



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 26, 2026
Agenda Item No. 5

SUBJECT: Annino Residential Addition (PA2025-0209)
▪ Coastal Development Permit

SITE LOCATION: 239 61st Street

APPLICANTS: Jason Richart, Architect

OWNERS: Joseph and Michelle Annino

PLANNER: Laura Rodriguez, Assistant Planner
949-644-3216, lrodriguez@newportbeachca.gov

LAND USE AND ZONING

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

PROJECT SUMMARY

A request for a coastal development permit (CDP) to authorize a 731-square-foot addition (43%) to existing 1,699-square-foot, one-story, nonconforming single-unit dwelling, including the construction of a second story. The residence is considered nonconforming because the Newport Beach Municipal Code (NBMC) requires a 3-foot side yard setback and a 5-foot rear yard setback, whereas the existing structure only provides 2-foot-9-inch side yard setbacks and a 4-foot-9-inch rear yard setback. As the proposed addition exceeds 10% of the existing gross floor area and the additional story represents an increase in height greater than 10%, a CDP is required.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) 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; and
- 3) Adopt Draft Zoning Administrator Resolution No. __ approving the Coastal Development Permit filed as PA2025-0209 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-1 Zoning District and Coastal Zoning District, which is intended to provide for single-unit residential development. The project is consistent with the City's Coastal Land Use Plan, General Plan, and both Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC).
- A CDP is required, and the project is not eligible for a waiver for de minimis development because the property is located within the Coastal Commission Appeal Area.
- The property is developed with a one-story, nonconforming 1,281-square-foot single-unit dwelling with an attached 418-square-foot two-car garage (Figure 1, below).



Figure 1: Oblique Aerial Image of Neighborhood

- The existing structure provides 2-foot-9-inches side yard setbacks and a 4-foot-9-inch rear yard setback whereas the NBMC requires a side yard setback of 3 feet and a rear yard setback of 5 feet. The existing structure is considered legal nonconforming.
- The addition will add 36 square feet on the first floor to extend the entry way and kitchen. A new second story totaling 695 square feet will be constructed. The project is required to comply with current R-1 Coastal Zoning District development standards including floor area limit, setbacks, height, and off-street parking. A summary of the proposed development is provided in Table 1 through 3 below.

Table 1 – Floor Area, Height, Open Volume, Parking		
Development Standard	Standard	Proposed
Allowable Floor Area (max.)	4,198 square feet	2,430 square feet
Open Space (min.)	314.85 square feet	605 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	24-foot sloped roof

Table 2 – First Floor Setbacks		
Setbacks (min.)	Required	Provided
Front	5 feet	9 feet 9 inches
Side (easterly)	3 feet	2 feet 9 inches (existing) 4 feet 3 inches (proposed addition)
Side (westerly)	3 feet	2 feet 9 inches
Rear	5 feet	4 feet 9 inches

Table 3 – Second Floor Setbacks		
Setbacks (min.)	Required	Provided
Front	5 feet	34 feet 5 inches
Side (easterly)	3 feet	~ 10 to 13 feet
Side (westerly)	3 feet	3 feet 5 ½ inches
Rear	5 feet	3 feet 8 inches (2 nd story encroachment allowed per NBMC 20.30.110 (D)(13))

- Section 21.38.040 (Nonconforming Structures) of the NBMC allows for both the expansion of a nonconforming structure up to 50% of the existing gross floor area and the retention of existing nonconformities if the nonconforming structure does not impact coastal access, coastal resources, and is not located within a hazardous area. The project site is located midblock, on an inland property, and in a developed area, approximately 100 feet from Semeniuk Slough. The existing residence does not block or impair public access to and along the slough because the property is not located next to a public access way. While the project site is near a designated coastal viewpoint, Newport Shores Park, it is not within the

viewshed of the slough from the park. The property is not located in the designated Bluff or Canyon Overlay Districts and is not near any natural landforms, or abutting a shoreline, and is separated from the slough by a paved road and park.

- Section 21.38.040.G.(2) (Nonconforming Structures – Additions) of the NBMC, when a CDP is for an expansion to a nonconforming residential structure, the review authority shall consider whether this structure may be modified or replaced with a conforming structure that would enhance visual quality, ensure the nonconforming structure is visually compatible with the surrounding area, and if the structure is architecturally or historically significant.

In order to create a conforming single unit dwelling with the required side and rear setbacks, the project would require the removal of the entire side and rear exterior walls. The intent of the project is to provide additional living area by proposing a 36-square-foot addition on the first floor to extend the kitchen and entry hallway, and a 695-square-foot addition to create a second story. The addition would also not be visually degrading the area as it would not result in significant massing. The addition to the existing residence is consistent with the existing neighborhood pattern of development since the project will result in a two-story single-unit dwelling. The nonconforming residence is not considered architecturally or historically significant.

Hazards

- The subject property is located within a developed area of West Newport and not adjacent to the harbor or shoreline. The existing finished floor elevation of the residence is 8.3 feet National American Vertical Datum of 1988 (NAVD88), which is below the minimum 9.0 feet NAVD88 top of slab elevation requirement for new structures. However, the project is for an addition and is not considered a new single-unit dwelling. Therefore, the property is not required to raise the finished floor elevation to 9.00 feet (NAVD88).
- The subject property is 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 before 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 before building permit issuance.

Water Quality

- The property is located within proximity of coastal waters. A Construction Pollution Prevention Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The project also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
- Under Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the Project containing more than 75% of impervious surface area, a Water Quality and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the Project by Thomas M. Ruiz dated, October 10, 2025. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a LID approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. The final priority WQHP shall be reviewed and approved by the Building Division during plan check.

Public Access and Views

- The project site is not located adjacent to a coastal view road but is located near a designated Coastal Viewpoint. The nearest coastal viewpoint is Newport Shores Park, which is 85 feet away from the property (Figure 2, below). This viewpoint is accessible to the public and provides views of the slough. Additionally, the park may provide views of the Pacific Ocean, when looking south down 61st Street. The project site is outside of these viewsheds and will not obscure views from this public area. The project does not contain any unique features that could degrade the visual quality of the coastal zone.

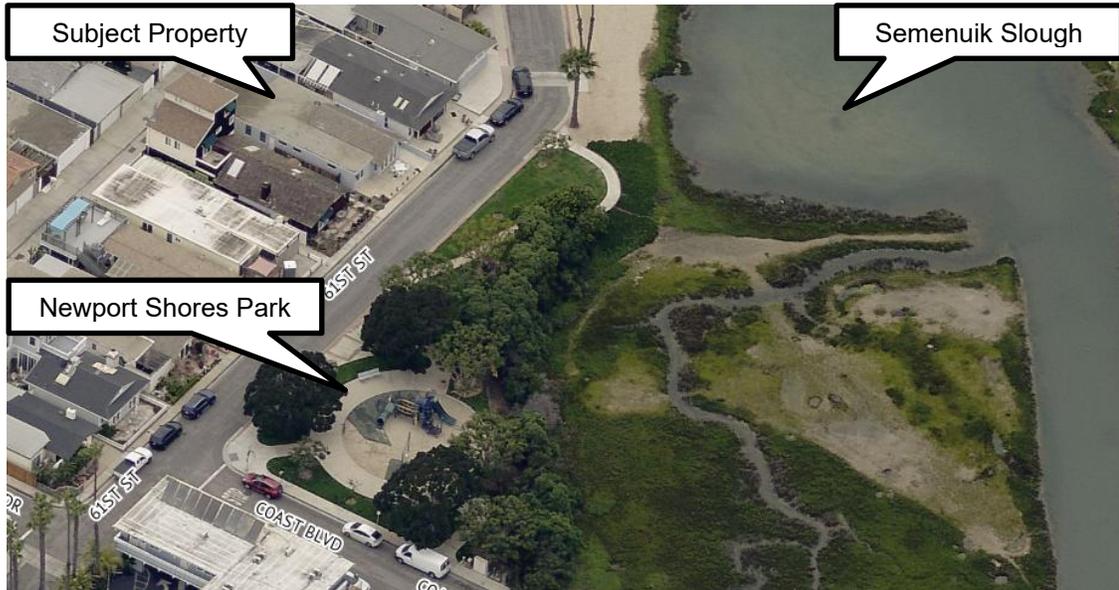


Figure 2: Oblique Aerial Image of Project Site from Newport Shores Park

- The project site is consistent with the public access and public recreation policies of Chapter 3 of the Coastal Act because the project site is not located between the nearest public road and the sea or shoreline. However, vertical access to the beach is available in proximity to the property, along 61st Street. Lateral access begins at the 61st Street end and is available along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) 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. The project is for a 731-square-foot addition to an existing single-unit dwelling in a developed neighborhood, served by existing utilities, and is not within an environmentally sensitive area. Therefore, the Class 1 exemption is applicable.

PUBLIC NOTICE

Notice of this application 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 NBMC. 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 by the provisions of Title 21 of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified Local Coastal Program 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:



Laura Rodriguez, Assistant Planner
JP/lr

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW AN ADDITION GREATER THAN 10 PERCENT AND AN INCREASE IN HEIGHT GREATER THAN 10 PERCENT TO AN EXISTING SINGLE-UNIT DWELLING LOCATED AT 239 61ST STREET (PA2025-0209)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Jason Richart (Applicant), on behalf of Joseph and Michelle Annino (Owners), concerning property located at 239 61st Street and legally described as Lot G in Block 1 of Tract Map No. 772 (Property) requesting approval of a coastal development permit (CDP).
2. The Applicant proposes a 731-square-foot addition (43%) to an existing 1,699-square-foot, one-story, nonconforming single-unit dwelling, including the construction of a second story. The residence is considered nonconforming because the Newport Beach Municipal Code (NBMC) requires a 3-foot side yard setback and a 5-foot rear yard setback, whereas the existing structure only provides 2-foot-9-inch side yard setbacks and a 4-foot-9-inch rear yard setback. As the proposed addition exceeds 10% of the existing gross floor area and the additional story represents an increase in height greater than 10%, a CDP is required (Project).
3. The Property is categorized as Single Unit Residential Detached (RS-D) by the Land Use Element of the General Plan and is located within the Single-Unit Residential (R-1) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached – (10.0 – 19.9 DU/AC) (RSD-C) and it is located within the Single-Unit Residential (R-1) Coastal Zoning District.
5. A public hearing was held on February 26, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. 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 15301 Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities), because it has no potential to have a significant effect on the environment.
2. Class 1 exempts additions to an existing structure of up to 10,000 square feet if the project is in an area where all public services and facilities are available and the area in

which the project is located is not environmentally sensitive. The Project is a 731-square-foot addition to an existing single-unit dwelling in a developed neighborhood, served by existing utilities, and is not within an environmentally sensitive area. Therefore, the Class 1 exemption is applicable.

