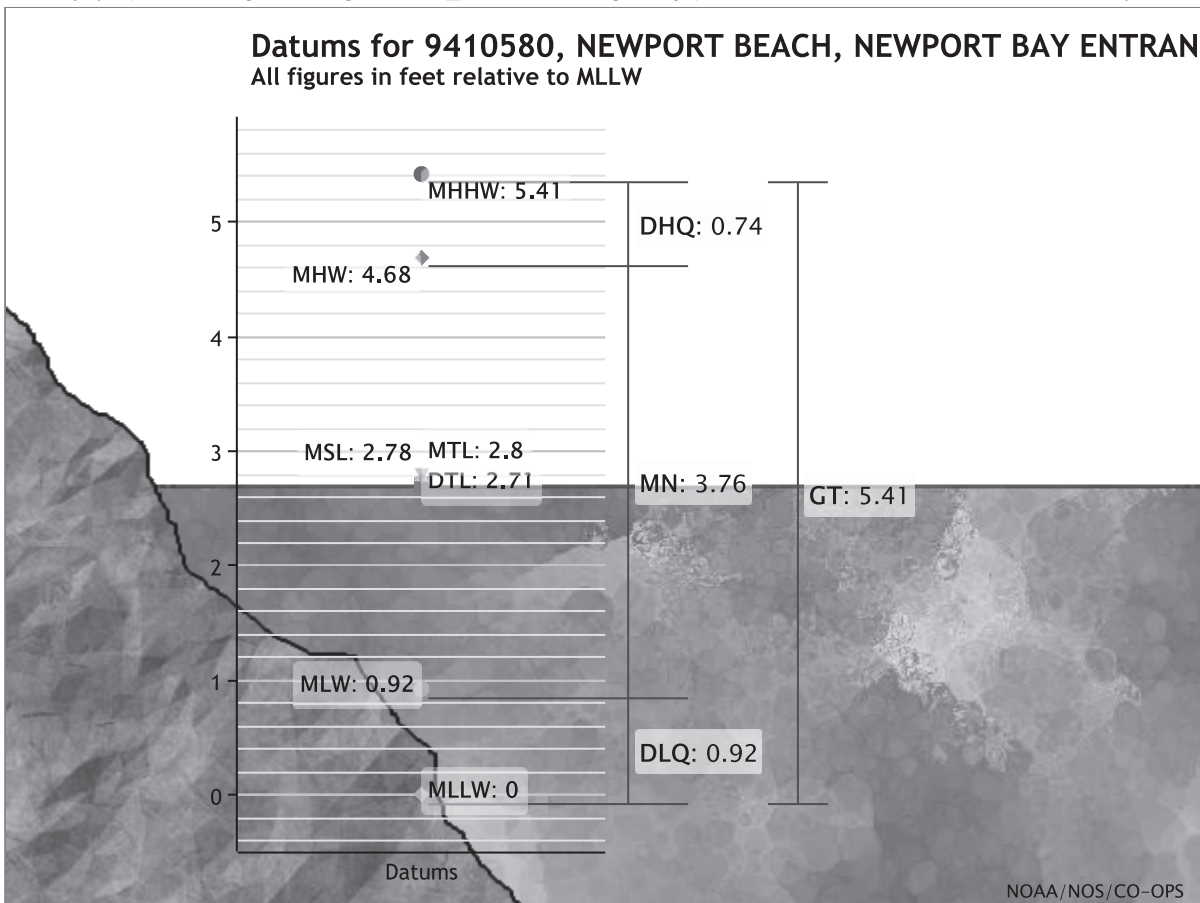
Datum	Value	Description
MHHW (/datum_options.html#MHHW)	5.41	Mean Higher-High Water
MHW (/datum_options.html#MHW)	4.68	Mean High Water
MTL (/datum_options.html#MTL)	2.80	Mean Tide Level
MSL (/datum_options.html#MSL)	2.78	Mean Sea Level
DTL (/datum_options.html#DTL)	2.71	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	0.92	Mean Low Water
MLLW (/datum_options.html#MLLW)	0.00	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.18	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-3.33	Station Datum
GT (/datum_options.html#GT)	5.41	Great Diurnal Range
MN (/datum_options.html#MN)	3.76	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.74	Mean Diurnal High Water Inequality

