



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 30, 2026
Agenda Item No. 6

SUBJECT: Chester Residence (PA2026-0083)
▪ Coastal Development Permit

SITE LOCATION: 5807 Seashore Drive

APPLICANT: John Walz, Walz Architecture

OWNER: Chris Chester

PLANNER: Daniel Kopshever, Assistant Planner
949-644-3235, dkopshever@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** RT (Two-Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)
- **Coastal Land Use Plan Category:** RT-E (Two Unit Residential) - (30.0 – 39.9 DU/AC)
- **Coastal Zoning District:** R-2 (Two-Unit Residential)

PROJECT SUMMARY

A coastal development permit (CDP) to allow the demolition of a single-unit dwelling and attached garage and the construction of a new, three-story, 3,725-square-foot, single-unit dwelling including an attached 638-square-foot, two-car garage. The project includes landscape, hardscape, drainage, and accessory structures located on private property. The project complies with all 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, 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 PA2026-0083 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-2 Coastal Zoning District, which allows a maximum of two residential dwelling units on a single lot. The project is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit (CDP) 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 existing development includes an approved encroachment agreement for a 15-foot-wide patio encroachment onto West Ocean Front beach. The existing approved encroachment and agreement comply with Title 21 Appendix C Oceanfront Encroachment Policy Guidelines.
- The property is currently developed with a single-unit dwelling. As seen in the aerial map provided as seen in Figure 1 below, the neighborhood is predominantly developed with two-story single-unit dwellings with scattered one- and three-story single-unit dwellings. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.



Figure 1

- The project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density.
- The proposed single-unit dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans (Attachment No. ZA 3) and as illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Ocean Front)	5 feet	5 feet*
Sides	3 feet	3 feet
Rear (Seashore Drive)	0 feet	0 feet
Allowable Floor Area (max.)	3,725 square feet	3,956 square feet
Allowable 3rd Floor Area (max.)	396 square feet	394 square feet
Open Space (min.)	297 square feet	319 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	22.87-feet (flat elements) 28.87-feet (sloped roof)

* Pursuant to NBMC Section 20.30.110(D)(5) – *Allowed Encroachments into setback areas - 5. Balconies Abutting East Ocean Front and West Ocean Front.*

Hazards

- The development fronts West Ocean Front beach and is separated from the Pacific Ocean by an approximately 350-foot-wide sandy beach.
- A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly engineering, dated April 21, 2026. The report analyzes the coastal hazards of shoreline erosion, flooding, wave runoff, and sea level rise. The property is separated from the Pacific Ocean by a wide sandy beach and is over 350 feet from the mean high tide line. The report assumes an approximate increase to sea surface levels ranging from 1.3 feet (likely) to 4.5 feet (unlikely), currently a maximum of 7.7 feet North American Vertical Datum of 1988 (NAVD88), due to sea level rise (based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2024 Update) over the next 75 years (i.e., the life of the structure). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the project is reasonably safe from coastal hazards and sea level rise. There is no anticipated need for a shoreline protection device over the life of the proposed development and there are no recommendations necessary for avoidance or minimization of coastal hazards.
- The finished floor elevation of the residence is proposed at a minimum elevation of 12.85 feet NAVD88, which complies with the minimum 9.0-foot NAVD88 elevation standard for habitable areas.

- 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 prior to the issuance of a building permit. 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.
- Under Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection – Development Standards) of the Newport Beach Municipal Code (NBMC), the property owner is required to enter into an agreement with the City waiving any potential right to protection to address situations in the future where the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the final building inspection.
- The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards – Waterfront Development) of the NBMC. The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.

Water Quality

- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
- Due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area Section 21.35.050 (Water Quality Management Plan) of the NBMC requires a preliminary Water Quality Management Plan (WQMP). The preliminary WQMP was prepared by Toal Engineering, Inc. dated April 20, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQHP prior to building permit issuance.

Public Access and Views

- The property is located on the Balboa Peninsula and between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC 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 includes the demolition of a single-unit dwelling and the construction of a single-unit dwelling on an R-2 zoned lot. The project maintains the same number of units as the existing development and 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.
- The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Newport Shores Park, approximately 680 feet north of the property, across West Coast Highway and is not visible from the subject property due to intervening structures. While not a designated Coastal Viewpoint, West Newport Park is adjacent to the property and is accessible to the public. As currently developed, the existing property and other residences within the area along Seashore Drive are within the viewshed of West Newport Park. However, the project replaces an existing single-unit dwelling built in 1980 with a new single-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The project ultimately should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.
- The existing development includes an approved encroachment agreement for a 15-foot-wide patio encroachment onto West Ocean Front beach. These types of patios are permitted pursuant to Title 21 and are commonly included in the development along this block of residential units on Seashore Drive. The existing approved encroachment and agreement comply with Title 21 Appendix C Oceanfront Encroachment Policy Guidelines. The patio does not impact lateral or vertical public access to the beach.
- Lateral access to the coast is provided along Seashore Drive and along the beach. The nearest vertical access is available via the 58th and 59th Street ends which are 90 feet and 60 feet away, respectively. The project does not include any features that would impede access along these routes.
- The front and side of the proposed residence, which are visible from West Ocean Front beach and Seashore Drive, contain substantial architectural treatment and

visual interest, in keeping with the design guidelines of the Zoning Code. The design includes modulation of volume throughout the structure, open decks, and low walls that prevent the appearance of the site from being walled off from the park and streets. The project ultimately should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

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 exempts the demolition of up to three single-unit residences and construction of one single-unit dwelling. The proposed project will demolish an existing single-unit dwelling and construct a new single-unit dwelling, consistent with the Class 3 exemption.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. 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.

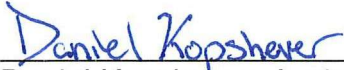
PUBLIC NOTICE

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 Program [LCP] Implementation Plan) 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 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:



Daniel Kopshever, Assistant Planner

JP/djk

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, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING UNIT AND CONSTRUCT A NEW, THREE-STORY, SINGLE-UNIT DWELLING WITH AN ATTACHED THREE-CAR GARAGE LOCATED AT 5807 SEASHORE DRIVE (PA2026-0083)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by John Walz, Architect, on behalf of the owner, Chris Chester, with respect to property located at 5807 Seashore Drive, and legally described as Lot 4, Block 58 of the Newport Beach Ocean Front Tract (Property), requesting approval of a coastal development permit.
2. The applicant requests a coastal development permit (CDP) to allow the demolition of a single-unit dwelling with an attached garage and the construction of a new 3,725-square-foot, three-story, single-unit dwelling including an attached 638-square-foot three-car garage. The project also includes landscape, hardscape, drainage, and accessory structures located on private property. The project complies with all development standards and no deviations are requested (Project).
3. The Property is categorized as RT (Two-Unit Residential) by the General Plan Land Use Element and is located within the R-2 (Two-Unit Residential) Zoning District.
4. The Property is located within the Coastal Zone. The Property is categorized RT-E (Two Unit Residential) - (30.0 – 39.9 DU/AC) by the Coastal Land Use Plan and is located within the R-2 (Two-Unit Residential) Coastal Zoning District.
5. A public hearing was held on July 30, 2026, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (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. The Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, 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 demolition of up to three single-unit residences and construction of one single-unit dwelling. The Project consists of the demolition of an existing single-unit

dwelling and the construction of a new single-unit dwelling, consistent with the Class 3 exemption.

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(F) (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 proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 3,956 square feet and the proposed floor area is 3,725 square feet.
 - b. The proposed development provides the minimum required setbacks which are five feet from the front property line abutting West Ocean Front, three feet from each side property line, and zero feet from the rear property line abutting Seashore Drive.
 - c. Both the highest flat roof and guardrails are less than 24 feet from established grade, or 37.68 feet based on the North American Vertical Datum of 1988 (NAVD 88), and the highest ridge is no more than 29 feet from established grade, or 42.68 feet (NAVD 88). The proposed development complies with all height requirements.
 - d. The proposed development provides a two-car garage, meeting the minimum three-car garage requirement for a single-unit dwelling with less than 4,000 square feet of habitable floor area.
 - e. The proposed lowest finished floor elevation of the new residence is 13.81 feet (NAVD 88), which complies with the minimum 9.0-foot (NAD 88) top of slab elevation requirement for interior living areas of new structures.
2. The surrounding neighborhood is predominantly developed with two-story dwellings with some single- and three-story dwellings scattered throughout. The proposed design,

bulk, and scale of the development is consistent with the existing neighborhood pattern of development.

3. The Project proposes to demolish the existing single-unit dwelling to construct a new single-unit dwelling. The Project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density.
4. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering dated April 21, 2026. As an ocean front property, the report analyzes the coastal hazards of shoreline erosion, flooding, wave runup, and sea level rise. The Property is separated from the Pacific Ocean by a wide sandy beach and is over 500 feet from the high tide line. The report assumes an approximate increase to bay water levels ranging from 1.3 feet (likely) to 4.5 feet (unlikely), currently a maximum of 7.7 feet (NAVD88), due to sea level rise (based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2024 Update) over the next 75 years (i.e., the life of the structure). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the Project is reasonably safe from coastal hazards and sea level rise. There is no anticipated need for a shore protection device over the life of the proposed development and there are no recommendations necessary for avoidance or minimization of coastal hazards.
5. The finish floor elevation of the residence is proposed at an elevation of 13.81 feet (NAVD 88), which complies with the minimum 9.00-foot (NAVD 88) elevation standard.
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 prior to the issuance of a building permit. 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 the CBC prior to building permit issuance.
7. Pursuant to Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection – Development Standards) of the NBMC, the property owner is required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner is also required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards) of the NBMC. Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
8. The Property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the 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.

9. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area, a preliminary Water Quality Management Plan (WQMP) is required. The preliminary WQMP was prepared by Toal Engineering, Inc. dated April 20, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved Water Quality Hydrology Plan (WQHP) prior to building permit issuance.
10. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of Approval No. 17 is included, which requires drought-tolerant species. Prior to the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
11. The Property is not located adjacent to a coastal view road or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest designated coastal viewpoint is at Newport Shores Park, approximately 680 feet north of the Property, and the nearest designated coastal view road segment is along Newport Boulevard, over 5,500 feet away. The Project is not visible from either due to the distance from the points and intervening structures. The Project replaces an existing single-unit dwelling built in 1980 with a new single-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development.
12. While the adjacent beach and West Newport Park are not designated viewpoints, the front and rear of the residence is designed with appearance in mind. The Project provides substantial architectural treatment and visual interest and the design includes modulation of volume throughout the structure, open decks, and low walls that prevent the appearance of the site from being walled off from the beach and streets.
13. The Project does not contain any unique features that could degrade the visual quality of the coastal zone or result in significant adverse impacts on 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 Property is located on the Balboa Peninsula and between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the

NBMC 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 includes the demolition of a single-unit dwelling and the construction of a single-unit dwelling on an R-2 zoned lot. The Project maintains the same number of units as the existing development and 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 coast is available on either side of the Property via the 58th and 59th Street ends. Lateral access is provided by Seashore Drive. The Project does not include any features that would obstruct access 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 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 the Coastal Development Permit filed as PA2026-0083, 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 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 LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 30TH DAY OF JULY, 2026.

Liz Westmoreland, Zoning Administrator

EXHIBIT “A”

CONDITIONS OF APPROVAL

Planning Division

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. Revisions to the approved plans require review by the Planning Division and may require an amendment to this coastal development permit or the processing of a new coastal development permit.
3. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
4. The Coastal Development Permit filed as PA2026-0083 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 NBMC, unless an extension is otherwise granted.
5. *This Coastal Development Permit does not authorize any improvements, including landscaping, within the public beach, public right-of-way, or the Oceanfront Encroachment Area. Improvements within the Oceanfront Encroachment Area require a new Oceanfront Encroachment Permit, subject to review by the Public Works Department, and shall comply with Appendix C (Oceanfront Encroachment Policy Guidelines) of Title 21 of the NBMC.*
6. *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. The letter shall be scanned into the plan set prior to building permit issuance.*
7. *Prior to the 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 to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors.*

8. Prior to the issuance of a building permit, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall comply with the approved CPPP and WQHP/WQMP; any changes could require separate review and approval by the Building Division.
9. Prior to the issuance of a building permit, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.
10. Prior to the issuance of a building permit, the applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.
11. 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.
12. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
13. 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.
14. 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.
15. Debris from demolition shall be removed from work areas each day and removed from the Property 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.
16. 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.
17. Prior to the issuance of a building permit, the applicant shall submit a final landscape and irrigation plan. 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.
18. All landscape materials and irrigation systems shall be maintained in accordance with 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.

19. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, 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. Noise-generating construction activities are not allowed on Saturdays, Sundays, or holidays.
20. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC.
21. 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.
22. 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.
23. 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.
24. 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.

25. All proposed accessory structures located within setback areas shall comply with applicable height limits consistent with NBMC Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).
26. 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.
27. 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 **Chester Residence** including, but not limited to the **Coastal Development Permit (PA2026-0083)**. 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 of 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

28. Installation of an NFPA 13D fire sprinkler system is required.
29. At least one unobstructed walk path from the front to the rear of the Property at a minimum of 36 inches wide shall be available for emergency access.

Public Works Department

30. A Public Works Department encroachment permit shall be obtained for all work activities within the public right-of-way.

Building Division

31. The southern property line wall adjacent to 5805 Seashore Drive shall not be removed without a signed agreement from the owner of 5805 Seashore Drive.
32. Prior to demolition, the property line site wall and exterior wall foundation of 5805 Seashore Drive shall be identified on as-built construction details for Building Division review.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
(PA2026-0083)
5807 Seashore Drive

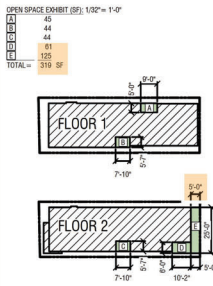
Attachment No. ZA 3

Project Plans

GENERAL SITE NOTES:

1. EMPLOY NEWPORT BEACH STANDARD EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT 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 1-6" WATER SERVICE, WATER METER BOX, SINKER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (UNLESS COPIES 14.54.000 AND 14.6.000) AND 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.
3. ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERLAY ONTO THE PUBLIC RIGHT-OF-WAY.
4. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
5. PROVIDE APPROVED BACKWATER DRAINAGE VALVE FOR FLOURED LOCATED BELOW THE ELEVATION OF NEXT UPSTREAM MANHOLE COVER. FLOURED ABOVE THIS ELEVATION SHALL NOT DISCHARGE THROUGH VALVE.
6. PROVIDE 6" HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET. NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE PROTECTION AREAS.
7. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NONSTANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
8. ALL STRUCTURES LIMITED TO MAX. +4" WITHIN FRONT SETBACK AND +7" WITHIN SIDE AND REAR SETBACKS MEASURED FROM EXISTING GRADE.
9. ALL REQUIRED SETBACK DIMENSIONS ARE FROM FACE OF FINISH.
10. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION, SEWER, CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
11. ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERLAY ONTO THE PUBLIC RIGHT-OF-WAY.
12. A VARIATION OR APPROVAL ENCROACHMENT PERMIT AND ENCROACHMENT AGREEMENT FOR A PRIVATE ENCROACHMENT SHALL BE OBTAINED FOR PARALLEL WALKWAY SURFACING OF LOOSE ROCK, GRAVEL, OR ANY SURFACING OTHER THAN STANDING OR COLORED TEXTURED CONCRETE OR FLAT STONE/ BROOK PAVERS INSTALLED AT GRADE LOCATED IN THE REDLINE AVENUE RIGHT OF WAY. ENCROACHMENTS INCLUDE, BUT ARE NOT LIMITED TO, FENCES, WALLS, PATIOS, RAISED BED PLANTERS, LANDSCAPING, ETC. WHICH ENDOSE IN EXCESS OF ONE (1) FOOT IN HEIGHT, MEASURED FROM THE TOP OF CURB ELEVATION FROM SIDEWALK ELEVATION WHERE SIDEWALK EXISTS.
13. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND MANHOLE OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S).
14. NO ENCROACHMENTS PERMITTED WITHIN THE ALLEY RIGHT OF WAY INCLUDING FOUNDATION.

OPEN SPACE EXHIBIT



DEFERRED SUBMITTALS

- DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
1. SOUND ATTENUATION DESIGN FOR EXTERIOR HVAC EQUIPMENT PER AMI STD 275 (INMCC 10.26.045).
 2. FIRE SPRINKLER DESIGN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEETING INSPECTION.
 3. INSTALLATION OF A SOLAR PV SYSTEM IS REQUIRED FOR COMPLIANCE WITH CALIFORNIA ENERGY STANDARDS FOR THE INCLUDED CH-18 FORM AND THIS TO DEFER SUBMITTAL ON THE COVER SHEET. PROVIDE A NOTE OF THE DRAWING INDICATING THAT SOLAR PV WITH MINIMUM 4 KW DC MUST BE OBTAINED UNDER SEPARATE REVIEW AND PERMIT.
 4. ACCESSORY STRUCTURES, DETACHED PATIO COVERS, AND TRELLISES ON GARDENS.
 5. MAINTAIN OR CONCRETE FENCES OVER 3.5 FT ABOVE GRADE, OR WITHIN 3 FEET OF THE PROPERTY LINE.
 6. ELECTRICAL AND PLUMBING FOR EXTERIOR IMPROVEMENTS OBTAINED FROM THE HOUSE (E.G. BARBEQUE, FOUNTAIN, FIRE FEATURE).