SECTION 3. REQUIRED FINDINGS.

Coastal Development Permit

In accordance with Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the NBMC 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 Project complies with all applicable residential development standards, including, but not limited to, floor area limitation, setbacks, height and parking.
 - a. The maximum floor area limitation for the Property is 4,198 square feet and the Project will result in a total floor area of 2,430 square feet.
 - b. The Project provides the minimum required setbacks, which are five feet from the front property line along 239 61st Street, three feet from each side property line, and five feet from the rear property line. While the existing residence only provides 2 feet 9 inches of setback from each side property line and only 4 feet 9 inches from the rear property line, the areas of addition will provide the minimum required setbacks. The existing nonconformities will not be affected by the Project.
 - c. The highest guardrail is less than 24 feet above the established grade, and the highest ridge is no more than 29 feet above the established grade, which complies with the maximum height requirements.
 - d. The existing residence provides a two-car garage, complying with the minimum two-car parking requirement for a single-unit dwelling with less than 4,000 square feet of habitable floor area.
2. Section 21.38.040 (G)(1) of the NBMC allows for the expansion of nonconforming structures and the retention of existing nonconforming elements subject to the following:
 - a. *Does not impede public access to and along the sea or shoreline and to coastal parks, trails, or coastal bluffs;*
 - b. *Does not block or impair public views to and along the sea or shoreline or to coastal bluffs and other scenic coastal areas;*
 - c. *Conforms to coastal resource protection development regulations of Section 21.28.040 (Bluff (B) Overlay District), Section 21.28.050 (Canyon (C) Overlay*

District), Section 21.30.030 (Natural Landform and Shoreline Protection), Chapter 21.30A (Public Access and Recreation), or Chapter 21.30B (Habitat Protection);

- d. Is not located within an area identified as hazardous due to erosional factors or coastal hazards*

In this case, the Project is located midblock, on an inland property, and in a developed area, approximately 100 feet from Semeniuk Slough. The existing residence does not block or impair public access to and along the slough because the Property does not abut the slough and is not located next to a public access way or coastal access point. While the Project is near a designated coastal viewpoint, Newport Shores Park, the views of the slough would not be obstructed from this park since the Property is not between the park and the slough. The Property is not located in the designated Bluff or Canyon Overlay Districts and the Property is not near any natural landforms, or abutting a shoreline, and is separated from the slough by a paved road and park.

3. Section 21.38.040 (G)(2) allows a nonconforming structure to be expanded up to 50% of the existing gross floor area. The Project is proposing a 731-square-foot addition (43%) which complies with the limitation for nonconforming residential structures.
4. When reviewing a CDP for an expansion of a nonconforming residential structure, the review authority shall consider the following:
 - a. *Whether the nonconforming structure can be modified to, or replaced with, a conforming structure that would restore or enhance visual quality in a visually degraded area;*
 - b. *Whether the nonconforming structure, with or without the proposed addition, is visually compatible with the character of the surrounding area;*
 - c. *Whether the nonconforming structure is architecturally or historically significant;*

Creating a compliant single-unit dwelling with the required side and rear setbacks would require the removal of the entire side and rear exterior walls. The intent of the Project is to provide additional living area by proposing a 36-square-foot addition on the first floor, to extend the kitchen and entry hallway, and a 695-square-foot addition to create a second story. The Project is not proposing to significantly reframe any of the exterior walls, rather it is proposing minor alterations to existing windows and doors. The neighborhood is also predominantly developed neighborhood with one- and two-story, single-unit dwellings. The Project would not result in a visually degrading area since the addition is not creating significant massing. The second floor addition is substantially setback from the front property line and passed the easterly side yard setback which reduces massing. The addition to the existing residence is consistent with the existing neighborhood pattern of development since the Project will result in a two-story single-unit dwelling. The nonconforming residence is not considered architecturally or historically significant.

5. The Property is located within a developed area of West Newport and not adjacent to the harbor or shoreline. The Property's existing finished floor elevation is 8.3 feet National American Vertical Datum of 1988 (NAVD88), which is below the minimum 9.0 feet NAVD88 top of slab elevation requirement for new structures. However, the Project

is for an addition to an existing residence and is not considered a new single-unit dwelling. Therefore, the Property is not required to raise the finished floor elevation to 9.00 feet (NAVD88). Furthermore, the Property is located within an area designated by the Federal Emergency Management Agency (FEMA) as Flood Zone X and has reduced flood risk due to nearby levees.

6. The Property is 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 before 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 before building permit issuance.
7. The property is located within 115 feet of the Semeniuk Slough. A Construction Pollution Prevention Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
8. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the Project containing more than 75% of impervious surface area, a Water Quality and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the Project by Thomas M. Ruiz dated, October 10, 2025. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a LID approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. The final priority WQHP shall be reviewed and approved by the Building Division during plan check.
9. The Project does not propose any new landscaping. However, any future landscaping shall comply with Section 21.30.075 (Landscaping) of the NBMC.
10. The Property is not located adjacent to a coastal view road but is located near a designated Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Newport Shores Park, which is 85 feet away from the Property. This viewpoint is accessible to the public and may provide views of the slough. While the park may provide potential views of the pacific ocean, the Property is outside of this viewshed from the park. Therefore, the Project would not obscure views from this public area. The proposed second story addition may be visible from the park. However, the Project complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

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.*

Fact in Support of Finding:

1. The Project is not located between the nearest public road and the sea or shoreline. As such, it is not necessary to assess the consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act. However, vertical access to the beach is available in proximity to the Property, along 61st Street. Lateral access begins at the 61st Street end and is available along these routes.

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 under Section 15301 under Class 1 (Existing Facilities) 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 the Coastal Development Permit filed as PA2025-0239 subject to the conditions outlined 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 by the provisions of Title 21 (Local Coastal Program 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 (Appeal to the Coastal Commission) 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 26TH DAY OF FEBRUARY, 2026.

Benjamin Zdeba, AICP 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. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains 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.
3. *Prior to the issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
4. *Prior to the issuance of building permits, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
5. *Prior to the 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.*
6. *Prior to the issuance of building permits, the final WQHP/WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved CPPP and WQHP/WQMP and any changes could require separate review and approval by the Building Division.*
7. 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 under 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.

8. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
9. 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.
10. 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. Stockpiles 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.
11. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
12. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
13. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
14. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
15. 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 are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
16. Proposed landscaping shall comply with NBMC 20.36.070 (Landscape and Irrigation Plan Standards). These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.
17. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be

kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

18. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
19. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified periods unless the ambient noise level is higher:
20. Prior to the issuance of the building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
21. 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.
22. This Coastal Development Permit 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.
23. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 **Annino Residential Addition including but not limited to, the Coastal Development Permit filed as PA2025-0209**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Fire Department

24. *Clearance on at least one unobstructed pathway from the front to the rear of the Property shall be required for emergency access.*

25. A residential fire sprinkler system shall be required to comply with the National Fire Protection Agency 13D.

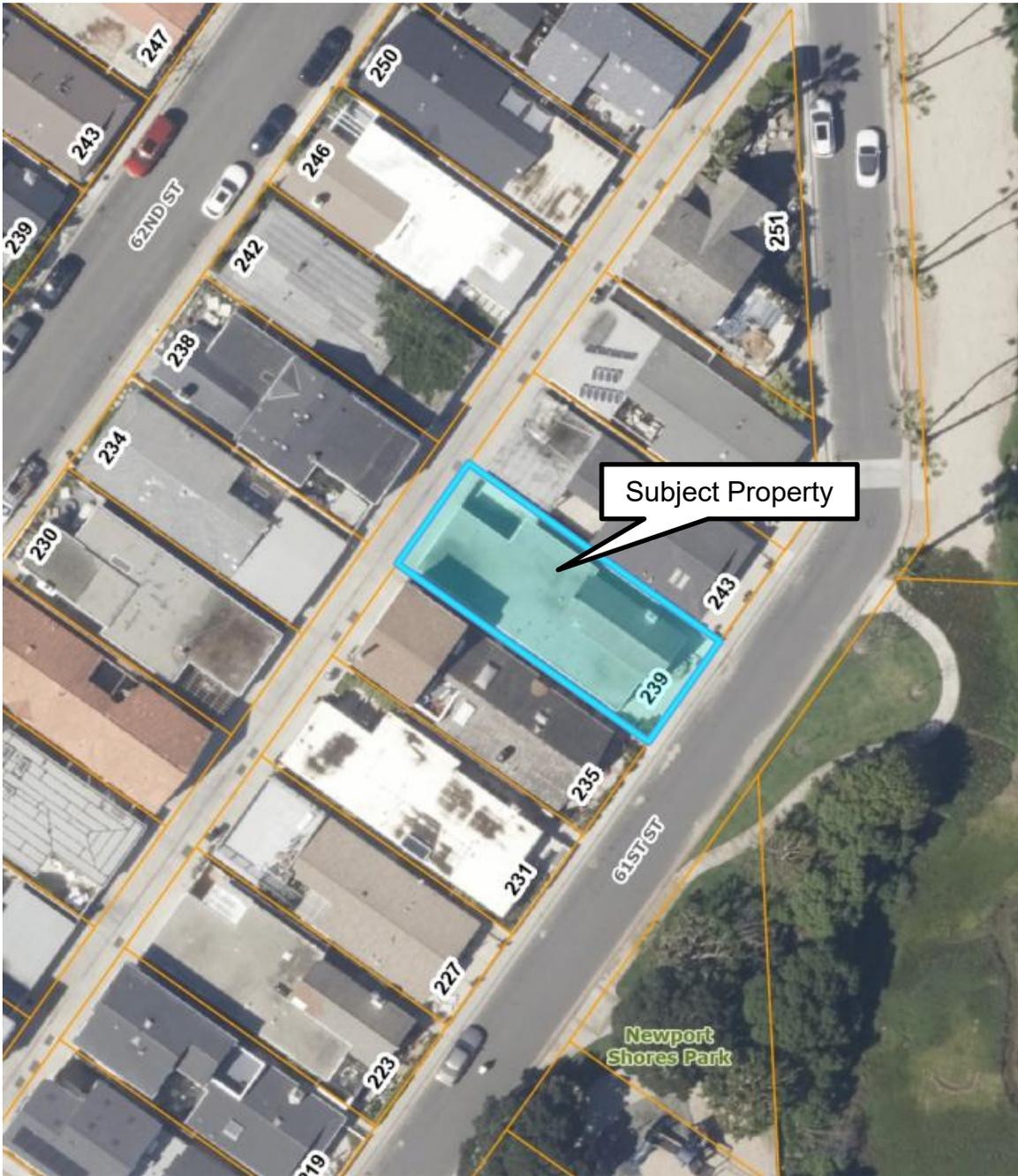
Public Works Department

26. A new sewer cleanout on the existing sewer lateral shall be installed per City Standard 406.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2025-0209
239 61st Street

Attachment No. ZA 3

Project Plans

PERSPECTIVE VIEWS:

SCALE: N.T.S.