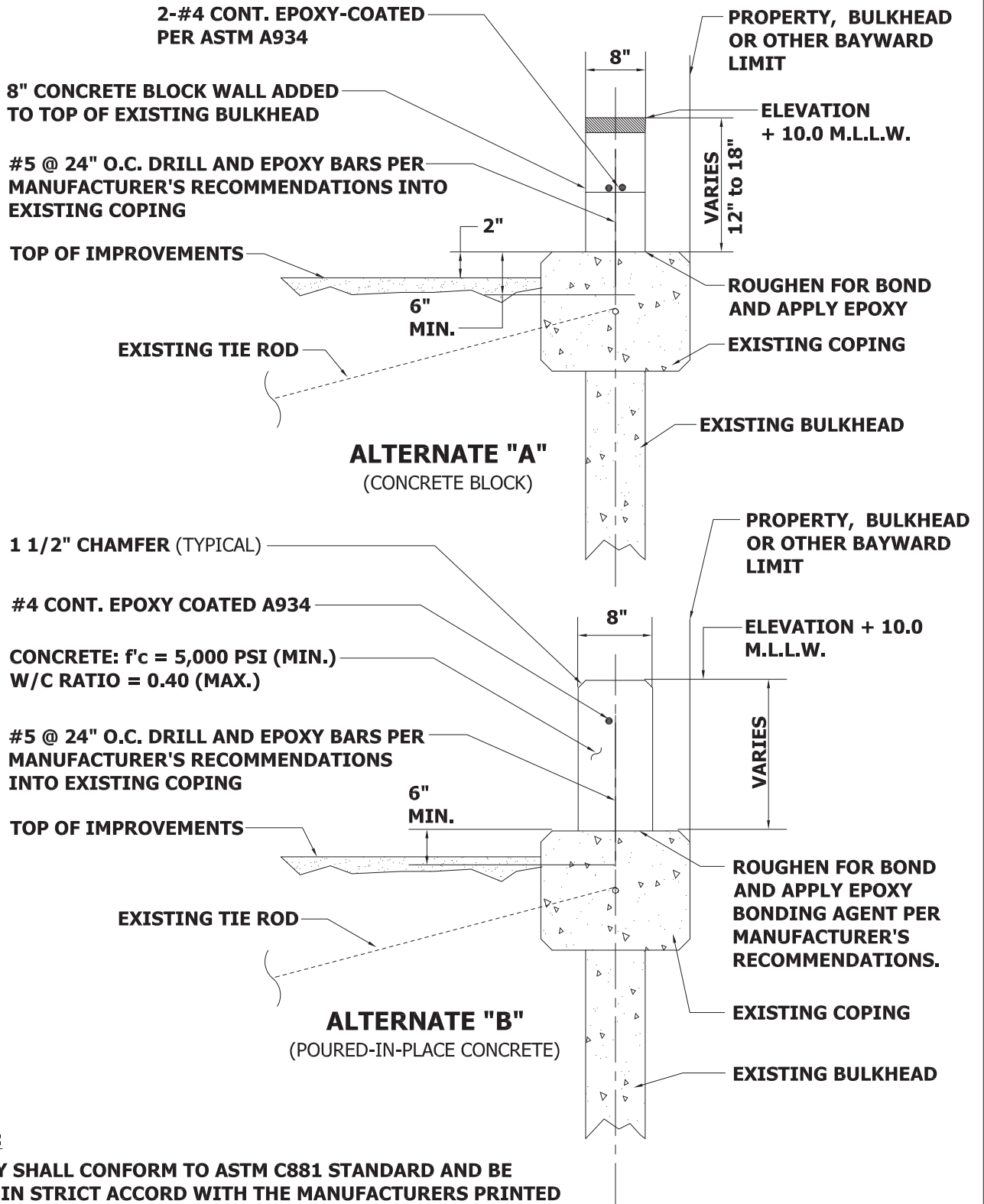
Datum	Value	Description
DLQ (/datum_options.html#DLQ)	0.92	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	5.08	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	11.15	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	7.67	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	01/28/1983 08:06	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-2.35	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	01/20/1988 16:30	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)	7.18	Highest Astronomical Tide
HAT Date & Time	12/02/1990 16:06	HAT Date and Time
LAT (/datum_options.html#LAT)	-1.92	Lowest Astronomical Tide
LAT Date & Time	01/01/1987 00:00	LAT Date and Time

Tidal Datum Analysis Periods

01/01/1980 - 12/31/1993

To refer water level heights to NAVD88 (North American Vertical Datum of 1988), apply the values located at National Geodetic Survey (http://www.ngs.noaa.gov/Tidal_Elevation/diagram.jsp?PID=DX1968&EPOCH=1983-2001).





NOTE:

EPOXY SHALL CONFORM TO ASTM C881 STANDARD AND BE USED IN STRICT ACCORD WITH THE MANUFACTURERS PRINTED INSTRUCTIONS.

REV. 01/17

CITY OF NEWPORT BEACH

APPROVED:

PUBLIC WORKS DIRECTOR

DETAIL FOR RAISING BULKHEADS

Drawn: R. OKADA

Date: JULY 2004









Scale: N.T.S.

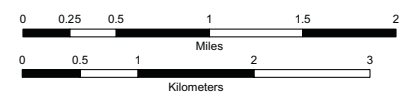
DRAWING NO.

STD-601-L

California Flood Risk: Sea Level Rise Newport Beach OE S Quadrangle



-  Interstate
-  US Highway
-  State Highway
-  County Highway
-  Current Coastal Base Flood (approximate 100-year flood extent)
-  Sea Level Rise Scenario Coastal Base Flood + 1.4 meters (55 inches)
-  Landward Limit of Erosion High Hazard Zone in 2100
-  Coastal Zone Boundary



Adjoining Quadrangles:

1	2	3
4	5	6
7	8	

- 1: Seal Beach
- 2: Newport Beach
- 3: Tustin
- 4: *not printed*
- 5: Laguna Beach
- 6: *not printed*
- 7: *not printed*
- 8: *not printed*

Map extents match USGS 7.5 minute topographic maps



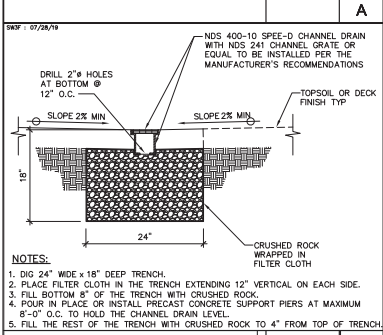
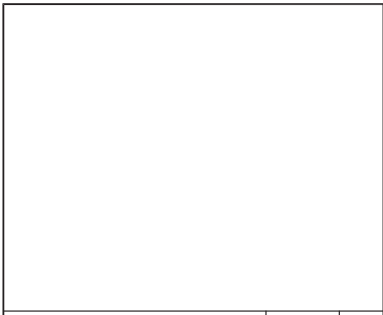
This information is being made available for informational purposes only. Users of this information agree by their use to hold blameless the State of California, and its respective officers, employees, agents, contractors, and subcontractors for any liability associated with its use in any form. This work shall not be used to assess actual coastal hazards, insurance requirements, or property values and specifically shall not be used in lieu of Flood Insurance Studies and Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA).

Data Sources: US Geological Survey, Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Coastal Services Center (CSC), Scripps Institution of Oceanography, Philip Williams and Associates, Inc. (PWA), US Department of Agriculture (USDA), California Coastal Commission, and National Aeronautics and Space Administration (NASA). Imagery from ESRI and i-cubed.