SITE LEGEND

- PROPOSED FOOTPRINT AT FLOOR 1
- FRONT DOOR ENTRY
- PROPERTY LINE
- FOOTPRINT OF OVERHANG
- HOSE BIB
- DOWNPOUT

CITY OF NB NOTES

1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
3. BARBEQUES, FIRE FEATURES, FOUNTAINS, POOLS, SPAS, WALLS, FENCES, PATIOS, TRELLISES AND OTHER PRESTRESSING ACCESSORY STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS AND SEPARATE ELECTRICAL & PLUMBING PERMITS.
4. A GAS-OLGA PERMIT IS REQUIRED FOR EXHAUSTIONS DEEPER THAN 9" AND FOR SHORING AND UNDERPINNING.
5. THE MAX. TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO 10 YEARS FROM THE DATE OF PERMIT (INMCC 15.02.000).
6. PROVIDE A PROJECT INFORMATION SIGN FOR PROJECTS REQUIRING FENCING NEW STRUCTURE OR ADDITION AND REMOVE, TO AN EXISTING STRUCTURE WITH A COMBINED FLOOR AREA EXCEEDING SEVENTY-FIVE (75) PERCENT OF THE FLOOR AREA OF THE PROPOSED STRUCTURE IN DESIGNATED "HIGH DENSITY AREA". PROJECT SIGN SHALL COMPLY WITH INMCC SECTION 15.00.000.
7. GENERAL CONTRACTOR IS REQUIRED TO PROVIDE EVIDENCE OF 30-DAY NOTIFICATION FOR COMPLETE DEMOLITION OR EXCAVATION TO ADJOINING PROPERTY OWNERS BY CERTIFIED MAIL 30-DAYS PRIOR TO STARTING EXCAVATION OR SHORING AS REQUIRED BY INMCC SECTION 15.02.120. PROOF OF CERTIFIED DELIVERY (RETURN RECEIPT) SHALL BE SUBMITTED WITH THE BUILDING PLANS AND IS REQUIRED AT TIME OF ISSUANCE OF A GRADING PERMIT.
8. CONSTRUCTION HOURS: MONDAY - FRIDAY 7:00 AM TO 5:00 PM AND SATURDAYS 8:00 AM TO 1:00 PM WHERE PERMITTED. NO WORK ON SUNDAYS AND FEDERAL HOLIDAYS. SATURDAY CONSTRUCTION IS NOT PERMITTED FOR THIS SITE (INMCC 10.00.040).
9. AN UPDATED OCEANFRONT ENCROACHMENT PERMIT SHALL BE OBTAINED FOR NEW PRIVATE IMPROVEMENTS WITHIN THE OCEANFRONT ENCROACHMENT AREA.

GOVERNING BUILDING CODES

- CHAPTER 15 OF INMCC
- 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA WITH 2017 AMENDMENTS
 - 2022 CALIFORNIA ENERGY CODE

CONTACTS

- OWNER:
- CHIRCH CHESTER
5807 SEASHORE DR.
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949.375.5500
CHIRCHCHESTER@GMAIL.COM
- DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
- JR WALZ
310 LAKELAND AVE.
CORONA CA, MAX. CA 92625
949.858.9577, WALZ@JRWALZ.COM
- STRUCTURAL ENGINEER:
- FARHAD MANSOURI - ENGINE, INC.
1800 N 18TH ST. B, SANTA ANA, CA 92701
714.833.2900
- ENERGY CALCULATIONS:
- MARK MADISON - ENERGY CODE WORKS
2000 MICHELSON DR. STE. 1700
IRVINE, CA 92612
949.700.9100, MARK@ENERGYCODE.COM
- GEOTECHNICAL ENGINEER:
- INNOVATIVE CONSULTING, INC.
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
949.858.2200
INFO@INNOVATIVECONSULTING.COM
- CIVIL ENGINEER:
- ADAM TOL - TOTAL ENGINEERING
130 ARE. MAWADY, SAN CLEMENTE, 92672
949.402.8888
ATOL@TOTALENGINEERING.COM
- LANDSCAPE ARCHITECT:
- CELANA SOCIETY
SPENCER LUNAN
PO BOX 11, NEWPORT BEACH, CA 92660
SPENCER@CELANASOCIETYSTUDIO.COM

DRAWING SYMBOLS

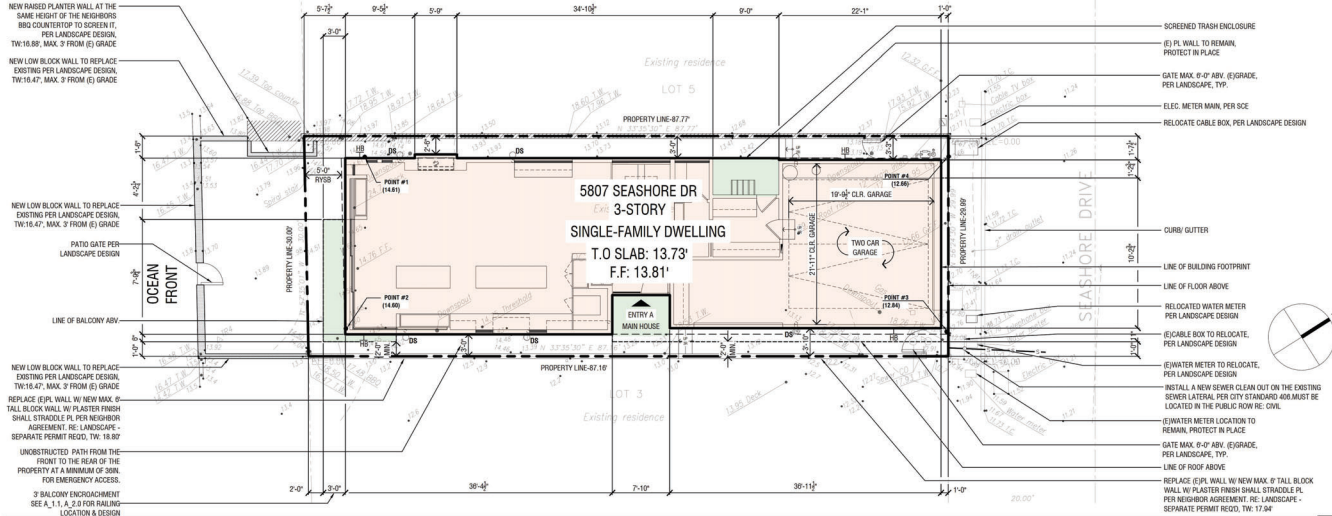
- NORTH ARROW
- CENTER LINE
- PROPERTY LINE
- HIDDEN/CONCEALED LINE
- ELEVATION CONTROL
- WORK POINT
- SPOT ELEVATION
- DIMENSIONS
- GRID LINES
- ELEVATION
- BUILDING SECTION
- DETAIL WALL SECTION
- DETAIL ENLARGEMENT
- INTERIOR ELEVATION
- DOOR NUMBER
- GLAZING NUMBER
- NEW CONSTRUCTION
- 1 HOUR CONSTRUCTION

PROJECT DATA

- PROJECT ADDRESS: 5807 SEASHORE DR.
APR 424 481 03
- LEGAL DESCRIPTION: NEW THREE-STORY SINGLE FAMILY RESIDENCE WITHIN THE CITY OF NEWPORT BEACH, CALIFORNIA, AS WELL AS FOUR BEDROOMS AND FOUR ONE HALF BATHS.
- ZONING DISTRICT: GROUP R-3.1
- CONSTRUCTION: R-2 TWO-UNIT RESIDENTIAL TYPE I-4.1 FIRE SPRINKLER PER MPA 1.10
- NUMBER OF STORIES: 3
- PARKING: 2 COVERED
- LOCATION: LOCATION
- SCOPE OF WORK AREA CALC:
- FIRST FLOOR:
LIVING AREA: 1,186
GARAGE: 638
TOTAL FLOOR 1: 1,824
- SECOND FLOOR:
LIVING AREA: 1,207
TOTAL FLOOR 2: 1,207
- THIRD FLOOR:
LIVING AREA: 294
TOTAL FLOOR 3: 294
- TOTAL GROSS FLOOR AREA (GARAGE INCLUDED): 3,325
- UNCOVERED DECK: 488
COVERED DECK: 367
OPEN SPACE: 119
- MULTIFAMILY AREA: 62.41 x 24.1 = 1,516
MAX FLOOR AREA: 1878 x 2 = 3,756
THIRD FLOOR BUILDABLE AREA: 20% x 1878 = 396
COVERED DECK AND FLOOR 3 AREA: 100% x 1878 = 1878
OPEN SPACE: 15% x 1878 = 282
- ALLOWABLE HERBST CALCULATION:
14.61 x 12.87 x 0.12 = 2.22%
GRADE ESTABLISHMENT FOR < 5%:
SUM (14.61 x 12.87, 12.84, 12.86) / 4 = 13.68' AVG.
POINT #1: 14.61
POINT #2: 14.60
POINT #3: 12.84
POINT #4: 12.86
- SLOPE OF THE LOT:
HIGH POINT -> 14.61
LOW POINT -> 12.86
SLOPE -> 2.22%

LIST OF DRAWINGS

- ARCHITECTURAL
- A-0.1 SITE & ROOF PLAN / PROJECT INFO
 - A-0.1.1 AREA ORIENT
 - A-1.0-3 FLOOR - ROOF PLANS
 - A-2.0-1 ELEVATIONS
 - A-3.0-3 SECTIONS
- CIVIL
- SURVEY TOPOGRAPHIC SURVEY
 - P-1 PRELIMINARY GRADING & DRAINAGE PLAN
 - L-2 CONSTRUCTION POLLUTION PREVENTION PLAN
- LANDSCAPE
- L-1.0 LANDSCAPE PLAN
 - L-2.0 PLANTING PLAN
 - L-3.0 ELEVATIONS
 - L-4.0 LAYOUT PLAN