SITE PLAN

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

PROJECT INFORMATION



GENERAL NOTES:

- CONTRACTOR SHALL HAVE GEO TECH ENGINEER CERTIFY PAD FOOTINGS & COMPACTION PRIOR TO CONSTRUCTION.
- THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NIMC SECTION 15.02.095.
- A CALIFORNIA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SIGNING AND UNDERPINNING.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY 1.4.
- SECELS, LANDINGS, PADS, PLATFORMS, PORCHES, STEPS, TERRACE, OR SIMILAR STRUCTURES CANNOT BE RAISED MORE THAN 18" IN THE REQUIRED SIDE AND REAR YARD SETBACK AREAS, PER NIMC SECTION 03.01.10.
- GATES WITHIN A BARRIER OR FENCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS (NIMC 15.09, CBC 31091.1.1923A & 093C.305):
 - COMPLY WITH FENCE HEIGHT AND SPACING REQUIREMENTS.
 - INCLUDE SELF-CLOSING, AND SELF-LATCHING MECHANISMS, THE SELF-LATCHING MECHANISM SHALL BE MINIMUM 40" ABOVE THE GROUND.
 - ALL GATES SHALL SWING OUT OF THE POOL AREA.



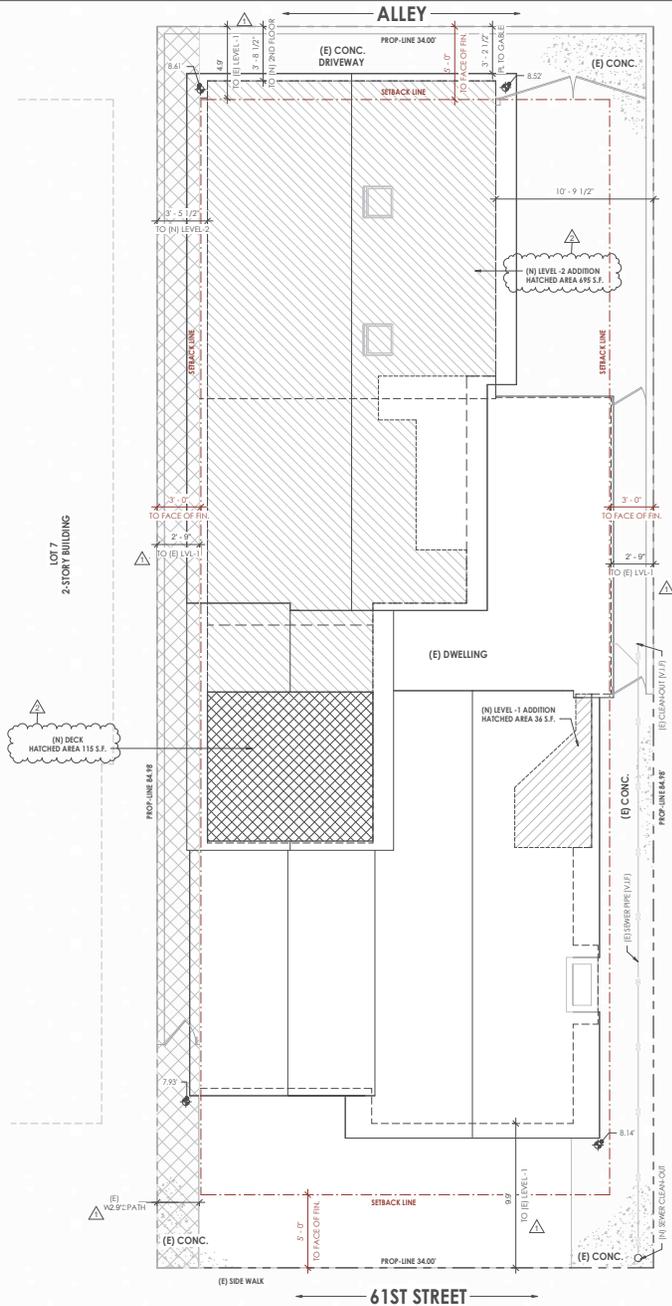
NOTE: CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION WORK.

ACKNOWLEDGMENT SPACE SIGNATURE

PROPERTY OWNER SIGNATURE

SYMBOLS LEGEND:

- | | | | |
|--|--|--|--|
| | NORTH INDICATOR. | | BUILDING/WALL SECTION SYMBOL:
UPPER-THE SECTION NUMBER
LOWER-THE SHEET WHERE DRAWN |
| | WINDOW TYPE INDICATOR | | EXTERIOR ELEVATION SYMBOL:
UPPER-THE ELEVATION NUMBER
LOWER-THE SHEET WHERE DRAWN |
| | WORK NOTE INDICATOR | | DETAIL SYMBOL:
UPPER-THE SECTION NUMBER
LOWER-THE SHEET WHERE DRAWN |
| | ROOM IDENTIFICATION | | HEIGHT INDICATOR |
| | DOOR IDENTIFICATION | | INTERIOR ELEVATION SYMBOL, THE
DARKENED CORNERS INDICATE
DRAWN WALLS. |
| | REVISION MARKER: TRIANGLE
CONTAINS REVISION
DOCUMENT NUMBER, CLOUD
INDICATES AREA OF REVISION | | |



AVERAGE GRADE:

- 8.52
- 8.47
- 8.14
- 7.53

AVERAGE GRADE = 8.3

OWNER: JOE ANNING
 PROPERTY ADDRESS: 239 61ST STREET, NEWPORT BEACH, CA 92663
 PLANS PREPARED BY: RICHART DESIGN (JASON RICHART)
 1341 W. 18TH STREET, A-106 COSTA MESA, CA 92627
 949-422-9191

BUILDING CODE REQUIREMENTS:
 CALIFORNIA RESIDENTIAL CODE 2022 (C.R.C.)
 CALIFORNIA PLUMBING CODE 2022 (C.P.C.)
 CALIFORNIA MECHANICAL CODE 2022 (C.M.C.)
 CALIFORNIA ELECTRICAL CODE 2022 (C.E.C.)
 CALIFORNIA ENERGY STANDARDS CODE 2022 (C.E.C.)
 CALIFORNIA GREEN BUILDING CODE 2022 (CGBC) CHAPTER 15 (NBWC)

USE OF STRUCTURE: SFR
 ZONING DISTRICT: R-1
 CONSTRUCTION TYPE: TYPE VB
 SETBACKS: FRONT: 5' | SIDES: 3' | REAR: 5'
 EXISTING BUILDING SETBACKS: FRONT: 9'9" | SIDES: 2'9" | REAR: 4'9"

SPRINKLERS: YES
 NO. OF STORIES: 2
 DESCRIPTION OF WORKS: NEW MASTER BED AND BATH ADDITION OVER GARAGE
 NEW ENTRY ADDITION AT 1ST FLOOR

GROSS AREA:
 (E) LEVEL -1: 1,281 S.F.
 (N) LEVEL -1 ADDITION: 34 S.F.
 (E) LEVEL -2 ADDITION: 495 S.F.
 TOTAL: 2,012 S.F.
 (N) LEVEL -2 DECK: 115 S.F.
 (E) 2-CAR GARAGE: 418 S.F.
 LOT=2,890 S.F. (3' SIDES, 5' REAR & 5' FRONT)

BUILDABLE AREA:
 (E) LEVEL -1: 1,281 S.F.
 (N) LEVEL -1 ADDITION: 34 S.F.
 (N) LEVEL -2 ADDITION: 495 S.F.
 (E) GARAGE: 418 S.F.
 TOTAL: 2,430 S.F.

OPEN SPACE:
 OPEN VOLUME AREA: 2,099 S.F. X 135" = 315 S.F.
 TOTAL PROVIDED = 405 S.F.

CALCULATIONS:
 EXISTING S.F. OF HOUSE (1,281) + (E) GARAGE (418) = 1,699 S.F.
 50% OF 1,699 S.F. = 849.5 S.F. MAX. 50%
 731 ADDITION = 849.5 S.F.

PLANNING NOTE

THE ADDITION TO PROPERTY SHALL BE LIMITED TO A MAXIMUM OF 50% OF THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE. EXPANSION OF RESIDENTIAL STRUCTURES MAY BE PERMITTED UP TO A MAXIMUM OF 75% WITH THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT. PER NIMC 21.38.040.G.2.

PROJECT INDEX

- 0 - GENERAL
 - A-1 SITE PLAN / PROJECT INFO
 - A-1.2 FLOOR AREA TABULATIONS
 - A-1.3 TOPOGRAPHIC SURVEY
- 01 - ARCHITECTURE
 - A-2 EXISTING FLOOR PLAN & ROOF PLAN
 - A-3 LEVEL -1 & LEVEL-2 PROPOSED FLOOR PLANS
 - A-4 PROPOSED ROOF PLAN
 - A-5 PROPOSED ELEVATIONS
 - A-6 PROPOSED SECTIONS
 - A-7.1 EXTERIOR PERSPECTIVE
 - A-7.2 EXTERIOR PERSPECTIVE
 - A-7.3 EXTERIOR PERSPECTIVE
 - A-7.4 EXTERIOR PERSPECTIVE

DEFERRED SUBMITTALS:

- SPRINKLER PLANS AND CALCS: BUILDING DESIGNER IS TO REVIEW AND CERTIFY FIRE SPRINKLER PLANS ARE IN CONFORMANCE WITH BUILDING DESIGN PERMIT TO SUBMITTAL TO CITY OF NEWPORT BEACH BLDG DIVISION. OBTAIN A FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATING INSPECTION. A RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH HPPA 130 SHALL BE REQUIRED.
- HVAC SOUND ATTENUATION CALCS: SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER AIR STD 275. SOUND LEVEL NOT TO EXCEED 50 DBA (55 DBA WITH TIMER; 45 DBA WITH TIMER AND NEIGHBORS' CONSENT) PER SECTION 10.26.045 OF THE NIMC. LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING. PLANS MUST BE SUBMITTED PRIOR TO THE INSTALLATION OF EQUIPMENT, PLUMBING AND ELECTRICAL SYSTEMS. NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY CITY.