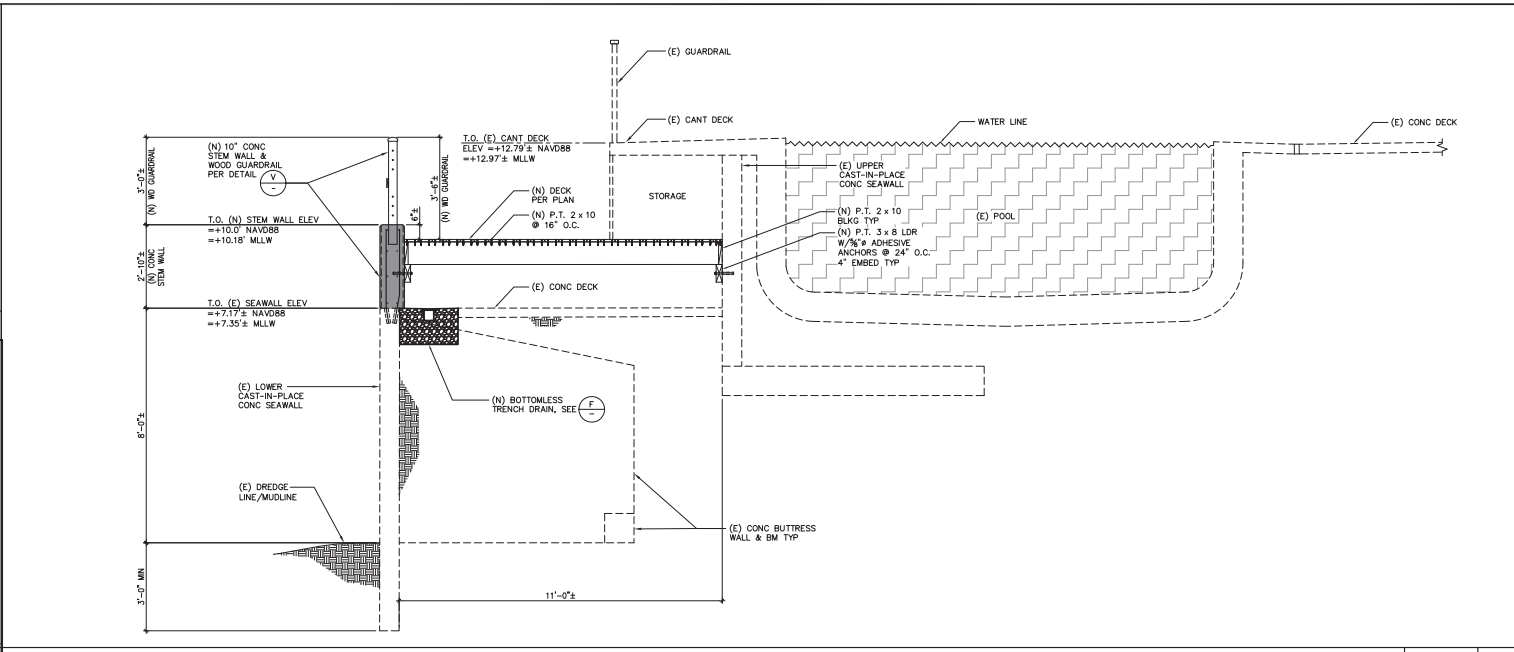
Created by the Pacific Institute, Oakland, California, 2009.
Project funded by the California Energy Commission's Public Interest Energy Research Program, CalTrans, and the California Ocean Protection Council



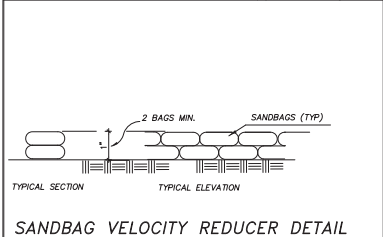
Grid coordinates:
UTM Zone 11N meters
NAD83 GCS degrees



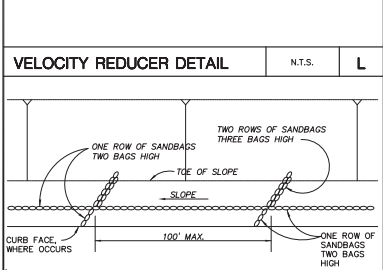
BOTTOMLESS TRENCH DRAIN N.T.S. **F**



TYPICAL SECTION N.T.S. **K**

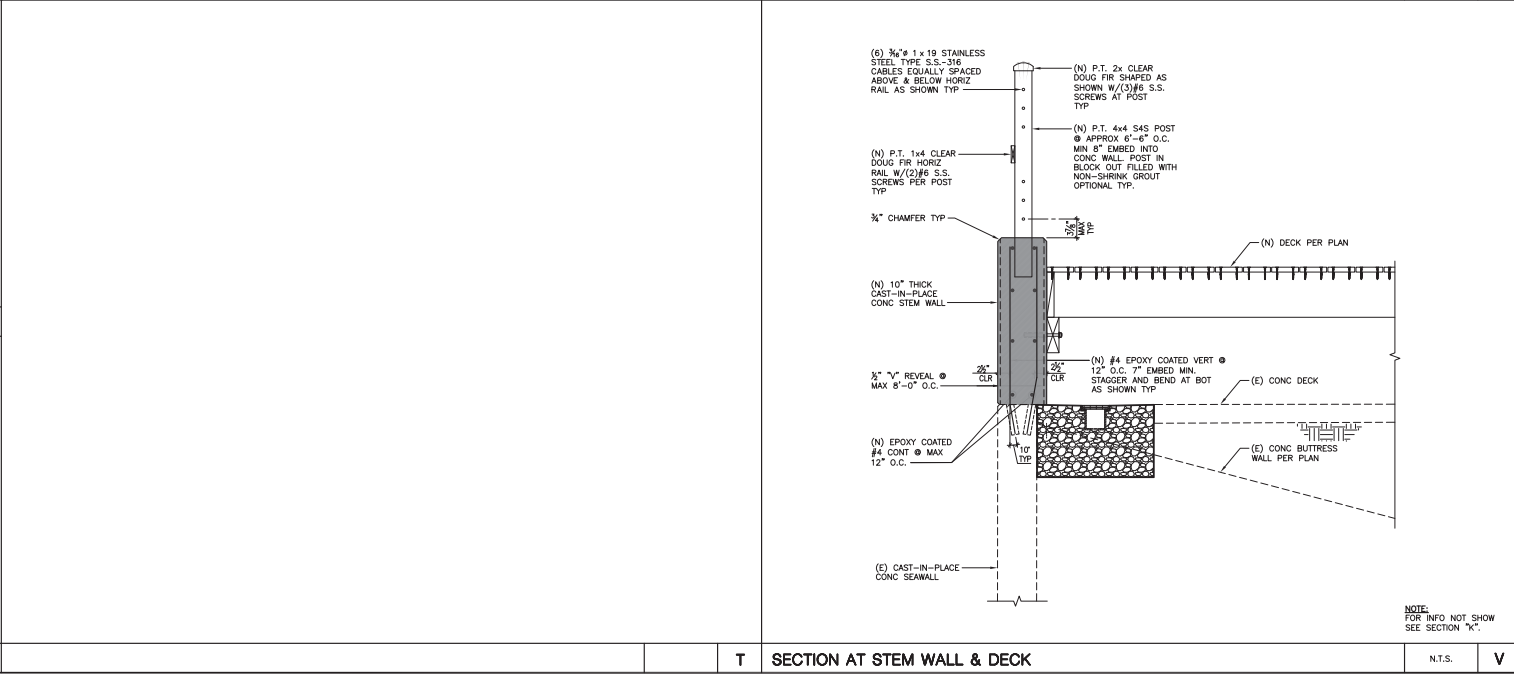


SANDBAG VELOCITY REDUCER DETAIL N.T.S. **L**



TOE OF SLOPE PROTECTION N.T.S. **R**

NOTES:
THIS DETAIL SHALL APPLY AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.