ABBREVIATIONS

- | | | | | |
|-------|--|------|--------------------------|----------------------|
| A | at | K | LPG | Liquid Petroleum Gas |
| AB | above | M | Manufacturer | |
| ABF | Above Finish Floor | MT | Manufacturer | |
| A.D. | Area Drain | M | Minimum | |
| avg | Average | N | Not in Contract | |
| B | Board | OB | Over | |
| Bd. | Below | OD | Outside Diameter | |
| Bldg. | Building | OSB | Oriented Strand Board | |
| Bm. | Beam | P | Painted | |
| BTU | British Thermal Unit | PV | Plumbing Vent | |
| C | Cubic feet per Minute | PN | Plumbing | |
| CD | Cast in place | PP | Plywood | |
| CMU | Concrete masonry Unit | R | Required | |
| Comp. | Concrete | RJ | Roof Joint | |
| Cont. | Continuous | RI | Roofing | |
| D | Down | S | Storm Drain | |
| DWV | Drain/Waste/Vent | SF | Square Feet | |
| E | Electrical | SC | Scupper | |
| EQ | Exhaust | SS | Steel | |
| F | Forward Air Unit | ST | Stainless Steel | |
| FF | Finish Floor | T | To | |
| FN | Finish | TOFF | Top of Finish Floor | |
| FJ | Finish Joint | TOR | Top of Roof | |
| FG | Finish Grade | T.G. | Top of Grade | |
| FS | Face of | TPS | Top of Plywood Sheathing | |
| FOP | Face of Plywood | U | Underlayment | |
| FOF | Face of Form | UK | Underlayment | |
| G | Gauge | UNO | Unless Noted Otherwise | |
| Galv. | Galvanized | V | Vent | |
| GPM | Gallons per Minute | W | Wood | |
| GSS | Gypsum Wallboard | WV | With | |
| H | Heating, Ventilation and Air Conditioning Unit | WH | Water Heater | |
| I | Insert | X | | |

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5807 SEASHORE DR, NEWPORT BEACH
CHRIS CHESTER

SITE PLAN

#	DATE	REVISIONS	BY
1			

CDP APPLICATION

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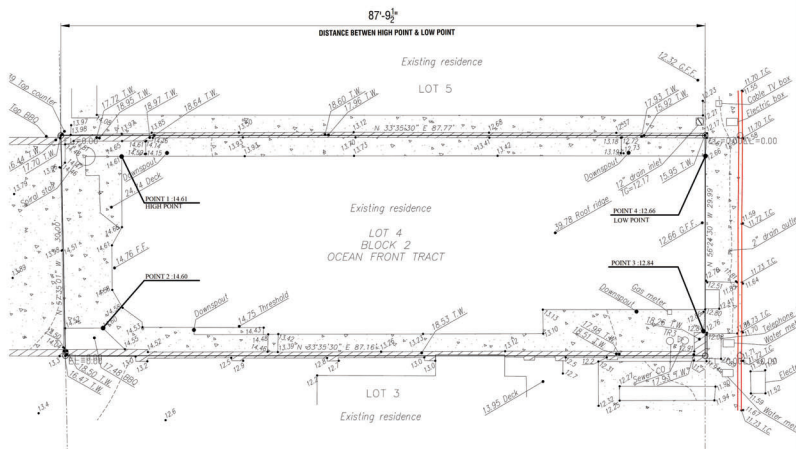
ROOF AND SITE

1/8"=1'-0"

2026.05.27

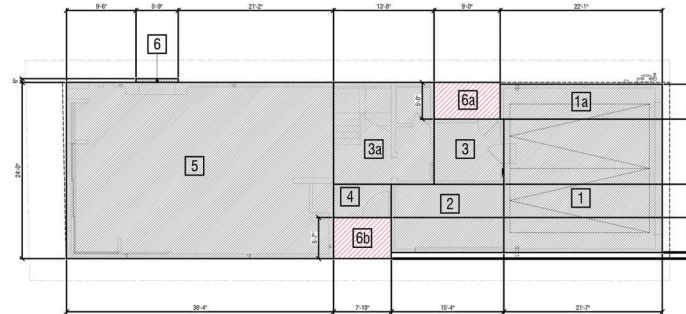
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CHESTER.SEASHORE



EST. GRADE EXHIBIT 4

LEGEND SUPPLEMENT:



PROPOSED FLOOR 1 1

SQUARE FOOTAGE CALCULATION

PROPOSED GARAGE:
 11 = 302
 12 = 105
 13 = 141
 14 = 638

PROPOSED FLOOR 1:
 11 = 84
 12 = 190
 13 = 36
 14 = 873
 15 = 3
 16 = 2
 17 = 1,189

PROPOSED FLOOR 2:
 18 = 103
 19 = 545
 20 = 29
 21 = 131
 22 = 180
 23 = 427
 24 = 2
 25 = 1,507

PROPOSED FLOOR 3:
 26 = 306
 27 = 28
 28 = 384
 29 = 3,725 TOTAL PROPOSED SQUARE FOOTAGE (GARAGE INCLUDED)

OPEN SPACE:
 30 = 49
 31 = 44
 32 = 105
 33 = 61
 34 = 44
 35 = 319

PROPOSED COVERED DECK:
 36 = 387

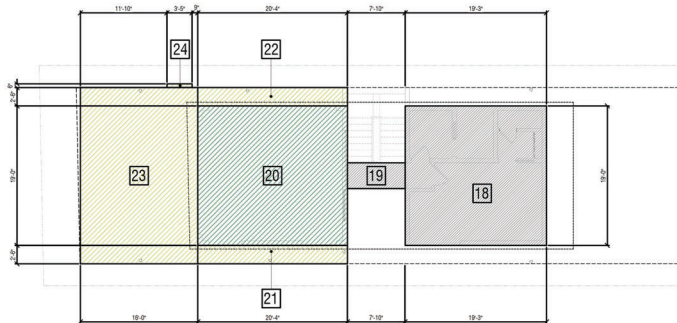
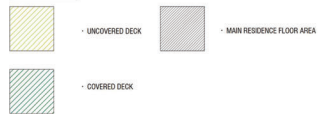
PROPOSED UNCOVERED DECK:
 37 = 51
 38 = 384
 39 = 2
 40 = 488

PROPOSED UNCOVERED PATIO:
 41 = 50
 42 = 7
 43 = 97

SLOPE ESTABLISHMENT:
 HIGHEST GRADE POINT: 14.61'
 LOWEST GRADE POINT: 12.06'
 POINT DISTANCE: 87'-9 1/2"
 SLOPE: 1.95 / 87'-9 1/2" = 2.22%

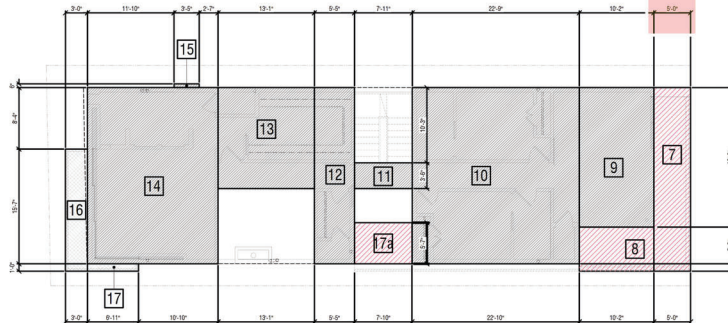
ALLOWABLE HEIGHT CALCULATION:
 GRADE ESTABLISHMENT FOR < 5%:
 SUM (14.61' + 14.60' + 12.88' + 12.88') / 4 = 13.99' AVG.
 POINT #1: 14.61'
 POINT #2: 14.60'
 POINT #3: 12.84'
 POINT #4: 12.88'

LEGEND SUPPLEMENT:



PROPOSED FLOOR 3 3

LEGEND SUPPLEMENT:



PROPOSED FLOOR 2 2

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Consultants:

CHESTER.SEASHORE
 5807 SEASHORE DR, NEWPORT BEACH
 CHRIS CHESTER

ASSESSORS PARCEL #: 424 481 03

Legend Descriptions:

Revisions:

#	DATE	REVISIONS	BY

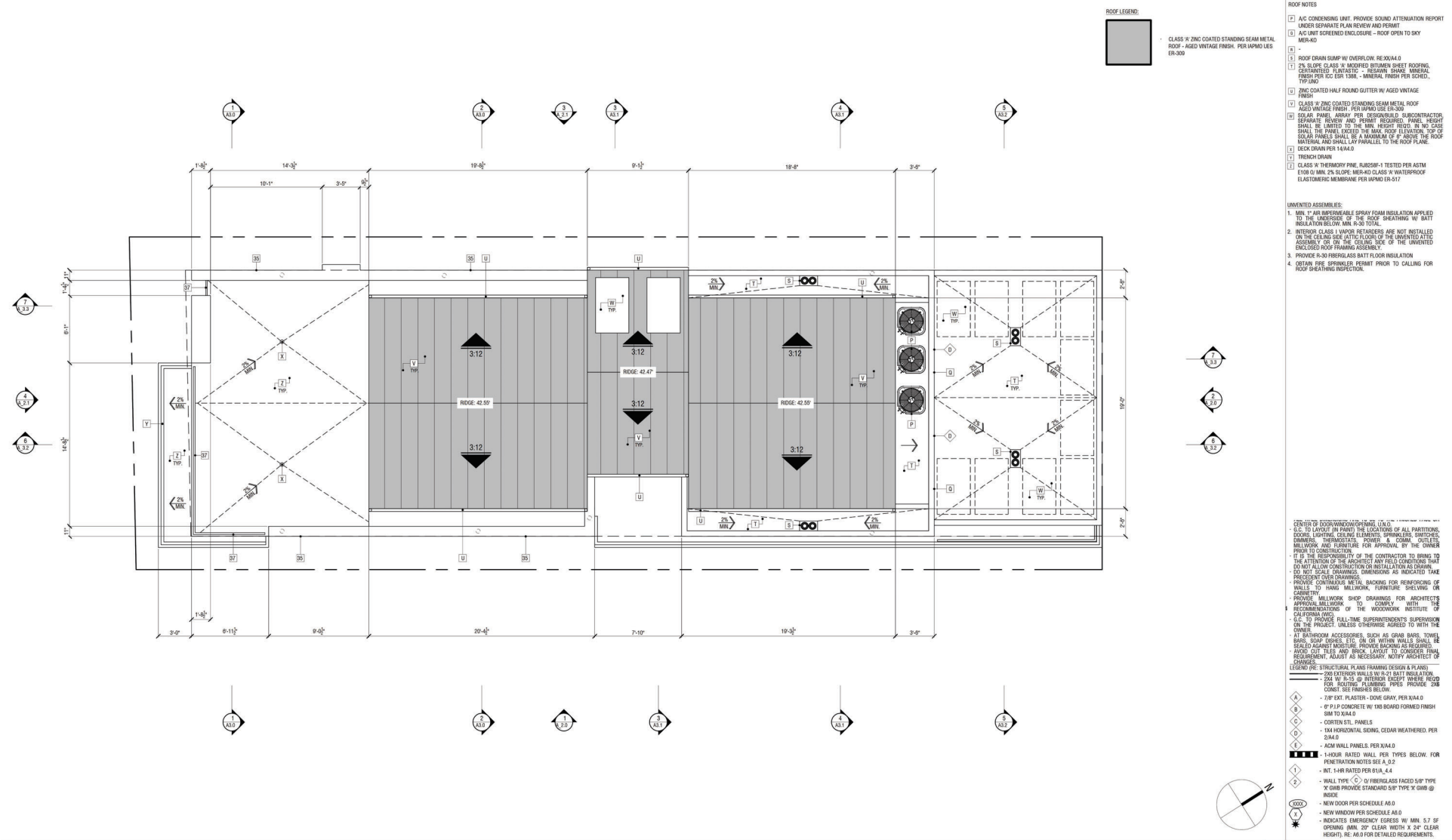
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Seal/Signature:



FLOOR AREA EXHIBIT
 1/8"=1'-0"
 Date: 2026.05.27
 Drawing No: A_0.1a

City of Newport Beach



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 ASSESSORS PARCEL #: 424 481 03

NOTES

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ROOF 1

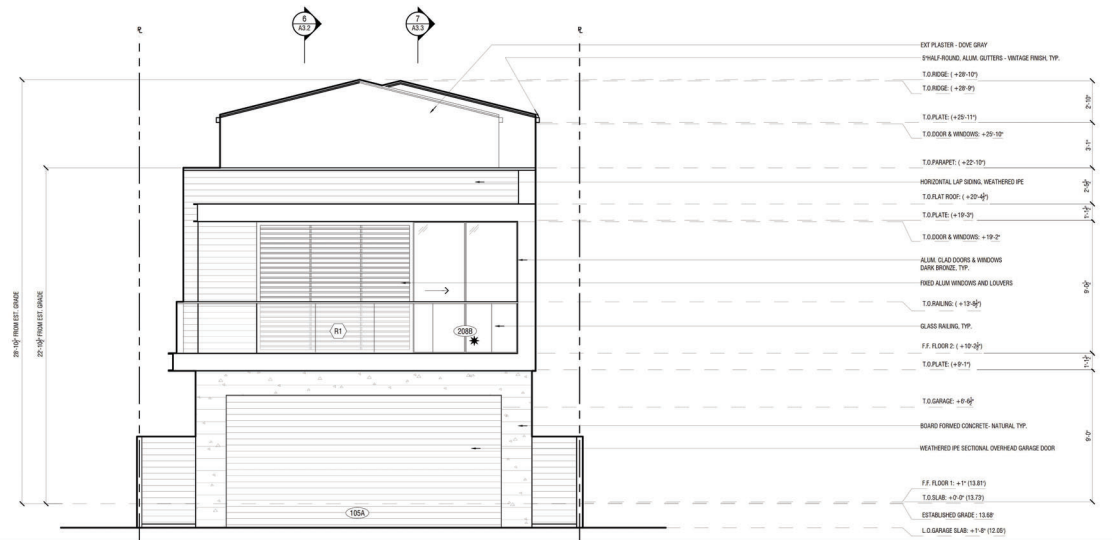
PLANS

1/4" = 1'-0"

2025.05.27

A_1.3

City of Newport Beach



NORTH 2



WEST 1

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CHRIS CHESTER

ASSESSORS PARCEL #: 424 481 03

Legal Description

Contractor

#

DATE

REVISIONS

BY

DATE

REVISIONS

COP APPLICATION

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Scale/Signature

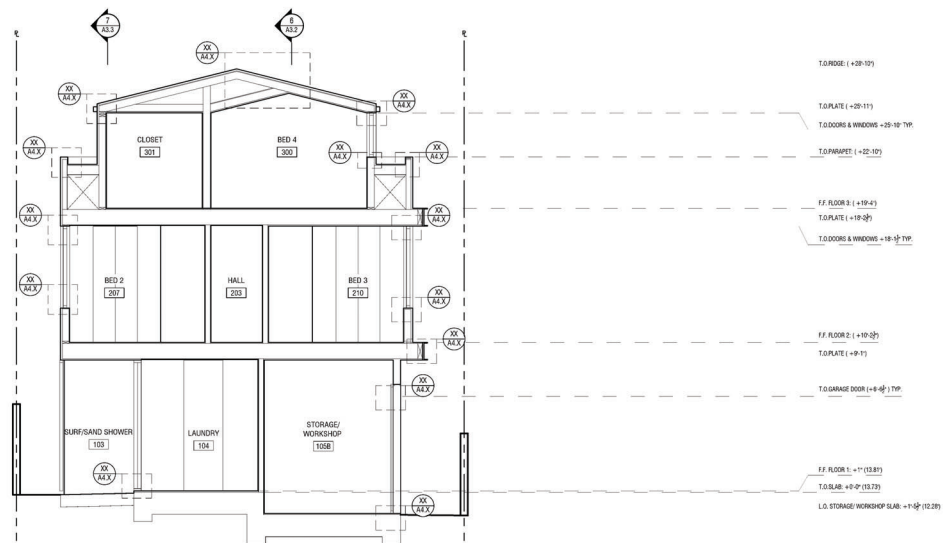
John Robert Walz
Architect
1000 N. Newport Blvd., Suite 150
Newport Beach, CA 92660
(949) 836-5977
jr@walzarchitecture.com