NOTE TO OWNER/GC:

- CONTRACTOR SHALL HAVE GEO TECH ENGINEER CERTIFY PAD FOOTINGS & COMPACTION PRIOR TO CONSTRUCTION.



JASON RICHART

ANINNO RESIDENCE
 239 61ST STREET, NEWPORT BEACH, CA 92663

DATE	DESCRIPTION

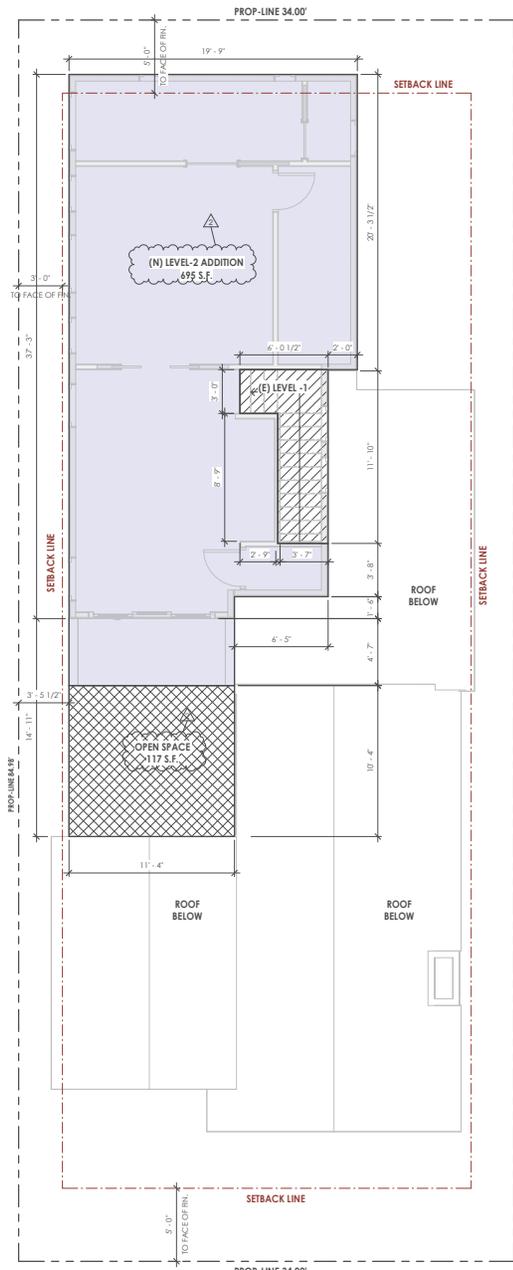
Status:	DD
Date:	5.23.2025
Drawn by:	J.R.
Reviewed by:	J.R.

SITE PLAN / PROJECT INFO

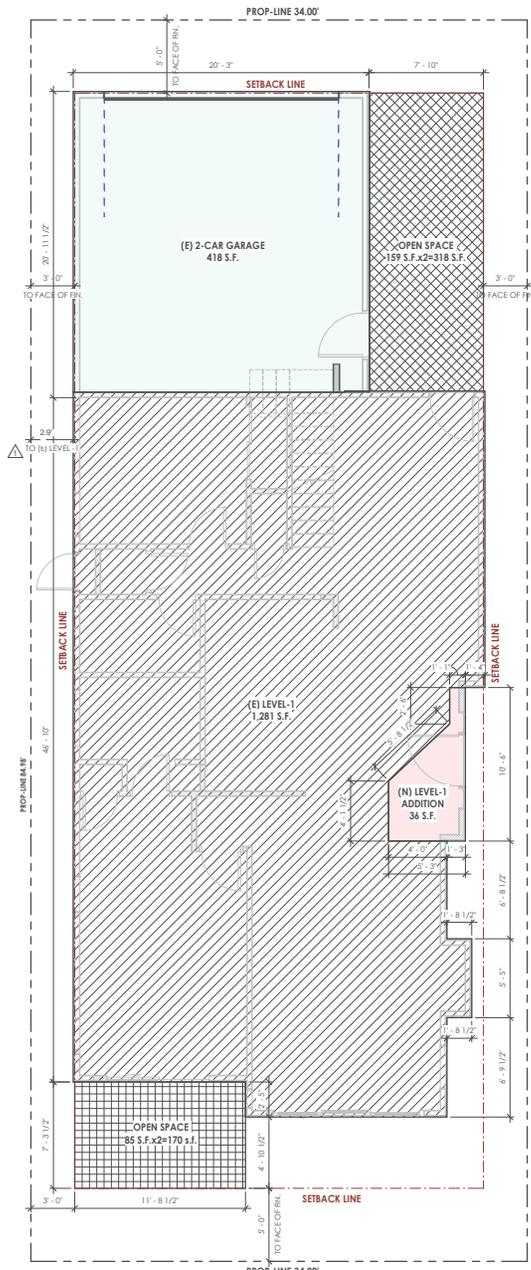
A-1

1/13/2025 10:50:00 AM

Copyright © 2025 RICHART DESIGN, ALL RIGHTS RESERVED



2 LVL 2 - PROPOSED FLOOR PLAN
1/4" = 1'-0"



1 LVL 1 - PROPOSED FLOOR PLAN
1/4" = 1'-0"

- (E) LEVEL-1
- (N) LEVEL-1 ADDITION
- (N) LEVEL-2 ADDITION
- OPEN SPACE
- (E) GARAGE

GROSS LIVABLE AREA:

(E) LEVEL-1:	1,281 S.F.
(N) LEVEL-1 ADDITION:	36 S.F.
(N) LEVEL-2 ADDITION:	695 S.F.
TOTAL:	2,012 S.F.
(N) LEVEL-2 DECK:	115 S.F.
(E) 2-CAR GARAGE:	418 S.F.
LOT=2,890 SF (-3' SIDES, -5' REAR & 5' FRONT)	

BUILDABLE AREA:

2,099 S.F. X (2) = 4,198 S.F. FLOOR AREA LIMIT	
(E) LEVEL-1:	1,281 S.F.
(N) LEVEL-1 ADDITION:	36 S.F.
(N) LEVEL-2 ADDITION:	695 S.F.
(E) GARAGE:	418 S.F.
TOTAL:	2,430 S.F.

OPEN VOLUME AREA : 2,099 S.F. X 15% = 315 S.F.
TOTAL PROVIDED = 605 S.F.

DATE:	1/23/2025
DESIGNATION:	PROPOSED
REVISION:	1
NO.	2

Status: DD
Date: 5/23/2025
Drawn by: H.T.
Reviewed by: J.K.

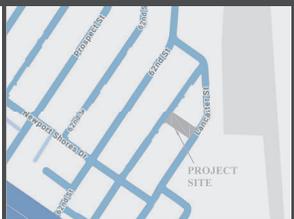
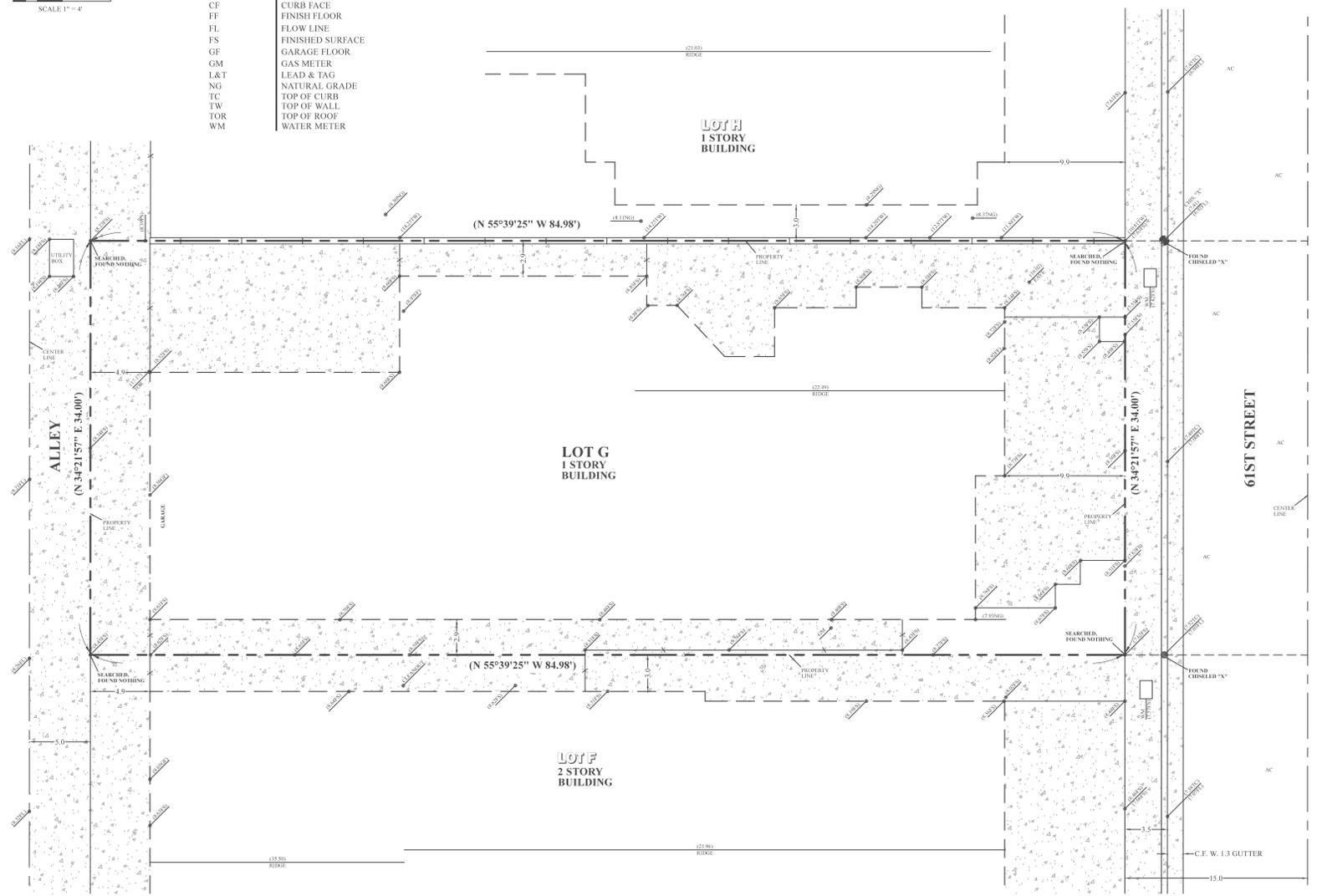
FLOOR AREA TABULATIONS