SECTION AT STEM WALL & DECK N.T.S. **V**

NO.	REVISIONS	DATE
PMA Consulting, Inc. Consulting Structural Engineers 2804 Central Expressway, Suite 200 Newport Beach, CA 92663 Phone: (714) 772-7242 E-Mail: P.Petrova@PMAInc.com		
11/14/2019		
OWNER / APPLICANT RICHARD W. BARRETT 930 VIA LIDO NORD NEWPORT BEACH, CA 92663		
DETAILS RAISE THE EXISTING SEAWALL LOCATED AT: 930 VIA LIDO NORD NEWPORT BEACH, CA 92663 DRAWN BY: M. PETROVA CHECKED BY: P. PETROV		
DATE: 11/14/19	JOB NO. 24918-1	SHEET 3 OF 3
SW-3		

Attachment No. ZA 4

Seawall Conditions Report

January 06, 2020

Richard W. Barrett
930 Via Lido Nord
Newport Beach, CA 92663

BULKHEAD/SEAWALL CONDITIONS REPORT

Richard W. Barrett; Applicant
930 Via Lido Nord
City of Newport Beach, County of Orange

PMA Job #24918-1

Dear Mr. Barrett,

PMA Consulting, Inc. is pleased to provide this report in accordance with Section 21.30.15.E.3 of City of Newport Beach Municipal Code.

STATEMENT OF THE PREPARER'S QUALIFICATIONS

Plamen Petrov, P.E., the preparer of this report, holds a Master of Science in Structural Engineering from University of Architecture, Structural Engineering & Geodesy of Sofia, Bulgaria, and is a Licensed Civil Engineer by the State of California Certificate No. C66947. For the last 19 years of his professional career he has been actively involved in the design and entitlement of many Waterfront Developments such as custom homes, seawalls, piers, platforms, floating docks and marinas. A great number of Bulkhead Condition Reports prepared by him have been reviewed and accepted/approved by California Coastal Commission.

All the above being said, Plamen Petrov, P.E. shall be considered a qualified preparer for the Bulkhead/Seawall Conditions Report on this project.

OBSERVATIONS

Cursory observations of the existing seawalls were conducted by a representative of our office on June 27, 2018 and on August 29, 2019. Observed were the visible/exposed portion of the waterfront face of the upper seawall, waterfront face of the lower seawall and partially exposed concrete buttress walls of lower seawall.

FINDINGS

The cast-in-place concrete seawalls were found in a generally good condition, without evidences of distress or instability, except for a few repairable cracks on lower seawall. The strength and stability of the lower seawall is provided by concrete buttress walls in direction perpendicular to the seawall. Such seawall assembly doesn't need, thus doesn't have tiebacks. The absence of coping at the upper seawall, and the existence of pool behind it gives us the base to

assume that it has been constructed as a typical retaining wall consisting of concrete footing placed underneath the pool, and cast-in-place concrete stem wall on top of footing, without tiebacks.

CONCLUSION

Based on the cursory visual observations we conclude that the existing seawalls are required to protect the principal structure and site improvements on the lot, the adjacent properties, public facilities and infrastructure; thus, they can't be removed. Removal of the seawalls will result in erosion and undermining the foundations of the structures and site walls at the subject site and both adjacent sites. Top of Lower Seawall Elevation at +7.17'NAVD88 is below the minimum required top of seawall elevation of +10.0'MLLW per City of Newport Beach Standards, but top of Upper Seawall Elevation at +11.7'NAVD88 is above it. Since the two seawalls are considered to act/perform as one protective devise for this property, together they shall be considered as meeting the current City of Newport Beach Standards in terms of height. Once the existing lower seawall is raised in compliance with the enclosed drawings SW-1 thru SW-3, need for a new shoreline protective devise is not anticipated over the economic life of the existing development to protect it from flooding, wave runup or erosion. If found not adequate for the actual sea level rise over the next 75 years, the existing seawalls assemblies allow to be increased in height per the enclosed STD-601-L without further seaward encroachment. If during this period the seawalls displays any sign of distress that requires immediate attention, they should be repaired or replaced at that time accordingly, without seaward encroachment from its current location.

The above conclusion was prepared based on the existing conditions, proposed drawings, current projection of future Sea-Level Rise, and within the inherent limitations of this study, in accordance with generally acceptable engineering principles and practices. We make no further warranty, either expressed or implied.

PMA Consulting, Inc. appreciates the opportunity to work with you towards the successful completion of your project. Should you have any questions regarding this report, please contact us. any questions regarding this report, please give us a call.

Respectfully submitted,



Plamen Petrov, P.E.
Principal

Enclosures:

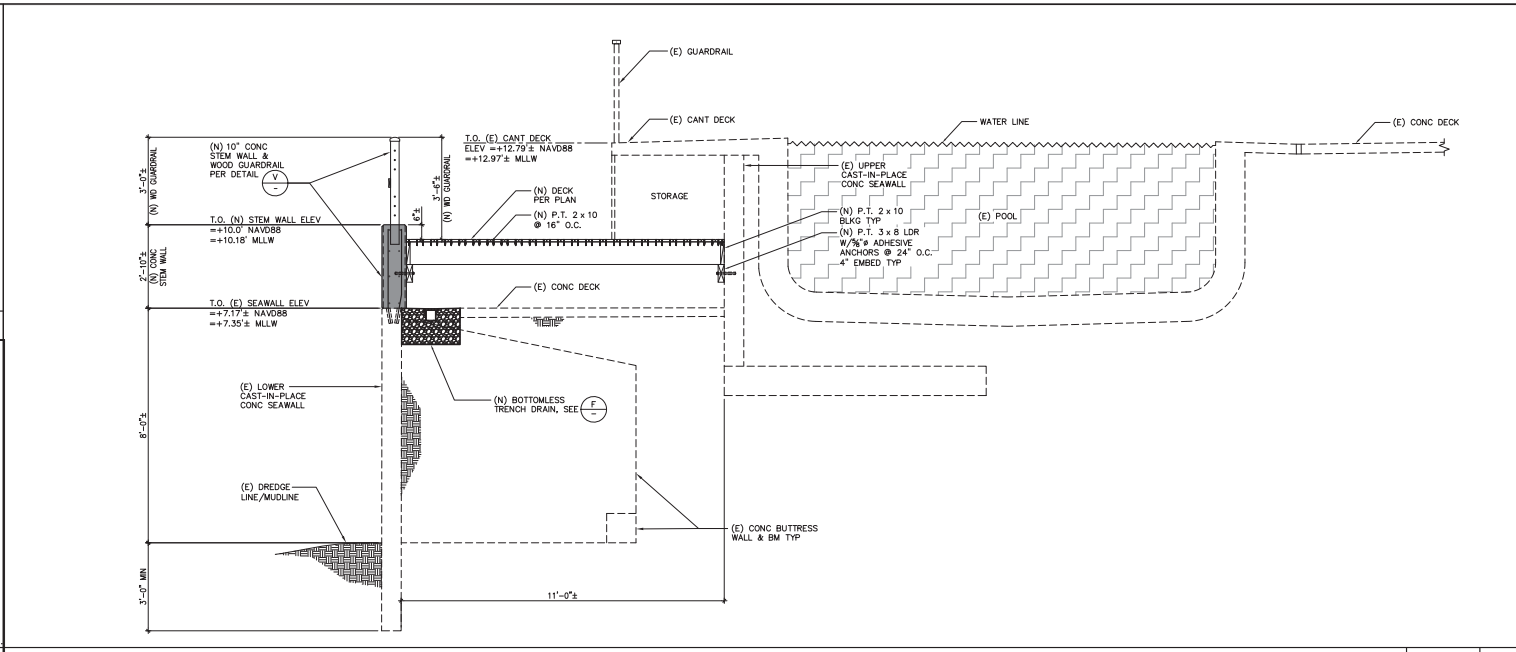
Seawall DWGS SW-1 thru SW-3
STD-601-L



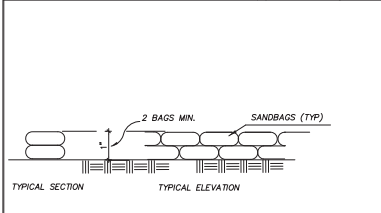
NOTES:

1. DIG 24" WIDE x 18" DEEP TRENCH.
2. PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE.
3. FILL BOTTOM 8" OF THE TRENCH WITH CRUSHED ROCK.
4. POUR IN PLACE OR INSTALL PRECAST CONCRETE SUPPORT PIERS AT MAXIMUM 8'-0" O.C. TO HOLD THE CHANNEL DRAIN LEVEL.
5. FILL THE REST OF THE TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH.

BOTTOMLESS TRENCH DRAIN N.T.S. **F**



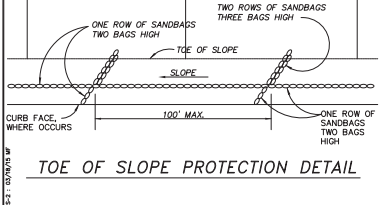
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SANDBAG VELOCITY REDUCER DETAIL

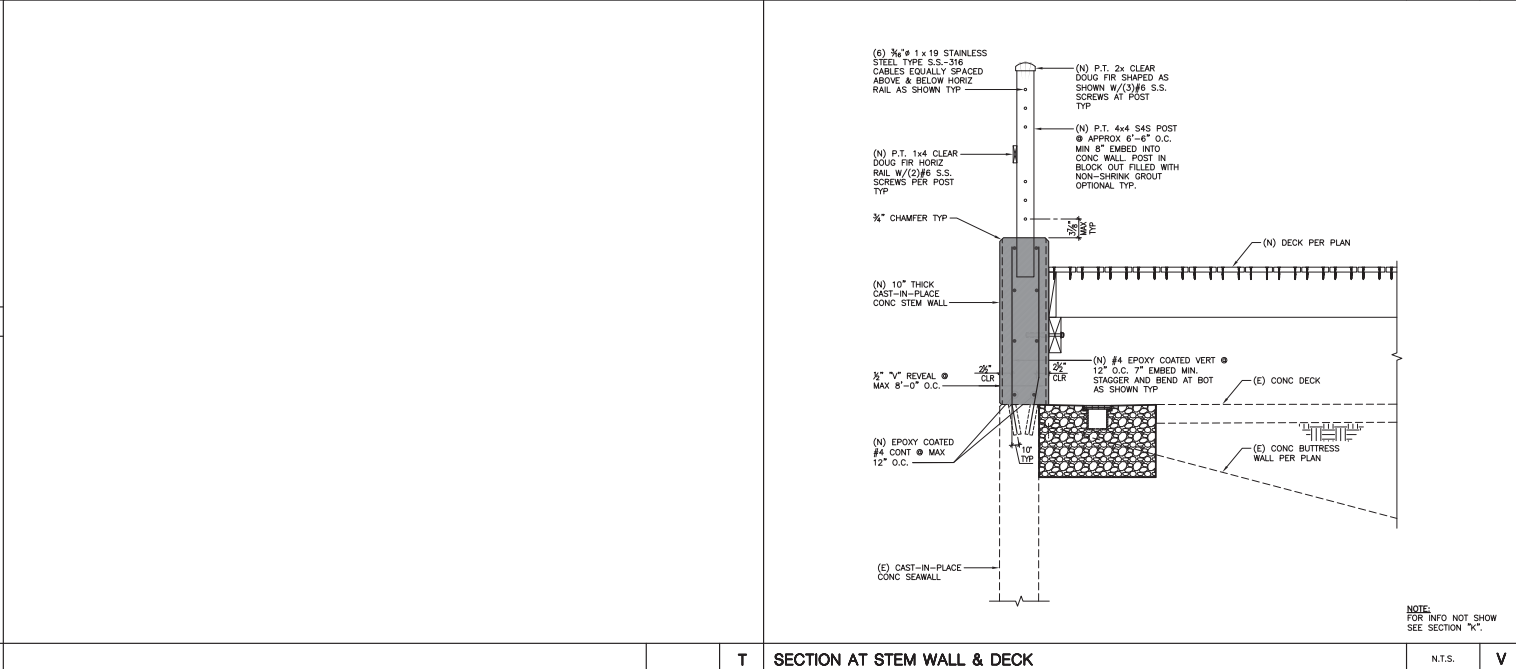


VELOCITY REDUCER DETAIL N.T.S. **L**



TOE OF SLOPE PROTECTION N.T.S. **R**

NOTES:
THIS DETAIL SHALL APPLY AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.