ELEVATIONS

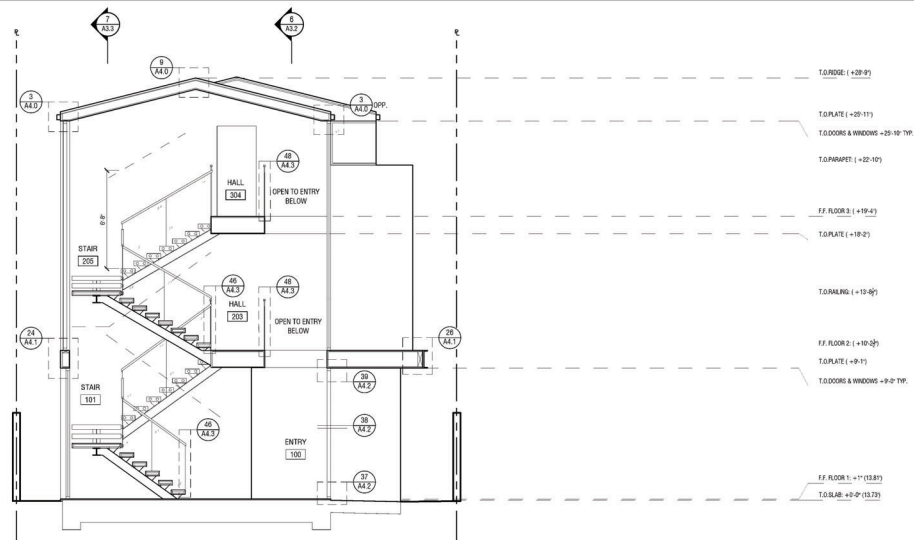
1/4"=1'-0"
2025.05.27

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City of Newport Beach



SECTION 4



SECTION 3

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Consultant

CHESTER. SEASHORE
5807 SEASHORE DR., NEWPORT BEACH
CHRIS CHESTER

Client

ASSESSORS PARCEL # 424 481 03

Project

Location

Assessors Parcel #

City

County

State

Zip

Phone

Fax

Email

Website

Notes

Revisions

By

Date

Revised

By

Date

Revised

By

Date

Revised

By

Date

Revised

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Revised

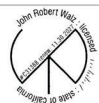
By

Date

COP APPLICATION

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Scale



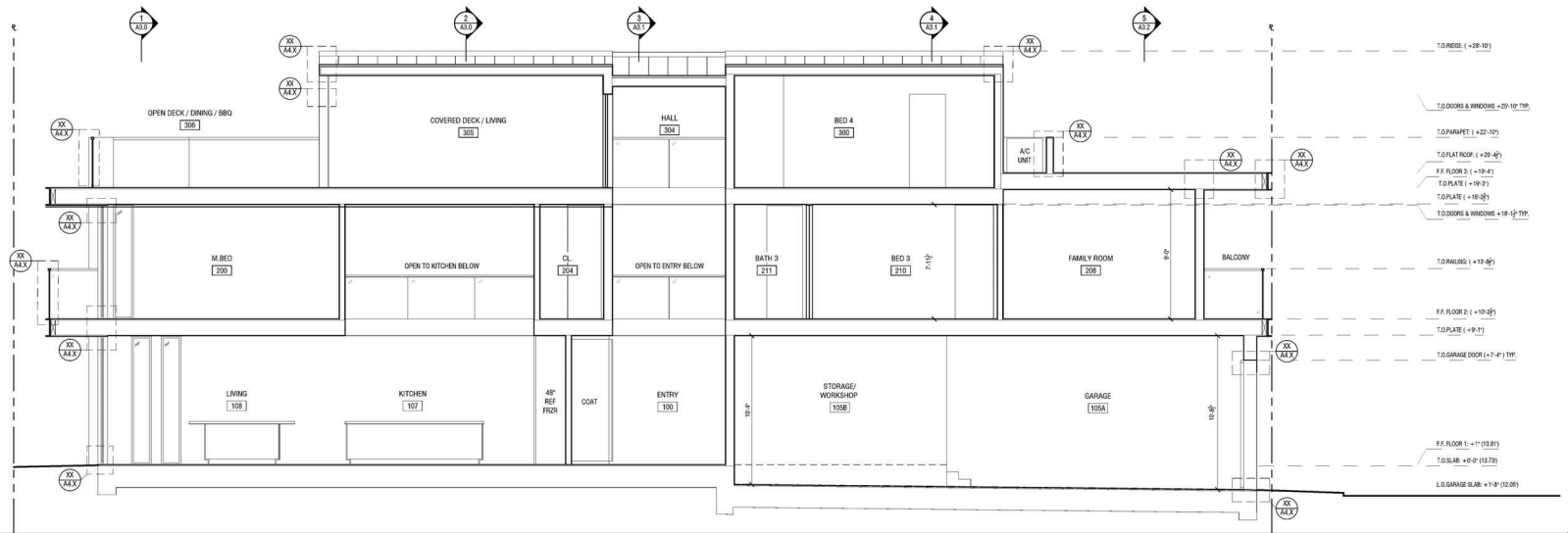
SECTIONS

1/4"=1'-0"

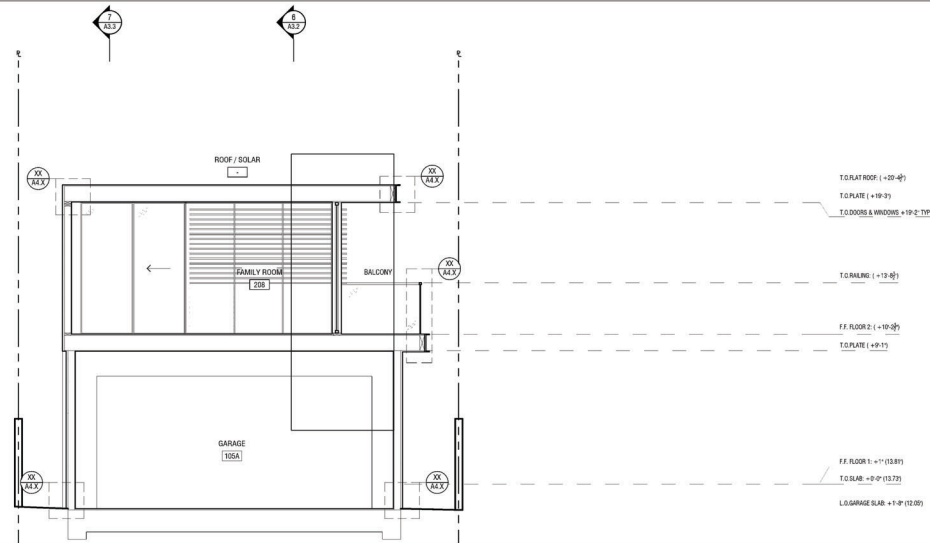
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City of Newport Beach



SECTION 6



SECTION 5

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Consultants

CHESTER. SEASHORE
5807 SEASHORE DR., NEWPORT BEACH
CHRIS CHESTER

Lead Designer

ASSESSORS PARCEL # 424 481 03

Collecting Changes

#	DATE	REVISIONS	BY	DATE
1				
2				
3				
4				
5				
6				
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CDP APPLICATION

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Scale/Signature

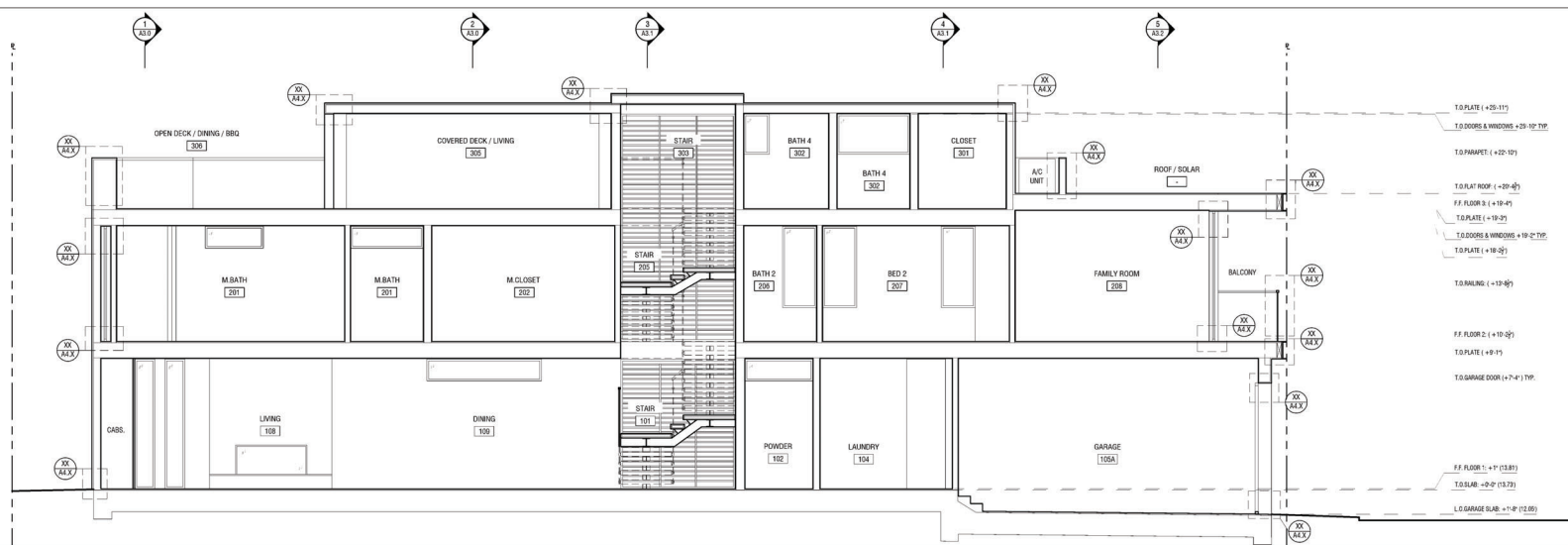
John Robert Walz - Architect
Seal of the State of California
Architect No. 11177
1/1/11

SECTIONS

1/4"=1'-0"
2025.05.27

A_3.2

City of Newport Beach



WALZ : ARCHITECTURE
JR WALZ
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
949.836.5977
JR@WALZARCHITECTURE.COM

CHESTER.SEASHORE
5807 SEASHORE DR. NEWPORT BEACH
CHRIS CHESTER

ASSESSORS PARCEL #: 424 481 03

Corrections/Changes:

●
+

DATE _____

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REVIEWS

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358 review

Approved _____

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Drawing No:

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SECTION 7

SECTION

Scale: $1/4" = 1'-0"$

2026.05

A_3.3



VIKTOR P. MEUM
P.L.S. 8682
DATE: _____

PREPARED FOR:

CHRIS CHESTER

[illegible]

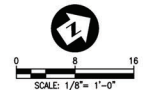
TOPOGRAPHIC AND BOUNDARY SURVEY

DATE: ####	H. SCALE: 1/8"=1'	
SURVEY DATE: 10-30-20	V. SCALE: -	
DRN.: MSF	TP-01	
CHD.: -		
APPD.: VM		
JOB NO. 20225	SHEET 1	OF 1

BENCHMARK NOTE:
OCSBM 1J-58-80
ELEV=9.274
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