LEGEND	
	DESCRIPTION
(123.45)	MEASURED ELEVATIONS
()	RECORD BEARING & DISTANCE
□	CONCRETE
▬	WALL
▬▬▬	BUILDING
▬▬▬▬▬	CENTER LINE
▬▬▬▬▬▬▬	PROPERTY LINE
▬▬▬▬▬▬▬▬▬▬	FENCE
⊕	BENCH MARK
AC	ASPHALT
CF	CURB FACE
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GF	GARAGE FLOOR
GM	GAS METER
L&T	LEAD & TAG
NG	NATURAL GRADE
TC	TOP OF CURB
TW	TOP OF WALL
TOR	TOP OF ROOF
WM	WATER METER

SURVEY NOTES

1. ALL MEASUREMENTS SHOWN HEREON ARE TO EXISTING EXTERIOR FINISHED SURFACE.
2. THE ONLY EASEMENTS SHOWN, IF ANY, ARE PER THE TRACT MAP OF SUBJECT PROPERTY. THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.
3. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.



VICINITY MAP
NOT TO SCALE

ADDRESS OF PROJECT
239 61ST STREET
NEWPORT BEACH, CA

OWNER
JOE AND MICKI

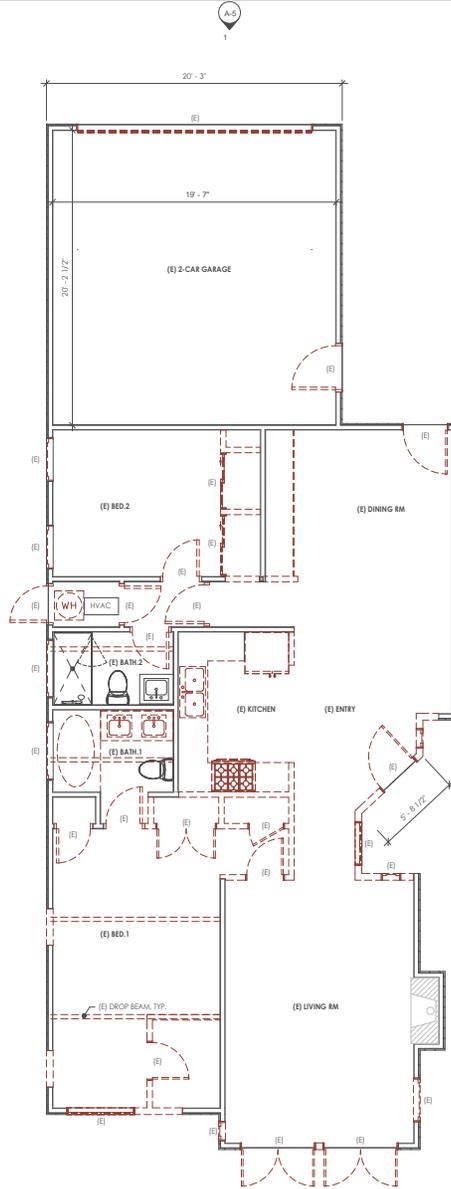
LEGAL DESCRIPTION
LOT 8, EXCEPT THE SOUTHWESTERLY 15.00 FEET AND LOT 9, EXCEPT THE NORTHEASTERLY 11.00 FEET, BLOCK 1, OF TRACT NO. 772, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 5 AND 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN 045-073-22

BENCH MARK
CHIS. "X" ELEVATION = 7.41
BENCH MARK: # 1J-58-80
DATUM: NAVD88
ELEVATION: 9.274

TOPOGRAPHIC SURVEY
JOB: 99-69 DATE: 6/10/2025

RDM SURVEYING INC.
RON MIEDEMA L.S. 4653
23016 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 422-1869 CELL
RDMSURVEYING@COX.NET

1/27/2026 10:45:05 AM



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND
 ——— EXISTING WALLS
 - - - - - EXISTING WALLS

EXTERIOR WALL REMOVAL CALCULATION:
 TOTAL EXTERIOR WALL AREA = 1,323 SF
 MAX. SIZE OF EXTERIOR WALLS 1,373 SF = 442 SF
 TOTAL EXTERIOR WALL TO BE REMOVED = 183 SF < 442 SF (OK)



104 W. 18TH STREET, A100
 COSTA MESA, CA 92626
 RICHARTDESIGN.COM
 P: 949.422.9911

Project: **ANINO RESIDENCE**
 239 61ST STREET, NEWPORT BEACH, CA 92663

Revision	DATE	DESCRIPTION
1	1/27/2026	PLAN CHECK

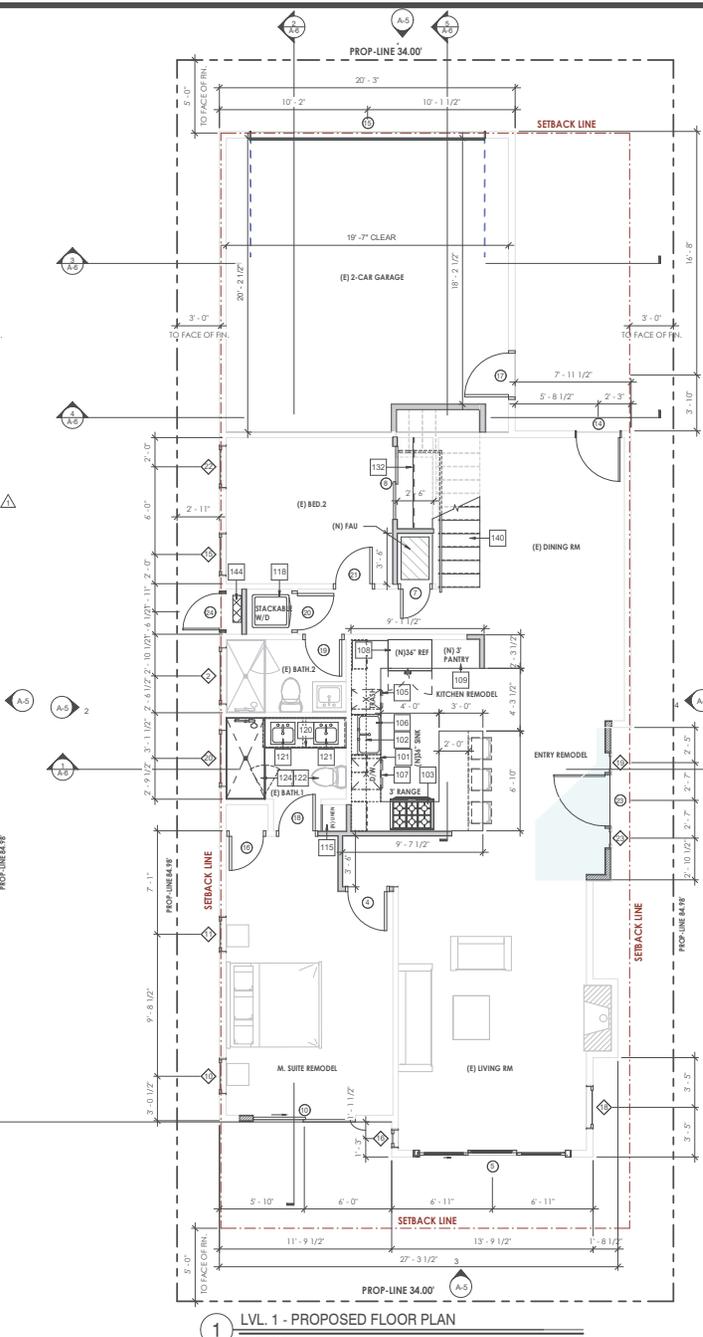
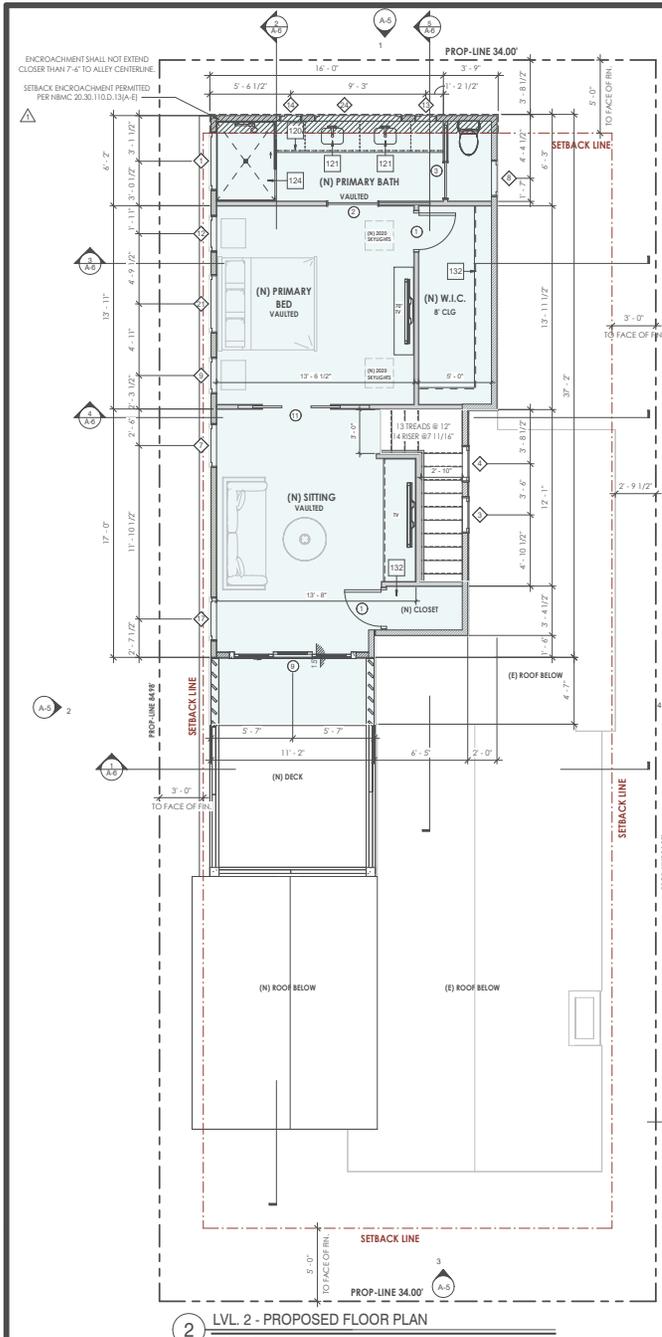
Status: DD
 Date: 5/23/2025
 Drawn by: H.T.
 Reviewed by: J.K.