SECTION AT STEM WALL & DECK N.T.S. **V**

DATE	11/14/2019
REVISIONS	
NO.	
UNIVERSITY OF CALIFORNIA	
REGISTERED PROFESSIONAL ENGINEER	
NO. 66847	
CIVIL	
STATE OF CALIFORNIA	
11/14/2019	
PMA Consulting, Inc.	
Consulting Structural Engineers	
2804 Central Expressway, Suite 200	
San Jose, CA 95128	
Phone: (415) 772-7242	
E-Mail: P.Petrova@PMAInc.com	
RICHARD W. BARRETT	
930 VIA LIDO NORD	
NEWPORT BEACH, CA 92663	
DETAILS	
OWNER / APPLICANT	
RAISE THE EXISTING SEAWALL	
LOCATED AT:	
930 VIA LIDO NORD	
NEWPORT BEACH, CA 92663	
DATE	11/14/19
JOB NO.	24918-1
DRAWN BY	M. PETROVA
CHECKED BY	P. PETROV
SHEET	OF
SW-3	

Attachment No. ZA 5

Project Plans

OWNER:
MR. RICK BARRETT
 930 VIA LIDO NORD
 NEWPORT BEACH, CA 92663
 (949) 877-8850

ARCHITECT:
THOMAS BURGER
 33751 PEQUITO DR.
 DANA POINT, CA 92629
 (949) 376-2126

SURVEYOR:
SOUTH COAST SURVEYING
 3214 CLAY ST.
 NEWPORT BEACH, CA 92663
 (949) 831-8840

SEA WALL ENGINEER:
FMA CONSULTING, INC.
 28101 CASITAS CT. LAGUNA NIGUEL, CA
 LAGUNA NIGUEL, CA 92677
 (714) 717-7842

PROJECT INFO.
USE: S.F.R. (DETACHED)
OCCUPANCY R-3U
THREE-STORY, SPRINKLERED
PER NFPA 13D
CONSTRUCTION TYPE VB

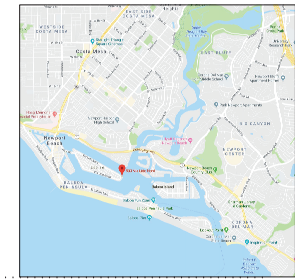
LOT INFO.
 LOT 328 TRACT 907
 APN: 423-281-08
ZONE: R-1
 LOT SIZE: 8,056 SQ. FT.
 BUILDABLE AREA: 5,933 SQ. FT.
 LICA MAX = 1.7 x 5,933 = 10,086

SOILS ENGINEER
COAST GEOTECHNICAL, INC.
 1200 W COMMONWEALTH
 FULLERTON, CA 92633
 (714) 870-1211

GOVERNING CODES:
 2016 CA BUILDING CODE (CBC)
 2016 CA RESIDENTIAL CODE (CRC)
 2016 CA MECHANICAL CODE (CMC)
 2016 CA ELECTRICAL CODE (CEC)
 2016 CA PLUMBING CODE (CPC)
 2016 CA FIRE CODE (CFC)
 2016 CA GREEN BLDG. STDS.

PROJECT DESCRIPTION:
 • RAISE AND REPAIR EXISTING SEA WALL

VICINITY MAP



33751 PEQUITO DR.
 DANA POINT
 CALIFORNIA 92629
 (949) 376-2126

BARRETT RESIDENCE
930 VIA LIDO NORD
NEWPORT BEACH



SITE / ROOF PLAN

THE ARCHITECT EXPRESSLY DISCLAIMS HIS COMMON-LAW COPYRIGHT. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED AND ARE NOT TO BE LOANED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THOMAS BURGER ARCHITECT, COPYRIGHT 2020.