City of Newport Beach



PROJECT INFORMATION

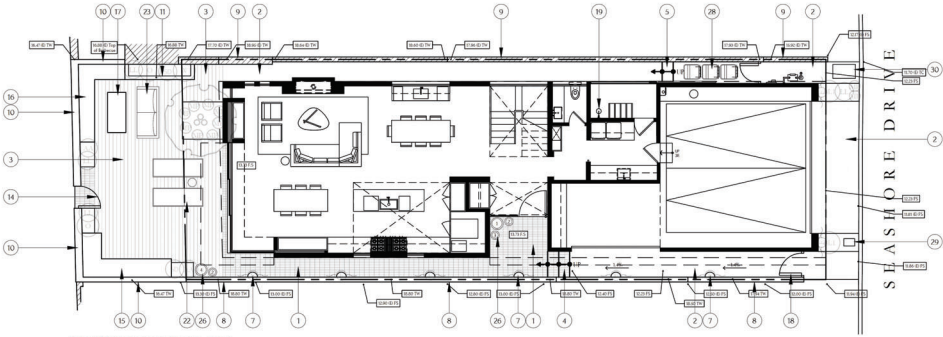
Date: 04.23.2026
Project Name: Chester Residence
Project Address: 5807 Seashore Drive, Newport Beach, CA
Total Landscape Area: 117 S.F.
Project Type: New Construction
Water Supply Type: Possible
Contract Information
Cedar Society Inc. - Spencer Lujan
spencer@cedarsocietystudio.com
949.903.4771
Property Owner - Chis Chester
chchester@innocapital.com

HARDSCAPE LEGEND

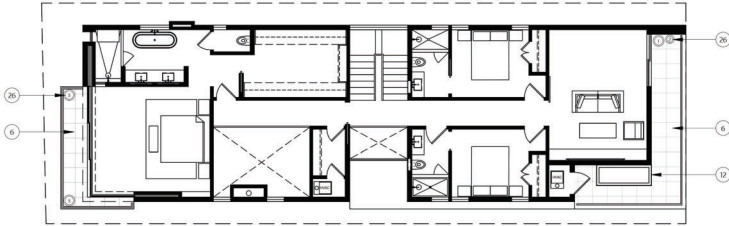
- 2" x 8" Orca Brick Clay in Char Pavers in a Vertical Stacked Pattern. Designer to Source
a. 1" Grout Spacing
- Exposed Aggregate Concrete. Contractor to Provide Mock-Ups. Color and Aggregate per Designer
a. Contractor to Trowel In Aggregate (Do Not Mix In), Then Use Topcoat #3 to Expose Aggregate
- 6" Thermory 'Ash' Wood Decking
- 16" Depth Steps, Brick Clay Pavers, Vertical Stacked (No Horizontal Risers)
- Steps, Wrap with Exposed Aggregate Concrete
- Balcony and Deck Porcelain Pavers, 24"sq. Eco Outdoor 'Culver' Pavers in a Stacked Pattern
a. Contractor to Install Over Pedestal System
- 8" Radius Vine Cutouts
- New Perimeter Wall, Wrap with Smooth Stucco to Match House
- Existing Perimeter Wall, Finish with Smooth Stucco to Match House
- New Low Patio Wall to Replace Existing, Match Existing Height and Location. Finish with Board Form Concrete to Match House
- New Raised Planter Wall, Wrap with Board Form Concrete to Match House
- 24"ht. Wood Vegetable Box, Wrap with Same Wood Siding as House. Contractor to Install Irrigation and Drainage
- Roof Deck Built-In Raised Planter, Contractor to Install Irrigation and Drainage to Planter
- Patio Gate, See Sheet L-3 'Patio Gate Elevation'
- Dining Bench, See Sheet L-3 'Dining Bench Elevation'
- Fire Pit Bench, See Sheet L-3 'Fire Pit Bench Elevation'
- 18"ht. Coffee Table
- Front Entry Gate, See Sheet L-3 'Front Entry Gate Elevation'
- Outdoor Shower and Surfboard Storage, Designer to Source Hardware. Black Tile Backsplash
- Prefabricated Spa, Wrap with Thermory 'Ash' Wood Decking
- Not Used
- (2s) 30" x 84" Chaise Lounge Chairs and 18"dia. Side Table with Optional Umbrella
- 36" x 84" Sofa
- Not Used
- (2s) 36" x 84" Sofas, (2s) 36"sq. Club Chairs and 48"sq. Coffee Table
- (2s) 20"dia. Pots, (7s) 18"dia. Pots, (4s) 14"dia. Pots - Designer to Source.
a. Contractor to Run Irrigation and Drainage to Pots
- N/A
- Trash Location
- Proposed Location of Re-Located Water Meter
- Proposed Location of Re-Located Cable Box
- Cold Plunge
- Sauna

GENERAL NOTES

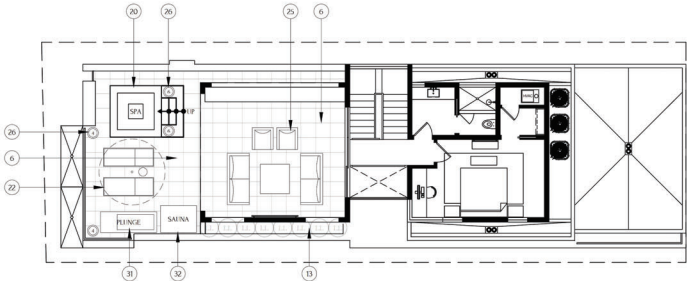
- Contractor is responsible for obtaining all required permits and engineering. All work must comply with applicable State, County, and Local codes.
- Construction and installation of all landscape elements shall adhere to all governing codes and standards.
- Contractor is responsible for any damage to underground utilities and shall repair or replace such utilities at the contractor's expense.
- Contractor shall field-verify all existing conditions prior to installation. Notify Cedar Society of any discrepancies before proceeding with work.
- Contractor shall verify all grades and elevations in the field and notify the landscape designer of any discrepancies.
- Contractor shall provide material samples to the client/owner for approval prior to installation.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Drawn By: Spencer Lujan
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Phone: 949.903.4771
Address: PO15091, Newport Beach, CA 92659

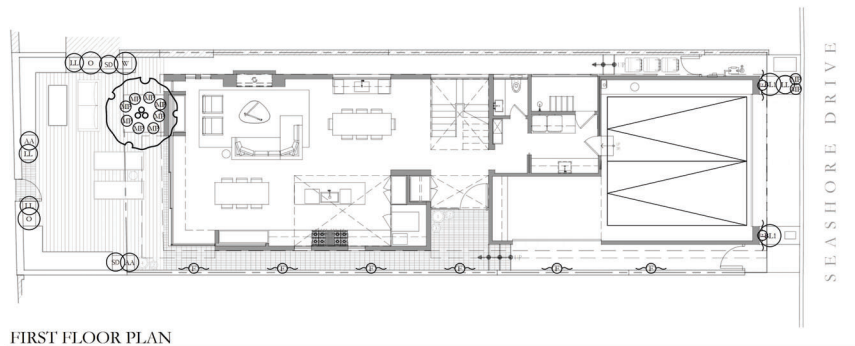
CHESTER RESIDENCE
5807 Seashore Drive, Newport Beach, CA

HARDSCAPE PLAN
Scale 1/8"=1'-0"
Sheet L-1.0
Date: 05.27.2026

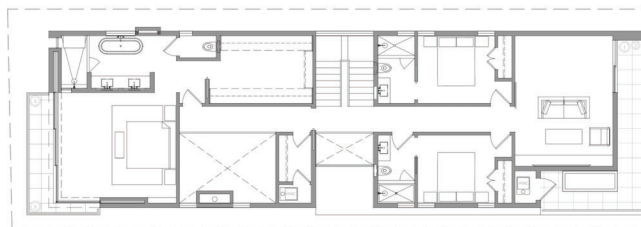
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Plant Schedule:

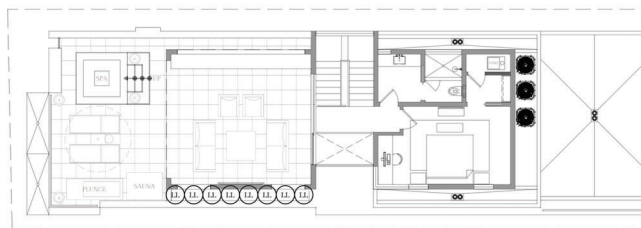
Trees	Size	Quantity
 Strelitzia nicotai Giant White Bird of Paradise	48" Box	1
Hedges	Size	Quantity
 Laurus nobilis 'Multi' Bay Laurel	30 Gal.	2
Shrubs	Size	Quantity
 Agave 'Blue Flame' Blue Flame Agave	5 Gal.	2
 Lomandra longifolia Dwarf Mat Rush	5 Gal.	13
 Olea europaea 'Montra' Little Ollie Dwarf Olive	5 Gal.	2
 Senecio decaryi Madagascar Senecio	5 Gal.	2
 Westringia fruticosa Coast Rosemary	5 Gal.	1
Groundcover	Size	Quantity
 Myoporum parvifolium Myoporum	1 Gal.	12
Vines	Size	Quantity
 Ficus pumila Climbing Fig	15 Gal.	8
Pots	Size	Quantity
 Farfugium japonicum Leopard Plant	15 Gal.	1 Total (1 Each Pot)
 Carex divisa Berkeley Sedge	5 Gal.	2 Total (1 Each Pot)
 Thaumatothylum xanadu Xanadu Philodendron	5 Gal.	1 Total (1 Each Pot)
 Olea europaea 'Montra' Little Ollie Dwarf Olive	5 Gal.	2 Total (1 Each Pot)
 Agave 'Blue Flame' Blue Flame Agave	5 Gal.	2 Total (1 Each Pot)
 Lomandra longifolia Dwarf Mat Rush	5 Gal.	2 Total (1 Each Pot)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