EXISTING FLOOR PLAN & ROOF PLAN

A-2

COPYRIGHT ©2024 RICHART DESIGN. ALL RIGHTS RESERVED

1/27/2026 10:45:28 AM



PLAN LEGEND

(N) 2x4 INTERIOR STUD WALL	(N) 2x4 EXTERIOR STUD WALL
1-HR FIRE RATED WALL - EXT	(E) 2x4 INTERIOR/EXTERIOR WALL
ADDITION FLOOR	ENCROACHMENT AREA

PLAN KEYNOTES

ID #	KEYNOTE TEXT
101	1/2" DEEP LOWER CABINETS WITH 25.5" DEEP COUNTER ABOVE.
102	1/2" DEEP UPPER CABINETS.
103	48" GAS STOVE TOP WITH 4 BURNER GRID. RANGE HOOD ABOVE WITH MINIMUM 280 CFM AND MAXIMUM 3.0 SONE. VENT THROUGH ROOF.
105	TRASH.
106	KITCHEN SINK WITH GARBAGE DISPOSAL.
107	DISHWASHER WITH GFCI OUTLET IN LOWER CABINET.
108	48" REFRIGERATOR WITH WATER LINE AS REQ.
109	PANTRY SHELVES.
115	LINEN CLOSET WITH SHELVES PER HOMEOWNERS SPECS.
118	WASHER AND DRYER WITH 180/194 ABOVE. PROVIDE AIR VENT TO THE OUTSIDE AS REQUIRED. DRYER DUCTING SHALL BE MINIMUM 4" DIA. MAX EXHAUST DUCT SHALL NOT EXCEED TOTAL COMBINED HORIZONTAL LENGTH OF 14'0" INCLUDING (2) 90° ELBOWS.
120	21" DEEP VANITY BASE CABINET WITH 22.5" DEEP COUNTER ABOVE.
121	UNDERMOUNT VANTY SINK.
122	KOHLER SOLE OR EQUAL. MAXIMUM FLOW RATE CALIFORNIA ENERGY COMMISSION (CPEC 402.2)
124	ENCLOSURE SHOWER AREA WITH TEMP. GLASS AND DOOR. TILE AND FIXTURE TO BE SELECTED BY HOMEOWNER.
132	CLOSET SHELVES.
140	THE ENCLOSED SPACE UNDER THE STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD, 18X22 (2) CBI.
144	(N) ELECTRIC WATER HEATER PER TITLE 24 SPEC. INSTALL PER MANUF. SPECIFICATIONS.

DOOR SCHEDULE

DOOR #	OPENING SIZE	DR-TYPE	U-FACTOR	SHGC	TEMP.	NOTES
1	2'-6" x 6'-8"	SCORE DOOR				
2	3'-6" x 6'-8"	SCORE POCKET				
3	2'-6" x 6'-8"	SCORE POCKET				
4	4'-8" x 6'-8"	SCORE DOOR				
5	10'-0" x 6'-8"	SLIDER DOOR				
7	2'-0" x 6'-8"	SCORE DOOR				
8	5'-0" x 6'-8"	SCORE SLIDE				
9	8'-0" x 6'-8"	SLIDER DOOR				
10	7'-0" x 6'-8"	SLIDER DOOR				
11	4'-0" x 6'-8"	SCORE POCKET				SEE NOTE #6
14	3'-0" x 6'-8"	FRENCH DOOR				
15	16'-0" x 7'-0"	GARAGE DOOR				
16	2'-6" x 6'-8"	SCORE DOOR				
17	3'-0" x 6'-8"	EXTERIOR ENTRY				
18	2'-6" x 6'-8"	SCORE DOOR				
19	2'-6" x 6'-8"	SCORE DOOR				
20	2'-6" x 6'-8"	SCORE DOOR				
21	2'-6" x 6'-8"	SCORE DOOR				
23	5'-0" x 7'-0"	SWING DOOR				
24	2'-6" x 6'-8"	SCORE DOOR				

WINDOW SCHEDULE

WIN #	OPENING SIZE	HEAD HEIGHT	BILL HEIGHT	TYPE	LOCATION	U-FACTOR	SHGC	TEMP.	NOTES
1	4'-0" x 2'-0"	6'-8"	4'-8"	SLIDER	(N) PRIMARY BATH				*
2	4'-0" x 2'-0"	6'-8"	4'-8"	SLIDER	(E) BATH.2				*
3	2'-6" x 3'-0"	7'-0"	4'-0"	AWNING	STAIR				*
4	2'-6" x 3'-0"	7'-0"	4'-0"	AWNING	STAIR				*
7	3'-0" x 4'-0"	7'-0"	3'-0"	CASEMENT	(N) SITTING				*
8	2'-6" x 4'-0"	6'-8"	2'-8"	CASEMENT	(N) PRIMARY BATH				*
9	2'-6" x 4'-0"	6'-8"	2'-8"	CASEMENT	(N) PRIMARY BED				SEE NOTE #6
10	2'-6" x 4'-0"	6'-8"	2'-8"	CASEMENT	M. SUITE REMODEL				*
11	2'-6" x 4'-0"	6'-8"	2'-8"	CASEMENT	M. SUITE REMODEL				SEE NOTE #6
12	2'-6" x 4'-0"	6'-8"	2'-8"	CASEMENT	(N) PRIMARY BED				*
13	1'-6" x 3'-6"	7'-0"	3'-6"	CASEMENT	(N) PRIMARY BATH				*
14	1'-6" x 3'-6"	7'-0"	3'-6"	CASEMENT	(N) PRIMARY BATH				SEE NOTE #6
15	3'-0" x 4'-0"	6'-8"	2'-8"	CASEMENT	(E) BED #2				SEE NOTE #6
16	1'-6" x 5'-0"	6'-8"	1'-8"	FIXED	(E) LIVING				*
17	3'-0" x 4'-0"	7'-0"	3'-0"	CASEMENT	(N) SITTING				*
18	3'-0" x 4'-0"	6'-8"	2'-8"	CASEMENT	(E) LIVING				*
19	1'-6" x 7'-0"	7'-0"	0"	FIXED	(N) ENTRY REMODEL				*
20	4'-0" x 2'-0"	6'-8"	4'-8"	SLIDER	(E) BATH.1				*
21	4'-0" x 2'-0"	6'-8"	4'-8"	FIXED	(N) PRIMARY BED				SEE NOTE #6
22	3'-0" x 4'-0"	6'-8"	2'-8"	CASEMENT	(E) BED #2				SEE NOTE #6
23	1'-6" x 7'-0"	7'-0"	0"	FIXED	(N) ENTRY REMODEL				*

DOOR + WINDOW GENERAL NOTES:

1. ALL DOOR AND WINDOW HARDWARE TO BE SELECTED BY OWNER
2. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES BEFORE ORDERING.
3. ALL WINDOWS AND DOORS TO BE INSTALLED WITH A MAX. LEAKAGE PER 24 REQUIREMENTS.
4. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A PERMANENT LABEL AS SAFETY GLAZING. GLAZING IN ALL DOORS, GLAZING IN BATH AND SHOWER ENCLOSURES. ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE. PANELS OVER 9 SQ. FT. WHOSE LOWER EDGE IS LESS THAN 18" TO THE FLOOR OR WITHIN 18" OF WALKING SURFACE. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FT. OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 40 INCHES ABOVE THE WALKING SURFACE. ALL GLAZING GUARDRAILS AND WHEN LOCATED WITHIN 40 INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS OR STEAM ROOMS.
5. ALL TEMPERED GLASS IDENTIFICATION MUST BE ETCHED OR CERAMIC FIXED ON THE GLASS AND BE VISIBLE
 - A. GLAZING IN FIXES WINDOWS AND FIXES DOORS EXCEPT JACOBS
 - B. GLAZING IN FIXED AND SLIDING PANELS OF DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS, OTHER THAN WARDROBE DOORS
6. EMERGENCY EGRESS IN BEDROOM REQUIREMENTS:
 - A. AN OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT.
 - B. A MINIMUM CLEAR 24" HEIGHT AND 37" WIDTH.
 - C. A 34" HEIGHT NOT OVER 44" ABOVE FINISH FLOORS
7. REVISIONS MUST HAVE TEMPORARY AND PERMANENT LABELS



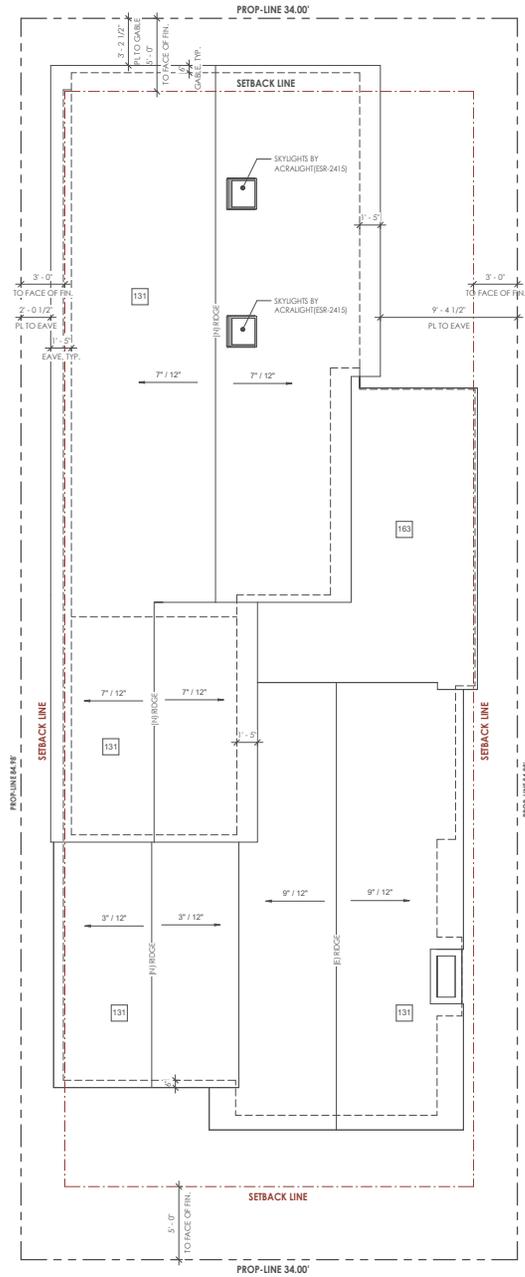
Project: **ANINNO RESIDENCE**
239 61ST STREET, NEWPORT BEACH, CA 92663

DATE PREPARED:	1/27/2026
DATE CHECKED:	
DATE REVISION:	
STATUS:	DD
Date:	5/23/2025
Drawn by:	J.H.A.
Reviewed by:	J.R.K.