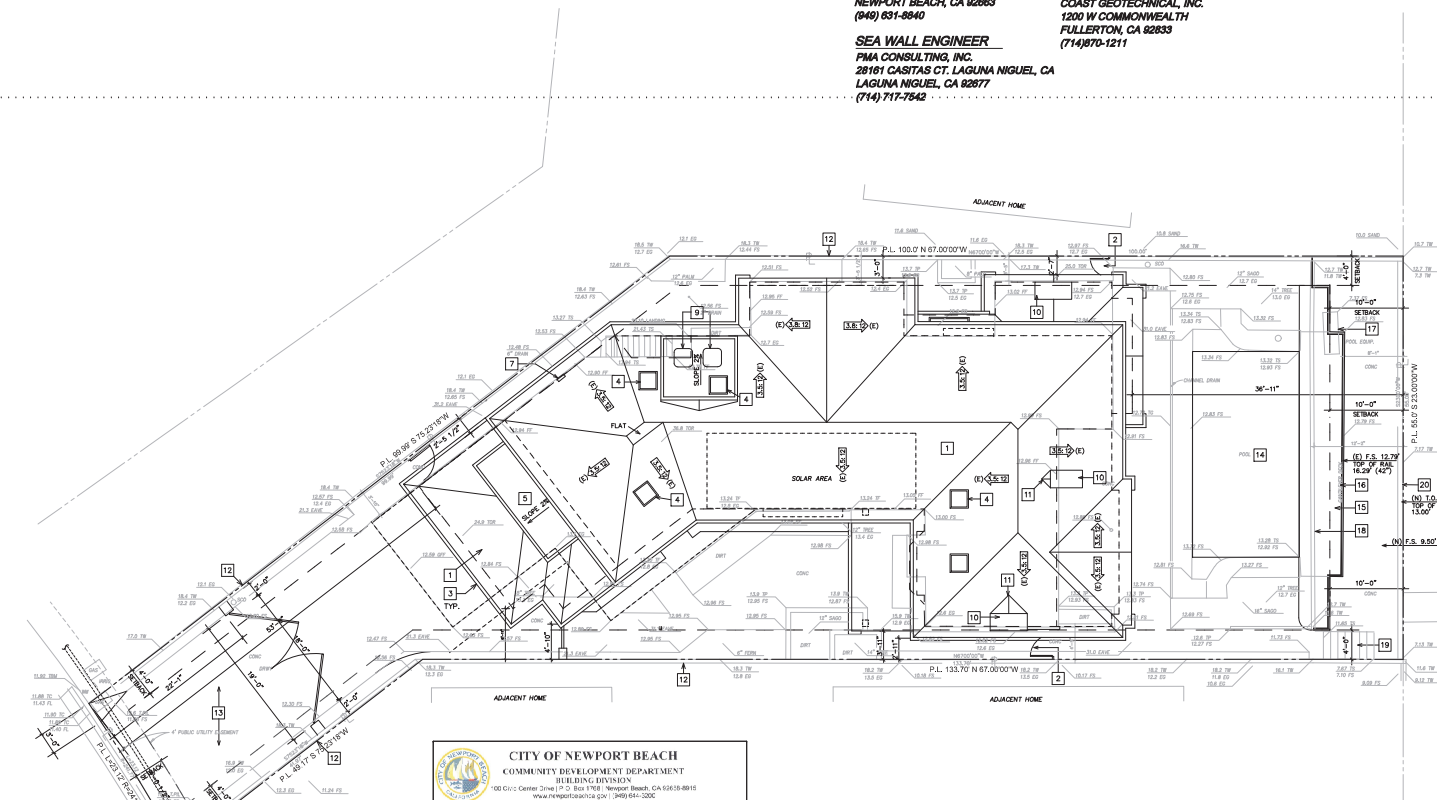
JOB NO: 21712

DATE: 1/27/2020

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

DRAWN BY: TTB

SHEET



CITY OF NEWPORT BEACH
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
 500 City Center Drive, 2nd Floor, Newport Beach, CA 92663-8816
 www.newportbeach.ca.gov | (949) 684-3300

ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday or Sunday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 15.26.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 930 VIA LIDO NORD, NEWPORT BEACH, CA 92663

Owner's Name: Rick Barrett

Owner's Signature: Rick Barrett

Contractor's Signature: Rick Barrett

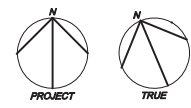
Date: 01-15-19

SITE / ROOF PLAN KEY NOTES

- 1 CLASS "A" NATURAL SLATE ROOF TILES.
- 2 POOL SECURITY GATE
- 3 1/2" ROUND COPPER GUTTER
- 4 30" SQ. FLAT DUAL TEMPERED GLASS OPERABLE SKYLIGHT.
- 5 CLASS "A" TILE DECK SURFACE, SLOPED 2%
- 6 EXISTING GAS METER LOCATION
- 7 EXISTING WATER PANEL LOCATION
- 8 EXISTING WATER METER LOCATION. (PROTECT IN PLACE)
- 9 AC CONDENSERS IN SCREENED FLAT ROOF AREA
- 10 BRICK VENTER OVER WOOD-FRAMED CHIMNEY
- 11 COPPER CRICKET
- 12 EXISTING 6" MASONRY PROPERTY LINE WALL TO REMAIN
- 13 STONE DRIVEWAY
- 14 EXISTING POOL
- 15 EXISTING CANTILEVERED DECK
- 16 42" HIGH STAINLESS STEEL CABLE RAIL
- 17 POOL EQUIPMENT
- 18 EXISTING RETAINING WALL BELOW CANTILEVERED DECK
- 19 EXISTING CONCRETE STEPS
- 20 RAISE EXISTING SEAWALL TO ELEV. 10.00 FT.
- 21 EXISTING DOCK
- 22 NEW WOOD DECK ELEV. 9.50'