IRRIGATION NOTES

Test area does not exceed 25% of landscape planting area (prohibited on slope areas and pathways less than 10 feet wide)

75% of landscape area must be planted with climate adapted plants with an average WUCOLS plant factor of 0.3

Compost at a rate of four cubic yards per 1,000 square feet to a depth of six inches

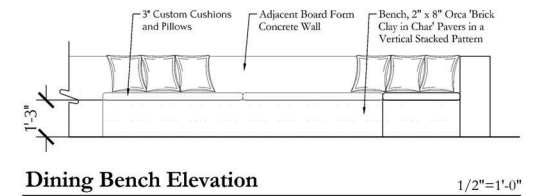
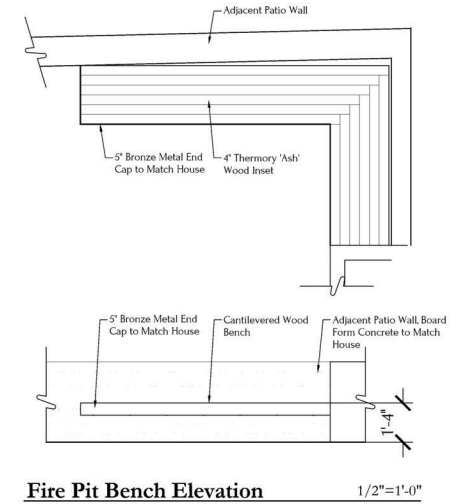
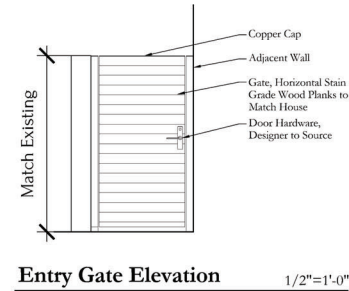
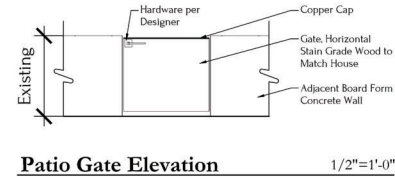
3-inch mulch layer applied to all planting areas (excluding roof area)

Automatic irrigation controllers will use evapotranspiration or soil moisture sensor data and will have manual shut-off valves

All plants to be irrigated with Smart Irrigation System

IRRIGATION SCHEDULE & WATER MANAGEMENT

1. THE IRRIGATION SCHEDULES WILL BE BASED UPON HISTORICAL ITO DATA AND WILL BE ASSISTED WITH THE USE OF A CERTIFIED SMART IRRIGATION CONTROLLER. SEE LEGEND THE SCHEDULE WILL SERVE AS A BASE AND THE LANDSCAPE MAINTENANCE CONTRACTOR IN CONTRACT WITH THE PRIVATE OWNER SHALL BE RESPONSIBLE FOR ADJUSTING FOR ABNORMAL CLIMATES, MICRO-CLIMATES, ETC.
2. AFTER INSTALLATION THE CONTRACTOR SHALL BE REQUIRED TO HAVE A CERTIFIED LANDSCAPE IRRIGATION AUDITOR PERFORM AN AUDIT TO DETERMINE THE ACTUAL EFFICIENCY OF THE INSTALLED SYSTEM. THE PER STATION RUN-TIMES WILL BE DIRECTLY PROPORTIONAL TO THE EFFICIENCY OF THE IRRIGATION SYSTEM OF EACH VALVE. THE ACTUAL RUN-TIMES SHALL BE DETERMINED AFTER THIS AUDIT BUT PRIOR TO TURNING THE PROJECT OVER TO LONG TERM MAINTENANCE. RESULTS OF THE IRRIGATION AUDIT SHALL BE DISTRIBUTED TO THE OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR THEIR RECORDS.
3. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL STRIVE FOR MAXIMIZING PLANT HEALTH AND AESTHETICS WHILE MINIMIZING WATER USE. IF IT IS APPARENT THAT THE BASE SCHEDULES SUPPLY MORE OR LESS WATER THAN NECESSARY TO SUSTAIN PLANT VIABILITY, THE CONTRACTOR SHALL CONTACT THE MAINTENANCE PERSONNEL HANDLING THIS LANDSCAPED AREA IMMEDIATELY, AND ASK FOR THE VALVE(S) TO BE ADJUSTED ACCORDINGLY.
4. THE RUN TIMES WILL BE CHANGED ACCORDING TO THE MONTH OF THE YEAR. IT WILL BE THE RESPONSIBILITY OF THE PRIVATE OWNER & LANDSCAPE CONTRACTOR TO ADJUST THE RUN-TIMES AS PER THE SCHEDULE, AND SHALL BE RESPONSIBLE OF DETERMINING THE NUMBER OF DAYS BETWEEN CYCLES BASED UPON SOIL CONDITIONS ON SITE.
5. THE CONTRACTOR SHALL NOT ALLOW ANY WATER TO RUN-OFF OR COLLECT ABOVE GRADE DURING AN IRRIGATION CYCLE. THE CONTRACTOR SHALL PROGRAM THE NECESSARY REPEAT CYCLES TO ELIMINATE ANY RUN-OFF OR POOLING OF WATER.
6. ALL IRRIGATION SHALL BE DONE DURING THE HOURS OF 5:00 PM TO 9:00 AM PER THE LOCAL WATER DISTRICT AND/OR THE CITY RULES AND REGULATIONS.
7. THE IRRIGATION SYSTEM WILL UTILIZE POTABLE WATER FOR IRRIGATION AND ALL RULES AND REGULATIONS SET BY THE WATER DISTRICT AND/OR THE CITY FOR IRRIGATION WATER USE SHALL APPLY TO THE WATER MANAGEMENT.



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City of Newport Beach

CHESTER RESIDENCE

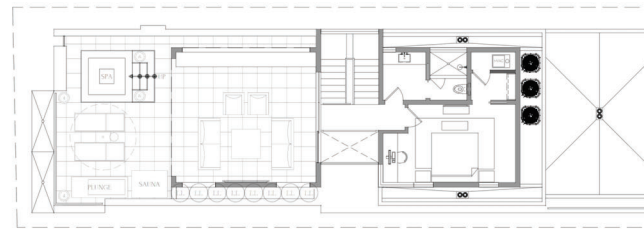
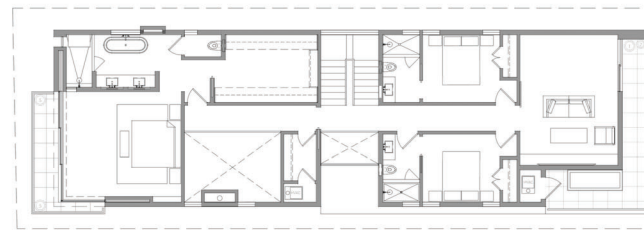
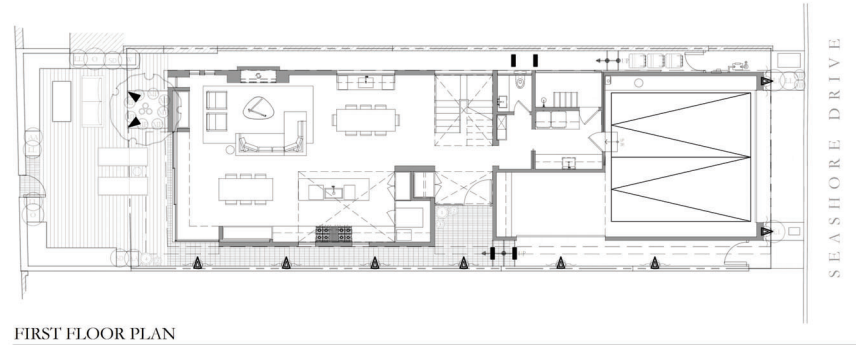
5807 Seashore Drive, Newport Beach, CA

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ELEVATIONS
 Scale 1/2"=1'-0"
Sheet L-3.0
 Date: 05.27.2026

LIGHTING LEGEND

Symbol	Description	Manufacturer	Product #	Finish	Kelvin	Qty
▲	Large Up Lights	Top Lights Inc.	TOP-UL-148-MBR	Matte Bronze	2700	2
▲	Small Up Lights	Top Lights Inc.	TOP-UL-118-MBR	Matte Bronze	2700	8
■	Step Lights	Top Lights Inc.	TOP-SL-602-6-MBR	Matte Bronze	2700	4



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CHESTER RESIDENCE

5807 Seashore Drive, Newport Beach, CA

LIGHTING PLAN
Scale 1/8"=1'-0"
Sheet L-4.0
Date: 05.27.2026

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