LEVEL 1 & LEVEL 2 - PROPOSED FLOOR PLANS

A-3

1/13/2026 10:49:27 AM



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

- MINIMUM 2 LAYERS OF UNDERLAYMENT FOR ROOF SLOPES UP TO 9:12
- SETBACKS ARE MEASURED TO THE FACE OF FINISH.

ROOF PLAN KEYNOTES

ID #	KEYNOTE TEXT
131	FRIBED STEEL ROOFING BY CUSTOM-BILT METALS (SR-2048) OR EQUAL TO 3 LB/SF, INSTALLED OVER 1/4" MIN GYPSUM ROOF BOARD, CLASS A ROOFING REG CD.
163	EXISTING FLAT ROOF TO REMAIN.

GROSS LIVABLE AREA:

(E) LEVEL -1:	1,281 S.F.
(N) LEVEL -1 ADDITION:	36 S.F.
(N) LEVEL -2 ADDITION:	695 S.F.
TOTAL:	2,012 S.F.

(N) LEVEL -2 DECK 115 S.F.

(E) 2-CAR GARAGE 418 S.F.

LOT= 2,890 SF [-3' SIDES, -5' REAR & 5' FRONT]

BUILDABLE AREA:

2,099 S.F. X (2) = **4,198 S.F. FLOOR AREA LIMIT**

(E) LEVEL -1 1,281 S.F.

(N) LEVEL -1 ADDITION 36 S.F.

(N) LEVEL -2 ADDITION 695 S.F.

(E) GARAGE 418 S.F.

TOTAL: 2,430 S.F.

OPEN VOLUME AREA : 2,099 S.F. X 15% = 315 S.F.

TOTAL PROVIDED = 605 S.F.



Project: **ANINNO RESIDENCE**
239 61ST STREET, NEWPORT BEACH, CA 92663

REVISION	DATE	DESCRIPTION
1	5/23/2025	ISSUED FOR PERMITS

Status: DD
Date: 5/23/2025
Drawn by: Author
Reviewed by: Checker

PROPOSED ROOF PLAN

A-4

COPYRIGHT ©2024 RICHART DESIGN. ALL RIGHTS RESERVED

ID #	KEYNOTE TEXT
131	RIBBED STEEL ROOFING BY CUSTOM BILT METALS (ESR-2048) OR EQUAL TO 3 LBS/SF. INSTALLED OVER 1/2" MIN GYPSUM ROOF BOARD. CLASS A ROOFING REQ'D.
207	LAP SIDING BASIS OF DESIGN HARDIEPLANK. LAP SIDING COLOR/FINISH: PER HOMEOWNER SPEC. (ESR-2294)
212	2x4 EQUILAS FIR MEMBERS
216	VERTICAL PANEL SIDING BASIS OF DESIGN WINDSOR ONE 3/4" X 5-1/2" SHIPLAP WALL CLADDING. COLOR PER OWNER SPEC.



3 FRONT ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"



1 BACK ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"



Project: ANINO RESIDENCE
239 61ST STREET, NEWPORT BEACH, CA 92663

DATE:	1/23/2025
DESIGNER:	J.R.
PROJECT MANAGER:	J.R.

Status: DD
Date: 1/23/2025
Drawn by: J.R.
Reviewed by: J.R.

PROPOSED ELEVATIONS

A-5

1/28/2025 2:55:10 PM

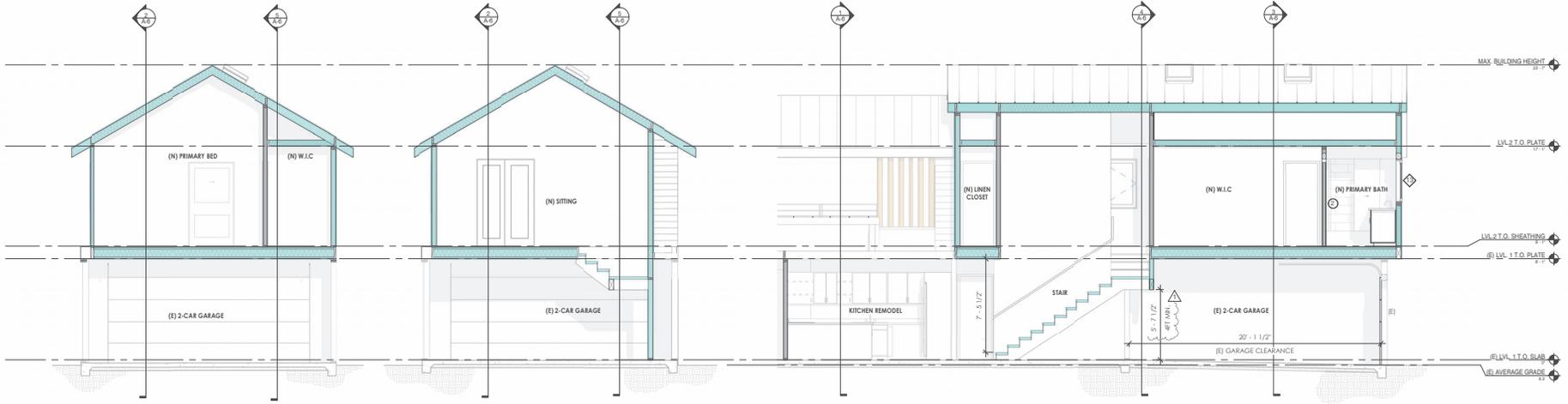
COPYRIGHT ©2024 RICHART DESIGN. ALL RIGHTS RESERVED.

Revisions:	NO.	DESCRIPTION	DATE

Status:	DD
Date:	5.23.2025
Drawn by:	H.A.
Reviewed by:	J.R.