LEGEND

- FIRST STORY FOOTPRINT
- LINE OF SECOND STORY

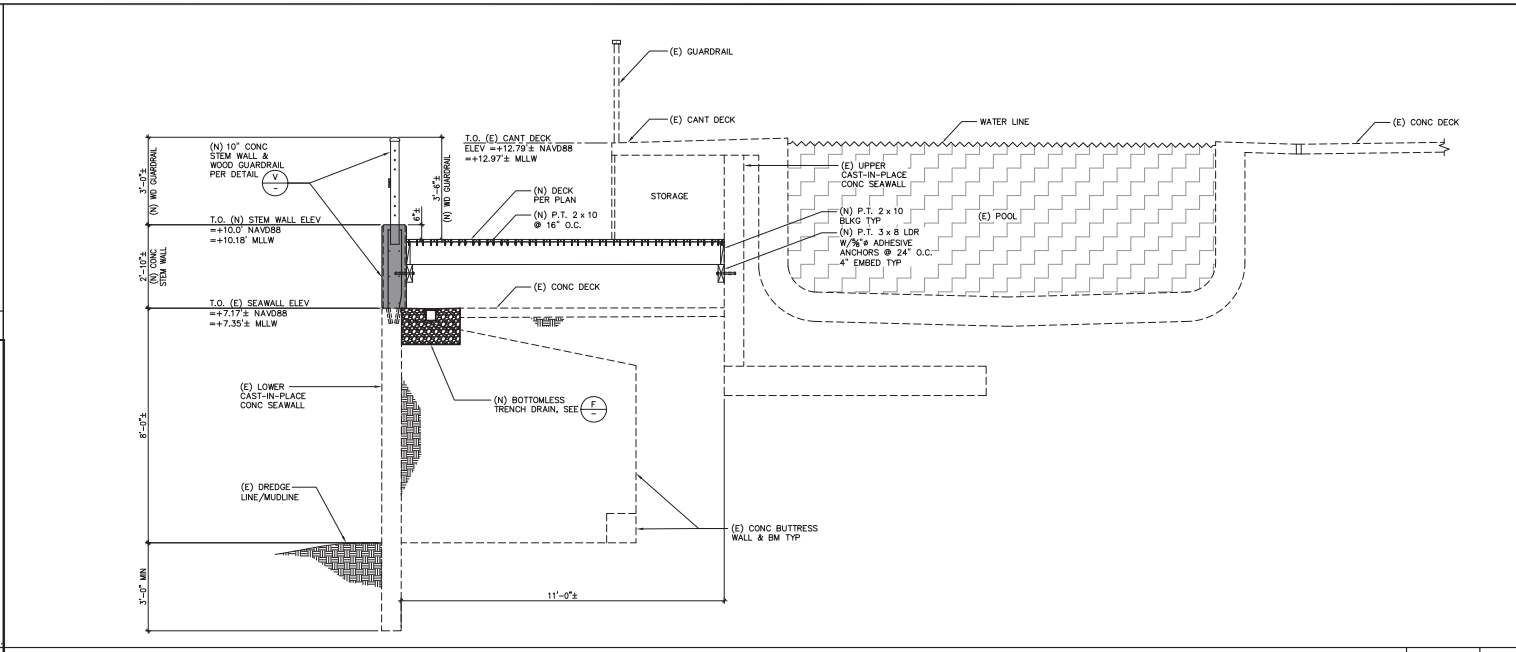




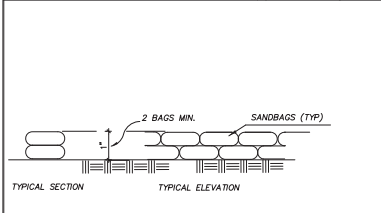
NOTES:

1. DIG 24" WIDE x 18" DEEP TRENCH.
2. PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE.
3. FILL BOTTOM 8" OF THE TRENCH WITH CRUSHED ROCK.
4. POUR IN PLACE OR INSTALL PRECAST CONCRETE SUPPORT PIERS AT MAXIMUM 8'-0" O.C. TO HOLD THE CHANNEL DRAIN LEVEL.
5. FILL THE REST OF THE TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH.

BOTTOMLESS TRENCH DRAIN N.T.S. **F**



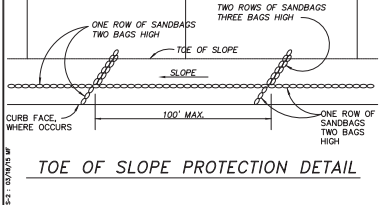
TYPICAL SECTION N.T.S. **K**



SANDBAG VELOCITY REDUCER DETAIL

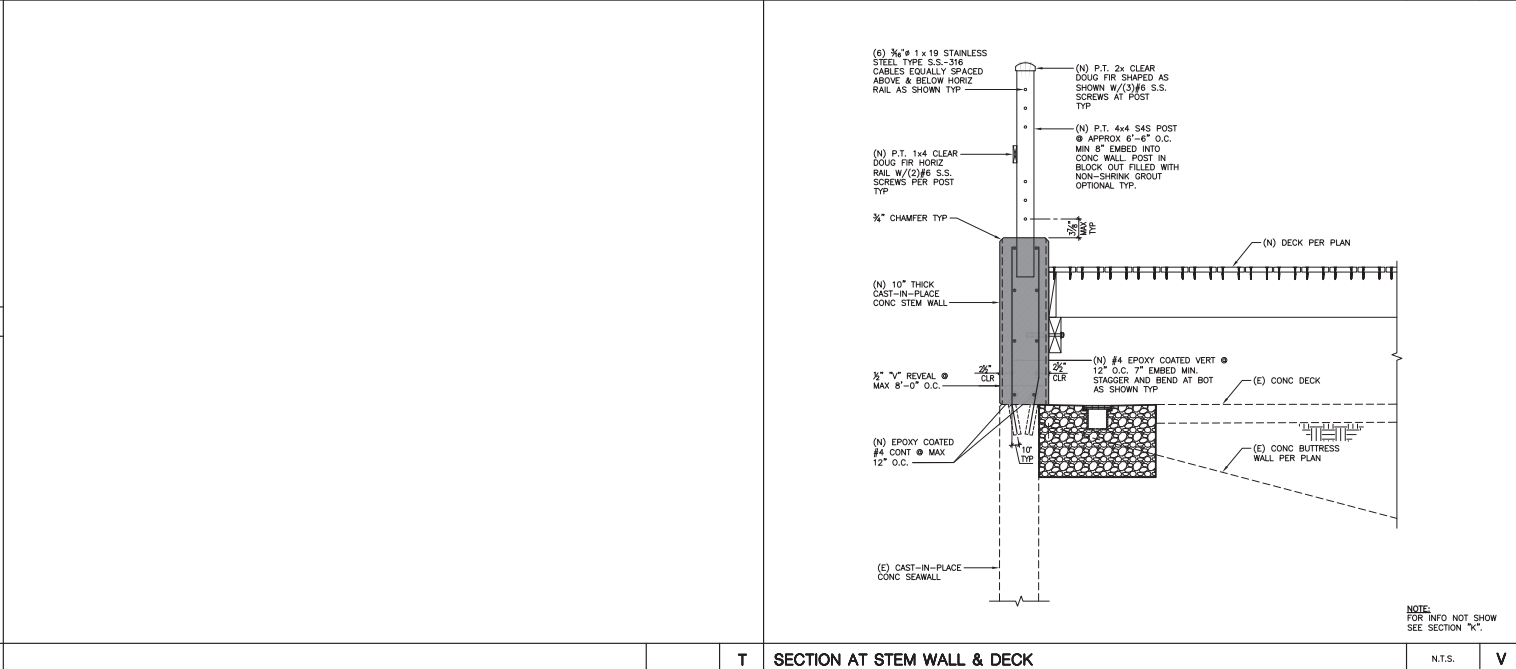


VELOCITY REDUCER DETAIL N.T.S. **L**



TOE OF SLOPE PROTECTION N.T.S. **R**

NOTE:
THIS DETAIL SHALL APPLY AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.



SECTION AT STEM WALL & DECK N.T.S. **V**

DATE	11/14/2019
REVISIONS	
NO.	
PMA Consulting, Inc. Consulting Structural Engineers 28161 Central Expressway, Suite 207 Newark, CA 94560 Phone: (774) 712-7542 E-Mail: P.Petrova@PMAInc.com	
OWNER / APPLICANT	RICHARD W. BARRETT 930 VIA LIDO NORD NEWPORT BEACH, CA 92663
LOCATED AT:	930 VIA LIDO NORD NEWPORT BEACH, CA 92663
DATE	11/14/19
JOB NO.	24918-1
DRAWN BY	M. PETROVA
CHECKED BY	P. PETROV
SHEET	OF
SW-3	