PROPOSED SECTIONS

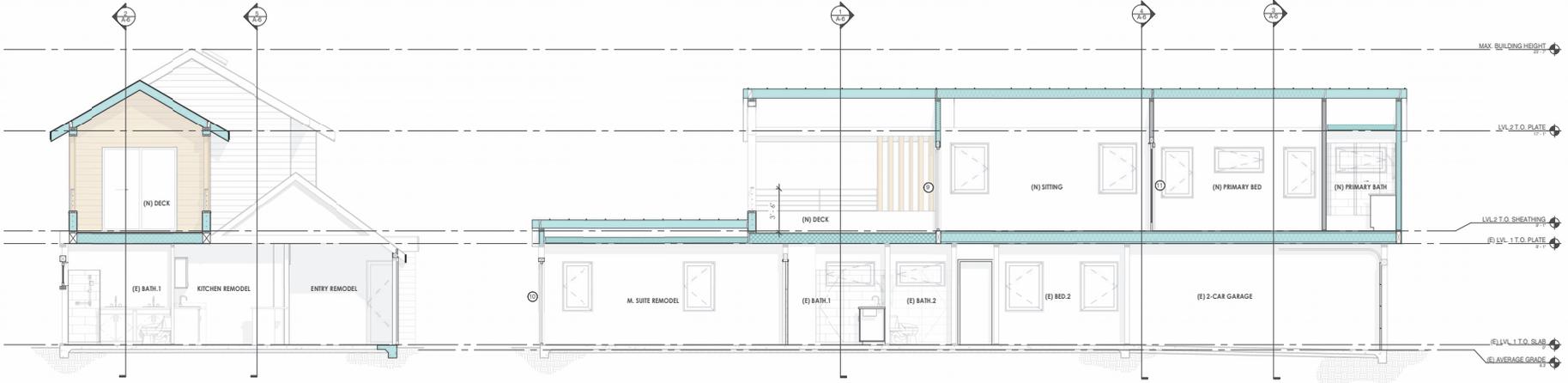
A-6



3 SECTION 3
 1/4" = 1'-0"

4 SECTION 4
 1/4" = 1'-0"

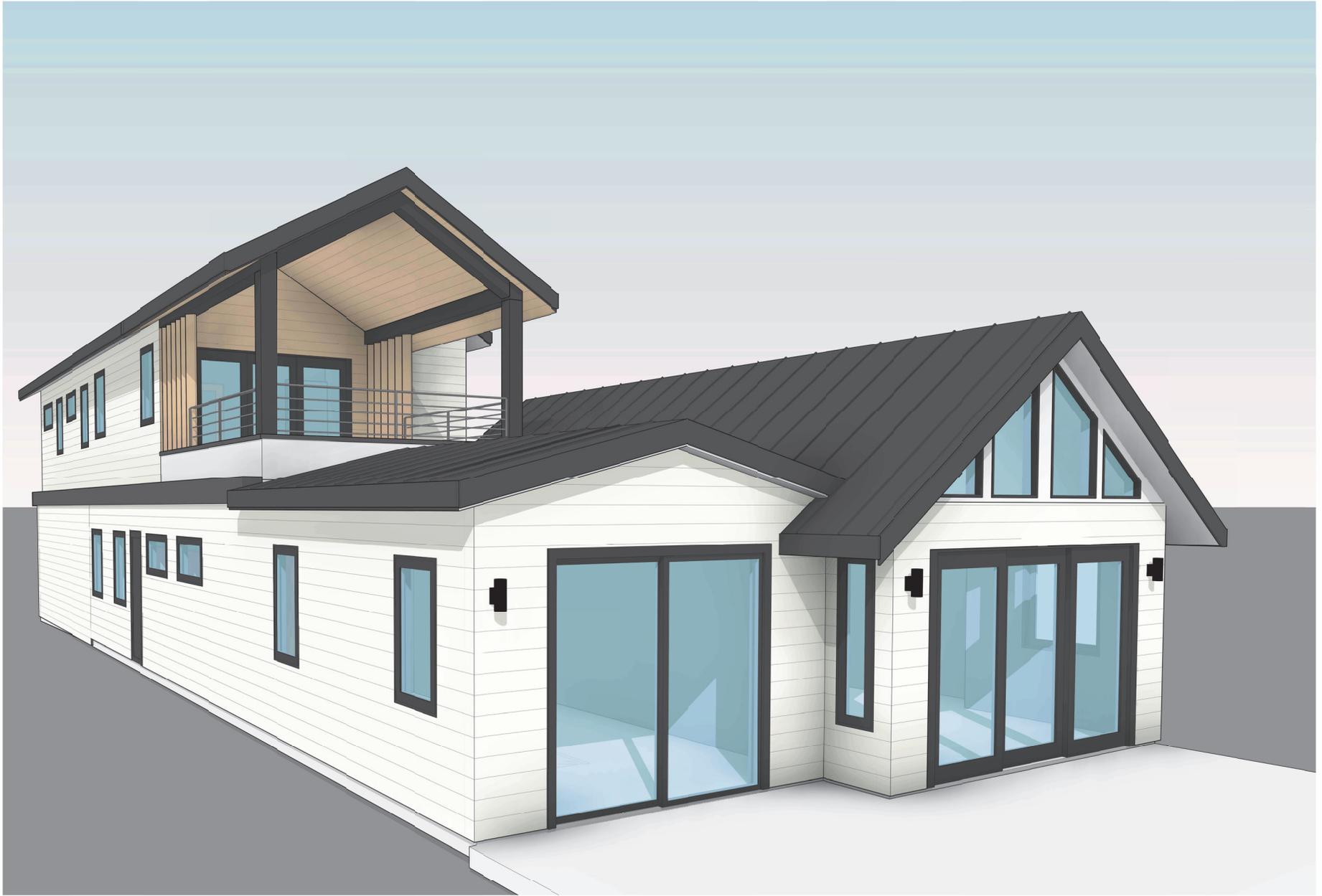
5 SECTION 5
 1/4" = 1'-0"



1 SECTION 1
 1/4" = 1'-0"

2 SECTION 2
 1/4" = 1'-0"

12/8/2025 3:16:25 PM



RICHART DESIGN GROUP
 101 W. 15TH STREET, A106
 COSTA MESA, CA 92626
 PHONE: 949.442.9981

Jason Richart
 JASON RICHART

Project: **ANINO RESIDENCE**
 239 61ST STREET, NEWPORT BEACH, CA 92663

NO.	DATE	DESCRIPTION	BY
1	11/23/2025	PLAN CHECK	

Status: DD
 Date: 5/23/2025
 Drawn by: Author
 Reviewed by: Checker

EXTERIOR
 PERSPECTIVE

A-7.1

COPYRIGHT ©2024 RICHART DESIGN. ALL RIGHTS RESERVED



12/4/2025 4:47:51 PM



341 W. 18th Street, A-108
 Rochester, NY 14620
 RICHARDDSG.COM
 P: 585.223.9111



JASON RICHARD

Project: **ANINNO RESIDENCE**
 239 61ST STREET, NEWPORT BEACH, CA 92663

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/13/25

Revisions:
 Status: DD
 Date: 5/23/2025
 Drawn by: Author
 Reviewed by: Checker

EXTERIOR
 PERSPECTIVE

A-7.2

COPYRIGHT ©2024 RICHARD DESIGN. ALL RIGHTS RESERVED



12/8/2025 3:17:48 PM

RICHART DESIGN GROUP
 104 W. 15TH STREET, A106
 COSTA MESA, CA 92626
 PHONE: 949.442.9911

Jason Richart
 JASON RICHART

Project: **ANINNO RESIDENCE**
 239 61ST STREET, NEWPORT BEACH, CA 92663

NO.	DATE	DESCRIPTION	BY
1	11/23/2025	PLAN CHECK	

Status: DD
 Date: 5/23/2025
 Drawn by: Author
 Reviewed by: Checker

EXTERIOR
 PERSPECTIVE

A-7.3

COPYRIGHT ©2024 RICHART DESIGN. ALL RIGHTS RESERVED

12/8/2025 3:20:35 PM



RICHART DESIGN GROUP
 104 W. 15TH STREET, A106
 COSTA MESA, CA 92626
 PHONE: 949.442.9981

Jason Richart
 JASON RICHART

Project: **ANINNO RESIDENCE**
 239 61ST STREET, NEWPORT BEACH, CA 92663

DATE	11/25/2025
DESCRIPTION	PLAN CHECK
REVISION	
#	

Status: DD
 Date: 5/23/2025
 Drawn by: Author
 Reviewed by: Checker

EXTERIOR
 PERSPECTIVE

A-7.4

COPYRIGHT ©2024 RICHART DESIGN, ALL RIGHTS RESERVED

EROSION CONTROL

- IN CASE OF EMERGENCY, CALL 911. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
- NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOIL OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
- ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

BMP FACTS SHEET

- WM-1 MATERIAL DELIVERY AND STORAGE**
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAMINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.
- WM-2 MATERIAL USE**
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
- WM-4 SPILL PREVENTION AND CONTROL**
IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.
- WM-5 SOLID WASTE MANAGEMENT**
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAMINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.
- WM-6 HAZARDOUS WASTE MANAGEMENT**
HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
- WM-7 CONTAMINATED SOIL MANAGEMENT**
PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.
- WM-8 CONCRETE WASTE MANAGEMENT**
STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP. BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAMINANT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT**
UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

TC-1 STABILIZED CONSTRUCTION ENTRANCE

A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.

- SE-1 SILT FENCE
- SE-3 SEDIMENT TRAP
- SE-8 GRAVEL BAGS

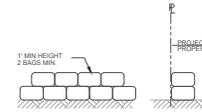
ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CAIIIMP.HANDBOOKS.COM

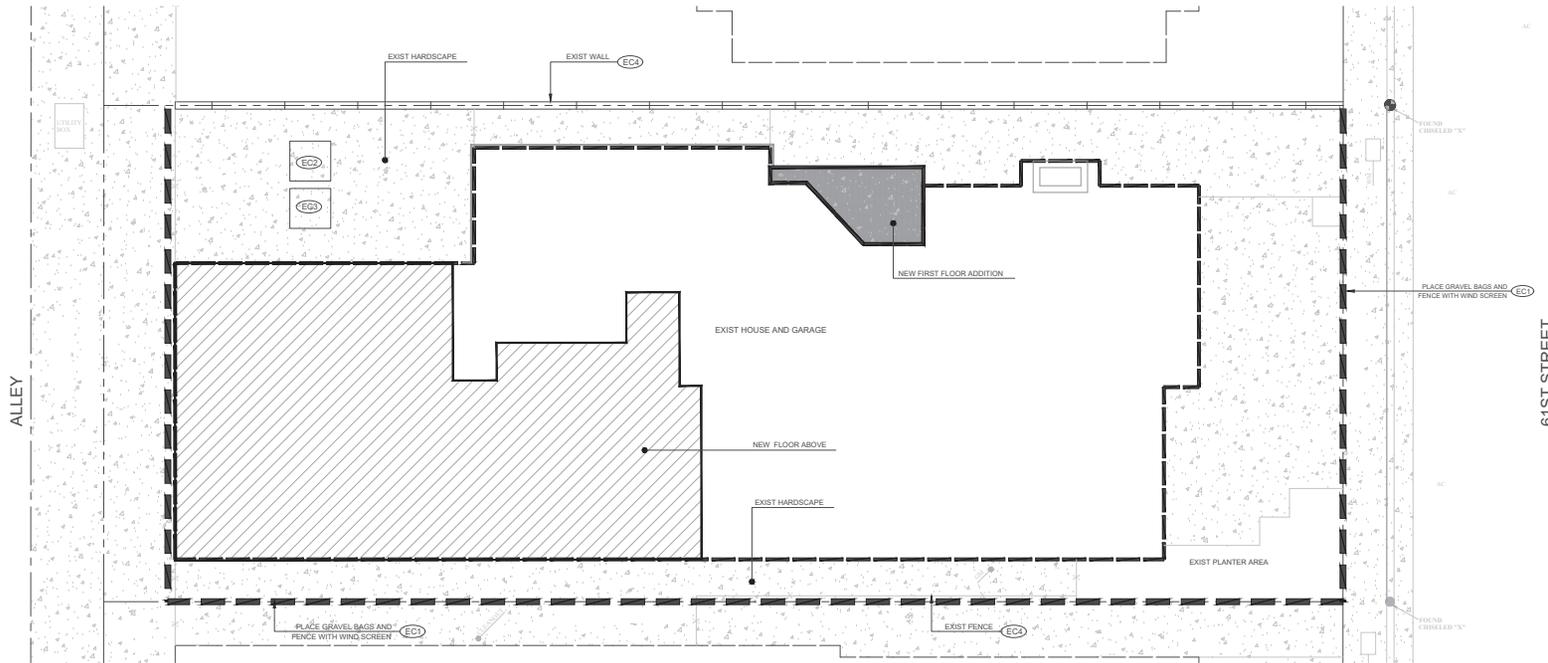
- EC1 CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 12" HIGH MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #5E-8.
- EC2 CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
- EC3 CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
- EC4 EXISTING WALL/FENCE TO REMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND

--- PLACE GRAVEL BAGS AND FENCE WITH WIND SCREEN



GRAVEL BAG DETAIL
N.T.S.



NO.		DATE		R E V I S I O N S		OWNER/DEVELOPER: JOE ANNINO 239 61ST STREET NEWPORT BEACH, CA 92663		PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST., STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10845						10/10/25 DATE		(CONSTRUCTION POLLUTION PREVENTION PLAN) EROSION CONTROL PLAN 239 61ST STREET NEWPORT BEACH, CALIFORNIA		SHEET:	
-----	--	------	--	-------------------	--	--	--	--	--	--	--	--	--	------------------	--	--	--	--------	--